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DEPARTMENT OF REVENUE

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

WAYNE COUNTY



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for 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 statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

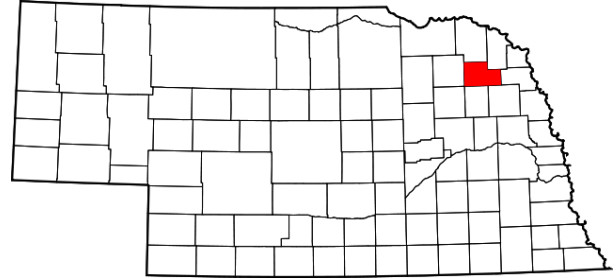
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

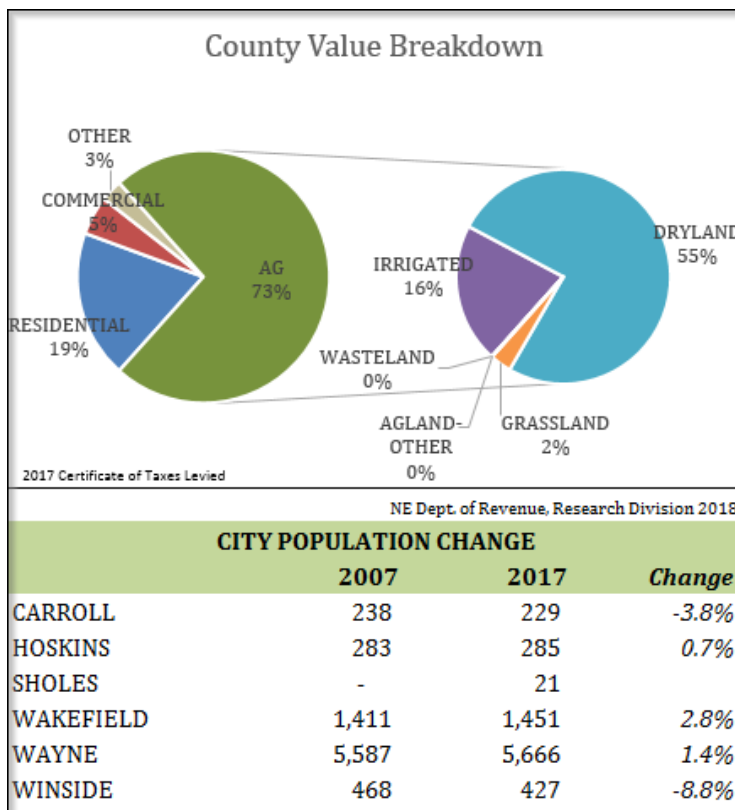
**Further information may be found in Exhibit 94*

County Overview

With a total area of 443 square miles, Wayne County had 9,365 residents, per the Census Bureau Quick Facts for 2016, a 2% population decline from the 2010 U.S. Census. Reports indicated that 63% of county residents were homeowners and 78% of residents occupied the same residence as in the prior year (Census Quick Facts).



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



were 244 employer establishments with total employment of 3,128.

Agricultural land makes up approximately 73% of the total valuation base for the county. Dryland makes up the majority of the land in the county. Wayne County is included in the Lower Elkhorn Natural Resources District (NRD).

2018 Residential Correlation for Wayne County

Assessment Actions

For the 2018 assessment, the county updated the depreciation tables for Hoskins, Wakefield and Winside based on the sales activity within the towns. In the City of Wayne, the county continued to review by neighborhood and updated depreciation based on sales activity. The neighborhoods adjusted in Wayne are as follows:

Benscoter Addition Replat II	Britton and Bressler’s	East Tenth Street Addn.
Hillcrest Addn.	Logan View Addn.	Moore’s Addn.
Oak Ridge 2 nd Addn.	Oak Ridge Addn.	Oak View Addn.
Original Wayne	Otte’s Subdivision	Pine Height’s Second Addn.
Pine Height’s Addn.	Southview II Addn.	Sunnyview Addn.
Sunrise Cove	Taylor & Wachob’s Addn.	Taylor’s Addn.
Westwood Addn.		

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

Description of Analysis

Residential parcels are valued utilizing nine valuation groups that are based on the west and southwest subdivisions locations or towns in the county. Two of the valuation groups Muhs Acres and the Suburban have characteristics that the county described not to be like any other group. Valuation group 07 (Wayne) encompasses about 74% of the sales in the residential class of property and is the major trade center of the county.

Valuation Grouping	Description
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 Shoals
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

2018 Residential Correlation for Wayne County

The residential property class statistical profile has 197 qualified sales representing all of the valuation groups. All the valuation groups 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. The COD and the PRD are considered acceptable. A review of the Schedule XI from the residential abstract of assessment affirms the assessment actions completed.

Assessment Practice Review

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

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 arms'-length was completed. Wayne County considers all sales good unless there is sufficient reason to call them non-arms'-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 groups 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.

2018 Residential Correlation for Wayne County

Equalization and Quality of Assessment

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

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	2	87.68	87.68	82.22	14.88	106.64
02	8	92.43	100.82	98.54	16.27	102.31
03	6	98.57	94.40	93.23	06.03	101.25
04	1	64.72	64.72	64.72		100.00
05	15	92.24	94.53	93.81	13.04	100.77
06	5	96.10	95.86	95.34	02.75	100.55
07	146	95.35	95.15	94.12	07.67	101.09
08	12	94.74	97.23	93.06	11.19	104.48
20	2	89.94	89.94	87.22	09.56	103.12
<u>ALL</u>						
10/01/2015 To 09/30/2017	197	95.33	95.17	93.57	08.69	101.71

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.

2018 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. Wakefield, Winside and Carroll are now utilizing the same costing as the city of Wayne. Plans are to have Hoskins completed in 2019.

The rural commercial land was updated for the 2018 assessment year as well as the economic depreciation for this subclass.

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, 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	Description
02	Carroll
03	Hoskins
05	Rural and Sholes
06	Wakefield
07	Wayne
08	Winside

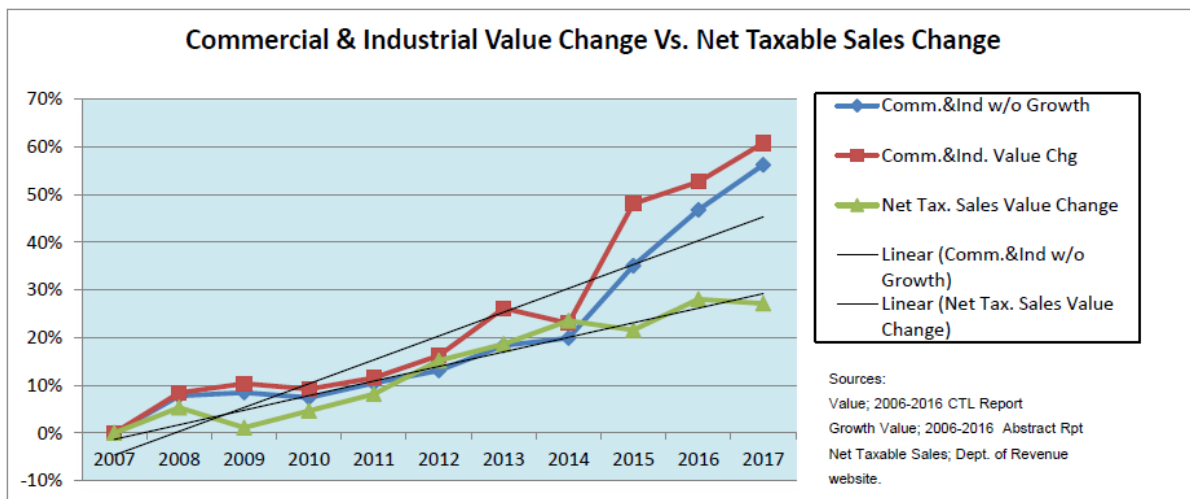
The commercial class of property statistical analysis included 17 sales, representing three of the valuation groupings. Valuation Group 7, the city of Wayne has the largest commercial population in the county and represented in the sales file with 15 of the sales. All but Valuation Group 3 has been updated with costing and depreciation analysis. Analysis of the measures of central tendency indicate the median is the only one within the acceptable range. The weighted mean and the mean are heavily influenced by two sales. One of the sales sold for \$855,000 and the other sold for \$1,100,000.

The chart below is a review of the past few years' level of value for the commercial class and shows a steady decline in the qualified sales. The county is current with the six-year review and inspection process and almost complete with the updated costing and depreciation.

2018 Commercial Correlation for Wayne County

Year	# of Sales	Median	COD	PRD	LOV
2014	32	96	39.69	146.48	100
2015	31	95	28.49	119.91	100
2016	26	95	16.53	112.42	96
2017	22	99	23.27	130.09	99
2018	17	97	17.61	123.20	100

The general trend of sales tax receipts for the county compared to the general trend of valuations of the commercial and industrial property was examined. While there is not a direct link between the two, there is the expectation that they should trend in the same direction. If the local sales are in an upward trend, if they seem flat or are declining, it might be expected that the commercial values would eventually trend in a similar manner. The county was hit with a major tornado in 2013 that destroyed a large part of the commercial base on the east side of Wayne. The following chart indicates values increasing significantly due to the rebuilding after the tornado. However, the net tax sales change has not been as aggressive. In comparing the abstract with the previous years certificated of taxes levied report the growth in total commercial values is below one half of one per cent.



Assessment Practice Review

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

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

2018 Commercial Correlation for Wayne County

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

While the statistics are not reliable, the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

The review of the current statistics concludes the Valuation Group 7 is the only median within the acceptable range, again the other measures of central tendency are out. However, confidence in the assessment practices of Wayne County is in compliance with professionally accepted mass appraisal standards.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
06	1	52.92	52.92	52.92		100.00
07	15	96.55	87.87	77.18	14.97	113.85
08	1	125.05	125.05	125.05		100.00
----- ALL -----						
10/01/2014 To 09/30/2017	17	96.55	88.00	71.43	17.61	123.20

Level of Value

Based on their assessment practices, Wayne County has valued the commercial property on a regular basis, consistently and uniformly and has achieved the statutory level of value of 100% for the commercial class of property.

2018 Agricultural Correlation for Wayne County

Assessment Actions

Based on sales information during the current study period, Wayne County implemented a few small changes to the dry soils. The LCG of dryland (3D1) was decreased 2%. The LCG of dryland (3D, 4D1 and 4D) were decreased 5%. The irrigated and grass values remained the same. The county continues to monitor the sales activity and finds little movement in the market. The county continues to complete review work and pickup new construction.

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 two 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

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

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, a phone call is made 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.

2018 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 are 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 land 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 of agricultural land in Wayne County complies with professionally accepted mass appraisal standards

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	2	68.86	68.86	68.82	02.18	100.06
1	2	68.86	68.86	68.82	02.18	100.06
<u>Dry</u>						
County	21	70.98	71.76	71.20	05.83	100.79
1	21	70.98	71.76	71.20	05.83	100.79
<u>Grass</u>						
County	2	61.69	61.69	64.30	12.24	95.94
1	2	61.69	61.69	64.30	12.24	95.94
<u>ALL</u>						
10/01/2014 To 09/30/2017	28	70.18	71.16	70.24	07.15	101.31

Level of Value

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

2018 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	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Wayne County

Residential Real Property - Current

Number of Sales	197	Median	95.33
Total Sales Price	\$23,745,380	Mean	95.17
Total Adj. Sales Price	\$23,745,380	Wgt. Mean	93.57
Total Assessed Value	\$22,219,690	Average Assessed Value of the Base	\$89,030
Avg. Adj. Sales Price	\$120,535	Avg. Assessed Value	\$112,790

Confidence Interval - Current

95% Median C.I	94.01 to 96.98
95% Wgt. Mean C.I	91.96 to 95.19
95% Mean C.I	93.52 to 96.82
% of Value of the Class of all Real Property Value in the County	16.29
% of Records Sold in the Study Period	5.98
% of Value Sold in the Study Period	7.57

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	195	95	94.70
2016	187	95	95.27
2015	202	94	94.03
2014	207	95	94.73

2018 Commission Summary for Wayne County

Commercial Real Property - Current

Number of Sales	17	Median	96.55
Total Sales Price	\$4,223,650	Mean	88.00
Total Adj. Sales Price	\$4,223,650	Wgt. Mean	71.43
Total Assessed Value	\$3,016,920	Average Assessed Value of the Base	\$186,515
Avg. Adj. Sales Price	\$248,450	Avg. Assessed Value	\$177,466

Confidence Interval - Current

95% Median C.I	70.04 to 103.02
95% Wgt. Mean C.I	53.97 to 88.89
95% Mean C.I	76.88 to 99.12
% of Value of the Class of all Real Property Value in the County	5.15
% of Records Sold in the Study Period	3.42
% of Value Sold in the Study Period	3.25

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	22	99	98.67
2016	26	96	95.16
2015	31	100	94.84
2014	32	100	95.57

**90 Wayne
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 197
 Total Sales Price : 23,745,380
 Total Adj. Sales Price : 23,745,380
 Total Assessed Value : 22,219,690
 Avg. Adj. Sales Price : 120,535
 Avg. Assessed Value : 112,790

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 95
 COD : 08.69
 PRD : 101.71

COV : 12.38
 STD : 11.78
 Avg. Abs. Dev : 08.28
 MAX Sales Ratio : 151.91
 MIN Sales Ratio : 64.72

95% Median C.I. : 94.01 to 96.98
 95% Wgt. Mean C.I. : 91.96 to 95.19
 95% Mean C.I. : 93.52 to 96.82

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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-15 To 31-DEC-15	18	99.05	100.46	97.16	06.99	103.40	82.49	131.82	96.12 to 102.95	107,767	104,702
01-JAN-16 To 31-MAR-16	19	99.98	102.68	98.94	07.98	103.78	89.34	151.91	94.12 to 103.95	109,021	107,865
01-APR-16 To 30-JUN-16	39	95.71	95.08	94.07	08.58	101.07	72.15	128.68	91.68 to 98.97	119,497	112,411
01-JUL-16 To 30-SEP-16	24	92.91	93.04	92.84	06.64	100.22	69.24	104.06	90.65 to 100.26	155,010	143,908
01-OCT-16 To 31-DEC-16	27	95.37	95.77	95.15	07.47	100.65	64.72	124.60	93.10 to 99.92	124,100	118,076
01-JAN-17 To 31-MAR-17	16	91.68	92.61	90.82	08.72	101.97	75.99	111.73	87.38 to 98.63	98,125	89,114
01-APR-17 To 30-JUN-17	21	86.99	88.36	87.87	09.53	100.56	67.36	115.49	82.63 to 94.06	99,343	87,296
01-JUL-17 To 30-SEP-17	33	95.46	94.70	92.04	09.11	102.89	69.39	137.26	91.67 to 98.14	131,717	121,234
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	100	96.79	97.01	95.00	08.16	102.12	69.24	151.91	94.20 to 99.09	123,918	117,719
01-OCT-16 To 30-SEP-17	97	94.06	93.28	92.02	09.02	101.37	64.72	137.26	91.86 to 95.75	117,047	107,709
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	109	95.63	96.13	94.73	08.13	101.48	64.72	151.91	94.07 to 98.41	126,631	119,957
<u>ALL</u>	197	95.33	95.17	93.57	08.69	101.71	64.72	151.91	94.01 to 96.98	120,535	112,790

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	2	87.68	87.68	82.22	14.88	106.64	74.63	100.73	N/A	206,500	169,778
02	8	92.43	100.82	98.54	16.27	102.31	76.21	137.26	76.21 to 137.26	60,641	59,759
03	6	98.57	94.40	93.23	06.03	101.25	83.20	102.18	83.20 to 102.18	138,242	128,877
04	1	64.72	64.72	64.72	00.00	100.00	64.72	64.72	N/A	200,000	129,445
05	15	92.24	94.53	93.81	13.04	100.77	67.36	124.60	82.49 to 103.96	173,200	162,471
06	5	96.10	95.86	95.34	02.75	100.55	90.93	100.70	N/A	123,200	117,453
07	146	95.35	95.15	94.12	07.67	101.09	69.24	128.68	94.06 to 97.43	118,530	111,566
08	12	94.74	97.23	93.06	11.19	104.48	72.15	151.91	91.28 to 101.07	76,908	71,573
20	2	89.94	89.94	87.22	09.56	103.12	81.34	98.54	N/A	187,750	163,763
<u>ALL</u>	197	95.33	95.17	93.57	08.69	101.71	64.72	151.91	94.01 to 96.98	120,535	112,790

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	197	95.33	95.17	93.57	08.69	101.71	64.72	151.91	94.01 to 96.98	120,535	112,790
06											
07											
<u>ALL</u>	197	95.33	95.17	93.57	08.69	101.71	64.72	151.91	94.01 to 96.98	120,535	112,790

**90 Wayne
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 197
 Total Sales Price : 23,745,380
 Total Adj. Sales Price : 23,745,380
 Total Assessed Value : 22,219,690
 Avg. Adj. Sales Price : 120,535
 Avg. Assessed Value : 112,790

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 95
 COD : 08.69
 PRD : 101.71

COV : 12.38
 STD : 11.78
 Avg. Abs. Dev : 08.28
 MAX Sales Ratio : 151.91
 MIN Sales Ratio : 64.72

95% Median C.I. : 94.01 to 96.98
 95% Wgt. Mean C.I. : 91.96 to 95.19
 95% Mean C.I. : 93.52 to 96.82

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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	2	124.78	124.78	126.87	21.74	98.35	97.65	151.91	N/A	26,000	32,985	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	197	95.33	95.17	93.57	08.69	101.71	64.72	151.91	94.01 to 96.98	120,535	112,790	
Greater Than 14,999	197	95.33	95.17	93.57	08.69	101.71	64.72	151.91	94.01 to 96.98	120,535	112,790	
Greater Than 29,999	195	95.06	94.87	93.50	08.49	101.47	64.72	137.26	93.82 to 96.83	121,505	113,609	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	124.78	124.78	126.87	21.74	98.35	97.65	151.91	N/A	26,000	32,985	
30,000 TO 59,999	24	99.18	100.43	99.41	10.14	101.03	72.15	131.82	92.99 to 107.66	45,372	45,102	
60,000 TO 99,999	52	95.17	95.66	95.52	08.82	100.15	67.36	137.26	92.81 to 99.15	79,119	75,575	
100,000 TO 149,999	68	94.69	94.31	94.38	07.75	99.93	69.24	117.90	92.45 to 97.84	125,275	118,234	
150,000 TO 249,999	43	95.71	93.76	93.47	06.96	100.31	64.72	124.60	92.05 to 98.14	179,315	167,610	
250,000 TO 499,999	8	84.43	83.77	83.78	07.49	99.99	74.63	93.52	74.63 to 93.52	282,625	236,772	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	197	95.33	95.17	93.57	08.69	101.71	64.72	151.91	94.01 to 96.98	120,535	112,790	

**90 Wayne
COMMERCIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 17
 Total Sales Price : 4,223,650
 Total Adj. Sales Price : 4,223,650
 Total Assessed Value : 3,016,920
 Avg. Adj. Sales Price : 248,450
 Avg. Assessed Value : 177,466

MEDIAN : 97
 WGT. MEAN : 71
 MEAN : 88
 COD : 17.61
 PRD : 123.20

COV : 24.58
 STD : 21.63
 Avg. Abs. Dev : 17.00
 MAX Sales Ratio : 125.05
 MIN Sales Ratio : 45.32

95% Median C.I. : 70.04 to 103.02
 95% Wgt. Mean C.I. : 53.97 to 88.89
 95% Mean C.I. : 76.88 to 99.12

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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	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	2	113.84	113.84	107.62	09.86	105.78	102.62	125.05	N/A	112,250	120,800
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											
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	3	89.45	92.26	90.35	07.02	102.11	84.25	103.08	N/A	256,032	231,328
01-APR-17 To 30-JUN-17	4	64.47	62.81	53.62	16.60	117.14	45.32	76.96	N/A	333,250	178,680
01-JUL-17 To 30-SEP-17	1	77.45	77.45	77.45	00.00	100.00	77.45	77.45	N/A	85,000	65,835
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	6	102.27	105.49	102.71	04.63	102.71	99.51	125.05	99.51 to 125.05	134,083	137,716
01-OCT-15 To 30-SEP-16	3	96.55	85.89	58.07	19.09	147.91	52.92	108.21	N/A	411,018	238,695
01-OCT-16 To 30-SEP-17	8	77.21	75.68	67.45	16.68	112.20	45.32	103.08	45.32 to 103.08	273,262	184,318
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	6	101.73	104.60	102.15	05.53	102.40	96.55	125.05	96.55 to 125.05	127,500	130,241
01-JAN-16 To 31-DEC-16	2	80.57	80.57	55.21	34.32	145.93	52.92	108.21	N/A	573,778	316,768
<u>ALL</u>	17	96.55	88.00	71.43	17.61	123.20	45.32	125.05	70.04 to 103.02	248,450	177,466

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
06	1	52.92	52.92	52.92	00.00	100.00	52.92	52.92	N/A	1,100,000	582,075
07	15	96.55	87.87	77.18	14.97	113.85	45.32	108.21	76.96 to 102.62	204,910	158,155
08	1	125.05	125.05	125.05	00.00	100.00	125.05	125.05	N/A	50,000	62,525
<u>ALL</u>	17	96.55	88.00	71.43	17.61	123.20	45.32	125.05	70.04 to 103.02	248,450	177,466

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
02	4	73.50	73.84	78.70	12.75	93.82	58.90	89.45	N/A	233,250	183,571
03	13	100.83	92.36	69.37	14.33	133.14	45.32	125.05	77.45 to 103.08	253,127	175,587
04											
<u>ALL</u>	17	96.55	88.00	71.43	17.61	123.20	45.32	125.05	70.04 to 103.02	248,450	177,466

90 Wayne
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 17
 Total Sales Price : 4,223,650
 Total Adj. Sales Price : 4,223,650
 Total Assessed Value : 3,016,920
 Avg. Adj. Sales Price : 248,450
 Avg. Assessed Value : 177,466

MEDIAN : 97
 WGT. MEAN : 71
 MEAN : 88
 COD : 17.61
 PRD : 123.20

COV : 24.58
 STD : 21.63
 Avg. Abs. Dev : 17.00
 MAX Sales Ratio : 125.05
 MIN Sales Ratio : 45.32

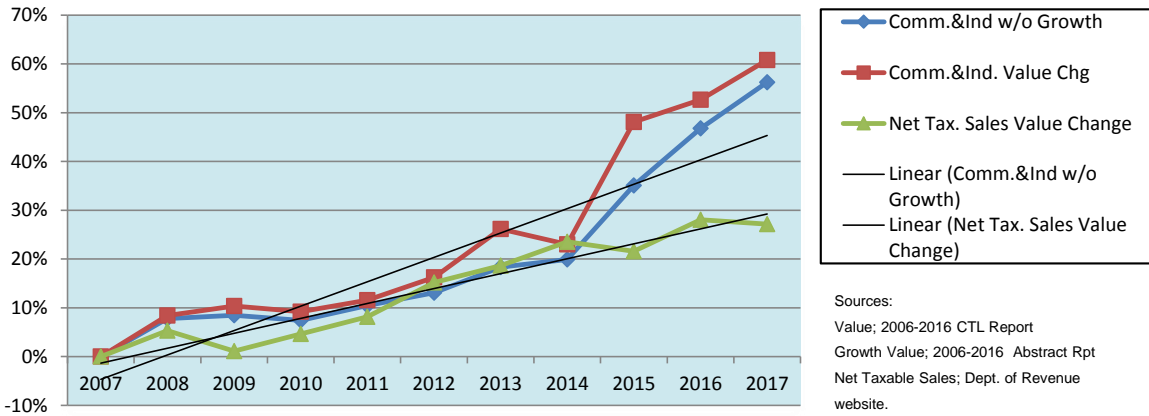
95% Median C.I. : 70.04 to 103.02
 95% Wgt. Mean C.I. : 53.97 to 88.89
 95% Mean C.I. : 76.88 to 99.12

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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												
Less Than 30,000												
Ranges Excl. Low \$												
Greater Than 4,999	17	96.55	88.00	71.43	17.61	123.20	45.32	125.05	70.04 to 103.02	248,450	177,466	
Greater Than 14,999	17	96.55	88.00	71.43	17.61	123.20	45.32	125.05	70.04 to 103.02	248,450	177,466	
Greater Than 29,999	17	96.55	88.00	71.43	17.61	123.20	45.32	125.05	70.04 to 103.02	248,450	177,466	
Incremental Ranges												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	2	116.63	116.63	116.84	07.22	99.82	108.21	125.05	N/A	48,778	56,993	
60,000 TO 99,999	4	98.69	94.46	94.80	07.56	99.64	77.45	103.02	N/A	88,875	84,250	
100,000 TO 149,999	2	102.50	102.50	102.50	00.57	100.00	101.92	103.08	N/A	124,048	127,145	
150,000 TO 249,999	5	76.96	78.55	79.10	15.06	99.30	58.90	102.62	N/A	168,500	133,285	
250,000 TO 499,999	2	94.48	94.48	93.20	05.32	101.37	89.45	99.51	N/A	362,500	337,848	
500,000 TO 999,999	1	45.32	45.32	45.32	00.00	100.00	45.32	45.32	N/A	855,000	387,450	
1,000,000 +	1	52.92	52.92	52.92	00.00	100.00	52.92	52.92	N/A	1,100,000	582,075	
ALL	17	96.55	88.00	71.43	17.61	123.20	45.32	125.05	70.04 to 103.02	248,450	177,466	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
341	2	99.82	99.82	100.41	03.28	99.41	96.55	103.08	N/A	104,298	104,720	
350	1	103.02	103.02	103.02	00.00	100.00	103.02	103.02	N/A	95,000	97,870	
352	5	76.96	84.08	81.06	22.23	103.73	58.90	125.05	N/A	196,600	159,362	
353	2	77.42	77.42	57.92	31.65	133.67	52.92	101.92	N/A	612,500	354,738	
386	1	100.83	100.83	100.83	00.00	100.00	100.83	100.83	N/A	90,000	90,745	
406	2	101.07	101.07	100.73	01.54	100.34	99.51	102.62	N/A	222,250	223,878	
442	1	108.21	108.21	108.21	00.00	100.00	108.21	108.21	N/A	47,555	51,460	
459	1	77.45	77.45	77.45	00.00	100.00	77.45	77.45	N/A	85,000	65,835	
511	1	45.32	45.32	45.32	00.00	100.00	45.32	45.32	N/A	855,000	387,450	
528	1	84.25	84.25	84.25	00.00	100.00	84.25	84.25	N/A	190,000	160,080	
ALL	17	96.55	88.00	71.43	17.61	123.20	45.32	125.05	70.04 to 103.02	248,450	177,466	

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 56,231,740	\$ 877,785	1.56%	\$ 55,353,955	-	\$ 58,350,013	-
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%
2017	\$ 90,423,925	\$ 2,561,075	2.83%	\$ 87,862,850	2.35%	\$ 74,187,262	-0.71%
Ann %chg	4.86%			Average	1.59%	2.79%	2.48%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	7.81%	8.43%	5.32%
2009	8.49%	10.35%	1.13%
2010	7.40%	9.22%	4.63%
2011	10.48%	11.55%	8.17%
2012	13.11%	16.25%	15.18%
2013	18.34%	26.18%	18.67%
2014	19.94%	23.03%	23.55%
2015	35.08%	48.10%	21.59%
2016	46.80%	52.67%	28.05%
2017	56.25%	60.81%	27.14%

County Number: 90
 County Name: Wayne

90 Wayne
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 28
Total Sales Price : 21,905,180
Total Adj. Sales Price : 21,905,180
Total Assessed Value : 15,386,555
Avg. Adj. Sales Price : 782,328
Avg. Assessed Value : 549,520

MEDIAN : 70
WGT. MEAN : 70
MEAN : 71
COD : 07.15
PRD : 101.31

COV : 10.51
STD : 07.48
Avg. Abs. Dev : 05.02
MAX Sales Ratio : 89.95
MIN Sales Ratio : 54.14

95% Median C.I. : 67.77 to 72.31
95% Wgt. Mean C.I. : 66.74 to 73.75
95% Mean C.I. : 68.26 to 74.06

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	1	89.95	89.95	89.95	00.00	100.00	89.95	89.95	N/A	480,247	431,970
01-JAN-15 To 31-MAR-15	6	72.21	72.90	70.47	07.40	103.45	64.88	88.56	64.88 to 88.56	669,636	471,894
01-APR-15 To 30-JUN-15	4	70.24	69.27	72.04	13.57	96.15	54.14	82.47	N/A	765,361	551,346
01-JUL-15 To 30-SEP-15	1	70.98	70.98	70.98	00.00	100.00	70.98	70.98	N/A	600,000	425,855
01-OCT-15 To 31-DEC-15	2	67.28	67.28	63.76	09.91	105.52	60.61	73.94	N/A	1,183,600	754,665
01-JAN-16 To 31-MAR-16	2	74.31	74.31	73.34	09.35	101.32	67.36	81.25	N/A	1,127,400	826,873
01-APR-16 To 30-JUN-16	4	70.68	70.71	70.89	01.66	99.75	69.17	72.31	N/A	546,855	387,680
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	2	69.62	69.62	69.87	00.56	99.64	69.23	70.00	N/A	1,006,205	703,003
01-JAN-17 To 31-MAR-17	5	67.77	68.61	68.45	02.88	100.23	65.64	72.16	N/A	862,369	590,276
01-APR-17 To 30-JUN-17	1	68.76	68.76	68.76	00.00	100.00	68.76	68.76	N/A	612,000	420,800
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	12	72.21	72.95	72.24	10.29	100.98	54.14	89.95	65.34 to 82.47	679,959	491,215
01-OCT-15 To 30-SEP-16	8	70.68	70.75	69.22	05.65	102.21	60.61	81.25	60.61 to 81.25	851,177	589,224
01-OCT-16 To 30-SEP-17	8	69.00	68.88	68.89	02.26	99.99	65.64	72.16	65.64 to 72.16	867,032	597,273
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	13	71.79	70.77	69.40	09.04	101.97	54.14	88.56	64.88 to 75.13	772,805	536,303
01-JAN-16 To 31-DEC-16	8	69.95	71.33	71.43	03.46	99.86	67.36	81.25	67.36 to 81.25	806,829	576,309
<u>ALL</u>	28	70.18	71.16	70.24	07.15	101.31	54.14	89.95	67.77 to 72.31	782,328	549,520

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	28	70.18	71.16	70.24	07.15	101.31	54.14	89.95	67.77 to 72.31	782,328	549,520
<u>ALL</u>	28	70.18	71.16	70.24	07.15	101.31	54.14	89.95	67.77 to 72.31	782,328	549,520

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	18	70.49	70.76	70.54	05.06	100.31	64.88	82.47	67.11 to 72.31	807,473	569,631
1	18	70.49	70.76	70.54	05.06	100.31	64.88	82.47	67.11 to 72.31	807,473	569,631
<u>Grass</u>											
County	2	61.69	61.69	64.30	12.24	95.94	54.14	69.23	N/A	259,535	166,883
1	2	61.69	61.69	64.30	12.24	95.94	54.14	69.23	N/A	259,535	166,883
<u>ALL</u>	28	70.18	71.16	70.24	07.15	101.31	54.14	89.95	67.77 to 72.31	782,328	549,520

90 Wayne
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 28
 Total Sales Price : 21,905,180
 Total Adj. Sales Price : 21,905,180
 Total Assessed Value : 15,386,555
 Avg. Adj. Sales Price : 782,328
 Avg. Assessed Value : 549,520

MEDIAN : 70
 WGT. MEAN : 70
 MEAN : 71
 COD : 07.15
 PRD : 101.31

COV : 10.51
 STD : 07.48
 Avg. Abs. Dev : 05.02
 MAX Sales Ratio : 89.95
 MIN Sales Ratio : 54.14

95% Median C.I. : 67.77 to 72.31
 95% Wgt. Mean C.I. : 66.74 to 73.75
 95% Mean C.I. : 68.26 to 74.06

Printed: 3/20/2018 12:45:20PM

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	2	68.86	68.86	68.82	02.18	100.06	67.36	70.35	N/A	1,252,000	861,603
1	2	68.86	68.86	68.82	02.18	100.06	67.36	70.35	N/A	1,252,000	861,603
_____Dry_____											
County	21	70.98	71.76	71.20	05.83	100.79	64.88	89.95	67.77 to 72.62	760,866	541,773
1	21	70.98	71.76	71.20	05.83	100.79	64.88	89.95	67.77 to 72.62	760,866	541,773
_____Grass_____											
County	2	61.69	61.69	64.30	12.24	95.94	54.14	69.23	N/A	259,535	166,883
1	2	61.69	61.69	64.30	12.24	95.94	54.14	69.23	N/A	259,535	166,883
_____ALL_____											
	28	70.18	71.16	70.24	07.15	101.31	54.14	89.95	67.77 to 72.31	782,328	549,520

Wayne County 2018 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	6180	6065	5765	5580	5190	5095	4715	4525	5530
Thurston	1	6025	6000	5900	5900	5800	5650	4980	4290	5862
Cuming	1	6521	6523	6164	6124	5655	5656	4770	4682	6108
Cuming	3	6008	6007	5661	5656	5076	5019	4252	4195	5426
Madison	2	6746	6460	6018	5798	5550	5336	4421	3725	5625
Pierce	1	6106	5894	5520	5424	5329	4747	4113	3890	5216

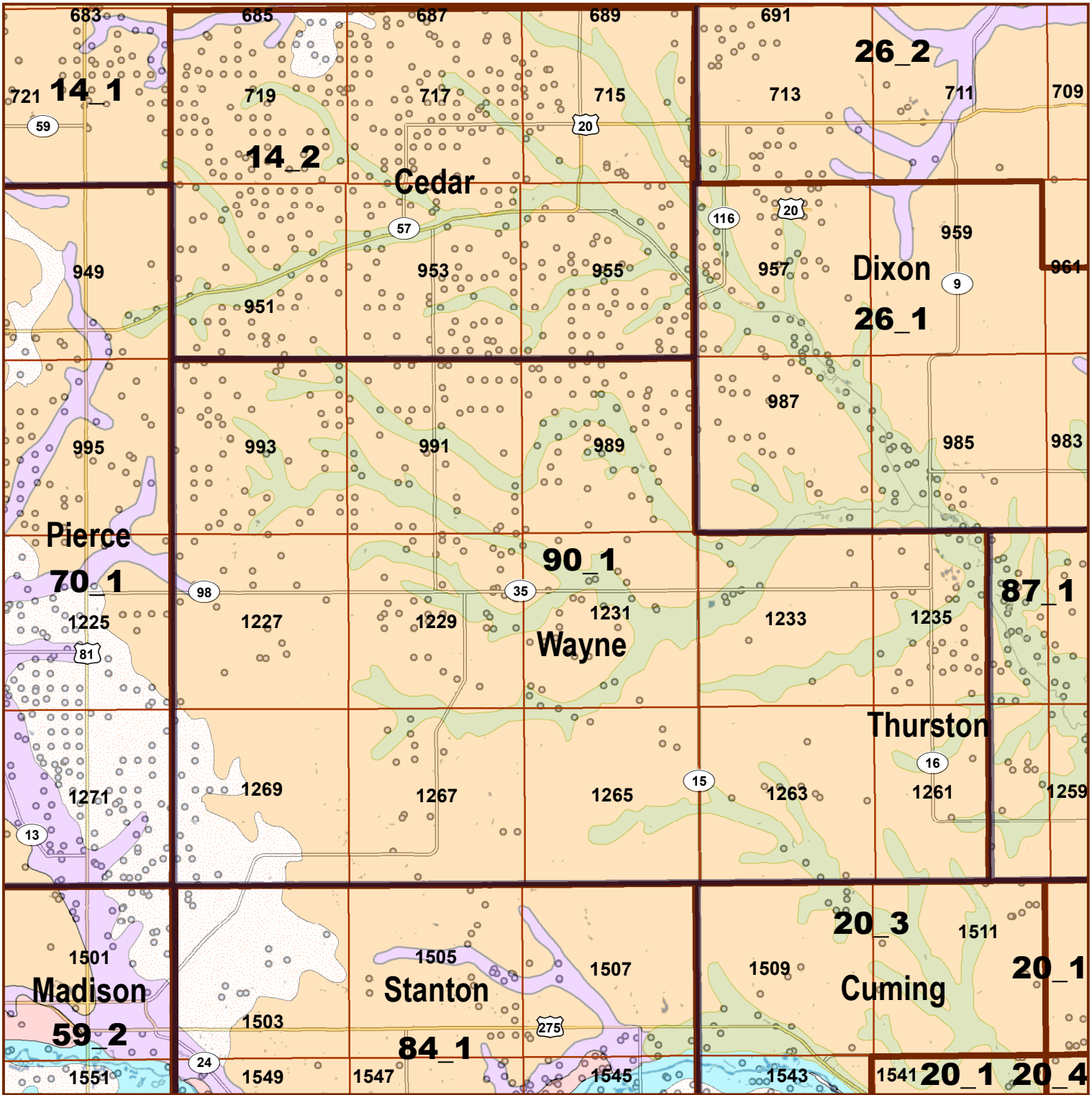
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Wayne	1	5700	5650	5550	5450	5290	4750	4180	3895	5174
Cedar	2	5710	5710	5520	5520	5485	5485	4295	4295	5266
Dixon	1	5565	5205	5020	4950	4920	4248	4255	3705	4764
Thurston	1	5700	5650	5325	5325	5235	5000	4075	3705	5075
Cuming	1	6195	6200	5830	5823	5326	5327	4432	4440	5671
Cuming	3	5705	5705	5219	5316	4844	4788	3913	3837	5133
Madison	2	5271	5083	4789	4541	3929	3626	2711	2200	4146
Pierce	1	5395	5230	4925	4700	4080	3800	2750	2405	4341

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	1881
Thurston	1	1900	1900	1600	1600	1600	1470	1470	1270	1613
Cuming	1	2843	2825	2559	2442	2175	2171	1948	1998	2436
Cuming	3	2830	2799	2550	2364	2084	1864	1685	2024	2235
Madison	2	2059	2025	1944	1992	1912	1804	1474	1078	1684
Pierce	1	2275	2105	2050	1920	1855	1487	1465	1295	1585

County	Mkt Area	CRP	TIMBER	WASTE
Wayne	1	4948	n/a	200
Cedar	2	1950	741	600
Dixon	1	4765	1245	96
Thurston	1	n/a	475	75
Cuming	1	5607	1196	125
Cuming	3	4542	1183	125
Madison	2	2863	728	150
Pierce	1	3693	813	50

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



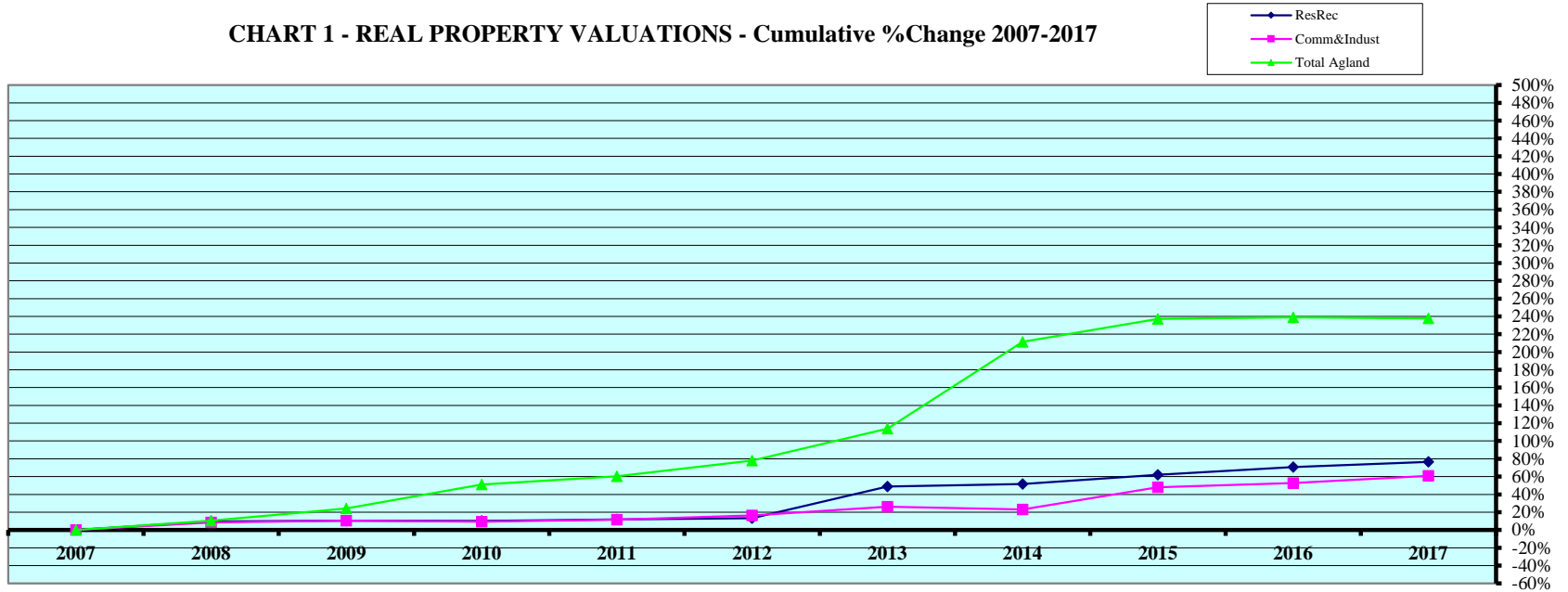
Legend

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

Wayne County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	158,932,375	--	--	--	56,231,740	--	--	--	393,818,595	--	--	--
2008	174,252,640	15,320,265	9.64%	9.64%	60,969,530	4,737,790	8.43%	8.43%	435,214,270	41,395,675	10.51%	10.51%
2009	175,517,905	1,265,265	0.73%	10.44%	62,051,760	1,082,230	1.78%	10.35%	489,373,370	54,159,100	12.44%	24.26%
2010	175,289,100	-228,805	-0.13%	10.29%	61,418,550	-633,210	-1.02%	9.22%	594,983,395	105,610,025	21.58%	51.08%
2011	177,675,415	2,386,315	1.36%	11.79%	62,723,705	1,305,155	2.13%	11.55%	631,199,940	36,216,545	6.09%	60.28%
2012	179,981,445	2,306,030	1.30%	13.24%	65,368,630	2,644,925	4.22%	16.25%	701,402,465	70,202,525	11.12%	78.10%
2013	236,398,595	56,417,150	31.35%	48.74%	70,955,805	5,587,175	8.55%	26.18%	842,565,755	141,163,290	20.13%	113.95%
2014	241,135,015	4,736,420	2.00%	51.72%	69,179,240	-1,776,565	-2.50%	23.03%	1,226,500,930	383,935,175	45.57%	211.44%
2015	257,536,055	16,401,040	6.80%	62.04%	83,277,960	14,098,720	20.38%	48.10%	1,327,449,155	100,948,225	8.23%	237.07%
2016	271,157,625	13,621,570	5.29%	70.61%	85,846,980	2,569,020	3.08%	52.67%	1,334,784,450	7,335,295	0.55%	238.93%
2017	280,533,255	9,375,630	3.46%	76.51%	90,423,925	4,576,945	5.33%	60.81%	1,330,291,660	-4,492,790	-0.34%	237.79%

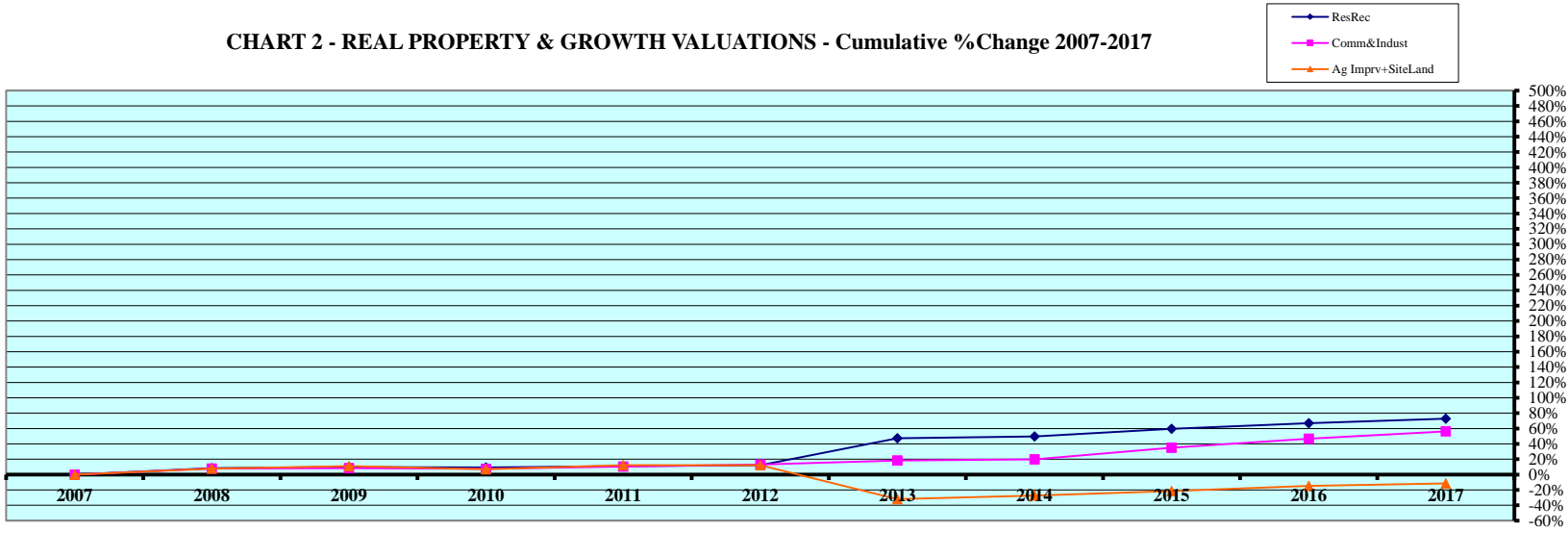
Rate Annual %chg: Residential & Recreational **5.85%** Commercial & Industrial **4.86%** Agricultural Land **12.94%**

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

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	158,932,375	1,559,795	0.98%	157,372,580	--	--	56,231,740	877,785	1.56%	55,353,955	--	--
2008	174,252,640	1,914,500	1.10%	172,338,140	8.43%	8.43%	60,969,530	347,530	0.57%	60,622,000	7.81%	7.81%
2009	175,517,905	1,108,305	0.63%	174,409,600	0.09%	9.74%	62,051,760	1,046,215	1.69%	61,005,545	0.06%	8.49%
2010	175,289,100	1,642,960	0.94%	173,646,140	-1.07%	9.26%	61,418,550	1,025,165	1.67%	60,393,385	-2.67%	7.40%
2011	177,675,415	1,090,290	0.61%	176,585,125	0.74%	11.11%	62,723,705	598,680	0.95%	62,125,025	1.15%	10.48%
2012	179,981,445	1,548,245	0.86%	178,433,200	0.43%	12.27%	65,368,630	1,766,855	2.70%	63,601,775	1.40%	13.11%
2013	236,398,595	2,319,690	0.98%	234,078,905	30.06%	47.28%	70,955,805	4,410,695	6.22%	66,545,110	1.80%	18.34%
2014	241,135,015	3,096,405	1.28%	238,038,610	0.69%	49.77%	69,179,240	1,735,300	2.51%	67,443,940	-4.95%	19.94%
2015	257,536,055	3,734,510	1.45%	253,801,545	5.25%	59.69%	83,277,960	7,320,050	8.79%	75,957,910	9.80%	35.08%
2016	271,157,625	5,927,475	2.19%	265,230,150	2.99%	66.88%	85,846,980	3,300,060	3.84%	82,546,920	-0.88%	46.80%
2017	280,533,255	5,853,785	2.09%	274,679,470	1.30%	72.83%	90,423,925	2,561,075	2.83%	87,862,850	2.35%	56.25%
Rate Ann%chg	5.85%				4.89%		4.86%				C & I w/o growth	1.59%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	84,129,070	31,712,665	115,841,735	1,812,675	1.56%	114,029,060	--	--
2008	95,159,460	32,089,935	127,249,395	2,245,635	1.76%	125,003,760	7.91%	7.91%
2009	95,831,270	35,477,365	131,308,635	2,613,500	1.99%	128,695,135	1.14%	11.10%
2010	89,361,385	36,838,185	126,199,570	2,266,160	1.80%	123,933,410	-5.62%	6.99%
2011	92,017,420	40,714,400	132,731,820	2,662,800	2.01%	130,069,020	3.07%	12.28%
2012	92,884,710	40,529,705	133,414,415	3,603,480	2.70%	129,810,935	-2.20%	12.06%
2013	49,817,845	31,734,860	81,552,705	2,712,930	3.33%	78,839,775	-40.91%	-31.94%
2014	51,082,390	35,003,815	86,086,205	1,841,050	2.14%	84,245,155	3.30%	-27.28%
2015	58,157,840	35,318,660	93,476,500	2,419,450	2.59%	91,057,050	5.77%	-21.40%
2016	63,765,650	39,237,435	103,003,085	4,082,525	3.96%	98,920,560	5.82%	-14.61%
2017	63,768,835	41,456,890	105,225,725	2,575,660	2.45%	102,650,065	-0.34%	-11.39%
Rate Ann%chg	-2.73%	2.72%	-0.96%			Ag Imprv+Site w/o growth	-2.21%	

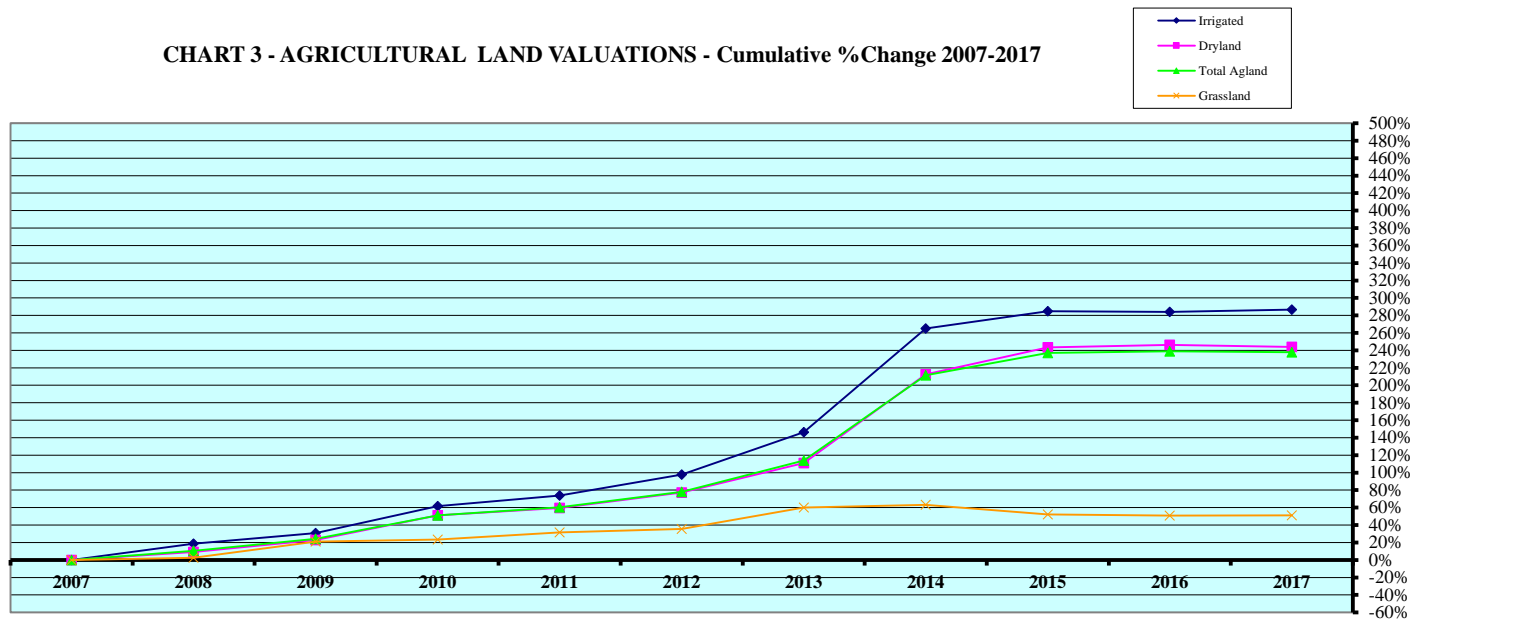
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

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

Cnty# 90
County WAYNE

CHART 2

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	72,759,775	--	--	--	292,240,455	--	--	--	28,462,940	--	--	--
2008	86,429,235	13,669,460	18.79%	18.79%	319,218,050	26,977,595	9.23%	9.23%	29,224,905	761,965	2.68%	2.68%
2009	95,167,900	8,738,665	10.11%	30.80%	359,418,210	40,200,160	12.59%	22.99%	34,450,300	5,225,395	17.88%	21.04%
2010	117,551,520	22,383,620	23.52%	61.56%	441,650,885	82,232,675	22.88%	51.13%	35,137,415	687,115	1.99%	23.45%
2011	126,375,960	8,824,440	7.51%	73.69%	466,495,195	24,844,310	5.63%	59.63%	37,458,470	2,321,055	6.61%	31.60%
2012	143,993,920	17,617,960	13.94%	97.90%	517,627,670	51,132,475	10.96%	77.12%	38,574,505	1,116,035	2.98%	35.53%
2013	179,217,810	35,223,890	24.46%	146.31%	616,518,985	98,891,315	19.10%	110.96%	45,581,205	7,006,700	18.16%	60.14%
2014	265,660,530	86,442,720	48.23%	265.12%	913,084,385	296,565,400	48.10%	212.44%	46,430,235	849,030	1.86%	63.13%
2015	279,960,190	14,299,660	5.38%	284.77%	1,003,626,035	90,541,650	9.92%	243.42%	43,329,520	-3,100,715	-6.68%	52.23%
2016	279,405,810	-554,380	-0.20%	284.01%	1,011,871,135	8,245,100	0.82%	246.25%	42,946,395	-383,125	-0.88%	50.89%
2017	281,319,700	1,913,890	0.68%	286.64%	1,005,330,910	-6,540,225	-0.65%	244.01%	43,000,865	54,470	0.13%	51.08%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	355,425	--	--	--	0	--	--	--	393,818,595	--	--	--
2008	342,080	-13,345	-3.75%	-3.75%	0	0	--	--	435,214,270	41,395,675	10.51%	10.51%
2009	336,960	-5,120	-1.50%	-5.20%	0	0	--	--	489,373,370	54,159,100	12.44%	24.26%
2010	643,575	306,615	90.99%	81.07%	0	0	--	--	594,983,395	105,610,025	21.58%	51.08%
2011	870,315	226,740	35.23%	144.87%	0	0	--	--	631,199,940	36,216,545	6.09%	60.28%
2012	1,206,370	336,055	38.61%	239.42%	0	0	--	--	701,402,465	70,202,525	11.12%	78.10%
2013	1,247,755	41,385	3.43%	251.06%	0	0	--	--	842,565,755	141,163,290	20.13%	113.95%
2014	1,245,330	-2,425	-0.19%	250.38%	80,450	80,450	--	--	1,226,500,930	383,935,175	45.57%	211.44%
2015	533,410	-711,920	-57.17%	50.08%	0	-80,450	-100.00%	--	1,327,449,155	100,948,225	8.23%	237.07%
2016	561,110	27,700	5.19%	57.87%	0	0	--	--	1,334,784,450	7,335,295	0.55%	238.93%
2017	640,185	79,075	14.09%	80.12%	0	0	--	--	1,330,291,660	-4,492,790	-0.34%	237.79%

Cnty#
County

Rate Ann.%chg: Total Agric Land

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	72,739,345	38,849	1,872			292,185,470	193,045	1,514			28,520,205	29,721	960		
2008	84,862,520	41,266	2,056	9.83%	9.83%	318,713,045	191,486	1,664	9.97%	9.97%	30,273,655	28,815	1,051	9.48%	9.48%
2009	94,673,515	43,694	2,167	5.36%	15.72%	360,050,150	189,378	1,901	14.23%	25.61%	34,499,955	28,037	1,231	17.12%	28.23%
2010	117,816,145	44,955	2,621	20.95%	39.97%	441,984,715	191,362	2,310	21.48%	52.60%	34,952,290	24,346	1,436	16.67%	49.61%
2011	126,368,070	45,528	2,776	5.91%	48.24%	466,378,070	190,431	2,449	6.03%	61.81%	37,566,845	24,587	1,528	6.43%	59.22%
2012	142,881,245	46,330	3,084	11.11%	64.71%	517,980,150	190,652	2,717	10.94%	79.50%	38,935,885	23,301	1,671	9.37%	74.14%
2013	179,221,530	48,554	3,691	19.69%	97.14%	616,764,935	189,061	3,262	20.07%	115.53%	45,850,980	22,741	2,016	20.66%	110.11%
2014	265,667,845	48,518	5,476	48.34%	192.45%	913,342,090	190,107	4,804	47.27%	217.42%	46,440,925	21,624	2,148	6.52%	123.81%
2015	280,783,335	48,411	5,800	5.92%	209.77%	999,546,250	190,625	5,244	9.14%	246.43%	46,283,625	21,270	2,176	1.32%	126.76%
2016	279,412,555	48,168	5,801	0.01%	209.81%	1,011,942,845	191,458	5,285	0.80%	249.21%	42,944,260	20,298	2,116	-2.77%	120.48%
2017	281,319,690	48,496	5,801	0.00%	209.82%	1,005,455,105	190,287	5,284	-0.03%	249.10%	43,004,530	20,433	2,105	-0.52%	119.33%

Rate Annual %chg Average Value/Acre: 11.97%

13.32%

8.17%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	355,650	2,844	125			0	0				393,800,670	264,458	1,489		
2008	349,260	2,793	125	0.00%	0.00%	0	0				434,198,480	264,359	1,642	10.30%	10.30%
2009	335,725	1,679	200	59.93%	59.93%	0	0				489,559,345	262,787	1,863	13.42%	25.11%
2010	643,615	2,145	300	50.03%	139.93%	0	0				595,396,765	262,808	2,266	21.61%	52.14%
2011	859,505	2,149	400	33.32%	219.88%	0	0				631,172,490	262,695	2,403	6.05%	61.35%
2012	1,206,345	2,413	500	25.00%	299.87%	0	0				701,003,625	262,695	2,669	11.06%	79.20%
2013	1,217,975	2,436	500	0.00%	299.87%	0	0				843,055,420	262,791	3,208	20.22%	115.44%
2014	1,235,065	2,470	500	0.00%	299.86%	0	0				1,226,685,925	262,719	4,669	45.54%	213.56%
2015	503,270	2,516	200	-60.00%	59.94%	0	0				1,327,116,480	262,822	5,049	8.14%	239.10%
2016	560,180	2,801	200	0.00%	59.93%	0	0				1,334,859,840	262,725	5,081	0.62%	241.20%
2017	640,170	3,201	200	0.01%	59.95%	0	0				1,330,419,495	262,416	5,070	-0.22%	240.47%

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WAYNE

Rate Annual %chg Average Value/Acre: 13.03%

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 6,345	Value : 1,800,467,970	Growth 8,098,975	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	227	3,324,830	83	292,925	387	6,496,120	697	10,113,875	
02. Res Improve Land	1,976	19,159,450	157	3,932,590	388	5,927,550	2,521	29,019,590	
03. Res Improvements	2,038	176,845,450	159	23,571,925	401	53,804,610	2,598	254,221,985	
04. Res Total	2,265	199,329,730	242	27,797,440	788	66,228,280	3,295	293,355,450	5,443,365
% of Res Total	68.74	67.95	7.34	9.48	23.92	22.58	51.93	16.29	67.21
05. Com UnImp Land	92	1,679,630	17	798,035	5	98,200	114	2,575,865	
06. Com Improve Land	320	7,051,110	28	979,005	16	653,215	364	8,683,330	
07. Com Improvements	325	56,216,355	28	8,947,215	20	6,738,375	373	71,901,945	
08. Com Total	417	64,947,095	45	10,724,255	25	7,489,790	487	83,161,140	1,050,625
% of Com Total	85.63	78.10	9.24	12.90	5.13	9.01	7.68	4.62	12.97
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	77,000	8	650,640	0	0	9	727,640	
11. Ind Improvements	1	1,462,190	9	7,346,860	0	0	10	8,809,050	
12. Ind Total	1	1,539,190	9	7,997,500	0	0	10	9,536,690	919,775
% of Ind Total	10.00	16.14	90.00	83.86	0.00	0.00	0.16	0.53	11.36
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	2,265	199,329,730	242	27,797,440	788	66,228,280	3,295	293,355,450	5,443,365
% of Res & Rec Total	68.74	67.95	7.34	9.48	23.92	22.58	51.93	16.29	67.21
Com & Ind Total	418	66,486,285	54	18,721,755	25	7,489,790	497	92,697,830	1,970,400
% of Com & Ind Total	84.10	71.72	10.87	20.20	5.03	8.08	7.83	5.15	24.33
17. Taxable Total	2,683	265,816,015	296	46,519,195	813	73,718,070	3,792	386,053,280	7,413,765
% of Taxable Total	70.75	68.85	7.81	12.05	21.44	19.10	59.76	21.44	91.54

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	76	768,465	7,283,205	0	0	0
19. Commercial	18	678,175	9,776,530	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	76	768,465	7,283,205
19. Commercial	0	0	0	18	678,175	9,776,530
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				94	1,446,640	17,059,735

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	236	3	118	357

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	6	117,925	1,756	893,247,645	1,762	893,365,570
28. Ag-Improved Land	0	0	0	0	729	437,054,955	729	437,054,955
29. Ag Improvements	0	0	0	0	791	83,994,165	791	83,994,165
30. Ag Total							2,553	1,414,414,690

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	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	5	5.00	75,000	5	5.00	75,000	
32. HomeSite Improv Land	494	510.52	7,657,800	494	510.52	7,657,800	
33. HomeSite Improvements	500	0.00	55,862,225	500	0.00	55,862,225	113,915
34. HomeSite Total				505	515.52	63,595,025	
35. FarmSite UnImp Land	244	593.72	1,484,290	244	593.72	1,484,290	
36. FarmSite Improv Land	698	4,882.16	12,205,420	698	4,882.16	12,205,420	
37. FarmSite Improvements	758	0.00	28,131,940	758	0.00	28,131,940	571,295
38. FarmSite Total				1,002	5,475.88	41,821,650	
39. Road & Ditches	2,304	5,921.70	0	2,304	5,921.70	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,507	11,913.10	105,416,675	685,210

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	9,952.37	20.52%	59,714,210	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	13,781.83	28.42%	79,934,545	28.42%	5,799.99
50. 3A	11,813.22	24.36%	66,744,795	23.73%	5,650.01
51. 4A1	4,770.64	9.84%	26,238,535	9.33%	5,500.00
52. 4A	39.95	0.08%	195,750	0.07%	4,899.87
53. Total	48,493.76	100.00%	281,308,580	100.00%	5,800.92
Dry					
54. 1D1	13,036.55	6.85%	74,308,425	7.55%	5,700.01
55. 1D	38,831.22	20.41%	219,393,470	22.29%	5,649.92
56. 2D1	10,535.25	5.54%	58,471,115	5.94%	5,550.05
57. 2D	8,996.68	4.73%	49,032,120	4.98%	5,450.02
58. 3D1	58,067.94	30.52%	307,179,495	31.21%	5,290.00
59. 3D	38,456.48	20.21%	182,671,055	18.56%	4,750.07
60. 4D1	22,206.48	11.67%	92,823,055	9.43%	4,180.00
61. 4D	115.63	0.06%	450,370	0.05%	3,894.92
62. Total	190,246.23	100.00%	984,329,105	100.00%	5,173.97
Grass					
63. 1G1	997.45	4.89%	2,438,465	5.71%	2,444.70
64. 1G	2,281.65	11.18%	5,518,640	12.92%	2,418.71
65. 2G1	4,766.28	23.35%	10,346,715	24.22%	2,170.82
66. 2G	2,965.91	14.53%	6,095,640	14.27%	2,055.23
67. 3G1	3,208.06	15.72%	7,496,475	17.55%	2,336.76
68. 3G	2,651.58	12.99%	4,886,170	11.44%	1,842.74
69. 4G1	3,404.75	16.68%	5,764,800	13.49%	1,693.16
70. 4G	134.61	0.66%	172,365	0.40%	1,280.48
71. Total	20,410.29	100.00%	42,719,270	100.00%	2,093.03
Irrigated Total					
Irrigated Total	48,493.76	18.48%	281,308,580	21.49%	5,800.92
Dry Total					
Dry Total	190,246.23	72.51%	984,329,105	75.20%	5,173.97
Grass Total					
Grass Total	20,410.29	7.78%	42,719,270	3.26%	2,093.03
72. Waste	3,205.18	1.22%	641,060	0.05%	200.01
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	262,355.46	100.00%	1,308,998,015	100.00%	4,989.41

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	48,493.76	281,308,580	48,493.76	281,308,580
77. Dry Land	0.00	0	21.53	117,925	190,224.70	984,211,180	190,246.23	984,329,105
78. Grass	0.00	0	0.00	0	20,410.29	42,719,270	20,410.29	42,719,270
79. Waste	0.00	0	0.00	0	3,205.18	641,060	3,205.18	641,060
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	21.53	117,925	262,333.93	1,308,880,090	262,355.46	1,308,998,015

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	48,493.76	18.48%	281,308,580	21.49%	5,800.92
Dry Land	190,246.23	72.51%	984,329,105	75.20%	5,173.97
Grass	20,410.29	7.78%	42,719,270	3.26%	2,093.03
Waste	3,205.18	1.22%	641,060	0.05%	200.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	262,355.46	100.00%	1,308,998,015	100.00%	4,989.41

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	230,540	2	238,055	180,540
83.2 Beverly Hills/paradise	9	79,860	28	373,630	28	4,168,485	37	4,621,975	49,145
83.3 Carroll	29	86,620	116	410,845	119	4,953,010	148	5,450,475	63,985
83.4 Hoskins	22	204,590	111	547,915	112	8,574,425	134	9,326,930	176,115
83.5 Muhs Acres	1	10,740	20	315,810	20	2,595,685	21	2,922,235	0
83.6 Rural & Sholes	403	6,780,410	398	5,960,140	411	54,368,475	814	67,109,025	995,940
83.7 Suburban	73	202,325	108	3,212,560	110	16,511,965	183	19,926,850	156,200
83.8 Wakefield	4	29,715	97	1,126,950	97	11,133,400	101	12,290,065	465,310
83.9 Wayne	136	2,489,055	1,450	16,061,735	1,508	141,318,210	1,644	159,869,000	2,759,120
83.10 Winside	20	230,560	191	1,002,490	191	10,367,790	211	11,600,840	597,010
84 Residential Total	697	10,113,875	2,521	29,019,590	2,598	254,221,985	3,295	293,355,450	5,443,365

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	7	12,990	21	84,825	21	936,265	28	1,034,080	1,590
85.2	Hoskins	4	11,485	18	47,560	18	1,056,790	22	1,115,835	0
85.3	Rural & Sholes	8	163,530	28	913,980	32	11,981,975	40	13,059,485	210,000
85.4	Suburban	16	732,835	28	1,370,760	28	11,293,635	44	13,397,230	122,945
85.5	Wakefield	1	7,095	12	609,325	12	6,515,130	13	7,131,550	120,600
85.6	Wayne	70	1,632,990	237	6,268,340	241	47,624,860	311	55,526,190	1,515,265
85.7	Winside	8	14,940	29	116,180	31	1,302,340	39	1,433,460	0
86	Commercial Total	114	2,575,865	373	9,410,970	383	80,710,995	497	92,697,830	1,970,400

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	983.94	5.14%	2,361,460	6.47%	2,400.00
88. 1G	2,174.86	11.35%	4,915,270	13.46%	2,260.04
89. 2G1	4,695.66	24.51%	9,954,775	27.26%	2,119.99
90. 2G	2,901.62	15.15%	5,745,245	15.73%	1,980.01
91. 3G1	2,770.23	14.46%	5,180,350	14.19%	1,870.01
92. 3G	2,439.51	12.73%	3,878,820	10.62%	1,590.00
93. 4G1	3,056.69	15.96%	4,309,905	11.80%	1,409.99
94. 4G	134.07	0.70%	170,260	0.47%	1,269.93
95. Total	19,156.58	100.00%	36,516,085	100.00%	1,906.19
CRP					
96. 1C1	13.51	1.08%	77,005	1.24%	5,699.85
97. 1C	106.79	8.52%	603,370	9.73%	5,650.06
98. 2C1	70.62	5.63%	391,940	6.32%	5,549.99
99. 2C	64.29	5.13%	350,395	5.65%	5,450.23
100. 3C1	437.83	34.92%	2,316,125	37.34%	5,290.01
101. 3C	212.07	16.92%	1,007,350	16.24%	4,750.08
102. 4C1	348.06	27.76%	1,454,895	23.45%	4,180.01
103. 4C	0.54	0.04%	2,105	0.03%	3,898.15
104. Total	1,253.71	100.00%	6,203,185	100.00%	4,947.86
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	19,156.58	93.86%	36,516,085	85.48%	1,906.19
CRP Total	1,253.71	6.14%	6,203,185	14.52%	4,947.86
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	20,410.29	100.00%	42,719,270	100.00%	2,093.03

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

90 Wayne

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	280,533,255	293,355,450	12,822,195	4.57%	5,443,365	2.63%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	63,768,835	63,595,025	-173,810	-0.27%	113,915	-0.45%
04. Total Residential (sum lines 1-3)	344,302,090	356,950,475	12,648,385	3.67%	5,557,280	2.06%
05. Commercial	81,840,110	83,161,140	1,321,030	1.61%	1,050,625	0.33%
06. Industrial	8,583,815	9,536,690	952,875	11.10%	919,775	0.39%
07. Total Commercial (sum lines 5-6)	90,423,925	92,697,830	2,273,905	2.51%	1,970,400	0.34%
08. Ag-Farmsite Land, Outbuildings	41,456,890	41,821,650	364,760	0.88%	571,295	-0.50%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	41,456,890	41,821,650	364,760	0.88%	571,295	-0.50%
12. Irrigated	281,319,700	281,308,580	-11,120	0.00%		
13. Dryland	1,005,330,910	984,329,105	-21,001,805	-2.09%		
14. Grassland	43,000,865	42,719,270	-281,595	-0.65%		
15. Wasteland	640,185	641,060	875	0.14%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,330,291,660	1,308,998,015	-21,293,645	-1.60%		
18. Total Value of all Real Property (Locally Assessed)	1,806,474,565	1,800,467,970	-6,006,595	-0.33%	8,098,975	-0.78%

2018 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:
	2
4.	Other part-time employees:
	-
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$191,372.63
7.	Adopted budget, or granted budget if different from above:
	\$191,372.63
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:
	\$10,000
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:
	\$50,000 for GIS
13.	Amount of last year's assessor's budget not used:
	\$9,564.32

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

2018 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:																						
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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

2018 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, new Dollar General
	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.

2018 Agricultural Assessment Survey for Wayne County

1.	Valuation data collection done by:						
	Dawn Duffy, 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="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The 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						

2017 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.

2018

Residential – Review work for 2018 will begin in late August/early 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 of the parcels and update/correct the information into the new CAMA system as things did not transfer smoothly from the conversion done in 2013, in hopes of being able to update our residential cost tables to something more current. 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.

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. All Wayne commercial properties are now priced using CAMA beginning in 2017 and I will continue to enter the data for the small towns 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. We are currently on schedule to have a second Pictometry flight done in the spring of 2018. The area flown and resolution of imagery will be the same as in the first flight that was done in the spring of 2015.

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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OCT 26 2017

**NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION**

2019

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. We hope to get all of the residential data re-entered correctly into CAMA so that we can update the cost tables to something more current.

Commercial – All small town and City of Wayne commercial properties will now be priced using CAMA. 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.

2020

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. We recently had to hire a new employee to replace someone. She just started Monday, October 16th. We are in the process of training her. Her duties will include review work, pricing, Homesteads, Personal Property, and various others as they arise.

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. Wayne County now has GIS online. The Assessor, Clerk, Emergency Manager, and Roads Department have separate tabs with different information available to the public. We feel this will help to better serve the people of our community. 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.

We had Pictometry fly aerial imagery in the spring of 2015 of all of Wayne County. This imagery has been extremely useful in finding unreported decks, patios, additions, etc. We have also discovered buildings that are in bad repair due to damaged roofs or found buildings that have been torn down. We are currently scheduled to have a second flight done in the spring of 2018. This will be helpful to compare to the original flight for finding changes that have taken place.

The Assessor data is currently available online at wayne.gisworkshop.com. Most of the parcel data can now be easily accessed by the public. This data includes ownership, sales price and history, legal descriptions, photos, sketches, square footages, mapping, lot sizes and more. Anyone can access this information but appraisers, realtors and insurance representatives have found it the most useful. Since going with GIS online, we have found that the number of phone calls and traffic in the office has decreased dramatically 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.

Definitions

Review Work/Pickup 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 urban residential and commercial properties in 2016. Aerial photos, as well as on the ground photos, were taken of all rural properties in 2015. The required inspection of every property in the county at least once every six years has been met.

In 2018, 2019, & 2020 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 residential property in the CAMA system, while 2008 cost tables are being used for the commercial properties. We hope in the next couple of years to update our residential properties to more current cost tables. This is something we can't really do until we get all of the data re-entered into the CAMA system correctly, which is proving to be a time consuming project. 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.