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DEPARTMENT OF REVENUE

**2021 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

WHEELER COUNTY



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 Reports and Opinions of the Property Tax Administrator for Wheeler 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 Wheeler 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: Cara Snider, Wheeler County Assessor

Table of Contents

2021 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains 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 in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

The statistical and narrative reports in the R&O 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 information 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 transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. 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 of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county assessor's assessment performance, the Division must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the 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 required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon 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. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. 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 absolute deviation calculated about 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 [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska law does 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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. The Division considers this chart and the analyses of factors impacting the COD to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also 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, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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 to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with 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 [Neb. Rev. Stat. §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 sales verification and qualification procedures used by the county assessors 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 groups and market areas are also examined to identify whether the groups 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 assessor'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, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

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 property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment

process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

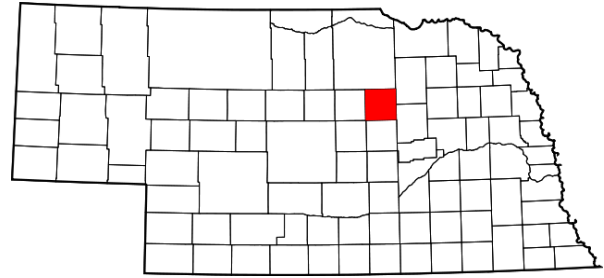
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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.

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies found or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with the results of those corrective measures.

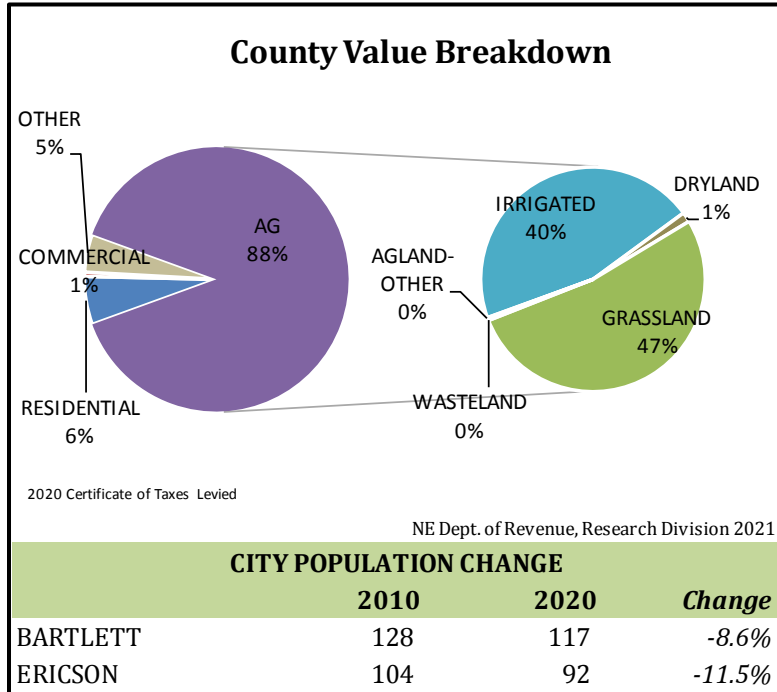
**Further information may be found in Exhibit 94*

County Overview

With a total area of 575 square miles, Wheeler County has 783 residents, per the Census Bureau Quick Facts for 2019, a 4% decrease in population from the 2010 U.S. Census. Reports indicate that 71% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$57,218 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Wheeler County are located in and around the county seat of Bartlett. According to the latest information available from the U.S. Census Bureau, there are 20 employer establishments with total employment of 109, for a 3% decrease in employment.



The majority of the total valuation base in Wheeler County comes from agricultural land. Wheeler County is included in both the Lower Loup and Upper Elkhorn Natural Resource Districts (NRD).

2021 Residential Correlation for Wheeler County

Assessment Action

For the 2021 assessment year, the contract appraiser began the physical inspection and review of the rural residential properties. Due to the pandemic, the county assessor had to file for an extension for the completion of this review for the 2022 assessment year, which has been granted by the Property Tax Administrator.

All pick-up work was completed and placed on the assessment roll.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Residential sales qualification entails the mailing of questionnaires to the buyer and seller. Personal knowledge of the county supplements this process. Review of non-qualified residential sales showed that reasons were documented for disqualification. No apparent bias exists in the qualification determination. It is believed that all arm's-length residential sales were available for measurement purposes.

Lot and depreciation studies are conducted during the scheduled six-year inspection and review for each valuation group. The Marshall & Swift costing is also updated in conjunction with the six-year inspection and review cycle.

The county assessor has established three valuation groups for the residential property class that is primarily based on assessor location. They are reflected in the chart below.

The Wheeler County assessor has submitted a written valuation methodology. The county assessor is current with the required six-year inspection and review of the residential property class. A systematic plan is in place to maintain compliance.

Description of Analysis

Residential sales are stratified into three valuation groups that follow the assessor locations in the county.

| Valuation Group | Description |
|------------------------|----------------------|
| 1 | Bartlett and Ericson |
| 2 | Rural |
| 3 | Lake Ericson |

2021 Residential Correlation for Wheeler County

The residential qualified statistics shows 20 total sales. There are 12 in valuation group one and eight in valuation group three. Only the median measure of central tendency is within the acceptable range overall. Both the COD and PRD are above the acceptable parameters. The sale prices range from \$9,000 to \$160,000. With the removal of one high or low ratio sale, the median moves four and five percentage points. Statistical inferences cannot be made with a reasonable degree of certainty.

A historical review of Wheeler County along with the surrounding counties with similar sized communities shows the values have increased over the past decade at a similar rate.

Review of the 2021 County Abstract of Assessment, Form 45 Compared to the 2020 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales. Although the statistics are unreliable for the determination of a point estimate of the level of value, the analysis supports that the statutory level has been achieved.

Equalization and Quality of Assessment

An overall review of the assessment practices in the county show that all residential properties are assessed through the same equalized means. However, the fluctuation of the statistics based on the sample dispersion is not reliable. The assessment process in the county is consistently applied to all property and values are believed to be uniformly assessed. The quality of assessment of the residential property class adheres to the generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value for the residential property in Wheeler County is determined to be at the statutory level of 100% of market value.

2021 Commercial Correlation for Wheeler County

Assessment Actions

Routine maintenance and pick-up work were completed for the 2021 assessment year.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The commercial class is combined into one valuation group. Valuation Group 1 consists of all villages within Wheeler County.

The cost approach to value using the Computer Assisted Mass Appraisal system (CAMA) cost tables with market derived depreciation tables are used for the valuation of the commercial class of property.

The county assessor complies with the six-year inspection and review for the commercial class of property. A review of the current commercial appraisal tables show that cost tables and depreciation were updated in 2018.

Description of Analysis

The commercial statistical profile consists of five qualified sales, representing five different occupancy codes. The median is below the range; however, none of the three measures of central tendency correlates. The COD is 29% and the PRD is 80%. The sales prices range from \$8,000 to \$120,000. Due to the dispersion in the small sample of sales, the statistics will not be used to represent the level of value in the county. All commercial properties are valued using the cost approach. The sample is considered unrepresentative of the commercial population and not reliable to indicate the level of value within the county.

A historical review of valuation changes over the past decade show the county compared to surrounding counties with similar sized communities have increased over the past decade at a similar rate.

Review of the 2020 County Abstract of Assessment, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates that the population changed in a similar manner to the sales.

Equalization and Quality of Assessment

The size of the statistical sample of the commercial class is considered too small to be statistically reliable. Review of the assessment practices demonstrate that the assessments are uniform and

2021 Commercial Correlation for Wheeler County

equalized. The quality of assessment for the commercial class of Wheeler County complies with generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Wheeler County is determined to be at the statutory level of value of 100% of market value.

2021 Agricultural Correlation for Wheeler County

Assessment Actions

Only routine maintenance and pick-up work were completed for the 2021 assessment year.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Sales verification and qualification processes are reviewed. The county assessor utilizes sales questionnaires and report a good return. Review of qualified and nonqualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the agricultural class of property.

There is one market area, however, each year this is studied for any changes that may be needed. Land use is kept up to date by using aerial imagery comparisons with property records as well as information from the public.

The Wheeler County Assessor complies with the requirements of the six-year inspection and review cycle for the agricultural class. The Marshall & Swift costing and depreciation is updated when properties are inspected and reviewed. Home site and farm site values are the same for both farm and rural residential dwellings.

Description of Analysis

The agricultural land statistical sample consists of eight sales. Due to the small sample of sales and the mixed-use sales, there are not an adequate number of sales for analysis when stratified into 80% Majority Land Use (MLU) subclasses. Both the MLU subclass of irrigated and grass samples have four sales respectively. The irrigated land, dryland and grassland with such few sales makes it difficult to measure, but when comparing the counties schedule of values to the adjoining counties with similar markets it appears that the values in Wheeler County relatively similar and equalized. The established values of agricultural land are at an acceptable level of value.

Equalization and Quality of Assessment

An analysis of the available information indicates that agricultural land values in Wheeler County are uniformly applied and in accordance with generally accepted mass appraisal techniques.

A review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for the rural residential and other similar property across the county. Agricultural improvements equalized and assessed at the statutory level.

2021 Agricultural Correlation for Wheeler County

| 80%MLU By Market Area | | | | | | |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| <u>Irrigated</u> | | | | | | |
| County | 4 | 68.03 | 71.28 | 70.84 | 05.48 | 100.62 |
| 1 | 4 | 68.03 | 71.28 | 70.84 | 05.48 | 100.62 |
| <u>Grass</u> | | | | | | |
| County | 4 | 81.48 | 77.84 | 77.20 | 20.83 | 100.83 |
| 1 | 4 | 81.48 | 77.84 | 77.20 | 20.83 | 100.83 |
| <u>ALL</u> | | | | | | |
| | 8 | 68.79 | 74.56 | 74.18 | 15.47 | 100.51 |

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Wheeler County is determined to be at the statutory level of 75% of market value.

2021 Opinions of the Property Tax Administrator for Wheeler 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 (R.R.S. 2011). 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 | 100 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Commercial Real Property | 100 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Agricultural Land | 75 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |

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

Dated this 7th day of April, 2021.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Wheeler County

Residential Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales | 20 | Median | 94.70 |
| Total Sales Price | \$1,508,000 | Mean | 111.85 |
| Total Adj. Sales Price | \$1,508,000 | Wgt. Mean | 101.45 |
| Total Assessed Value | \$1,529,915 | Average Assessed Value of the Base | \$42,103 |
| Avg. Adj. Sales Price | \$75,400 | Avg. Assessed Value | \$76,496 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 79.76 to 111.98 |
| 95% Wgt. Mean C.I | 83.14 to 119.77 |
| 95% Mean C.I | 84.43 to 139.27 |
| % of Value of the Class of all Real Property Value in the County | 3.09 |
| % of Records Sold in the Study Period | 4.76 |
| % of Value Sold in the Study Period | 8.65 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2020 | 16 | 100 | 92.08 |
| 2019 | 10 | 100 | 66.77 |
| 2018 | 12 | 100 | 67.36 |
| 2017 | 15 | 100 | 69.67 |

2021 Commission Summary for Wheeler County

Commercial Real Property - Current

| | | | |
|------------------------|-----------|------------------------------------|-----------|
| Number of Sales | 5 | Median | 89.74 |
| Total Sales Price | \$248,000 | Mean | 80.55 |
| Total Adj. Sales Price | \$248,000 | Wgt. Mean | 100.26 |
| Total Assessed Value | \$248,635 | Average Assessed Value of the Base | \$111,677 |
| Avg. Adj. Sales Price | \$49,600 | Avg. Assessed Value | \$49,727 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | N/A |
| 95% Wgt. Mean C.I | N/A |
| 95% Mean C.I | 39.33 to 121.77 |
| % of Value of the Class of all Real Property Value in the County | 1.46 |
| % of Records Sold in the Study Period | 6.67 |
| % of Value Sold in the Study Period | 2.97 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2020 | 7 | 100 | 59.25 |
| 2019 | 4 | 100 | 78.86 |
| 2018 | 4 | 100 | 74.80 |
| 2017 | 3 | 100 | 91.37 |

92 Wheeler
RESIDENTIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 20
Total Sales Price : 1,508,000
Total Adj. Sales Price : 1,508,000
Total Assessed Value : 1,529,915
Avg. Adj. Sales Price : 75,400
Avg. Assessed Value : 76,496

MEDIAN : 95
WGT. MEAN : 101
MEAN : 112
COD : 38.72
PRD : 110.25

COV : 52.38
STD : 58.59
Avg. Abs. Dev : 36.67
MAX Sales Ratio : 287.32
MIN Sales Ratio : 53.73

95% Median C.I. : 79.76 to 111.98
95% Wgt. Mean C.I. : 83.14 to 119.77
95% Mean C.I. : 84.43 to 139.27

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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>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-18 To 31-DEC-18 | 3 | 110.96 | 134.63 | 139.46 | 49.11 | 96.54 | 64.73 | 228.21 | N/A | 71,667 | 99,945 |
| 01-JAN-19 To 31-MAR-19 | 1 | 87.61 | 87.61 | 87.61 | 00.00 | 100.00 | 87.61 | 87.61 | N/A | 145,000 | 127,030 |
| 01-APR-19 To 30-JUN-19 | 2 | 114.73 | 114.73 | 104.21 | 13.75 | 110.10 | 98.96 | 130.50 | N/A | 27,000 | 28,138 |
| 01-JUL-19 To 30-SEP-19 | 4 | 80.98 | 127.50 | 102.48 | 70.71 | 124.41 | 60.73 | 287.32 | N/A | 63,250 | 64,818 |
| 01-OCT-19 To 31-DEC-19 | 4 | 84.88 | 86.63 | 86.28 | 23.68 | 100.41 | 53.73 | 123.02 | N/A | 64,250 | 55,433 |
| 01-JAN-20 To 31-MAR-20 | 1 | 111.98 | 111.98 | 111.98 | 00.00 | 100.00 | 111.98 | 111.98 | N/A | 60,000 | 67,185 |
| 01-APR-20 To 30-JUN-20 | 1 | 89.33 | 89.33 | 89.33 | 00.00 | 100.00 | 89.33 | 89.33 | N/A | 69,000 | 61,635 |
| 01-JUL-20 To 30-SEP-20 | 4 | 105.41 | 114.54 | 96.03 | 28.72 | 119.28 | 63.89 | 183.47 | N/A | 113,750 | 109,239 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-18 To 30-SEP-19 | 10 | 93.29 | 123.10 | 111.31 | 51.55 | 110.59 | 60.73 | 287.32 | 64.73 to 228.21 | 66,700 | 74,241 |
| 01-OCT-19 To 30-SEP-20 | 10 | 97.54 | 100.60 | 93.64 | 25.90 | 107.43 | 53.73 | 183.47 | 63.89 to 123.02 | 84,100 | 78,751 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-19 To 31-DEC-19 | 11 | 87.61 | 106.69 | 93.70 | 38.85 | 113.86 | 53.73 | 287.32 | 60.73 to 130.50 | 64,455 | 60,391 |
| <u>ALL</u> | 20 | 94.70 | 111.85 | 101.45 | 38.72 | 110.25 | 53.73 | 287.32 | 79.76 to 111.98 | 75,400 | 76,496 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1 | 12 | 94.70 | 109.36 | 99.53 | 38.72 | 109.88 | 53.73 | 228.21 | 63.89 to 130.50 | 64,458 | 64,155 |
| 3 | 8 | 96.99 | 115.59 | 103.48 | 37.83 | 111.70 | 64.73 | 287.32 | 64.73 to 287.32 | 91,813 | 95,007 |
| <u>ALL</u> | 20 | 94.70 | 111.85 | 101.45 | 38.72 | 110.25 | 53.73 | 287.32 | 79.76 to 111.98 | 75,400 | 76,496 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| 01 | 20 | 94.70 | 111.85 | 101.45 | 38.72 | 110.25 | 53.73 | 287.32 | 79.76 to 111.98 | 75,400 | 76,496 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |
| <u>ALL</u> | 20 | 94.70 | 111.85 | 101.45 | 38.72 | 110.25 | 53.73 | 287.32 | 79.76 to 111.98 | 75,400 | 76,496 |

**92 Wheeler
RESIDENTIAL**

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 20
 Total Sales Price : 1,508,000
 Total Adj. Sales Price : 1,508,000
 Total Assessed Value : 1,529,915
 Avg. Adj. Sales Price : 75,400
 Avg. Assessed Value : 76,496

MEDIAN : 95
 WGT. MEAN : 101
 MEAN : 112
 COD : 38.72
 PRD : 110.25

COV : 52.38
 STD : 58.59
 Avg. Abs. Dev : 36.67
 MAX Sales Ratio : 287.32
 MIN Sales Ratio : 53.73

95% Median C.I. : 79.76 to 111.98
 95% Wgt. Mean C.I. : 83.14 to 119.77
 95% Mean C.I. : 84.43 to 139.27

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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 | 1 | 130.50 | 130.50 | 130.50 | 00.00 | 100.00 | 130.50 | 130.50 | N/A | 9,000 | 11,745 | |
| Less Than 30,000 | 2 | 156.99 | 156.99 | 165.13 | 16.87 | 95.07 | 130.50 | 183.47 | N/A | 13,000 | 21,468 | |
| ___Ranges Excl. Low \$___ | | | | | | | | | | | | |
| Greater Than 4,999 | 20 | 94.70 | 111.85 | 101.45 | 38.72 | 110.25 | 53.73 | 287.32 | 79.76 to 111.98 | 75,400 | 76,496 | |
| Greater Than 14,999 | 19 | 90.43 | 110.87 | 101.28 | 40.36 | 109.47 | 53.73 | 287.32 | 79.33 to 111.98 | 78,895 | 79,904 | |
| Greater Than 29,999 | 18 | 89.88 | 106.83 | 100.34 | 37.11 | 106.47 | 53.73 | 287.32 | 79.33 to 110.96 | 82,333 | 82,610 | |
| ___Incremental Ranges___ | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | 1 | 130.50 | 130.50 | 130.50 | 00.00 | 100.00 | 130.50 | 130.50 | N/A | 9,000 | 11,745 | |
| 15,000 TO 29,999 | 1 | 183.47 | 183.47 | 183.47 | 00.00 | 100.00 | 183.47 | 183.47 | N/A | 17,000 | 31,190 | |
| 30,000 TO 59,999 | 8 | 79.55 | 105.95 | 97.48 | 51.94 | 108.69 | 53.73 | 287.32 | 53.73 to 287.32 | 41,188 | 40,150 | |
| 60,000 TO 99,999 | 3 | 111.98 | 143.17 | 145.01 | 41.34 | 98.73 | 89.33 | 228.21 | N/A | 66,333 | 96,190 | |
| 100,000 TO 149,999 | 6 | 89.02 | 89.96 | 89.14 | 13.55 | 100.92 | 63.89 | 110.96 | 63.89 to 110.96 | 132,250 | 117,892 | |
| 150,000 TO 249,999 | 1 | 106.16 | 106.16 | 106.16 | 00.00 | 100.00 | 106.16 | 106.16 | N/A | 160,000 | 169,860 | |
| 250,000 TO 499,999 | | | | | | | | | | | | |
| 500,000 TO 999,999 | | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | | |
| ___ALL___ | 20 | 94.70 | 111.85 | 101.45 | 38.72 | 110.25 | 53.73 | 287.32 | 79.76 to 111.98 | 75,400 | 76,496 | |

92 Wheeler
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 5
Total Sales Price : 248,000
Total Adj. Sales Price : 248,000
Total Assessed Value : 248,635
Avg. Adj. Sales Price : 49,600
Avg. Assessed Value : 49,727

MEDIAN : 90
WGT. MEAN : 100
MEAN : 81
COD : 29.10
PRD : 80.34

COV : 41.22
STD : 33.20
Avg. Abs. Dev : 26.11
MAX Sales Ratio : 115.45
MIN Sales Ratio : 44.63

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 39.33 to 121.77

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| DATE OF SALE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| <u>Qtrts</u> | | | | | | | | | | | |
| 01-OCT-17 To 31-DEC-17 | | | | | | | | | | | |
| 01-JAN-18 To 31-MAR-18 | | | | | | | | | | | |
| 01-APR-18 To 30-JUN-18 | | | | | | | | | | | |
| 01-JUL-18 To 30-SEP-18 | | | | | | | | | | | |
| 01-OCT-18 To 31-DEC-18 | | | | | | | | | | | |
| 01-JAN-19 To 31-MAR-19 | 1 | 115.45 | 115.45 | 115.45 | 00.00 | 100.00 | 115.45 | 115.45 | N/A | 120,000 | 138,545 |
| 01-APR-19 To 30-JUN-19 | 1 | 89.74 | 89.74 | 89.74 | 00.00 | 100.00 | 89.74 | 89.74 | N/A | 37,000 | 33,205 |
| 01-JUL-19 To 30-SEP-19 | 2 | 45.62 | 45.62 | 46.12 | 02.17 | 98.92 | 44.63 | 46.60 | N/A | 16,500 | 7,610 |
| 01-OCT-19 To 31-DEC-19 | | | | | | | | | | | |
| 01-JAN-20 To 31-MAR-20 | 1 | 106.32 | 106.32 | 106.32 | 00.00 | 100.00 | 106.32 | 106.32 | N/A | 58,000 | 61,665 |
| 01-APR-20 To 30-JUN-20 | | | | | | | | | | | |
| 01-JUL-20 To 30-SEP-20 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-17 To 30-SEP-18 | | | | | | | | | | | |
| 01-OCT-18 To 30-SEP-19 | 4 | 68.17 | 74.11 | 98.41 | 41.79 | 75.31 | 44.63 | 115.45 | N/A | 47,500 | 46,743 |
| 01-OCT-19 To 30-SEP-20 | 1 | 106.32 | 106.32 | 106.32 | 00.00 | 100.00 | 106.32 | 106.32 | N/A | 58,000 | 61,665 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-18 To 31-DEC-18 | | | | | | | | | | | |
| 01-JAN-19 To 31-DEC-19 | 4 | 68.17 | 74.11 | 98.41 | 41.79 | 75.31 | 44.63 | 115.45 | N/A | 47,500 | 46,743 |
| <u>ALL</u> | 5 | 89.74 | 80.55 | 100.26 | 29.10 | 80.34 | 44.63 | 115.45 | N/A | 49,600 | 49,727 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|-------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 1 | 5 | 89.74 | 80.55 | 100.26 | 29.10 | 80.34 | 44.63 | 115.45 | N/A | 49,600 | 49,727 |
| <u>ALL</u> | 5 | 89.74 | 80.55 | 100.26 | 29.10 | 80.34 | 44.63 | 115.45 | N/A | 49,600 | 49,727 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|-------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 02 | | | | | | | | | | | |
| 03 | 5 | 89.74 | 80.55 | 100.26 | 29.10 | 80.34 | 44.63 | 115.45 | N/A | 49,600 | 49,727 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 5 | 89.74 | 80.55 | 100.26 | 29.10 | 80.34 | 44.63 | 115.45 | N/A | 49,600 | 49,727 |

92 Wheeler
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 5
Total Sales Price : 248,000
Total Adj. Sales Price : 248,000
Total Assessed Value : 248,635
Avg. Adj. Sales Price : 49,600
Avg. Assessed Value : 49,727

MEDIAN : 90
WGT. MEAN : 100
MEAN : 81
COD : 29.10
PRD : 80.34

COV : 41.22
STD : 33.20
Avg. Abs. Dev : 26.11
MAX Sales Ratio : 115.45
MIN Sales Ratio : 44.63

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 39.33 to 121.77

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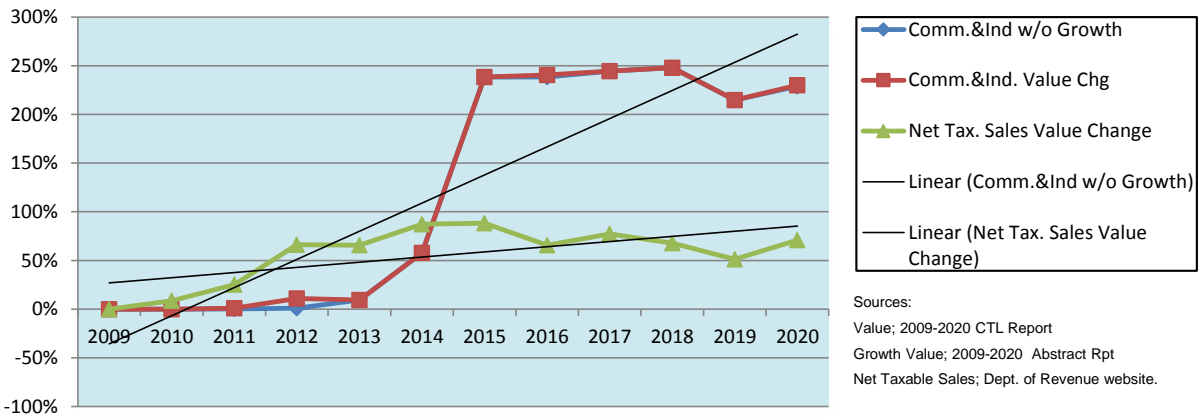
SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|----------|--------------|--------------|---------------|--------------|--------------|--------------|---------------|-----------------|----------------------|----------------|
| Low \$ Ranges | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | 1 | 44.63 | 44.63 | 44.63 | 00.00 | 100.00 | 44.63 | 44.63 | N/A | 8,000 | 3,570 |
| Less Than 30,000 | 2 | 45.62 | 45.62 | 46.12 | 02.17 | 98.92 | 44.63 | 46.60 | N/A | 16,500 | 7,610 |
| Ranges Excl. Low \$ | | | | | | | | | | | |
| Greater Than 4,999 | 5 | 89.74 | 80.55 | 100.26 | 29.10 | 80.34 | 44.63 | 115.45 | N/A | 49,600 | 49,727 |
| Greater Than 14,999 | 4 | 98.03 | 89.53 | 102.11 | 21.79 | 87.68 | 46.60 | 115.45 | N/A | 60,000 | 61,266 |
| Greater Than 29,999 | 3 | 106.32 | 103.84 | 108.57 | 08.06 | 95.64 | 89.74 | 115.45 | N/A | 71,667 | 77,805 |
| Incremental Ranges | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 1 | 44.63 | 44.63 | 44.63 | 00.00 | 100.00 | 44.63 | 44.63 | N/A | 8,000 | 3,570 |
| 15,000 TO 29,999 | 1 | 46.60 | 46.60 | 46.60 | 00.00 | 100.00 | 46.60 | 46.60 | N/A | 25,000 | 11,650 |
| 30,000 TO 59,999 | 2 | 98.03 | 98.03 | 99.86 | 08.46 | 98.17 | 89.74 | 106.32 | N/A | 47,500 | 47,435 |
| 60,000 TO 99,999 | | | | | | | | | | | |
| 100,000 TO 149,999 | 1 | 115.45 | 115.45 | 115.45 | 00.00 | 100.00 | 115.45 | 115.45 | N/A | 120,000 | 138,545 |
| 150,000 TO 249,999 | | | | | | | | | | | |
| 250,000 TO 499,999 | | | | | | | | | | | |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |
| ALL | 5 | 89.74 | 80.55 | 100.26 | 29.10 | 80.34 | 44.63 | 115.45 | N/A | 49,600 | 49,727 |

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|----------|--------------|--------------|---------------|--------------|--------------|--------------|---------------|-----------------|----------------------|----------------|
| 326 | 1 | 46.60 | 46.60 | 46.60 | 00.00 | 100.00 | 46.60 | 46.60 | N/A | 25,000 | 11,650 |
| 350 | 1 | 115.45 | 115.45 | 115.45 | 00.00 | 100.00 | 115.45 | 115.45 | N/A | 120,000 | 138,545 |
| 353 | 1 | 44.63 | 44.63 | 44.63 | 00.00 | 100.00 | 44.63 | 44.63 | N/A | 8,000 | 3,570 |
| 386 | 1 | 106.32 | 106.32 | 106.32 | 00.00 | 100.00 | 106.32 | 106.32 | N/A | 58,000 | 61,665 |
| 470 | 1 | 89.74 | 89.74 | 89.74 | 00.00 | 100.00 | 89.74 | 89.74 | N/A | 37,000 | 33,205 |
| ALL | 5 | 89.74 | 80.55 | 100.26 | 29.10 | 80.34 | 44.63 | 115.45 | N/A | 49,600 | 49,727 |

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 |
|-----------------|--------------|--------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2008 | \$ 900,735 | \$ 25,680 | | \$ 875,055 | -- | \$ 2,003,343 | -- |
| 2009 | \$ 901,980 | \$ - | 0.00% | \$ 901,980 | -- | \$ 2,046,138 | -- |
| 2010 | \$ 901,605 | \$ - | 0.00% | \$ 901,605 | -0.04% | \$ 2,222,014 | 8.60% |
| 2011 | \$ 910,495 | \$ 7,195 | 0.79% | \$ 903,300 | 0.19% | \$ 2,563,675 | 15.38% |
| 2012 | \$ 1,000,825 | \$ 90,330 | 9.03% | \$ 910,495 | 0.00% | \$ 3,397,964 | 32.54% |
| 2013 | \$ 985,650 | \$ - | 0.00% | \$ 985,650 | -1.52% | \$ 3,387,361 | -0.31% |
| 2014 | \$ 1,422,410 | \$ - | 0.00% | \$ 1,422,410 | 44.31% | \$ 3,833,129 | 13.16% |
| 2015 | \$ 3,052,440 | \$ - | 0.00% | \$ 3,052,440 | 114.60% | \$ 3,852,827 | 0.51% |
| 2016 | \$ 3,071,440 | \$ 18,560 | 0.60% | \$ 3,052,880 | 0.01% | \$ 3,391,327 | -11.98% |
| 2017 | \$ 3,106,460 | \$ - | 0.00% | \$ 3,106,460 | 1.14% | \$ 3,624,869 | 6.89% |
| 2018 | \$ 3,138,890 | \$ - | 0.00% | \$ 3,138,890 | 1.04% | \$ 3,433,980 | -5.27% |
| 2019 | \$ 2,838,660 | \$ - | 0.00% | \$ 2,838,660 | -9.56% | \$ 3,094,327 | -9.89% |
| 2020 | \$ 2,975,810 | \$ 8,370 | 0.28% | \$ 2,967,440 | 4.54% | \$ 3,495,345 | 12.96% |
| Ann %chg | 12.15% | | | Average | 15.02% | 4.22% | 4.96% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2009 | - | - | - |
| 2010 | -0.04% | -0.04% | 8.60% |
| 2011 | 0.15% | 0.94% | 25.29% |
| 2012 | 0.94% | 10.96% | 66.07% |
| 2013 | 9.28% | 9.28% | 65.55% |
| 2014 | 57.70% | 57.70% | 87.33% |
| 2015 | 238.42% | 238.42% | 88.30% |
| 2016 | 238.46% | 240.52% | 65.74% |
| 2017 | 244.40% | 244.40% | 77.16% |
| 2018 | 248.00% | 248.00% | 67.83% |
| 2019 | 214.71% | 214.71% | 51.23% |
| 2020 | 228.99% | 229.92% | 70.83% |

| | |
|---------------|---------|
| County Number | 92 |
| County Name | Wheeler |

92 Wheeler
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 8
Total Sales Price : 6,460,651
Total Adj. Sales Price : 6,460,651
Total Assessed Value : 4,792,250
Avg. Adj. Sales Price : 807,581
Avg. Assessed Value : 599,031

MEDIAN : 69
WGT. MEAN : 74
MEAN : 75
COD : 15.47
PRD : 100.51

COV : 19.85
STD : 14.80
Avg. Abs. Dev : 10.64
MAX Sales Ratio : 96.04
MIN Sales Ratio : 52.38

95% Median C.I. : 52.38 to 96.04
95% Wgt. Mean C.I. : 57.73 to 90.62
95% Mean C.I. : 62.18 to 86.94

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| DATE OF SALE * | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-17 To 31-DEC-17 | | | | | | | | | | | |
| 01-JAN-18 To 31-MAR-18 | 2 | 60.87 | 60.87 | 53.59 | 13.95 | 113.58 | 52.38 | 69.36 | N/A | 722,457 | 387,130 |
| 01-APR-18 To 30-JUN-18 | 2 | 80.91 | 80.91 | 82.92 | 15.68 | 97.58 | 68.22 | 93.59 | N/A | 863,063 | 715,623 |
| 01-JUL-18 To 30-SEP-18 | | | | | | | | | | | |
| 01-OCT-18 To 31-DEC-18 | 2 | 74.82 | 74.82 | 73.66 | 09.34 | 101.57 | 67.83 | 81.80 | N/A | 806,122 | 593,765 |
| 01-JAN-19 To 31-MAR-19 | 1 | 67.27 | 67.27 | 67.27 | 00.00 | 100.00 | 67.27 | 67.27 | N/A | 736,000 | 495,090 |
| 01-APR-19 To 30-JUN-19 | | | | | | | | | | | |
| 01-JUL-19 To 30-SEP-19 | | | | | | | | | | | |
| 01-OCT-19 To 31-DEC-19 | 1 | 96.04 | 96.04 | 96.04 | 00.00 | 100.00 | 96.04 | 96.04 | N/A | 941,368 | 904,125 |
| 01-JAN-20 To 31-MAR-20 | | | | | | | | | | | |
| 01-APR-20 To 30-JUN-20 | | | | | | | | | | | |
| 01-JUL-20 To 30-SEP-20 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-17 To 30-SEP-18 | 4 | 68.79 | 70.89 | 69.55 | 15.39 | 101.93 | 52.38 | 93.59 | N/A | 792,760 | 551,376 |
| 01-OCT-18 To 30-SEP-19 | 3 | 67.83 | 72.30 | 71.65 | 07.14 | 100.91 | 67.27 | 81.80 | N/A | 782,748 | 560,873 |
| 01-OCT-19 To 30-SEP-20 | 1 | 96.04 | 96.04 | 96.04 | 00.00 | 100.00 | 96.04 | 96.04 | N/A | 941,368 | 904,125 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-18 To 31-DEC-18 | 6 | 68.79 | 72.20 | 70.94 | 13.65 | 101.78 | 52.38 | 93.59 | 52.38 to 93.59 | 797,214 | 565,506 |
| 01-JAN-19 To 31-DEC-19 | 2 | 81.66 | 81.66 | 83.42 | 17.62 | 97.89 | 67.27 | 96.04 | N/A | 838,684 | 699,608 |
| <u>ALL</u> | 8 | 68.79 | 74.56 | 74.18 | 15.47 | 100.51 | 52.38 | 96.04 | 52.38 to 96.04 | 807,581 | 599,031 |

| AREA (MARKET) | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| 1 | 8 | 68.79 | 74.56 | 74.18 | 15.47 | 100.51 | 52.38 | 96.04 | 52.38 to 96.04 | 807,581 | 599,031 |
| <u>ALL</u> | 8 | 68.79 | 74.56 | 74.18 | 15.47 | 100.51 | 52.38 | 96.04 | 52.38 to 96.04 | 807,581 | 599,031 |

92 Wheeler
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

| | | | |
|------------------------------------|----------------|-------------------------|-------------------------------------|
| Number of Sales : 8 | MEDIAN : 69 | COV : 19.85 | 95% Median C.I. : 52.38 to 96.04 |
| Total Sales Price : 6,460,651 | WGT. MEAN : 74 | STD : 14.80 | 95% Wgt. Mean C.I. : 57.73 to 90.62 |
| Total Adj. Sales Price : 6,460,651 | MEAN : 75 | Avg. Abs. Dev : 10.64 | 95% Mean C.I. : 62.18 to 86.94 |
| Total Assessed Value : 4,792,250 | | | |
| Avg. Adj. Sales Price : 807,581 | COD : 15.47 | MAX Sales Ratio : 96.04 | |
| Avg. Assessed Value : 599,031 | PRD : 100.51 | MIN Sales Ratio : 52.38 | |

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95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------|----------|--------------|--------------|--------------|--------------|---------------|--------------|--------------|-----------------------|----------------------|----------------|
| Irrigated | | | | | | | | | | | |
| County | 1 | 81.80 | 81.80 | 81.80 | 00.00 | 100.00 | 81.80 | 81.80 | N/A | 672,244 | 549,900 |
| 1 | 1 | 81.80 | 81.80 | 81.80 | 00.00 | 100.00 | 81.80 | 81.80 | N/A | 672,244 | 549,900 |
| Grass | | | | | | | | | | | |
| County | 1 | 69.36 | 69.36 | 69.36 | 00.00 | 100.00 | 69.36 | 69.36 | N/A | 102,514 | 71,100 |
| 1 | 1 | 69.36 | 69.36 | 69.36 | 00.00 | 100.00 | 69.36 | 69.36 | N/A | 102,514 | 71,100 |
| ALL | 8 | 68.79 | 74.56 | 74.18 | 15.47 | 100.51 | 52.38 | 96.04 | 52.38 to 96.04 | 807,581 | 599,031 |

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 | 4 | 68.03 | 71.28 | 70.84 | 05.48 | 100.62 | 67.27 | 81.80 | N/A | 768,592 | 544,494 |
| 1 | 4 | 68.03 | 71.28 | 70.84 | 05.48 | 100.62 | 67.27 | 81.80 | N/A | 768,592 | 544,494 |
| Grass | | | | | | | | | | | |
| County | 4 | 81.48 | 77.84 | 77.20 | 20.83 | 100.83 | 52.38 | 96.04 | N/A | 846,571 | 653,569 |
| 1 | 4 | 81.48 | 77.84 | 77.20 | 20.83 | 100.83 | 52.38 | 96.04 | N/A | 846,571 | 653,569 |
| ALL | 8 | 68.79 | 74.56 | 74.18 | 15.47 | 100.51 | 52.38 | 96.04 | 52.38 to 96.04 | 807,581 | 599,031 |

Wheeler County 2021 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|----------|----------|------|------|------|------|------|------|------|------|------------------|
| Wheeler | 1 | 3650 | 3650 | 3625 | 3625 | 3610 | 3610 | 3600 | 3600 | 3605 |
| Garfield | 1 | 3305 | 3305 | 3305 | 2820 | 2820 | 2500 | 2500 | 2140 | 2874 |
| Greeley | 1 | 3875 | 3875 | 3865 | 3825 | 3800 | 3800 | 3750 | 3750 | 3781 |
| Boone | 2 | 5175 | 4540 | 4776 | 4630 | 4483 | 4667 | 4596 | 4491 | 4579 |
| Holt | 3 | 2300 | 2300 | 2200 | 2200 | 2038 | 2100 | 2000 | 2000 | 2094 |
| Holt | 2 | 3600 | 3600 | 3500 | 3500 | 2360 | 3400 | 2106 | 2234 | 2698 |
| Greeley | 2 | 5090 | 4700 | 4490 | 4375 | 4260 | 4230 | 4210 | 3750 | 4339 |
| Valley | 1 | 3480 | 3480 | 3480 | 2995 | 2830 | 2830 | 2490 | 2490 | 3155 |
| Antelope | 1 | 4725 | 4722 | 4700 | 4599 | 3700 | 3700 | 3700 | 3430 | 4255 |

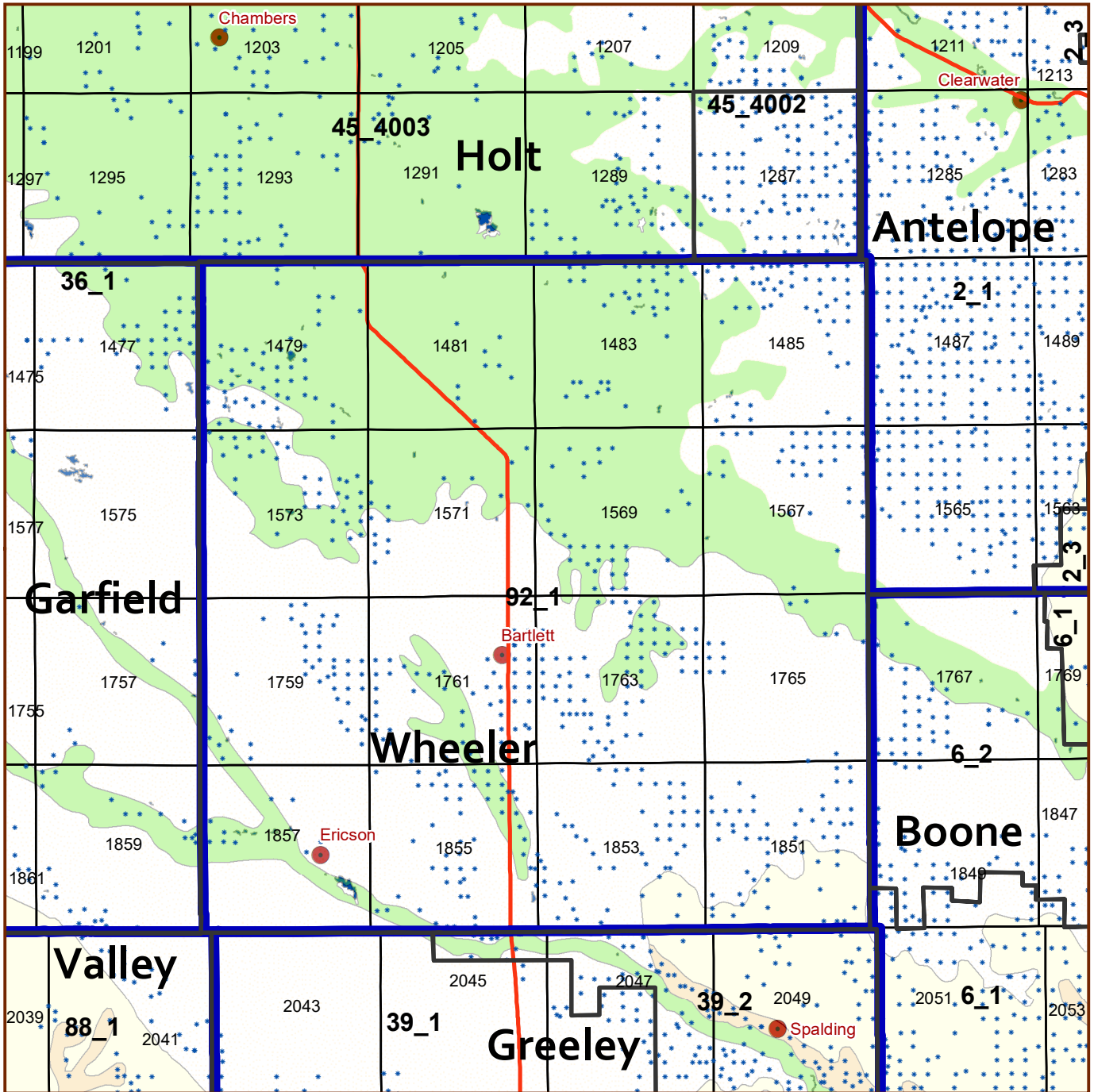
| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|----------|----------|------|------|------|------|------|------|------|------|------------------|
| Wheeler | 1 | 1785 | 1695 | 1540 | 1470 | 1410 | 1350 | 1270 | 1205 | 1338 |
| Garfield | 1 | n/a | 1450 | 1450 | 1270 | 1270 | 1060 | 1051 | 995 | 1232 |
| Greeley | 1 | n/a | 1835 | 1825 | 1800 | 1790 | 1770 | 1575 | 1415 | 1626 |
| Boone | 2 | 1994 | 1660 | 1458 | 1488 | 1394 | 1436 | 1277 | 1248 | 1467 |
| Holt | 3 | 1800 | 1800 | 1800 | 1800 | 1800 | 1800 | 1800 | 1800 | 1800 |
| Holt | 2 | 1800 | 1800 | 1800 | 1800 | 1800 | 1800 | 1800 | 1800 | 1800 |
| Greeley | 2 | n/a | 2165 | 2165 | 2165 | 2075 | 2050 | 1800 | 1715 | 1993 |
| Valley | 1 | n/a | 1740 | 1740 | 1740 | 1705 | 1705 | 1705 | 1595 | 1695 |
| Antelope | 1 | 3100 | 3050 | 2759 | 2765 | 1860 | 1860 | 1860 | 1530 | 2540 |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|----------|----------|------|------|------|------|------|------|------|------|--------------------|
| Wheeler | 1 | 908 | 910 | 899 | 896 | 900 | 900 | 875 | 811 | 900 |
| Garfield | 1 | 825 | n/a | 752 | 825 | 635 | 645 | 813 | 700 | 689 |
| Greeley | 1 | 1050 | 1045 | 1045 | 1040 | 1025 | 1025 | n/a | 1030 | 1029 |
| Boone | 2 | 971 | 960 | 964 | 1028 | 860 | 860 | n/a | 860 | 889 |
| Holt | 3 | 1177 | 1225 | 846 | 1154 | 738 | 713 | 705 | 918 | 981 |
| Holt | 2 | 1157 | 1300 | 1200 | 1200 | 709 | 707 | n/a | 1049 | 907 |
| Greeley | 2 | 1300 | 1295 | 1280 | 1275 | 1243 | 1240 | n/a | 1265 | 1275 |
| Valley | 1 | 1100 | 1100 | 1000 | 996 | 1000 | 997 | 635 | 665 | 991 |
| Antelope | 1 | 1099 | 1100 | 1100 | 1090 | 1090 | 1080 | 1080 | 1080 | 1093 |

| County | Mkt Area | CRP | TIMBER | WASTE |
|----------|----------|------|--------|-------|
| Wheeler | 1 | 1738 | n/a | 802 |
| Garfield | 1 | 803 | n/a | 191 |
| Greeley | 1 | 1068 | n/a | 200 |
| Boone | 2 | 1193 | 397 | 95 |
| Holt | 3 | 1204 | 500 | 250 |
| Holt | 2 | 1136 | 500 | 250 |
| Greeley | 2 | 1307 | n/a | 200 |
| Valley | 1 | 1008 | 1046 | 250 |
| Antelope | 1 | 1650 | 500 | 152 |

Source: 2021 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.

WHEELER COUNTY



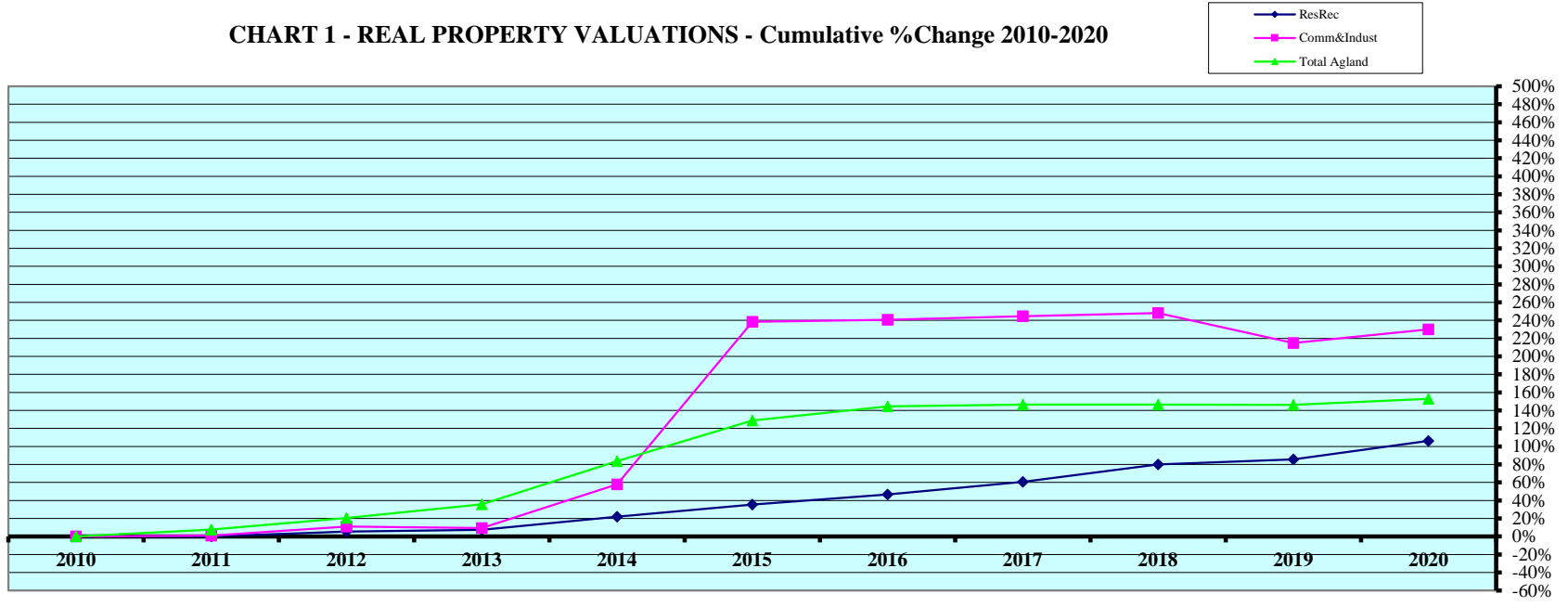
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessive 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
- Moderately well drained silty soils on uplands and in depressions formed in loess
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020



| 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 |
| 2010 | 8,580,939 | -- | -- | -- | 901,605 | -- | -- | -- | 199,469,845 | -- | -- | -- |
| 2011 | 8,587,939 | 7,000 | 0.08% | 0.08% | 910,495 | 8,890 | 0.99% | 0.99% | 214,664,535 | 15,194,690 | 7.62% | 7.62% |
| 2012 | 9,039,119 | 451,180 | 5.25% | 5.34% | 1,000,825 | 90,330 | 9.92% | 11.00% | 240,231,495 | 25,566,960 | 11.91% | 20.43% |
| 2013 | 9,204,288 | 165,169 | 1.83% | 7.26% | 985,650 | -15,175 | -1.52% | 9.32% | 270,908,715 | 30,677,220 | 12.77% | 35.81% |
| 2014 | 10,462,768 | 1,258,480 | 13.67% | 21.93% | 1,422,410 | 436,760 | 44.31% | 57.76% | 366,225,315 | 95,316,600 | 35.18% | 83.60% |
| 2015 | 11,627,169 | 1,164,401 | 11.13% | 35.50% | 3,052,440 | 1,630,030 | 114.60% | 238.56% | 456,242,300 | 90,016,985 | 24.58% | 128.73% |
| 2016 | 12,592,559 | 965,390 | 8.30% | 46.75% | 3,071,440 | 19,000 | 0.62% | 240.66% | 487,593,870 | 31,351,570 | 6.87% | 144.44% |
| 2017 | 13,785,914 | 1,193,355 | 9.48% | 60.66% | 3,106,460 | 35,020 | 1.14% | 244.55% | 491,756,195 | 4,162,325 | 0.85% | 146.53% |
| 2018 | 15,451,849 | 1,665,935 | 12.08% | 80.07% | 3,138,890 | 32,430 | 1.04% | 248.14% | 491,630,165 | -126,030 | -0.03% | 146.47% |
| 2019 | 15,924,275 | 472,426 | 3.06% | 85.58% | 2,838,660 | -300,230 | -9.56% | 214.85% | 491,313,455 | -316,710 | -0.06% | 146.31% |
| 2020 | 17,695,105 | 1,770,830 | 11.12% | 106.21% | 2,975,810 | 137,150 | 4.83% | 230.06% | 504,429,827 | 13,116,372 | 2.67% | 152.89% |

Rate Annual %chg: Residential & Recreational **7.51%**

Commercial & Industrial **12.68%**

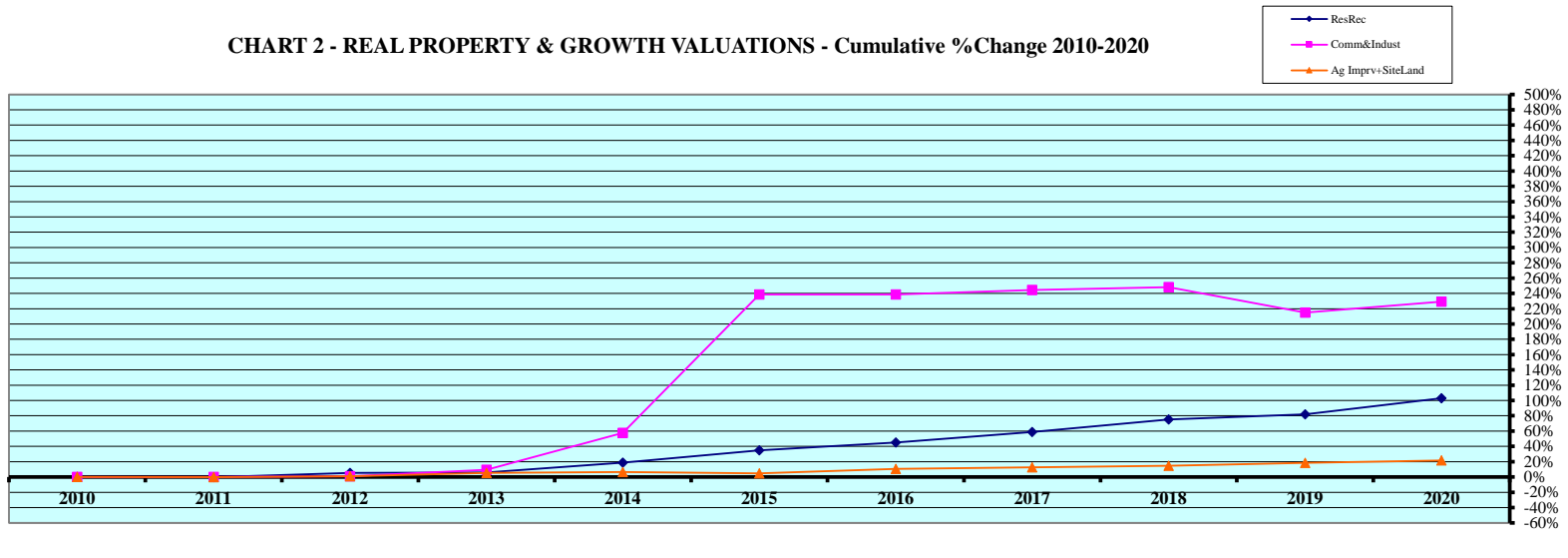
Agricultural Land **9.72%**

Cnty# **92**
County **WHEELER**

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 2010-2020



| 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 |
| 2010 | 8,580,939 | 124,195 | 1.45% | 8,456,744 | -- | -- | 901,605 | 0 | 0.00% | 901,605 | -- | -- |
| 2011 | 8,587,939 | 26,775 | 0.31% | 8,561,164 | -0.23% | -0.23% | 910,495 | 7,195 | 0.79% | 903,300 | 0.19% | 0.19% |
| 2012 | 9,039,119 | 0 | 0.00% | 9,039,119 | 5.25% | 5.34% | 1,000,825 | 90,330 | 9.03% | 910,495 | 0.00% | 0.99% |
| 2013 | 9,204,288 | 119,854 | 1.30% | 9,084,434 | 0.50% | 5.87% | 985,650 | 0 | 0.00% | 985,650 | -1.52% | 9.32% |
| 2014 | 10,462,768 | 262,665 | 2.51% | 10,200,103 | 10.82% | 18.87% | 1,422,410 | 0 | 0.00% | 1,422,410 | 44.31% | 57.76% |
| 2015 | 11,627,169 | 56,630 | 0.49% | 11,570,539 | 10.59% | 34.84% | 3,052,440 | 0 | 0.00% | 3,052,440 | 114.60% | 238.56% |
| 2016 | 12,592,559 | 142,840 | 1.13% | 12,449,719 | 7.07% | 45.09% | 3,071,440 | 18,560 | 0.60% | 3,052,880 | 0.01% | 238.61% |
| 2017 | 13,785,914 | 169,830 | 1.23% | 13,616,084 | 8.13% | 58.68% | 3,106,460 | 0 | 0.00% | 3,106,460 | 1.14% | 244.55% |
| 2018 | 15,451,849 | 420,320 | 2.72% | 15,031,529 | 9.04% | 75.17% | 3,138,890 | 0 | 0.00% | 3,138,890 | 1.04% | 248.14% |
| 2019 | 15,924,275 | 325,455 | 2.04% | 15,598,820 | 0.95% | 81.78% | 2,838,660 | 0 | 0.00% | 2,838,660 | -9.56% | 214.85% |
| 2020 | 17,695,105 | 279,000 | 1.58% | 17,416,105 | 9.37% | 102.96% | 2,975,810 | 8,370 | 0.28% | 2,967,440 | 4.54% | 229.13% |
| Rate Ann%chg | 7.51% | | | | | | 12.68% | | | | | |
| | Resid & Recreat w/o growth | | | | | | C & I w/o growth | | | | | |
| | 6.15% | | | | | | 15.48% | | | | | |

| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | | | | | | | | | | | |
|--------------|--|-----------------------------|---------------------------|--------------|-------------------|----------------------|--------------------|--------------------------|--|--|--|--|--|--|
| | Agric. Dwelling & Homesite Value | Ag Outbldg & Farmsite Value | Ag Imprv&Site Total Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | | | | | | |
| 2010 | 8,171,780 | 25,038,862 | 33,210,642 | 960,310 | 2.89% | 32,250,332 | -- | -- | | | | | | |
| 2011 | 8,225,660 | 25,352,172 | 33,577,832 | 428,865 | 1.28% | 33,148,967 | -0.19% | -0.19% | | | | | | |
| 2012 | 8,686,825 | 26,316,752 | 35,003,577 | 1,486,085 | 4.25% | 33,517,492 | -0.18% | 0.92% | | | | | | |
| 2013 | 8,903,445 | 26,636,378 | 35,539,823 | 565,911 | 1.59% | 34,973,912 | -0.08% | 5.31% | | | | | | |
| 2014 | 8,909,565 | 26,965,448 | 35,875,013 | 550,960 | 1.54% | 35,324,053 | -0.61% | 6.36% | | | | | | |
| 2015 | 13,240,885 | 23,310,815 | 36,551,700 | 1,743,775 | 4.77% | 34,807,925 | -2.97% | 4.81% | | | | | | |
| 2016 | 13,818,780 | 23,584,915 | 37,403,695 | 678,075 | 1.81% | 36,725,620 | 0.48% | 10.58% | | | | | | |
| 2017 | 14,376,400 | 23,732,090 | 38,108,490 | 714,955 | 1.88% | 37,393,535 | -0.03% | 12.60% | | | | | | |
| 2018 | 15,410,585 | 24,055,795 | 39,466,380 | 1,417,205 | 3.59% | 38,049,175 | -0.16% | 14.57% | | | | | | |
| 2019 | 15,552,865 | 25,384,060 | 40,936,925 | 1,583,955 | 3.87% | 39,352,970 | -0.29% | 18.50% | | | | | | |
| 2020 | 15,735,950 | 26,429,935 | 42,165,885 | 1,790,725 | 4.25% | 40,375,160 | -1.37% | 21.57% | | | | | | |
| Rate Ann%chg | 6.77% | | | | | | | 0.54% | | | | | | |
| | 2.42% | | | | | | | Ag Imprv+Site w/o growth | | | | | | |
| | -0.54% | | | | | | | | | | | | | |

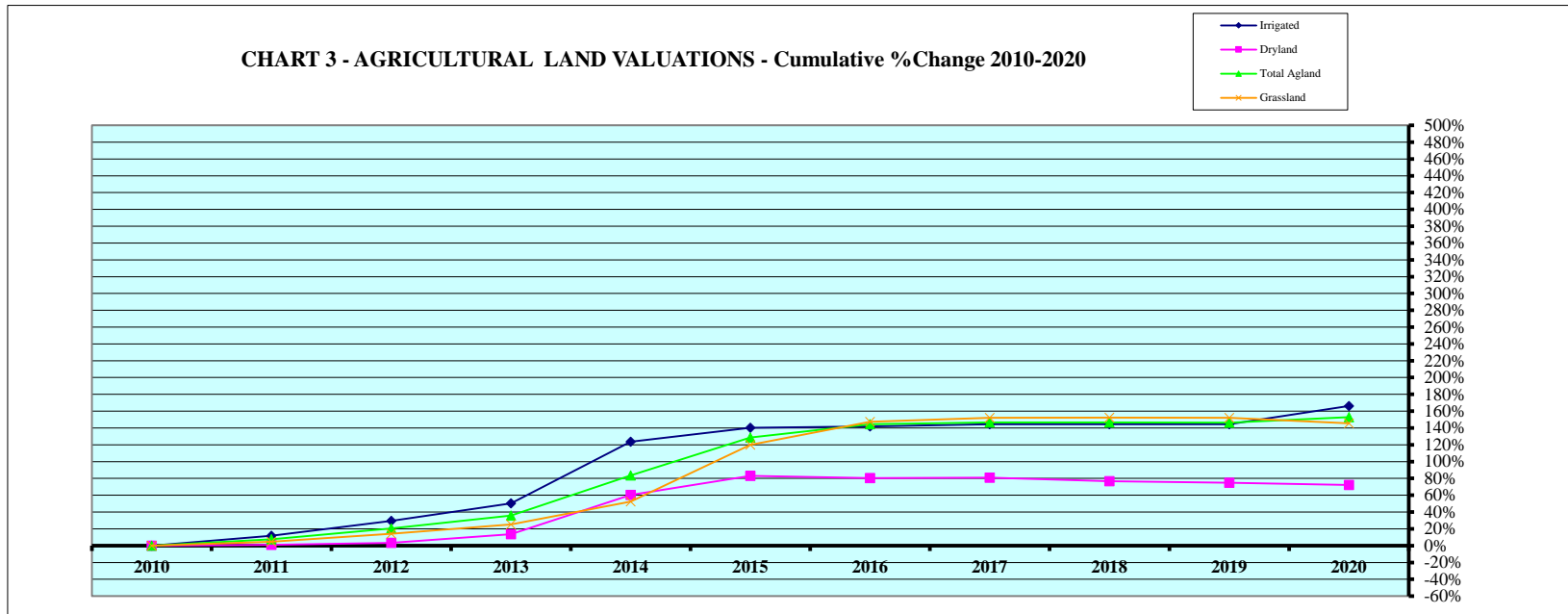
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 92
County WHEELER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



| 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 |
| 2010 | 86,167,745 | -- | -- | -- | 4,194,465 | -- | -- | -- | 108,217,020 | -- | -- | -- |
| 2011 | 96,237,830 | 10,070,085 | 11.69% | 11.69% | 4,236,785 | 42,320 | 1.01% | 1.01% | 113,298,440 | 5,081,420 | 4.70% | 4.70% |
| 2012 | 111,536,515 | 15,298,685 | 15.90% | 29.44% | 4,338,835 | 102,050 | 2.41% | 3.44% | 123,466,920 | 10,168,480 | 8.97% | 14.09% |
| 2013 | 129,457,395 | 17,920,880 | 16.07% | 50.24% | 4,762,475 | 423,640 | 9.76% | 13.54% | 135,690,465 | 12,223,545 | 9.90% | 25.39% |
| 2014 | 192,756,425 | 63,299,030 | 48.90% | 123.70% | 6,728,875 | 1,966,400 | 41.29% | 60.42% | 165,067,100 | 29,376,635 | 21.65% | 52.53% |
| 2015 | 207,083,970 | 14,327,545 | 7.43% | 140.33% | 7,678,130 | 949,255 | 14.11% | 83.05% | 237,882,465 | 72,815,365 | 44.11% | 119.82% |
| 2016 | 208,278,810 | 1,194,840 | 0.58% | 141.71% | 7,565,885 | -112,245 | -1.46% | 80.38% | 267,773,260 | 29,890,795 | 12.57% | 147.44% |
| 2017 | 210,638,100 | 2,359,290 | 1.13% | 144.45% | 7,583,775 | 17,890 | 0.24% | 80.80% | 272,947,680 | 5,174,420 | 1.93% | 152.22% |
| 2018 | 210,567,395 | -70,705 | -0.03% | 144.37% | 7,414,925 | -168,850 | -2.23% | 76.78% | 273,064,860 | 117,180 | 0.04% | 152.33% |
| 2019 | 210,643,710 | 76,315 | 0.04% | 144.46% | 7,330,860 | -84,065 | -1.13% | 74.77% | 272,767,885 | -296,975 | -0.11% | 152.06% |
| 2020 | 229,363,652 | 18,719,942 | 8.89% | 166.18% | 7,221,390 | -109,470 | -1.49% | 72.16% | 265,684,700 | -7,083,185 | -2.60% | 145.51% |

Rate Ann.%chg: Irrigated **10.29%** Dryland **5.58%** Grassland **9.40%**

| 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 |
| 2010 | 890,615 | -- | -- | -- | 0 | -- | -- | -- | 199,469,845 | -- | -- | -- |
| 2011 | 891,480 | 865 | 0.10% | 0.10% | 0 | 0 | -- | -- | 214,664,535 | 15,194,690 | 7.62% | 7.62% |
| 2012 | 889,225 | -2,255 | -0.25% | -0.16% | 0 | 0 | -- | -- | 240,231,495 | 25,566,960 | 11.91% | 20.43% |
| 2013 | 998,380 | 109,155 | 12.28% | 12.10% | 0 | 0 | -- | -- | 270,908,715 | 30,677,220 | 12.77% | 35.81% |
| 2014 | 1,672,915 | 674,535 | 67.56% | 87.84% | 0 | 0 | -- | -- | 366,225,315 | 95,316,600 | 35.18% | 83.60% |
| 2015 | 3,597,735 | 1,924,820 | 115.06% | 303.96% | 0 | 0 | -- | -- | 456,242,300 | 90,016,985 | 24.58% | 128.73% |
| 2016 | 3,975,915 | 378,180 | 10.51% | 346.42% | 0 | 0 | -- | -- | 487,593,870 | 31,351,570 | 6.87% | 144.44% |
| 2017 | 586,640 | -3,389,275 | -85.25% | -34.13% | 0 | 0 | -- | -- | 491,756,195 | 4,162,325 | 0.85% | 146.53% |
| 2018 | 582,985 | -3,655 | -0.62% | -34.54% | 0 | 0 | -- | -- | 491,630,165 | -126,030 | -0.03% | 146.47% |
| 2019 | 571,000 | -11,985 | -2.06% | -35.89% | 0 | 0 | -- | -- | 491,313,455 | -316,710 | -0.06% | 146.31% |
| 2020 | 1,642,985 | 1,071,985 | 187.74% | 84.48% | 517,100 | 517,100 | -- | -- | 504,429,827 | 13,116,372 | 2.67% | 152.89% |

Cnty# **92**
County **WHEELER**

Rate Ann.%chg: Total Agric Land **9.72%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (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 |
| 2010 | 85,931,385 | 60,617 | 1,418 | | | 4,331,010 | 6,328 | 684 | | | 81,700,995 | 133,333 | 613 | | |
| 2011 | 94,752,005 | 60,723 | 1,560 | 10.07% | 10.07% | 4,197,275 | 6,142 | 683 | -0.15% | -0.15% | 89,688,965 | 135,300 | 663 | 8.18% | 9.46% |
| 2012 | 111,720,355 | 62,500 | 1,788 | 14.56% | 26.09% | 4,338,835 | 6,011 | 722 | 5.62% | 5.47% | 89,574,800 | 130,628 | 686 | 3.44% | 13.24% |
| 2013 | 129,604,270 | 63,221 | 2,050 | 14.68% | 44.61% | 4,781,830 | 5,776 | 828 | 14.69% | 20.96% | 97,239,960 | 127,646 | 762 | 11.09% | 25.80% |
| 2014 | 192,567,175 | 63,688 | 3,024 | 47.49% | 113.29% | 6,838,715 | 5,749 | 1,190 | 43.69% | 73.81% | 128,539,130 | 127,483 | 1,008 | 32.36% | 66.50% |
| 2015 | 207,374,695 | 63,614 | 3,260 | 7.81% | 129.96% | 7,692,830 | 5,683 | 1,354 | 13.79% | 97.78% | 149,636,865 | 127,257 | 1,176 | 16.62% | 94.17% |
| 2016 | 208,278,810 | 63,903 | 3,259 | -0.02% | 129.91% | 7,678,130 | 5,671 | 1,354 | 0.01% | 97.81% | 164,929,515 | 127,713 | 1,291 | 9.83% | 113.25% |
| 2017 | 210,638,100 | 64,531 | 3,264 | 0.15% | 130.25% | 7,583,765 | 5,588 | 1,357 | 0.25% | 98.31% | 174,353,050 | 127,360 | 1,369 | 6.01% | 126.06% |
| 2018 | 210,567,405 | 64,508 | 3,264 | 0.00% | 130.26% | 7,414,925 | 5,461 | 1,358 | 0.03% | 98.38% | 167,960,980 | 130,138 | 1,291 | -5.72% | 113.13% |
| 2019 | 210,643,710 | 64,529 | 3,264 | 0.00% | 130.27% | 7,333,400 | 5,401 | 1,358 | 0.01% | 98.40% | 167,183,410 | 129,675 | 1,289 | -0.11% | 112.90% |
| 2020 | 230,078,560 | 63,822 | 3,605 | 10.44% | 154.30% | 7,221,390 | 5,396 | 1,338 | -1.45% | 95.53% | 265,665,970 | 288,854 | 920 | -28.66% | 50.10% |

Rate Annual %chg Average Value/Acre:

9.78%

6.94%

4.14%

| 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 |
| 2010 | 887,435 | 7,561 | 117 | | | 0 | 0 | | | | 199,397,560 | 361,330 | 552 | | |
| 2011 | 890,540 | 7,592 | 117 | -0.05% | -0.05% | 0 | 0 | | | | 213,632,045 | 361,236 | 591 | 7.17% | 7.17% |
| 2012 | 891,780 | 7,592 | 117 | 0.14% | 0.09% | 0 | 0 | | | | 240,776,715 | 361,224 | 667 | 12.71% | 20.79% |
| 2013 | 998,380 | 7,571 | 132 | 12.25% | 12.35% | 0 | 0 | | | | 240,776,715 | 360,430 | 752 | 12.82% | 36.27% |
| 2014 | 1,672,915 | 7,571 | 221 | 67.56% | 88.26% | 0 | 0 | | | | 366,123,290 | 360,427 | 1,016 | 35.08% | 84.07% |
| 2015 | 3,597,740 | 7,571 | 475 | 115.06% | 304.88% | 0 | 0 | | | | 456,444,240 | 360,317 | 1,267 | 24.71% | 129.56% |
| 2016 | 3,975,915 | 7,572 | 525 | 10.51% | 347.43% | 0 | 0 | | | | 488,466,845 | 360,324 | 1,356 | 7.01% | 145.66% |
| 2017 | 586,645 | 1,320 | 444 | -15.35% | 278.72% | 0 | 0 | | | | 491,756,500 | 360,322 | 1,365 | 0.67% | 147.31% |
| 2018 | 583,205 | 1,320 | 442 | -0.59% | 276.50% | 0 | 0 | | | | 491,632,035 | 360,322 | 1,364 | -0.03% | 147.25% |
| 2019 | 571,000 | 1,291 | 442 | 0.09% | 276.82% | 0 | 0 | | | | 491,304,660 | 360,009 | 1,365 | 0.02% | 147.30% |
| 2020 | 1,584,970 | 1,939 | 818 | 84.86% | 596.58% | 517,100 | 517 | 1,000 | | | 505,067,990 | 360,529 | 1,401 | 2.65% | 153.86% |

92
WHEELER

Rate Annual %chg Average Value/Acre:

9.76%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 County and Municipal Valuations by Property Type

| Pop. | County: | Personal Prop | StateAsd PP | StateAsdReal | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
|------------------------------------|------------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|-------------|------------|------------|----------|-------------|
| 818 | WHEELER | 19,906,641 | 813,815 | 198,094 | 17,248,465 | 2,975,810 | 0 | 446,640 | 504,429,827 | 15,735,950 | 26,429,935 | 0 | 588,185,177 |
| cnty sectorvalue % of total value: | | 3.38% | 0.14% | 0.03% | 2.93% | 0.51% | | 0.08% | 85.76% | 2.68% | 4.49% | | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 117 | BARTLETT | 232,687 | 0 | 0 | 3,447,890 | 515,470 | 0 | 0 | 0 | 0 | 0 | 0 | 4,196,047 |
| 14.30% | %sector of county sector | 1.17% | | | 19.99% | 17.32% | | | | | | | 0.71% |
| | %sector of municipality | 5.55% | | | 82.17% | 12.28% | | | | | | | 100.00% |
| 92 | ERICSON | 196,156 | 71,575 | 3,730 | 3,365,050 | 850,805 | 0 | 0 | 5,400 | 73,925 | 1,000 | 0 | 4,567,641 |
| 11.25% | %sector of county sector | 0.99% | 8.79% | 1.88% | 19.51% | 28.59% | | | 0.00% | 0.47% | 0.00% | | 0.78% |
| | %sector of municipality | 4.29% | 1.57% | 0.08% | 73.67% | 18.63% | | | 0.12% | 1.62% | 0.02% | | 100.00% |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 0 | %sector of county sector | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | %sector of municipality | | | | | | | | | | | | |
| 209 | Total Municipalities | 428,843 | 71,575 | 3,730 | 6,812,940 | 1,366,275 | 0 | 0 | 5,400 | 73,925 | 1,000 | 0 | 8,763,688 |
| 25.55% | %all municip.sectors of cnty | 2.15% | 8.79% | 1.88% | 39.50% | 45.91% | | | 0.00% | 0.47% | 0.00% | | 1.49% |

92 WHEELER

Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

Source: 2010 - 2020 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

| | | | | |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 1,968 | Value : 572,731,090 | Growth 6,264,450 | Sum Lines 17, 25, & 41 |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|-----------|----------|-------|---------|------------|---------|------------|-----------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 40 | 208,930 | 0 | 0 | 71 | 1,413,790 | 111 | 1,622,720 | |
| 02. Res Improve Land | 149 | 803,710 | 0 | 0 | 145 | 4,121,425 | 294 | 4,925,135 | |
| 03. Res Improvements | 150 | 5,793,040 | 0 | 0 | 150 | 4,895,855 | 300 | 10,688,895 | |
| 04. Res Total | 190 | 6,805,680 | 0 | 0 | 221 | 10,431,070 | 411 | 17,236,750 | 1,440 |
| % of Res Total | 46.23 | 39.48 | 0.00 | 0.00 | 53.77 | 60.52 | 20.88 | 3.01 | 0.02 |
| 05. Com UnImp Land | 6 | 6,355 | 0 | 0 | 4 | 18,120 | 10 | 24,475 | |
| 06. Com Improve Land | 32 | 104,270 | 0 | 0 | 6 | 398,205 | 38 | 502,475 | |
| 07. Com Improvements | 32 | 1,253,855 | 0 | 0 | 33 | 6,595,005 | 65 | 7,848,860 | |
| 08. Com Total | 38 | 1,364,480 | 0 | 0 | 37 | 7,011,330 | 75 | 8,375,810 | 5,400,000 |
| % of Com Total | 50.67 | 16.29 | 0.00 | 0.00 | 49.33 | 83.71 | 3.81 | 1.46 | 86.20 |
| 09. Ind UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 10. Ind Improve Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 11. Ind Improvements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 12. Ind Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % of Ind Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 9 | 446,640 | 9 | 446,640 | |
| 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 | 9 | 446,640 | 9 | 446,640 | 0 |
| % of Rec Total | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 | 0.46 | 0.08 | 0.00 |
| Res & Rec Total | 190 | 6,805,680 | 0 | 0 | 230 | 10,877,710 | 420 | 17,683,390 | 1,440 |
| % of Res & Rec Total | 45.24 | 38.49 | 0.00 | 0.00 | 54.76 | 61.51 | 21.34 | 3.09 | 0.02 |
| Com & Ind Total | 38 | 1,364,480 | 0 | 0 | 37 | 7,011,330 | 75 | 8,375,810 | 5,400,000 |
| % of Com & Ind Total | 50.67 | 16.29 | 0.00 | 0.00 | 49.33 | 83.71 | 3.81 | 1.46 | 86.20 |
| 17. Taxable Total | 228 | 8,170,160 | 0 | 0 | 267 | 17,889,040 | 495 | 26,059,200 | 5,401,440 |
| % of Taxable Total | 46.06 | 31.35 | 0.00 | 0.00 | 53.94 | 68.65 | 25.15 | 4.55 | 86.22 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| 19. Commercial | 0 | 0 | 0 | 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 | 0 | 0 | 0 |
| 19. Commercial | 0 | 0 | 0 | 0 | 0 | 0 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 0 | 0 | 0 |

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 32 | 0 | 53 | 85 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|-------|----------|-------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 0 | 0 | 0 | 0 | 1,075 | 379,071,835 | 1,075 | 379,071,835 |
| 28. Ag-Improved Land | 0 | 0 | 0 | 0 | 382 | 128,344,115 | 382 | 128,344,115 |
| 29. Ag Improvements | 0 | 0 | 0 | 0 | 398 | 39,255,940 | 398 | 39,255,940 |

| | | | | | |
|--------------|--|--|--|-------|-------------|
| 30. Ag Total | | | | 1,473 | 546,671,890 |
|--------------|--|--|--|-------|-------------|

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 | 42 | 41.52 | 207,600 | 42 | 41.52 | 207,600 | |
| 32. HomeSite Improv Land | 221 | 237.90 | 1,189,515 | 221 | 237.90 | 1,189,515 | |
| 33. HomeSite Improvements | 245 | 0.00 | 14,470,080 | 245 | 0.00 | 14,470,080 | 357,260 |
| 34. HomeSite Total | | | | 287 | 279.42 | 15,867,195 | |
| 35. FarmSite UnImp Land | 66 | 374.24 | 374,230 | 66 | 374.24 | 374,230 | |
| 36. FarmSite Improv Land | 292 | 1,811.66 | 1,811,645 | 292 | 1,811.66 | 1,811,645 | |
| 37. FarmSite Improvements | 352 | 0.00 | 24,785,860 | 352 | 0.00 | 24,785,860 | 505,750 |
| 38. FarmSite Total | | | | 418 | 2,185.90 | 26,971,735 | |
| 39. Road & Ditches | 647 | 1,916.53 | 0 | 647 | 1,916.53 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 41. Total Section VI | | | | 705 | 4,381.85 | 42,838,930 | 863,010 |

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

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

Schedule VIII : Agricultural Records : Special Value

| | Urban | | | SubUrban | | |
|-------------------|---------|-------|-------|----------|-------|-------|
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| 44. Market Value | 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 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 1,427.60 | 2.25% | 5,210,740 | 2.28% | 3,650.00 |
| 46. 1A | 1,123.76 | 1.77% | 4,101,730 | 1.80% | 3,650.01 |
| 47. 2A1 | 507.58 | 0.80% | 1,840,015 | 0.81% | 3,625.07 |
| 48. 2A | 1,026.98 | 1.62% | 3,722,890 | 1.63% | 3,625.09 |
| 49. 3A1 | 5,600.60 | 8.84% | 20,218,135 | 8.85% | 3,609.99 |
| 50. 3A | 9,296.32 | 14.67% | 33,559,710 | 14.69% | 3,610.00 |
| 51. 4A1 | 21,308.16 | 33.63% | 76,709,365 | 33.58% | 3,600.00 |
| 52. 4A | 23,072.77 | 36.41% | 83,061,950 | 36.36% | 3,600.00 |
| 53. Total | 63,363.77 | 100.00% | 228,424,535 | 100.00% | 3,604.97 |
| Dry | | | | | |
| 54. 1D1 | 160.05 | 2.99% | 285,695 | 3.99% | 1,785.04 |
| 55. 1D | 426.90 | 7.97% | 723,590 | 10.09% | 1,694.99 |
| 56. 2D1 | 250.33 | 4.67% | 385,515 | 5.38% | 1,540.03 |
| 57. 2D | 391.01 | 7.30% | 574,790 | 8.02% | 1,470.01 |
| 58. 3D1 | 816.76 | 15.25% | 1,151,655 | 16.06% | 1,410.03 |
| 59. 3D | 278.42 | 5.20% | 375,865 | 5.24% | 1,349.99 |
| 60. 4D1 | 242.20 | 4.52% | 307,595 | 4.29% | 1,270.00 |
| 61. 4D | 2,791.70 | 52.11% | 3,364,035 | 46.93% | 1,205.01 |
| 62. Total | 5,357.37 | 100.00% | 7,168,740 | 100.00% | 1,338.11 |
| Grass | | | | | |
| 63. 1G1 | 72,480.80 | 25.03% | 68,153,580 | 25.61% | 940.30 |
| 64. 1G | 616.63 | 0.21% | 665,505 | 0.25% | 1,079.26 |
| 65. 2G1 | 30,186.47 | 10.43% | 27,297,060 | 10.26% | 904.28 |
| 66. 2G | 11,191.57 | 3.87% | 10,387,180 | 3.90% | 928.13 |
| 67. 3G1 | 98,010.19 | 33.85% | 89,442,210 | 33.61% | 912.58 |
| 68. 3G | 69,718.26 | 24.08% | 64,106,375 | 24.09% | 919.51 |
| 69. 4G1 | 839.27 | 0.29% | 734,455 | 0.28% | 875.11 |
| 70. 4G | 6,499.99 | 2.24% | 5,293,235 | 1.99% | 814.35 |
| 71. Total | 289,543.18 | 100.00% | 266,079,600 | 100.00% | 918.96 |
| Irrigated Total | | | | | |
| | 63,363.77 | 17.56% | 228,424,535 | 45.34% | 3,604.97 |
| Dry Total | | | | | |
| | 5,357.37 | 1.48% | 7,168,740 | 1.42% | 1,338.11 |
| Grass Total | | | | | |
| | 289,543.18 | 80.24% | 266,079,600 | 52.81% | 918.96 |
| 72. Waste | 2,049.23 | 0.57% | 1,642,985 | 0.33% | 801.76 |
| 73. Other | 517.10 | 0.14% | 517,100 | 0.10% | 1,000.00 |
| 74. Exempt | 539.32 | 0.15% | 82,490 | 0.02% | 152.95 |
| 75. Market Area Total | 360,830.65 | 100.00% | 503,832,960 | 100.00% | 1,396.31 |

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 | 63,363.77 | 228,424,535 | 63,363.77 | 228,424,535 |
| 77. Dry Land | 0.00 | 0 | 0.00 | 0 | 5,357.37 | 7,168,740 | 5,357.37 | 7,168,740 |
| 78. Grass | 0.00 | 0 | 0.00 | 0 | 289,543.18 | 266,079,600 | 289,543.18 | 266,079,600 |
| 79. Waste | 0.00 | 0 | 0.00 | 0 | 2,049.23 | 1,642,985 | 2,049.23 | 1,642,985 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 517.10 | 517,100 | 517.10 | 517,100 |
| 81. Exempt | 0.28 | 0 | 0.00 | 0 | 539.04 | 82,490 | 539.32 | 82,490 |
| 82. Total | 0.00 | 0 | 0.00 | 0 | 360,830.65 | 503,832,960 | 360,830.65 | 503,832,960 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 63,363.77 | 17.56% | 228,424,535 | 45.34% | 3,604.97 |
| Dry Land | 5,357.37 | 1.48% | 7,168,740 | 1.42% | 1,338.11 |
| Grass | 289,543.18 | 80.24% | 266,079,600 | 52.81% | 918.96 |
| Waste | 2,049.23 | 0.57% | 1,642,985 | 0.33% | 801.76 |
| Other | 517.10 | 0.14% | 517,100 | 0.10% | 1,000.00 |
| Exempt | 539.32 | 0.15% | 82,490 | 0.02% | 152.95 |
| Total | 360,830.65 | 100.00% | 503,832,960 | 100.00% | 1,396.31 |

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 Bartlett / Ericson | 46 | 208,780 | 148 | 798,035 | 149 | 5,792,840 | 195 | 6,799,655 | 0 |
| 83.2 Lake | 71 | 1,413,790 | 142 | 4,094,005 | 142 | 4,527,130 | 213 | 10,034,925 | 1,440 |
| 83.3 Rural | 3 | 446,790 | 4 | 33,095 | 9 | 368,925 | 12 | 848,810 | 0 |
| 84 Residential Total | 120 | 2,069,360 | 294 | 4,925,135 | 300 | 10,688,895 | 420 | 17,683,390 | 1,440 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> <u>I</u> <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|--|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 Bartlett / Ericson | 6 | 6,355 | 32 | 104,270 | 59 | 6,653,855 | 65 | 6,764,480 | 5,400,000 |
| 85.2 Rural | 4 | 18,120 | 6 | 398,205 | 6 | 1,195,005 | 10 | 1,611,330 | 0 |
| 86 Commercial Total | 10 | 24,475 | 38 | 502,475 | 65 | 7,848,860 | 75 | 8,375,810 | 5,400,000 |

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 | 70,293.39 | 24.85% | 63,811,545 | 25.08% | 907.79 |
| 88. 1G | 511.73 | 0.18% | 465,670 | 0.18% | 909.99 |
| 89. 2G1 | 30,024.47 | 10.61% | 27,002,220 | 10.61% | 899.34 |
| 90. 2G | 10,768.06 | 3.81% | 9,650,270 | 3.79% | 896.19 |
| 91. 3G1 | 96,341.17 | 34.06% | 86,705,025 | 34.07% | 899.98 |
| 92. 3G | 67,623.65 | 23.91% | 60,859,725 | 23.92% | 899.98 |
| 93. 4G1 | 839.27 | 0.30% | 734,455 | 0.29% | 875.11 |
| 94. 4G | 6,466.29 | 2.29% | 5,246,055 | 2.06% | 811.29 |
| 95. Total | 282,868.03 | 100.00% | 254,474,965 | 100.00% | 899.62 |
| CRP | | | | | |
| 96. 1C1 | 2,187.41 | 32.77% | 4,342,035 | 37.42% | 1,985.01 |
| 97. 1C | 104.90 | 1.57% | 199,835 | 1.72% | 1,905.00 |
| 98. 2C1 | 162.00 | 2.43% | 294,840 | 2.54% | 1,820.00 |
| 99. 2C | 423.51 | 6.34% | 736,910 | 6.35% | 1,740.01 |
| 100. 3C1 | 1,669.02 | 25.00% | 2,737,185 | 23.59% | 1,640.00 |
| 101. 3C | 2,094.61 | 31.38% | 3,246,650 | 27.98% | 1,550.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 33.70 | 0.50% | 47,180 | 0.41% | 1,400.00 |
| 104. Total | 6,675.15 | 100.00% | 11,604,635 | 100.00% | 1,738.48 |
| 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 | 282,868.03 | 97.69% | 254,474,965 | 95.64% | 899.62 |
| CRP Total | 6,675.15 | 2.31% | 11,604,635 | 4.36% | 1,738.48 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 289,543.18 | 100.00% | 266,079,600 | 100.00% | 918.96 |

**2021 County Abstract of Assessment for Real Property, Form 45
Compared with the 2020 Certificate of Taxes Levied Report (CTL)**

92 Wheeler

| | 2020 CTL County Total | 2021 Form 45 County Total | Value Difference (2021 form 45 - 2020 CTL) | Percent Change | 2021 Growth (New Construction Value) | Percent Change excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential | 17,248,465 | 17,236,750 | -11,715 | -0.07% | 1,440 | -0.08% |
| 02. Recreational | 446,640 | 446,640 | 0 | 0.00% | 0 | 0.00% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 15,735,950 | 15,867,195 | 131,245 | 0.83% | 357,260 | -1.44% |
| 04. Total Residential (sum lines 1-3) | 33,431,055 | 33,550,585 | 119,530 | 0.36% | 358,700 | -0.72% |
| 05. Commercial | 2,975,810 | 8,375,810 | 5,400,000 | 181.46% | 5,400,000 | 0.00% |
| 06. Industrial | 0 | 0 | 0 | | 0 | |
| 07. Total Commercial (sum lines 5-6) | 2,975,810 | 8,375,810 | 5,400,000 | 181.46% | 5,400,000 | 0.00% |
| 08. Ag-Farmsite Land, Outbuildings | 26,429,935 | 26,971,735 | 541,800 | 2.05% | 505,750 | 0.14% |
| 09. Minerals | 0 | 0 | 0 | | 0 | |
| 10. Non Ag Use Land | 0 | 0 | 0 | | | |
| 11. Total Non-Agland (sum lines 8-10) | 26,429,935 | 26,971,735 | 541,800 | 2.05% | 505,750 | 0.14% |
| 12. Irrigated | 229,363,652 | 228,424,535 | -939,117 | -0.41% | | |
| 13. Dryland | 7,221,390 | 7,168,740 | -52,650 | -0.73% | | |
| 14. Grassland | 265,684,700 | 266,079,600 | 394,900 | 0.15% | | |
| 15. Wasteland | 1,642,985 | 1,642,985 | 0 | 0.00% | | |
| 16. Other Agland | 517,100 | 517,100 | 0 | 0.00% | | |
| 17. Total Agricultural Land | 504,429,827 | 503,832,960 | -596,867 | -0.12% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 567,266,627 | 572,731,090 | 5,464,463 | 0.96% | 6,264,450 | -0.14% |

2021 Assessment Survey for Wheeler County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | 0 |
| 2. | Appraiser(s) on staff: |
| | 0 |
| 3. | Other full-time employees: |
| | 1 |
| 4. | Other part-time employees: |
| | 0 |
| 5. | Number of shared employees: |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$10,000 |
| 7. | Adopted budget, or granted budget if different from above: |
| | \$10,000 |
| 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: |
| | \$35,000 |
| 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: |
| | \$4,700 |
| 12. | Amount of last year's assessor's budget not used: |
| | \$8,353.05 |

B. Computer, Automation Information and GIS

| | |
|-----|--|
| 1. | Administrative software: |
| | MIPS |
| 2. | CAMA software: |
| | MIPS - data is being added as re-appraisals are completed |
| 3. | Personal Property software: |
| | MIPS |
| 4. | Are cadastral maps currently being used? |
| | Yes |
| 5. | If so, who maintains the Cadastral Maps? |
| | County assessor and staff |
| 6. | Does the county have GIS software? |
| | No |
| 7. | Is GIS available to the public? If so, what is the web address? |
| | Yes, https://wheeler.gworks.com/ |
| 8. | Who maintains the GIS software and maps? |
| | gWorks |
| 9. | What type of aerial imagery is used in the cyclical review of properties? |
| | GIS aerial imagery |
| 10. | When was the aerial imagery last updated? |
| | 2020 |

C. Zoning Information

| | |
|----|---|
| 1. | Does the county have zoning? |
| | Yes |
| 2. | If so, is the zoning countywide? |
| | Yes, except the villages; they have their own regulations |
| | |

| | |
|-----------|---|
| 3. | What municipalities in the county are zoned? |
| | None. The two villages fall under the village zoning ordinance and don't have to go through the county zoning administrator |
| 4. | When was zoning implemented? |
| | 1998 |

D. Contracted Services

| | |
|-----------|----------------------------|
| 1. | Appraisal Services: |
| | Stanard Appraisal |
| 2. | GIS Services: |
| | Not applicable |
| 3. | Other services: |
| | Not applicable |

E. Appraisal /Listing Services

| | |
|-----------|--|
| 1. | List any outside appraisal or listing services employed by the county for the current assessment year |
| | Yes, Stanard is reviewing and inspecting all rural residential improvements. |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | Yes |
| 3. | What appraisal certifications or qualifications does the County require? |
| | Must be a certified appraiser and be able to obtain a bond |
| 4. | Have the existing contracts been approved by the PTA? |
| | Yes |
| 5. | Does the appraisal or listing service providers establish assessed values for the county? |
| | No, assessor does. |

2021 Residential Assessment Survey for Wheeler County

| 1. | Valuation data collection done by: | | | | | | | | | | |
|------------------------|--|------------------------|--|---|--|---|---|---|---|----|-------------------------------------|
| | County assessor and staff | | | | | | | | | | |
| 2. | List the valuation group recognized by the County and describe the unique characteristics of each: | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td> <p>Bartlett and Ericson</p> <p>Bartlett - largest village and county seat located on US Highway 281; population of about 117; K-12 school system; limited trade. The housing market is influenced by the school system, business trade, and location.</p> <p>Ericson - only other village within the county besides Bartlett; population of about 92; located on NE Hwy 91 two miles north of Lake Ericson, a recreation area; limited trade including a livestock sale barn. The housing market is influenced by business trade and location, particularly Lake Ericson</p> </td> </tr> <tr> <td style="text-align: center;">2</td> <td>Rural - all residential parcels not within the villages</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Lake Ericson - recreational area two miles south of the village of Ericson; man-made lake on the Cedar River with about 130 surface acres and associated wetlands; active residential market with a demand for lots and existing cabins</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | <p>Bartlett and Ericson</p> <p>Bartlett - largest village and county seat located on US Highway 281; population of about 117; K-12 school system; limited trade. The housing market is influenced by the school system, business trade, and location.</p> <p>Ericson - only other village within the county besides Bartlett; population of about 92; located on NE Hwy 91 two miles north of Lake Ericson, a recreation area; limited trade including a livestock sale barn. The housing market is influenced by business trade and location, particularly Lake Ericson</p> | 2 | Rural - all residential parcels not within the villages | 3 | Lake Ericson - recreational area two miles south of the village of Ericson; man-made lake on the Cedar River with about 130 surface acres and associated wetlands; active residential market with a demand for lots and existing cabins | AG | Agricultural homes and outbuildings |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | |
| 1 | <p>Bartlett and Ericson</p> <p>Bartlett - largest village and county seat located on US Highway 281; population of about 117; K-12 school system; limited trade. The housing market is influenced by the school system, business trade, and location.</p> <p>Ericson - only other village within the county besides Bartlett; population of about 92; located on NE Hwy 91 two miles north of Lake Ericson, a recreation area; limited trade including a livestock sale barn. The housing market is influenced by business trade and location, particularly Lake Ericson</p> | | | | | | | | | | |
| 2 | Rural - all residential parcels not within the villages | | | | | | | | | | |
| 3 | Lake Ericson - recreational area two miles south of the village of Ericson; man-made lake on the Cedar River with about 130 surface acres and associated wetlands; active residential market with a demand for lots and existing cabins | | | | | | | | | | |
| AG | Agricultural homes and outbuildings | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | |
| | Cost approach for improvements; sales approach for vacant lots are used to estimate the market value of residential properties. | | | | | | | | | | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | |
| | Depreciation tables are developed based on local market information. | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation group? | | | | | | | | | | |
| | No, CAMA tables are used. | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | |
| | A sales study is used to determine residential lot values as well as looking at the land to building ratios. | | | | | | | | | | |
| 7. | How are rural residential site values developed? | | | | | | | | | | |
| | This was based on the cost of a well, septic and electric at the time. | | | | | | | | | | |
| 8. | Are there form 191 applications on file? | | | | | | | | | | |
| | | | | | | | | | | | |

| | None at this time. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------|---|------------------------|--------------------------------|--------------------------------|--|------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|---|------|------|------|------|---|------|------|------|-----------|---|------|------|------|------|----|------|------|------|-----------|
| 9. | Describe the methodology used to determine value for vacant lots being held for sale or resale? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | All lots are treated the same; no applications to combine lots have been received. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10. | <table border="1"> <thead> <tr> <th><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2018</td> <td>2018</td> <td>2018</td> <td>2018</td> </tr> <tr> <td>2</td> <td>2012</td> <td>2012</td> <td>2012</td> <td>2015-2020</td> </tr> <tr> <td>3</td> <td>2015</td> <td>2012</td> <td>2015</td> <td>2016</td> </tr> <tr> <td>AG</td> <td>2012</td> <td>2012</td> <td>2012</td> <td>2015-2020</td> </tr> </tbody> </table> | | | | | <u>Valuation Group</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | 1 | 2018 | 2018 | 2018 | 2018 | 2 | 2012 | 2012 | 2012 | 2015-2020 | 3 | 2015 | 2012 | 2015 | 2016 | AG | 2012 | 2012 | 2012 | 2015-2020 |
| <u>Valuation Group</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 2018 | 2018 | 2018 | 2018 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 2012 | 2012 | 2012 | 2015-2020 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 2015 | 2012 | 2015 | 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AG | 2012 | 2012 | 2012 | 2015-2020 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | For the 2021 assessment year approximately 1/3 of the rural residential properties have been inspected and reviewed. The remaining will be finished for 2022. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

2021 Commercial Assessment Survey for Wheeler County

| | | | | |
|------------|--|--|------------------------|--------------------------------|
| 1. | Valuation data collection done by: | | | |
| | Appraiser and staff | | | |
| 2. | List the valuation group recognized in the County and describe the unique characteristics of each: | | | |
| | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | |
| | 1 | <p>Bartlett - largest village and county seat located on US Highway 281; population of about 117; K-12 school system; limited trade including a convenience store/gas station, two cafes, bank, car repair, and post office.</p> <p>Ericson - only other village within the county besides Bartlett; population of about 92; located two miles north of Lake Ericson, a recreation area; limited trade including a livestock sale barn, post office, bank, and two bars.</p> <p>Also all commercial parcels located outside the two villages. Most of the commercial parcels in the rural area are agricultural based.</p> | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | |
| | Cost approach, as well as a market analysis of the qualified sales to estimate the market value of properties. | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | |
| | Commercial properties are valued by contract appraiser, including pickup work and revaluations. Unique properties would be reviewed with the appraiser prior to having appraisal work completed. | | | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | |
| | Depreciation tables are developed based on local market information. | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | |
| | Yes | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | |
| | A sales study is used to determine commercial lot values. | | | |
| 7. | <u>Valuation Group</u> | <u>Date of Depreciation</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> |
| | 1 | 2018 | 2018 | 2018 |
| | The depreciation, costing, lot valuation and inspection for the rural commercial properties is still 2015. | | | |

2021 Agricultural Assessment Survey for Wheeler County

| 1. | Valuation data collection done by: | | | | | | |
|--------------------|---|--------------------------------|--|--------------------------------|----|--|------|
| | County assessor and staff | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 5px;"><u>Market Area</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> <th style="text-align: center; padding: 5px;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">01</td> <td style="padding: 5px;">No geographic or economic differences have been determined</td> <td style="text-align: center; padding: 5px;">2016</td> </tr> </tbody> </table> | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 01 | No geographic or economic differences have been determined | 2016 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | |
| 01 | No geographic or economic differences have been determined | 2016 | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | |
| | Sales are analyzed each year to determine if one market area for the entire county is supported by the sales and market characteristics | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | |
| | The primary use of the parcel is determined by physical inspection, sales verification, reviewing GIS imagery, and other means of normal discovery. | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value? | | | | | | |
| | Yes | | | | | | |
| 6. | What separate market analysis has been conducted where intensive use is identified in the county? | | | | | | |
| | The only intensive use identified is feedlots, valued at \$1,000/acres. Hog confinements and a new chicken barn are also considered intensive uses. | | | | | | |
| 7. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | |
| | The assessed value for the parcels enrolled in WRP is based on sales from the area. Current WRP acres are valued at \$525/acre. | | | | | | |
| 7a. | Are any other agricultural subclasses used? If yes, please explain. | | | | | | |
| | No | | | | | | |
| | <i><u>If your county has special value applications, please answer the following</u></i> | | | | | | |
| 8a. | How many parcels have a special valuation application on file? | | | | | | |
| | None | | | | | | |
| 8b. | What process was used to determine if non-agricultural influences exist in the county? | | | | | | |
| | N/A | | | | | | |
| | <i><u>If your county recognizes a special value, please answer the following</u></i> | | | | | | |
| 8c. | Describe the non-agricultural influences recognized within the county. | | | | | | |

| | |
|------------|---|
| | N/A |
| 8d. | Where is the influenced area located within the county? |
| | N/A |
| 8e. | Describe in detail how the special values were arrived at in the influenced area(s). |
| | N/A |

2020 THREE YEAR ASSESSMENT PLAN FOR WHEELER COUNTY

Assessment Years 2021, 2022 and 2023

GENERAL DESCRIPTION OF COUNTY

Wheeler County is located in the Sandhills of Nebraska, and has a population of 818. There are two villages in the county, the county seat, Bartlett, population 113, and Ericson, population 104. The county economic base consists of mainly of Agricultural activities. The largest use of the land is raising cattle on grassland, row crops under center pivot irrigation and some dry land farming. Two major cattle feedlot operation and several major swine facilities are located in the county. Countywide zoning was implemented in 1998. The County seat is located in Bartlett.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

General Description of Real Property in Wheeler County:

Per the 2020 County Abstract, Wheeler County consists of the following real property types.

| | Parcels | % of Total Parcels | % of Taxable Value Base |
|--------------|---------|--------------------|-------------------------|
| Residential | 660 | 34.04% | 5.92% |
| Commercial | 48 | 2.48% | .523% |
| Recreational | 10 | .52% | less than .01% |
| Agricultural | 1221 | 62.96 % | 93.55% |

Agricultural land – 360,528.77. Total Taxable Acres
97.80% of County is agricultural and of that 80.12% consists primarily of grassland.

New Property: For assessment year 2020, an estimated 12 building permits and or information statements were filed for new property constructions/additions in the county. For more information see 2020 Reports & Opinions, Abstract and Assessor Survey.

CURRENT RESOURCES:

- A. **Staff/Budget/Training:** The Wheeler County Clerk serves also as the County Assessor, Clerk of District Court, Election Commissioner, Register of Deeds and Jury Commissioner. Her staff consists of one full time person. The Assessor & Staff both work on the assessment function. The assessor attends education classes on an annual basis to keep her Assessor's certificate current pursuant to requirement. The Assessor does her best to keep updated on all educational training, by means of attending classes, internet and manuals. The purposed budget for the 2019-20 fiscal year is \$10,000.00. The office has implemented MIPS CAMA system and is updating data to the program as the 6 year reviews are completed.
- B. **Maps:** The cadastral maps were done in 1966 and are still in good condition. The assessor & staff keep these maps updated routinely as to ownership and descriptions. Misc Maps used in the Assessor's office is a plat map of the County updated by ownership and displayed in the courthouse for the public, school district maps and precinct maps. Maps of Sales which are color coded are maintained. Aerial map is available.
- C. **Property Record Cards** –, current listings, photo, sketches, etc. There is a property card for every real estate property in the county. The real estate property cards are located in the recording room of the County Clerk/Ex-Officio Assessor office. The property record cards are maintained and kept current by the Assessor and Staff.

RURAL: The rural real estate and improvement parcels are color coded green and are organized in file cabinets by Section Twp and Rng, beginning with the northern most eastern corner of Wheeler County (Sec 1 Twp24 Rng 9) continuing through to the south western most corner of the county (Sec 31 Twp21 Rng 12).

URBAN: The County's village properties parcel cards are white colored coded and are organized in file cabinets by lot number and Village Additions.

LAKE: The Lake Ericson properties parcel cards are light blue colored coded and organized in file cabinet beginning with the first Lake lot extending to the last lot according to the plat of Lake Ericson.

COMMERICIAL: Commercial property cards are color coded yellow and are organized in file cabinets within the class of property the Commercial is located, (i.e., rural, urban, Lake.

- D. Software – MIPS County Solution, Data entry and reports. Been adding sketches and information as 6 year review is being done.
- E. Web based –Fall of 2017 we went on with GIS. At this time we are working with GIS Workshop trying to get the many mistakes corrected on their site, such as parcels incorrectly labeled or sketched.

PROCEDURE MANUAL

Wheeler County has written policies and procedures. The assessor and Staff work together in updating the County policies and procedures. The Assessor reviews the policies and procedures with the County Attorney and County Commissioners.

APPRAISAL FUNCTIONS, CONTRACT WITH APPRAISER FOR THE DATA COLLECTION AND PRICING COLLECTION, REVIEW ASSESSMENT SALES RATIO STUDIES BEFORE ASSESSMENT ACTIONS: RECONCILIATION OF FINAL VALUE AND DOCUMENTATION.

Wheeler County contracts with a certified appraiser in the appraisal of improvements and annual pickup work. The appraiser is certified and follows all Regulations and IAEO guide lines. Appraiser is contracted on an annual basis to do the County’s pickup work. The Assessor maintains a continuous list of pick-up work throughout the year. The Assessor reviews with the contracted Appraiser the list of pick-up work properties, discussing their locations by virtue of maps, and provides a signed notice to the Appraiser to be presented to the owner for the reason of property inspection. New improvements in the county are located by means of owner reporting, zoning permits, word of mouth and Assessor and Commissioner’s driving of the county. The pickup work involves on site inspection, measurements, interior inspection when ever possible and interviewing the owner. The pickup work is completed every year in a timely matter and the growth calculated. Every effort is made to insure that information on all new construction is collected and included in the assessment rolls on an annual basis. Values are updated on an Annual Basis based on sales.

There are no Industrial or Special Value classes in Wheeler County, year 2020.

Level of Value, Quality, and Uniformity for assessment year 2020:

| <u>Property Class</u> | <u>Median</u> | <u>COD*</u> | <u>PRD*</u> |
|-----------------------|-------------------------------|-------------|-------------|
| Residential | 100.00% | 45.59 | 119.56 |
| Commercial | 100.0% | 37.97 | 79.09 |
| Recreational | Not enough Sales to Determine | | |
| Agricultural | 75.00% | 29.85% | 71.59 |

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2020 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2021.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. The Assessor completed the review both villages for our 6 year review and was implemented for 2019 assessment year.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. Commercial property inside the city limits had its 6 year review done in 2019 when the villages were done. Standard Appraisal will complete the rural 6 year review for 2021 tax year.

Recreational residential(Lake Ericson): Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. Lake Ericson's 6 year review was completed for 2016.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics. During fall 2020/winter 2021 Standard Appraisal is doing the entire county rural residential for implementation for 2021 tax assessment year.

Assessment Actions Planned for Assessment Year 2022.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. We will have completed our village 6 year review for 2019 implementation.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. The urban commercial will have the 6 year

review done for 2019 assessment year and will have the rural done in 2021..

Recreational residential(Lake Ericson): Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. 6 year review was done in 2016. Will start the Lake review in the fall of 2021 for implementation during the 2022 assessment.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics. We will complete the southern 2 townships of rural improvements for our 6 year review and implement them in 2021.

Assessment Actions Planned for Assessment Year 2023.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Recreational residential(Lake Ericson): Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. Fall of 2021 we will review the Lake parcels as part of our 6 year review for the 2022 assessment year.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics. The 6 year review will have been completed and implemented for the 2021 assessment year.

Functions preformed by the assessor's office:

Record Maintenance, Mapping updates, & Ownership changes. All Property Record cards, i.e. Rural, Urban, Lake, Commercial, are maintained manually on the front of the card as well as electronic (MIPS) information on pages printed on demand and inserted in the card. Made record as part of the record card are, the Parcel number, Cadastral Information, Tax District Information, School District Codes, Legal Description, Status, Present Use, Zoning, Size, School District, Photos of Major Improvements, four or more prior year's history of the final assessed value of land and improvements, area of documentation ownership changes and noting of splits or additions. The current owner Name, Address is continually updated. Location of properties is found on area maps. Beginning year 2008, 911 physical locations will be added to the property cards. Annual functions of the County Assessor are but not limited to:

- a. Annually prepare and filed Assessor Administrative Reports required by law/regulation:
- b. Abstracts (Real)
- c. Assessor Survey
- d. Sales information to PA&T rosters & Annual Assessed Value Update w/Abstract
- e. Certification of Value to Political Subdivisions
- f. School District Taxable Value Report
- g. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- h. Certificate of Taxes Levied Report
- i. Report of current values for properties owned by Board of Education Lands & Funds.
- j. Report of all Exempt Property and Taxable Government Owned Property
- k. Annual Plan of Assessment Report
- l. Certificate Average Assessed Value of Single Residential Property
- m. Permissive Exemptions

PERSONAL PROPERTY:

The Assessor annually assesses all personal property in the County. Reminder post cards are sent at the January 1st of every year followed up by reminders April 1st. Penalties applied when statutorily required.

Schedules 266 Values \$ 21,825,246.

Permissive Exemptions:

Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board. A list of permissive exemptions published in the legal designated newspaper the month of September.

HOMESTEAD EXEMPTION:

The Assessor distributes homestead exemption forms for applicants of previous years (received by Dept. of Revenue) and also has available in her office pertinent information and forms for new applicants.

Filings 24 Value Exempted \$ 805,341.

OTHER ASSESSOR FUNCTIONS, BUT NOT LIMITED TO:

- a. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax.
- b. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
- c. No Tax Increment Financing in Wheeler County in 2019.
- d. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
- e. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- f. Tax List Corrections – prepare tax list correction documents for county board approval.
- g. County Board of Equalization – attends taxpayer appeal hearings before TERC, defend valuation.
- h. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

- i. TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC.

CONCLUSION

The Assessor is a Clerk-Ex officio who has numerous duties in addition to the Assessor's function. She has one employee to assist her in all her various duties. The county board, in the past, has authorized general appraisals by outside appraisers when the need arises.

The Wheeler county will, of course, continue annually updating values based on market studies and sales, maintain & update all Assessor's records and to do the annual pickup work. In the event that a disparity in general valuations and values appear in any classification we will undertake a general professional revaluation study for that classification. Wheeler County will maintain the standards of Level of Value and Quality of Assessment as required by Nebraska Law and Regulations.

Respectfully submitted.

Date June 17th, 2020

Cara Snider

Wheeler County Assessor