

2014 Plan of Assessment

2017 ASSESSMENT ACTIONS

The focal point for the residential and commercial market is Valentine. Valentine currently is the only residential and commercial subclass with sufficient sales to measure. The market in smaller villages can depend on distance from Valentine and availability of services. Cherry County has a strong agricultural market. Even with the decline in cattle prices, it still offers good water, good grass, and plenty of space appealing to buyers. The agricultural economy has yet to experience the slow down referred to in some publications.

Residential-In 2012, we completed a residential revaluation. We updated our costing and physically reviewed all residential properties in the county. Depreciation was based on the market. In 2016, no value adjustments were needed. For 2017, we will be reviewing several subdivisions in Valentine City that appear to be under market. We will complete all appraisal maintenance. As of January 1, 2013, the second 6-year cycle was completed.

Commercial- Our commercial market was active. A contract was awarded to Stanard Appraisal Services, Inc. for a commercial revaluation. With this new revalue, we imported the 2012 Marshall Swift costing and used the three approaches to value. We also did physical inspections on each property and put new photos in our computer system. This revalue was completed by January 1, 2015. Informal hearings were held February 2015. No action was taken for tax year 2016 except commercial maintenance. Do not see any further commercial actions, except appraisal maintenance for 2017. As of January 1, 2015, the second cycle of the six-year review for our commercial class is complete.

Agriculture- Cherry County has a single market area. Cherry County increased their agricultural land values again for the 2016 year. Looking at a quick sales review, sale prices for pasture ground are constant and it appears land valuations could be on the rise for the upcoming 2017 year. As our irrigated land stabilizes in market, pasture ground is strong. It bears to mention the abundance of 1031-exchange sales that are contained in our state sales file. These sales are a type of land exchange for various financial reasons. These sales appear to have a driving effect on the market. Caution should be permitted concerning the inclusion of these 1031-exchange sales in this county for valuation- setting purposes. Including these sales in our sales file could actually skew the integrity of the file.

This office not only utilizes sales/assessment ratio studies, but "extended agland analysis" for agland property valuation. This methodology, utilized by the Department of Property Assessment termed "extended agland analysis", was questioned and researched by Almy, Gloudeans, Jacobs & Denne, a property taxation consulting firm. The results of this study upheld the use of the extended agland analysis practice. The purpose of this extended analysis was to guarantee counties equalization by using comparable sales across county lines. It allowed counties that might not have had many sales to "borrow" sales, enabling their sales base to "extend" for valuation setting purposes. For Cherry County, this concept isn't a bad idea, since we share huge school districts that cross county lines, and use caution the borrowed sales are actually comparable in every way. Going forward into 2017, we will have to monitor if sales maintain their hectic pace. We will be reviewing these sales for any adjustments. We entered into a contract with Tax Valuation Inc. to perform the six-year review cycle for rural improvements, which will include an updated costing for the residences and outbuildings. We anticipate the completion of this contract to be January 2017. Currently, in addition to zoning and



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new photos in our computer system . This revalue was completed by January 1, 2015. Informal hearings were held February 2015. Do not see any further commercial actions, except appraisal maintenance for 2016. As of January 1, 2015, the second cycle of the six-year review for our commercial class is complete.

Agriculture- Cherry County has a single market area. Cherry County increased their agricultural land values again for the 2015 year. Looking at a quick sales review, sale prices for pasture ground are soaring and it appears values will be on the rise for the upcoming 2016 year. As our irrigated land stabilizes in market, pasture ground is climbing rapidly. This office not only utilizes sales/assessment ratio studies, but "extended agland analysis" for agland property valuation. This methodology, utilized by the Department of Property Assessment termed "extended agland analysis", was questioned and researched by Almy, Gloudemans, Jacobs & Denne, a property taxation consulting firm. The results of this study upheld the use of the extended agland analysis practice. The purpose of this extended analysis was to guarantee counties equalization by using comparable sales across county lines. It allowed counties that might not have had many sales to "borrow" sales, enabling their sales base to "extend" for valuation setting purposes. For Cherry County, this concept isn't a bad idea, since we share huge school districts that cross county lines, and use caution the borrowed sales are actually comparable in every way. Going forward into 2016, we will have to monitor if sales maintain their hectic pace. We will be reviewing these sales for any adjustments. We will enter negotiations on options to perform the second six-year review cycle for rural improvements . Currently, in addition to zoning and building permits, we are utilizing Google Earth on our laptop and comparing with aerial photos for any building changes. All appraisal maintenance will be completed.

2017 PLANNED ACTIONS

Residential - Complete appraisal maintenance. Monitor how the recent countywide residential review has fared.

Commercial –Review the 2015 appraisal review & revalue. Complete appraisal maintenance.

Agricultural –Investigate options to perform agricultural review on buildings to comply with LB334, the six-year review cycle. Utilize a more current costing for agriculture class residences and outbuildings. Concentrate on Improving sales review. Monitor the market. Keep aware of legislative changes. Complete appraisal maintenance.

Continued GIS Workshop maintenance in all classes. Work on second six year review cycle for agricultural properties.

2018 PLANNED ACTIONS

Residential -Monitor sales in county and review for problem areas. Complete appraisal maintenance.

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As far as land usage, FSA maps were a great tool. However, these records have now been closed to public access. During the certification of irrigated acres, a requirement from the local natural resource district was that irrigators were responsible to furnish us with a map so we could locate the irrigated area. This worked out ideally, and again gave us the information we needed with minimal time and expense. We also mail questionnaires to known CRP participants to verify if they are still in the program, and to verify acre amounts. Now, with GIS, we have another tool to use to verify land usage.

Our office considers assessment/sale ratio studies supplied by the Property Assessment Division a tool in considering assessment actions. These studies work as a flag for detecting problems with our assessment practices. I also feel it necessary to express our appreciation to our field liaison, Pat Albro, for her tireless efforts in search of true equalization with her counties.

Information concerning statistical measures such as level of values, etc. is contained in the 2013 Reports and Opinions, issued by the Property Tax Administrator, April 2013.

2014 ASSESSMENT ACTIONS

Residential-In 2012, our residential market fell below the 92% median. Reviewing the sales and the statistics associated with these sales, this was anticipated. Our office gathered the data, performed a market review, imported 2012 Marshall Swift costing and updated values proportionately. Depreciation was derived through the market. This review was the entire residential class which included Valentine City, villages, and rural residential acreages. We mailed preliminary notices of valuation change in February 2013, and followed with the formal notices by June 1, 2013. In examining the sales that have come through since the new values were set, it appears that the new values are more in tune with the current market. We have changed our hard copy files in the office to reflect these new changes. In August, we will start the 2014 appraisal maintenance. Also, we will be reviewing lot values in a replatted residential subdivision south of Valentine, near Merritt Reservoir. We also want to review our Improvement on Leased Land forms to check that they are property completed. We will begin our second cycle of the six-year review.

Commercial- For the years 2012-2013, the commercial market was active. A new Pizza Hut was completed last year, and a new Dollar General Store is now underway. As we examine our levels, it appears that a commercial review is in the near future. With this new review, we will import the 2012 Marshall Swift costing and use the three approaches to value. We are in the process of consulting an appraisal company concerning the appropriate measures toward this goal. We are still in the process of negotiating the valuation on the Prairie Club, a semi-private championship golf course near Merritt Reservoir. Appraisal maintenance will be completed. Our first year six-year inspection cycle is complete.

Agriculture- Cherry County has a single market area. Cherry County increased their agricultural land values again for the 2013 year. The past two years have indicated a keen interest in the agricultural sector. This being said, grass values were increased, and the irrigated valuations rose to historic heights. Dry land was only raised in the bottom two land value groupings. Once these values were set, the appropriate changes were made on our hard copy office files as well as in TerraScan system. The methodology utilized by the Department of Property Assessment termed "extended agland analysis" was questioned and researched by Almy, Gloude-mans, Jacobs & Denne, a property taxation consulting

2013 Plan of Assessment

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Commercial- For the years 2012-2013, the commercial market was active. A new Pizza Hut was completed last year, and a new Dollar General Store is now underway. As we examine our levels, it appears that a commercial review is in the near future. With this new review, we will use the three approaches to value. We are in the process of consulting an appraisal company concerning the future actions toward this goal. We are still in the process of negotiating the valuation on the Prairie Club, a semi-private championship golf course near Merritt Reservoir. Appraisal maintenance will be completed. Our first year six-year inspection cycle is complete.

Agriculture- Cherry County has a single market area. Cherry County increased their agricultural land values again for the 2013 year. The past two years have indicated a keen interest in the agricultural sector. This being said, grass values were increased, and the irrigated valuations rose to historic heights. Dry land was only raised in the bottom two land value groupings. Once these values were set, the appropriate changes were made on our hard copy office files as well as in TerraScan system. The methodology utilized by the Department of Property Assessment termed "extended agland analysis" was questioned and researched by Almy, Gloudemans, Jacobs & Denne, a property taxation consulting firm. The results of this study upheld the extended agland analysis practice. The purpose of this extended analysis was to guarantee counties equalization by using comparable sales across county lines.

2013 Plan of Assessment

For Cherry County, this isn't a bad idea, since we share huge school districts that cross county lines. Going forward into 2014, we will have to monitor if sales maintain their hectic pace. We will be examining these sales for further adjustments. Our first six-year cycle of review is complete. Appraisal maintenance will be completed.

2015 PLANNED ACTIONS

Residential - Complete appraisal maintenance. Monitor how the recent countywide residential review has fared.

Commercial - Complete appraisal maintenance. If it hasn't been started, implement a commercial review for commercial properties throughout the county. This review would implement the three approaches to value.

Agricultural - Utilize a more current costing for agriculture class residences and outbuildings. Concentrate on improving sales review. Monitor the market. Keep aware of legislative changes. Complete appraisal maintenance.

Continued GIS Workshop maintenance in all classes. Continue working on second six year review cycle in all classes.

2016 PLANNED ACTIONS

Residential - Monitor sales in county and review for problem areas. Complete appraisal maintenance.

Commercial - Do all appraisal maintenance. Review all subclasses of commercial properties to detect problem areas. Review and inspect for LB 334 compliance.

Agricultural - Possibly import new costing and perform agricultural land class review for residences and outbuildings. Concentrate on sales review. Monitor the market. Continue with appraisal maintenance.

Continued GIS Workshop maintenance in all classes, and continue working on second six-year review cycle.

Conclusion

It is a common business practice to prepare a budget and plan a course of action. It is no different with county business. We do owe it to our taxpayers for proportionate assessments at the most economical/efficient means possible. Planning saves time, money, and can assure our taxpayers that they are being well-served.

2012 Plan of Assessment

mailed to landowners to verify. With almost all appraisal maintenance, an external physical inspection is done at the time of listing.

As far as land usage, FSA maps were a great tool. However, these records have now been closed to public access. During the certification of irrigated acres, a requirement from the local natural resource district was that irrigators were responsible to furnish us with a map so we could locate the irrigated area. This worked out ideally, and again gave us the information we needed with minimal time and expense. We also mail questionnaires to known CRP participants to verify if they are still in the program, and to verify acre amounts. Now, with GIS, we have another tool to use to verify land usage, which we intend to start within the next year.

Our office considers assessment/sale ratio studies supplied by the Property Assessment Division a tool in considering assessment actions. These studies work as a flag for detecting problems with our assessment practices. I also feel it necessary to express our appreciation to our field liaison, Pat Albro, for her assistance in answering questions concerning our assessment actions. She does a tireless job for her counties.

Information concerning statistical measures such as level of values, etc. is contained in the 2012 Reports and Opinions, issued by the Property Tax Administrator, April 2012.

2013 ASSESSMENT ACTIONS

Residential- We have implemented all new 9-1-1 addressing through the rural residential sites and villages. Despite the struggle some states are experiencing, we have not seen values deteriorate on maintained properties. It appears, especially in times of recession, these properties retain their value. Locally, the market has expanded to a point where a residential review is now a necessity. To further quality control, we focused on basement finishes. This is an area that requires no permits, and cannot be detected other than by physical inspection, or questionnaire. We mailed questionnaires to taxpayers to verify any changes to their property record files. It is our aim to have as accurate a picture as possible of properties before beginning any review. Appraisal maintenance will be completed. Per LB 334, the six-year inspection review, we have completed the residential review.

Commercial- The major area of focus was the new championship golf course that opened May 31, 2010. We will pick-up additional construction. It will be interesting to see how our commercial levels are retaining. We have had a several commercial sales over the past year, however, there are so few that are common either in location or occupancy, it is difficult to derive the market from these sales. We have had no new TIF projects during the past year. All appraisal maintenance will be completed. Per LB 334, the six-year review, we have completed the commercial review.

Agriculture- Cherry County has a single market area. Cherry County increased their agricultural land values for the 2012 year. The past nine months have indicated a keen interest in the agricultural sector. Both sales volume and consideration have increased sharply. In sales review, the perspective on the market ranges from high cattle prices and investment opportunities to land scarcity. Whatever the reason, it is unquestionably going to result in higher agland values for 2013. The methodology utilized by the Department of Property Assessment termed "extended agland analysis" was questioned and researched by Almy, Gloudemans, Jacobs & Denne, a property taxation consulting firm. The results of

2012 Plan of Assessment

this study upheld the extended agland analysis practice. The purpose of this extended analysis was to guarantee counties equalization by using comparable sales across county lines. For Cherry County, this isn't a bad idea, since we share huge school districts that cross county lines. Going forward into 2013, we will have to monitor if sales maintain their hectic pace. We will be examining these sales for further adjustments. We are monitoring an area along the Snake River corridor for special valuation potential. Per LB 334, after verifying site plans with taxpayers, examining aerial photos, confirming land use with NRD's and taxpayers and applying all changes, our agricultural review is complete. Appraisal maintenance will be completed.

2014 PLANNED ACTIONS

Residential - Complete appraisal maintenance. Conduct and complete a residential review for Valentine City, villages, and rural residential tracts.

Commercial -Complete appraisal maintenance. Would like to see more happen in the commercial market as to similar location &/or occupancy classes before doing a complete commercial review. Also, review income approach to value.

Agricultural -Utilize a more current costing for agriculture class residences and outbuildings. Concentrate on improving sales review. Monitor the market. Keep aware of legislative changes. Complete appraisal maintenance.

GIS will be fully implemented by now in all classes.

2015 PLANNED ACTIONS

Residential -Monitor sales in county and review for problem areas. Complete appraisal maintenance.

Commercial -Do all appraisal maintenance. Review all subclasses of commercial properties to detect problem areas. Review and inspect for LB 334 compliance.

Agricultural - Concentrate on sales review. Monitor the market. Continue with appraisal maintenance.

Conclusion

It is a common business practice to prepare a budget and plan a course of action. It is no different with county business. Our recent economic slowdown has not been budget-friendly. We do owe it to our taxpayers for proportionate assessments at the most economical/efficient means possible. Planning saves time, money, and can assure our taxpayers that they are being well- served.

2011 Plan of Assessment

Our office considers assessment/sale ratio studies supplied by the Property Assessment Division a tool in considering assessment actions. These studies may work as a flag for detecting problems with our assessment practices. I also feel it necessary to give credit to our field liaison, Pat Albro, for her assistance in answering questions concerning our assessment actions. She does an excellent job for her counties.

Information concerning statistical measures such as level of values, etc. is contained in the 2011 Reports and Opinions, issued by the Property Tax Administrator, April 2011.

2012 ASSESSMENT ACTIONS

Residential- We will implement all new 9-1-1 addressing through the rural residential sites and villages. Despite the struggle some states are experiencing, we have not seen values deteriorate on maintained properties. It appears, especially in times of recession, these properties retain their value. The challenge comes more from lenders tightening up requirements for loans. Per LB 334, that includes the 6-year inspection review, we have completed our residential review. We seem to be having difficulties with our rural residential acreages. There have been changes done to properties we have not been aware of until sale, and this type of property class is one of the most sought-after. For the sake of quality control, we will continue to do a review on these properties for changes or additions to improvements &/or land values. Another problem area we will explore is our villages. In a lot of cases, sales of property are done without being exposed on the open market, or any appraisal done. Lots right next to each other can have hundreds of dollars difference per lot for no apparent reason. It is hard to find a "market". Also, to further quality control, we are focusing on basement finishes. We will be mailing questionnaires to taxpayers to verify any changes to their property record files. We will be addressing our residential statistics with our contracted appraiser to get his input about a residential review for Cherry County. Appraisal maintenance will be completed.

Commercial- The major area of focus was the new championship golf course that opened May 31, 2010. We will pick-up additional construction. It will be interesting to see how our commercial levels are retaining. We have had a several commercial sales over the past year, however, there are so few that are common either in location or occupancy, it is difficult to derive the market from these sales. We have had no new TIF projects during the past year. All appraisal maintenance will be completed. Per LB 334, the six-year review, we will complete the commercial review.

Agriculture- Cherry County has a single market area. Cherry County did not increase their agricultural land values for the 2011 year. An additional methodology was utilized by the Department of Property Assessment termed "extended agland analysis". The purpose of this was to guarantee counties equalization by using comparable sales across county lines. For Cherry County, this was a good thing. The analysis supported the fact that Cherry County did not need to increase agricultural land values. This fact was also supported by the assessor. On the basis of her grass sales, and her county being 98% grass, this market was not as driven as it had been in the past. Going forward into 2011, sales have not resumed their hectic pace. We will be examining these sales for further adjustments. We will also be monitoring an area along the Snake River corridor for special valuation potential. Per LB 334, after verifying site plans with taxpayers, examining aerial photos, confirming land use with NRD's and taxpayers and applying all changes, our agricultural review is complete. As previously mentioned, we have applied for, and had approved, a grant to implement GIS. This should be implemented by