

REQUEST TO HAVE THE CHASE COUNTY ASSESSOR APPEAR BEFORE TERC TO SHOW CAUSE FOR ASSESSING CREP ACRES AT IRRIGATED VALUE

My name is Duane Dinnel. I am the commissioner from District 1, Chase County. I am representing the Chase County B.O.E. in this request for a show cause hearing for the Chase County Assessor to explain her reason for setting the assessed value for CREP at the same level as irrigated. For the record, I do not own any property designated as CREP or CRP.

In 2021, the assessor raised the assessed value of CREP from \$2655 per acre to \$3650 per acre. This was a 37 % increase over the previous year. The assessor's stated reason was that there were no current sales so she raised it to irrigated value. There was in fact one sale in 2019 of 309 CREP acres. The assessor stated that this was not an arm's length transaction because it was not an advertised sale. The assessor's sales file for other land use property includes many unadvertised sales.

There were many protests and much evidence presented to the BOE in this matter. After reviewing the evidence, the BOE lowered the assessed value to that of the previous year for that property which was protested.. The evidence presented included an analysis of this one sale. The analysis showed an assessed value of \$2737 per acre. The 2019 assessed value was \$2740. The BOE concluded that this sale should be considered. In addition, historical valuations ranged from 72.7% to 74.9% of irrigated assessed value. Two of those years, the value was set by TERC. To raise the assessed value by 37% is clearly arbitrary.

The assessor has again set the assessed value for CREP at irrigated value (\$3650) for 2022. The BOE believes that this is both unreasonable and arbitrary. The result of this action will be another round of protests, hearings by the BOE and appeals to TERC. This will result in undue time and expense to all parties involved.

I have included in this packet the Agricultural Correlation portion of the Reports and Opinions for years 2017-2022. In the sections: Assessor Actions and Assessment Practice Review, the assessor details the increases or decreases for each land use category. The noted exception is that for 2021 no mention is made that CREP valuations were increased 37%. That glaring omission (intentional or not) would have been a red flag to anyone reading it (had it been included), that further investigation is warranted.

The issue of CREP values has been before TERC in the past. In both instances, TERC has set the value for CREP considerably below that of irrigated. That trend is supported by current sales. This issue has become quite wearisome to everyone involved. The Chase County BOE is therefore requesting that TERC issue a show cause hearing for the Chase County Assessor in this matter.

Respectfully: Duane Dinnel for the Chase County BOE

SUMMARY OF CHASE COUNTY IRRIGATED VALUES VS. CREP VALUES

YEAR	ASSESSED VALUE IRR.	ASSESSED VALUE CREP	PERCENT
2016	\$4445	\$3330*	.749
2017	\$4445	\$3241**	.729
2018	\$4090	\$2980	.729
2019	\$3765	\$2740	.728
2020	\$3650	\$2655	.727
2021	\$3650	\$3650***	1.000
2020	\$3650	\$3650****	1.000

* TERC set the assessed for CREP @ \$3330 for tax year 2015 Case No. 15A 060

** TERC affirmed Chase County BOE assessed value for CREP @ \$3241 for tax year 2017 Case No. 17A 0011

*** Chase County BOE lowered the assessed value to the previous year's value of \$2655 for those who protested.

**** Chase County Assessor again raised the assessed value of CREP to that of irrigated.

Board of Equalization
March 23, 2021

The Chase County Board of Equalization was called to order at 9:00 a.m. on Tuesday, March 23, 2021. Present were board members Jacci Brown, Dennis Kunnemann, Duane Dinnel, county clerk Debra Clark, county assessor Dotty Bartels and deputy county attorney Rory Roundtree. Notice of the meeting had been advertised in the Imperial Republican. An agenda was kept current and available in the office of the county clerk. The agenda and open meeting act are posted.

Commissioner Duane Dinnel had requested the meeting to review the Assessor's abstract.

Assessor Bartels presented a copy of the County Abstract of Assessment for Real Property and the 2021 Agland Values to each board member. Duane had questions concerning the CREP acres with water sold off. CRP was also discussed.

Assessor Bartels indicated there were no CREP sales so it remained the same as irrigated. There had only been one CRP sale so no change was made.

Duane indicated she could use other methods to set the value. Income approach was discussed. He feels there needs to be more uniformity in valuing CREP and CRP.

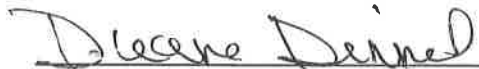
Rural residential did not change. Farm sites did not change. They are valued the same as last year.

Jacci Brown moved to approve the December 22nd minutes. Dennis Kunnemann seconded. Jacci-yes; Dennis-yes; Duane-abstained (he was not a board member at that time). Motion carried.

With no further business to come before the board the Board of Equalization closed at 9:37 a.m.

Debra K. Clark – Chase County Clerk

Chase County Board of Equalization



Duane Dinnel – Commissioner District #1



Jacci L. Brown – Commissioner District #2



Dennis Kunnemann – Commissioner District #3

ATTEST:



Debra K. Clark – Chase County Clerk

S & L FARMS TO JOHN AND KARA ENGBRECHT

Land use	Acres	Assessed value	Fair market value (.73 level of value for 2019)
CRP	2.16	1,599	2,190
Dry	64.75	70,176	96,132
Grass	35.52	20,424	27,978
Waste	4.51	90	123

126,418

Selling price 1,285,000 -126,418 (market value of non CREP acres) = 1,158,582

\$1,158,582 divided by 309 acres CREP = \$3749 per acre fair market value

\$3749 x .73 = \$2737 assessed value per CREP acre

Assessed value for CREP in 2019 was \$2,740

2019 assessed value of CREP was 72.77% of assessed irrigated

2020 assessed value of CREP was 72.64% of assessed irrigated

2021 assessed value for irrigated remained unchanged from 2020

CHASE COUNTY ASSESSOR'S OFFICE
 AGLAN, VENTORY REPORT
 Date of Print : 05/06/2019

Parcel # : 150007191
 Current Owner : ENGBRECHT, KARA L
 33664 738 RD
 IMPERIAL NE 69033-0000

Map # : 3821-31-3-00000-000-0001
 Tax District : 10
 Neighborhood : 1
 Greenbelt Area/Date :

Legal Description : PT S1/2 31-7-37 (260.68 A) 3R IF

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
1422	GOSHEN SILT LOAM	CRP	1C	No		1.16	775	899	899
1531	SULCO SILT LOAM 6-9	CRP	4C1	No		1.00	700	700	700
Cip Use Totals :						2.16		1,599	1,599
1676	MACE-ALLIANCE SILT LOAM	DRY	1D	No		42.81	1,085	46,449	46,449
5104	ALLIANCE SILT LOAM 0-1	DRY	1D	No		12.16	1,085	13,194	13,194
1422	GOSHEN SILT LOAM	DRY	1D	No		9.20	1,085	9,982	9,982
1661	LODGEPOLE SILT LOAM FP	DRY	4D1	No		0.58	950	551	551
Dry Use Totals :						64.75		70,176	70,176
5104	ALLIANCE SILT LOAM 0-1	GRAS	1G	No		0.03	575	17	17
1676	MACE-ALLIANCE SILT LOAM	GRAS	1G	No		3.37	575	1,938	1,938
1661	LODGEPOLE SILT LOAM FP	GRAS	4G1	No		1.68	575	966	966
1422	GOSHEN SILT LOAM	GRAS	1G	No		16.15	575	9,286	9,286
1620CR	KEITH SILT LOAM 1-3	GRAS	1ACR	No		20.69	2,740	56,691	56,691
1676CR	MACE-ALLIANCE SILT LOAM	GRAS	1ACR	No		5.27	2,740	14,440	14,440
1531CR	SULCO SILT LOAM 6-9	GRAS	4A1CR	No		50.29	2,740	137,795	137,795
1532CR	SULCO SILT LOAM 9-30	GRAS	4ACR	No		28.27	2,740	77,460	77,460
1422CR	GOSHEN SILT LOAM	GRAS	1ACR	No		59.24	2,740	162,318	162,318
Grass Use Totals :						184.99		460,911	460,911
9400	ROAD	ROAD	ROAD			4.27	0	0	0
Road Use Totals :						4.27		0	0
9880	WASTE	WASTE	WST	No		4.51	20	90	90
Waste Use Totals :						4.51		90	90
Parcel Totals :						260.68		532,776	532,776

CHASE COUNTY ASSESSOR'S OFFICE
 AGLAND ENTORY REPORT
 Date of Print : 02/20/2019

Parcel # : 150006934
 Current Owner : ENGBRECHT, KARA L
 33664 738 RD
 IMPERIAL NE 69033-0000

Map # : 3821-31-1-00000-000-0002
 Tax District : 10
 Neighborhood : 1
 Greenbelt Area/Date :

Legal Description : PT N1/2 31-7-37 (161.53 A) 3R IF

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
1676	MACE-ALLIANCE SILT LOAM	GRAS	1G	No		13.13	640	8,403	8,403
1520	ASCALON FINE SANDY LOAM	GRAS	2G1	No		0.40	640	256	256
1422CR	GOSHEN SILT LOAM	GRAS	1ACR	No		10.04	2,980	29,919	29,919
1676CR	MACE-ALLIANCE SILT LOAM	GRAS	1ACR	No		34.75	2,980	103,555	103,555
1520CR	ASCALON FINE SANDY	GRAS	2A1CR	No		0.02	2,980	60	60
1531	SULCO SILT LOAM 6-9	GRAS	4G1	No		0.46	640	294	294
1531CR	SULCO SILT LOAM 6-9	GRAS	4A1CR	No		45.07	2,980	134,309	134,309
1532CR	SULCO SILT LOAM 9-30	GRAS	4ACR	No		55.36	2,980	164,973	164,973
1422	GOSHEN SILT LOAM	GRAS	1G	No		0.30	640	192	192
Grass Use Totals : 159.53								441,961	441,961
9400	ROAD	ROAD	ROAD			2.00	0	0	0
Road Use Totals : 2.00								0	0
Parcel Totals : 161.53								441,961	441,961

145.70
 143.74
 458.14
 CRED

Orlane
 1G 22.98
 2G1 .40
 HG1 2.14

CRP 2.14

2016 AGLAND VALUES			
		CREP CLASSIFIED	
IRRIGATED	VALUE	AS GRASS	VALUE
1A	\$4,445	1ACR	\$4,445
2A1	\$4,445	2A1CR	\$4,445
2A	\$4,445	2ACR	\$4,445
3A1	\$4,190	3A1CR	\$4,190
3A	\$4,190	3ACR	\$4,190
4A1	\$4,190	4A1CR	\$4,190
4A	\$4,190	4ACR	\$4,190
DRY	VALUE	CRP	VALUE
1D	\$1,520	1C	\$ 1,080
2D1	\$1,520	2C1	\$ 1,080
2D	\$1,520	2C	\$ 1,080
3D1	\$1,400	3C1	\$ 1,020
3D	\$1,400	3C	\$ 1,020
4D1	\$1,320	4C1	\$ 980
4D	\$1,320	4C	\$ 980
GRASS	VALUE		
1G	\$640		
2G1	\$640		
2G	\$640		
3G1	\$640		
3G	\$640		
4G1	\$640		
4G	\$640		
			2016
SITE (RURAL RES & AG)	\$12,000	MEDIAN	
(BASE,WELL,SEPTIC & EL)		MEAN	
SITE1(BASE & WELL)	\$7,200	W/MEAN	
(OR BASE, SEPTIC OR EL)		AAD	
SITE2(BASE & SEPTIC)	\$4,800	PRD	
(OR BASE & EL.)		COD	
XSITE (RURAL RES & AG)	\$1,000		
FEEDLOT	\$720	80% LAND USE	
SHBLT-GT	\$20	IRRIG.	
WASTE	\$20	DRY	
ROADS	\$0	GRASS	
1 ACRE SITE VALUE:			
BASE SITE COST	\$2,400		
WELL	\$4,800		
SEPTIC	\$2,400		
EL.	\$2,400		
TOTAL	\$12,000		

2017 AGLAND VALUES		CREP CLASSIFIED	
IRRIGATED	VALUE	AS GRASS	VALUE
1A	\$4,445	1ACR	\$3,240
2A1	\$4,445	2A1CR	\$3,240
2A	\$4,445	2ACR	\$3,240
3A1	\$4,190	3A1CR	\$3,240
3A	\$4,190	3ACR	\$3,240
4A1	\$4,190	4A1CR	\$3,240
4A	\$4,190	4ACR	\$3,240
DRY	VALUE	CRP	VALUE
1D	\$1,520	1C	\$ 1,080
2D1	\$1,520	2C1	\$ 1,080
2D	\$1,520	2C	\$ 1,080
3D1	\$1,400	3C1	\$ 1,020
3D	\$1,400	3C	\$ 1,020
4D1	\$1,320	4C1	\$ 980
4D	\$1,320	4C	\$ 980
GRASS	VALUE		
1G	\$640		
2G1	\$640		
2G	\$640		
3G1	\$640		
3G	\$640		
4G1	\$640		
4G	\$640		
SITE (RURAL RES & AG)	\$12,000		
(BASE, WELL, SEPTIC & EL)			
SITE1 (BASE & WELL)	\$7,200		
(OR BASE, SEPTIC OR EL)			
SITE2 (BASE & SEPTIC)	\$4,800		
(OR BASE & EL.)			
XSITE (RURAL RES & AG)	\$1,000		
FEEDLOT	\$720		
SHBLT-GT	\$20		
WASTE	\$20		
ROADS	\$0		
1 ACRE SITE VALUE:			
BASE SITE COST	\$2,400		
WELL	\$4,800		
SEPTIC	\$2,400		
EL.	\$2,400		
TOTAL	\$12,000		

*Protest
Board Increase
9/22/11*

CHASE COUNTY

2018

2018 AGLAND VALUES		CREP CLASSIFIED	
IRRIGATED	VALUE	AS GRASS	VALUE
1A	\$4,090	1ACR	\$2,980
1A1	\$4,090	1A1CR	\$2,980
2A	\$4,090	2ACR	\$2,980
2A1	\$4,090	2A1CR	\$2,980
3A	\$3,855	3ACR	\$2,980
3A1	\$3,855	3A1CR	\$2,980
4A	\$3,855	4ACR	\$2,980
4A1	\$3,855	4A1CR	\$2,980
DRY	VALUE	CRP	VALUE
1D	\$1,260	1C	\$ 900
1D1	\$1,260	1C1	\$ 900
2D	\$1,260	2C	\$ 900
2D1	\$1,260	2C1	\$ 900
3D	\$1,160	3C	\$ 850
3D1	\$1,160	3C1	\$ 850
4D	\$1,100	4C	\$ 815
4D1	\$1,100	4C1	\$ 815
GRASS	VALUE		
1G	\$640		
1G1	\$640		
2G	\$640		
2G 1	\$640		
3G	\$640		
3G1	\$640		
4G	\$640		
4G1	\$640		
SITE (RURAL RES & AG)	\$12,000		
(BASE,WELL,SEPTIC & EL)			
SITE1(BASE & WELL)	\$7,200		
(OR BASE, SEPTIC OR EL)			
SITE2(BASE & SEPTIC)	\$4,800		
(OR BASE & EL.)			
XSITE (RURAL RES & AG)	\$1,000		
FEEDLOT	\$720		
SHBLT-GT	\$20		
WASTE	\$20		
ROADS	\$0		
1 ACRE SITE VALUE:			
BASE SITE COST	\$2,400		
WELL	\$4,800		
SEPTIC	\$2,400		
EL.	\$2,400		
TOTAL	\$12,000		

2019

CHASE COUNTY

2019 AGLAND VALUES		CREP CLASSIFIED	
IRRIGATED	VALUE	AS GRASS	VALUE
1A1	\$3,765	1A1CR	\$2,740
1A	\$3,765	1ACR	\$2,740
2A1	\$3,765	2A1CR	\$2,740
2A	\$3,765	2ACR	\$2,740
3A1	\$3,550	3A1CR	\$2,740
3A	\$3,550	3ACR	\$2,740
4A1	\$3,550	4A1CR	\$2,740
4A	\$3,550	4ACR	\$2,740
DRY	VALUE	CRP	VALUE
1D1	\$1,085	1C1	\$ 775
1D	\$1,085	1C	\$ 775
2D1	\$1,085	2C1	\$ 775
2D	\$1,085	2C	\$ 775
3D1	\$1,000	3C1	\$ 730
3D	\$1,000	3C	\$ 730
4D1	\$950	4C1	\$ 700
4D	\$950	4C	\$ 700
GRASS	VALUE		
1G1	\$575		
1G	\$575		
2G1	\$575		
2G	\$575		
3G1	\$575		
3G	\$575		
4G1	\$575		
4G	\$575		
SITE (RURAL RES & AG)	\$20,000		
(BASE, WELL, SEPTIC & EL)			
SITE1 (BASE & WELL)	\$12,000		
(OR BASE, SEPTIC OR EL)			
SITE2 (BASE & SEPTIC)	\$8,000		
(OR BASE & EL.)			
XSITE (RURAL RES & AG)	\$1,500		
FEEDLOT	\$720		
SHBLT-GT	\$20		
WASTE	\$20		
ROADS	\$0		
1 ACRE SITE VALUE:			
BASE SITE COST			
WELL			
SEPTIC			
EL.			
TOTAL	\$20,000		

Res
Aq
Comm.

2020

CHASE COUNTY

2020 AGLAND VALUES		CREP CLASSIFIED	
IRRIGATED	VALUE	AS GRASS	VALUE
1A1	\$3,650	1A1CR	\$2,655
1A	\$3,650	1ACR	\$2,655
2A1	\$3,550	2A1CR	\$2,655
2A	\$3,550	2ACR	\$2,655
3A1	\$3,445	3A1CR	\$2,655
3A	\$3,445	3ACR	\$2,655
4A1	\$3,445	4A1CR	\$2,655
4A	\$3,445	4ACR	\$2,655
DRY	VALUE	CRP	VALUE
1D1	\$1,050	1C1	\$ 750
1D	\$1,050	1C	\$ 750
2D1	\$1,000	2C1	\$ 750
2D	\$1,000	2C	\$ 750
3D1	\$970	3C1	\$ 710
3D	\$970	3C	\$ 710
4D1	\$920	4C1	\$ 680
4D	\$920	4C	\$ 680
GRASS	VALUE		
1G1	\$560		
1G	\$560		
2G1	\$560		
2G	\$560		
3G1	\$560		
3G	\$560		
4G1	\$560		
4G	\$560		
SITE (RURAL RES & AG)	\$20,000		
(BASE, WELL, SEPTIC & EL)			
SITE1 (BASE & WELL)	\$12,000		
(OR BASE, SEPTIC OR EL)			
SITE2 (BASE & SEPTIC)	\$8,000		
(OR BASE & EL.)			
XSITE (RURAL RES & AG)	\$1,500		
FEEDLOT	\$1,500		
SHBLT-GT	\$20		
WASTE	\$20		
ROADS	\$0		
1 ACRE SITE VALUE:			
BASE SITE COST			
WELL			
SEPTIC			
EL.			
TOTAL	\$20,000		

Res 92-100% - .97%
 Ag 69-75% - .72%
 Comm 92-100% - 100%

2021

CHASE COUNTY

2021 AGLAND VALUES		CREP CLASSIFIED	
IRRIGATED	VALUE	AS GRASS	VALUE
1A1	\$3,650	1A1CR	\$3,650
1A	\$3,650	1ACR	\$3,650
2A1	\$3,550	2A1CR	\$3,550
2A	\$3,550	2ACR	\$3,550
3A1	\$3,445	3A1CR	\$3,445
3A	\$3,445	3ACR	\$3,445
4A1	\$3,445	4A1CR	\$3,445
4A	\$3,445	4ACR	\$3,445
DRY	VALUE	CRP	VALUE
1D1	\$1,200	1C1	\$ 750
1D	\$1,200	1C	\$ 750
2D1	\$1,050	2C1	\$ 750
2D	\$1,050	2C	\$ 750
3D1	\$970	3C1	\$ 710
3D	\$970	3C	\$ 710
4D1	\$920	4C1	\$ 680
4D	\$920	4C	\$ 680
GRASS	VALUE		
1G1	\$560		
1G	\$560		
2G1	\$560		
2G	\$560		
3G1	\$560		
3G	\$560		
4G1	\$560		
4G	\$560		
SITE (RURAL RES & AG)	\$20,000		
(BASE,WELL,SEPTIC & EL)			
SITE1(BASE & WELL)	\$12,000		
(OR BASE, SEPTIC OR EL)			
SITE2(BASE & SEPTIC)	\$8,000		
(OR BASE & EL.)			
XSITE (RURAL RES & AG)	\$1,500		
FEEDLOT	\$1,500		
SHBLT-GT	\$20		
WASTE	\$20		
ROADS	\$0		
1 ACRE SITE VALUE:			
BASE SITE COST			
WELL			
SEPTIC			
EL.			
TOTAL	\$20,000		

2022

CHASE COUNTY

2022 AGLAND VALUES		CREP CLASSIFIED	
IRRIGATED	VALUE	AS GRASS	VALUE
1A1	\$3,650	1A1CR	\$3,650
1A	\$3,650	1ACR	\$3,650
2A1	\$3,550	2A1CR	\$3,550
2A	\$3,550	2ACR	\$3,550
3A1	\$3,445	3A1CR	\$3,445
3A	\$3,445	3ACR	\$3,445
4A1	\$3,445	4A1CR	\$3,445
4A	\$3,445	4ACR	\$3,445
DRY	VALUE	CRP	VALUE
1D1	\$1,320	1C1	\$ 950
1D	\$1,320	1C	\$ 950
2D1	\$1,155	2C1	\$ 830
2D	\$1,155	2C	\$ 830
3D1	\$1,020	3C1	\$ 730
3D	\$1,020	3C	\$ 730
4D1	\$970	4C1	\$ 700
4D	\$970	4C	\$ 700
GRASS	VALUE		
1G1	\$620		
1G	\$620		
2G1	\$620		
2G	\$620		
3G1	\$620		
3G	\$620		
4G1	\$620		
4G	\$620		
SITE (RURAL RES & AG)	\$25,000		
(BASE, WELL, SEPTIC & EL)			
SITE1(BASE & WELL)	\$15,000		
(OR BASE, SEPTIC OR EL)			
SITE2(BASE & SEPTIC)	\$10,000		
(OR BASE & EL.)			
XSITE (RURAL RES & AG)	\$2,500		
FEEDLOT	\$2,500		
SHBLT-GT	\$20		
WASTE	\$20		
ROADS	\$0		
1 ACRE SITE VALUE:			
BASE SITE COST			
WELL			
SEPTIC			
EL.			
TOTAL	\$25,000		

2017 Agricultural Correlation for Chase County

Assessment Actions

The county assessor states a sales study was completed and analyzed to set the values. Most of the agricultural values remained status quo for assessment year 2017, only the Conservation Reserve Enhancement Program (CREP) per acre value was lowered to 3240.

Acres in the Conservation Reserve Program (CRP) were reviewed. A letter was sent by the county assessor to those taxpayers who had acres expiring in 2016. Updates to value were made on the acres not re-enrolled.

Description of Analysis

Chase County is located in the southwest corner of the state. The land is well suited for crop production; irrigation wells saturate the western two-thirds of the county. The land use is a mixture of 47% grass, 33% irrigated and 20% dry. Government programs exist throughout the county for CRP and the Conservation Reserve Enhancement Program (CREP). Another factor in land management is the sharing of a well from an adjoining parcel to apply water to the parcel without the well.

Unique economic characteristics cannot be defined from the market that would suggest market areas be created. Surrounding counties are Lincoln (market area 3), Perkins, Hayes, Hitchcock and Dundy. The State of Colorado borders Chase on the west. The market in Chase continues to be higher than the neighboring counties of Hayes, Hitchcock and Dundy. The county assessor has valued CREP at irrigated value, and has developed a value for land in CRP. CREP sales are subject to a number of market influences making analysis difficult, but sales involving CRP or CREP acres need continuous monitoring to assure equalization exists as observed in the market. Sales of land being irrigated from adjoining parcels should also be monitored to determine if a subclass adjustment is indicated by the market.

Chase County remains somewhat equalized with adjoining counties just slightly above most in the irrigation and dry. The statistical sampling of 59 sales within Chase County was found to be sufficient and reliable for the measurement of the agricultural class. When the oldest year of sales within the sampling were removed and newer sales are included, the data remained and reflective of general market trends.

Assessment Practice Review

An annual comprehensive review of the assessment practices will be done for all counties throughout the state. The purpose of the review is to ensure uniform and proportionate valuation of all classes of property.

A review of the sales was conducted with the county assessor to determine if non-agricultural influences existed and that all sales were properly coded. The verification process includes the

2018 Agricultural Correlation for Chase County

Assessor Actions

The county assessor conducted a market study of sales within the county. As a result, irrigated and CREP land decreased 8%, dry land and CRP decreased 17% and grass remained the same.

Routine maintenance was conducted for all agricultural improvements for the 2018 assessment year.

Description of Analysis

Chase County is located within the southwest region of the state. The land here is well suited for crop production, the land make-up of the county is about 47% grass, 34% irrigated and 20% dry land. Land enrolled in government programs exist throughout the county including CRP (Conservation Reserve Program) and CREP (Conservation Reserve Enhancement Program).

There are no unique characteristics within the county that would warrant more than one market area. Although the market in Chase continues to be higher than the neighboring counties, the surrounding counties of Perkins, Hayes, Hitchcock and Dundy all have areas of comparability where they join Chase County. The region as a whole has saw a sharp decline to the selling prices of cropland over the last year, especially dry land. The market for grassland appears to have remained stable. The county assessor has recognized these changes in the market, decreasing both irrigated and dry land values similar to these regional trends. With the lack of market data, in attempt to move with the current market, CREP land was decreased at the same percentage as irrigated land and CRP was decreased at the same percentage as dry land.

An analysis of the statistical profile show that the overall median is within the range and the 80% majority land use statistics of all three subclasses fall within the acceptable range. Comparison of values with the surrounding counties show that Chase County has maintained past equalization.

Assessment Practice Review

A comprehensive review of assessment practices is conducted for each county annually. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in uniform and proportionate valuation of real property.

One aspect of the review is to evaluate the sales verification and qualification processes of the county. Within the agricultural class, the county's utilization of sales has been stable in the recent years. Reasons for non-qualifying sales were documented and it appears sales were qualified without bias. A review for non-agricultural influences was also conducted and it appears that the county has adequately screened sales that may reflect a premium to be paid. An additional part of the sales review includes an audit of the sales file to ensure that data is accurately and timely submitted to the State.

The physical inspection cycle was also examined. The inspection of agricultural improvements is done in conjunction with the rural residential parcels. This work was last completed in 2015. The county utilizes the same appraisal processes for the agricultural homes and outbuildings as the

2018 Agricultural Correlation for Chase County

rural residential parcels. Land use was last reviewed with the updated aerial imagery in 2016. If differences occur, the parcels will be flagged for a physical inspection.

Equalization

The assessment actions taken for 2018 mirror the movement of the agricultural market across the southwest region. Comparison of the resulting values to the adjoining counties indicate that the values are reasonably comparable. Additionally, the statistical analysis supports that values set are within the acceptable range. The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	21	70.92	73.37	72.83	17.77	101.02
1	21	70.92	73.37	72.83	17.77	101.02
<u>Dry</u>						
County	8	73.24	77.61	73.69	20.21	105.32
1	8	73.24	77.61	73.69	20.21	105.32
<u>Grass</u>						
County	13	69.20	72.85	73.31	10.75	99.37
1	13	69.20	72.85	73.31	10.75	99.37
<u>ALL</u>	<u>49</u>	<u>69.42</u>	<u>73.08</u>	<u>70.38</u>	<u>17.82</u>	<u>103.84</u>

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Chase County is 69%.

2019 Agricultural Correlation for Chase County

Assessor Actions

For the 2019 assessment year, the county assessor conducted a market analysis of land sales within the county. This study indicated that all three subclasses warranted a decrease in value. Irrigated lands decreased approximately 8%, dryland 14%, and grassland 10%. Due to the lack of market data, acres in the government program, Conservation Reserve Enhancement Program (CREP) decreased 8%, the same percentage as irrigated land in an attempt to recognize the current market trends. While acres in the Conservation Reserve Program (CRP) decreased 14%, to parallel the dryland decreases.

Additionally, first agricultural home site acres were increased to stay consistent with the rural residential first acre home site values. All pick-up work was completed in a timely manner for rural improvements and land use changes.

Assessment Practice Review

Review of the assessment practices are conducted annually for all counties to help determine if the values established are uniform and proportionate. The audit of assessed values in the sales file compared the property record cards along with the review of the Real Estate Transfer Statements (Form 521) is assessed collectively across all three-property classes. For Chase County, the result of the review indicated that the county assessor has accurately submitted data for measurement.

The sales verification and qualification processes of the county are consistent across all three-property types. In the agricultural class, the usability percentage of the sales were typical compared to other counties. Additionally, the sales that were non-qualified were sufficiently explained. It is believed that the county assessor had made all arm's-length sales available for measurement.

Market Areas were also examined as part of the review. The land use is a mixture of about 45% grassland, 35% irrigated land and 20% dryland. However, no unique economic characteristics exist that would warrant multiple market areas. The county assessor has identified acres within the governmental programs of CREP and CRP within the county, and at one time created a separate valuation based on market data at the time. Although the sales of acres within these programs have slowed, the county assessor moves the values in a similar fashion as the corresponding subclasses (irrigated land, dryland, grassland) in an attempt to recognize market trends without a sufficient sample of sales.

All physical inspections are completed in-house by the county assessor and staff. Unimproved agricultural land is reviewed by comparing prior imagery to the most current aerial imagery. Discrepancies are flagged then reviewed physically. Improvements are reviewed in the same cycle as rural residential parcels and are physically inspected once every six years. New aerials are also flown once every six years at a different time than the onsite review so that every rural property is reviewed twice within the six-year inspection and review cycle.

2019 Agricultural Correlation for Chase County

Residential home sites and agricultural home sites within the county are identical. The valuation of agricultural homes is the same as the valuation processes of rural residential property. Outbuildings are valued using a schedule developed by the county assessor.

Description of Analysis

Chase County is located within the southwest region of the state. The land here is well suited for crop production. Although the market in Chase County is stronger than the neighboring counties, comparability exists where they adjoin with Chase County. The southwest region as a whole has saw a sharp decline to the selling prices of cropland over the last few years, most notably dryland values. For many counties including Chase County, this is the second year of double-digit decreases to dry land values. The change in market trends are evident in the examination of the sales stratified by study period year.

Review of the statistical sample show that overall two of the three measures of central tendency are within the acceptable range. When the sales are stratified by 80% majority land use (MLU), all three subclasses of irrigated lands, dryland and grassland have a median within the acceptable range. When the values set by the county assessor are compared to those of the surrounding counties, it shows that Chase County has achieved equalization across county lines as well.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued using the same appraisal methods as the rural residential acreages, they are believed to be equalized and at an acceptable level of value.

Reported assessment actions for 2019 mirror the movement of the agricultural market across the southwest portion of Nebraska. Review of the statistics and assessment practices indicate that the county has achieved equalization. The quality of assessment for the agricultural class of real property complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	20	72.44	72.00	68.77	14.83	104.70
1	20	72.44	72.00	68.77	14.83	104.70
<u>Dry</u>						
County	10	71.91	73.71	66.30	24.61	111.18
1	10	71.91	73.71	66.30	24.61	111.18
<u>Grass</u>						
County	11	74.04	74.73	74.42	13.60	100.42
1	11	74.04	74.73	74.42	13.60	100.42
<u>ALL</u>	45	72.73	72.91	67.12	16.90	108.63

2019 Agricultural Correlation for Chase County

Level of Value

Based on analysis of all available information, the level of value of agricultural class of real property in Chase County is 73%.

2017 Agricultural Correlation for Chase County

usage of questionnaires that are tracked by date sent and returned. Documentation has improved for reasons to disqualify and the percent of sales utilization remains consistent.

All physical inspections are done in-house; the unimproved agricultural land and improvements will be reviewed comparing prior imagery to the most current imagery. Variances will be flagged for on-site inspections. Farm Service Agency and Upper Republican Natural Resource District maps help identify land use along with information provided by landowners. Agricultural home sites and rural residential home sites are identical. The valuation of the agricultural homes is applied consistently the same as other residential property, and the outbuildings, whether on agricultural or rural residential land, are valued using a schedule developed by the county assessor.

Equalization

Comparison of Chase County values to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at a uniform level. The assessment action taken for 2017 parallel the movement of the agricultural market across this region. Agricultural improvements, homes and outbuildings, were reviewed and revalued during 2014-2015.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COB	PRD
<u>Irrigated</u>						
County	23	66.99	73.82	72.40	19.21	101.96
1	23	66.99	73.82	72.40	19.21	101.96
<u>Dry</u>						
County	10	70.88	71.90	74.09	16.32	97.04
1	10	70.88	71.90	74.09	16.32	97.04
<u>Grass</u>						
County	15	69.20	69.20	71.21	12.31	97.18
1	15	69.20	69.20	71.21	12.31	97.18
<u>ALL</u>						
	58	69.41	72.92	70.78	18.87	103.02

The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Chase County is 69%.

2020 Agricultural Correlation for Chase County

Assessment Actions

The Chase County Assessor conducted market analysis and evaluated values in neighboring counties to determine agricultural land values following the Land Capability Group (LCG) conversion. Irrigated, dry and grass values were each decreased by approximately 3% to reflect the current market. Feedlot values were raised from \$720 to \$1,500. The county assessor also completed pick-up work for the agricultural class.

Assessment Practice Review

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

The county assessor qualifies approximately 45% of sales to be used in statistical analysis, which is typical. Chase County has one agricultural market area. The county assessor is in compliance with six-year inspection cycle for improvements and land use review. A completed valuation methodology is located at the county assessor's office.

Agricultural properties were physically inspected between 2014 and 2017. Depreciation tables were updated in 2015 and the cost manual is from 2014. Lot values were studied and adjusted in 2018.

Description of Analysis

All three measures of central tendency are within range. The COD is low enough to suggest that the median is reliable.

The Majority Land Use (MLU) analysis demonstrates that the irrigated and grassland values in the sample are within the acceptable range. The dryland values are slightly high; upon inspection of substats for dryland sales, it is apparent that the sample is not reliable because the range around the midpoint is nearly a 30-point spread. When irrigated, dryland and grassland values were compared to neighboring counties, the Chase County Assessor has set values that appear to be equalized and represent market value.

Equalization and Quality of Assessment

Review of the assessment practices indicate that agricultural improvements are valued in the same manner as rural residential parcels. It is believed that agricultural improvements are valued at the statutory level.

2020 Agricultural Correlation for Chase County

Analysis and comparison with surrounding counties support that the agricultural land values in Chase County are equalized. The quality of assessment complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	20	70.46	73.32	70.35	12.25	104.22
1	20	70.46	73.32	70.35	12.25	104.22
<u>Dry</u>						
County	10	78.69	73.77	65.93	21.90	111.89
1	10	78.69	73.77	65.93	21.90	111.89
<u>Grass</u>						
County	10	73.07	73.70	74.33	13.74	99.15
1	10	73.07	73.70	74.33	13.74	99.15
<u>ALL</u>						
	47	72.36	74.16	71.23	15.57	104.11

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Chase County is 72%.

2021 Agricultural Correlation for Chase County

Assessment Actions

The Chase County Assessor conducted market analysis and evaluated values in neighboring counties to determine agricultural land values for the 2021 assessment year. Dryland values for 1D was increased by \$150 and 2D values were increase by \$50. Irrigated and grassland values remain the same.

All rural residential property including agricultural homes was physically inspected in 2020. New values will be implemented for the 2022 assessment year, as a Computer-Assisted Mass Appraisal (CAMA) conversion has delayed the data entry process for the county. Also, routine maintenance and pick-up work was completed for the agricultural class of property.

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.

Agricultural sales in Chase County are qualified at a slightly higher rate than typical. However, examination of the sales qualification process revealed no apparent bias in the qualification determination. All arm's-length sales have been included in the measurement of agricultural property in the county. All agricultural sales in the county are grouped into the same market area.

Agricultural homes are valued using a 2015 depreciation table, 2014 costing and lot values were last updated in 2018.

Description of Analysis

For the agricultural class of property in Chase County, the median and weighted mean are within the acceptable range. The COD is slightly high, evidenced by the large span of sales ratios ranging from 41% to 361%.

When stratified by 80% Majority Land Use (MLU), only irrigated land has enough sales for reliable measurement. However, both the 80% MLU irrigated and grassland sales are within range. There has only been one dryland sale since March 2019 in Chase County and there is no indicator that the market in the region is increasing. Analysis of the 2021 Average Acre Value Comparison table shows that the weighted average dryland values in Chase County are higher than all of its neighboring counties; thus, the dryland values in Chase County appear to be equalized.

Equalization and Quality of Assessment

Review of agricultural improvements indicate that those parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural homes and rural residential acreages have all been valued the same with the same

2021 Agricultural Correlation for Chase County

depreciation and costing. Agricultural improvements are believed to be equalized and assessed at the statutory level.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____Irrigated_____						
County	19	70.46	76.22	71.42	14.11	106.72
1	19	70.46	76.22	71.42	14.11	106.72
_____Dry_____						
County	8	62.17	75.21	65.46	27.96	114.89
1	8	62.17	75.21	65.46	27.96	114.89
_____Grass_____						
County	9	72.38	100.69	82.32	61.30	122.32
1	9	72.38	100.69	82.32	61.30	122.32
_____ALL_____	44	70.56	83.10	73.97	28.77	112.34

Level of Value

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

2022 Agricultural Correlation for Chase County

Assessment Actions

After conducting market analysis, the county assessor raised grassland values to \$620 per acre, resulting in an 11% increase. The top four dryland classes were increased 10% and the bottom four dryland classes were increased 5%.

The farm home site is valued the same as rural residential home sites; the first acre was raised to \$25,000 this 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 usability of agricultural sales is typical, when compared to the state average. Review of the county assessment practices shows no apparent indication of bias in the qualification of sales for measurement.

The Chase County Assessor has identified one market area for agricultural land. The county assessor and staff review agricultural properties on a rotating basis. All agricultural homes were physically reviewed in 2020. Land use was reviewed using aerial imagery in 2018. Agricultural homes depreciation tables are dated 2015 and 2014 costing is used. Land values were updated in 2018.

Description of Analysis

The agricultural class of land in Chase County is within the range for all three measures of central tendency for the three-year study period. The COD is within the acceptable range, as well. When sales are analyzed by 80% Majority Land Use (MLU), all three classes have a median within the range.

A comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared to the 2021 Certificate of Taxes Levied Report (CTL) shows the general agricultural population and the sales changed at a similar rate supporting the conclusion that changes made to grassland and dryland values were equitably applied.

2022 Agricultural Correlation for Chase County

Equalization and Quality of Assessment

Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable. The quality of assessment of the agricultural land in Chase County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
Irrigated						
County	23	70.45	69.26	70.08	09.65	98.83
i	23	70.45	69.26	70.08	09.65	98.83
Dry						
County	10	68.51	75.85	70.11	15.21	108.19
i	10	68.51	75.85	70.11	15.21	108.19
Grass						
County	5	68.54	67.03	73.39	11.41	91.33
i	5	68.54	67.03	73.39	11.41	91.33
ALL						
	50	69.77	73.62	71.59	14.86	102.84

Level of Value

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

From Curt Inbody <curt.inbody@nebraska.gov>

Active CREP acres shown below:

Row Labels	Count of Crep Id (Dnr Id)	Sum of Total Approved Acres
Chase	39	4628.44
Red Willow	51	4241.58
Dundy	22	4161.8
Hitchcock	58	4138.74
Furnas	34	3011.18
Frontier	27	2842.88
Franklin	27	2025.78
Hayes	21	1888.55
Morrill	37	1875.27
Scotts Bluff	38	1848.06
Gosper	23	1770.73
Lincoln	9	1646.94
Harlan	16	1419.39
Cheyenne	7	1082.01
Dawson	15	765.12
Garden	13	647.71
Webster	8	597.38
McPherson	1	531.02
Keith	6	501.8
Sioux	7	289.96
Banner	2	267.8
Deuel	3	209.98
Phelps	1	72.08
Morrill, Nance	1	57.89
(blank)		
Grand Total	466	40522.09

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	5,299.77	2.09%	3,492,537	2.08%	659.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	577.35	0.23%	530,050	0.32%	918.07
90. 2G	924.88	0.36%	756,204	0.45%	817.62
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	153,153.62	60.36%	102,380,659	60.99%	668.48
93. 4G1	87,085.23	34.32%	56,364,281	33.58%	647.23
94. 4G	6,693.43	2.64%	4,328,344	2.58%	646.66
95. Total	253,734.28	100.00%	167,852,075	100.00%	661.53
CRP					
96. 1C1	11.50	0.29%	10,927	0.38%	950.17
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	1.60	0.04%	1,328	0.05%	830.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,221.38	55.26%	1,621,617	56.23%	730.00
102. 4C1	1,714.76	42.65%	1,200,332	41.62%	700.00
.4C	70.92	1.76%	49,644	1.72%	700.00
.4. Total	4,020.16	100.00%	2,883,848	100.00%	717.35
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
Grass Total	253,734.28	98.44%	167,852,075	98.31%	661.53
CRP Total	4,020.16	1.56%	2,883,848	1.69%	717.35
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	257,754.44	100.00%	170,735,923	100.00%	662.40