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DEPARTMENT OF REVENUE

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

WASHINGTON 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 Washington 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 Washington 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: Steven Mencke, Washington 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.

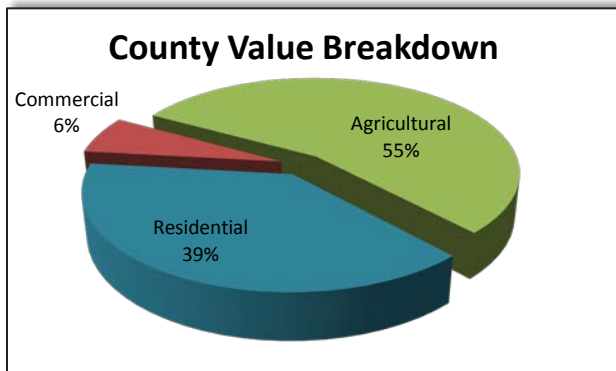
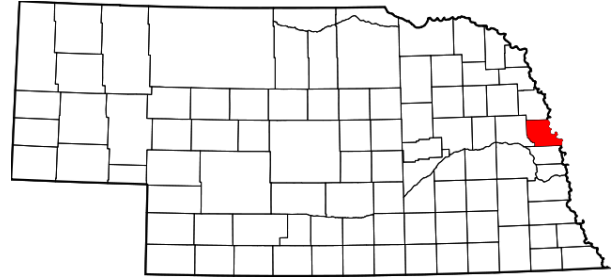
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on 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 390 square miles, Washington had 20,248 residents, per the Census Bureau Quick Facts for 2015, a slight population increase over the 2010 US Census. In a review of the past fifty-five years, Washington has seen a steady rise in population of 67% (Nebraska Department of Economic Development). Reports indicated that 79% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



2017 Abstract of Assessment, Form 45

| U.S. CENSUS POPULATION CHANGE | | | |
|-------------------------------|-------|-------|--------|
| | 2006 | 2016 | Change |
| ARLINGTON | 1,197 | 1,243 | 4% |
| BLAIR | 7,518 | 7,990 | 6% |
| FORT CALHOUN | 856 | 908 | 6% |
| HERMAN | 310 | 268 | -14% |
| KENNARD | 371 | 361 | -3% |
| WASHINGTON | 126 | 150 | 19% |

contributes to the local economy.

The majority of the commercial properties in Washington convene in and around Blair, the county seat. Per the latest information available from the U.S. Census Bureau, there were 564 employer establishments in Washington. Countywide employment was at 10,785 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Washington that has fortified the local rural area economies. Washington is included in the Papio-Missouri River Natural Resources District (NRD). Dry land makes up the majority of the land in the county.

An ethanol plant located in Blair also

2017 Residential Correlation for Washington County

Assessment Actions

The County reviewed the town of Arlington as well as the rural subdivisions. The office physically inspected the parcels, and reviewed the quality and updated the condition of the improvements along with updating the photographs as well as verifying measurements.

The County completed an analysis of the residential class of properties and reviewed the statistics. They completed the pickup and permit work for the residential class of property.

Description of Analysis

Residential parcels are valued utilizing five valuation groupings; these are based on groupings of assessor locations or towns in the county. Three of the groupings comprise the residential parcels of specific towns, and one group is for the rural residential parcels not included in any subdivisions in the County. The last group consists of the combination of smaller towns and rural subdivisions based on similar attributes that affect the market values.

| Valuation Grouping | Assessor Locations |
|--------------------|---|
| 01 | Blair |
| 10 | Arlington |
| 15 | Ft Calhoun |
| 40 | Rural Residential |
| 50 | Rural Subs, Herman, Kennard, Washington |

For the residential property class, a review of Washington's statistical analysis profiles 546 residential sales, representing the valuation groupings. Valuation group 01 (Blair) constitutes about 47% 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 two points of each other and all are within the acceptable range and demonstrate strong support of each other. All of the valuation groups fall within the acceptable range for the calculated median.

The indicated trend for the residential market demonstrates an increasing market for the county. Four of the five valuation groups mirror the overall trend for the county, the exception being the one representing Ft Calhoun (15). The decommissioning of the power plant in the immediate area is likely influencing the residential market. The overall residential value within the county has followed the general residential market activity as observed in the eastern metropolitan area of the state.

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

2017 Residential Correlation for Washington County

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

One of the areas addressed included sales qualification and verification. The county assessor has developed a consistent procedure for both sales qualification and verification. The county's appraisal staff has demonstrated a strong understanding of the residential market and utilizes a strong verification process. The review of the Division inspects the non-qualified sales to ensure that the grounds, for disqualifying sales, are supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Washington County revealed no apparent bias existed in the qualification determination and all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. For the residential class the county continues to meet the six-year review cycle. The county assessor and staff have been aggressive in their approach to keep all the inspections up to date and have continued a strong consistent review of the residential class of property. The county's cycle is set up on a five-year rotating schedule based around the valuation groups and is evidenced in the three-year assessment plan of the county.

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

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

| VALUATION GROUPING | | | | | | |
|--------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 01 | 254 | 93.48 | 94.11 | 92.80 | 08.76 | 101.41 |
| 10 | 41 | 91.78 | 91.72 | 90.45 | 08.14 | 101.40 |
| 15 | 35 | 93.64 | 92.70 | 91.09 | 08.68 | 101.77 |
| 40 | 89 | 92.48 | 92.64 | 90.70 | 11.00 | 102.14 |
| 50 | 127 | 92.39 | 93.85 | 91.80 | 08.81 | 102.23 |
| ____ALL____ | 546 | 92.90 | 93.54 | 91.78 | 08.98 | 101.92 |

2017 Residential Correlation for Washington County

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Washington County is 93%.

2017 Commercial Correlation for Washington County

Assessment Actions

For the current assessment year, the county conducted a statistical analysis to determine if any adjustments were necessary for the class. The county continually verifies sales and reviews the sold properties. In the commercial class of property, the county reviewed a large industrial tract and created modules to aid in the valuation of all of the parcels included in the operation. All pickup work was completed, by the county, as were onsite inspections of any remodeling and new additions for the commercial class.

Description of Analysis

| Valuation Grouping | Definition |
|---------------------------|---------------------------------------|
| 01 | Blair and Blair Suburban |
| 02 | Arlington |
| 03 | Ft Calhoun, Herman, Kennard and Rural |

For the commercial property class, a review of Washington’s statistical profile includes thirty-eight commercial sales, representing the three valuation groupings. Valuation group 01 constitutes about 63% of the sample and this reflects the composition of the commercial population. Two of the three measures of central tendency for the commercial class of properties are within the acceptable range and demonstrate support of each other. The weighted mean is skewed by the disparity of the sale prices in the commercial sales. Two sales have an average selling price of almost 1.8 million dollars and then there is one sale with a sale price of 12,000 dollars.

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Washington County assessor has developed a consistent procedure for both sales qualification and verification. The Division’s review inspects the non-qualified sales to ensure that the grounds for disqualifying sales are supported and documented. The review includes a dialogue with the assessor and a consideration of verification documentation. The review of Washington County revealed that no apparent bias existed in the qualification determination and that all arm’s-length sales are available for the measurement of real property.

The county’s inspection and review cycle for all real property was discussed with the assessor. All property in Washington County has been inspected within the six-year review cycle. The county

2017 Commercial Correlation for Washington County

reviews all properties on a five-year cycle. The county's staff appraiser handles all the inspections and review of the commercial class of property.

Valuation groups and agricultural market areas were also examined to ensure that the area or group defined is equally subject to a set of economic forces that affect 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. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

| VALUATION GROUPING | | | | | | |
|--------------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 01 | 24 | 99.46 | 94.84 | 87.16 | 23.02 | 108.81 |
| 02 | 5 | 96.20 | 101.55 | 105.09 | 09.91 | 96.63 |
| 03 | 9 | 95.89 | 94.50 | 88.80 | 13.44 | 106.66 |
| ____ALL____ | 38 | 96.22 | 95.65 | 87.97 | 19.66 | 108.73 |

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Washington County is 96%.

2017 Agricultural Correlation for Washington County

Assessment Actions

For the 2017 assessment year, the county assessor as in past years believes that Washington County is influenced by anticipation of future development. For this reason, the county uses sales in Burt County as a basis for the Washington County's special valuation. The county determines areas of influence by evaluating the difference between the market value and the agricultural value of the land. The county maintains that areas in the southern part of the county have proven to be moderately influenced where areas in the northern part have indicated less influence.

The 2016 United States Department of Agricultural National Agricultural Statistics Service Nebraska Field Office studies on cropland and pasture rent was used by the county to compare the irrigated land, dry land and pasture rent paid per acre by county in Nebraska. A slight premium in dry land cash rent (6.40/o) was noted in Burt County when compared to Washington County. The irrigated rent for irrigated land was not available for 2016. Cash rent for pasture in Burt County was a slight premium (5.0%).

Washington County, believes their land sales are influenced and as a result must base agricultural land values on non-influenced values from other counties. The capitalization rate of income from dry land cash rents in Burt County was applied to the cash rents in Washington County to determine the non-influenced value of land in Washington County. When considering the slight difference in the cash rents and assuming that other factors between the two counties are very similar – the findings confirm that the special value of agricultural land by category for Washington County for irrigated land is comparable with Burt County. Dry land and pastureland would be worth slightly more in Burt County.

Description of Analysis

The statistical profile includes 31 sales from Washington and Burt counties. As mentioned in the special value methodology for Washington County the county assessor claims the agricultural market is similar in Burt County to the area in Washington with the limited influence. As demonstrated by the trend seen in the study years in the profile a relatively flat market is evident.

To verify the results of the statistical sample a larger sample was from a larger area that include additional sales from Dodge, Saunders, Cass, and Otoe counties. This sample also demonstrated that the schedule of values established by the county displayed that the level of value was within the acceptable range. In comparing the schedule of values in Washington County, one can see that they are relatively consistent with the adjoining counties, which provides additional evidence that values established by the county are equalized within the area. In addition, they follow the general trend of the agricultural market in the area.

2017 Agricultural Correlation for Washington County

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

The Real Estate Transfer Statements filed by the county were reviewed and have proven to be filed both timely and accurately. Assessed values were also found to be reported accurately. The quality reporting demonstrates the reliability of the source information used in the Division's measurement process.

For Washington County, the review supported that the county has used all available sales for the measurement of agricultural property. The process used by the county gathers sufficient information to make qualification determinations; usability decisions have been made without a bias. The Division also reviewed agricultural land values to ensure uniform application and confirmed that sold properties are valued similarly to unsold properties.

While the county does indicate an influence by factors other than purely agricultural, the county values the agricultural land as only one market area. The county recognizes special valuation in the county as the market has indicated residential influence in the market place. The division's review of assessment practices found that the county routinely verifies land use in this area with physical inspections, sales questionnaires, and interviews with taxpayers. The county's practice considers all available information when determining the primary use of the parcel. Market analysis is annually conducted to arrive at the actual value of parcels within the influenced area; the county's methodology is well documented and is described in the special value methodology report.

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that affect market value. The review in Washington County was determined to be systematic and comprehensive; land use is reviewed biennially as new imagery is available. Additionally, land use questionnaires and physical inspections are used to gather information regarding conservation programs, land use, and other characteristics that affect value. Inspection of agricultural improvements is completed within the six year cycle using an onsite inspection process that includes interior inspections and/or interviews with property owners where permitted. The county implements a five-year inspection cycle to ensure that all inspections are current.

2017 Agricultural Correlation for Washington County

Equalization

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

The Division’s review of agricultural improvements and site acres indicate these parcels are inspected and reappraised using the same process that are used for rural residential and similar property across the county. Agricultural improvements are equalized and assessed at the statutory level.

The quality of assessment of the agricultural class complies with generally accepted mass appraisal standards.

| <u>80%MLU By Market Area</u> | | | | | | |
|------------------------------|-------|--------|-------|-----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD |
| <u>Irrigated</u> | | | | | | |
| County | 1 | 68.83 | 68.83 | 68.83 | | 100.00 |
| 1 | 1 | 68.83 | 68.83 | 68.83 | | 100.00 |
| <u>Dry</u> | | | | | | |
| County | 25 | 70.86 | 75.01 | 71.27 | 16.98 | 105.25 |
| 1 | 25 | 70.86 | 75.01 | 71.27 | 16.98 | 105.25 |
| <u>Grass</u> | | | | | | |
| County | 3 | 99.44 | 97.47 | 99.34 | 07.96 | 98.12 |
| 1 | 3 | 99.44 | 97.47 | 99.34 | 07.96 | 98.12 |
| <u>ALL</u> | | | | | | |
| 10/01/2013 To 09/30/2016 | 31 | 70.86 | 76.38 | 71.08 | 17.91 | 107.46 |

Level of Value

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

Special Valuation

A review of agricultural land value in Washington County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 71%

2017 Opinions of the Property Tax Administrator for Washington 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 | 93 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| Commercial Real Property | 96 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| Agricultural Land | 71 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| Special Valuation of 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
Property Tax Administrator

APPENDICES

2017 Commission Summary for Washington County

Residential Real Property - Current

| | | | |
|------------------------|---------------|------------------------------------|-----------|
| Number of Sales | 546 | Median | 92.90 |
| Total Sales Price | \$109,829,926 | Mean | 93.54 |
| Total Adj. Sales Price | \$109,829,926 | Wgt. Mean | 91.78 |
| Total Assessed Value | \$100,799,477 | Average Assessed Value of the Base | \$143,103 |
| Avg. Adj. Sales Price | \$201,154 | Avg. Assessed Value | \$184,614 |

Confidence Interval - Current

| | |
|--|----------------|
| 95% Median C.I | 92.06 to 94.06 |
| 95% Wgt. Mean C.I | 90.75 to 92.81 |
| 95% Mean C.I | 92.60 to 94.48 |
| % of Value of the Class of all Real Property Value in the County | 36.18 |
| % of Records Sold in the Study Period | 7.70 |
| % of Value Sold in the Study Period | 9.94 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2016 | 476 | 94 | 94.24 |
| 2015 | 428 | 93 | 93.04 |
| 2014 | 384 | 94 | 94.30 |
| 2013 | 333 | 95 | 94.93 |

2017 Commission Summary for Washington County

Commercial Real Property - Current

| | | | |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales | 38 | Median | 96.22 |
| Total Sales Price | \$11,025,442 | Mean | 95.65 |
| Total Adj. Sales Price | \$11,025,442 | Wgt. Mean | 87.97 |
| Total Assessed Value | \$9,699,190 | Average Assessed Value of the Base | \$472,074 |
| Avg. Adj. Sales Price | \$290,143 | Avg. Assessed Value | \$255,242 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 85.64 to 101.05 |
| 95% Wgt. Mean C.I | 77.68 to 98.26 |
| 95% Mean C.I | 87.29 to 104.01 |
| % of Value of the Class of all Real Property Value in the County | 12.66 |
| % of Records Sold in the Study Period | 5.05 |
| % of Value Sold in the Study Period | 2.73 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2016 | 33 | 96 | 96.24 |
| 2015 | 30 | 99 | 98.74 |
| 2014 | 34 | 97 | 97.19 |
| 2013 | 31 | 98 | 97.88 |

89 Washington

PAD 2017 R&O Statistics (Using 2017 Values)

RESIDENTIAL

Qualified

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

Number of Sales : 546
 Total Sales Price : 109,829,926
 Total Adj. Sales Price : 109,829,926
 Total Assessed Value : 100,799,477
 Avg. Adj. Sales Price : 201,154
 Avg. Assessed Value : 184,614

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 94
 COD : 08.98
 PRD : 101.92

COV : 11.97
 STD : 11.20
 Avg. Abs. Dev : 08.34
 MAX Sales Ratio : 142.32
 MIN Sales Ratio : 48.05

95% Median C.I. : 92.06 to 94.06
 95% Wgt. Mean C.I. : 90.75 to 92.81
 95% Mean C.I. : 92.60 to 94.48

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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 | 48 | 97.30 | 98.62 | 96.36 | 08.40 | 102.35 | 82.49 | 120.96 | 92.72 to 102.83 | 186,572 | 179,775 | |
| 01-JAN-15 To 31-MAR-15 | 39 | 97.10 | 97.30 | 96.43 | 06.82 | 100.90 | 81.46 | 118.48 | 93.14 to 100.22 | 188,991 | 182,235 | |
| 01-APR-15 To 30-JUN-15 | 88 | 93.47 | 94.14 | 92.49 | 07.81 | 101.78 | 64.22 | 123.70 | 90.48 to 96.38 | 187,990 | 173,866 | |
| 01-JUL-15 To 30-SEP-15 | 91 | 92.13 | 93.61 | 92.51 | 07.50 | 101.19 | 68.62 | 123.58 | 91.39 to 95.56 | 193,787 | 179,270 | |
| 01-OCT-15 To 31-DEC-15 | 63 | 92.48 | 93.67 | 92.38 | 09.15 | 101.40 | 71.45 | 142.32 | 89.59 to 96.03 | 220,256 | 203,465 | |
| 01-JAN-16 To 31-MAR-16 | 51 | 93.53 | 93.89 | 92.61 | 07.98 | 101.38 | 70.42 | 135.86 | 90.72 to 94.59 | 200,697 | 185,864 | |
| 01-APR-16 To 30-JUN-16 | 84 | 89.87 | 90.41 | 88.75 | 09.87 | 101.87 | 61.78 | 136.23 | 87.16 to 92.62 | 215,359 | 191,132 | |
| 01-JUL-16 To 30-SEP-16 | 82 | 89.17 | 90.93 | 88.16 | 11.76 | 103.14 | 48.05 | 128.24 | 85.90 to 95.61 | 208,833 | 184,108 | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-14 To 30-SEP-15 | 266 | 94.15 | 95.23 | 93.76 | 07.88 | 101.57 | 64.22 | 123.70 | 92.72 to 95.96 | 189,864 | 178,008 | |
| 01-OCT-15 To 30-SEP-16 | 280 | 91.85 | 91.93 | 90.09 | 09.89 | 102.04 | 48.05 | 142.32 | 89.65 to 93.05 | 211,879 | 190,890 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-15 To 31-DEC-15 | 281 | 93.55 | 94.30 | 92.99 | 07.97 | 101.41 | 64.22 | 142.32 | 92.07 to 94.97 | 197,240 | 183,414 | |
| <u>ALL</u> | 546 | 92.90 | 93.54 | 91.78 | 08.98 | 101.92 | 48.05 | 142.32 | 92.06 to 94.06 | 201,154 | 184,614 | |

| VALUATION GROUPING | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 01 | 254 | 93.48 | 94.11 | 92.80 | 08.76 | 101.41 | 68.73 | 136.23 | 92.00 to 94.98 | 152,472 | 141,491 | |
| 10 | 41 | 91.78 | 91.72 | 90.45 | 08.14 | 101.40 | 68.62 | 122.55 | 87.90 to 94.21 | 142,946 | 129,298 | |
| 15 | 35 | 93.64 | 92.70 | 91.09 | 06.66 | 101.77 | 71.49 | 110.94 | 89.48 to 96.86 | 192,255 | 175,119 | |
| 40 | 89 | 92.48 | 92.64 | 90.70 | 11.00 | 102.14 | 48.05 | 130.68 | 90.01 to 96.27 | 287,981 | 261,185 | |
| 50 | 127 | 92.39 | 93.85 | 91.80 | 08.81 | 102.23 | 59.42 | 142.32 | 91.11 to 95.16 | 258,914 | 237,677 | |
| <u>ALL</u> | 546 | 92.90 | 93.54 | 91.78 | 08.98 | 101.92 | 48.05 | 142.32 | 92.06 to 94.06 | 201,154 | 184,614 | |

| PROPERTY TYPE * | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 01 | 546 | 92.90 | 93.54 | 91.78 | 08.98 | 101.92 | 48.05 | 142.32 | 92.06 to 94.06 | 201,154 | 184,614 | |
| 06 | | | | | | | | | | | | |
| 07 | | | | | | | | | | | | |
| <u>ALL</u> | 546 | 92.90 | 93.54 | 91.78 | 08.98 | 101.92 | 48.05 | 142.32 | 92.06 to 94.06 | 201,154 | 184,614 | |

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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 : 546
 Total Sales Price : 109,829,926
 Total Adj. Sales Price : 109,829,926
 Total Assessed Value : 100,799,477
 Avg. Adj. Sales Price : 201,154
 Avg. Assessed Value : 184,614

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 94
 COD : 08.98
 PRD : 101.92

COV : 11.97
 STD : 11.20
 Avg. Abs. Dev : 08.34
 MAX Sales Ratio : 142.32
 MIN Sales Ratio : 48.05

95% Median C.I. : 92.06 to 94.06
 95% Wgt. Mean C.I. : 90.75 to 92.81
 95% Mean C.I. : 92.60 to 94.48

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| SALE PRICE * | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|------------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| ___Low \$ Ranges___ | | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | | |
| Less Than 15,000 | | | | | | | | | | | | |
| Less Than 30,000 | 3 | 112.36 | 112.83 | 113.57 | 06.31 | 99.35 | 102.43 | 123.70 | N/A | 23,333 | 26,500 | |
| ___Ranges Excl. Low \$___ | | | | | | | | | | | | |
| Greater Than 4,999 | 546 | 92.90 | 93.54 | 91.78 | 08.98 | 101.92 | 48.05 | 142.32 | 92.06 to 94.06 | 201,154 | 184,614 | |
| Greater Than 14,999 | 546 | 92.90 | 93.54 | 91.78 | 08.98 | 101.92 | 48.05 | 142.32 | 92.06 to 94.06 | 201,154 | 184,614 | |
| Greater Than 29,999 | 543 | 92.72 | 93.43 | 91.76 | 08.92 | 101.82 | 48.05 | 142.32 | 92.00 to 93.88 | 202,136 | 185,488 | |
| ___Incremental Ranges___ | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | | |
| 15,000 TO 29,999 | 3 | 112.36 | 112.83 | 113.57 | 06.31 | 99.35 | 102.43 | 123.70 | N/A | 23,333 | 26,500 | |
| 30,000 TO 59,999 | 12 | 111.76 | 114.46 | 113.87 | 08.69 | 100.52 | 100.48 | 142.32 | 104.55 to 118.48 | 47,942 | 54,590 | |
| 60,000 TO 99,999 | 65 | 98.09 | 98.46 | 98.31 | 09.54 | 100.15 | 70.42 | 136.23 | 94.09 to 102.19 | 84,600 | 83,173 | |
| 100,000 TO 149,999 | 146 | 94.41 | 94.29 | 94.21 | 08.38 | 100.08 | 68.62 | 128.24 | 92.12 to 96.25 | 124,095 | 116,911 | |
| 150,000 TO 249,999 | 178 | 91.32 | 92.10 | 91.89 | 07.84 | 100.23 | 64.22 | 130.68 | 89.24 to 93.33 | 192,520 | 176,899 | |
| 250,000 TO 499,999 | 128 | 91.45 | 90.48 | 90.44 | 08.50 | 100.04 | 48.05 | 117.17 | 89.81 to 93.52 | 331,782 | 300,069 | |
| 500,000 TO 999,999 | 14 | 89.25 | 87.15 | 87.11 | 07.27 | 100.05 | 65.22 | 105.86 | 81.20 to 92.11 | 630,793 | 549,489 | |
| 1,000,000 + | | | | | | | | | | | | |
| ___ALL___ | 546 | 92.90 | 93.54 | 91.78 | 08.98 | 101.92 | 48.05 | 142.32 | 92.06 to 94.06 | 201,154 | 184,614 | |

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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 : 38
 Total Sales Price : 11,025,442
 Total Adj. Sales Price : 11,025,442
 Total Assessed Value : 9,699,190
 Avg. Adj. Sales Price : 290,143
 Avg. Assessed Value : 255,242

MEDIAN : 96
 WGT. MEAN : 88
 MEAN : 96
 COD : 19.66
 PRD : 108.73

COV : 27.50
 STD : 26.30
 Avg. Abs. Dev : 18.92
 MAX Sales Ratio : 166.40
 MIN Sales Ratio : 39.89

95% Median C.I. : 85.64 to 101.05
 95% Wgt. Mean C.I. : 77.68 to 98.26
 95% Mean C.I. : 87.29 to 104.01

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DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| <u>Qtrts</u> | | | | | | | | | | | |
| 01-OCT-13 To 31-DEC-13 | 1 | 118.50 | 118.50 | 118.50 | 00.00 | 100.00 | 118.50 | 118.50 | N/A | 170,000 | 201,445 |
| 01-JAN-14 To 31-MAR-14 | 1 | 86.40 | 86.40 | 86.40 | 00.00 | 100.00 | 86.40 | 86.40 | N/A | 45,000 | 38,880 |
| 01-APR-14 To 30-JUN-14 | | | | | | | | | | | |
| 01-JUL-14 To 30-SEP-14 | 4 | 92.28 | 86.92 | 86.17 | 10.78 | 100.87 | 64.96 | 98.18 | N/A | 65,036 | 56,041 |
| 01-OCT-14 To 31-DEC-14 | 2 | 107.79 | 107.79 | 94.52 | 23.02 | 114.04 | 82.98 | 132.60 | N/A | 107,500 | 101,613 |
| 01-JAN-15 To 31-MAR-15 | 5 | 100.00 | 98.43 | 99.73 | 01.57 | 98.70 | 95.89 | 100.00 | N/A | 788,000 | 785,876 |
| 01-APR-15 To 30-JUN-15 | 6 | 100.12 | 103.82 | 101.43 | 22.22 | 102.36 | 64.39 | 145.19 | 64.39 to 145.19 | 93,883 | 95,227 |
| 01-JUL-15 To 30-SEP-15 | 2 | 85.30 | 85.30 | 79.73 | 38.68 | 106.99 | 52.31 | 118.29 | N/A | 192,500 | 153,480 |
| 01-OCT-15 To 31-DEC-15 | 9 | 101.05 | 105.09 | 85.68 | 22.91 | 122.65 | 50.11 | 166.40 | 77.91 to 136.88 | 262,444 | 224,871 |
| 01-JAN-16 To 31-MAR-16 | 3 | 54.64 | 66.54 | 48.29 | 39.77 | 137.79 | 39.89 | 105.08 | N/A | 395,000 | 190,738 |
| 01-APR-16 To 30-JUN-16 | 3 | 85.64 | 89.55 | 86.55 | 09.07 | 103.47 | 79.84 | 103.16 | N/A | 453,333 | 392,342 |
| 01-JUL-16 To 30-SEP-16 | 2 | 83.31 | 83.31 | 83.46 | 02.48 | 99.82 | 81.24 | 85.38 | N/A | 270,000 | 225,348 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-13 To 30-SEP-14 | 6 | 92.28 | 92.10 | 97.76 | 12.98 | 94.21 | 64.96 | 118.50 | 64.96 to 118.50 | 79,190 | 77,415 |
| 01-OCT-14 To 30-SEP-15 | 15 | 100.00 | 100.08 | 98.19 | 17.13 | 101.92 | 52.31 | 145.19 | 84.12 to 118.29 | 340,220 | 334,062 |
| 01-OCT-15 To 30-SEP-16 | 17 | 91.27 | 92.98 | 77.54 | 24.50 | 119.91 | 39.89 | 166.40 | 77.91 to 111.09 | 320,412 | 248,457 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-14 To 31-DEC-14 | 7 | 88.99 | 92.81 | 89.64 | 14.77 | 103.54 | 64.96 | 132.60 | 64.96 to 132.60 | 74,306 | 66,610 |
| 01-JAN-15 To 31-DEC-15 | 22 | 100.00 | 101.43 | 94.22 | 18.94 | 107.65 | 50.11 | 166.40 | 91.27 to 112.19 | 329,559 | 310,525 |
| <u>ALL</u> | 38 | 96.22 | 95.65 | 87.97 | 19.66 | 108.73 | 39.89 | 166.40 | 85.64 to 101.05 | 290,143 | 255,242 |

VALUATION GROUPING

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01 | 24 | 99.46 | 94.84 | 87.16 | 23.02 | 108.81 | 39.89 | 166.40 | 79.84 to 105.08 | 406,875 | 354,640 |
| 02 | 5 | 96.20 | 101.55 | 105.09 | 09.91 | 96.63 | 86.40 | 118.50 | N/A | 86,228 | 90,614 |
| 03 | 9 | 95.89 | 94.50 | 88.60 | 13.44 | 106.66 | 64.96 | 136.88 | 81.24 to 104.04 | 92,144 | 81,640 |
| <u>ALL</u> | 38 | 96.22 | 95.65 | 87.97 | 19.66 | 108.73 | 39.89 | 166.40 | 85.64 to 101.05 | 290,143 | 255,242 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 02 | 4 | 98.12 | 95.47 | 95.90 | 04.62 | 99.55 | 85.64 | 100.00 | N/A | 1,086,250 | 1,041,703 |
| 03 | 33 | 96.20 | 96.60 | 83.01 | 21.09 | 116.37 | 39.89 | 166.40 | 85.38 to 104.04 | 200,195 | 166,191 |
| 04 | 1 | 64.96 | 64.96 | 64.96 | 00.00 | 100.00 | 64.96 | 64.96 | N/A | 74,000 | 48,070 |
| <u>ALL</u> | 38 | 96.22 | 95.65 | 87.97 | 19.66 | 108.73 | 39.89 | 166.40 | 85.64 to 101.05 | 290,143 | 255,242 |

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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 : 38
 Total Sales Price : 11,025,442
 Total Adj. Sales Price : 11,025,442
 Total Assessed Value : 9,699,190
 Avg. Adj. Sales Price : 290,143
 Avg. Assessed Value : 255,242

MEDIAN : 96
 WGT. MEAN : 88
 MEAN : 96
 COD : 19.66
 PRD : 108.73

COV : 27.50
 STD : 26.30
 Avg. Abs. Dev : 18.92
 MAX Sales Ratio : 166.40
 MIN Sales Ratio : 39.89

95% Median C.I. : 85.64 to 101.05
 95% Wgt. Mean C.I. : 77.68 to 98.26
 95% Mean C.I. : 87.29 to 104.01

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| SALE PRICE * | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| <u>Low \$ Ranges</u> | | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | | |
| Less Than 15,000 | 1 | 136.88 | 136.88 | 136.88 | 00.00 | 100.00 | 136.88 | 136.88 | N/A | 12,000 | 16,425 | |
| Less Than 30,000 | 2 | 132.93 | 132.93 | 131.54 | 02.97 | 101.06 | 128.98 | 136.88 | N/A | 18,500 | 24,335 | |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | | |
| Greater Than 4,999 | 38 | 96.22 | 95.65 | 87.97 | 19.66 | 108.73 | 39.89 | 166.40 | 85.64 to 101.05 | 290,143 | 255,242 | |
| Greater Than 14,999 | 37 | 96.20 | 94.53 | 87.92 | 19.05 | 107.52 | 39.89 | 166.40 | 85.64 to 100.00 | 297,661 | 261,696 | |
| Greater Than 29,999 | 36 | 96.05 | 93.57 | 87.82 | 18.67 | 106.55 | 39.89 | 166.40 | 85.38 to 100.00 | 305,235 | 268,070 | |
| <u>Incremental Ranges</u> | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | 1 | 136.88 | 136.88 | 136.88 | 00.00 | 100.00 | 136.88 | 136.88 | N/A | 12,000 | 16,425 | |
| 15,000 TO 29,999 | 1 | 128.98 | 128.98 | 128.98 | 00.00 | 100.00 | 128.98 | 128.98 | N/A | 25,000 | 32,245 | |
| 30,000 TO 59,999 | 6 | 107.57 | 114.92 | 112.87 | 20.25 | 101.82 | 86.40 | 166.40 | 86.40 to 166.40 | 42,217 | 47,648 | |
| 60,000 TO 99,999 | 8 | 95.73 | 90.85 | 91.23 | 10.16 | 99.58 | 64.96 | 105.08 | 64.96 to 105.08 | 73,143 | 66,730 | |
| 100,000 TO 149,999 | 2 | 104.20 | 104.20 | 104.88 | 07.68 | 99.35 | 96.20 | 112.19 | N/A | 131,250 | 137,658 | |
| 150,000 TO 249,999 | 8 | 97.58 | 97.10 | 95.19 | 23.69 | 102.01 | 52.31 | 145.19 | 52.31 to 145.19 | 184,375 | 175,502 | |
| 250,000 TO 499,999 | 5 | 81.24 | 78.09 | 77.73 | 10.86 | 100.46 | 54.64 | 91.27 | N/A | 311,500 | 242,124 | |
| 500,000 TO 999,999 | 5 | 100.00 | 78.21 | 77.30 | 22.21 | 101.18 | 39.89 | 101.05 | N/A | 655,000 | 506,340 | |
| 1,000,000 + | 2 | 92.82 | 92.82 | 95.23 | 07.74 | 97.47 | 85.64 | 100.00 | N/A | 1,790,000 | 1,704,570 | |
| <u>ALL</u> | 38 | 96.22 | 95.65 | 87.97 | 19.66 | 108.73 | 39.89 | 166.40 | 85.64 to 101.05 | 290,143 | 255,242 | |

89 Washington

COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

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 Total Adj. Sales Price : 11,025,442
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 Avg. Adj. Sales Price : 290,143
 Avg. Assessed Value : 255,242

MEDIAN : 96
 WGT. MEAN : 88
 MEAN : 96
 COD : 19.66
 PRD : 108.73

COV : 27.50
 STD : 26.30
 Avg. Abs. Dev : 18.92
 MAX Sales Ratio : 166.40
 MIN Sales Ratio : 39.89

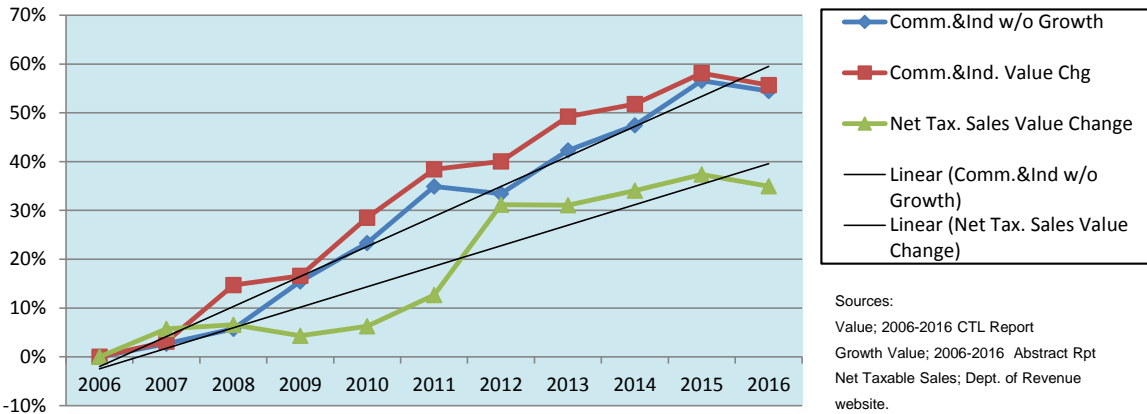
95% Median C.I. : 85.64 to 101.05
 95% Wgt. Mean C.I. : 77.68 to 98.26
 95% Mean C.I. : 87.29 to 104.01

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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 |
|------------|-----------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| Blank | 1 | 96.20 | 96.20 | 96.20 | 00.00 | 100.00 | 96.20 | 96.20 | N/A | 120,000 | 115,440 |
| 343 | 1 | 101.05 | 101.05 | 101.05 | 00.00 | 100.00 | 101.05 | 101.05 | N/A | 650,000 | 656,850 |
| 344 | 9 | 98.92 | 91.77 | 81.37 | 19.05 | 112.78 | 52.31 | 128.98 | 64.39 to 111.09 | 130,278 | 106,008 |
| 349 | 1 | 86.40 | 86.40 | 86.40 | 00.00 | 100.00 | 86.40 | 86.40 | N/A | 45,000 | 38,880 |
| 350 | 1 | 166.40 | 166.40 | 166.40 | 00.00 | 100.00 | 166.40 | 166.40 | N/A | 35,000 | 58,240 |
| 351 | 1 | 104.04 | 104.04 | 104.04 | 00.00 | 100.00 | 104.04 | 104.04 | N/A | 33,300 | 34,645 |
| 352 | 7 | 100.00 | 100.00 | 95.85 | 10.54 | 104.33 | 81.24 | 136.88 | 81.24 to 136.88 | 758,857 | 727,334 |
| 353 | 4 | 125.45 | 112.68 | 93.51 | 20.90 | 120.50 | 54.64 | 145.19 | N/A | 183,750 | 171,830 |
| 386 | 1 | 39.89 | 39.89 | 39.89 | 00.00 | 100.00 | 39.89 | 39.89 | N/A | 750,000 | 299,210 |
| 406 | 2 | 87.87 | 87.87 | 88.12 | 09.14 | 99.72 | 79.84 | 95.89 | N/A | 77,500 | 68,295 |
| 419 | 1 | 50.11 | 50.11 | 50.11 | 00.00 | 100.00 | 50.11 | 50.11 | N/A | 600,000 | 300,640 |
| 426 | 1 | 82.98 | 82.98 | 82.98 | 00.00 | 100.00 | 82.98 | 82.98 | N/A | 165,000 | 136,925 |
| 471 | 3 | 88.99 | 84.04 | 83.29 | 12.44 | 100.90 | 64.96 | 98.18 | N/A | 66,333 | 55,247 |
| 494 | 3 | 91.27 | 96.28 | 92.82 | 09.80 | 103.73 | 85.38 | 112.19 | N/A | 274,167 | 254,477 |
| 528 | 2 | 107.03 | 107.03 | 112.43 | 10.72 | 95.20 | 95.56 | 118.50 | N/A | 115,571 | 129,935 |
| <u>ALL</u> | <u>38</u> | 96.22 | 95.65 | 87.97 | 19.66 | 108.73 | 39.89 | 166.40 | 85.64 to 101.05 | 290,143 | 255,242 |

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 | \$ 229,705,670 | \$ 13,676,370 | 5.95% | \$ 216,029,300 | - | \$ 112,711,150 | - |
| 2007 | \$ 236,865,305 | \$ 923,360 | 0.39% | \$ 235,941,945 | 2.71% | \$ 119,151,025 | 5.71% |
| 2008 | \$ 263,447,115 | \$ 20,521,980 | 7.79% | \$ 242,925,135 | 2.56% | \$ 120,142,246 | 0.83% |
| 2009 | \$ 267,807,175 | \$ 2,679,370 | 1.00% | \$ 265,127,805 | 0.64% | \$ 117,557,150 | -2.15% |
| 2010 | \$ 295,139,665 | \$ 11,865,775 | 4.02% | \$ 283,273,890 | 5.78% | \$ 119,740,990 | 1.86% |
| 2011 | \$ 317,911,790 | \$ 8,005,805 | 2.52% | \$ 309,905,985 | 5.00% | \$ 127,005,231 | 6.07% |
| 2012 | \$ 321,680,535 | \$ 15,207,630 | 4.73% | \$ 306,472,905 | -3.60% | \$ 147,838,236 | 16.40% |
| 2013 | \$ 342,798,585 | \$ 15,899,155 | 4.64% | \$ 326,899,430 | 1.62% | \$ 147,748,169 | -0.06% |
| 2014 | \$ 348,647,960 | \$ 9,937,205 | 2.85% | \$ 338,710,755 | -1.19% | \$ 151,101,572 | 2.27% |
| 2015 | \$ 363,225,290 | \$ 3,559,400 | 0.98% | \$ 359,665,890 | 3.16% | \$ 154,818,376 | 2.46% |
| 2016 | \$ 357,651,290 | \$ 2,879,310 | 0.81% | \$ 354,771,980 | -2.33% | \$ 152,123,501 | -1.74% |
| Ann %chg | 4.53% | | | Average | 1.44% | 3.59% | 3.16% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2006 | - | - | - |
| 2007 | 2.71% | 3.12% | 5.71% |
| 2008 | 5.75% | 14.69% | 6.59% |
| 2009 | 15.42% | 16.59% | 4.30% |
| 2010 | 23.32% | 28.49% | 6.24% |
| 2011 | 34.91% | 38.40% | 12.68% |
| 2012 | 33.42% | 40.04% | 31.17% |
| 2013 | 42.31% | 49.23% | 31.09% |
| 2014 | 47.45% | 51.78% | 34.06% |
| 2015 | 56.58% | 58.13% | 37.36% |
| 2016 | 54.45% | 55.70% | 34.97% |

County Number: 89
 County Name: Washington

89 Washington
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 : 8
Total Sales Price : 6,404,884
Total Adj. Sales Price : 6,404,884
Total Assessed Value : 4,680,340
Avg. Adj. Sales Price : 800,611
Avg. Assessed Value : 585,043

MEDIAN : 77
WGT. MEAN : 73
MEAN : 81
COD : 19.61
PRD : 110.77

COV : 25.44
STD : 20.59
Avg. Abs. Dev : 15.03
MAX Sales Ratio : 121.15
MIN Sales Ratio : 54.07

95% Median C.I. : 54.07 to 121.15
95% Wgt. Mean C.I. : 60.70 to 85.45
95% Mean C.I. : 63.72 to 98.16

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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>Qtrrs</u> | | | | | | | | | | | | |
| 01-OCT-13 To 31-DEC-13 | 1 | 81.69 | 81.69 | 81.69 | 00.00 | 100.00 | 81.69 | 81.69 | N/A | 544,000 | 444,375 | |
| 01-JAN-14 To 31-MAR-14 | 1 | 71.63 | 71.63 | 71.63 | 00.00 | 100.00 | 71.63 | 71.63 | N/A | 897,600 | 642,910 | |
| 01-APR-14 To 30-JUN-14 | | | | | | | | | | | | |
| 01-JUL-14 To 30-SEP-14 | | | | | | | | | | | | |
| 01-OCT-14 To 31-DEC-14 | 1 | 68.96 | 68.96 | 68.96 | 00.00 | 100.00 | 68.96 | 68.96 | N/A | 1,155,000 | 796,460 | |
| 01-JAN-15 To 31-MAR-15 | 1 | 96.43 | 96.43 | 96.43 | 00.00 | 100.00 | 96.43 | 96.43 | N/A | 336,000 | 324,000 | |
| 01-APR-15 To 30-JUN-15 | | | | | | | | | | | | |
| 01-JUL-15 To 30-SEP-15 | 2 | 102.88 | 102.88 | 100.85 | 17.76 | 102.01 | 84.61 | 121.15 | N/A | 405,000 | 408,435 | |
| 01-OCT-15 To 31-DEC-15 | 1 | 68.96 | 68.96 | 68.96 | 00.00 | 100.00 | 68.96 | 68.96 | N/A | 1,452,284 | 1,001,490 | |
| 01-JAN-16 To 31-MAR-16 | 1 | 54.07 | 54.07 | 54.07 | 00.00 | 100.00 | 54.07 | 54.07 | N/A | 1,210,000 | 654,235 | |
| 01-APR-16 To 30-JUN-16 | | | | | | | | | | | | |
| 01-JUL-16 To 30-SEP-16 | | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-13 To 30-SEP-14 | 2 | 76.66 | 76.66 | 75.42 | 06.56 | 101.64 | 71.63 | 81.69 | N/A | 720,800 | 543,643 | |
| 01-OCT-14 To 30-SEP-15 | 4 | 90.52 | 92.79 | 84.20 | 17.68 | 110.20 | 68.96 | 121.15 | N/A | 575,250 | 484,333 | |
| 01-OCT-15 To 30-SEP-16 | 2 | 61.52 | 61.52 | 62.19 | 12.11 | 98.92 | 54.07 | 68.96 | N/A | 1,331,142 | 827,863 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-14 To 31-DEC-14 | 2 | 70.30 | 70.30 | 70.12 | 01.91 | 100.26 | 68.96 | 71.63 | N/A | 1,026,300 | 719,685 | |
| 01-JAN-15 To 31-DEC-15 | 4 | 90.52 | 92.79 | 82.45 | 17.68 | 112.54 | 68.96 | 121.15 | N/A | 649,571 | 535,590 | |
| <u>ALL</u> | 8 | 76.66 | 80.94 | 73.07 | 19.61 | 110.77 | 54.07 | 121.15 | 54.07 to 121.15 | 800,611 | 585,043 | |

| AREA (MARKET) | | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|---------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | | |
| 1 | 8 | 76.66 | 80.94 | 73.07 | 19.61 | 110.77 | 54.07 | 121.15 | 54.07 to 121.15 | 800,611 | 585,043 | |
| <u>ALL</u> | 8 | 76.66 | 80.94 | 73.07 | 19.61 | 110.77 | 54.07 | 121.15 | 54.07 to 121.15 | 800,611 | 585,043 | |

| 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>Dry</u> | | | | | | | | | | | | |
| County | 3 | 68.96 | 68.24 | 65.50 | 13.36 | 104.18 | 54.07 | 81.69 | N/A | 1,068,761 | 700,033 | |
| 1 | 3 | 68.96 | 68.24 | 65.50 | 13.36 | 104.18 | 54.07 | 81.69 | N/A | 1,068,761 | 700,033 | |
| <u>Grass</u> | | | | | | | | | | | | |
| County | 1 | 84.61 | 84.61 | 84.61 | 00.00 | 100.00 | 84.61 | 84.61 | N/A | 450,000 | 380,745 | |
| 1 | 1 | 84.61 | 84.61 | 84.61 | 00.00 | 100.00 | 84.61 | 84.61 | N/A | 450,000 | 380,745 | |
| <u>ALL</u> | 8 | 76.66 | 80.94 | 73.07 | 19.61 | 110.77 | 54.07 | 121.15 | 54.07 to 121.15 | 800,611 | 585,043 | |

89 Washington
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

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 Avg. Assessed Value : 585,043

MEDIAN : 77
 WGT. MEAN : 73
 MEAN : 81
 COD : 19.61
 PRD : 110.77

COV : 25.44
 STD : 20.59
 Avg. Abs. Dev : 15.03
 MAX Sales Ratio : 121.15
 MIN Sales Ratio : 54.07

95% Median C.I. : 54.07 to 121.15
 95% Wgt. Mean C.I. : 60.70 to 85.45
 95% Mean C.I. : 63.72 to 98.16

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80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| _____Dry_____ | | | | | | | | | | | |
| County | 6 | 70.30 | 77.74 | 70.75 | 19.56 | 109.88 | 54.07 | 121.15 | 54.07 to 121.15 | 936,481 | 662,599 |
| 1 | 6 | 70.30 | 77.74 | 70.75 | 19.56 | 109.88 | 54.07 | 121.15 | 54.07 to 121.15 | 936,481 | 662,599 |
| _____Grass_____ | | | | | | | | | | | |
| County | 2 | 90.52 | 90.52 | 89.66 | 06.53 | 100.96 | 84.61 | 96.43 | N/A | 393,000 | 352,373 |
| 1 | 2 | 90.52 | 90.52 | 89.66 | 06.53 | 100.96 | 84.61 | 96.43 | N/A | 393,000 | 352,373 |
| _____ALL_____ | | | | | | | | | | | |
| | 8 | 76.66 | 80.94 | 73.07 | 19.61 | 110.77 | 54.07 | 121.15 | 54.07 to 121.15 | 800,611 | 585,043 |

Washington County 2017 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|------------|----------|------|------|------|------|------|------|------|------|------------------|
| Washington | 1 | 6720 | 6690 | 6095 | 5905 | 5655 | 5565 | 4470 | 3470 | 5785 |
| Burt | 1 | 6646 | 6685 | 5899 | 5895 | 4695 | 5030 | 4450 | 3106 | 5418 |
| Burt | 2 | 7460 | 7425 | n/a | 6555 | 6029 | 6175 | 4960 | 3850 | 6879 |
| Dodge | 1 | 6737 | 6521 | 6302 | 6100 | 5869 | 5670 | 5455 | 5240 | 6214 |
| Douglas | 1 | 6400 | 6250 | 6100 | 5750 | 5400 | 5000 | 4600 | 4300 | 5727 |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|------------|----------|------|------|------|------|------|------|------|------|------------------|
| Washington | 1 | 6690 | 6655 | 6065 | 5845 | 5625 | 5530 | 4435 | 3405 | 5753 |
| Burt | 1 | 6764 | 6515 | 5544 | 5790 | 4835 | 4875 | 4425 | 3004 | 5307 |
| Burt | 2 | 7425 | 7385 | 6730 | 6490 | 6178 | 6140 | 4925 | 3780 | 6573 |
| Dodge | 1 | 6634 | 6411 | 6205 | 5454 | 5745 | 5559 | 5343 | 5132 | 6027 |
| Douglas | 1 | 6200 | 5800 | 5400 | 5100 | 4900 | 4400 | 4100 | 3875 | 5069 |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|------------|----------|------|------|------|------|------|------|------|------|--------------------|
| Washington | 1 | 2470 | 2294 | 1940 | 1875 | 1815 | 1782 | 1721 | 1624 | 1903 |
| Burt | 1 | 2470 | 2380 | 1860 | 1965 | 1873 | 1830 | 1765 | 1581 | 1863 |
| Burt | 2 | 2740 | 2525 | 2155 | 2080 | 2015 | 1975 | 1910 | 1770 | 2109 |
| Dodge | 1 | 2460 | 2460 | 2355 | 2355 | 2245 | 2245 | 2144 | 2140 | 2274 |
| Douglas | 1 | 2400 | 2325 | 2250 | 2200 | 2100 | 2050 | 1975 | 1925 | 2108 |

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

AGRICULTURAL SAMPLE

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 31 | Median : | 71 | COV : | 21.94 | 95% Median C.I. : | 66.74 to 81.69 |
| Total Sales Price : | 34,999,756 | Wgt. Mean : | 71 | STD : | 16.76 | 95% Wgt. Mean C.I. : | 66.80 to 75.54 |
| Total Adj. Sales Price : | 34,999,756 | Mean : | 76 | Avg. Abs.Dev : | 12.52 | 95% Mean C.I. : | 70.23 to 82.53 |
| Total Assessed Value : | 24,909,577 | | | | | | |
| Avg. Adj. Sales Price : | 1,129,024 | COD : | 17.67 | MAX Sales Ratio : | 121.15 | | |
| Avg. Assessed Value : | 803,535 | PRD : | 107.32 | MIN Sales Ratio : | 52.98 | | |

Printed : 03/21/2017

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2013 To 12/31/2013 | 6 | 67.58 | 71.75 | 71.62 | 11.25 | 100.18 | 61.60 | 88.75 | 61.60 to 88.75 | 845,992 | 605,902 |
| 01/01/2014 To 03/31/2014 | 1 | 71.63 | 71.63 | 71.63 | | 100.00 | 71.63 | 71.63 | N/A | 897,600 | 642,910 |
| 04/01/2014 To 06/30/2014 | | | | | | | | | | | |
| 07/01/2014 To 09/30/2014 | | | | | | | | | | | |
| 10/01/2014 To 12/31/2014 | 4 | 74.92 | 74.69 | 73.81 | 05.22 | 101.19 | 68.96 | 79.97 | N/A | 789,500 | 582,700 |
| 01/01/2015 To 03/31/2015 | 3 | 56.57 | 68.66 | 61.06 | 25.60 | 112.45 | 52.98 | 96.43 | N/A | 770,667 | 470,594 |
| 04/01/2015 To 06/30/2015 | 4 | 70.13 | 76.81 | 70.90 | 18.55 | 108.34 | 60.86 | 106.10 | N/A | 986,040 | 699,124 |
| 07/01/2015 To 09/30/2015 | 3 | 84.61 | 90.65 | 83.47 | 21.65 | 108.60 | 66.20 | 121.15 | N/A | 541,893 | 452,296 |
| 10/01/2015 To 12/31/2015 | 4 | 79.11 | 81.04 | 76.40 | 14.07 | 106.07 | 68.96 | 96.99 | N/A | 1,325,571 | 1,012,779 |
| 01/01/2016 To 03/31/2016 | 4 | 65.15 | 70.13 | 65.64 | 16.33 | 106.84 | 54.07 | 96.16 | N/A | 2,628,788 | 1,725,523 |
| 04/01/2016 To 06/30/2016 | 2 | 88.60 | 88.60 | 82.16 | 22.31 | 107.84 | 68.83 | 108.36 | N/A | 1,084,466 | 891,042 |
| 07/01/2016 To 09/30/2016 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2013 To 09/30/2014 | 7 | 67.58 | 71.73 | 71.62 | 10.49 | 100.15 | 61.60 | 88.75 | 61.60 to 88.75 | 853,364 | 611,189 |
| 10/01/2014 To 09/30/2015 | 14 | 73.07 | 77.42 | 71.52 | 18.97 | 108.25 | 52.98 | 121.15 | 60.86 to 96.43 | 788,560 | 563,998 |
| 10/01/2015 To 09/30/2016 | 10 | 69.91 | 78.19 | 70.81 | 19.68 | 110.42 | 54.07 | 108.36 | 64.91 to 96.99 | 1,798,637 | 1,273,529 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2014 To 12/31/2014 | 5 | 72.61 | 74.08 | 73.32 | 04.57 | 101.04 | 68.96 | 79.97 | N/A | 811,120 | 594,742 |
| 01/01/2015 To 12/31/2015 | 14 | 72.19 | 79.24 | 72.94 | 22.07 | 108.64 | 52.98 | 121.15 | 60.86 to 96.99 | 941,723 | 686,877 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 1 | 31 | 70.86 | 76.38 | 71.17 | 17.67 | 107.32 | 52.98 | 121.15 | 66.74 to 81.69 | 1,129,024 | 803,535 |

AGRICULTURAL SAMPLE

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 31 | Median : | 71 | COV : | 21.94 | 95% Median C.I. : | 66.74 to 81.69 |
| Total Sales Price : | 34,999,756 | Wgt. Mean : | 71 | STD : | 16.76 | 95% Wgt. Mean C.I. : | 66.80 to 75.54 |
| Total Adj. Sales Price : | 34,999,756 | Mean : | 76 | Avg. Abs.Dev : | 12.52 | 95% Mean C.I. : | 70.23 to 82.53 |
| Total Assessed Value : | 24,909,577 | | | | | | |
| Avg. Adj. Sales Price : | 1,129,024 | COD : | 17.67 | MAX Sales Ratio : | 121.15 | | |
| Avg. Assessed Value : | 803,535 | PRD : | 107.32 | MIN Sales Ratio : | 52.98 | | |

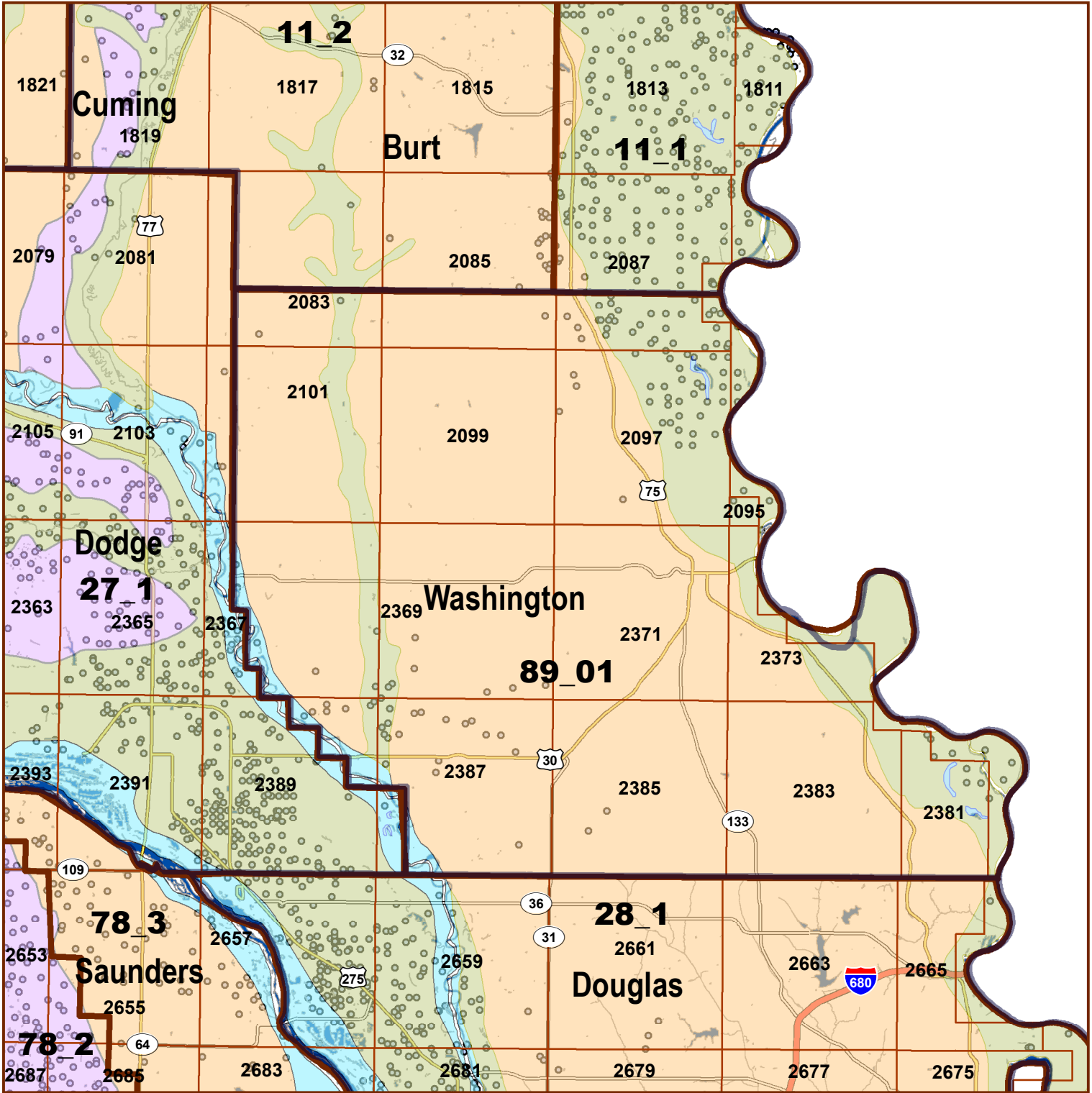
Printed : 03/21/2017

95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u>_____Dry_____</u> | | | | | | | | | | | |
| County | 16 | 68.27 | 71.04 | 68.96 | 14.27 | 103.02 | 52.98 | 106.10 | 61.60 to 79.97 | 1,044,077 | 720,020 |
| 1 | 16 | 68.27 | 71.04 | 68.96 | 14.27 | 103.02 | 52.98 | 106.10 | 61.60 to 79.97 | 1,044,077 | 720,020 |
| <u>_____Grass_____</u> | | | | | | | | | | | |
| County | 2 | 96.49 | 96.49 | 99.32 | 12.31 | 97.15 | 84.61 | 108.36 | N/A | 590,839 | 586,797 |
| 1 | 2 | 96.49 | 96.49 | 99.32 | 12.31 | 97.15 | 84.61 | 108.36 | N/A | 590,839 | 586,797 |
| <u>_____ALL_____</u> | | | | | | | | | | | |
| 10/01/2013 To 09/30/2016 | 31 | 70.86 | 76.38 | 71.17 | 17.67 | 107.32 | 52.98 | 121.15 | 66.74 to 81.69 | 1,129,024 | 803,535 |

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|----------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u>_____Irrigated_____</u> | | | | | | | | | | | |
| County | 1 | 68.83 | 68.83 | 68.83 | | 100.00 | 68.83 | 68.83 | N/A | 1,437,255 | 989,235 |
| 1 | 1 | 68.83 | 68.83 | 68.83 | | 100.00 | 68.83 | 68.83 | N/A | 1,437,255 | 989,235 |
| <u>_____Dry_____</u> | | | | | | | | | | | |
| County | 25 | 70.86 | 75.14 | 71.44 | 16.85 | 105.18 | 52.98 | 121.15 | 66.74 to 79.97 | 986,666 | 704,910 |
| 1 | 25 | 70.86 | 75.14 | 71.44 | 16.85 | 105.18 | 52.98 | 121.15 | 66.74 to 79.97 | 986,666 | 704,910 |
| <u>_____Grass_____</u> | | | | | | | | | | | |
| County | 3 | 96.43 | 96.47 | 98.68 | 08.21 | 97.76 | 84.61 | 108.36 | N/A | 505,892 | 499,198 |
| 1 | 3 | 96.43 | 96.47 | 98.68 | 08.21 | 97.76 | 84.61 | 108.36 | N/A | 505,892 | 499,198 |
| <u>_____ALL_____</u> | | | | | | | | | | | |
| 10/01/2013 To 09/30/2016 | 31 | 70.86 | 76.38 | 71.17 | 17.67 | 107.32 | 52.98 | 121.15 | 66.74 to 81.69 | 1,129,024 | 803,535 |



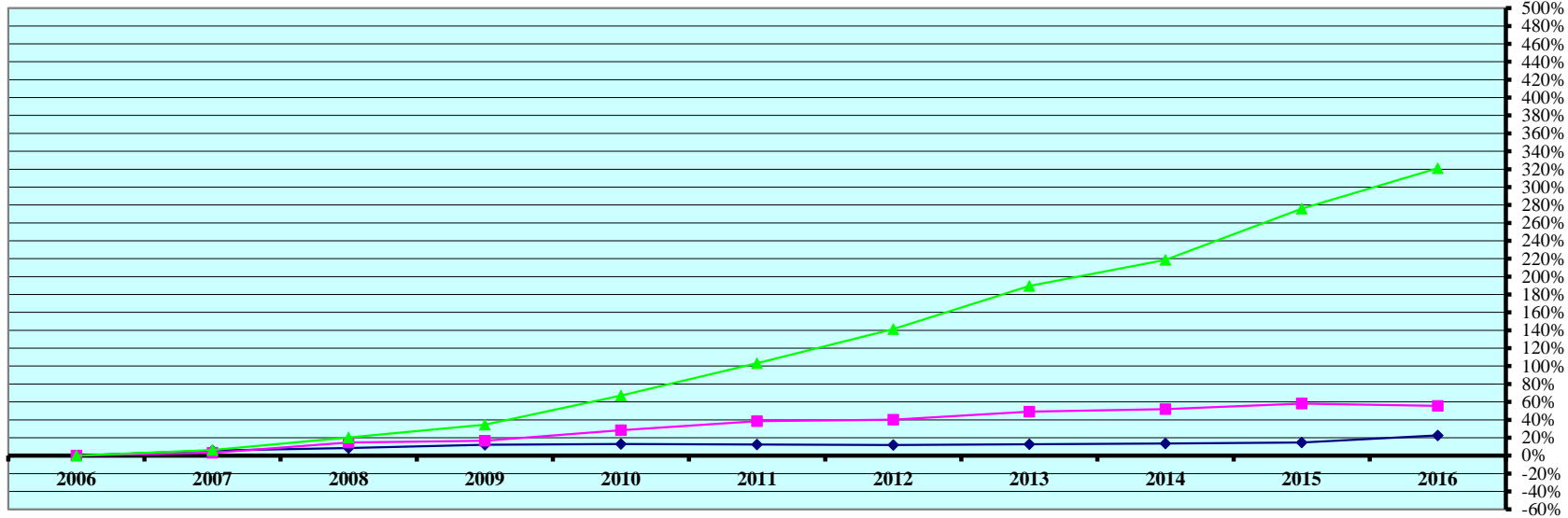
Legend

- 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 subsols 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

Washington 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 | 801,942,755 | -- | -- | -- | 229,705,670 | -- | -- | -- | 245,461,860 | -- | -- | -- |
| 2007 | 847,764,670 | 45,821,915 | 5.71% | 5.71% | 236,865,305 | 7,159,635 | 3.12% | 3.12% | 260,740,155 | 15,278,295 | 6.22% | 6.22% |
| 2008 | 870,820,000 | 23,055,330 | 2.72% | 8.59% | 263,447,115 | 26,581,810 | 11.22% | 14.69% | 294,861,485 | 34,121,330 | 13.09% | 20.13% |
| 2009 | 898,446,190 | 27,626,190 | 3.17% | 12.03% | 267,807,175 | 4,360,060 | 1.66% | 16.59% | 330,062,935 | 35,201,450 | 11.94% | 34.47% |
| 2010 | 904,894,250 | 6,448,060 | 0.72% | 12.84% | 295,139,665 | 27,332,490 | 10.21% | 28.49% | 410,188,920 | 80,125,985 | 24.28% | 67.11% |
| 2011 | 900,627,350 | -4,266,900 | -0.47% | 12.31% | 317,911,790 | 22,772,125 | 7.72% | 38.40% | 498,667,065 | 88,478,145 | 21.57% | 103.15% |
| 2012 | 897,670,450 | -2,956,900 | -0.33% | 11.94% | 321,680,535 | 3,768,745 | 1.19% | 40.04% | 592,533,520 | 93,866,455 | 18.82% | 141.40% |
| 2013 | 902,909,865 | 5,239,415 | 0.58% | 12.59% | 342,798,585 | 21,118,050 | 6.56% | 49.23% | 710,537,205 | 118,003,685 | 19.92% | 189.47% |
| 2014 | 911,254,315 | 8,344,450 | 0.92% | 13.63% | 348,647,960 | 5,849,375 | 1.71% | 51.78% | 782,480,890 | 71,943,685 | 10.13% | 218.78% |
| 2015 | 920,078,520 | 8,824,205 | 0.97% | 14.73% | 363,225,290 | 14,577,330 | 4.18% | 58.13% | 922,466,665 | 139,985,775 | 17.89% | 275.81% |
| 2016 | 983,191,105 | 63,112,585 | 6.86% | 22.60% | 357,651,290 | -5,574,000 | -1.53% | 55.70% | 1,033,561,635 | 111,094,970 | 12.04% | 321.07% |

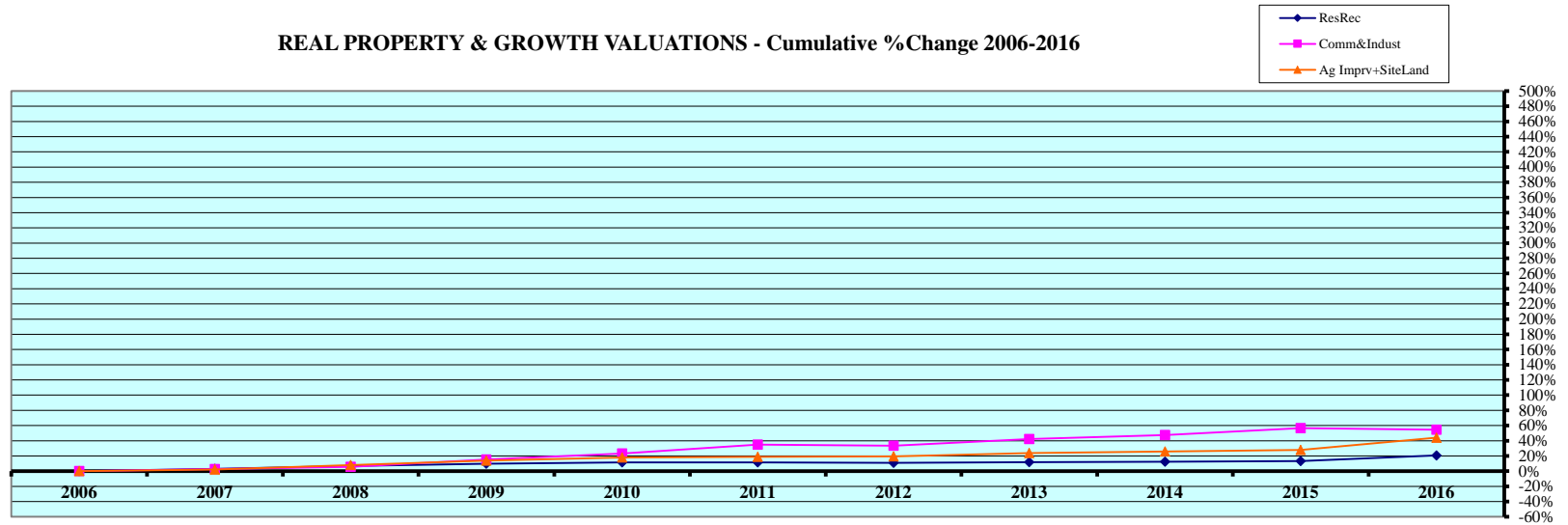
Rate Annual %chg: Residential & Recreational **2.06%** Commercial & Industrial **4.53%** Agricultural Land **15.46%**

Cnty# **89**
County **WASHINGTON**

CHART 1 EXHIBIT 89B 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 | 801,942,755 | 25,458,935 | 3.17% | 776,483,820 | -- | -- | 229,705,670 | 13,676,370 | 5.95% | 216,029,300 | -- | -- |
| 2007 | 847,764,670 | 21,823,085 | 2.57% | 825,941,585 | 2.99% | 2.99% | 236,865,305 | 923,360 | 0.39% | 235,941,945 | 2.71% | 2.71% |
| 2008 | 870,820,000 | 14,714,600 | 1.69% | 856,105,400 | 0.98% | 6.75% | 263,447,115 | 20,521,980 | 7.79% | 242,925,135 | 2.56% | 5.75% |
| 2009 | 898,446,190 | 18,789,445 | 2.09% | 879,656,745 | 1.01% | 9.69% | 267,807,175 | 2,679,370 | 1.00% | 265,127,805 | 0.64% | 15.42% |
| 2010 | 904,894,250 | 10,646,920 | 1.18% | 894,247,330 | -0.47% | 11.51% | 295,139,665 | 11,865,775 | 4.02% | 283,273,890 | 5.78% | 23.32% |
| 2011 | 900,627,350 | 7,577,406 | 0.84% | 893,049,944 | -1.31% | 11.36% | 317,911,790 | 8,005,805 | 2.52% | 309,905,985 | 5.00% | 34.91% |
| 2012 | 897,670,450 | 7,413,301 | 0.83% | 890,257,149 | -1.15% | 11.01% | 321,680,535 | 15,207,630 | 4.73% | 306,472,905 | -3.60% | 33.42% |
| 2013 | 902,909,865 | 7,640,845 | 0.85% | 895,269,020 | -0.27% | 11.64% | 342,798,585 | 15,899,155 | 4.64% | 326,899,430 | 1.62% | 42.31% |
| 2014 | 911,254,315 | 8,974,000 | 0.98% | 902,280,315 | -0.07% | 12.51% | 348,647,960 | 9,937,205 | 2.85% | 338,710,755 | -1.19% | 47.45% |
| 2015 | 920,078,520 | 11,588,138 | 1.26% | 908,490,382 | -0.30% | 13.29% | 363,225,290 | 3,559,400 | 0.98% | 359,665,890 | 3.16% | 56.58% |
| 2016 | 983,191,105 | 15,494,546 | 1.58% | 967,696,559 | 5.18% | 20.67% | 357,651,290 | 2,879,310 | 0.81% | 354,771,980 | -2.33% | 54.45% |
| Rate Ann%chg | 2.06% | | | | 0.66% | | 4.53% | | | C & I w/o growth | 1.44% | |

| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | | | | | |
|--------------|--|----------------------------|---------------------------|--------------|-------------------|--------------------------|--------------------|---------------------|
| | Agric. Dwelling & Homesite Value | Agoutbldg & Farmsite Value | Ag Imprv&Site Total Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2006 | 221,928,425 | 43,517,625 | 265,446,050 | 8,666,835 | 3.27% | 256,779,215 | -- | -- |
| 2007 | 231,877,810 | 47,552,530 | 279,430,340 | 8,256,160 | 2.95% | 271,174,180 | 2.16% | 2.16% |
| 2008 | 240,802,605 | 50,894,965 | 291,697,570 | 5,352,291 | 1.83% | 286,345,279 | 2.47% | 7.87% |
| 2009 | 257,877,625 | 52,758,115 | 310,635,740 | 8,458,120 | 2.72% | 302,177,620 | 3.59% | 13.84% |
| 2010 | 264,906,385 | 53,760,950 | 318,667,335 | 5,520,260 | 1.73% | 313,147,075 | 0.81% | 17.97% |
| 2011 | 268,355,470 | 51,339,880 | 319,695,350 | 4,376,340 | 1.37% | 315,319,010 | -1.05% | 18.79% |
| 2012 | 269,127,505 | 52,324,675 | 321,452,180 | 4,862,155 | 1.51% | 316,590,025 | -0.97% | 19.27% |
| 2013 | 278,074,080 | 53,728,460 | 331,802,540 | 3,331,920 | 1.00% | 328,470,620 | 2.18% | 23.74% |
| 2014 | 284,613,485 | 54,641,955 | 339,255,440 | 4,888,760 | 1.44% | 334,366,680 | 0.77% | 25.96% |
| 2015 | 291,564,305 | 55,958,805 | 347,523,110 | 8,165,890 | 2.35% | 339,357,220 | 0.03% | 27.84% |
| 2016 | 331,971,735 | 58,462,460 | 390,434,195 | 8,119,840 | 2.08% | 382,314,355 | 10.01% | 44.03% |
| Rate Ann%chg | 4.11% | 3.00% | 3.93% | | | Ag Imprv+Site w/o growth | 2.00% | |

(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.

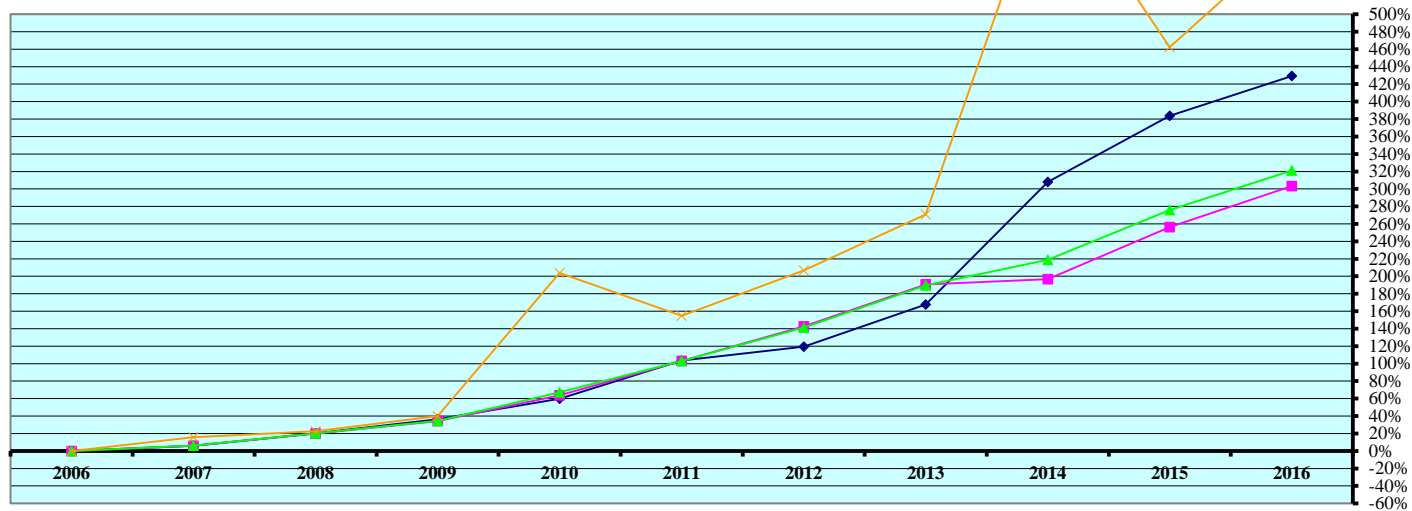
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 89
County WASHINGTON

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



| Tax Year | Irrigated Land | | | | Dryland | | | | Grassland | | | |
|----------|----------------|------------|---------|-----------|-------------|-------------|---------|-----------|------------|-------------|---------|-----------|
| | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg |
| 2006 | 15,638,390 | -- | -- | -- | 218,320,730 | -- | -- | -- | 9,148,220 | -- | -- | -- |
| 2007 | 16,586,570 | 948,180 | 6.06% | 6.06% | 231,221,630 | 12,900,900 | 5.91% | 5.91% | 10,582,490 | 1,434,270 | 15.68% | 15.68% |
| 2008 | 18,815,265 | 2,228,695 | 13.44% | 20.31% | 261,738,620 | 30,516,990 | 13.20% | 19.89% | 11,221,980 | 639,490 | 6.04% | 22.67% |
| 2009 | 21,321,885 | 2,506,620 | 13.32% | 36.34% | 292,850,775 | 31,112,155 | 11.89% | 34.14% | 12,806,620 | 1,584,640 | 14.12% | 39.99% |
| 2010 | 24,986,875 | 3,664,990 | 17.19% | 59.78% | 357,252,090 | 64,401,315 | 21.99% | 63.64% | 27,803,830 | 14,997,210 | 117.11% | 203.93% |
| 2011 | 31,824,060 | 6,837,185 | 27.36% | 103.50% | 443,405,730 | 86,153,640 | 24.12% | 103.10% | 23,317,345 | -4,486,485 | -16.14% | 154.88% |
| 2012 | 34,303,350 | 2,479,290 | 7.79% | 119.35% | 529,800,680 | 86,394,950 | 19.48% | 142.67% | 28,056,660 | 4,739,315 | 20.33% | 206.69% |
| 2013 | 41,842,845 | 7,539,495 | 21.98% | 167.56% | 634,316,105 | 104,515,425 | 19.73% | 190.54% | 33,929,415 | 5,872,755 | 20.93% | 270.89% |
| 2014 | 63,794,145 | 21,951,300 | 52.46% | 307.93% | 647,551,865 | 13,235,760 | 2.09% | 196.61% | 70,404,750 | 36,475,335 | 107.50% | 669.60% |
| 2015 | 75,643,835 | 11,849,690 | 18.57% | 383.71% | 778,065,965 | 130,514,100 | 20.16% | 256.39% | 51,437,940 | -18,966,810 | -26.94% | 462.27% |
| 2016 | 82,762,680 | 7,118,845 | 9.41% | 429.23% | 880,470,510 | 102,404,545 | 13.16% | 303.29% | 62,926,145 | 11,488,205 | 22.33% | 587.85% |

Rate Ann.%chg: Irrigated **18.13%** Dryland **14.96%** Grassland **21.27%**

| 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 | 2,352,105 | -- | -- | -- | 2,415 | -- | -- | -- | 245,461,860 | -- | -- | -- |
| 2007 | 2,346,600 | -5,505 | -0.23% | -0.23% | 2,865 | 450 | 18.63% | 18.63% | 260,740,155 | 15,278,295 | 6.22% | 6.22% |
| 2008 | 3,082,755 | 736,155 | 31.37% | 31.06% | 2,865 | 0 | 0.00% | 18.63% | 294,861,485 | 34,121,330 | 13.09% | 20.13% |
| 2009 | 3,076,865 | -5,890 | -0.19% | 30.81% | 6,790 | 3,925 | 137.00% | 181.16% | 330,062,935 | 35,201,450 | 11.94% | 34.47% |
| 2010 | 136,090 | -2,940,775 | -95.58% | -94.21% | 10,035 | 3,245 | 47.79% | 315.53% | 410,188,920 | 80,125,985 | 24.28% | 67.11% |
| 2011 | 113,220 | -22,870 | -16.81% | -95.19% | 6,710 | -3,325 | -33.13% | 177.85% | 498,667,065 | 88,478,145 | 21.57% | 103.15% |
| 2012 | 371,700 | 258,480 | 228.30% | -84.20% | 1,130 | -5,580 | -83.16% | -53.21% | 592,533,520 | 93,866,455 | 18.82% | 141.40% |
| 2013 | 447,710 | 76,010 | 20.45% | -80.97% | 1,130 | 0 | 0.00% | -53.21% | 710,537,205 | 118,003,685 | 19.92% | 189.47% |
| 2014 | 724,035 | 276,325 | 61.72% | -69.22% | 6,095 | 4,965 | 439.38% | 152.38% | 782,480,890 | 71,943,685 | 10.13% | 218.78% |
| 2015 | 17,317,180 | 16,593,145 | 2291.76% | 636.24% | 1,745 | -4,350 | -71.37% | -27.74% | 922,466,665 | 139,985,775 | 17.89% | 275.81% |
| 2016 | 7,402,300 | -9,914,880 | -57.25% | 214.71% | 0 | -1,745 | -100.00% | -100.00% | 1,033,561,635 | 111,094,970 | 12.04% | 321.07% |

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County **WASHINGTON**

Rate Ann.%chg: Total Agric Land **15.46%**

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 | 15,637,590 | 10,934 | 1,430 | | | 218,348,710 | 170,278 | 1,282 | | | 9,149,955 | 16,425 | 557 | | |
| 2007 | 16,586,570 | 10,935 | 1,517 | 6.06% | 6.06% | 231,261,975 | 169,984 | 1,360 | 6.10% | 6.10% | 9,952,045 | 16,412 | 606 | 8.85% | 8.85% |
| 2008 | 18,815,265 | 10,967 | 1,716 | 13.11% | 19.96% | 261,429,270 | 169,941 | 1,538 | 13.07% | 19.97% | 11,936,205 | 16,582 | 720 | 18.70% | 29.22% |
| 2009 | 21,325,985 | 10,967 | 1,945 | 13.34% | 35.97% | 292,947,840 | 170,039 | 1,723 | 11.99% | 34.35% | 12,699,420 | 16,412 | 774 | 7.49% | 38.90% |
| 2010 | 25,154,705 | 10,658 | 2,360 | 21.37% | 65.02% | 357,572,750 | 170,514 | 2,097 | 21.72% | 63.54% | 19,746,990 | 21,375 | 924 | 19.39% | 65.83% |
| 2011 | 31,927,745 | 11,342 | 2,815 | 19.27% | 96.83% | 444,076,800 | 175,343 | 2,533 | 20.77% | 97.50% | 11,731,115 | 12,892 | 910 | -1.50% | 63.34% |
| 2012 | 37,184,035 | 11,209 | 3,317 | 17.85% | 131.95% | 530,464,615 | 174,597 | 3,038 | 19.96% | 136.93% | 14,388,750 | 13,194 | 1,091 | 19.85% | 95.76% |
| 2013 | 41,474,835 | 10,884 | 3,811 | 14.87% | 166.44% | 633,452,135 | 173,946 | 3,642 | 19.86% | 183.99% | 17,192,920 | 13,145 | 1,308 | 19.94% | 134.79% |
| 2014 | 63,357,540 | 14,200 | 4,462 | 17.09% | 211.97% | 645,681,195 | 152,684 | 4,229 | 16.13% | 229.79% | 48,821,360 | 28,919 | 1,688 | 29.07% | 203.05% |
| 2015 | 76,256,890 | 14,199 | 5,371 | 20.37% | 275.51% | 775,676,915 | 152,682 | 5,080 | 20.13% | 296.19% | 39,991,385 | 26,472 | 1,511 | -10.51% | 171.19% |
| 2016 | 83,008,920 | 14,377 | 5,774 | 7.50% | 303.69% | 877,725,940 | 152,445 | 5,758 | 13.33% | 349.01% | 62,691,185 | 28,968 | 2,164 | 43.25% | 288.48% |

Rate Annual %chg Average Value/Acre: 14.98%

16.21%

14.53%

| 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 | 2,348,920 | 14,890 | 158 | | | 675 | 5 | 150 | | | 245,485,850 | 212,531 | 1,155 | | |
| 2007 | 2,353,565 | 14,845 | 159 | 0.50% | 0.50% | 675 | 5 | 150 | 0.00% | 0.00% | 260,154,830 | 212,180 | 1,226 | 6.15% | 6.15% |
| 2008 | 3,076,795 | 14,727 | 209 | 31.78% | 32.44% | 900 | 5 | 200 | 33.33% | 33.33% | 295,258,435 | 212,221 | 1,391 | 13.47% | 20.45% |
| 2009 | 3,081,305 | 14,778 | 209 | -0.20% | 32.18% | 900 | 5 | 200 | 0.00% | 33.33% | 330,055,450 | 212,200 | 1,555 | 11.80% | 34.66% |
| 2010 | 138,315 | 1,174 | 118 | -43.52% | -25.35% | 7,796,565 | 8,221 | 948 | 374.21% | 532.27% | 410,409,325 | 211,942 | 1,936 | 24.50% | 67.65% |
| 2011 | 109,290 | 1,041 | 105 | -10.88% | -33.47% | 11,294,480 | 12,114 | 932 | -1.69% | 521.57% | 499,139,430 | 212,732 | 2,346 | 21.17% | 103.14% |
| 2012 | 158,400 | 1,174 | 135 | 28.56% | -14.47% | 15,142,610 | 12,669 | 1,195 | 28.19% | 696.81% | 597,338,410 | 212,843 | 2,806 | 19.61% | 142.97% |
| 2013 | 447,470 | 2,063 | 217 | 60.72% | 37.47% | 18,533,245 | 12,818 | 1,446 | 20.97% | 863.91% | 711,100,605 | 212,857 | 3,341 | 19.04% | 189.23% |
| 2014 | 722,255 | 2,682 | 269 | 24.18% | 70.71% | 23,878,630 | 14,418 | 1,656 | 14.54% | 1004.09% | 782,460,980 | 212,902 | 3,675 | 10.01% | 218.18% |
| 2015 | 17,813,915 | 16,555 | 1,076 | 299.58% | 582.12% | 13,932,335 | 3,171 | 4,393 | 165.27% | 2828.83% | 923,671,440 | 213,078 | 4,335 | 17.95% | 275.30% |
| 2016 | 7,390,045 | 16,583 | 446 | -58.58% | 182.50% | 3,291,440 | 600 | 5,482 | 24.79% | 3554.96% | 1,034,107,530 | 212,973 | 4,856 | 12.01% | 320.37% |

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WASHINGTON

Rate Annual %chg Average Value/Acre: 15.44%

(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 |
|------------------------------------|---------------------------|---------------|-------------|---------------|-------------|-------------|-------------|------------|---------------|-------------|------------|----------|---------------|
| 20,234 | WASHINGTON | 190,198,784 | 22,782,279 | 27,993,899 | 981,673,825 | 162,138,030 | 195,513,260 | 1,517,280 | 1,033,561,635 | 331,971,735 | 58,462,460 | 100 | 3,005,813,287 |
| cnty sectorvalue % of total value: | | 6.33% | 0.76% | 0.93% | 32.66% | 5.39% | 6.50% | 0.05% | 34.39% | 11.04% | 1.94% | 0.00% | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 1,243 | ARLINGTON | 653,236 | 636,785 | 606,345 | 59,383,065 | 4,798,820 | 0 | 0 | 0 | 0 | 0 | 0 | 66,078,251 |
| 6.14% | %sector of county sector | 0.34% | 2.80% | 2.17% | 6.05% | 2.96% | | | | | | | 2.20% |
| | %sector of municipality | 0.99% | 0.96% | 0.92% | 89.87% | 7.26% | | | | | | | 100.00% |
| 7,990 | BLAIR | 16,630,349 | 9,618,941 | 5,177,055 | 359,130,685 | 125,799,255 | 6,128,035 | 0 | 0 | 0 | 0 | 100 | 522,484,420 |
| 39.49% | %sector of county sector | 8.74% | 42.22% | 18.49% | 36.58% | 77.59% | 3.13% | | | | | 100.00% | 17.38% |
| | %sector of municipality | 3.18% | 1.84% | 0.99% | 68.74% | 24.08% | 1.17% | | | | | 0.00% | 100.00% |
| 908 | FORT CALHOUN | 1,986,150 | 373,335 | 12,507 | 53,221,720 | 9,760,090 | 5,839,370 | 0 | 0 | 0 | 0 | 0 | 71,193,172 |
| 4.49% | %sector of county sector | 1.04% | 1.64% | 0.04% | 5.42% | 6.02% | 2.99% | | | | | | 2.37% |
| | %sector of municipality | 2.79% | 0.52% | 0.02% | 74.76% | 13.71% | 8.20% | | | | | | 100.00% |
| 268 | HERMAN | 156,310 | 273,668 | 10,093 | 7,180,350 | 1,393,375 | 0 | 0 | 0 | 0 | 0 | 0 | 9,013,796 |
| 1.32% | %sector of county sector | 0.08% | 1.20% | 0.04% | 0.73% | 0.86% | | | | | | | 0.30% |
| | %sector of municipality | 1.73% | 3.04% | 0.11% | 79.66% | 15.46% | | | | | | | 100.00% |
| 361 | KENNARD | 411,368 | 427,358 | 1,063,419 | 16,308,780 | 674,325 | 0 | 0 | 0 | 0 | 0 | 0 | 18,885,250 |
| 1.78% | %sector of county sector | 0.22% | 1.88% | 3.80% | 1.66% | 0.42% | | | | | | | 0.63% |
| | %sector of municipality | 2.18% | 2.26% | 5.63% | 86.36% | 3.57% | | | | | | | 100.00% |
| 150 | WASHINGTON | 51,824 | 980 | 486 | 7,077,155 | 177,895 | 0 | 0 | 0 | 0 | 0 | 0 | 7,308,340 |
| 0.74% | %sector of county sector | 0.03% | 0.00% | 0.00% | 0.72% | 0.11% | | | | | | | 0.24% |
| | %sector of municipality | 0.71% | 0.01% | 0.01% | 96.84% | 2.43% | | | | | | | 100.00% |
| 10,920 | Total Municipalities | 19,889,237 | 11,331,067 | 6,869,905 | 502,301,755 | 142,603,760 | 11,967,405 | 0 | 0 | 0 | 0 | 100 | 694,963,229 |
| 53.97% | %all municip.sect of cnty | 10.46% | 49.74% | 24.54% | 51.17% | 87.95% | 6.12% | | | | | 100.00% | 23.12% |

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 |
|-------|------------|
| 89 | WASHINGTON |

CHART 5

EXHIBIT

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Page 5

| | | | | |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 12,360 | Value : 2,803,026,884 | Growth 17,273,195 | Sum Lines 17, 25, & 41 |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|-------------|----------|-------------|---------|-------------|---------|---------------|------------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 441 | 8,655,105 | 132 | 2,639,315 | 568 | 13,002,395 | 1,141 | 24,296,815 | |
| 02. Res Improve Land | 3,649 | 74,940,475 | 445 | 23,642,755 | 1,569 | 80,894,200 | 5,663 | 179,477,430 | |
| 03. Res Improvements | 3,740 | 422,831,595 | 544 | 75,249,210 | 1,622 | 307,586,224 | 5,906 | 805,667,029 | |
| 04. Res Total | 4,181 | 506,427,175 | 676 | 101,531,280 | 2,190 | 401,482,819 | 7,047 | 1,009,441,274 | 15,029,820 |
| % of Res Total | 59.33 | 50.17 | 9.59 | 10.06 | 31.08 | 39.77 | 57.01 | 36.01 | 87.01 |
| 05. Com UnImp Land | 124 | 5,840,535 | 20 | 1,159,085 | 8 | 219,925 | 152 | 7,219,545 | |
| 06. Com Improve Land | 475 | 19,885,180 | 24 | 1,832,245 | 30 | 1,842,340 | 529 | 23,559,765 | |
| 07. Com Improvements | 478 | 104,086,100 | 28 | 18,980,225 | 38 | 10,163,615 | 544 | 133,229,940 | |
| 08. Com Total | 602 | 129,811,815 | 48 | 21,971,555 | 46 | 12,225,880 | 696 | 164,009,250 | 1,956,205 |
| % of Com Total | 86.49 | 79.15 | 6.90 | 13.40 | 6.61 | 7.45 | 5.63 | 5.85 | 11.33 |
| 09. Ind UnImp Land | 9 | 393,460 | 3 | 1,375,685 | 5 | 425,115 | 17 | 2,194,260 | |
| 10. Ind Improve Land | 19 | 1,214,290 | 6 | 5,068,450 | 4 | 1,238,115 | 29 | 7,520,855 | |
| 11. Ind Improvements | 19 | 7,501,695 | 15 | 146,999,175 | 5 | 26,774,320 | 39 | 181,275,190 | |
| 12. Ind Total | 28 | 9,109,445 | 18 | 153,443,310 | 10 | 28,437,550 | 56 | 190,990,305 | 0 |
| % of Ind Total | 50.00 | 4.77 | 32.14 | 80.34 | 17.86 | 14.89 | 0.45 | 6.81 | 0.00 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 4 | 252,545 | 4 | 252,545 | |
| 14. Rec Improve Land | 0 | 0 | 0 | 0 | 10 | 1,125,855 | 10 | 1,125,855 | |
| 15. Rec Improvements | 0 | 0 | 0 | 0 | 36 | 3,349,295 | 36 | 3,349,295 | |
| 16. Rec Total | 0 | 0 | 0 | 0 | 40 | 4,727,695 | 40 | 4,727,695 | 0 |
| % of Rec Total | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 | 0.32 | 0.17 | 0.00 |
| Res & Rec Total | 4,181 | 506,427,175 | 676 | 101,531,280 | 2,230 | 406,210,514 | 7,087 | 1,014,168,969 | 15,029,820 |
| % of Res & Rec Total | 59.00 | 49.94 | 9.54 | 10.01 | 31.47 | 40.05 | 57.34 | 36.18 | 87.01 |
| Com & Ind Total | 630 | 138,921,260 | 66 | 175,414,865 | 56 | 40,663,430 | 752 | 354,999,555 | 1,956,205 |
| % of Com & Ind Total | 83.78 | 39.13 | 8.78 | 49.41 | 7.45 | 11.45 | 6.08 | 12.66 | 11.33 |
| 17. Taxable Total | 4,811 | 645,348,435 | 742 | 276,946,145 | 2,286 | 446,873,944 | 7,839 | 1,369,168,524 | 16,986,025 |
| % of Taxable Total | 61.37 | 47.13 | 9.47 | 20.23 | 29.16 | 32.64 | 63.42 | 48.85 | 98.34 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 49 | 3,461,620 | 595,220 | 0 | 0 | 0 |
| 19. Commercial | 132 | 17,472,200 | 8,489,285 | 0 | 0 | 0 |
| 20. Industrial | 1 | 132,000 | 400 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rural | | | Total | | |
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 49 | 3,461,620 | 595,220 |
| 19. Commercial | 0 | 0 | 0 | 132 | 17,472,200 | 8,489,285 |
| 20. Industrial | 0 | 0 | 0 | 1 | 132,000 | 400 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 182 | 21,065,820 | 9,084,905 |

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 | 1 | 100 | 0 | 0 | 0 | 0 | 1 | 100 | 0 |
| 25. Total | 1 | 100 | 0 | 0 | 0 | 0 | 1 | 100 | 0 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 330 | 32 | 265 | 627 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|---------|----------|------------|---------|-------------|---------|---------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 2 | 186,645 | 261 | 44,224,915 | 2,266 | 623,863,770 | 2,529 | 668,275,330 |
| 28. Ag-Improved Land | 0 | 0 | 206 | 38,854,560 | 1,746 | 407,260,375 | 1,952 | 446,114,935 |
| 29. Ag Improvements | 0 | 0 | 206 | 33,772,590 | 1,785 | 285,695,405 | 1,991 | 319,467,995 |
| 30. Ag Total | | | | | | | 4,520 | 1,433,858,260 |

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 | 161 | 162.00 | 6,277,300 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 166 | 158.00 | 30,402,990 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 1 | 0.57 | 285 | 142 | 352.65 | 1,606,870 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 174 | 265.00 | 1,678,180 | |
| 37. FarmSite Improvements | 0 | 0.00 | 0 | 172 | 0.00 | 3,369,600 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 0 | 205.94 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 5.71 | 2,570 | |
| | Records | Acres | Value | Records | Acres | Value | Growth |
| 31. HomeSite UnImp Land | 7 | 10.51 | 144,355 | 7 | 10.51 | 144,355 | |
| 32. HomeSite Improv Land | 1,380 | 1,398.00 | 52,043,390 | 1,541 | 1,560.00 | 58,320,690 | |
| 33. HomeSite Improvements | 1,420 | 1,379.00 | 249,450,525 | 1,586 | 1,537.00 | 279,853,515 | 287,170 |
| 34. HomeSite Total | | | | 1,593 | 1,570.51 | 338,318,560 | |
| 35. FarmSite UnImp Land | 767 | 780.04 | 3,522,505 | 910 | 1,133.26 | 5,129,660 | |
| 36. FarmSite Improv Land | 1,553 | 2,436.96 | 14,226,760 | 1,727 | 2,701.96 | 15,904,940 | |
| 37. FarmSite Improvements | 1,576 | 0.00 | 36,244,880 | 1,748 | 0.00 | 39,614,480 | 0 |
| 38. FarmSite Total | | | | 2,658 | 3,835.22 | 60,649,080 | |
| 39. Road & Ditches | 0 | 3,343.79 | 0 | 0 | 3,549.73 | 0 | |
| 40. Other- Non Ag Use | 0 | 3.00 | 1,500 | 0 | 8.71 | 4,070 | |
| 41. Total Section VI | | | | 4,251 | 8,964.17 | 398,971,710 | 287,170 |

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 | 2 | 38.14 | 186,360 | 465 | 15,435.27 | 73,327,535 |
| 44. Recapture Value N/A | 2 | 38.14 | 269,790 | 465 | 15,435.27 | 109,959,305 |
| | Rural | | | Total | | |
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 3,991 | 200,740.04 | 960,604,550 | 4,458 | 216,213.45 | 1,034,118,445 |
| 44. Market Value | 0 | 0 | 0 | 0 | 0 | 0 |

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------------|-------------------|----------------|----------------------|----------------|-------------------------|
| 45. 1A1 | 2,422.57 | 15.58% | 16,279,655 | 18.10% | 6,719.99 |
| 46. 1A | 3,058.20 | 19.67% | 20,459,230 | 22.75% | 6,689.96 |
| 47. 2A1 | 1,419.75 | 9.13% | 8,653,435 | 9.62% | 6,095.04 |
| 48. 2A | 902.70 | 5.81% | 5,330,480 | 5.93% | 5,905.04 |
| 49. 3A1 | 3,733.58 | 24.01% | 21,113,390 | 23.47% | 5,655.00 |
| 50. 3A | 1,545.10 | 9.94% | 8,598,460 | 9.56% | 5,564.99 |
| 51. 4A1 | 953.02 | 6.13% | 4,259,965 | 4.74% | 4,469.96 |
| 52. 4A | 1,512.55 | 9.73% | 5,248,560 | 5.84% | 3,470.01 |
| 53. Total | 15,547.47 | 100.00% | 89,943,175 | 100.00% | 5,785.07 |
| Dry | | | | | |
| 54. 1D1 | 19,550.91 | 12.84% | 130,795,590 | 14.93% | 6,690.00 |
| 55. 1D | 49,118.31 | 32.26% | 326,880,585 | 37.32% | 6,654.96 |
| 56. 2D1 | 4,399.79 | 2.89% | 26,684,765 | 3.05% | 6,065.01 |
| 57. 2D | 2,262.33 | 1.49% | 13,223,245 | 1.51% | 5,844.97 |
| 58. 3D1 | 12,677.66 | 8.33% | 71,312,330 | 8.14% | 5,625.04 |
| 59. 3D | 23,801.72 | 15.63% | 131,623,515 | 15.03% | 5,530.00 |
| 60. 4D1 | 36,624.17 | 24.05% | 162,428,925 | 18.54% | 4,435.02 |
| 61. 4D | 3,833.44 | 2.52% | 13,052,860 | 1.49% | 3,405.00 |
| 62. Total | 152,268.33 | 100.00% | 876,001,815 | 100.00% | 5,753.01 |
| Grass | | | | | |
| 63. 1G1 | 937.49 | 3.48% | 2,380,325 | 4.12% | 2,539.04 |
| 64. 1G | 6,950.05 | 25.82% | 17,838,405 | 30.85% | 2,566.66 |
| 65. 2G1 | 990.82 | 3.68% | 1,949,050 | 3.37% | 1,967.11 |
| 66. 2G | 521.15 | 1.94% | 1,199,730 | 2.07% | 2,302.08 |
| 67. 3G1 | 1,013.19 | 3.76% | 2,448,200 | 4.23% | 2,416.33 |
| 68. 3G | 2,383.70 | 8.85% | 4,735,955 | 8.19% | 1,986.81 |
| 69. 4G1 | 9,284.93 | 34.49% | 18,753,980 | 32.43% | 2,019.83 |
| 70. 4G | 4,840.62 | 17.98% | 8,516,290 | 14.73% | 1,759.34 |
| 71. Total | 26,921.95 | 100.00% | 57,821,935 | 100.00% | 2,147.76 |
| Irrigated Total | | | | | |
| Irrigated Total | 15,547.47 | 7.30% | 89,943,175 | 8.69% | 5,785.07 |
| Dry Total | | | | | |
| Dry Total | 152,268.33 | 71.54% | 876,001,815 | 84.65% | 5,753.01 |
| Grass Total | | | | | |
| Grass Total | 26,921.95 | 12.65% | 57,821,935 | 5.59% | 2,147.76 |
| 72. Waste | 17,518.98 | 8.23% | 7,839,185 | 0.76% | 447.47 |
| 73. Other | 594.29 | 0.28% | 3,280,440 | 0.32% | 5,519.93 |
| 74. Exempt | 641.00 | 0.30% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 212,851.02 | 100.00% | 1,034,886,550 | 100.00% | 4,862.02 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|--------------|----------------|------------------|-------------------|-------------------|--------------------|-------------------|----------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 1,279.39 | 8,012,275 | 14,268.08 | 81,930,900 | 15,547.47 | 89,943,175 |
| 77. Dry Land | 32.39 | 178,365 | 10,292.64 | 59,403,265 | 141,943.30 | 816,420,185 | 152,268.33 | 876,001,815 |
| 78. Grass | 3.00 | 6,755 | 1,773.63 | 3,751,630 | 25,145.32 | 54,063,550 | 26,921.95 | 57,821,935 |
| 79. Waste | 2.75 | 1,240 | 1,673.91 | 772,375 | 15,842.32 | 7,065,570 | 17,518.98 | 7,839,185 |
| 80. Other | 0.00 | 0 | 262.67 | 1,575,010 | 331.62 | 1,705,430 | 594.29 | 3,280,440 |
| 81. Exempt | 0.00 | 0 | 0.00 | 0 | 641.00 | 0 | 641.00 | 0 |
| 82. Total | 38.14 | 186,360 | 15,282.24 | 73,514,555 | 197,530.64 | 961,185,635 | 212,851.02 | 1,034,886,550 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|----------------------|----------------|-------------------------|
| Irrigated | 15,547.47 | 7.30% | 89,943,175 | 8.69% | 5,785.07 |
| Dry Land | 152,268.33 | 71.54% | 876,001,815 | 84.65% | 5,753.01 |
| Grass | 26,921.95 | 12.65% | 57,821,935 | 5.59% | 2,147.76 |
| Waste | 17,518.98 | 8.23% | 7,839,185 | 0.76% | 447.47 |
| Other | 594.29 | 0.28% | 3,280,440 | 0.32% | 5,519.93 |
| Exempt | 641.00 | 0.30% | 0 | 0.00% | 0.00 |
| Total | 212,851.02 | 100.00% | 1,034,886,550 | 100.00% | 4,862.02 |

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> | |
| 83.1 133 Estates | 0 | 0 | 14 | 1,024,500 | 14 | 2,708,130 | 14 | 3,732,630 | 0 |
| 83.2 Al-bets | 0 | 0 | 2 | 112,080 | 2 | 103,185 | 2 | 215,265 | 0 |
| 83.3 Allen Hills | 0 | 0 | 48 | 2,712,480 | 48 | 12,658,810 | 48 | 15,371,290 | 427,935 |
| 83.4 Allen Hills V | 14 | 542,000 | 3 | 164,500 | 3 | 636,995 | 17 | 1,343,495 | 636,995 |
| 83.5 Arlington | 1 | 16,580 | 468 | 6,855,190 | 468 | 51,701,870 | 469 | 58,573,640 | 307,150 |
| 83.6 Arlington V | 69 | 1,188,530 | 1 | 25,000 | 1 | 10,000 | 70 | 1,223,530 | 10,000 |
| 83.7 Blair | 11 | 344,835 | 2,452 | 54,083,225 | 2,458 | 291,473,465 | 2,469 | 345,901,525 | 499,565 |
| 83.8 Blair V | 225 | 4,929,400 | 56 | 1,423,340 | 56 | 10,480,950 | 281 | 16,833,690 | 3,012,720 |
| 83.9 Brierbrooke | 0 | 0 | 3 | 211,665 | 3 | 346,715 | 3 | 558,380 | 0 |
| 83.10 Bur-ridge | 0 | 0 | 8 | 550,000 | 8 | 1,978,330 | 8 | 2,528,330 | 0 |
| 83.11 C & C | 0 | 0 | 2 | 58,945 | 2 | 1,215,620 | 2 | 1,274,565 | 0 |
| 83.12 C & C V | 1 | 46,325 | 0 | 0 | 0 | 0 | 1 | 46,325 | 0 |
| 83.13 Clearwater Creek | 0 | 0 | 13 | 717,620 | 13 | 3,787,280 | 13 | 4,504,900 | 50,870 |
| 83.14 Clearwater Creek V | 13 | 357,500 | 0 | 0 | 0 | 0 | 13 | 357,500 | 0 |
| 83.15 Cooper Woods | 0 | 0 | 16 | 682,460 | 16 | 4,102,610 | 16 | 4,785,070 | 411,720 |
| 83.16 Cooper Woods V | 3 | 43,160 | 2 | 82,420 | 2 | 395,120 | 5 | 520,700 | 395,120 |
| 83.17 Cottonwood Creek | 0 | 0 | 40 | 3,595,000 | 40 | 16,907,565 | 40 | 20,502,565 | 1,825,980 |
| 83.18 Cottonwood Creek V | 16 | 1,575,700 | 4 | 270,000 | 4 | 972,020 | 20 | 2,817,720 | 972,020 |
| 83.19 Country Air | 0 | 0 | 5 | 222,720 | 5 | 387,870 | 5 | 610,590 | 0 |
| 83.20 Country Air V | 1 | 500 | 0 | 0 | 0 | 0 | 1 | 500 | 0 |
| 83.21 Countryland | 0 | 0 | 21 | 1,115,520 | 21 | 3,777,855 | 21 | 4,893,375 | 26,040 |
| 83.22 Countryland V | 3 | 106,700 | 0 | 0 | 0 | 0 | 3 | 106,700 | 0 |
| 83.23 Crest Ridge | 0 | 0 | 18 | 741,000 | 18 | 4,254,650 | 18 | 4,995,650 | 211,910 |
| 83.24 Crest Ridge V | 5 | 374,480 | 1 | 41,000 | 1 | 149,830 | 6 | 565,310 | 149,830 |
| 83.25 Crystal Lake | 0 | 0 | 11 | 583,030 | 11 | 2,800,460 | 11 | 3,383,490 | 100,145 |
| 83.26 Crystal Lake V | 9 | 280,490 | 1 | 50,650 | 1 | 141,200 | 10 | 472,340 | 141,200 |
| 83.27 Deer Run | 0 | 0 | 1 | 60,250 | 1 | 237,880 | 1 | 298,130 | 0 |
| 83.28 Deerson Acres | 1 | 9,695 | 2 | 109,120 | 2 | 233,665 | 3 | 352,480 | 0 |
| 83.29 Du Du Dunes | 0 | 0 | 1 | 90,790 | 1 | 241,780 | 1 | 332,570 | 0 |
| 83.30 Du Du Dunes V | 1 | 24,095 | 0 | 0 | 0 | 0 | 1 | 24,095 | 0 |
| 83.31 Eagle View | 0 | 0 | 38 | 2,506,820 | 38 | 11,139,485 | 38 | 13,646,305 | 0 |
| 83.32 Eagle View V | 4 | 131,280 | 0 | 0 | 0 | 0 | 4 | 131,280 | 0 |
| 83.33 Elkhorn Oaks | 0 | 0 | 3 | 156,970 | 3 | 817,835 | 3 | 974,805 | 189,055 |
| 83.34 Elkhorn Riverview | 0 | 0 | 7 | 74,460 | 7 | 154,975 | 7 | 229,435 | 0 |
| 83.35 Elkhorn Riverview V | 10 | 85,750 | 1 | 8,985 | 1 | 4,305 | 11 | 99,040 | 4,305 |
| 83.36 Exempt | 15 | 325,735 | 2 | 43,390 | 2 | 170,710 | 17 | 539,835 | 0 |
| 83.37 Fawn Ridge | 0 | 0 | 7 | 538,240 | 7 | 1,335,860 | 7 | 1,874,100 | 0 |
| 83.38 Fawn Ridge V | 1 | 55,000 | 0 | 0 | 0 | 0 | 1 | 55,000 | 0 |
| 83.39 Fontanelle | 0 | 0 | 24 | 738,955 | 24 | 2,760,365 | 24 | 3,499,320 | 33,185 |

Schedule XI : Residential Records - Assessor Location Detail

| Line# | Assessor Location | Unimproved Land | | Improved Land | | Improvements | | Total | | Growth |
|-------|----------------------|-----------------|-----------|---------------|-----------|--------------|------------|---------|------------|---------|
| | | Records | Value | Records | Value | Records | Value | Records | Value | |
| 83.40 | Fontanelle V | 5 | 81,950 | 0 | 0 | 0 | 0 | 5 | 81,950 | 0 |
| 83.41 | Four Pine | 0 | 0 | 1 | 65,000 | 1 | 146,270 | 1 | 211,270 | 0 |
| 83.42 | Frenchs | 0 | 0 | 2 | 96,720 | 2 | 197,170 | 2 | 293,890 | 0 |
| 83.43 | Ft Calhoun | 1 | 19,875 | 326 | 9,140,070 | 326 | 43,037,770 | 327 | 52,197,715 | 563,520 |
| 83.44 | Ft Calhoun Repl 2 V | 1 | 24,390 | 0 | 0 | 0 | 0 | 1 | 24,390 | 0 |
| 83.45 | Ft Calhoun Replat 2 | 0 | 0 | 1 | 71,145 | 1 | 193,815 | 1 | 264,960 | 0 |
| 83.46 | Ft Calhoun V | 47 | 1,231,415 | 6 | 162,965 | 6 | 764,830 | 53 | 2,159,210 | 764,830 |
| 83.47 | Garryowen | 0 | 0 | 2 | 99,805 | 2 | 174,405 | 2 | 274,210 | 0 |
| 83.48 | Garryowen V | 1 | 500 | 0 | 0 | 0 | 0 | 1 | 500 | 0 |
| 83.49 | Glen Oaks | 0 | 0 | 6 | 370,500 | 6 | 1,937,575 | 6 | 2,308,075 | 823,870 |
| 83.50 | Glen Oaks V | 19 | 1,852,580 | 3 | 188,000 | 3 | 560,210 | 22 | 2,600,790 | 560,210 |
| 83.51 | Golden Pond | 0 | 0 | 2 | 173,080 | 2 | 719,320 | 2 | 892,400 | 0 |
| 83.52 | Gottsch | 0 | 0 | 1 | 47,000 | 1 | 102,660 | 1 | 149,660 | 0 |
| 83.53 | Gottsch 2 | 0 | 0 | 3 | 177,900 | 3 | 843,965 | 3 | 1,021,865 | 0 |
| 83.54 | Gylden Bakke | 0 | 0 | 9 | 423,000 | 9 | 2,022,525 | 9 | 2,445,525 | 0 |
| 83.55 | Hallberg | 0 | 0 | 2 | 130,060 | 2 | 411,445 | 2 | 541,505 | 0 |
| 83.56 | Heidi Hollo | 0 | 0 | 20 | 624,000 | 20 | 4,164,125 | 20 | 4,788,125 | 0 |
| 83.57 | Heidi Hollo V | 5 | 88,250 | 0 | 0 | 0 | 0 | 5 | 88,250 | 0 |
| 83.58 | Heidi Hollo West | 0 | 0 | 33 | 1,810,655 | 33 | 10,277,425 | 33 | 12,088,080 | 17,585 |
| 83.59 | Heidi Hollo West V | 14 | 304,945 | 0 | 0 | 0 | 0 | 14 | 304,945 | 0 |
| 83.60 | Herman | 0 | 0 | 128 | 682,730 | 128 | 7,560,590 | 128 | 8,243,320 | 6,000 |
| 83.61 | Herman V | 33 | 127,250 | 0 | 0 | 0 | 0 | 33 | 127,250 | 0 |
| 83.62 | High Point | 0 | 0 | 3 | 254,400 | 3 | 570,555 | 3 | 824,955 | 0 |
| 83.63 | Highland | 0 | 0 | 7 | 316,460 | 7 | 1,106,850 | 7 | 1,423,310 | 0 |
| 83.64 | Hillview | 0 | 0 | 3 | 134,710 | 3 | 643,245 | 3 | 777,955 | 0 |
| 83.65 | Hwy 133 Hilltop Acre | 0 | 0 | 1 | 47,475 | 1 | 251,210 | 1 | 298,685 | 0 |
| 83.66 | Hwy 133 Hilltop V | 2 | 77,190 | 0 | 0 | 0 | 0 | 2 | 77,190 | 0 |
| 83.67 | Imp On Lease Land | 5 | 0 | 0 | 0 | 251 | 3,390,055 | 256 | 3,390,055 | 0 |
| 83.68 | Jensen Acres | 0 | 0 | 2 | 99,135 | 2 | 467,235 | 2 | 566,370 | 0 |
| 83.69 | Jensen Acres V | 2 | 73,840 | 0 | 0 | 0 | 0 | 2 | 73,840 | 0 |
| 83.70 | Kaers | 0 | 0 | 6 | 357,180 | 6 | 728,830 | 6 | 1,086,010 | 0 |
| 83.71 | Kameo | 0 | 0 | 17 | 882,760 | 17 | 4,283,115 | 17 | 5,165,875 | 15,715 |
| 83.72 | Karas | 0 | 0 | 1 | 49,500 | 1 | 138,980 | 1 | 188,480 | 0 |
| 83.73 | Kennard | 0 | 0 | 162 | 2,317,055 | 162 | 13,524,430 | 162 | 15,841,485 | 84,225 |
| 83.74 | Kennard V | 19 | 421,115 | 1 | 14,260 | 1 | 138,810 | 20 | 574,185 | 10,560 |
| 83.75 | Lakeland | 1 | 6,275 | 312 | 6,602,265 | 312 | 48,637,494 | 313 | 55,246,034 | 426,820 |
| 83.76 | Lakeland V | 174 | 1,195,335 | 0 | 0 | 0 | 0 | 174 | 1,195,335 | 0 |
| 83.77 | Lakeview | 0 | 0 | 5 | 205,000 | 5 | 874,475 | 5 | 1,079,475 | 3,415 |
| 83.78 | Lakeview 2 | 0 | 0 | 6 | 205,460 | 6 | 925,265 | 6 | 1,130,725 | 0 |

Schedule XI : Residential Records - Assessor Location Detail

| Line# | Assessor Location | Unimproved Land | | Improved Land | | Improvements | | Total | | Growth |
|--------|----------------------|-----------------|---------|---------------|-----------|--------------|-----------|---------|-----------|---------|
| | | Records | Value | Records | Value | Records | Value | Records | Value | |
| 83.79 | Lakeview 2 V | 3 | 22,060 | 0 | 0 | 0 | 0 | 3 | 22,060 | 0 |
| 83.80 | Locust Creek | 0 | 0 | 5 | 247,565 | 5 | 813,055 | 5 | 1,060,620 | 103,660 |
| 83.81 | Locust Creek V | 3 | 30,000 | 0 | 0 | 0 | 0 | 3 | 30,000 | 0 |
| 83.82 | Long Creek | 0 | 0 | 6 | 494,530 | 6 | 1,228,575 | 6 | 1,723,105 | 354,650 |
| 83.83 | Long Creek V | 4 | 106,380 | 0 | 0 | 0 | 0 | 4 | 106,380 | 0 |
| 83.84 | Longview | 0 | 0 | 5 | 331,300 | 5 | 1,519,370 | 5 | 1,850,670 | 0 |
| 83.85 | Longview V | 3 | 171,480 | 1 | 65,260 | 1 | 228,745 | 4 | 465,485 | 0 |
| 83.86 | Looking Glass Hill V | 104 | 429,960 | 2 | 41,810 | 2 | 345,910 | 106 | 817,680 | 0 |
| 83.87 | Looking Glass Hills | 0 | 0 | 40 | 886,250 | 40 | 6,043,200 | 40 | 6,929,450 | 27,085 |
| 83.88 | Lorenzen Estates | 0 | 0 | 2 | 137,620 | 2 | 581,450 | 2 | 719,070 | 0 |
| 83.89 | Lorenzen Estates V | 2 | 110,120 | 0 | 0 | 0 | 0 | 2 | 110,120 | 0 |
| 83.90 | Millstone | 0 | 0 | 19 | 1,118,120 | 19 | 5,354,095 | 19 | 6,472,215 | 98,600 |
| 83.91 | Millstone V | 2 | 101,360 | 1 | 57,620 | 1 | 304,650 | 3 | 463,630 | 0 |
| 83.92 | Nashville | 0 | 0 | 20 | 860,525 | 20 | 2,202,165 | 20 | 3,062,690 | 0 |
| 83.93 | Nashville V | 2 | 49,750 | 0 | 0 | 0 | 0 | 2 | 49,750 | 0 |
| 83.94 | Nieto Valley | 0 | 0 | 1 | 52,580 | 1 | 165,370 | 1 | 217,950 | 0 |
| 83.95 | North Creek | 0 | 0 | 2 | 101,300 | 2 | 376,300 | 2 | 477,600 | 34,250 |
| 83.96 | Northwoods | 0 | 0 | 13 | 1,288,300 | 13 | 8,673,585 | 13 | 9,961,885 | 170,180 |
| 83.97 | Northwoods V | 19 | 841,660 | 1 | 93,460 | 1 | 382,450 | 20 | 1,317,570 | 0 |
| 83.98 | Oak Park 1 | 1 | 17,870 | 32 | 986,465 | 32 | 5,347,295 | 33 | 6,351,630 | 13,790 |
| 83.99 | Oak Park 1 V | 49 | 524,085 | 2 | 46,615 | 2 | 360,335 | 51 | 931,035 | 0 |
| 83.100 | Oak Park 2 | 0 | 0 | 11 | 472,180 | 11 | 1,991,890 | 11 | 2,464,070 | 0 |
| 83.101 | Oak Park 2 V | 4 | 101,505 | 1 | 38,910 | 1 | 154,865 | 5 | 295,280 | 0 |
| 83.102 | Oak Park 3 | 0 | 0 | 10 | 366,070 | 10 | 1,864,125 | 10 | 2,230,195 | 14,665 |
| 83.103 | Oak Park 3 V | 6 | 151,390 | 0 | 0 | 0 | 0 | 6 | 151,390 | 0 |
| 83.104 | Oak Park 4 | 0 | 0 | 14 | 600,485 | 14 | 3,552,305 | 14 | 4,152,790 | 0 |
| 83.105 | Oak Park 4 V | 4 | 208,700 | 0 | 0 | 0 | 0 | 4 | 208,700 | 0 |
| 83.106 | Oak Park 5 | 0 | 0 | 1 | 39,250 | 1 | 265,920 | 1 | 305,170 | 0 |
| 83.107 | Oak Park 5 V | 5 | 129,055 | 0 | 0 | 0 | 0 | 5 | 129,055 | 0 |
| 83.108 | Oak Point Farms | 0 | 0 | 2 | 95,285 | 2 | 266,300 | 2 | 361,585 | 0 |
| 83.109 | Oak Point Farms 1 | 0 | 0 | 1 | 80,040 | 1 | 142,320 | 1 | 222,360 | 0 |
| 83.110 | Ok Sub | 0 | 0 | 1 | 51,260 | 1 | 180,470 | 1 | 231,730 | 0 |
| 83.111 | Oleson | 0 | 0 | 1 | 62,000 | 1 | 135,110 | 1 | 197,110 | 0 |
| 83.112 | Owakonze Acres | 0 | 0 | 2 | 131,340 | 2 | 301,945 | 2 | 433,285 | 0 |
| 83.113 | Owen | 0 | 0 | 2 | 187,480 | 2 | 415,420 | 2 | 602,900 | 0 |
| 83.114 | Papio View | 1 | 52,240 | 1 | 56,600 | 1 | 131,205 | 2 | 240,045 | 0 |
| 83.115 | Pioneer Hills | 0 | 0 | 6 | 360,360 | 6 | 1,128,320 | 6 | 1,488,680 | 0 |
| 83.116 | Pioneer Hills V | 1 | 51,820 | 0 | 0 | 0 | 0 | 1 | 51,820 | 0 |
| 83.117 | Pushs | 0 | 0 | 10 | 891,260 | 10 | 2,077,490 | 10 | 2,968,750 | 0 |

Schedule XI : Residential Records - Assessor Location Detail

| Line# Assessor Location | Unimproved Land | | Improved Land | | Improvements | | Total | | Growth |
|---------------------------|-----------------|-----------|---------------|------------|--------------|-------------|---------|-------------|---------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 83.118 Pushs V | 2 | 128,000 | 0 | 0 | 0 | 0 | 2 | 128,000 | 0 |
| 83.119 Quail Ridge | 0 | 0 | 10 | 512,180 | 10 | 3,432,080 | 10 | 3,944,260 | 15,645 |
| 83.120 Quail Ridge V | 7 | 249,600 | 3 | 153,460 | 3 | 372,660 | 10 | 775,720 | 372,640 |
| 83.121 Quick Hill | 0 | 0 | 4 | 166,065 | 4 | 381,470 | 4 | 547,535 | 0 |
| 83.122 Recreation | 0 | 0 | 3 | 459,825 | 3 | 368,505 | 3 | 828,330 | 0 |
| 83.123 Richland | 0 | 0 | 5 | 356,540 | 5 | 1,200,490 | 5 | 1,557,030 | 203,275 |
| 83.124 River | 27 | 0 | 0 | 0 | 0 | 0 | 27 | 0 | 0 |
| 83.125 Riverbend Acres | 0 | 0 | 7 | 307,905 | 7 | 1,065,570 | 7 | 1,373,475 | 0 |
| 83.126 Riverbend Acres V | 1 | 31,690 | 0 | 0 | 0 | 0 | 1 | 31,690 | 0 |
| 83.127 Riverside | 0 | 0 | 4 | 240,000 | 4 | 1,269,635 | 4 | 1,509,635 | 0 |
| 83.128 Riverside V | 2 | 50,500 | 0 | 0 | 0 | 0 | 2 | 50,500 | 0 |
| 83.129 Rolland | 0 | 0 | 3 | 130,050 | 3 | 433,185 | 3 | 563,235 | 0 |
| 83.130 Rolling Acres | 0 | 0 | 34 | 2,414,120 | 34 | 6,130,785 | 34 | 8,544,905 | 0 |
| 83.131 Rolling Acres V | 1 | 55,000 | 0 | 0 | 0 | 0 | 1 | 55,000 | 0 |
| 83.132 Rolling Hills | 0 | 0 | 5 | 205,000 | 5 | 744,075 | 5 | 949,075 | 0 |
| 83.133 Rosalyn Ridge | 0 | 0 | 3 | 225,950 | 3 | 864,955 | 3 | 1,090,905 | 99,905 |
| 83.134 Rosalyn Ridge V | 1 | 38,800 | 0 | 0 | 0 | 0 | 1 | 38,800 | 0 |
| 83.135 Roseann | 0 | 0 | 2 | 127,900 | 2 | 214,440 | 2 | 342,340 | 0 |
| 83.136 Rosenbaum Acres | 1 | 1,675 | 2 | 63,500 | 2 | 224,695 | 3 | 289,870 | 0 |
| 83.137 Rural | 0 | 0 | 2 | 122,080 | 2 | 292,580 | 2 | 414,660 | 0 |
| 83.138 Rural Res | 1 | 1,440 | 831 | 50,443,080 | 831 | 131,820,150 | 832 | 182,264,670 | 635,930 |
| 83.139 Rural Res V | 74 | 2,727,885 | 2 | 144,745 | 2 | 264,065 | 76 | 3,136,695 | 75,165 |
| 83.140 Ruths Nashville | 0 | 0 | 6 | 234,315 | 6 | 616,640 | 6 | 850,955 | 0 |
| 83.141 Schmidt | 0 | 0 | 1 | 57,770 | 1 | 254,115 | 1 | 311,885 | 0 |
| 83.142 Schmidts Sub | 0 | 0 | 2 | 100,400 | 2 | 267,795 | 2 | 368,195 | 0 |
| 83.143 Schulz Farm | 0 | 0 | 2 | 121,060 | 2 | 493,400 | 2 | 614,460 | 0 |
| 83.144 Shannon Estates | 0 | 0 | 12 | 711,840 | 12 | 2,739,325 | 12 | 3,451,165 | 0 |
| 83.145 Shannon Estates V | 2 | 76,400 | 0 | 0 | 0 | 0 | 2 | 76,400 | 0 |
| 83.146 Sherwood Acres | 0 | 0 | 16 | 798,340 | 16 | 4,163,130 | 16 | 4,961,470 | 0 |
| 83.147 Sherwood Acres V | 2 | 30,840 | 0 | 0 | 0 | 0 | 2 | 30,840 | 0 |
| 83.148 Siemer V | 1 | 45,820 | 0 | 0 | 0 | 0 | 1 | 45,820 | 0 |
| 83.149 Sorensens | 0 | 0 | 4 | 268,220 | 4 | 632,720 | 4 | 900,940 | 0 |
| 83.150 South Creek | 0 | 0 | 1 | 57,175 | 1 | 87,970 | 1 | 145,145 | 0 |
| 83.151 Spracklin Acres | 0 | 0 | 3 | 165,000 | 3 | 304,740 | 3 | 469,740 | 0 |
| 83.152 Spring Ridge | 0 | 0 | 16 | 1,009,980 | 16 | 5,661,990 | 16 | 6,671,970 | 87,900 |
| 83.153 Spring Ridge V | 21 | 992,820 | 1 | 58,500 | 1 | 10,000 | 22 | 1,061,320 | 10,000 |
| 83.154 Spring Valley | 0 | 0 | 18 | 1,237,800 | 18 | 3,885,775 | 18 | 5,123,575 | 6,000 |
| 83.155 Spring Valley V | 3 | 166,560 | 0 | 0 | 0 | 0 | 3 | 166,560 | 0 |
| 83.156 State | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |

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> | |
| 83.157 Stoops | 0 | 0 | 1 | 41,000 | 1 | 95,985 | 1 | 136,985 | 0 |
| 83.158 Sunrise Estates | 0 | 0 | 5 | 261,825 | 5 | 1,092,785 | 5 | 1,354,610 | 0 |
| 83.159 Sunrise Estates V | 1 | 71,345 | 0 | 0 | 0 | 0 | 1 | 71,345 | 0 |
| 83.160 Surrey Hills | 0 | 0 | 19 | 1,244,000 | 19 | 4,056,920 | 19 | 5,300,920 | 0 |
| 83.161 Surrey Hills 1 | 0 | 0 | 3 | 268,980 | 3 | 838,335 | 3 | 1,107,315 | 0 |
| 83.162 Thomson Timbers | 0 | 0 | 4 | 226,100 | 4 | 677,605 | 4 | 903,705 | 0 |
| 83.163 Thomson Timbers V | 2 | 79,100 | 0 | 0 | 0 | 0 | 2 | 79,100 | 0 |
| 83.164 Valley View | 0 | 0 | 6 | 298,620 | 6 | 1,306,525 | 6 | 1,605,145 | 0 |
| 83.165 Valley View V | 3 | 55,840 | 0 | 0 | 0 | 0 | 3 | 55,840 | 0 |
| 83.166 Washington | 0 | 0 | 62 | 952,010 | 62 | 5,974,250 | 62 | 6,926,260 | 23,985 |
| 83.167 Washington V | 16 | 173,800 | 0 | 0 | 0 | 0 | 16 | 173,800 | 0 |
| 83.168 Wildwood | 0 | 0 | 1 | 18,360 | 1 | 78,315 | 1 | 96,675 | 0 |
| 83.169 Wildwood V | 12 | 24,980 | 0 | 0 | 0 | 0 | 12 | 24,980 | 0 |
| 83.170 [none] | 19 | 505,165 | 9 | 759,135 | 21 | 3,282,390 | 40 | 4,546,690 | 0 |
| 84 Residential Total | 1,145 | 24,549,360 | 5,673 | 180,603,285 | 5,942 | 809,016,324 | 7,087 | 1,014,168,969 | 15,029,820 |

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 Arlington | 0 | 0 | 44 | 779,315 | 44 | 3,890,660 | 44 | 4,669,975 | 0 |
| 85.2 Arlington V | 7 | 128,845 | 0 | 0 | 0 | 0 | 7 | 128,845 | 0 |
| 85.3 Blair | 9 | 473,545 | 356 | 17,787,215 | 356 | 95,255,375 | 365 | 113,516,135 | 587,795 |
| 85.4 Blair V | 103 | 6,572,010 | 8 | 1,693,645 | 8 | 10,255,935 | 111 | 18,521,590 | 258,685 |
| 85.5 Cargill | 0 | 0 | 2 | 228,900 | 2 | 541,835 | 2 | 770,735 | 0 |
| 85.6 Cole Nashville | 0 | 0 | 1 | 49,130 | 1 | 500 | 1 | 49,630 | 0 |
| 85.7 Ericksen V | 1 | 20,300 | 0 | 0 | 0 | 0 | 1 | 20,300 | 0 |
| 85.8 Exempt | 6 | 0 | 3 | 66,175 | 3 | 508,135 | 9 | 574,310 | 0 |
| 85.9 Fontanelle | 0 | 0 | 3 | 51,640 | 3 | 172,790 | 3 | 224,430 | 0 |
| 85.10 Ft Calhoun | 0 | 0 | 56 | 1,545,515 | 56 | 13,852,395 | 56 | 15,397,910 | 40,130 |
| 85.11 Ft Calhoun V | 8 | 341,520 | 2 | 61,625 | 2 | 256,880 | 10 | 660,025 | 256,880 |
| 85.12 Herman | 0 | 0 | 26 | 208,495 | 26 | 1,187,435 | 26 | 1,395,930 | 18,555 |
| 85.13 Herman V | 4 | 15,255 | 0 | 0 | 0 | 0 | 4 | 15,255 | 0 |
| 85.14 Imp On Lease Land | 2 | 0 | 0 | 0 | 18 | 69,866,505 | 20 | 69,866,505 | 101,000 |
| 85.15 Kennard | 0 | 0 | 12 | 96,665 | 12 | 506,180 | 12 | 602,845 | 0 |
| 85.16 Kennard V | 3 | 27,565 | 1 | 10,965 | 1 | 32,950 | 4 | 71,480 | 0 |
| 85.17 Oak Park 1 | 0 | 0 | 1 | 124,440 | 1 | 359,930 | 1 | 484,370 | 0 |
| 85.18 Oak Park 1 V | 7 | 146,440 | 1 | 42,375 | 1 | 132,340 | 8 | 321,155 | 0 |
| 85.19 State | 8 | 7,980 | 1 | 1,775 | 1 | 455 | 9 | 10,210 | 0 |
| 85.20 Stoops | 0 | 0 | 1 | 65,000 | 1 | 437,355 | 1 | 502,355 | 0 |
| 85.21 Washington | 0 | 0 | 4 | 23,955 | 4 | 182,915 | 4 | 206,870 | 0 |
| 85.22 [none] | 11 | 1,680,345 | 36 | 8,243,790 | 43 | 117,064,560 | 54 | 126,988,695 | 693,160 |
| 86 Commercial Total | 169 | 9,413,805 | 558 | 31,080,620 | 583 | 314,505,130 | 752 | 354,999,555 | 1,956,205 |

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 | 922.21 | 3.73% | 2,278,100 | 4.84% | 2,470.26 |
| 88. 1G | 6,515.42 | 26.35% | 14,945,900 | 31.76% | 2,293.93 |
| 89. 2G1 | 984.31 | 3.98% | 1,909,590 | 4.06% | 1,940.03 |
| 90. 2G | 465.10 | 1.88% | 872,120 | 1.85% | 1,875.12 |
| 91. 3G1 | 853.30 | 3.45% | 1,548,840 | 3.29% | 1,815.12 |
| 92. 3G | 2,253.54 | 9.11% | 4,016,180 | 8.54% | 1,782.16 |
| 93. 4G1 | 8,262.22 | 33.41% | 14,218,230 | 30.22% | 1,720.87 |
| 94. 4G | 4,473.01 | 18.09% | 7,264,575 | 15.44% | 1,624.09 |
| 95. Total | 24,729.11 | 100.00% | 47,053,535 | 100.00% | 1,902.76 |
| CRP | | | | | |
| 96. 1C1 | 15.28 | 0.70% | 102,225 | 0.95% | 6,690.12 |
| 97. 1C | 434.63 | 19.82% | 2,892,505 | 26.86% | 6,655.10 |
| 98. 2C1 | 6.51 | 0.30% | 39,460 | 0.37% | 6,061.44 |
| 99. 2C | 56.05 | 2.56% | 327,610 | 3.04% | 5,844.96 |
| 100. 3C1 | 159.89 | 7.29% | 899,360 | 8.35% | 5,624.87 |
| 101. 3C | 130.16 | 5.94% | 719,775 | 6.68% | 5,529.92 |
| 102. 4C1 | 1,022.71 | 46.64% | 4,535,750 | 42.12% | 4,435.03 |
| 103. 4C | 367.61 | 16.76% | 1,251,715 | 11.62% | 3,405.01 |
| 104. Total | 2,192.84 | 100.00% | 10,768,400 | 100.00% | 4,910.71 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 24,729.11 | 91.85% | 47,053,535 | 81.38% | 1,902.76 |
| CRP Total | 2,192.84 | 8.15% | 10,768,400 | 18.62% | 4,910.71 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 26,921.95 | 100.00% | 57,821,935 | 100.00% | 2,147.76 |

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

89 Washington

| | 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 | 981,673,825 | 1,009,441,274 | 27,767,449 | 2.83% | 15,029,820 | 1.30% |
| 02. Recreational | 1,517,280 | 4,727,695 | 3,210,415 | 211.59% | 0 | 211.59% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 331,971,735 | 338,318,560 | 6,346,825 | 1.91% | 287,170 | 1.83% |
| 04. Total Residential (sum lines 1-3) | 1,315,162,840 | 1,352,487,529 | 37,324,689 | 2.84% | 15,316,990 | 1.67% |
| 05. Commercial | 162,138,030 | 164,009,250 | 1,871,220 | 1.15% | 1,956,205 | -0.05% |
| 06. Industrial | 195,513,260 | 190,990,305 | -4,522,955 | -2.31% | 0 | -2.31% |
| 07. Total Commercial (sum lines 5-6) | 357,651,290 | 354,999,555 | -2,651,735 | -0.74% | 1,956,205 | -1.29% |
| 08. Ag-Farmsite Land, Outbuildings | 58,461,460 | 60,649,080 | 2,187,620 | 3.74% | 0 | 3.74% |
| 09. Minerals | 100 | 100 | 0 | 0.00 | 0 | 0.00% |
| 10. Non Ag Use Land | 1,000 | 4,070 | 3,070 | 307.00% | | |
| 11. Total Non-Agland (sum lines 8-10) | 58,462,560 | 60,653,250 | 2,190,690 | 3.75% | 0 | 3.75% |
| 12. Irrigated | 82,762,680 | 89,943,175 | 7,180,495 | 8.68% | | |
| 13. Dryland | 880,470,510 | 876,001,815 | -4,468,695 | -0.51% | | |
| 14. Grassland | 62,926,145 | 57,821,935 | -5,104,210 | -8.11% | | |
| 15. Wasteland | 7,402,300 | 7,839,185 | 436,885 | 5.90% | | |
| 16. Other Agland | 0 | 3,280,440 | 3,280,440 | | | |
| 17. Total Agricultural Land | 1,033,561,635 | 1,034,886,550 | 1,324,915 | 0.13% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 2,764,838,325 | 2,803,026,884 | 38,188,559 | 1.38% | 17,273,195 | 0.76% |

2017 Assessment Survey for Washington County

A. Staffing and Funding Information

| | |
|-----|--|
| 1. | Deputy(ies) on staff: |
| | 1 |
| 2. | Appraiser(s) on staff: |
| | .4 FTE |
| 3. | Other full-time employees: |
| | 4 |
| 4. | Other part-time employees: |
| | 0 |
| 5. | Number of shared employees: |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year: |
| | 318,505 |
| 7. | |
| | |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | The appraisal budget is not a separate line item, a portion is combined in the salaries for those positions. |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | NA |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | The computer system is funded through the County General budget |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | 1,500 |
| 12. | |
| | |
| 13. | Amount of last year's assessor's budget not used: |
| | 5% 15,300 |

B. Computer, Automation Information and GIS

| | |
|----|--|
| 1. | Administrative software: |
| | Terra Scan |
| 2. | CAMA software: |
| | Terra Scan |
| 3. | Are cadastral maps currently being used? |
| | Yes |
| 4. | If so, who maintains the Cadastral Maps? |
| | Assessor's office staff. Updates are maintained between the assessors and surveyor offices in a cooperative manner |
| 5. | Does the county have GIS software? |
| | Yes |
| 6. | Is GIS available to the public? If so, what is the web address? |
| | Yes, http://washington.gisworkshop.com/ |
| 7. | Who maintains the GIS software and maps? |
| | Assessor staff along with the surveyor staff, there is also a contract with Calvin Poulson for 1 day a week. |
| 8. | Personal Property software: |
| | 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? |
| | Arlington, Blair, Ft. Calhoun, Herman, Kennard, and Washington |
| 4. | When was zoning implemented? |
| | 1970. An updated comprehensive plan was implemented in June of 2005 |

D. Contracted Services

| | |
|----|---|
| 1. | Appraisal Services: |
| | No |
| 2. | GIS Services: |
| | Calvin Poulson for GIS, GIS Workshop for hosting web site |
| 3. | Other services: |
| | None |

E. Appraisal /Listing Services

| | |
|----|--|
| 1. | Does the county employ outside help for appraisal or listing services? |
| | No |
| 2. | |
| | |
| 3. | What appraisal certifications or qualifications does the County require? |
| | None |
| 4. | Have the existing contracts been approved by the PTA? |
| | NA |
| 5. | Does the appraisal or listing service providers establish assessed values for the county? |
| | NA |

2017 Residential Assessment Survey for Washington County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------|--|------------------------|--------------------------------|--------------------------------|---------------------------|--|------------------------|--|--------------------------------|--|------|---|------|-------|----|---|------|------|------|----|------|------|------|------|----|------|------|------|------|----|------|------|------|------|
| | Appraisal staff | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | List the valuation groupings recognized by the County and describe the unique characteristics of each: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Blair, County seat and major trade hub of the County</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Arlington, estimated 2012 population of 1250</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Ft. Calhoun-estimated 2012 population 910</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Rural</td> </tr> <tr> <td style="text-align: center;">50</td> <td>Rural subdivisions- platted subdivisions throughout the county and remaining incorporated areas which include Herman, Kennard, and Washington</td> </tr> </tbody> </table> | | | | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 01 | Blair, County seat and major trade hub of the County | 10 | Arlington, estimated 2012 population of 1250 | 15 | Ft. Calhoun-estimated 2012 population 910 | 40 | Rural | 50 | Rural subdivisions- platted subdivisions throughout the county and remaining incorporated areas which include Herman, Kennard, and Washington | | | | | | | | | | | | | | | | | | |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01 | Blair, County seat and major trade hub of the County | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Arlington, estimated 2012 population of 1250 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Ft. Calhoun-estimated 2012 population 910 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 40 | Rural | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50 | Rural subdivisions- platted subdivisions throughout the county and remaining incorporated areas which include Herman, Kennard, and Washington | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Sales comparison, Marshall and Swift costing data is used to achieve equalization within valuation groupings, the county uses the same costing year for all valuation groups. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 uses a combination of Marshall and Swift and the counties depreciation studies. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | The county utilizes a sales comparison approach, relying on vacant land sales. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | Describe the methodology used to determine value for vacant lots being held for sale or resale? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | The county looks at the income stream for all lots, within the combined parcel and applies a discount for the whole. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">15</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">40</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2012</td> </tr> <tr> <td style="text-align: center;">50</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table> | | | | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | 01 | 2014 | 2015 | 2013 | 2014 | 10 | 2014 | 2015 | 2014 | 2014 | 15 | 2016 | 2015 | 2016 | 2016 | 40 | 2012 | 2015 | 2011 | 2012 | 50 | 2012 | 2015 | 2011 | 2016 |
| <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 | 2014 | 2015 | 2013 | 2014 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | 2014 | 2015 | 2014 | 2014 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | 2016 | 2015 | 2016 | 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 40 | 2012 | 2015 | 2011 | 2012 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50 | 2012 | 2015 | 2011 | 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

The County feels that location and amenities in these groups are similar and that they create their own unique market. These groups also represent the appraisal cycle. The rural and rural subdivisions along with the incorporated areas of Herman, Kennard and Washington are sometimes reviewed using a two year period. Overall the appraisal cycle is a five year cycle to ensure that the six year inspection requirement is fulfilled.

2017 Commercial Assessment Survey for Washington County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------|--|------------------------|--------------------------------|--------------------------------|---------------------------|--|------------------------|--------------------------------|--------------------------------|-----------|------|---------------------------------------|------|------------|----|------|------|------|------|----|------|------|------|------|
| | The data collection is completed by the Washington County assessor staff. | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | List the valuation groupings recognized in 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>Blair and Blair suburban</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Arlington</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Ft Calhoun, Herman, Kennard and Rural</td> </tr> </tbody> </table> | | | | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 01 | Blair and Blair suburban | 02 | Arlington | 03 | Ft Calhoun, Herman, Kennard and Rural | | | | | | | | | | | | |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | | | | | | | | |
| 01 | Blair and Blair suburban | | | | | | | | | | | | | | | | | | | | | | | |
| 02 | Arlington | | | | | | | | | | | | | | | | | | | | | | | |
| 03 | Ft Calhoun, Herman, Kennard and Rural | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | | | | | | | | | | | | | | | | | | | | | |
| | The County correlates a final value from the Income, Cost, and Sales Comparison approaches to value. | | | | | | | | | | | | | | | | | | | | | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | | | | | | | | | | | | | | | | | | | | | |
| | The County relies on the experience and expertise of the appraisal staff and will rely on sales of similar properties throughout the area and state and adjust those to the local market. | | | | | | | | | | | | | | | | | | | | | | | |
| 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 their own depreciation tables to arrive at an effective age for the property. The effective age is then used to arrive at an equalized initial value. Once an entire grouping has been equalized the new values are correlated with the market value for adjustments to achieve compliance in the sales file. | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | | | | | | | | | | | | | | | | | | | | | |
| | The county develops depreciation tables for each valuation group. | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | | | | | | | | | | | | | | | | | | | | | |
| | Lot value studies are completed at least every six years. A sales review process is used to determine if a study needs to be completed more frequently. The last study was conducted in 2013 and 2014. The county will review the lot values at the same time as the properties are reviewed. | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">20104-2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table> | | | | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | 01 | 2014 | 2015 | 2013 | 20104-2016 | 02 | 2014 | 2015 | 2014 | 2014 | 03 | 2014 | 2015 | 2014 | 2014 |
| <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 | 2014 | 2015 | 2013 | 20104-2016 | | | | | | | | | | | | | | | | | | | | |
| 02 | 2014 | 2015 | 2014 | 2014 | | | | | | | | | | | | | | | | | | | | |
| 03 | 2014 | 2015 | 2014 | 2014 | | | | | | | | | | | | | | | | | | | | |

| |
|---|
| <p>The County feels these groupings have unique market influences due to the size and location of the communities. The county inspects the commercial parcels by occupancy code and not by valuation grouping. That is why there are multiple inspection years for the various valuation groupings. The County is on a five year inspection cycle for the commercial class of property.</p> |
|---|

2017 Agricultural Assessment Survey for Washington County

| 1. | Valuation data collection done by: | | | | | | | |
|--------------------|--|--------------------------------|--|--------------------------------|----|---|------|--|
| | Appraisal 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="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The entire county is considered as one market area for special value. The County abstract still accounts for 16 market areas but they are areas where the county analyzes for other than agricultural influences.</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table> | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 01 | The entire county is considered as one market area for special value. The County abstract still accounts for 16 market areas but they are areas where the county analyzes for other than agricultural influences. | 2015 | |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | | |
| 01 | The entire county is considered as one market area for special value. The County abstract still accounts for 16 market areas but they are areas where the county analyzes for other than agricultural influences. | 2015 | | | | | | |
| | The geo codes for the area considered to have only the general agricultural influence are 2083,2085, 2097, 2099, 2101, 2367, and 2369. | | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | | |
| | The county continually verifies sales to establish the market areas in the county. The process involves reviewing these sales to determine the market value to establish values for agricultural land. The county also uses the information to determine the market value of land associated with rural residential parcels where the land not associated with buildings or land is determined to be of an agricultural use. | | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | | |
| | The county relies on the present use of the parcel, presently improved parcels under 38 acres are considered as residential. If the county determines that the primary use is agricultural for parcels under 38 acres and an application for special value has been filed then the land will be assessed at its special value or that value that represents the agricultural market. Recreational land is that land which is not used for an agricultural, or residential purposes. | | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences? | | | | | | | |
| | Rural home sites and rural residential are valued in the same manner, but rural subdivisions may be valued higher reflecting sales of comparable properties. | | | | | | | |
| 6. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | | |
| | There are only two WRP parcels in the county. The county considers similar parcels in adjoining counties. | | | | | | | |
| | <u>If your county has special value applications, please answer the following</u> | | | | | | | |
| 7a. | How many special valuation applications are on file? | | | | | | | |
| | 4,458 | | | | | | | |
| 7b. | What process was used to determine if non-agricultural influences exist in the county? | | | | | | | |
| | | | | | | | | |

| | |
|------------|--|
| | <p>Sales review as well as an analysis using sales from Burt County. Washington County reviews comparable cash rents from Burt and Washington Counties. The assumption is if the rental rates are comparable than the market value for agricultural purposes should also be comparable any difference between the two counties rental rates would likely indicate a corresponding difference in the market value. The county than compares the market value in the various areas within the counties, those that are different are determined to be influenced by economic forces other than the recognized agricultural market.</p> |
| | <p><i><u>If your county recognizes a special value, please answer the following</u></i></p> |
| 7c. | Describe the non-agricultural influences recognized within the county. |
| | 4,458 |
| 7d. | Where is the influenced area located within the county? |
| | Generally the southern and eastern portion of the county. |
| 7e. | Describe in detail how the special values were arrived at in the influenced area(s). |
| | The county uses the northern portion of the county and also uses the sales in Burt counties market area two. As described in 7B, the county utilizes an income approach based on a comparison of rental rates in the county with those of Burt County. |

**2016 PLAN OF ASSESSMENT
FOR
WASHINGTON COUNTY
ASSESSMENT YEARS 2017, 2018, AND 2019
Date: June 15, 2016**

PLAN OF ASSESSMENT REQUIREMENTS:

Pursuant to Nebraska State Statute 77-1311.02, the county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter, the plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions, The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of revenue on or before October 31 each year.

DISCLAIMER:

This Plan of Assessment was developed to meet the requirements of Nebraska State Statute 77-1311.02. The reader should note that at the time this document is being prepared, the 2015 numbers are not available for State assessed personal property and State assessed real estate. In addition, homestead exemption applications are still being received, special valuation applications are being accepted and determinations on Nebraska Advantage exemptions are not finalized by the Property Assessment Division.

For the reasons stated above, it is difficult on June 15th, to describe and determine all the assessment actions necessary to achieve the levels of value required by law, and the resources necessary to complete those actions.

Thank you to the reader for your time and understanding.

REAL PROPERTY ASSESSMENT REQUIREMENTS:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344.

Reference, Nebraska Revised Statute 77-201.

RECORD MAINTENANCE:

MAPPING

Washington County's cadastral maps were completed in 1989. They are currently being maintained in the County Surveyor's Office for the Assessor's Office. All parcel splits, new subdivisions and ownership changes are kept up to date by the Assessor's Staff and Surveyor's Staff.

OWNERSHIP

Real estate transfer statements are received from the County Clerk on an ongoing basis. Ownership transfers are made on the property record cards and in our CAMA system along with the sale information.

REPORT GENERATION

Nebraska State Statutes require the production of many reports. In Washington County, report generation is the responsibility of the Deputy Assessor with final approval of all data by the County Assessor. The following reports are required by statute and completed each year:

- Abstract-Real Estate
- Abstract –Personal Property
- Certification of Values
- School District Taxable Value Report
- Certificate of Taxes Levied

From time to time, corrections to the tax list are required. If appropriate, the Assessor's Office presents the correction book to the County Board for approval. Once approved, the online computer correction is completed by the Assessor's Office, the property record card is updated and the information is forwarded to the Treasurer's Office via Washington County's CAMA system.

ADMINISTER HOMESTEAD EXEMPTION:

The Assessment Specialist and the Assessor work on the administration of the homestead exemption worksheets, documentation, mailing of all forms, finding the median average of the county totals and updating of documents and computer records to reflect exemption values and taxes.

For the year of 2015 (payable in 2016) we had a total of ((551)) applicants and a value exempted of ((\$55,192,695)) with a tax loss of ((\$1,088,760.04)). The average median value for 2016 is not available at this time. The 2015 average medium was ((\$160,670)).

ADMINISTER PERSONAL PROPERTY:

The Assessment Specialist works with the County Assessor in the administration of personal property. New business is obtained through following up on local and county building permits and discovery.

The County Assessor requested that personal property returns be accompanied with a copy of the federal depreciation worksheet as part of the updating process.

The 2016 value of centrally assessed and the final determination of Nebraska Advantage personal property is not available at this time.

ADMINISTER SPECIAL VALUATION:

The Assessor's Office administrates the filing of all special valuation applications for Washington County. This includes assisting the taxpayer in the completion of the application and verifying the information on the form for approval.

Corrections to the tax rolls for homestead exemption, personal property and special valuation are reviewed and approved by the County Assessor and the County Board in accordance with State rules, regulations and guidelines.

GENERATE TAX ROLL:

The Assessor's Office generates tax rolls for real estate, personal property, railroads and public services. Homestead exemption credits are included on parcels approved for exemption. The tax rolls are generated by the Assessor's office. Collection of the taxes is the responsibility of the County Treasurer.

RESPONSIBILITIES OF APPRAISAL:

VALUE ALL REAL PROPERTY

The Assessor with the assistance of the Residential Appraiser, Commercial Appraiser and the Deputy Assessor are the core team. This is the team that identifies the value of real property for Washington County.

DEVELOP PLAN OF REVIEW

This core team also develops a yearly plan as to what needs to be reviewed, audited and updated for the upcoming year. As required by statute, the plan of review includes a physical inspection of property at least once every six years. This will include a spot check of measurements for accuracy, re-assessment of quality and condition scores, and the addition or subtraction of any physical improvements.

In 2015, new Marshall and Swift costing tables were loaded on our CAMA system with appropriate adjustments to the depreciation schedules. In addition, unimproved rural sites were reviewed, improved procedures for developers adjustments have been implemented, and adjustments to rural market areas that more accurately reflect the current market value.

ESTABLISH PROCEDURE FOR PICKUP WORK

The requirement for pickup work is determined weekly. The Assessor's Office acquires building permits from planning and zoning, and the city and villages on an ongoing basis. The researching of building permits and market areas with current sales and discovery are used to identify potential pickup work. If the project is incomplete at the time of inspection, the property will be revisited on a date that is as close to December 31st as possible. The project will be assigned a partial value for the amount of construction completed based off of the inspection completed closest to January 1st as possible. The value will be based off our own physical measurements, and not off the contractor's plans of specifications.

Pick up work is completed by the Commercial Appraiser, Residential Property Appraiser and the Deputy Assessor with the approval of the County Assessor. A filing system by legal description is comprised of a property record card with a permanent picture, footprint sketch, and complete site and improvement information.

REVIEW SALES

The Assessor's Office reviews sales that occur in Washington County. Residential lot sales are reviewed by an Assessment Specialist. Residential improved and agriculture improved and unimproved sales are being completed by another Assessment Specialist. Commercial sales are reviewed by the Commercial Appraiser with final review being performed by the County Assessor and Deputy Assessor.

Sales are audited and reviewed by the Assessor. Updates to all values are performed on an annual basis. The Assessor with the assistance of the Residential Appraiser, Commercial Appraiser and the Deputy Assessor are the core team who value all real property for Washington County.

PERSONNEL COUNT:

Position: Assessor/Deputy Assessor (2)

Position Description:

The Assessor administrates all the assessment duties as required by Nebraska State Statutes. He/she is responsible for completing many reports during the year within the statutory deadlines. The Assessor works with the County Board of Supervisors as well as other elected officials and supervises the assessment and appraisal staff.

Continuing Education Requirements:

The Assessor and Deputy are required to obtain 60 hours of continuing education every 4 years. The Assessor/Deputy attends workshops and meetings to further his/her knowledge of the assessment field.

Position: Assessment Specialist (2)

Position Description:

The Assessment Specialist has his/her areas of "expertise" in the various activities of the assessment field, such as personal property, homestead exemption, real estate transfers (521's) and special valuations. All Assessment Specialists are able to assist in all areas, but every member has his or her own area for which they are responsible.

Continuing Education Requirements:

The current position holders have taken classes such as Residential Data Collection, Marshall & Swift, TerraScan user education, as well as IAAO classes. Most position holders have a current Assessor Certificate.

Position: Appraiser (2)

Position Description:

Establish property value on an annual basis, coordinate the re-evaluation process, compile the necessary data needed to support value, track recent sales, supervise job tasks of appraisal assistants and complete the appraisal assistant evaluation process.

Continuing Education Requirements:

Current position holders have voluntarily taken several classes in mass appraisal, geographical information systems and TerraScan user education. All position holders have a current Assessor Certificate.

BUDGETING:

Budget Worksheet 2015-2016

| | | | |
|--------|---------------------------------|----|------------------|
| 605-00 | County Assessor | | |
| 1-0100 | Official's Salary | \$ | 52,600.00 |
| 1-0201 | Deputy's Salary | \$ | 44,100.00 |
| 1-0305 | Regular Time Salaries | \$ | 141,600.00 |
| 1-0405 | Part Time Salaries | \$ | 47,100.00 |
| 1-0505 | Overtime | \$ | <u>2,000.00</u> |
| | Personnel Services Total | \$ | 287,400.00 |
| 2-0100 | Postal Services | \$ | 9,000.00 |
| 2-1701 | Meals | \$ | 500.00 |
| 2-1702 | Lodging | \$ | 1,100.00 |
| 2-1704 | Mileage Allowance | \$ | 2,750.00 |
| 2-1801 | Dues Subscriptions Registration | \$ | 1,000.00 |
| 2-2000 | Printing & Publishing | \$ | 1,200.00 |
| 2-3910 | Assessor School | \$ | <u>1,500.00</u> |
| | Operating Expenses Total | \$ | 17,050.00 |
| 3-0100 | Office Supplies | \$ | 10,000.00 |
| 3-0128 | Supplies – Data Processing | \$ | 1,000.00 |
| 3-0211 | Tires & Car Expenses | \$ | 1,000.00 |
| | Supplies and Materials Total | \$ | <u>12,000.00</u> |
| 5-0315 | Data Processing Equipment | \$ | 2,000.00 |
| 5-0500 | Office Equipment | \$ | 1,000.00 |
| 5-1309 | Data Processing Software | \$ | 1,000.00 |
| | Capital Outlay Total | \$ | <u>4,000.00</u> |
| | Total Expenditures | \$ | 320,450.00 |

HISTORY:

Washington County is currently using TerraScan for all computer functions. The appraisal is being calculated by using the current Marshall & Swift package and TerraScan.

WHAT HAS BEEN DONE IN CAMA

All residential, commercial, agricultural and personal property are entered into TerraScan, our current CAMA computer system. Washington County has the ability to digitize photos in this system with a digital camera.

PROCESS TO THIS POINT

Washington County has the capability of electronic pricing, generating reports, calculating personal property depreciation and performing many general tasks of the County Assessor's Office.

Washington County has completed the entering of pictures and sketches into the CAMA system. Washington County's CAMA or TerraScan is located in Lincoln, Nebraska.

Sales are loaded in the system. They are also recorded in a hard copy sales book along with pictures and the current history of the property. The 521's are kept in binders and archived for future reference. All documents are in good condition and order in accordance with the book and page number.

PICTURES AND SKETCHES

Pictures and sketches are maintained on-line and in the parcel record card.

COMPARABLE SELECTION

Washington County has a hard copy sales book that includes pictures and sales sheet for recent sales that have taken place in the county.

The county has an ongoing plan to keep the parcels updated to current through a review process of sales, building permits, discovery and drive by reviews.

RE-LISTED TOWNS

Records are accurate and complete.

WHAT WE NEED TO COMPLETE

June of 2015 Marshall and Swift costing tables are currently loaded on the CAMA system with appropriate adjustments to the depreciation schedules.

TOTAL RE-LISTING AND DATA ENTRY

The parcel cards are reviewed and edited on a yearly basis with any corrections being made to the card. The three year plan is reviewed on a yearly basis with the overall decisions based on current budget constraints.

The Assessor's Office, with the help of their consultant and the County Surveyor's Office, has developed a parcel grid for the Geographic Information System. In addition the, parcel identifier numbers have been loaded.

PARCEL COUNT:

The following numbers are based off the 2016 abstract. Please be aware that additional changes have occurred since the abstract. These numbers do not include centrally assessed and the final determinations for Nebraska Advantage by the Department of Revenue.

List the number of residential parcels and value. The number of parcels is ((7028)) with a value of ((\$985,015,615)).

List the number of commercial parcels and value. The number of parcels is ((692)) with a value of ((\$162,887,703)).

List the number of industrial parcels and value. The number of parcels is ((56)) with a value of ((\$196,845,240)).

List the number of agricultural parcels and value. The total number of agricultural parcels is ((4,480)) including agriculture land value, agricultural (home & building) sites and improvements ((\$1,423,576,065)). The total number of home site unimproved rural land, home site improved rural land, and home site improvements – is ((1572)) with a value of ((\$331,186,840)).

The total number of parcels with greenbelt special value is ((4,428)). The greenbelt value is \$(1,033,375,645)

The number of recreational parcels is ((35)) with a value of \$((1,515,910)).

CADASTRAL MAPS:

Washington County's cadastral maps are in hard copy form. The rural areas have aerial photos, flown in 2016 along with mylars of the soil surveys. The urban and suburban areas only have area and ownership lines. A Geographic Information System has also been implemented in Washington County.

MAINTAINED BY ASSESSMENT

Washington County's cadastral maps are maintained by the County Surveyor's Office.

IN GOOD CONDITION

The cadastral maps are updated as required and are in good condition.

PROPERTY RECORD CARD:

The property record cards are a combination of hard copy, including a picture, along with a computer generated cost estimate and value summary sheet.

MAINTAINED BY ASSESSMENT

The property record cards are updated as needed. When a property is reviewed a new picture is taken, and a walk around or drive by inspection is completed. The information is then updated on the property record card and the CAMA system.

IN GOOD CONDITION

The property record cards are updated on a regular basis and are in good condition. All property record cards were updated with sales, transfers and building permit information. Computer data entry was completed at the same time.

REAL ESTATE TRANSFERS (521's):

WHAT ARE THEY

The 521's are in hard copy form with an attachment containing the document filed with the County Clerk's Office. The 521's document the legal description, the successor or "grantor" and the purchaser or the grantee's name and address. In addition, the sale price, and type of sale are listed.

MAINTAINED BY ASSESSMENT

The 521's are in binders in the Assessor's Office for archival purposes.

IN GOOD CONDITION

The 521's are in hard copy form, bound by deed book and page number. They are kept in current status for referral use and archived in the vault for future reference.

PROCEDURE MANUAL:

The Assessor's Office is documenting individual procedures for inclusion in a procedural manual.

Three members of the staff studied for assessor certification, tested and became State certified. With continuing education classes, job sharing and workshop participation, the Assessor's Office has become more diversified in areas of expertise.

GENERALLY DESCRIBE EACH PROCESS IN THE OFFICE

Office functions have been previously addressed in this document. Each area has been instructed in specific office functions. Specific functions with help notes are available from TerraScan. In addition, compliance with Nebraska State Statutes and Regulations is a priority. Changes in the office have increased the areas of expertise within the Assessor's Office.

LEAVES ROOM FOR INDIVIDUAL APPROACHES

The Assessor's Office is sharing in ideas, work flow analysis and planning. This has allowed the office to implement additional training functions for each employee, to streamline the office and to increase workflow.

BASED ON REGULATIONS AND IAAO GUIDELINES

The Assessor establishes the guidelines for this assessment function. The Assessor and the Appraisal Team are working closely on function guidelines and the processing of the values. Also, the Appraiser establishes guidelines for appraisal functions. The Staff Appraiser is assessor certified currently training another Assessment Specialist to assist with outside reviews and updating of hard copy cards. Both work closely with the Assessor in this process. The Staff Appraiser reviews existing farm sites, rural subdivisions and residential properties. Properties lying within the review area are also visually reviewed and updates are made to the property record card for any recent improvements or depreciable items noted.

The Deputy Assessor is working closely with the commercial appraiser on appraisal techniques, software programs and reviewing lots, rural home sites and rural subdivisions.

ASSESSMENT FUNCTIONS:

SPECIFIC DUTIES ASSIGNED TO INDIVIDUALS

Assessor

Deputy Assessor

Assist county assessor

Commercial Appraiser

Assist county assessor concerning commercial property.

Residential Appraisers (2)

Assist county assessor concerning residential prop.

Assessment Specialist (2)

Assist county assessor with personal property, homestead and permissive exemptions.

Assist county assessor with residential lot sales, 521's and misc. Duties as needed.

Assist county assessor with agricultural, residential improvements & commercial sales 521's and green belt applications.

Procedures are established by the Assessor, State Statutes, and Regulations.

APPRAISAL FUNCTIONS:

SPECIFIC DUTIES ASSIGNED TO INDIVIDUALS

The Appraiser reviews residential improvements. The value for assessment purposes is determined by the Residential Appraiser with assistance from the Assessor.

Agricultural improvements, both old and new are reviewed by the residential appraiser. The assessed values are determined by the Residential Appraiser with assistance from the Assessor.

Residential urban, suburban and rural sites are reviewed and assessed values are determined by the Assessor and the Residential Appraiser.

Commercial land and improvements, both old and new are reviewed by the Commercial Appraiser. The assessed values are determined by the Commercial Appraiser.

Industrial land and improvements, both old and new are reviewed by the Commercial Appraiser. The assessed values are determined by the Commercial Appraiser.

Procedures are established by State Regulations and appraiser field work monitored by the Appraiser. All residential field work is completed and monitored by the Residential Appraiser. Due to job sharing one of the Assessment Specialists is assisting the Residential Appraiser.

All commercial field work is completed and monitored by the Commercial Appraiser.

All industrial field work is completed and monitored by the Commercial Appraiser.
All agricultural improvement field work is completed and monitored by the Residential Appraiser. All agricultural unimproved field work is completed by the Assessor and staff.

SALES ANALYZED BY THE APPRAISER

All 521's are reviewed for completion and accuracy

Residential sales are reviewed by the appraiser. .

Commercial and industrial sales are reviewed by the Commercial Appraiser

ANNUAL ADJUSTMENTS TO CLASSES AND SUBCLASSES

Annual adjustments to classes and subclasses are based on statistical analysis of sales by market area or subclass. Annual adjustments are accomplished with the assistance of statistical information that is provided by the State and sales information. These adjustments are applied by area.

CLASS OR SUBCLASS

Every three to five years the new updated Marshall & Swift cost estimates are loaded on our CAMA system with new depreciation numbers being established for the individual properties. The most recent update was in June of 2015.

Land values are adjusted, based on sales of similar properties, to reflect market values.

PROPERTY REVIEW:

Detailed review of all property is scheduled every six years

RE-MEASURE RESIDENTIAL

Residential properties are normally inspected by viewing our GIS for land and physically viewing improvements every six years. If any changes are noted or if any contrary information appears, the properties are reviewed and re-measured.

COMMERCIAL

Commercial properties are normally inspected every six years. If any changes are noted or if any contrary information appears, the properties are reviewed and re-measured.

INDUSTRIAL

Industrial properties are inspected every six years. If any changes are noted or if contrary information appears, the properties are reviewed and re-measured.

AGRICULTURAL

Agricultural properties are inspected every six years, if any changes are noted or if any contrary information appears, the properties are reviewed and re-measured.

INTERIOR AND EXTERIOR INSPECTION

Interior inspections are completed on new construction and for property protests prior to meeting with the County Board of Equalization. Exterior inspections are completed with each sale and during any pickup work.

RESIDENTIAL

Residential properties/exterior are inspected on an ongoing basis. If any changes are noted or if the Assessor's information appears suspect the properties are reviewed and re-measured. Interior inspections are more difficult in Washington County since the majority of homeowners are working. Interior inspections are required by the County Board of Equalization as part of the protest process prior to any change in valuation by the Board.

COMMERCIAL

Commercial properties are inspected every six years. If any changes are noted or if contrary information appears, the properties are inspected on the exterior and interior.

INDUSTRIAL

Industrial properties are inspected every six years. If any changes are noted or if contrary information appears, the properties are inspected on the exterior and interior.

AGRICULTURAL

Agricultural properties are inspected every six years. If any changes are noted or if any contrary information appears, the properties are inspected on the exterior.

DEPRECIATION ANALYSIS BASED ON RCN AND SALES:

RESIDENTIAL

All residential sales are entered into TerraScan, Washington County's CAMA data base system. The system generates a printout that indicates a current RCN along with a sales price per sq. ft. The depreciation indicated by the sales is applied back to similar properties.

COMMERCIAL

All commercial sales are entered into a data base that generates a report that indicates overall depreciation based on current RCN, along with a sale price per sq. ft. The depreciation indicated by the sales is applied back to similar properties.

INDUSTRIAL

There are very few sales of industrial property. The depreciation used for industrial property in Washington County is usually observed condition along with age and life.

AGRICULTURAL

Agricultural sales are entered into TerraScan.

SALES REVIEW:

DONE ON MONTHLY BASIS

The sale review is conducted by the Assessment Specialist. The County Assessor ensures the review of 521's.

INTERVIEW BUYER WHERE POSSIBLE

Sellers are contacted when questions arise about facts pertaining to the sale. The County has found that this is the most efficient way to complete the process.

The sales book is maintained by the Assessment Specialists with counter copies available to the public.

DISCUSSION OF RESIDENTIAL PROPERTY:

HOW MUCH IS COMPLETE IN THE CAMA SYSTEM

All parcels in Washington County are in the Terra Scan system. The Assessor's Office has pictures and sketches in the CAMA system.

Hard copy files contain a picture and sketch of each parcel. The pictures and sketches are also loaded into the computer database.

ESTIMATED DATE OF COMPLETION

2017

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Rural Subdivision will be the most likely choice for 2017. Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

2018

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Rural South US Hwy 30 will be the most likely choice for 2018. Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

2019

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Rural North US Hwy 30 & Herman Village will be the most likely choice for 2019. Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

DISCUSSION OF COMMERCIAL AND INDUSTRIAL PROPERTY:

HOW MUCH IS COMPLETED IN THE CAMA SYSTEM

All commercial property information is stored in the Marshall & Swift cost estimator. This is an appraisal data base that includes the land size along with the property characteristics.

ESTIMATED DATE OF COMPLETION

The county has initiated a six year cycle of re-valuing the commercial and industrial property in Washington County. The Commercial Appraiser reviews sales files to determine which subclasses require attention.

DISCUSSION OF AGRICULTURAL PROPERTY:

HOW MUCH IS COMPLETED IN THE CAMA SYSTEM

All land parcels including improvements are located in the TerraScan system.

LAND

All agricultural land in Washington County is valued. A market value is established based off of best use. The assessed value is established based on 75% of the special use value.

The Assessor reviews these values, as required.

IMPROVEMETS

All agricultural improvements in Washington County are valued with the Marshall & Swift cost manual. The acre of ground under the house is re-valued as required for all of the rural areas.

ESTIMATED DATE OF COMPLETION

The houses and out buildings are scheduled for re-valuation over a six-year period.

CONCLUSION:

DISCUSS PROPOSED END RESULT

Washington County has a good system to document growth, building permits, new buildings and commercial property sales. A system is in place for tracking personal property and new business in the county. Any furthering of a GIS system, total re-listing or additional education will need to be approved through the county board due to budgeting.

ADVANTAGES OF GOOD RECORDS

Good records maintain our information in an archival condition that exemplifies the respect and integrity of the data for the Assessor's Office, Washington County and State.

ANNUAL RE-VALUE

The decision of the annual re-value is the responsibility of the Assessor and the Appraisal Team.

LESS STICKER SHOCK

Washington County will always have sticker shock in varying degrees as due to the appreciated values of agricultural land, residential property and home sites.

July 26, 2016

Nebraska Department of Revenue
Property Assessment Division
Attn: Russ Loontjer – Field Liaison
301 Centennial Mall South
PO Box 98919
Lincoln, Nebraska 68509-8919

Re: The Washington County 2016 Plan of Assessment

Dear Mr. Loontjer,

Pursuant to Nebraska State Statute 77-1311.02, the county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter, the plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of revenue on or before October 31 each year.

Please contact me if you have questions or if more is required.

Sincerely,

Steven Mencke
Washington County Assessor
1555 Colfax Street
Blair, Nebraska 68008
(402)426-6800

July 26, 2016

Washington County Board of Equalization
Attn: Carl Lorenzen-Chairman
1555 Colfax Street
Blair, Nebraska 68008

Re: The Washington County 2016 Plan of Assessment

Dear Mr. Lorenzen and the Board of Equalization,

Pursuant to Nebraska State Statute 77-1311.02, the county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter, the plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of revenue on or before October 31 each year.

Please contact me if you have questions or if more is required.

Sincerely,

Steven Mencke
Washington County Assessor
1555 Colfax Street
Blair, Nebraska 68008
(402)426-6800

February 28, 2017

Russ Loontjer
Nebraska Department of Revenue
Property Assessment Division
P.O. Box 98919
Nebraska State Office Building – 301 Centennial Mall South
Lincoln, NE 68509-8919

RE: Special Valuation Methodology

Dear Mr. Loontjer,

Pursuant to REG – 11 – 005.04 – this document contains the methodology Washington County used to determine the special and actual valuation of land receiving special valuation.

Title 350, Chapter 11, Rev. 01/03/07 The assessor shall maintain a file of all data used for determining the special and actual valuation. This information shall be filled with the Department of Revenue Property Assessment Division on or before March 1 each year... This file shall include, but is not limited to:

005.04A A determination of the highest and best use of the properties to be valued:

Depending on location, the value of rural properties in Eastern Nebraska may or may not be influenced by anticipation of future development. This assessor believes the highest and best use for neighboring counties to the north of Washington County is agricultural. For the reasons stated above, Burt County was used as our basis for Washington County's 2017 special valuation.

Market valuation by area concept will continue to be monitored in Washington County to establish differences in market value (acreage non-special value) due to general location within the county. This concept is being used for 2017 to establish the one hundred percent of market valuation for non-special value acreages. All of Washington County has proven to be influenced by development potential. Market areas in the Southern part of the county have proven to be moderately influenced by development potential while market areas in the Northern part of the county have indicated less influence. These differences in value caused by development potential are accounted for by upfront loading additional value of the first acre and increasing other acres as required to achieve a true 100% market value.

005.04B An explanation of the valuation models used in arriving at the value estimates;

The 2016 USDA NASS Nebraska Field Office studies on cropland and pasture rent was used to compare the irrigated land, dry land and pasture rent paid per acre by county in Nebraska. A slight premium in dry land cash rent (6.4%) was noted in Burt County when compared to Washington County. The irrigated cash rent for Washington County was not available for 2016. For pasture, a slight premium was noted for Burt County (5%).

Washington County land sales are influenced and as a result, the assessor must base agricultural land values on non-influenced values from other counties. The capitalization rate of income from dry land cash rents in Burt County can be applied to the cash rents in Washington County to determine the non-influenced value of land in Washington County. When considering the slight difference in the cash rents and assuming that other factors between the two counties are very similar – the findings indicate that the

special value for agricultural land by category for Washington County for irrigated land is comparable with irrigated land values for Burt County. The Assessor does believe that Burt County dry land and pasture land may be worth slightly more than Washington County dry land and pasture land, based on the increased revenue indicated by 2016 USDA NASS.

005.04C A delineation and explanation of “market areas” recognized in the analysis;

Burt County includes market area #1 and market area #2. Both market areas in Burt County are considered as a basis for Washington County’s special value. Cash rents and expenses for each county are considered.

005.04D An explanation and analysis including documentation of adjustments made to sales to reflect current cash equivalency of typical market conditions;

Since the income and expenses are considered in each of the two counties, a correlation between value of agricultural land in Burt County and the special value in Washington County should exist. The level of value for special value in Washington County as determined by Property Assessment Division is not known at this time. This determination will be made after the release of this document.

005.04E An explanation and analysis of the estimate of economic rent or net operating income used in an income capitalization approach including estimates of yields, commodity prices, typical crop share, or documentation of cash rents.

USDA NASS Nebraska Field Office studies were used to establish cash rents per acre. Cash rent was used to establish operating income.

005.04F An explanation and analysis of typical expenses allowed in an income capitalization approach;

Expenses from Burt to Washington are considered to be equal.

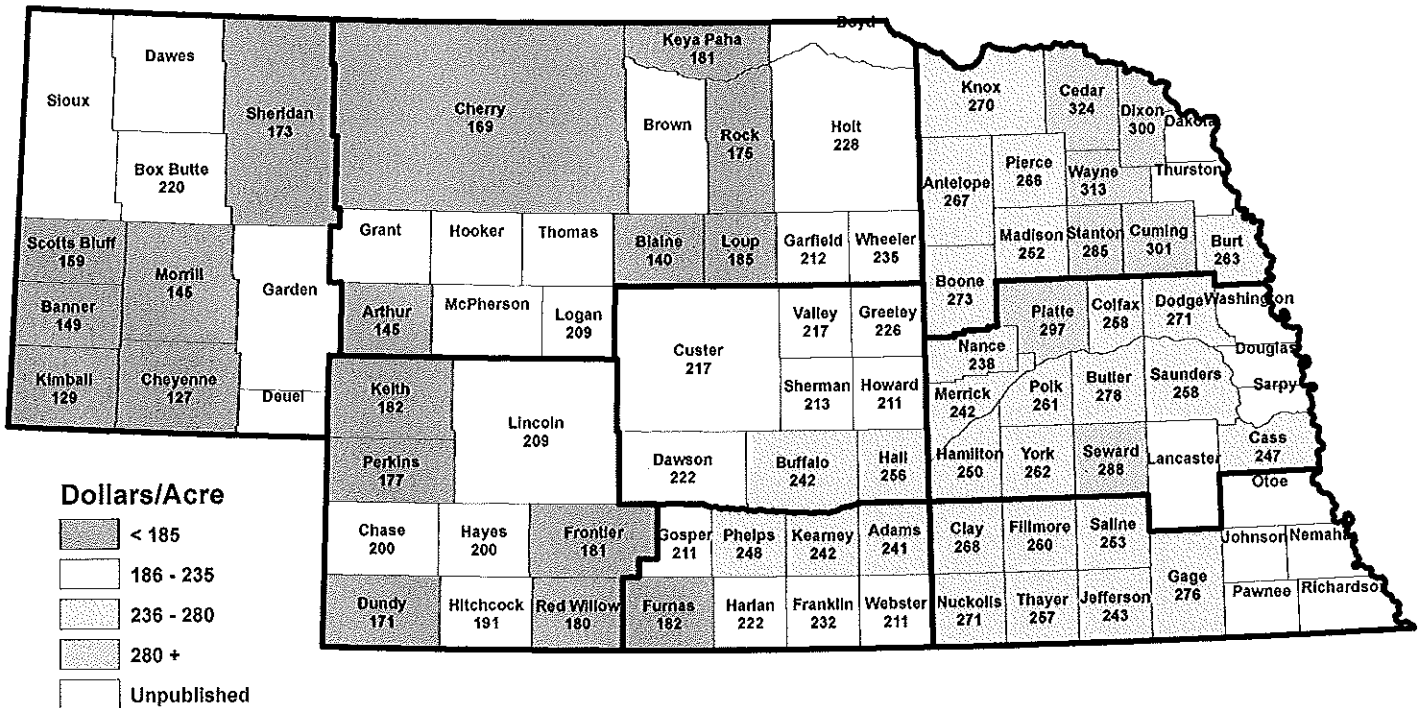
005.04G An explanation and analysis of the overall capitalization rate used in an income capitalization approach; and,

The capitalization rate is the multiplier used with the established income to arrive at the value of the land.

005.04H Any other information necessary in supporting the estimate of valuations.

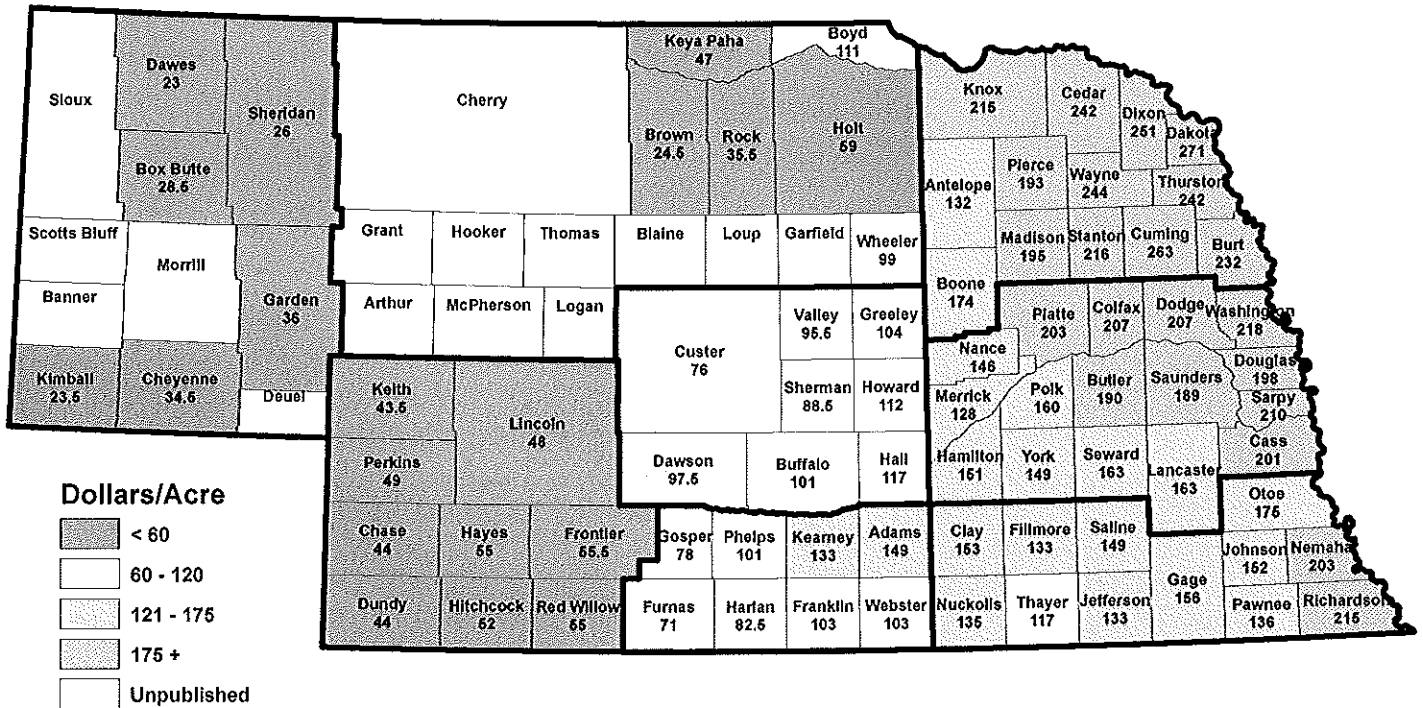
Steven Mencke
Washington County Assessor
1555 Colfax Street
Blair, Nebraska 68008

2016 Nebraska Irrigated Cropland Cash Rent Paid Per Acre



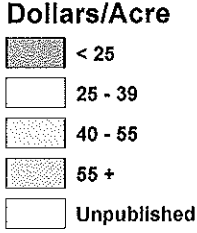
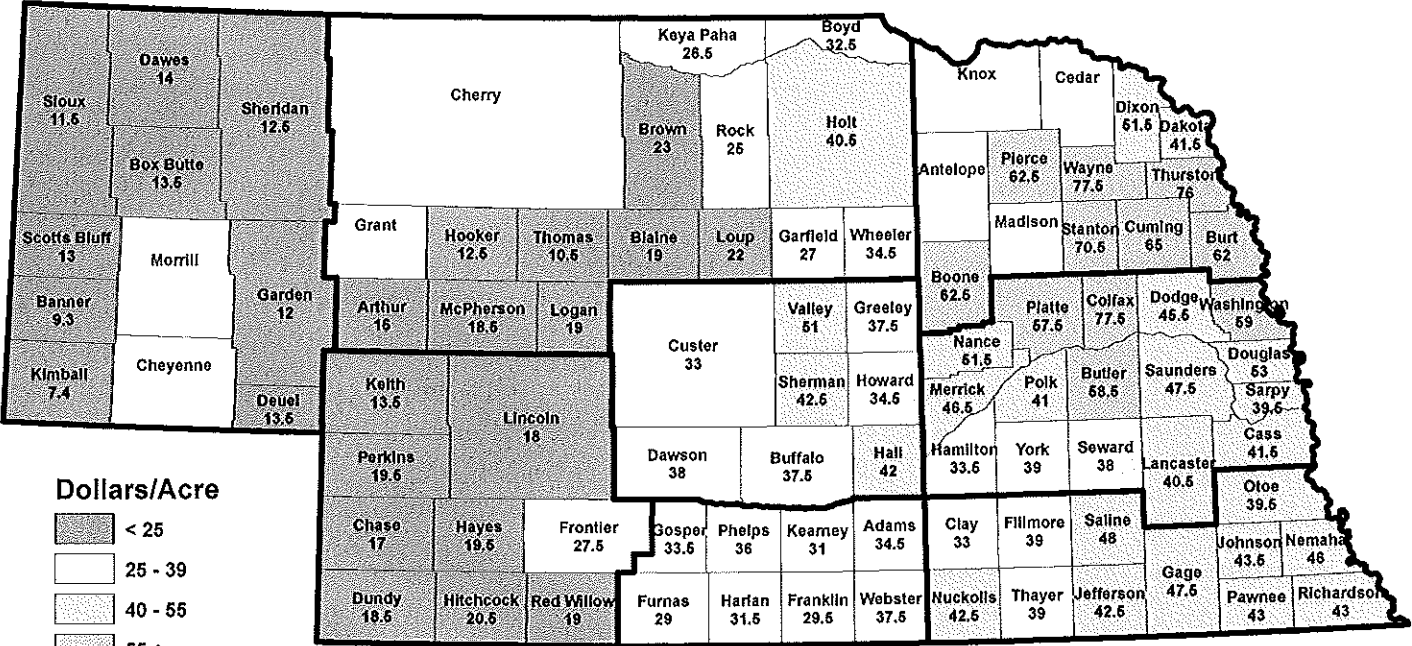
Source: USDA National Agricultural Statistics Service - Sept 9, 2016

2016 Nebraska Non-Irrigated Cropland Cash Rent Paid Per Acre



Source: USDA National Agricultural Statistics Service - Sept 9, 2016

2016 Nebraska Pasture Cash Rent Paid Per Acre



Source: USDA National Agricultural Statistics Service - Sept 9, 2016