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DEPARTMENT OF REVENUE

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

WAYNE 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 Wayne 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 Wayne 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: Dawn Duffy, Wayne 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.

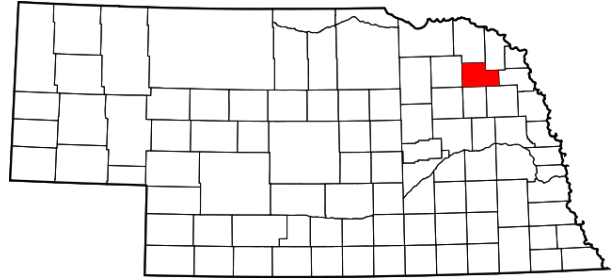
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

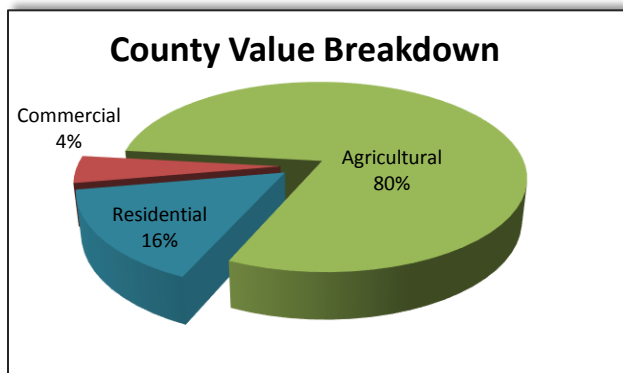
**Further information may be found in Exhibit 94*

County Overview

With a total area of 443 square miles, Wayne had 9,367 residents, per the Census Bureau Quick Facts for 2015, a 2% population decline from the 2010 US Census. In a review of the past fifty-five years, Wayne has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 62% of county residents were homeowners and 79% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Wayne convene in and around Wayne, the county seat. Per the latest information available from the U.S. Census Bureau, there were 248 employer establishments in Wayne. Countywide employment was at 5,432 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).



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

2017 Abstract of Assessment, Form 45

| U.S. CENSUS POPULATION CHANGE | | | |
|--------------------------------------|-------------|-------------|---------------|
| | 2006 | 2016 | Change |
| CARROLL | 238 | 229 | -4% |
| HOSKINS | 283 | 285 | 1% |
| WAKEFIELD | 1,411 | 1,451 | 3% |
| WAYNE | 5,587 | 5,665 | 1% |
| WINSIDE | 468 | 427 | -9% |

2017 Residential Correlation for Wayne County

Assessment Actions

In the spring of 2016, the county went around to all of the small towns, as well as the City of Wayne, and took new photos of the residential properties. This has led to many property characteristic reviews and adjustments to the valuation based on the review.

Many new homes were built in the rural sector in the last couple of years, as well as in the west and southwest subdivisions of Wayne. The county expects to have more new homes built in the coming months.

The county continues to update properties based on the review work.

Description of Analysis

Residential parcels are valued utilizing nine valuation groupings that are based on the west and southwest subdivisions locations or towns in the county. Two of the valuation groupings Muhs Acres and the Suburban have characteristics that the county described not to be like any other group. Valuation group 07 (Wayne) encompasses about 76% of the sales in the residential class of property and is the major trade center of the county.

| Valuation Grouping | Definition |
|---------------------------|---|
| 01 | Beverly Hills |
| 02 | Carroll |
| 03 | Hoskins |
| 04 | Muhs Acres (Subdivision NW of the City of Wayne, generally less than half acre lots) |
| 05 | Rural and Sholes |
| 06 | Wakefield |
| 07 | Wayne |
| 08 | Winside |
| 20 | Suburban – Parcels located within a 1 mile radius of small towns and a 2 mile radius of Wayne, less than 20 acres in size |

The residential property class statistical profile has 208 qualified sales representing the majority of the valuation groupings. All the valuation groupings with an adequate number of sales are acceptable. All three measures of central tendency for the residential class are acceptable and supportive of each other.

2017 Residential Correlation for Wayne County

Assessment Practice Review

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. For the values checked that did not match the AVU, an explanation was available on the property record card for each scenario. Timely submission of the Real Estate Transfer statements was reviewed to assure the county is submitting all sales. The transfer statements have been submitted accurately. Delay in the submission of the supplemental data for the sales was discussed and the county reacted with future timely submissions.

The county is reviewed to determine if adequate samples of sales are used and the non-qualified sales are explained with proper documentation that the sale is not arm's length was completed. Wayne County considers all sales good unless there is sufficient reason to call them non-arm's length. When a sale is questionable, the county makes a telephone call to the seller of the parcel first or to the realtor that handled the transaction for further discussion and clarification. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has nine valuation groups for the residential class. The review with the west and southwest subdivisions confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots are discussed with the county. The county's six-year review and inspections are current and up to date. Wayne County has been very aggressive in the review and inspection of the residential class of property.

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

Equalization and Quality of Assessment

All valuation groupings with an adequate number of sales are within the acceptable level of value range.

| VALUATION GROUPING | | | | | | |
|--------------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 01 | 1 | 100.52 | 100.52 | 100.52 | 00.00 | 100.00 |
| 02 | 8 | 98.61 | 98.21 | 96.03 | 06.31 | 102.27 |
| 03 | 2 | 78.34 | 78.34 | 79.22 | 07.33 | 98.89 |
| 05 | 10 | 94.74 | 92.71 | 91.90 | 09.84 | 100.88 |
| 06 | 8 | 91.35 | 92.61 | 92.34 | 04.43 | 100.29 |
| 07 | 151 | 94.70 | 94.47 | 92.52 | 08.19 | 102.11 |
| 08 | 11 | 98.58 | 98.27 | 87.43 | 18.17 | 112.40 |
| 20 | 4 | 92.72 | 91.01 | 90.56 | 04.83 | 100.50 |
| <u>ALL</u> | 195 | 94.70 | 94.47 | 92.18 | 08.78 | 102.48 |

2017 Residential Correlation for Wayne County

Level of Value

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

2017 Commercial Correlation for Wayne County

Assessment Actions

All of the city of Wayne commercial properties are now entered in the commercial CAMA costing. These cost tables are 2008 and the values will be implemented for 2017. The county will work toward getting all of the small town commercial properties in CAMA for 2018.

In the spring of 2016, the county went around and took new photos of all of the small town and City of Wayne commercial. This has led to many reviews and the county continues the process of reviewing the photos for changes.

Wayne County will continue to update properties based on our review work.

Description of Analysis

Wayne County has six valuation groupings for the commercial class, which are defined by towns within the county, as shown below. The main commercial activity in Wayne County is the city of Wayne. However, the other valuation groups dispersed throughout the county are picking up influences from other counties or other influences that give reason for the county to analyze the market influences separately for each grouping.

| Valuation Grouping | Definition |
|---------------------------|-------------------|
| 02 | Carroll |
| 03 | Hoskins |
| 05 | Rural and Sholes |
| 06 | Wakefield |
| 07 | Wayne |
| 08 | Winside |

The commercial class of property statistical analysis included 22 sales, representing three of the valuation groupings. Valuation group 7, the city of Wayne is the largest commercial population in the county and represented in the sales file with 19 of the sales. The county completed a revaluation of the city of Wayne for the 2017 assessment year. Two of the three measures of central tendency (median and mean) mirror each other. The weighted mean is skewed because of two sales of over one million dollars and the impact they have on the statistics.

Assessment Practice Review

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. For the values checked that did not match the AVU, an explanation was available on the property record card for each scenario. Timely submission of

2017 Commercial Correlation for Wayne County

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

The county is reviewed to determine if adequate samples of sales are used and the non-qualified sales are explained with proper documentation that the sale is not arm's-length. Wayne County considers all sales good unless there is sufficient reason to call them non-arm's length. When a sale is questionable, the county makes a telephone call to the seller of the parcel first or to the realtor that handled the transaction for further discussion and clarification. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient to identify the economic markets in the county. Wayne is the main hub of the commercial parcels, but the location of the other valuations groups do not suggest combining them at this time. The county's six-year review and inspections are current and up to date. As indicated in the assessment actions the county is current with the inspections of the commercial class.

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

Equalization and Quality of Assessment

Confidence in the assessment practices of the county, and evaluation of the general movement of assessed values relative to the market, indicates that the county has uniformly valued the commercial class of property.

| VALUATION GROUPING | | | | | | |
|--------------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 06 | 2 | 73.88 | 73.88 | 53.96 | 28.37 | 136.92 |
| 07 | 19 | 99.51 | 93.82 | 78.14 | 19.48 | 120.07 |
| 08 | 1 | 185.02 | 185.02 | 185.02 | 00.00 | 100.00 |
| ____ALL____ | 22 | 98.67 | 96.16 | 73.92 | 23.27 | 130.09 |

Level of Value

Based on an analysis of all available information, the level of value of the commercial class of real property in Wayne County is determined to be 99%.

2017 Agricultural Correlation for Wayne County

Assessment Actions

Based on sales information during the current study period, Wayne County implemented no changes to the dry, irrigated or grass values. The county has had several sales of dryland in the last couple of months, after the current study period, that were over \$7,000/acre for dryland and they also just had an irrigated sale for \$8,000. This would indicate land in Wayne County has not decreased in value, but remains steady so far.

Due to the new agricultural soil survey information that was released by the state the county ran all new soil maps and looked at the land use using the 2015 aerial photography, and when it became available, were also able to use 2016 aerial imagery. This took an immense amount of time to complete as every single rural parcel had a change to the soil.

Description of Analysis

An analysis of the sales for Wayne County determined that the sales within the county are reliable and sufficient. The sample reflects the current market conditions in the Northeast portion of the state. The market is generally flat or slightly decreasing. As stated in the assessment actions the county is looking at a market that is generally flat with a few sales that have occurred beyond the study period.

Review of the land values in neighboring counties of Cedar, Dixon, Pierce, Stanton and Thurston, which all have similar characteristics to Wayne County also support that the values are flat or slightly decreasing.

The statistical profile is within the acceptable range. Seventy percent of the sales are dryland sales and have a sufficient representation in the analysis. The 80% majority land use statistic also indicates that the dryland is acceptable.

Assessment Practice Review

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. An explanation was available on the property record card for each scenario where the value did not match the AVU. Timely submission of the Real Estate Transfer statements was reviewed to assure the county is submitting all sales. The transfer statements have been submitted accurately. Delay in the submission of the supplemental data for the sales was discussed and the county reacted with future timely submissions.

The county is reviewed to determine if adequate samples of sales are used and the non-qualified sales are explained with proper documentation that the sale is not arm's length. Wayne County considers all sales good unless there is sufficient reason to call them non-arm's length. When a sale is questionable, the county makes a telephone call to the seller of the parcel first or to the realtor that handled the transaction for further discussion and clarification. Review of the sales file indicates good documentation and reasonable samples of qualified sales and the county has appropriately excluded sales with non-agricultural influences.

2017 Agricultural Correlation for Wayne County

Discussion was held with the county assessor to determine if one market area is sufficient to identify the economic markets in the county. The data supports the fact that one market area for the agricultural class is adequate for the county. The process for the agricultural values are discussed to determine land use verification and improvement assessments. The county is on track with the land use by utilizing aerial photography to review the land use. The county was reviewed to determine if the six-year review and inspections is current and up to date. Wayne County is aggressive with the review and has the rural completed.

Equalization

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

The county majority land use supports that the dryland class is the only use with a sufficient number of sales and supports the overall level of value. With the irrigated and grass statistics having minimal sales, it is believed that the values are comparable to adjoining counties. In conclusion, the values in Wayne County and the quality of assessment is acceptable and reasonable.

| 80%MLU By Market Area | | | | | | |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| <u>Irrigated</u> | | | | | | |
| County | 1 | 67.68 | 67.68 | 67.68 | 00.00 | 100.00 |
| 1 | 1 | 67.68 | 67.68 | 67.68 | 00.00 | 100.00 |
| <u>Dry</u> | | | | | | |
| County | 19 | 73.04 | 74.45 | 73.89 | 06.37 | 100.76 |
| 1 | 19 | 73.04 | 74.45 | 73.89 | 06.37 | 100.76 |
| <u>Grass</u> | | | | | | |
| County | 1 | 54.14 | 54.14 | 54.14 | 00.00 | 100.00 |
| 1 | 1 | 54.14 | 54.14 | 54.14 | 00.00 | 100.00 |
| <u>ALL</u> | 26 | 72.74 | 73.39 | 72.03 | 08.74 | 101.89 |

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Wayne County is 73%.

2017 Opinions of the Property Tax Administrator for Wayne County

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

| Class | Level of Value | Quality of Assessment | Non-binding recommendation |
|----------------------------------|----------------|--|----------------------------|
| Residential Real Property | 95 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| Commercial Real Property | 99 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| Agricultural Land | 73 | 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 Wayne County

Residential Real Property - Current

| | | | |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales | 195 | Median | 94.70 |
| Total Sales Price | \$22,632,707 | Mean | 94.47 |
| Total Adj. Sales Price | \$22,632,707 | Wgt. Mean | 92.18 |
| Total Assessed Value | \$20,863,605 | Average Assessed Value of the Base | \$87,028 |
| Avg. Adj. Sales Price | \$116,065 | Avg. Assessed Value | \$106,993 |

Confidence Interval - Current

| | |
|--|----------------|
| 95% Median C.I | 92.99 to 96.44 |
| 95% Wgt. Mean C.I | 90.76 to 93.61 |
| 95% Mean C.I | 92.82 to 96.12 |
| % of Value of the Class of all Real Property Value in the County | 15.49 |
| % of Records Sold in the Study Period | 6.06 |
| % of Value Sold in the Study Period | 7.45 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2016 | 187 | 95 | 95.27 |
| 2015 | 202 | 94 | 94.03 |
| 2014 | 207 | 95 | 94.73 |
| 2013 | 179 | 97 | 96.83 |

2017 Commission Summary for Wayne County

Commercial Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales | 22 | Median | 98.67 |
| Total Sales Price | \$5,200,555 | Mean | 96.16 |
| Total Adj. Sales Price | \$5,200,555 | Wgt. Mean | 73.92 |
| Total Assessed Value | \$3,844,425 | Average Assessed Value of the Base | \$189,278 |
| Avg. Adj. Sales Price | \$236,389 | Avg. Assessed Value | \$174,747 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 84.79 to 104.48 |
| 95% Wgt. Mean C.I | 54.86 to 92.98 |
| 95% Mean C.I | 80.51 to 111.81 |
| % of Value of the Class of all Real Property Value in the County | 5.01 |
| % of Records Sold in the Study Period | 4.60 |
| % of Value Sold in the Study Period | 4.25 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2016 | 26 | 96 | 95.16 |
| 2015 | 31 | 100 | 94.84 |
| 2014 | 32 | 100 | 95.57 |
| 2013 | 21 | | 96.32 |

**90 Wayne
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 : 195
 Total Sales Price : 22,632,707
 Total Adj. Sales Price : 22,632,707
 Total Assessed Value : 20,863,605
 Avg. Adj. Sales Price : 116,065
 Avg. Assessed Value : 106,993

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 94
 COD : 08.78
 PRD : 102.48

COV : 12.42
 STD : 11.73
 Avg. Abs. Dev : 08.31
 MAX Sales Ratio : 155.21
 MIN Sales Ratio : 65.68

95% Median C.I. : 92.99 to 96.44
 95% Wgt. Mean C.I. : 90.76 to 93.61
 95% Mean C.I. : 92.82 to 96.12

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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 | 23 | 97.19 | 98.21 | 96.36 | 09.19 | 101.92 | 65.68 | 143.38 | 93.53 to 100.81 | 105,633 | 101,783 | |
| 01-JAN-15 To 31-MAR-15 | 18 | 95.57 | 95.26 | 90.57 | 10.01 | 105.18 | 68.00 | 122.30 | 88.16 to 100.75 | 95,417 | 86,423 | |
| 01-APR-15 To 30-JUN-15 | 30 | 95.31 | 94.56 | 93.40 | 06.44 | 101.24 | 81.52 | 115.56 | 88.47 to 98.87 | 113,668 | 106,161 | |
| 01-JUL-15 To 30-SEP-15 | 27 | 96.48 | 97.27 | 95.12 | 05.81 | 102.26 | 82.34 | 114.33 | 93.12 to 100.55 | 112,848 | 107,341 | |
| 01-OCT-15 To 31-DEC-15 | 10 | 96.80 | 95.16 | 91.69 | 06.08 | 103.78 | 80.94 | 109.26 | 88.45 to 100.21 | 96,140 | 88,147 | |
| 01-JAN-16 To 31-MAR-16 | 23 | 96.68 | 100.51 | 94.86 | 09.51 | 105.96 | 77.17 | 155.21 | 93.95 to 102.57 | 109,204 | 103,595 | |
| 01-APR-16 To 30-JUN-16 | 39 | 87.52 | 89.66 | 88.49 | 10.21 | 101.32 | 66.08 | 126.79 | 83.89 to 94.70 | 119,497 | 105,746 | |
| 01-JUL-16 To 30-SEP-16 | 25 | 90.65 | 88.98 | 89.74 | 07.81 | 99.15 | 69.24 | 104.06 | 84.40 to 92.99 | 155,809 | 139,828 | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-14 To 30-SEP-15 | 98 | 96.36 | 96.29 | 94.11 | 07.61 | 102.32 | 65.68 | 143.38 | 94.83 to 98.42 | 108,204 | 101,833 | |
| 01-OCT-15 To 30-SEP-16 | 97 | 91.68 | 92.62 | 90.48 | 09.69 | 102.37 | 66.08 | 155.21 | 89.79 to 94.62 | 124,007 | 112,206 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-15 To 31-DEC-15 | 85 | 96.00 | 95.64 | 93.26 | 06.97 | 102.55 | 68.00 | 122.30 | 93.72 to 98.42 | 107,480 | 100,237 | |
| <u>ALL</u> | 195 | 94.70 | 94.47 | 92.18 | 08.78 | 102.48 | 65.68 | 155.21 | 92.99 to 96.44 | 116,065 | 106,993 | |

| VALUATION GROUPING | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 01 | 1 | 100.52 | 100.52 | 100.52 | 00.00 | 100.00 | 100.52 | 100.52 | N/A | 120,000 | 120,625 | |
| 02 | 8 | 98.61 | 98.21 | 96.03 | 06.31 | 102.27 | 88.13 | 107.50 | 88.13 to 107.50 | 47,529 | 45,643 | |
| 03 | 2 | 78.34 | 78.34 | 79.22 | 07.33 | 98.89 | 72.60 | 84.08 | N/A | 138,750 | 109,913 | |
| 05 | 10 | 94.74 | 92.71 | 91.90 | 09.84 | 100.88 | 74.67 | 110.14 | 80.94 to 102.57 | 185,700 | 170,657 | |
| 06 | 8 | 91.35 | 92.61 | 92.34 | 04.43 | 100.29 | 85.58 | 99.30 | 85.58 to 99.30 | 131,250 | 121,202 | |
| 07 | 151 | 94.70 | 94.47 | 92.52 | 08.19 | 102.11 | 66.08 | 143.38 | 92.91 to 96.27 | 114,155 | 105,620 | |
| 08 | 11 | 98.58 | 98.27 | 87.43 | 18.17 | 112.40 | 65.68 | 155.21 | 69.17 to 122.30 | 45,818 | 40,059 | |
| 20 | 4 | 92.72 | 91.01 | 90.56 | 04.83 | 100.50 | 81.34 | 97.25 | N/A | 301,625 | 273,151 | |
| <u>ALL</u> | 195 | 94.70 | 94.47 | 92.18 | 08.78 | 102.48 | 65.68 | 155.21 | 92.99 to 96.44 | 116,065 | 106,993 | |

| PROPERTY TYPE * | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 01 | 195 | 94.70 | 94.47 | 92.18 | 08.78 | 102.48 | 65.68 | 155.21 | 92.99 to 96.44 | 116,065 | 106,993 | |
| 06 | | | | | | | | | | | | |
| 07 | | | | | | | | | | | | |
| <u>ALL</u> | 195 | 94.70 | 94.47 | 92.18 | 08.78 | 102.48 | 65.68 | 155.21 | 92.99 to 96.44 | 116,065 | 106,993 | |

**90 Wayne
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 : 195
 Total Sales Price : 22,632,707
 Total Adj. Sales Price : 22,632,707
 Total Assessed Value : 20,863,605
 Avg. Adj. Sales Price : 116,065
 Avg. Assessed Value : 106,993

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 94
 COD : 08.78
 PRD : 102.48

COV : 12.42
 STD : 11.73
 Avg. Abs. Dev : 08.31
 MAX Sales Ratio : 155.21
 MIN Sales Ratio : 65.68

95% Median C.I. : 92.99 to 96.44
 95% Wgt. Mean C.I. : 90.76 to 93.61
 95% Mean C.I. : 92.82 to 96.12

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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 | 2 | 111.25 | 111.25 | 114.93 | 09.93 | 96.80 | 100.20 | 122.30 | N/A | 7,500 | 8,620 | |
| Less Than 30,000 | 9 | 107.50 | 112.55 | 114.79 | 10.40 | 98.05 | 99.30 | 155.21 | 100.20 to 122.30 | 19,389 | 22,257 | |
| ___ Ranges Excl. Low \$ ___ | | | | | | | | | | | | |
| Greater Than 4,999 | 195 | 94.70 | 94.47 | 92.18 | 08.78 | 102.48 | 65.68 | 155.21 | 92.99 to 96.44 | 116,065 | 106,993 | |
| Greater Than 14,999 | 193 | 94.62 | 94.29 | 92.17 | 08.69 | 102.30 | 65.68 | 155.21 | 92.91 to 96.27 | 117,190 | 108,012 | |
| Greater Than 29,999 | 186 | 94.53 | 93.59 | 92.01 | 08.29 | 101.72 | 65.68 | 143.38 | 92.21 to 95.83 | 120,743 | 111,093 | |
| ___ Incremental Ranges ___ | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | 2 | 111.25 | 111.25 | 114.93 | 09.93 | 96.80 | 100.20 | 122.30 | N/A | 7,500 | 8,620 | |
| 15,000 TO 29,999 | 7 | 107.50 | 112.92 | 114.78 | 10.43 | 98.38 | 99.30 | 155.21 | 99.30 to 155.21 | 22,786 | 26,153 | |
| 30,000 TO 59,999 | 29 | 100.21 | 100.44 | 99.71 | 08.51 | 100.73 | 76.00 | 126.79 | 97.19 to 106.92 | 45,404 | 45,272 | |
| 60,000 TO 99,999 | 47 | 94.12 | 94.41 | 93.94 | 09.46 | 100.50 | 65.68 | 143.38 | 90.38 to 98.12 | 78,216 | 73,480 | |
| 100,000 TO 149,999 | 68 | 94.73 | 92.13 | 92.18 | 06.84 | 99.95 | 68.00 | 110.14 | 90.88 to 96.03 | 125,595 | 115,772 | |
| 150,000 TO 249,999 | 31 | 92.21 | 91.96 | 92.16 | 06.44 | 99.78 | 79.57 | 108.50 | 86.95 to 95.67 | 179,687 | 165,594 | |
| 250,000 TO 499,999 | 10 | 85.52 | 85.07 | 85.04 | 07.03 | 100.04 | 75.54 | 94.83 | 77.00 to 93.72 | 277,959 | 236,363 | |
| 500,000 TO 999,999 | 1 | 91.71 | 91.71 | 91.71 | 00.00 | 100.00 | 91.71 | 91.71 | N/A | 575,000 | 527,325 | |
| 1,000,000 + | | | | | | | | | | | | |
| ___ ALL ___ | 195 | 94.70 | 94.47 | 92.18 | 08.78 | 102.48 | 65.68 | 155.21 | 92.99 to 96.44 | 116,065 | 106,993 | |

90 Wayne
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 : 22
Total Sales Price : 5,200,555
Total Adj. Sales Price : 5,200,555
Total Assessed Value : 3,844,425
Avg. Adj. Sales Price : 236,389
Avg. Assessed Value : 174,747

MEDIAN : 99
WGT. MEAN : 74
MEAN : 96
COD : 23.27
PRD : 130.09

COV : 36.70
STD : 35.29
Avg. Abs. Dev : 22.96
MAX Sales Ratio : 185.02
MIN Sales Ratio : 35.62

95% Median C.I. : 84.79 to 104.48
95% Wgt. Mean C.I. : 54.86 to 92.98
95% Mean C.I. : 80.51 to 111.81

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| DATE OF SALE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| <u>Qtrts</u> | | | | | | | | | | | |
| 01-OCT-13 To 31-DEC-13 | 4 | 89.82 | 88.03 | 83.45 | 14.17 | 105.49 | 65.81 | 106.68 | N/A | 274,375 | 228,963 |
| 01-JAN-14 To 31-MAR-14 | 3 | 92.70 | 95.83 | 48.75 | 36.79 | 196.57 | 46.24 | 148.54 | N/A | 436,000 | 212,555 |
| 01-APR-14 To 30-JUN-14 | | | | | | | | | | | |
| 01-JUL-14 To 30-SEP-14 | 3 | 104.48 | 98.12 | 100.09 | 34.76 | 98.03 | 40.45 | 149.42 | N/A | 176,667 | 176,818 |
| 01-OCT-14 To 31-DEC-14 | 1 | 101.92 | 101.92 | 101.92 | 00.00 | 100.00 | 101.92 | 101.92 | N/A | 125,000 | 127,400 |
| 01-JAN-15 To 31-MAR-15 | 2 | 101.27 | 101.27 | 100.42 | 01.74 | 100.85 | 99.51 | 103.02 | N/A | 182,500 | 183,275 |
| 01-APR-15 To 30-JUN-15 | 4 | 100.22 | 120.73 | 110.85 | 23.04 | 108.91 | 97.45 | 185.02 | N/A | 99,250 | 110,021 |
| 01-JUL-15 To 30-SEP-15 | 1 | 100.83 | 100.83 | 100.83 | 00.00 | 100.00 | 100.83 | 100.83 | N/A | 90,000 | 90,745 |
| 01-OCT-15 To 31-DEC-15 | 1 | 96.55 | 96.55 | 96.55 | 00.00 | 100.00 | 96.55 | 96.55 | N/A | 85,500 | 82,550 |
| 01-JAN-16 To 31-MAR-16 | 2 | 80.57 | 80.57 | 55.21 | 34.32 | 145.93 | 52.92 | 108.21 | N/A | 573,778 | 316,768 |
| 01-APR-16 To 30-JUN-16 | 1 | 35.62 | 35.62 | 35.62 | 00.00 | 100.00 | 35.62 | 35.62 | N/A | 55,000 | 19,590 |
| 01-JUL-16 To 30-SEP-16 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-13 To 30-SEP-14 | 10 | 93.77 | 93.40 | 70.99 | 29.22 | 131.57 | 40.45 | 149.42 | 46.24 to 148.54 | 293,550 | 208,397 |
| 01-OCT-14 To 30-SEP-15 | 8 | 101.38 | 111.02 | 104.89 | 11.96 | 105.84 | 97.45 | 185.02 | 97.45 to 185.02 | 122,125 | 128,098 |
| 01-OCT-15 To 30-SEP-16 | 4 | 74.74 | 73.33 | 57.12 | 38.88 | 128.38 | 35.62 | 108.21 | N/A | 322,014 | 183,919 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-14 To 31-DEC-14 | 7 | 101.92 | 97.68 | 66.00 | 31.26 | 148.00 | 40.45 | 149.42 | 40.45 to 149.42 | 280,429 | 185,074 |
| 01-JAN-15 To 31-DEC-15 | 8 | 100.17 | 110.35 | 104.53 | 12.50 | 105.57 | 96.55 | 185.02 | 96.55 to 185.02 | 117,188 | 122,491 |
| <u>ALL</u> | 22 | 98.67 | 96.16 | 73.92 | 23.27 | 130.09 | 35.62 | 185.02 | 84.79 to 104.48 | 236,389 | 174,747 |

| VALUATION GROUPING | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|--------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 06 | 2 | 73.88 | 73.88 | 53.96 | 28.37 | 136.92 | 52.92 | 94.84 | N/A | 564,000 | 304,315 |
| 07 | 19 | 99.51 | 93.82 | 78.14 | 19.48 | 120.07 | 35.62 | 149.42 | 84.79 to 104.48 | 211,713 | 165,436 |
| 08 | 1 | 185.02 | 185.02 | 185.02 | 00.00 | 100.00 | 185.02 | 185.02 | N/A | 50,000 | 92,510 |
| <u>ALL</u> | 22 | 98.67 | 96.16 | 73.92 | 23.27 | 130.09 | 35.62 | 185.02 | 84.79 to 104.48 | 236,389 | 174,747 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 02 | | | | | | | | | | | |
| 03 | 22 | 98.67 | 96.16 | 73.92 | 23.27 | 130.09 | 35.62 | 185.02 | 84.79 to 104.48 | 236,389 | 174,747 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 22 | 98.67 | 96.16 | 73.92 | 23.27 | 130.09 | 35.62 | 185.02 | 84.79 to 104.48 | 236,389 | 174,747 |

**90 Wayne
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 : 22
 Total Sales Price : 5,200,555
 Total Adj. Sales Price : 5,200,555
 Total Assessed Value : 3,844,425
 Avg. Adj. Sales Price : 236,389
 Avg. Assessed Value : 174,747

MEDIAN : 99
 WGT. MEAN : 74
 MEAN : 96
 COD : 23.27
 PRD : 130.09

COV : 36.70
 STD : 35.29
 Avg. Abs. Dev : 22.96
 MAX Sales Ratio : 185.02
 MIN Sales Ratio : 35.62

95% Median C.I. : 84.79 to 104.48
 95% Wgt. Mean C.I. : 54.86 to 92.98
 95% Mean C.I. : 80.51 to 111.81

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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 | | | | | | | | | | | | |
| Less Than 30,000 | 3 | 94.84 | 112.03 | 111.63 | 19.62 | 100.36 | 92.70 | 148.54 | N/A | 23,667 | 26,420 | |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | | |
| Greater Than 4,999 | 22 | 98.67 | 96.16 | 73.92 | 23.27 | 130.09 | 35.62 | 185.02 | 84.79 to 104.48 | 236,389 | 174,747 | |
| Greater Than 14,999 | 22 | 98.67 | 96.16 | 73.92 | 23.27 | 130.09 | 35.62 | 185.02 | 84.79 to 104.48 | 236,389 | 174,747 | |
| Greater Than 29,999 | 19 | 99.51 | 93.65 | 73.40 | 23.52 | 127.59 | 35.62 | 185.02 | 65.81 to 104.48 | 269,977 | 198,167 | |
| <u>Incremental Ranges</u> | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | | |
| 15,000 TO 29,999 | 3 | 94.84 | 112.03 | 111.63 | 19.62 | 100.36 | 92.70 | 148.54 | N/A | 23,667 | 26,420 | |
| 30,000 TO 59,999 | 4 | 128.82 | 119.57 | 118.40 | 36.99 | 100.99 | 35.62 | 185.02 | N/A | 51,889 | 61,435 | |
| 60,000 TO 99,999 | 5 | 97.45 | 87.66 | 88.88 | 13.72 | 98.63 | 40.45 | 103.02 | N/A | 82,100 | 72,969 | |
| 100,000 TO 149,999 | 2 | 99.87 | 99.87 | 100.03 | 02.05 | 99.84 | 97.82 | 101.92 | N/A | 116,250 | 116,280 | |
| 150,000 TO 249,999 | 2 | 104.65 | 104.65 | 104.68 | 01.94 | 99.97 | 102.62 | 106.68 | N/A | 177,250 | 185,545 | |
| 250,000 TO 499,999 | 3 | 99.51 | 89.93 | 91.14 | 12.95 | 98.67 | 65.81 | 104.48 | N/A | 323,333 | 294,677 | |
| 500,000 TO 999,999 | 1 | 84.79 | 84.79 | 84.79 | 00.00 | 100.00 | 84.79 | 84.79 | N/A | 589,500 | 499,865 | |
| 1,000,000 + | 2 | 49.58 | 49.58 | 49.35 | 06.74 | 100.47 | 46.24 | 52.92 | N/A | 1,182,500 | 583,518 | |
| <u>ALL</u> | 22 | 98.67 | 96.16 | 73.92 | 23.27 | 130.09 | 35.62 | 185.02 | 84.79 to 104.48 | 236,389 | 174,747 | |

**90 Wayne
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 : 22
 Total Sales Price : 5,200,555
 Total Adj. Sales Price : 5,200,555
 Total Assessed Value : 3,844,425
 Avg. Adj. Sales Price : 236,389
 Avg. Assessed Value : 174,747

MEDIAN : 99
 WGT. MEAN : 74
 MEAN : 96
 COD : 23.27
 PRD : 130.09

COV : 36.70
 STD : 35.29
 Avg. Abs. Dev : 22.96
 MAX Sales Ratio : 185.02
 MIN Sales Ratio : 35.62

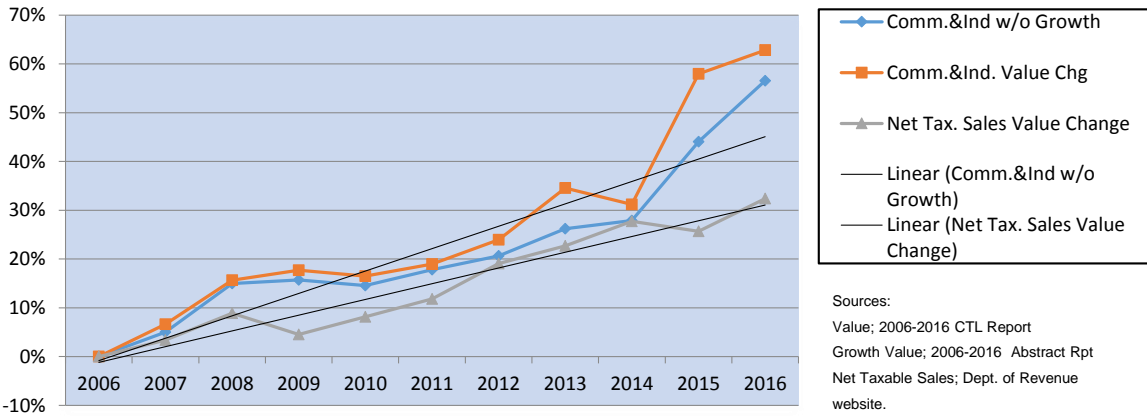
95% Median C.I. : 84.79 to 104.48
 95% Wgt. Mean C.I. : 54.86 to 92.98
 95% Mean C.I. : 80.51 to 111.81

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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 | 2 | 120.62 | 120.62 | 122.57 | 23.15 | 98.41 | 92.70 | 148.54 | N/A | 21,500 | 26,353 |
| 340 | 1 | 104.48 | 104.48 | 104.48 | 00.00 | 100.00 | 104.48 | 104.48 | N/A | 400,000 | 417,935 |
| 341 | 1 | 96.55 | 96.55 | 96.55 | 00.00 | 100.00 | 96.55 | 96.55 | N/A | 85,500 | 82,550 |
| 343 | 1 | 84.79 | 84.79 | 84.79 | 00.00 | 100.00 | 84.79 | 84.79 | N/A | 589,500 | 499,865 |
| 344 | 1 | 97.82 | 97.82 | 97.82 | 00.00 | 100.00 | 97.82 | 97.82 | N/A | 107,500 | 105,160 |
| 350 | 3 | 103.02 | 106.08 | 83.88 | 27.05 | 126.47 | 65.81 | 149.42 | N/A | 150,000 | 125,822 |
| 352 | 1 | 185.02 | 185.02 | 185.02 | 00.00 | 100.00 | 185.02 | 185.02 | N/A | 50,000 | 92,510 |
| 353 | 4 | 75.19 | 74.63 | 53.14 | 33.32 | 140.44 | 46.24 | 101.92 | N/A | 638,750 | 339,444 |
| 386 | 1 | 100.83 | 100.83 | 100.83 | 00.00 | 100.00 | 100.83 | 100.83 | N/A | 90,000 | 90,745 |
| 391 | 1 | 40.45 | 40.45 | 40.45 | 00.00 | 100.00 | 40.45 | 40.45 | N/A | 75,000 | 30,340 |
| 406 | 3 | 99.51 | 79.25 | 93.56 | 22.44 | 84.71 | 35.62 | 102.62 | N/A | 166,500 | 155,782 |
| 442 | 1 | 108.21 | 108.21 | 108.21 | 00.00 | 100.00 | 108.21 | 108.21 | N/A | 47,555 | 51,460 |
| 528 | 1 | 106.68 | 106.68 | 106.68 | 00.00 | 100.00 | 106.68 | 106.68 | N/A | 180,000 | 192,015 |
| 557 | 1 | 94.84 | 94.84 | 94.84 | 00.00 | 100.00 | 94.84 | 94.84 | N/A | 28,000 | 26,555 |
| <u>ALL</u> | 22 | 98.67 | 96.16 | 73.92 | 23.27 | 130.09 | 35.62 | 185.02 | 84.79 to 104.48 | 236,389 | 174,747 |

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 | \$ 52,724,340 | \$ 986,260 | 1.87% | \$ 51,738,080 | - | \$ 56,441,352 | - |
| 2007 | \$ 56,231,740 | \$ 877,785 | 1.56% | \$ 55,353,955 | 4.99% | \$ 58,350,013 | 3.38% |
| 2008 | \$ 60,969,530 | \$ 347,530 | 0.57% | \$ 60,622,000 | 7.81% | \$ 61,455,545 | 5.32% |
| 2009 | \$ 62,051,760 | \$ 1,046,215 | 1.69% | \$ 61,005,545 | 0.06% | \$ 59,009,775 | -3.98% |
| 2010 | \$ 61,418,550 | \$ 1,025,165 | 1.67% | \$ 60,393,385 | -2.67% | \$ 61,048,900 | 3.46% |
| 2011 | \$ 62,723,705 | \$ 598,680 | 0.95% | \$ 62,125,025 | 1.15% | \$ 63,115,958 | 3.39% |
| 2012 | \$ 65,368,630 | \$ 1,766,855 | 2.70% | \$ 63,601,775 | 1.40% | \$ 67,204,877 | 6.48% |
| 2013 | \$ 70,955,805 | \$ 4,410,695 | 6.22% | \$ 66,545,110 | 1.80% | \$ 69,242,242 | 3.03% |
| 2014 | \$ 69,179,240 | \$ 1,735,300 | 2.51% | \$ 67,443,940 | -4.95% | \$ 72,093,871 | 4.12% |
| 2015 | \$ 83,277,960 | \$ 7,320,050 | 8.79% | \$ 75,957,910 | 9.80% | \$ 70,945,327 | -1.59% |
| 2016 | \$ 85,846,980 | \$ 3,300,060 | 3.84% | \$ 82,546,920 | -0.88% | \$ 74,719,653 | 5.32% |
| Ann %chg | 5.00% | | | Average | 1.85% | 2.57% | 2.89% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2006 | - | - | - |
| 2007 | 4.99% | 6.65% | 3.38% |
| 2008 | 14.98% | 15.64% | 8.88% |
| 2009 | 15.71% | 17.69% | 4.55% |
| 2010 | 14.55% | 16.49% | 8.16% |
| 2011 | 17.83% | 18.97% | 11.83% |
| 2012 | 20.63% | 23.98% | 19.07% |
| 2013 | 26.21% | 34.58% | 22.68% |
| 2014 | 27.92% | 31.21% | 27.73% |
| 2015 | 44.07% | 57.95% | 25.70% |
| 2016 | 56.56% | 62.82% | 32.38% |

County Number
 County Name

90 Wayne
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 : 26
Total Sales Price : 19,270,445
Total Adj. Sales Price : 19,713,445
Total Assessed Value : 14,200,365
Avg. Adj. Sales Price : 758,209
Avg. Assessed Value : 546,168

MEDIAN : 73
WGT. MEAN : 72
MEAN : 73
COD : 08.74
PRD : 101.89

COV : 11.77
STD : 08.64
Avg. Abs. Dev : 06.36
MAX Sales Ratio : 90.26
MIN Sales Ratio : 54.14

95% Median C.I. : 68.04 to 75.22
95% Wgt. Mean C.I. : 68.56 to 75.51
95% Mean C.I. : 69.90 to 76.88

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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 | 4 | 68.57 | 68.19 | 68.64 | 05.98 | 99.34 | 61.80 | 73.81 | N/A | 967,800 | 664,256 |
| 01-JAN-14 To 31-MAR-14 | | | | | | | | | | | |
| 01-APR-14 To 30-JUN-14 | | | | | | | | | | | |
| 01-JUL-14 To 30-SEP-14 | 1 | 84.04 | 84.04 | 84.04 | 00.00 | 100.00 | 84.04 | 84.04 | N/A | 500,000 | 420,215 |
| 01-OCT-14 To 31-DEC-14 | 1 | 90.26 | 90.26 | 90.26 | 00.00 | 100.00 | 90.26 | 90.26 | N/A | 480,247 | 433,455 |
| 01-JAN-15 To 31-MAR-15 | 6 | 73.63 | 74.26 | 72.11 | 07.13 | 102.98 | 66.56 | 88.78 | 66.56 to 88.78 | 669,636 | 482,843 |
| 01-APR-15 To 30-JUN-15 | 5 | 76.59 | 73.28 | 74.83 | 12.66 | 97.93 | 54.14 | 85.70 | N/A | 686,953 | 514,032 |
| 01-JUL-15 To 30-SEP-15 | 1 | 71.77 | 71.77 | 71.77 | 00.00 | 100.00 | 71.77 | 71.77 | N/A | 600,000 | 430,630 |
| 01-OCT-15 To 31-DEC-15 | 2 | 68.24 | 68.24 | 64.56 | 10.24 | 105.70 | 61.25 | 75.22 | N/A | 1,183,600 | 764,075 |
| 01-JAN-16 To 31-MAR-16 | 2 | 75.27 | 75.27 | 74.21 | 10.08 | 101.43 | 67.68 | 82.85 | N/A | 1,127,400 | 836,653 |
| 01-APR-16 To 30-JUN-16 | 4 | 72.65 | 72.61 | 72.71 | 00.76 | 99.86 | 71.87 | 73.26 | N/A | 546,855 | 397,591 |
| 01-JUL-16 To 30-SEP-16 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-13 To 30-SEP-14 | 5 | 70.76 | 71.36 | 70.40 | 08.39 | 101.36 | 61.80 | 84.04 | N/A | 874,240 | 615,448 |
| 01-OCT-14 To 30-SEP-15 | 13 | 74.82 | 74.92 | 74.20 | 10.30 | 100.97 | 54.14 | 90.26 | 66.56 to 85.70 | 656,371 | 487,023 |
| 01-OCT-15 To 30-SEP-16 | 8 | 72.65 | 72.18 | 70.37 | 05.40 | 102.57 | 61.25 | 82.85 | 61.25 to 82.85 | 851,177 | 598,978 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-14 To 31-DEC-14 | 2 | 87.15 | 87.15 | 87.09 | 03.57 | 100.07 | 84.04 | 90.26 | N/A | 490,124 | 426,835 |
| 01-JAN-15 To 31-DEC-15 | 14 | 73.63 | 72.87 | 71.27 | 09.59 | 102.24 | 54.14 | 88.78 | 66.51 to 83.45 | 744,270 | 530,429 |
| <u>ALL</u> | 26 | 72.74 | 73.39 | 72.03 | 08.74 | 101.89 | 54.14 | 90.26 | 68.04 to 75.22 | 758,209 | 546,168 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| 1 | 26 | 72.74 | 73.39 | 72.03 | 08.74 | 101.89 | 54.14 | 90.26 | 68.04 to 75.22 | 758,209 | 546,168 |
| <u>ALL</u> | 26 | 72.74 | 73.39 | 72.03 | 08.74 | 101.89 | 54.14 | 90.26 | 68.04 to 75.22 | 758,209 | 546,168 |

95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|--------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| <u>Dry</u> | | | | | | | | | | | |
| County | 15 | 72.44 | 73.56 | 73.24 | 06.18 | 100.44 | 66.37 | 85.70 | 68.04 to 75.22 | 764,516 | 559,918 |
| 1 | 15 | 72.44 | 73.56 | 73.24 | 06.18 | 100.44 | 66.37 | 85.70 | 68.04 to 75.22 | 764,516 | 559,918 |
| <u>Grass</u> | | | | | | | | | | | |
| County | 1 | 54.14 | 54.14 | 54.14 | 00.00 | 100.00 | 54.14 | 54.14 | N/A | 169,600 | 91,815 |
| 1 | 1 | 54.14 | 54.14 | 54.14 | 00.00 | 100.00 | 54.14 | 54.14 | N/A | 169,600 | 91,815 |
| <u>ALL</u> | 26 | 72.74 | 73.39 | 72.03 | 08.74 | 101.89 | 54.14 | 90.26 | 68.04 to 75.22 | 758,209 | 546,168 |

90 Wayne
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 : 26
 Total Sales Price : 19,270,445
 Total Adj. Sales Price : 19,713,445
 Total Assessed Value : 14,200,365
 Avg. Adj. Sales Price : 758,209
 Avg. Assessed Value : 546,168

MEDIAN : 73
 WGT. MEAN : 72
 MEAN : 73
 COD : 08.74
 PRD : 101.89

COV : 11.77
 STD : 08.64
 Avg. Abs. Dev : 06.36
 MAX Sales Ratio : 90.26
 MIN Sales Ratio : 54.14

95% Median C.I. : 68.04 to 75.22
 95% Wgt. Mean C.I. : 68.56 to 75.51
 95% Mean C.I. : 69.90 to 76.88

Printed:3/23/2017 4:25:27PM

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| _____Irrigated_____ | | | | | | | | | | | |
| County | 1 | 67.68 | 67.68 | 67.68 | 00.00 | 100.00 | 67.68 | 67.68 | N/A | 1,284,000 | 869,030 |
| 1 | 1 | 67.68 | 67.68 | 67.68 | 00.00 | 100.00 | 67.68 | 67.68 | N/A | 1,284,000 | 869,030 |
| _____Dry_____ | | | | | | | | | | | |
| County | 19 | 73.04 | 74.45 | 73.89 | 06.37 | 100.76 | 66.37 | 90.26 | 70.76 to 75.22 | 736,390 | 544,127 |
| 1 | 19 | 73.04 | 74.45 | 73.89 | 06.37 | 100.76 | 66.37 | 90.26 | 70.76 to 75.22 | 736,390 | 544,127 |
| _____Grass_____ | | | | | | | | | | | |
| County | 1 | 54.14 | 54.14 | 54.14 | 00.00 | 100.00 | 54.14 | 54.14 | N/A | 169,600 | 91,815 |
| 1 | 1 | 54.14 | 54.14 | 54.14 | 00.00 | 100.00 | 54.14 | 54.14 | N/A | 169,600 | 91,815 |
| _____ALL_____ | | | | | | | | | | | |
| | 26 | 72.74 | 73.39 | 72.03 | 08.74 | 101.89 | 54.14 | 90.26 | 68.04 to 75.22 | 758,209 | 546,168 |

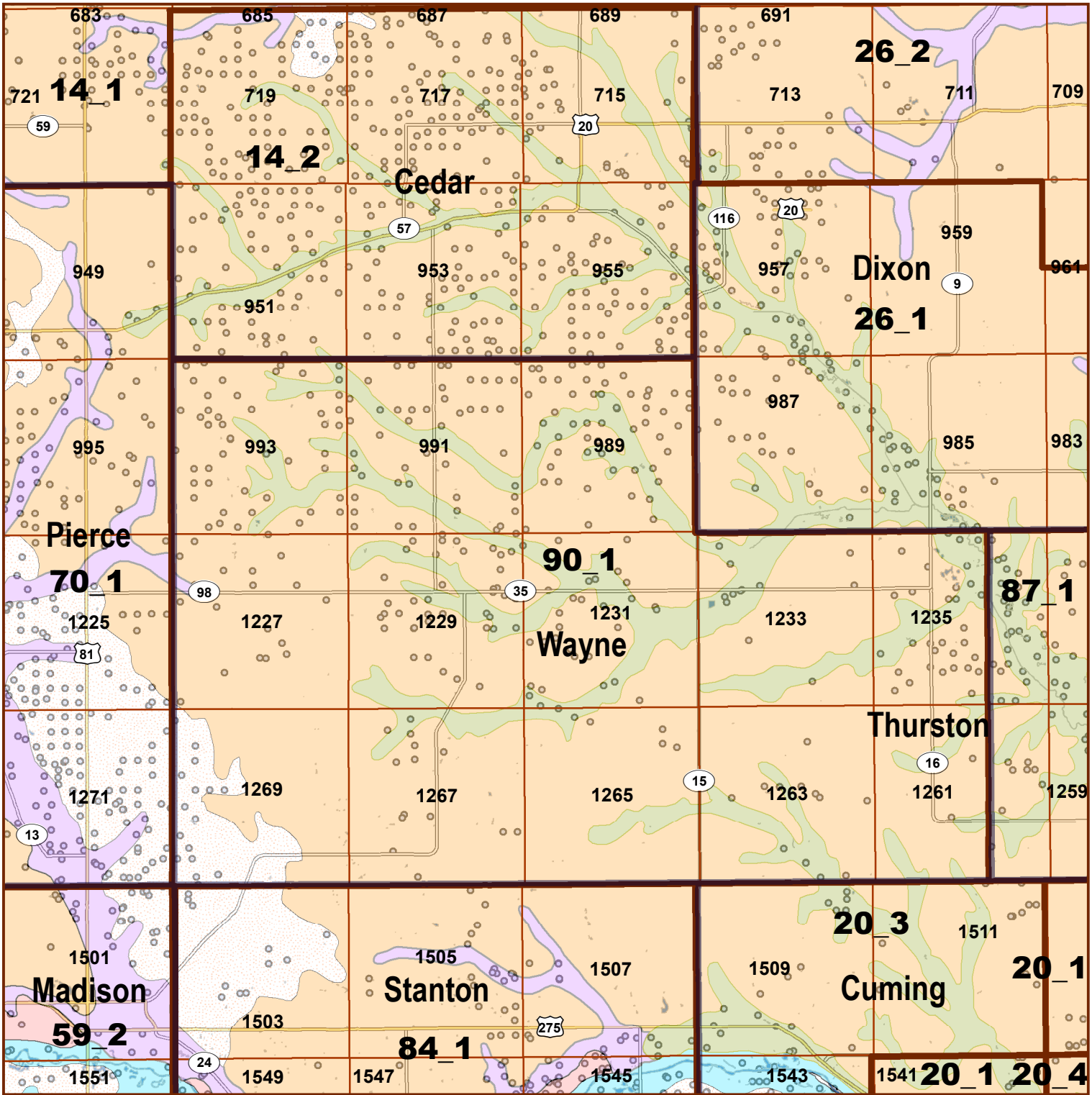
Wayne County 2017 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|----------|----------|------|------|------|------|------|------|------|------|------------------|
| Wayne | 1 | 6025 | 6000 | 5950 | 5900 | 5800 | 5650 | 5500 | 4900 | 5801 |
| Cedar | 2 | 6365 | 6365 | 6135 | 6135 | 6050 | 6050 | 4895 | 4895 | 5791 |
| Dixon | 1 | 6505 | 6385 | 6070 | 5875 | 5465 | 5365 | 4960 | 4765 | 5817 |
| Thurston | 1 | 6025 | 6000 | 5900 | 5900 | 5800 | 5650 | 4980 | 4290 | 5859 |
| Cuming | 1 | 6730 | 6732 | 6346 | 6323 | 5839 | 5841 | 4921 | 4832 | 6305 |
| Cuming | 3 | 6153 | 6152 | 5796 | 5803 | 5312 | 5313 | 4420 | 4297 | 5626 |
| Madison | 2 | 6745 | 6460 | 6018 | 5798 | 5550 | 5335 | 4421 | 3725 | 5624 |
| Pierce | 1 | 6106 | 5894 | 5520 | 5423 | 5328 | 5158 | 4112 | 3889 | 5326 |
| | | | | | | | | | | |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|----------|----------|------|------|------|------|------|------|------|------|------------------|
| Wayne | 1 | 5700 | 5650 | 5550 | 5450 | 5400 | 5000 | 4400 | 4100 | 5284 |
| Cedar | 2 | 5710 | 5710 | 5520 | 5520 | 5485 | 5485 | 4295 | 4295 | 5265 |
| Dixon | 1 | 5860 | 5480 | 5285 | 5210 | 4920 | 4472 | 4290 | 3900 | 4903 |
| Thurston | 1 | 5815 | 5810 | 5365 | 5365 | 5350 | 5335 | 4715 | 4045 | 5339 |
| Cuming | 1 | 6405 | 6410 | 6030 | 6025 | 5511 | 5512 | 4581 | 4590 | 5865 |
| Cuming | 3 | 5850 | 5849 | 5351 | 5443 | 4966 | 4906 | 4010 | 3937 | 5261 |
| Madison | 2 | 5569 | 5382 | 5089 | 4843 | 4229 | 3926 | 3011 | 2500 | 4448 |
| Pierce | 1 | 5680 | 5505 | 5185 | 4945 | 4295 | 4165 | 2895 | 2530 | 4591 |
| | | | | | | | | | | |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|----------|----------|------|------|------|------|------|------|------|------|--------------------|
| Wayne | 1 | 2400 | 2260 | 2120 | 1980 | 1870 | 1590 | 1410 | 1270 | 1906 |
| Cedar | 2 | 2230 | 2230 | 2030 | 2030 | 1845 | 1845 | 1645 | 1645 | 1887 |
| Dixon | 1 | 2430 | 2300 | 2030 | n/a | 1845 | 1720 | 1595 | 1470 | 1878 |
| Thurston | 1 | 1680 | 1680 | 1468 | 1470 | 1260 | 1260 | 1260 | 1260 | 1419 |
| Cuming | 1 | 2842 | 2825 | 2559 | 2447 | 2183 | 2170 | 2048 | 1999 | 2445 |
| Cuming | 3 | 2830 | 2799 | 2550 | 2432 | 2197 | 2194 | 2050 | 2024 | 2366 |
| Madison | 2 | 2246 | 2150 | 2050 | 1992 | 1898 | 1860 | 1537 | 1396 | 1794 |
| Pierce | 1 | 2275 | 2105 | 2050 | 1920 | 1855 | 1600 | 1465 | 1295 | 1640 |
| | | | | | | | | | | |

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



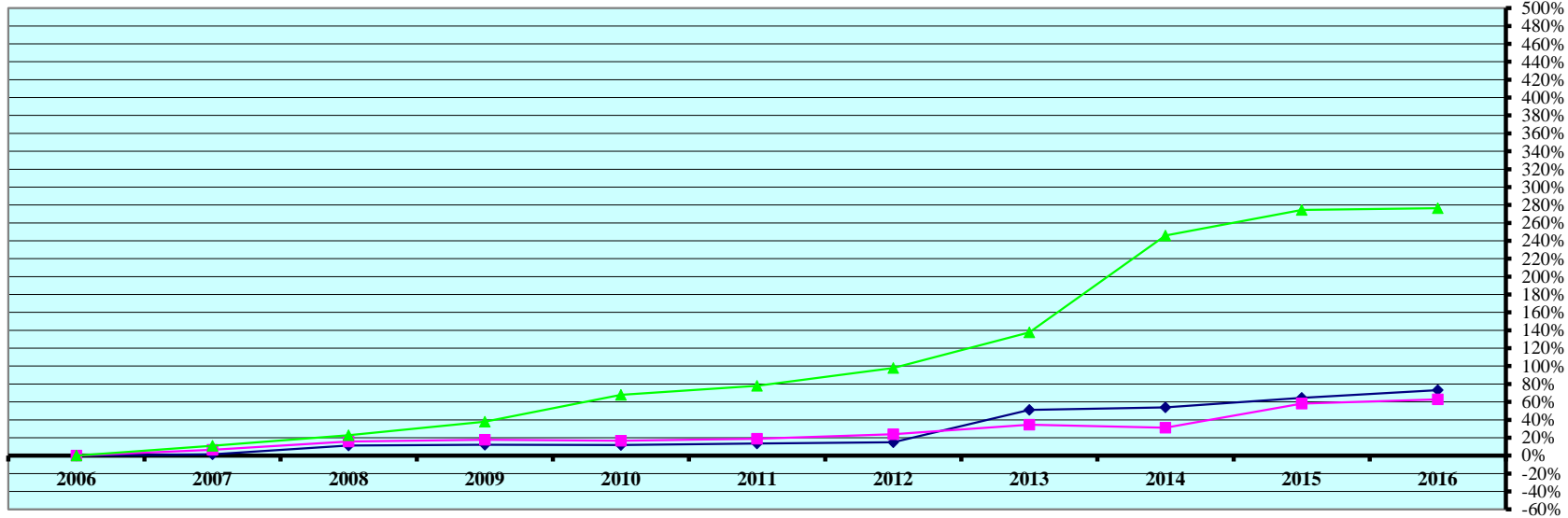
Legend

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

Wayne 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 | 156,617,555 | -- | -- | -- | 52,724,340 | -- | -- | -- | 354,612,175 | -- | -- | -- |
| 2007 | 158,932,375 | 2,314,820 | 1.48% | 1.48% | 56,231,740 | 3,507,400 | 6.65% | 6.65% | 393,818,595 | 39,206,420 | 11.06% | 11.06% |
| 2008 | 174,252,640 | 15,320,265 | 9.64% | 11.26% | 60,969,530 | 4,737,790 | 8.43% | 15.64% | 435,214,270 | 41,395,675 | 10.51% | 22.73% |
| 2009 | 175,517,905 | 1,265,265 | 0.73% | 12.07% | 62,051,760 | 1,082,230 | 1.78% | 17.69% | 489,373,370 | 54,159,100 | 12.44% | 38.00% |
| 2010 | 175,289,100 | -228,805 | -0.13% | 11.92% | 61,418,550 | -633,210 | -1.02% | 16.49% | 594,983,395 | 105,610,025 | 21.58% | 67.78% |
| 2011 | 177,675,415 | 2,386,315 | 1.36% | 13.45% | 62,723,705 | 1,305,155 | 2.13% | 18.97% | 631,199,940 | 36,216,545 | 6.09% | 78.00% |
| 2012 | 179,981,445 | 2,306,030 | 1.30% | 14.92% | 65,368,630 | 2,644,925 | 4.22% | 23.98% | 701,402,465 | 70,202,525 | 11.12% | 97.79% |
| 2013 | 236,398,595 | 56,417,150 | 31.35% | 50.94% | 70,955,805 | 5,587,175 | 8.55% | 34.58% | 842,565,755 | 141,163,290 | 20.13% | 137.60% |
| 2014 | 241,135,015 | 4,736,420 | 2.00% | 53.96% | 69,179,240 | -1,776,565 | -2.50% | 31.21% | 1,226,500,930 | 383,935,175 | 45.57% | 245.87% |
| 2015 | 257,536,055 | 16,401,040 | 6.80% | 64.44% | 83,277,960 | 14,098,720 | 20.38% | 57.95% | 1,327,449,155 | 100,948,225 | 8.23% | 274.34% |
| 2016 | 271,157,625 | 13,621,570 | 5.29% | 73.13% | 85,846,980 | 2,569,020 | 3.08% | 62.82% | 1,334,784,450 | 7,335,295 | 0.55% | 276.41% |

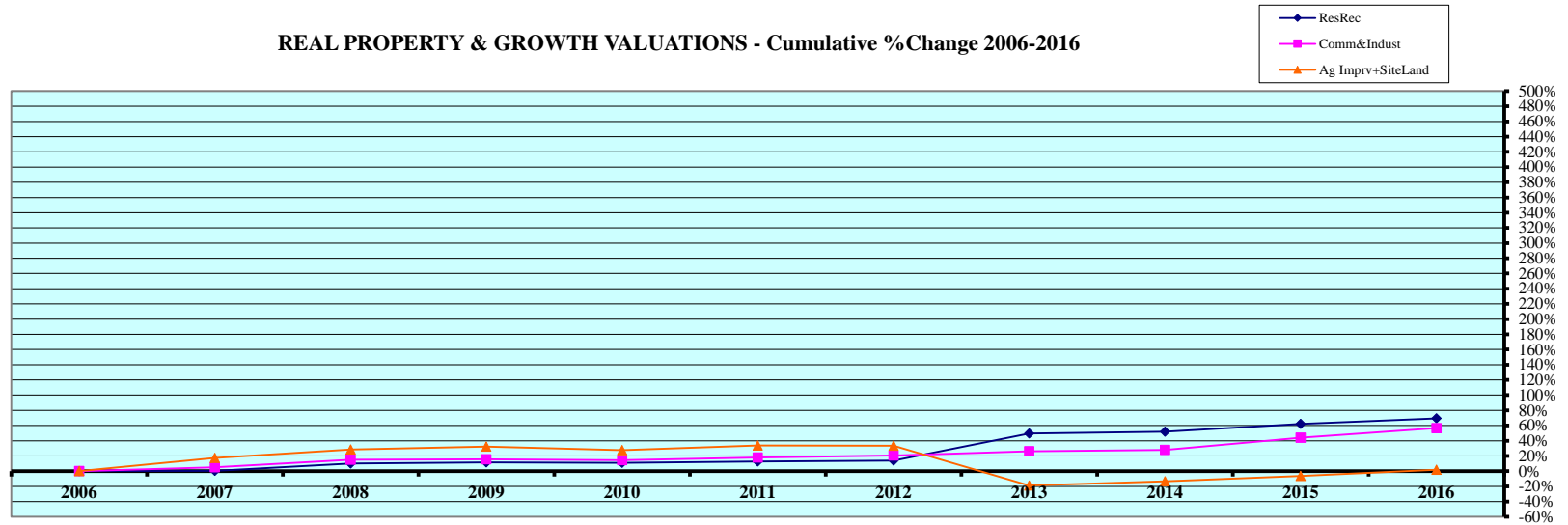
Rate Annual %chg: Residential & Recreational **5.64%** Commercial & Industrial **5.00%** Agricultural Land **14.17%**

Cnty# **90**
County **WAYNE**

CHART 1 EXHIBIT 90B 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 | 156,617,555 | 1,713,410 | 1.09% | 154,904,145 | -- | -- | 52,724,340 | 986,260 | 1.87% | 51,738,080 | -- | -- | |
| 2007 | 158,932,375 | 1,559,795 | 0.98% | 157,372,580 | 0.48% | 0.48% | 56,231,740 | 877,785 | 1.56% | 55,353,955 | 4.99% | 4.99% | |
| 2008 | 174,252,640 | 1,914,500 | 1.10% | 172,338,140 | 8.43% | 10.04% | 60,969,530 | 347,530 | 0.57% | 60,622,000 | 7.81% | 14.98% | |
| 2009 | 175,517,905 | 1,108,305 | 0.63% | 174,409,600 | 0.09% | 11.36% | 62,051,760 | 1,046,215 | 1.69% | 61,005,545 | 0.06% | 15.71% | |
| 2010 | 175,289,100 | 1,642,960 | 0.94% | 173,646,140 | -1.07% | 10.87% | 61,418,550 | 1,025,165 | 1.67% | 60,393,385 | -2.67% | 14.55% | |
| 2011 | 177,675,415 | 1,090,290 | 0.61% | 176,585,125 | 0.74% | 12.75% | 62,723,705 | 598,680 | 0.95% | 62,125,025 | 1.15% | 17.83% | |
| 2012 | 179,981,445 | 1,548,245 | 0.86% | 178,433,200 | 0.43% | 13.93% | 65,368,630 | 1,766,855 | 2.70% | 63,601,775 | 1.40% | 20.63% | |
| 2013 | 236,398,595 | 2,319,690 | 0.98% | 234,078,905 | 30.06% | 49.46% | 70,955,805 | 4,410,695 | 6.22% | 66,545,110 | 1.80% | 26.21% | |
| 2014 | 241,135,015 | 3,096,405 | 1.28% | 238,038,610 | 0.69% | 51.99% | 69,179,240 | 1,735,300 | 2.51% | 67,443,940 | -4.95% | 27.92% | |
| 2015 | 257,536,055 | 3,734,510 | 1.45% | 253,801,545 | 5.25% | 62.05% | 83,277,960 | 7,320,050 | 8.79% | 75,957,910 | 9.80% | 44.07% | |
| 2016 | 271,157,625 | 5,927,475 | 2.19% | 265,230,150 | 2.99% | 69.35% | 85,846,980 | 3,300,060 | 3.84% | 82,546,920 | -0.88% | 56.56% | |
| Rate Ann%chg | 5.64% | | | | | 4.81% | 5.00% | | | | | C & I w/o growth | 1.85% |

| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
|--------------|--|----------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
| | Agric. Dwelling & Homesite Value | Agoutbldg & Farmsite Value | Ag Imprv&Site Total Value | | | | | |
| 2006 | 68,350,205 | 28,890,780 | 97,240,985 | 1,626,655 | 1.67% | 95,614,330 | -- | -- |
| 2007 | 84,129,070 | 31,712,665 | 115,841,735 | 1,812,675 | 1.56% | 114,029,060 | 17.26% | 17.26% |
| 2008 | 95,159,460 | 32,089,935 | 127,249,395 | 2,245,635 | 1.76% | 125,003,760 | 7.91% | 28.55% |
| 2009 | 95,831,270 | 35,477,365 | 131,308,635 | 2,613,500 | 1.99% | 128,695,135 | 1.14% | 32.35% |
| 2010 | 89,361,385 | 36,838,185 | 126,199,570 | 2,266,160 | 1.80% | 123,933,410 | -5.62% | 27.45% |
| 2011 | 92,017,420 | 40,714,400 | 132,731,820 | 2,662,800 | 2.01% | 130,069,020 | 3.07% | 33.76% |
| 2012 | 92,884,710 | 40,529,705 | 133,414,415 | 3,603,480 | 2.70% | 129,810,935 | -2.20% | 33.49% |
| 2013 | 49,817,845 | 31,734,860 | 81,552,705 | 2,712,930 | 3.33% | 78,839,775 | -40.91% | -18.92% |
| 2014 | 51,082,390 | 35,003,815 | 86,086,205 | 1,841,050 | 2.14% | 84,245,155 | 3.30% | -13.36% |
| 2015 | 58,157,840 | 35,318,660 | 93,476,500 | 2,419,450 | 2.59% | 91,057,050 | 5.77% | -6.36% |
| 2016 | 63,765,650 | 39,237,435 | 103,003,085 | 4,082,525 | 3.96% | 98,920,560 | 5.82% | 1.73% |
| Rate Ann%chg | -0.69% | 3.11% | 0.58% | Ag Imprv+Site w/o growth | | | -0.44% | |

(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.

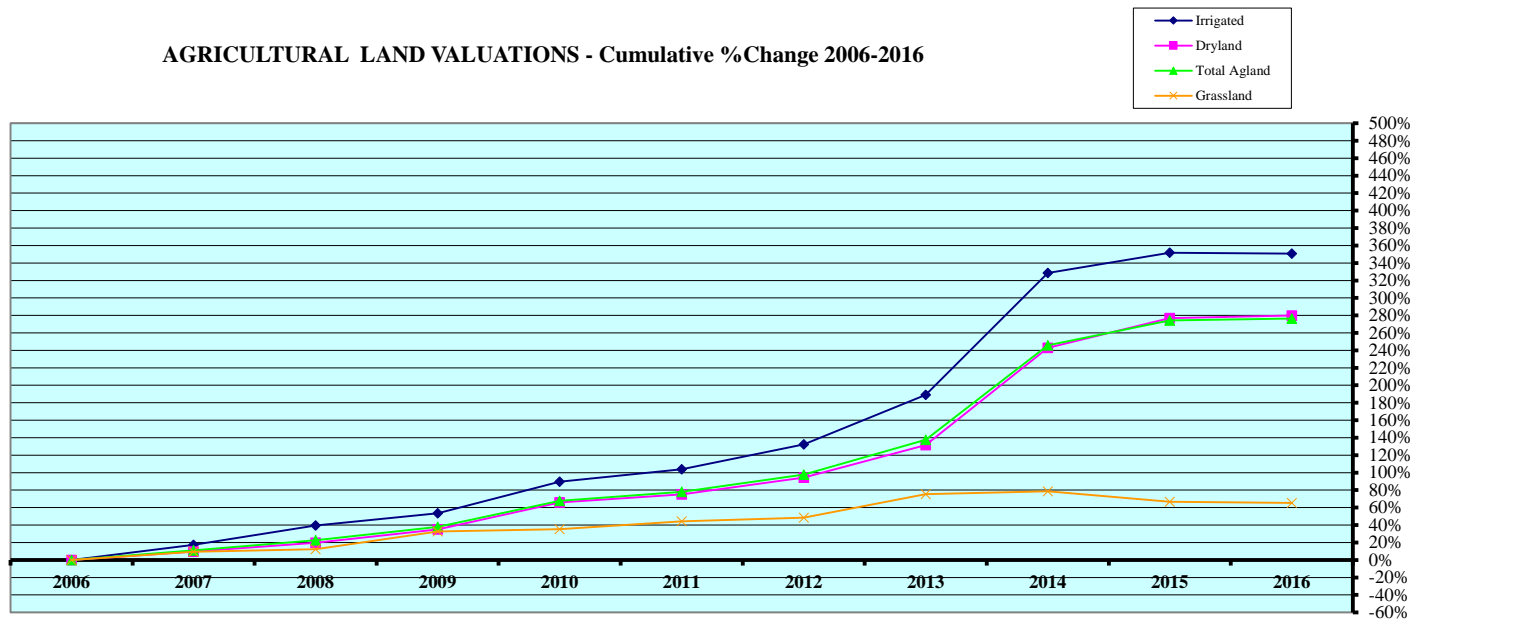
NE Dept. of Revenue, Property Assessment Division

Prepared as of 03/01/2017

Cnty# **90**
County **WAYNE**

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 | 61,975,815 | -- | -- | -- | 266,363,215 | -- | -- | -- | 25,988,450 | -- | -- | -- |
| 2007 | 72,759,775 | 10,783,960 | 17.40% | 17.40% | 292,240,455 | 25,877,240 | 9.72% | 9.72% | 28,462,940 | 2,474,490 | 9.52% | 9.52% |
| 2008 | 86,429,235 | 13,669,460 | 18.79% | 39.46% | 319,218,050 | 26,977,595 | 9.23% | 19.84% | 29,224,905 | 761,965 | 2.68% | 12.45% |
| 2009 | 95,167,900 | 8,738,665 | 10.11% | 53.56% | 359,418,210 | 40,200,160 | 12.59% | 34.94% | 34,450,300 | 5,225,395 | 17.88% | 32.56% |
| 2010 | 117,551,520 | 22,383,620 | 23.52% | 89.67% | 441,650,885 | 82,232,675 | 22.88% | 65.81% | 35,137,415 | 687,115 | 1.99% | 35.20% |
| 2011 | 126,375,960 | 8,824,440 | 7.51% | 103.91% | 466,495,195 | 24,844,310 | 5.63% | 75.13% | 37,458,470 | 2,321,055 | 6.61% | 44.14% |
| 2012 | 143,993,920 | 17,617,960 | 13.94% | 132.34% | 517,627,670 | 51,132,475 | 10.96% | 94.33% | 38,574,505 | 1,116,035 | 2.98% | 48.43% |
| 2013 | 179,217,810 | 35,223,890 | 24.46% | 189.17% | 616,518,985 | 98,891,315 | 19.10% | 131.46% | 45,581,205 | 7,006,700 | 18.16% | 75.39% |
| 2014 | 265,660,530 | 86,442,720 | 48.23% | 328.65% | 913,084,385 | 296,565,400 | 48.10% | 242.80% | 46,430,235 | 849,030 | 1.86% | 78.66% |
| 2015 | 279,960,190 | 14,299,660 | 5.38% | 351.72% | 1,003,626,035 | 90,541,650 | 9.92% | 276.79% | 43,329,520 | -3,100,715 | -6.68% | 66.73% |
| 2016 | 279,405,810 | -554,380 | -0.20% | 350.83% | 1,011,871,135 | 8,245,100 | 0.82% | 279.88% | 42,946,395 | -383,125 | -0.88% | 65.25% |

Rate Ann.%chg: Irrigated **16.25%** Dryland **14.28%** Grassland **5.15%**

| 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 | 284,695 | -- | -- | -- | 0 | -- | -- | -- | 354,612,175 | -- | -- | -- |
| 2007 | 355,425 | 70,730 | 24.84% | 24.84% | 0 | 0 | | | 393,818,595 | 39,206,420 | 11.06% | 11.06% |
| 2008 | 342,080 | -13,345 | -3.75% | 20.16% | 0 | 0 | | | 435,214,270 | 41,395,675 | 10.51% | 22.73% |
| 2009 | 336,960 | -5,120 | -1.50% | 18.36% | 0 | 0 | | | 489,373,370 | 54,159,100 | 12.44% | 38.00% |
| 2010 | 643,575 | 306,615 | 90.99% | 126.06% | 0 | 0 | | | 594,983,395 | 105,610,025 | 21.58% | 67.78% |
| 2011 | 870,315 | 226,740 | 35.23% | 205.70% | 0 | 0 | | | 631,199,940 | 36,216,545 | 6.09% | 78.00% |
| 2012 | 1,206,370 | 336,055 | 38.61% | 323.74% | 0 | 0 | | | 701,402,465 | 70,202,525 | 11.12% | 97.79% |
| 2013 | 1,247,755 | 41,385 | 3.43% | 338.28% | 0 | 0 | | | 842,565,755 | 141,163,290 | 20.13% | 137.60% |
| 2014 | 1,245,330 | -2,425 | -0.19% | 337.43% | 80,450 | 80,450 | | | 1,226,500,930 | 383,935,175 | 45.57% | 245.87% |
| 2015 | 533,410 | -711,920 | -57.17% | 87.36% | 0 | -80,450 | -100.00% | | 1,327,449,155 | 100,948,225 | 8.23% | 274.34% |
| 2016 | 561,110 | 27,700 | 5.19% | 97.09% | 0 | 0 | | | 1,334,784,450 | 7,335,295 | 0.55% | 276.41% |

Cnty# **90**
County **WAYNE**

Rate Ann.%chg: Total Agric Land **14.17%**

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 | 61,975,815 | 36,747 | 1,687 | | | 267,835,115 | 196,418 | 1,364 | | | 24,613,555 | 29,312 | 840 | | |
| 2007 | 72,739,345 | 38,849 | 1,872 | 11.02% | 11.02% | 292,185,470 | 193,045 | 1,514 | 11.00% | 11.00% | 28,520,205 | 29,721 | 960 | 14.28% | 14.28% |
| 2008 | 84,862,520 | 41,266 | 2,056 | 9.83% | 21.94% | 318,713,045 | 191,486 | 1,664 | 9.97% | 22.06% | 30,273,655 | 28,815 | 1,051 | 9.48% | 25.12% |
| 2009 | 94,673,515 | 43,694 | 2,167 | 5.36% | 28.47% | 360,050,150 | 189,378 | 1,901 | 14.23% | 39.43% | 34,499,955 | 28,037 | 1,231 | 17.12% | 46.54% |
| 2010 | 117,816,145 | 44,955 | 2,621 | 20.95% | 55.39% | 441,984,715 | 191,362 | 2,310 | 21.48% | 69.38% | 34,952,290 | 24,346 | 1,436 | 16.67% | 70.97% |
| 2011 | 126,368,070 | 45,528 | 2,776 | 5.91% | 64.57% | 466,378,070 | 190,431 | 2,449 | 6.03% | 79.60% | 37,566,845 | 24,587 | 1,528 | 6.43% | 81.96% |
| 2012 | 142,881,245 | 46,330 | 3,084 | 11.11% | 82.86% | 517,980,150 | 190,652 | 2,717 | 10.94% | 99.24% | 38,935,885 | 23,301 | 1,671 | 9.37% | 99.00% |
| 2013 | 179,221,530 | 48,554 | 3,691 | 19.69% | 118.86% | 616,764,935 | 189,061 | 3,262 | 20.07% | 139.24% | 45,850,980 | 22,741 | 2,016 | 20.66% | 140.11% |
| 2014 | 265,667,845 | 48,518 | 5,476 | 48.34% | 224.67% | 913,342,090 | 190,107 | 4,804 | 47.27% | 252.33% | 46,440,925 | 21,624 | 2,148 | 6.52% | 155.76% |
| 2015 | 280,783,335 | 48,411 | 5,800 | 5.92% | 243.90% | 999,546,250 | 190,625 | 5,244 | 9.14% | 284.53% | 46,283,625 | 21,270 | 2,176 | 1.32% | 159.14% |
| 2016 | 279,412,555 | 48,168 | 5,801 | 0.01% | 243.95% | 1,011,942,845 | 191,458 | 5,285 | 0.80% | 287.61% | 42,944,260 | 20,298 | 2,116 | -2.77% | 151.96% |

Rate Annual %chg Average Value/Acre: 13.15%

14.51%

9.68%

| 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 | 284,765 | 2,848 | 100 | | | 0 | 0 | | | | 354,709,250 | 265,324 | 1,337 | | |
| 2007 | 355,650 | 2,844 | 125 | 25.04% | 25.04% | 0 | 0 | | | | 393,800,670 | 264,458 | 1,489 | 11.38% | 11.38% |
| 2008 | 349,260 | 2,793 | 125 | 0.00% | 25.04% | 0 | 0 | | | | 434,198,480 | 264,359 | 1,642 | 10.30% | 22.86% |
| 2009 | 335,725 | 1,679 | 200 | 59.93% | 99.97% | 0 | 0 | | | | 489,559,345 | 262,787 | 1,863 | 13.42% | 39.35% |
| 2010 | 643,615 | 2,145 | 300 | 50.03% | 200.01% | 0 | 0 | | | | 595,396,765 | 262,808 | 2,266 | 21.61% | 69.46% |
| 2011 | 859,505 | 2,149 | 400 | 33.32% | 299.99% | 0 | 0 | | | | 631,172,490 | 262,695 | 2,403 | 6.05% | 79.72% |
| 2012 | 1,206,345 | 2,413 | 500 | 25.00% | 400.00% | 0 | 0 | | | | 701,003,625 | 262,695 | 2,669 | 11.06% | 99.61% |
| 2013 | 1,217,975 | 2,436 | 500 | 0.00% | 400.00% | 0 | 0 | | | | 843,055,420 | 262,791 | 3,208 | 20.22% | 139.97% |
| 2014 | 1,235,065 | 2,470 | 500 | 0.00% | 399.99% | 0 | 0 | | | | 1,226,685,925 | 262,719 | 4,669 | 45.54% | 249.26% |
| 2015 | 503,270 | 2,516 | 200 | -60.00% | 99.99% | 0 | 0 | | | | 1,327,116,480 | 262,822 | 5,049 | 8.14% | 277.70% |
| 2016 | 560,180 | 2,801 | 200 | 0.00% | 99.98% | 0 | 0 | | | | 1,334,859,840 | 262,725 | 5,081 | 0.62% | 280.05% |

90
WAYNE

Rate Annual %chg Average Value/Acre: 14.28%

(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 |
|-------------------------------------|---------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|---------------|------------|------------|----------|---------------|
| 9,595 | WAYNE | 78,181,586 | 29,196,451 | 2,805,835 | 271,157,625 | 78,032,770 | 7,814,210 | 0 | 1,334,784,450 | 63,765,650 | 39,237,435 | 0 | 1,904,976,012 |
| cnty.sector.value % of total value: | | 4.10% | 1.53% | 0.15% | 14.23% | 4.10% | 0.41% | | 70.07% | 3.35% | 2.06% | | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 229 | CARROLL | 209,354 | 40,275 | 813 | 5,290,700 | 986,150 | 0 | 0 | 16,035 | 0 | 0 | 0 | 6,543,327 |
| 2.39% | %sector of county sector | 0.27% | 0.14% | 0.03% | 1.95% | 1.26% | | | 0.00% | | | | 0.34% |
| | %sector of municipality | 3.20% | 0.62% | 0.01% | 80.86% | 15.07% | | | 0.25% | | | | 100.00% |
| 285 | HOSKINS | 71,057 | 88,294 | 2,547 | 7,806,270 | 1,065,710 | 0 | 0 | 0 | 0 | 0 | 0 | 9,033,878 |
| 2.97% | %sector of county sector | 0.09% | 0.30% | 0.09% | 2.88% | 1.37% | | | | | | | 0.47% |
| | %sector of municipality | 0.79% | 0.98% | 0.03% | 86.41% | 11.80% | | | | | | | 100.00% |
| 21 | SHOLES | 93,304 | 225 | 112 | 191,265 | 237,800 | 0 | 0 | 229,905 | 0 | 0 | 0 | 752,611 |
| 0.22% | %sector of county sector | 0.12% | 0.00% | 0.00% | 0.07% | 0.30% | | | 0.02% | | | | 0.04% |
| | %sector of municipality | 12.40% | 0.03% | 0.01% | 25.41% | 31.60% | | | 30.55% | | | | 100.00% |
| 1,451 | WAKEFIELD | 2,188,577 | 228,576 | 175,986 | 10,446,020 | 6,718,715 | 0 | 0 | 0 | 0 | 0 | 0 | 19,757,874 |
| 15.12% | %sector of county sector | 2.80% | 0.78% | 0.627% | 3.85% | 8.61% | | | | | | | 1.04% |
| | %sector of municipality | 11.08% | 1.16% | 0.89% | 52.87% | 34.01% | | | | | | | 100.00% |
| 5,665 | WAYNE | 9,193,156 | 1,432,012 | 428,457 | 147,423,880 | 49,712,655 | 515,035 | 0 | 108,295 | 0 | 0 | 0 | 208,813,490 |
| 59.04% | %sector of county sector | 11.76% | 4.90% | 15.27% | 54.37% | 63.71% | 6.59% | | 0.01% | | | | 10.96% |
| | %sector of municipality | 4.40% | 0.69% | 0.21% | 70.60% | 23.81% | 0.25% | | 0.05% | | | | 100.00% |
| 427 | WINSIDE | 845,957 | 112,546 | 6,450 | 9,868,260 | 1,463,875 | 0 | 0 | 23,640 | 0 | 0 | 0 | 12,320,728 |
| 4.45% | %sector of county sector | 1.08% | 0.39% | 0.23% | 3.64% | 1.88% | | | 0.00% | | | | 0.65% |
| | %sector of municipality | 6.87% | 0.91% | 0.05% | 80.09% | 11.88% | | | 0.19% | | | | 100.00% |
| 8,078 | Total Municipalities | 12,601,405 | 1,901,928 | 614,365 | 181,026,395 | 60,184,905 | 515,035 | 0 | 377,875 | 0 | 0 | 0 | 257,221,908 |
| 84.19% | %all municip.sect of cnty | 16.12% | 6.51% | 21.90% | 66.76% | 77.13% | 6.59% | | 0.03% | | | | 13.50% |

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 |
|-------|--------|
| 90 | WAYNE |

CHART 5

EXHIBIT

90B

Page 5

| | | | | |
|--|------------------------|------------------------------|--------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 6,243 | Value : 1,806,753,523 | Growth 10,990,520 | 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 | 211 | 3,304,900 | 83 | 334,725 | 335 | 136,140 | 629 | 3,775,765 | |
| 02. Res Improve Land | 1,965 | 18,471,625 | 159 | 3,975,940 | 384 | 12,100,415 | 2,508 | 34,547,980 | |
| 03. Res Improvements | 2,029 | 165,292,930 | 161 | 23,681,535 | 397 | 52,582,855 | 2,587 | 241,557,320 | |
| 04. Res Total | 2,240 | 187,069,455 | 244 | 27,992,200 | 732 | 64,819,410 | 3,216 | 279,881,065 | 5,853,785 |
| % of Res Total | 69.65 | 66.84 | 7.59 | 10.00 | 22.76 | 23.16 | 51.51 | 15.49 | 53.26 |
| 05. Com UnImp Land | 75 | 1,520,835 | 15 | 738,145 | 6 | 71,475 | 96 | 2,330,455 | |
| 06. Com Improve Land | 321 | 7,120,855 | 27 | 946,455 | 14 | 434,965 | 362 | 8,502,275 | |
| 07. Com Improvements | 327 | 55,471,230 | 27 | 8,802,615 | 18 | 6,784,688 | 372 | 71,058,533 | |
| 08. Com Total | 402 | 64,112,920 | 42 | 10,487,215 | 24 | 7,291,128 | 468 | 81,891,263 | 2,351,820 |
| % of Com Total | 85.90 | 78.29 | 8.97 | 12.81 | 5.13 | 8.90 | 7.50 | 4.53 | 21.40 |
| 09. Ind UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 10. Ind Improve Land | 1 | 77,000 | 8 | 617,540 | 0 | 0 | 9 | 694,540 | |
| 11. Ind Improvements | 1 | 542,415 | 9 | 7,346,860 | 0 | 0 | 10 | 7,889,275 | |
| 12. Ind Total | 1 | 619,415 | 9 | 7,964,400 | 0 | 0 | 10 | 8,583,815 | 209,255 |
| % of Ind Total | 10.00 | 7.22 | 90.00 | 92.78 | 0.00 | 0.00 | 0.16 | 0.48 | 1.90 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 14. Rec Improve Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 15. Rec Improvements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 16. Rec Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % of Rec Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Res & Rec Total | 2,240 | 187,069,455 | 244 | 27,992,200 | 732 | 64,819,410 | 3,216 | 279,881,065 | 5,853,785 |
| % of Res & Rec Total | 69.65 | 66.84 | 7.59 | 10.00 | 22.76 | 23.16 | 51.51 | 15.49 | 53.26 |
| Com & Ind Total | 403 | 64,732,335 | 51 | 18,451,615 | 24 | 7,291,128 | 478 | 90,475,078 | 2,561,075 |
| % of Com & Ind Total | 84.31 | 71.55 | 10.67 | 20.39 | 5.02 | 8.06 | 7.66 | 5.01 | 23.30 |
| 17. Taxable Total | 2,643 | 251,801,790 | 295 | 46,443,815 | 756 | 72,110,538 | 3,694 | 370,356,143 | 8,414,860 |
| % of Taxable Total | 71.55 | 67.99 | 7.99 | 12.54 | 20.47 | 19.47 | 59.17 | 20.50 | 76.56 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 57 | 512,905 | 5,396,510 | 0 | 0 | 0 |
| 19. Commercial | 18 | 678,175 | 9,771,905 | 0 | 0 | 0 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rural | | | Total | | |
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 57 | 512,905 | 5,396,510 |
| 19. Commercial | 0 | 0 | 0 | 18 | 678,175 | 9,771,905 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 75 | 1,191,080 | 15,168,415 |

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 235 | 3 | 115 | 353 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|-------|----------|-------|---------|-------------|---------|---------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 0 | 0 | 0 | 0 | 1,753 | 904,846,945 | 1,753 | 904,846,945 |
| 28. Ag-Improved Land | 0 | 0 | 0 | 0 | 733 | 447,150,010 | 733 | 447,150,010 |
| 29. Ag Improvements | 0 | 0 | 0 | 0 | 796 | 84,400,425 | 796 | 84,400,425 |
| 30. Ag Total | | | | | | | 2,549 | 1,436,397,380 |

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 | 0 | 0.00 | 0 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 37. FarmSite Improvements | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| | Records | Rural Acres | Value | Records | Total Acres | Value | |
| 31. HomeSite UnImp Land | 5 | 5.00 | 75,000 | 5 | 5.00 | 75,000 | |
| 32. HomeSite Improv Land | 499 | 516.52 | 7,747,800 | 499 | 516.52 | 7,747,800 | |
| 33. HomeSite Improvements | 505 | 0.00 | 56,453,440 | 505 | 0.00 | 56,453,440 | 1,326,025 |
| 34. HomeSite Total | | | | 510 | 521.52 | 64,276,240 | |
| 35. FarmSite UnImp Land | 241 | 587.42 | 1,468,540 | 241 | 587.42 | 1,468,540 | |
| 36. FarmSite Improv Land | 704 | 4,914.44 | 12,286,120 | 704 | 4,914.44 | 12,286,120 | |
| 37. FarmSite Improvements | 765 | 0.00 | 27,946,985 | 765 | 0.00 | 27,946,985 | 1,249,635 |
| 38. FarmSite Total | | | | 1,006 | 5,501.86 | 41,701,645 | |
| 39. Road & Ditches | 2,308 | 5,931.50 | 0 | 2,308 | 5,931.50 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 41. Total Section VI | | | | 1,516 | 11,954.88 | 105,977,885 | 2,575,660 |

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 | 1 | 160.00 | 286,200 | 1 | 160.00 | 286,200 |

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|---------------|-------------|-------------------------|
| 45. 1A1 | 2,660.95 | 5.49% | 16,032,185 | 5.70% | 6,024.99 |
| 46. 1A | 9,952.39 | 20.52% | 59,714,330 | 21.23% | 6,000.00 |
| 47. 2A1 | 2,944.20 | 6.07% | 17,518,020 | 6.23% | 5,950.01 |
| 48. 2A | 2,530.60 | 5.22% | 14,930,540 | 5.31% | 5,900.00 |
| 49. 3A1 | 13,783.97 | 28.42% | 79,946,955 | 28.42% | 5,799.99 |
| 50. 3A | 11,814.02 | 24.36% | 66,749,315 | 23.73% | 5,650.01 |
| 51. 4A1 | 4,769.56 | 9.84% | 26,232,595 | 9.32% | 5,500.00 |
| 52. 4A | 39.95 | 0.08% | 195,750 | 0.07% | 4,899.87 |
| 53. Total | 48,495.64 | 100.00% | 281,319,690 | 100.00% | 5,800.93 |
| Dry | | | | | |
| 54. 1D1 | 13,046.36 | 6.86% | 74,364,335 | 7.40% | 5,700.01 |
| 55. 1D | 38,818.55 | 20.40% | 219,325,640 | 21.81% | 5,650.02 |
| 56. 2D1 | 10,532.51 | 5.54% | 58,455,905 | 5.81% | 5,550.05 |
| 57. 2D | 8,993.35 | 4.73% | 49,013,975 | 4.87% | 5,450.02 |
| 58. 3D1 | 58,102.92 | 30.53% | 313,755,685 | 31.21% | 5,400.00 |
| 59. 3D | 38,473.87 | 20.22% | 192,369,335 | 19.13% | 5,000.00 |
| 60. 4D1 | 22,203.66 | 11.67% | 97,696,145 | 9.72% | 4,400.00 |
| 61. 4D | 115.63 | 0.06% | 474,085 | 0.05% | 4,100.02 |
| 62. Total | 190,286.85 | 100.00% | 1,005,455,105 | 100.00% | 5,283.89 |
| Grass | | | | | |
| 63. 1G1 | 997.59 | 4.88% | 2,436,775 | 5.67% | 2,442.66 |
| 64. 1G | 2,288.08 | 11.20% | 5,517,160 | 12.83% | 2,411.26 |
| 65. 2G1 | 4,774.61 | 23.37% | 10,353,790 | 24.08% | 2,168.51 |
| 66. 2G | 2,965.90 | 14.52% | 6,085,965 | 14.15% | 2,051.98 |
| 67. 3G1 | 3,214.29 | 15.73% | 7,468,715 | 17.37% | 2,323.60 |
| 68. 3G | 2,653.10 | 12.98% | 4,962,800 | 11.54% | 1,870.57 |
| 69. 4G1 | 3,404.64 | 16.66% | 6,006,560 | 13.97% | 1,764.23 |
| 70. 4G | 134.67 | 0.66% | 172,765 | 0.40% | 1,282.88 |
| 71. Total | 20,432.88 | 100.00% | 43,004,530 | 100.00% | 2,104.67 |
| Irrigated Total | | | | | |
| | 48,495.64 | 18.48% | 281,319,690 | 21.15% | 5,800.93 |
| Dry Total | | | | | |
| | 190,286.85 | 72.51% | 1,005,455,105 | 75.57% | 5,283.89 |
| Grass Total | | | | | |
| | 20,432.88 | 7.79% | 43,004,530 | 3.23% | 2,104.67 |
| 72. Waste | 3,200.78 | 1.22% | 640,170 | 0.05% | 200.00 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 262,416.15 | 100.00% | 1,330,419,495 | 100.00% | 5,069.88 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|-------------|----------|-------------|----------|-------------------|----------------------|-------------------|----------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 0.00 | 0 | 48,495.64 | 281,319,690 | 48,495.64 | 281,319,690 |
| 77. Dry Land | 0.00 | 0 | 0.00 | 0 | 190,286.85 | 1,005,455,105 | 190,286.85 | 1,005,455,105 |
| 78. Grass | 0.00 | 0 | 0.00 | 0 | 20,432.88 | 43,004,530 | 20,432.88 | 43,004,530 |
| 79. Waste | 0.00 | 0 | 0.00 | 0 | 3,200.78 | 640,170 | 3,200.78 | 640,170 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 81. Exempt | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 82. Total | 0.00 | 0 | 0.00 | 0 | 262,416.15 | 1,330,419,495 | 262,416.15 | 1,330,419,495 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|----------------------|----------------|-------------------------|
| Irrigated | 48,495.64 | 18.48% | 281,319,690 | 21.15% | 5,800.93 |
| Dry Land | 190,286.85 | 72.51% | 1,005,455,105 | 75.57% | 5,283.89 |
| Grass | 20,432.88 | 7.79% | 43,004,530 | 3.23% | 2,104.67 |
| Waste | 3,200.78 | 1.22% | 640,170 | 0.05% | 200.00 |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Total | 262,416.15 | 100.00% | 1,330,419,495 | 100.00% | 5,069.88 |

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 N/a Or Error | 0 | 0 | 2 | 7,515 | 2 | 50,000 | 2 | 57,515 | 50,000 |
| 83.2 Beverly Hills/paradise | 9 | 79,860 | 28 | 373,630 | 28 | 4,127,875 | 37 | 4,581,365 | 13,995 |
| 83.3 Carroll | 30 | 87,035 | 114 | 391,010 | 117 | 4,783,215 | 147 | 5,261,260 | 2,835 |
| 83.4 Hoskins | 25 | 109,510 | 112 | 441,335 | 113 | 7,422,835 | 138 | 7,973,680 | 158,175 |
| 83.5 Muhs Acres | 1 | 10,740 | 20 | 315,810 | 20 | 2,595,685 | 21 | 2,922,235 | 2,100 |
| 83.6 Rural & Sholes | 351 | 426,445 | 394 | 12,133,005 | 407 | 52,933,280 | 758 | 65,492,730 | 1,578,000 |
| 83.7 Suburban | 73 | 244,125 | 110 | 3,255,910 | 112 | 16,857,475 | 185 | 20,357,510 | 641,060 |
| 83.8 Wakefield | 5 | 34,000 | 93 | 1,017,145 | 93 | 9,873,505 | 98 | 10,924,650 | 517,445 |
| 83.9 Wayne | 116 | 2,554,140 | 1,442 | 15,635,825 | 1,501 | 134,113,665 | 1,617 | 152,303,630 | 2,810,160 |
| 83.10 Winside | 19 | 229,910 | 193 | 976,795 | 194 | 8,799,785 | 213 | 10,006,490 | 80,015 |
| 84 Residential Total | 629 | 3,775,765 | 2,508 | 34,547,980 | 2,587 | 241,557,320 | 3,216 | 279,881,065 | 5,853,785 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|--------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 | Carroll | 6 | 11,945 | 23 | 86,665 | 24 | 935,455 | 30 | 1,034,065 | 49,135 |
| 85.2 | Hoskins | 3 | 4,735 | 20 | 43,905 | 20 | 1,076,055 | 23 | 1,124,695 | 51,810 |
| 85.3 | Rural & Sholes | 11 | 191,275 | 26 | 797,830 | 30 | 12,256,443 | 41 | 13,245,548 | 192,755 |
| 85.4 | Suburban | 12 | 618,475 | 27 | 1,203,010 | 27 | 10,888,360 | 39 | 12,709,845 | 578,335 |
| 85.5 | Wakefield | 1 | 6,450 | 11 | 598,000 | 11 | 6,403,985 | 12 | 7,008,435 | 8,485 |
| 85.6 | Wayne | 55 | 1,491,525 | 236 | 6,422,315 | 240 | 45,985,135 | 295 | 53,898,975 | 1,679,030 |
| 85.7 | Winside | 8 | 6,050 | 28 | 45,090 | 30 | 1,402,375 | 38 | 1,453,515 | 1,525 |
| 86 | Commercial Total | 96 | 2,330,455 | 371 | 9,196,815 | 382 | 78,947,808 | 478 | 90,475,078 | 2,561,075 |

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 | 984.08 | 5.13% | 2,361,790 | 6.46% | 2,400.00 |
| 88. 1G | 2,181.29 | 11.37% | 4,929,815 | 13.48% | 2,260.05 |
| 89. 2G1 | 4,703.99 | 24.53% | 9,972,440 | 27.27% | 2,120.00 |
| 90. 2G | 2,901.61 | 15.13% | 5,745,230 | 15.71% | 1,980.01 |
| 91. 3G1 | 2,776.46 | 14.48% | 5,191,990 | 14.20% | 1,870.00 |
| 92. 3G | 2,441.03 | 12.73% | 3,881,235 | 10.62% | 1,590.00 |
| 93. 4G1 | 3,056.58 | 15.94% | 4,309,745 | 11.79% | 1,409.99 |
| 94. 4G | 134.13 | 0.70% | 170,335 | 0.47% | 1,269.92 |
| 95. Total | 19,179.17 | 100.00% | 36,562,580 | 100.00% | 1,906.37 |
| CRP | | | | | |
| 96. 1C1 | 13.51 | 1.08% | 74,985 | 1.16% | 5,550.33 |
| 97. 1C | 106.79 | 8.52% | 587,345 | 9.12% | 5,500.00 |
| 98. 2C1 | 70.62 | 5.63% | 381,350 | 5.92% | 5,400.03 |
| 99. 2C | 64.29 | 5.13% | 340,735 | 5.29% | 5,299.97 |
| 100. 3C1 | 437.83 | 34.92% | 2,276,725 | 35.34% | 5,200.02 |
| 101. 3C | 212.07 | 16.92% | 1,081,565 | 16.79% | 5,100.04 |
| 102. 4C1 | 348.06 | 27.76% | 1,696,815 | 26.34% | 4,875.06 |
| 103. 4C | 0.54 | 0.04% | 2,430 | 0.04% | 4,500.00 |
| 104. Total | 1,253.71 | 100.00% | 6,441,950 | 100.00% | 5,138.31 |
| 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 | 19,179.17 | 93.86% | 36,562,580 | 85.02% | 1,906.37 |
| CRP Total | 1,253.71 | 6.14% | 6,441,950 | 14.98% | 5,138.31 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 20,432.88 | 100.00% | 43,004,530 | 100.00% | 2,104.67 |

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

90 Wayne

| | 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 | 271,157,625 | 279,881,065 | 8,723,440 | 3.22% | 5,853,785 | 1.06% |
| 02. Recreational | 0 | 0 | 0 | | 0 | |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 63,765,650 | 64,276,240 | 510,590 | 0.80% | 1,326,025 | -1.28% |
| 04. Total Residential (sum lines 1-3) | 334,923,275 | 344,157,305 | 9,234,030 | 2.76% | 7,179,810 | 0.61% |
| 05. Commercial | 78,032,770 | 81,891,263 | 3,858,493 | 4.94% | 2,351,820 | 1.93% |
| 06. Industrial | 7,814,210 | 8,583,815 | 769,605 | 9.85% | 209,255 | 7.17% |
| 07. Total Commercial (sum lines 5-6) | 85,846,980 | 90,475,078 | 4,628,098 | 5.39% | 2,561,075 | 2.41% |
| 08. Ag-Farmsite Land, Outbuildings | 39,237,435 | 41,701,645 | 2,464,210 | 6.28% | 1,249,635 | 3.10% |
| 09. Minerals | 0 | 0 | 0 | | 0 | |
| 10. Non Ag Use Land | 0 | 0 | 0 | | | |
| 11. Total Non-Agland (sum lines 8-10) | 39,237,435 | 41,701,645 | 2,464,210 | 6.28% | 1,249,635 | 3.10% |
| 12. Irrigated | 279,405,810 | 281,319,690 | 1,913,880 | 0.68% | | |
| 13. Dryland | 1,011,871,135 | 1,005,455,105 | -6,416,030 | -0.63% | | |
| 14. Grassland | 42,946,395 | 43,004,530 | 58,135 | 0.14% | | |
| 15. Wasteland | 561,110 | 640,170 | 79,060 | 14.09% | | |
| 16. Other Agland | 0 | 0 | 0 | | | |
| 17. Total Agricultural Land | 1,334,784,450 | 1,330,419,495 | -4,364,955 | -0.33% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 1,794,792,140 | 1,806,753,523 | 11,961,383 | 0.67% | 10,990,520 | 0.05% |

2017 Assessment Survey for Wayne County

A. Staffing and Funding Information

| | |
|------------|---|
| 1. | Deputy(ies) on staff: |
| | 1 |
| 2. | Appraiser(s) on staff: |
| | - |
| 3. | Other full-time employees: |
| | 3 |
| 4. | Other part-time employees: |
| | - |
| 5. | Number of shared employees: |
| | 0(although Melissa Rabbass is also responsible for administering the County's ADA program, as well as being our full time employee) |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$183,538.50 |
| 7. | Adopted budget, or granted budget if different from above: |
| | \$183,538.50 |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$0 |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | \$N/A |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$0 |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$2,500.00 |
| 12. | Other miscellaneous funds: |
| | \$0 |
| 13. | Amount of last year's assessor's budget not used: |
| | \$0 |

B. Computer, Automation Information and GIS

| | |
|----|--|
| 1. | Administrative software: |
| | MIPS |
| 2. | CAMA software: |
| | MIPS |
| 3. | Are cadastral maps currently being used? |
| | Yes, but rarely, we keep them updated but use the GIS most of the time. |
| 4. | If so, who maintains the Cadastral Maps? |
| | Office Staff, Deputy Assessor (Jo Junck), Carri Sutak |
| 5. | Does the county have GIS software? |
| | Yes |
| 6. | Is GIS available to the public? If so, what is the web address? |
| | No, but we are working to get online with GIS Workshop this year and hope to have a website with mapping and assessor data available to the public within the next few months. |
| 7. | Who maintains the GIS software and maps? |
| | We do in this office. We draw out our own splits, combine parcels, etc. |
| 8. | Personal Property software: |
| | MIPS |

C. Zoning Information

| | |
|----|---|
| 1. | Does the county have zoning? |
| | No |
| 2. | If so, is the zoning countywide? |
| | N/A |
| 3. | What municipalities in the county are zoned? |
| | Wayne, Carroll, Winside, Hoskins and Wakefield |
| 4. | When was zoning implemented? |
| | N/A |

D. Contracted Services

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

E. Appraisal /Listing Services

| | |
|-----------|--|
| 1. | Does the county employ outside help for appraisal or listing services? |
| | Not currently |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | N/A |
| 3. | What appraisal certifications or qualifications does the County require? |
| | N/A |
| 4. | Have the existing contracts been approved by the PTA? |
| | N/A |
| 5. | Does the appraisal or listing service providers establish assessed values for the county? |
| | N/A |

2017 Residential Assessment Survey for Wayne County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------|---|---------------------------|--|----|--|----|--|----|--|----|--|----|---|----|--|----|--|----|------------------------------|----|---|----|------------------------------------|
| | All in the office help but coordinated by Dawn Duffy. | | | | | | | | | | | | | | | | | | | | | | |
| 2. | List the valuation groupings recognized by the County and describe the unique characteristics of each: | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Beverly Hills - Subdivision located between Norfolk and Hoskins on Hwy. 35</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Carroll - Small village located west of Wayne, Approximate population of 229</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Hoskins - close proximity to Norfolk. No school. Approximate population of 285</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Muhs Acres - Suburban Subdivision located NW of the city of Wayne, generally half acre in size</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural and Sholes (Sholes: small population of approximately 21)</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Wakefield - K-12 school located in Wayne County portion of the town, mostly newer constructed homes and adjoins Dixon County. Approximate total population of 1,451.</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Wayne - County seat, Wayne State College, K-12 school.</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Winside - K-12 school system</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Suburban - Parcels located within a one mile radius of the small towns and a two mile radius of Wayne, less than 20 acres</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural home and outbuildings</td> </tr> </tbody> </table> | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 01 | Beverly Hills - Subdivision located between Norfolk and Hoskins on Hwy. 35 | 02 | Carroll - Small village located west of Wayne, Approximate population of 229 | 03 | Hoskins - close proximity to Norfolk. No school. Approximate population of 285 | 04 | Muhs Acres - Suburban Subdivision located NW of the city of Wayne, generally half acre in size | 05 | Rural and Sholes (Sholes: small population of approximately 21) | 06 | Wakefield - K-12 school located in Wayne County portion of the town, mostly newer constructed homes and adjoins Dixon County. Approximate total population of 1,451. | 07 | Wayne - County seat, Wayne State College, K-12 school. | 08 | Winside - K-12 school system | 20 | Suburban - Parcels located within a one mile radius of the small towns and a two mile radius of Wayne, less than 20 acres | AG | Agricultural home and outbuildings |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | | | | | | | |
| 01 | Beverly Hills - Subdivision located between Norfolk and Hoskins on Hwy. 35 | | | | | | | | | | | | | | | | | | | | | | |
| 02 | Carroll - Small village located west of Wayne, Approximate population of 229 | | | | | | | | | | | | | | | | | | | | | | |
| 03 | Hoskins - close proximity to Norfolk. No school. Approximate population of 285 | | | | | | | | | | | | | | | | | | | | | | |
| 04 | Muhs Acres - Suburban Subdivision located NW of the city of Wayne, generally half acre in size | | | | | | | | | | | | | | | | | | | | | | |
| 05 | Rural and Sholes (Sholes: small population of approximately 21) | | | | | | | | | | | | | | | | | | | | | | |
| 06 | Wakefield - K-12 school located in Wayne County portion of the town, mostly newer constructed homes and adjoins Dixon County. Approximate total population of 1,451. | | | | | | | | | | | | | | | | | | | | | | |
| 07 | Wayne - County seat, Wayne State College, K-12 school. | | | | | | | | | | | | | | | | | | | | | | |
| 08 | Winside - K-12 school system | | | | | | | | | | | | | | | | | | | | | | |
| 20 | Suburban - Parcels located within a one mile radius of the small towns and a two mile radius of Wayne, less than 20 acres | | | | | | | | | | | | | | | | | | | | | | |
| AG | Agricultural home and outbuildings | | | | | | | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | | | | | | | | | | | |
| | Cost approach and sales comparison approach. Income approach/cash flow analysis on several vacant residential lots per application (Form 191) | | | | | | | | | | | | | | | | | | | | | | |
| 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? | | | | | | | | | | | | | | | | | | | | | | |
| | We develop the depreciations based on the local market | | | | | | | | | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | | | | | | | | | | | | | | | | | | | | |
| | Yes | | | | | | | | | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | | | | | | | | | | | | | |
| | Sales Comparison Approach | | | | | | | | | | | | | | | | | | | | | | |
| 7. | Describe the methodology used to determine value for vacant lots being held for sale or resale? | | | | | | | | | | | | | | | | | | | | | | |
| | Income approach/cash flow analysis on several vacant residential lots per application (Form 191) and sales comparison. | | | | | | | | | | | | | | | | | | | | | | |

8.

| <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|---------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
| 01 | 2006 | 2006 | 2006 | 2015 |
| 02 | 2006 | 2006 | 2006 | 2016 |
| 03 | 2006 | 2006 | 2006 | 2016 |
| 04 | 2006 | 2006 | 2006 | 2015 |
| 05 | 2006 | 2006 | 2006 | 2015 |
| 06 | 2006 | 2006 | 2006 | 2016 |
| 07 | 2006 | 2006 | 2006 | 2016 |
| 08 | 2006 | 2006 | 2006 | 2016 |
| 20 | 2006 | 2006 | 2006 | 2016 |
| AG | 2006 | 2006 | 2006 | 2015 |

2017 Commercial Assessment Survey for Wayne County

| | | |
|------------|---|---|
| 1. | Valuation data collection done by: | |
| | All in the office help but coordinated by Dawn Duffy with the help of road men from one of the road districts. | |
| 2. | List the valuation groupings recognized in the County and describe the unique characteristics of each: | |
| | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> |
| | 02 | Carroll -Minimal active commercial, has a grain facility |
| | 03 | Hoskins - Close proximity to Norfolk on Hwy. 35., minimal active commercial |
| | 05 | Rural and Sholes |
| | 06 | Wakefield - adjoins Dixon County, Newly constructed CVA facility |
| | 07 | Wayne, County Seat, commercial hub for Wayne County. Wayne State College, hospital, two grocery stores, retail, mini marts, active commercial |
| | 08 | Winside, minimal active commercial properties, has a grain facility. |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | |
| | Cost approach and sales comparison approach. | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | |
| | Cost Approach | |
| 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? | |
| | We develop the depreciations based on the local market. | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | |
| | Yes | |
| 6. | Describe the methodology used to determine the commercial lot values. | |
| | Sales comparison approach. | |

| 7. | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|----|---------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
| | 02 | 1988 | 1990+% | 1988 | 2016 |
| | 03 | 1988 | 1990+% | 1988 | 2016 |
| | 05 | 1988 | 1990+% | 1988 | 2015 |
| | 06 | 1988 | 1990+% | 1988 | 2016 |
| | 07 | 2016 | 2008 | 2016 | 2016 |
| | 08 | 1988 | 1990+% | 1988 | 2016 |

The city of Wayne was damaged by a tornado in October of 2013, Many of the large commercial properties on the east side of the town were destroyed. The commercial review is ongoing through 2015. We are finally seeing the completion of the re-building of this area from the storm.

The city of Wayne was reappraised for 2017 utilizing 2008 costing. The remainder of the valuation groupings will be recosted in the future. Currently the city of Wayne is 61% of the county commercials and the most active as far as sales.

2017 Agricultural Assessment Survey for Wayne County

| 1. | Valuation data collection done by: | | | | | | |
|--------------------|--|--------------------------------|--|--------------------------------|---|--------------------------------|------|
| | Dawn Duffy, Melissa Rabbass, Carrie Sutak. | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The county is one market area.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table> | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | The county is one market area. | 2016 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | |
| 1 | The county is one market area. | 2016 | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | |
| | Study of sales. | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | |
| | We have no recreational land. No rivers or gravel pits. | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences? | | | | | | |
| | Home site values are the same value whether an acreage or on a farm, unless the property is an acreage located in a suburban location to town. Those are valued a bit higher. | | | | | | |
| 6. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | |
| | N/A | | | | | | |

2016 Plan of Assessment for Wayne County

County Assessor – Dawn Duffy

This plan of assessment is required by law, pursuant to Nebraska Revised Statute 77-1311.02, which states the following: 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.

2017

Residential – Review work for 2017 began in September. Notes and building permits are being filed and prepared. We will continue to monitor sales using a market analysis. We will also continue pricing residential lots per square foot rather than front foot, as well as adjusting depreciation tables based on sales in those neighborhoods. Also, we will continue to go through all the parcels with houses and update/correct the information into the new CAMA system as things did not transfer smoothly from the conversion done in October 2013. As part of the process of reviewing all parcels once every six years, we went around to all of the residential properties in Wayne and the small towns in the spring of 2016. We will review the notes/pictures for changes to these parcels for 2017.

Commercial – Parcels will be monitored using the sales/assessment ratio, building permits, and drive by reviews. We are entering all commercial data into the CAMA system. We will price all Wayne commercial properties using CAMA beginning in 2017 and will continue to enter the data for the small towns. We hope to have this done so that we can price the small town commercials with CAMA for 2018. To meet State requirements that every parcel be reviewed at least once every six years, a review was done to all urban commercial properties in the spring of 2016.

Agricultural – Land uses are being reviewed using GIS imagery and we'll also utilize drive by reviews that we do at various times during the year, usually beginning around Sept/Oct.

Pictometry flew all of Wayne County and took more detailed, higher resolution imagery than we have ever had in the small towns and rural areas than ever before. We began reviewing the rural farm sites for changes (new/removed buildings) in June 2015 and then reviewed the small towns for changes such as additions/decks/yard sheds/garages, etc. as well. This will be an ongoing process that may take a couple years depending on the amount of changes found and the amount of time we can devote to it due to other commitments of the office.

The assessor electronically enters sales data into the State's sales file and mails the Form 521's to the State by the 15th of each month as required by law.

Our office will continue to monitor the sales file and make changes accordingly.

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NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

2018

Residential – We will continue to go through neighborhoods in Wayne and update the pricing of the residential lots to price per square foot rather than front foot. We will also continue to review properties as needed. This will include walk around reviews, drive by reviews, and photos taken of the properties. Parcels will be monitored using the sales file in the county. When needed we will go to the property and list any changes that have taken place. Properties will continue to be physically reviewed and valued in a timely manner.

Commercial – It will be our goal to begin pricing all small town commercial properties using CAMA in 2018. Parcels will continue to be monitored and values adjusted using the sales assessment ratio. New construction and changes to parcels will continue to be monitored using building permits, realtor's web sites, and drive by reviews.

Agricultural – Land will be adjusted using the sales assessment ratio. We will continue to monitor land use changes using GIS imagery as well as drive by reviews.

The assessor will continue to electronically enter the data into the State's sales file on a monthly basis and forward the Form 521's to the State by the 15th of each month.

2019

Residential – We will continue with pricing the residential lots by square foot rather than front foot in the city of Wayne, as well as continuing to monitor changes to parcels based on review work and sales.

Commercial – Changes to parcels will continue to be monitored using building permits, realtor's web sites, and drive by reviews.

Agricultural – Land will be reviewed using drive by reviews as well as GIS imagery. We will continue to monitor values using the sales assessment ratio.

We will continue to use building permits, realtor websites, drive by reviews, and GIS to monitor changes. Our review work will continue to be inspected and valued in a timely manner.

The assessor will continue to electronically enter sales data into the State's sales file on a monthly basis and forward Form 521's to the State by the 15th of each month.

Staff, Budgeting & Training

Dawn Duffy was hired as the County Assessor in September 2012. Jo Junck, who has been employed with the assessor's office since September 1991, is the Deputy County Assessor. A third person, Carrie Sutak, was hired in April 2013 to assist in various duties including Deed Record changes, review work, filing, record maintenance, personal property, and various other duties. Melissa Rabbass also works for our office on a full-time basis. Her duties include review work, pricing, Homesteads, Personal Property, GIS maintenance, and various others.

The Deputy Assessor is mainly responsible for making the deed changes, updating the cadastral maps, and many other tasks that occur throughout the year. She has knowledge in almost all aspects of the office including review work, pricing, Homestead Exemptions, and personal property.

Dawn Duffy has been employed by the assessor's office since December 2002. Duffy received her Assessor's Certificate in February 2012. Previous duties included updating and maintaining the GIS records, review work, pricing, personal property, certification of value, and various other responsibilities as needed.

The Assessor and Deputy Assessor will continue to take classes and attend meetings to achieve the required number of hours to remain certified. In May 2013, Assessor Duffy completed IAAO course 101, Fundamentals of Real Property Appraisal, which is one of the two required courses of all new assessors. IAAO 300, Fundamentals of Mass

Appraisal, was taken in September 2015. This was the second required class that must be taken within four years of any new assessor taking office.

The budget for the assessor's office has always been adequate to handle our needs. The commissioners have supported the office both financially and through the use of personnel and equipment when needed. The assessor's budget pays for all continuing education that is needed by its employees. Travel to and from workshops and meetings, as well as registration fees, is also paid for by the county.

As of October 2013 we converted from the old AS400 system to the new Version 2 through MIPS. Then, in the spring of 2015, MIPS updated us to Version 2.5. These conversions were less than smooth as the cost tables we were using in the old CAMA are no longer available in the new CAMA so we had to change them. Also, much of the information in regards to the houses, such as flooring, siding, porches, square footage, and lot sizes, did not transfer over correctly. This has created a tremendous amount of data entry work that needs to be done. Every parcel with a house needs to be gone through and the data re-entered. In the spring of 2016, MIPS updated the software once again to version 3. This update has gone fairly smooth with a few bugs here and there. We are currently still working to get all of the residential and commercial data entered/re-entered into CAMA due to these conversions.

We have had a GIS system in our office since 2009. It is now completely paid for. The aerial photos we had GIS take for us of the rural houses and buildings in 2011 are also fully paid for. The annual maintenance payments to MIPS and GIS are taken out of the county's general budget. There is also money in the budget for the eventual move to Web GIS. We feel this would be a good move to help better serve our county. GIS has played an integral role in being able to accurately map and account for all the parcels that have been affected by the tornadoes both in October 2013 and June 16th 2014.

Wayne County is currently online at www.nebraskaassessoronline.us where much of the parcel data can be accessed by the public. This data includes ownership, sales price and history, legal descriptions, photos, sketches, square footages and more. Anyone can access this information but appraisers, realtors and insurance representatives have found it the most useful. We have found that the number of phone calls and traffic in the office has decreased due to people having the ability to look up the information they want on their own and from the comfort of their own home or office. This website was offered by MIPS for no charge, but the product is less than perfect. The information is very hard to update without including values, and lot sizes are very hard to get included in the data sheet, so a move to Web GIS would hopefully solve many of our online issues.

Definitions

Review Work – Physically inspect and walk around the property, take notes, measure improvements and take photos. Basically gather any and all information necessary to make pricing-out possible. Usually an exterior review of property but can be an interior inspection.

Drive-by – Drive by the property but do not get out of the vehicle unless a change is visible. Notes are taken of what is seen as to make pricing-out possible. May include the taking of photos to provide visual evidence of what has been noted.

Conclusion

The assessor reviewed all residential/commercial properties in 2016 and aerial photos were taken of all rural residences/buildings in 2015, the requirement of inspecting every property in the county at least once every six years has been met.

In **2017, 2018, & 2019** I will work to improve the quality of assessment to stay in compliance with generally accepted mass appraisal practices. It is my goal to follow the five subsystems of mass appraisal; data collection and maintenance, market analysis, the development of mass appraisal models and tables, quality control, and defense of values. All five subsystems are in place in Wayne County.

The sales comparison approach to value is used in determining yearly adjustments to individual towns and neighborhoods. Market analysis statistics are used in the sales comparison approach. The cost approach to value is used in arriving at the assessed value of individual properties. The income approach to value is used in the valuation process of the Section 42 properties.

The Marshall & Swift manual's 2006 cost tables are being used for valuing property in the CAMA system that we have in place. Our GIS system is used in assisting in the determination of rural land use, as well as being a tool in problem solving. It has also been key in keeping remarkably more accurate parcel maps.

If Wayne County continues with the plan of assessment that is outlined in this proposal, we should be able to accomplish better quality of value, better uniformity of value and consistency in valuations over the next three years.