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DEPARTMENT OF REVENUE

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

DOUGLAS COUNTY



NEBRASKA

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DEPARTMENT OF REVENUE



April 14, 2017

Pete Ricketts, Governor

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Douglas 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 Douglas 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 cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Diane Battiato, Douglas County Assessor

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Introduction

Neb. Rev. Stat. § 77-5027 provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the state-wide sales file that contains all arm's-length transactions as required by Neb. Rev. Stat. § 77-1327. From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

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

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

Statistical Analysis:

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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

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

Pursuant to Neb. Rev. Stat. § 77-5023, the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

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

Property Class	COD	PRD
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds’ records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

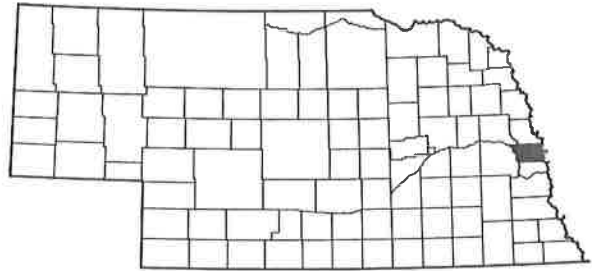
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

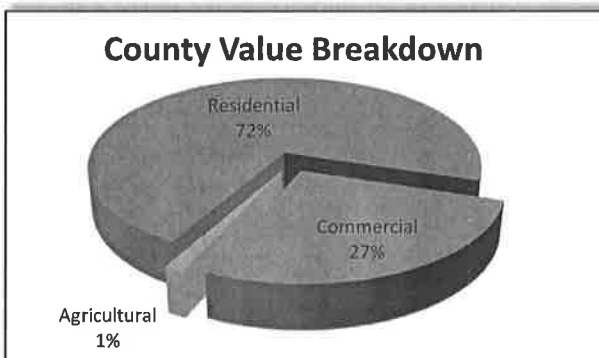
**Further information may be found in Exhibit 94*

County Overview

With a total area of 328 miles, Douglas had 550,064 residents, per the Census Bureau Quick Facts for 2015, a 6% population increase over the 2010 US Census. In a review of the past fifty-five years, Douglas has seen a steady rise in population of 60% (Nebraska Department of Economic Development). Reports indicated that 62% of county residents were homeowners and 83% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Douglas convene in and around Omaha, the county seat and largest city in Nebraska. Per the latest information available from the U.S. Census Bureau, there were 15,136 employer establishments in Douglas. County-wide employment was at 278,356 people, a 5% gain relative to the 2010 Census (Nebraska Department of Labor).



While the majority of Douglas's value comes from sources other than agriculture, an agricultural presence is still felt in the county. Douglas is included in the Pappio-Missouri River Natural Resources District (NRD). Dry land makes up a majority of the land in the county.

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BENNINGTON	1,022	1,458	43%
OMAHA	392,127	449,204	15%
RALSTON	6,314	5,943	-6%
VALLEY	1,805	2,408	33%
WATERLOO	728	848	16%

2017 Residential Correlation for Douglas County

Assessment Actions

For 2017, the Douglas County Assessor adjusted values based on a sales analysis of all the residential sales; adjusting values based on the valuation groups and the neighborhoods within those valuation groups. For the cost approach that the county uses to establish assessments, new replacement cost data and depreciation tables were implemented. The county conducted a lot value study for the residential class of property, identifying areas in need of revaluation. Valuation Groups 1 and 2 received an adjustment based on economic factors. For Valuation Groups 3 through 6, updated costs along with a grade and condition review were conducted as well.

The county continued with the physical inspection and review of the residential class by appraisal field book areas, to stay current with the six-year inspection and review schedule. The county completed the permit and pick up work for the residential property.

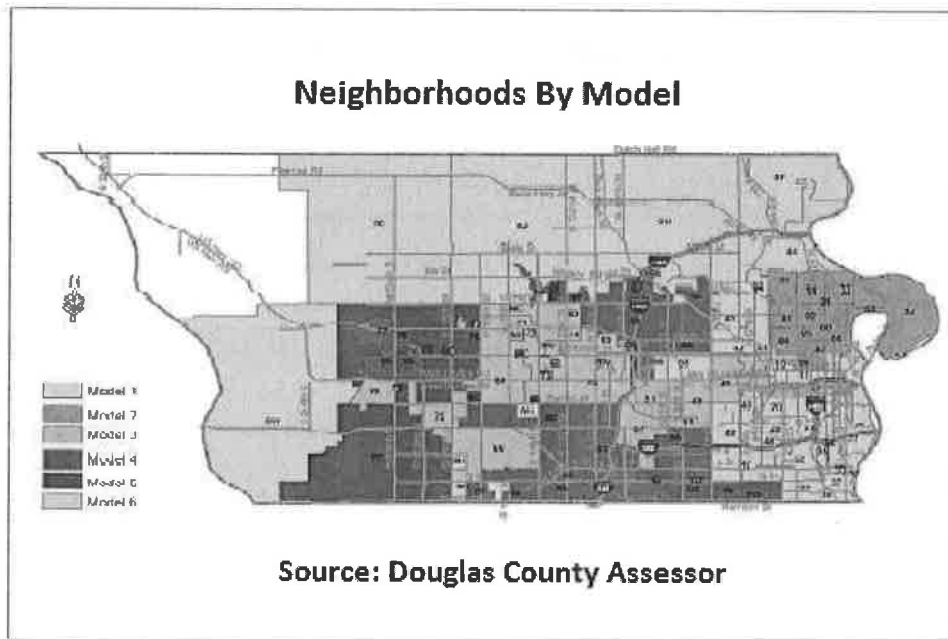
Concluding the valuation efforts, the county published the 2017 preliminary valuations to property owners. The county received information from property owners through informal hearings and made adjustments accordingly. In addition to specific parcel adjustments, the county recalibrated the valuation model to result in values at the lower end of the acceptable range.

A comparison of the 2017 Certificate of Taxes Levied report and the 2017 Abstract of Assessment report shows the overall increase in residential assessments was 4.82%. Excluding growth or new construction, this displays a 3.5% total change in assessed value for existing properties.

Description of Analysis

The statistical profile for the residential class of properties consists of 17,818 qualified sales. The measures of central tendency are all within the acceptable range and suggest the level of value is within the acceptable range. A review of the confidence interval also suggests the level of value is within the acceptable range. The quality statistics overall, the PRD and COD, are within the recommended range, and suggest an overall compliance with uniformity requirements.

2017 Residential Correlation for Douglas County



The above chart, provided by the Douglas County Assessor, reflects the six valuation groups identified by the county, labeled as “Models.” For purposes of this report and opinion, the term “model” and “valuation group” are synonymous. Each of the six valuation groups display median ratios within the acceptable range and the quality statistics for four of the groups are within the recommended range. Valuation Groups 1 and 2 display CODs and PRDs that are above the recommended range. On closer analysis, these groups are largely impacted by low dollar sales.

Group 1

<u>SALE PRICE *</u>							
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
Less Than	5,000	1	69.38	69.38	69.38		100.00
Less Than	15,000	19	97.03	253.33	223.87	176.43	113.16
Less Than	30,000	87	163.71	197.31	182.65	54.18	108.03
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	4,118	92.43	97.50	92.35	19.05	105.58
Greater Than	15,000	4,100	92.42	96.78	92.30	18.29	104.85
Greater Than	30,000	4,032	92.33	95.34	92.06	16.94	103.56

2017 Residential Correlation for Douglas County

Valuation Group 2 has 40 sales with an average selling price of just over \$11,000.

<u>SALE PRICE *</u>							
RANGE		COJNT	MEDIAN	MEAN	WGT. MEAN	COV	PRD
Less Than	5,000	1	70.73	70.73	70.73		100.00
Less Than	15,000	40	234.43	250.42	235.24	33.38	106.45
Less Than	30,000	196	142.76	160.27	145.90	35.06	109.76
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	542	98.16	114.22	91.64	39.85	104.64
Greater Than	15,000	503	94.75	103.30	99.17	31.55	105.65
Greater Than	30,000	347	82.33	88.14	82.39	25.63	106.96

The statistics resulting from the low dollar sales suggests the disparity among assessments as a whole is not as extreme as the statistics initially suggest. However, since the quality statistics are above or slightly above the acceptable parameters, the county should review the valuation model to determine if assessments can be more accurate, or if there is inherently wide variability in these localized markets.

The residential market in the county is demonstrating an increasing market as evidenced by the declining medians over the study period. Also of note is the increase in the number of qualified sales for the two years represented in the statistical profile.

<u>Study Yrs</u>						
01-OCT-14 To 30-SEP-15	8,488	94.78	97.23	94.82	10.70	102.54
01-OCT-15 To 30-SEP-16	9,358	91.85	94.24	91.87	11.46	102.58

A comparison of valuation change for parcels in the sales file shows the median ratio changed 3.85% from the 2016 assessed values as compared to the 2017 assessed values. This change is similar to the percent change in the abstract, suggesting the sold properties are treated uniformly to the unsold properties.

A detailed review of the sales reveals that certain areas in Douglas County received significant valuation changes to the land component of the assessed value. Of the largest percentage increases, many had a 2016 land value of \$1,000 or less. A further review of the land assessed value indicates that parcels with a land value increase of more than 100% over the prior year had a land-to-building ratio of 9.4% based on 2016 values. After increases to the land value for 2017 and in many cases decreases to the improvement value, the resulting land-to-building ratio is 25.9%. While an absolute standard does not exist regarding allocation to land and buildings, it is noteworthy that similar-sized counties of Lancaster and Sarpy, each have land-to-building ratios of 28.36% and 18.15% respectively. The review suggests that after the 2017 revaluation by

2017 Residential Correlation for Douglas County

Douglas County, the land values, in general, are more likely to reflect the indications of the current market.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes, and any incongruities are noted and discussed with the county assessor for further action.

One area of the review concentrates on the valuation changes when comparing the sold parcels to neighboring parcels that did not sell. For Douglas County, the percentage of the unsold parcels changed at a higher rate than those of the sold for 2016, however, for 2017 the assessments moved at a similar rate. This indicates that valuation changes are being applied uniformly through the modeling of areas in the county. All sales are verified by the county assessor. Two staff members perform the initial verification of the sales. Physical inspections are scheduled and during those inspections, interviews are conducted when possible.

The county has continued to work with the Division on the accurate transfer of information into the state sales file. The county is consistently transferring Real Estate Transfer statements on a monthly basis. The county has consistently provided supplemental sales data to aid in both the measurement and the ability to provide information for other users of the state sales file.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that overall, residential assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	4,119	92.42	97.50	92.35	19.05	105.58
02	543	98.11	114.14	91.61	39.85	124.59
03	3,826	93.34	94.77	93.45	08.62	101.41
04	3,895	93.04	94.69	93.71	08.50	101.05
05	2,760	93.01	93.79	93.42	05.83	100.40
06	2,703	93.01	93.74	93.13	06.30	100.65
<u>ALL</u>	17,846	93.06	95.66	93.25	11.22	102.58

2017 Residential Correlation for Douglas County

Level of Value

Based on analysis of all available information, the level of value of the residential class of property in Douglas County is 93%.

2017 Commercial Correlation for Douglas County

Assessment Actions

For the commercial class of property the county continued with their annual inspection and review of properties which included a survey of commercial and industrial property owners for income and expense information. The primary focus was on manufacturing, retail, and office property types. Depreciation tables derived from the market and replacement costs were updated.

A comparison of the 2016 Certificate of Taxes Levied (CTL) and the 2017 Abstract of Assessment shows a total assessed value increase over 4% with less than 1% attributed to growth. The county also completed all permit and pickup work for new construction and remodeling.

Description of Analysis

The majority of the commercial parcels in the profile are in Omaha. There are 875 commercial sales in the statistical profile. For the commercial class of properties all of the sales are combined into one valuation group.

Of the measures of central tendency, only the median is within the range. In analyzing the sales, outlying ratios are impacting the statistics. Outlier ratios occurred in the first year of the study period where both the low and high ratios appear. The counties efforts have been directed to the sales that have occurred since the current assessor has been in office. The quality statistics improve when observing the two most recent years of the study period. The statistical profile is also impacted by the variability of sale prices that range from under 3,000 dollars to having 196 sales that average over 4 million dollars.

DATE OF SALE *								
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX
_____ Study Yrs _____								
10/01/2013 To 09/30/2014	241	98.56	125.14	93.46	45.28	133.90	10.87	2749.09
10/01/2014 To 09/30/2015	310	94.53	98.73	85.39	21.72	115.62	24.47	258.72
10/01/2015 To 09/30/2016	324	92.64	93.15	80.30	22.20	116.00	23.99	236.24

The market trend for the study years is evident by the declining ratios this generally indicates an increasing market. The trend is consistent as evidenced in the Net Taxable Sales chart in the appendix.

Of the three property types in the statistical profile, they each display a median ratio within the acceptable range. The occupancy codes display medians generally within the range for those with an adequate sample. There are 211 with a blank occupancy code in the profile that represent multi-residential properties with no commercial occupancy codes.

2017 Commercial Correlation for Douglas County

To further analyze the 55 occupancy codes within the county, similar occupancy codes were grouped together into the following categories:

- 01-Retail
- 02-Office
- 03-Warehouse/Storage
- 04-Residential
- 05-Food/Beverage
- 06-Industrial
- 07-Special Use
- 08-Farm/Agricultural
- 09-Recreational
- 10-Exempt/Governmental

While these are not conclusive on their own, they do provide information for the measurement of the commercial properties in the county.

OCCUPANCY SERIES

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
Blank	293	98.27	120.36	105.80	41.36	113.76
01	107	97.70	95.60	83.43	16.93	114.59
02	146	95.13	92.95	84.54	17.90	109.95
03	132	91.87	99.53	88.76	30.12	112.13
04	10	80.86	95.78	75.86	40.66	126.26
05	31	98.13	100.67	88.21	23.91	114.13
07	19	99.96	109.01	83.00	41.53	131.34
08	132	91.76	91.48	83.64	15.55	109.37
09	1	39.84	39.84	39.84		100.00
10	4	120.51	119.37	118.39	28.24	100.83

The statistics for these groups demonstrate that the calculated median is in the range for those with an adequate sample of sales.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes, and any incongruities are noted and discussed with the county assessor for further action.

2017 Commercial Correlation for Douglas County

All sales are verified by the county assessor's office. Two staff members perform the initial verification of the sales. Physical inspections are scheduled and during those inspections interviews are conducted when possible.

The county has continued to work with the Division on the accurate transfer of information into the state sales file. The process has been moving forward to transfer data at multiple times during the year to aid in both the measurement and the ability to provide information for other users of the sales file.

The counties inspection and review cycle was discussed with the county assessor and staff. All of the commercial parcels examined displayed an inspection date within the past six years, and by all accounts, the county appears compliant with the six year inspection requirement.

Equalization and Quality of Assessment

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	875	95.17	103.94	86.23	28.74	120.54
<hr/>						
ALL						
10/01/2013 To 09/30/2016	875	95.17	103.94	86.23	28.74	120.54

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

Level of Value

Based on analysis of all available information, the level of value of the commercial class of property in Douglas is determined to be at 95%.

2017 Agricultural Correlation for Douglas County

Assessment Action

Within the agricultural class, the physical inspection was conducted by areas or townships in the county. The county reviewed the residential improvements as well as the outbuilding on the agricultural parcels at the same time.

The county conducted a statistical analysis using sales with only agricultural influences from counties with the same general agricultural land. After reviewing the sales, the county adjusted values by land capability groups for the different majority land uses. The county reduced irrigated values by just over 1%. This decrease was accomplished by decreasing the lower classes of irrigated land. Dry land classes were decreased overall by 8.5%. Grassland remained unchanged.

The county also completed all permit and pickup work for agricultural improvements and they continually review land use throughout the county combining that with the six-year systematic inspection and review process.

Description of Analysis

The agricultural market trend for eastern Nebraska is a relatively flat to decreasing market. Douglas County's agricultural market is influenced by economic factors other than pure agricultural uses. To analyze the values used by the county to assess agricultural land for its agricultural use, sales from areas with the same general market for agricultural purposes were stratified in a sales analysis.

Agricultural sales from the counties of Burt, Dodge, Washington, Saunders, Cass and Otoe were the basis for the sales analysis for the county. Sales from areas of these counties that have no market influence other than agricultural were used in the analysis. Various analyses conducted provide confidence in the measurement of the assessed values for Douglas County. Initially all qualified sales from the uninfluenced areas chosen as comparable were used in calculating statistics. The number of acres in each sale were considered during the analysis. Statistics were reviewed from samples of greater than 40, 70, and 120 acres. The statistics calculated from the various samples consistently indicate that the assessed values established by the county brought the overall level of value within the acceptable range for the county as a whole and by the sub classes of irrigated and dry cropland. Although there are relatively few grass sales available in the sample, the county does analyze those values. When grass sales are compared with the adjoining counties the values are at the high end of the range matching what we see in Washington and Sarpy counties.

The 150 sales in the statistical profile for agricultural land in Douglas County displayed in the appendices for these reports and opinions demonstrate that the statutory level of value has been achieved in Douglas County. The land values established by the county reflect typical trends in the area and the values are similar to the values established by comparable counties. All available information supports the values established by the county and that agricultural land is assessed at an acceptable relationship to the market for agricultural land.

2017 Agricultural Correlation for Douglas County

Assessment Practice Review

Annually, the Division conducts a comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices of the county to ensure that these produce uniform and proportion valuation of all property.

Since the county is fully influenced by non-agricultural uses, there are no qualified sales in the state sales file. However, the county continues to review and verify sales in an effort to have the most current information for each parcel.

The agricultural valuation procedure employed by Douglas County involves a sales review of selected sales from surrounding counties. The county then selects which sales to use in their valuation process. The county does review the sales that are used to establish values to ensure that they are not affected by outlier ratios. The valuation process consists of a market analysis to determine value. The county also conducts an assessment for all parcels that have a Special Valuation Application on file. Additionally, the county files a special value methodology annually with the Division.

The Division examined the county's inspection and review cycle for agricultural land and improvements. The county completed a land use study for 2017 for all agricultural land. The review work includes a review of the primary use of the parcel. Aerial imagery and on-site inspections are utilized to determine primary use of the parcel. Farm site and home site values are the same throughout the county and are routinely analyzed to ensure that they are at market value. These sites are costed using the same costing year as the other residential improvements in the county. The review of the inspection dates reveal that the county is in compliance with the six-year inspection requirement.

Equalization

The review of agricultural improvements and site acres indicate that these parcels are inspected and appraised using the same processes as used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory required level.

The analysis also supports that agricultural land is assessed at uniform portions of market values; assessed values are also comparable to the surrounding counties.

2017 Agricultural Correlation for Douglas County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	12	74.15	95.14	76.45	47.40	124.45
1	12	74.15	95.14	76.45	47.40	124.45
<u>Dry</u>						
County	94	70.42	74.45	71.73	20.46	103.79
1	94	70.42	74.45	71.73	20.46	103.79
<u>Grass</u>						
County	7	18.84	25.59	18.74	103.40	136.55
1	7	18.84	25.59	18.74	103.40	136.55
<u>ALL</u>						
10/01/2013 To 09/30/2016	150	70.99	74.34	70.37	23.99	105.64

Based on all of the information, the quality of assessment of the agricultural class complies with generally accepted mass appraisal standards.

Special Valuation Level of Value

Based on a review of all available information discussed in this report, the level of value for Special Valuation of agricultural land in Douglas County is 71%

2017 Opinions of the Property Tax Administrator for Douglas County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 14th day of April, 2017.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Douglas County

Residential Real Property - Current

Number of Sales	17846	Median	93.06
Total Sales Price	\$3,602,015,625	Mean	95.66
Total Adj. Sales Price	\$3,605,393,487	Wgt. Mean	93.25
Total Assessed Value	\$3,362,004,976	Average Assessed Value of the Base	\$149,576
Avg. Adj. Sales Price	\$202,028	Avg. Assessed Value	\$188,390

Confidence Interval - Current

95% Median C.I	93.01 to 93.21
95% Wgt. Mean C.I	93.05 to 93.44
95% Mean C.I	95.34 to 95.98
% of Value of the Class of all Real Property Value in the County	68.46
% of Records Sold in the Study Period	9.82
% of Value Sold in the Study Period	12.37

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	19,048	92	91.57
2015	16,800	94	94.20
2014	14,696	96	95.81
2013	12,175	96	96.28

2017 Commission Summary for Douglas County

Commercial Real Property - Current

Number of Sales	875	Median	95.17
Total Sales Price	\$953,755,346	Mean	103.94
Total Adj. Sales Price	\$984,262,837	Wgt. Mean	86.23
Total Assessed Value	\$848,687,001	Average Assessed Value of the Base	\$1,043,767
Avg. Adj. Sales Price	\$1,124,872	Avg. Assessed Value	\$969,928

Confidence Interval - Current

95% Median C.I	94.16 to 96.48
95% Wgt. Mean C.I	81.89 to 90.56
95% Mean C.I	97.24 to 110.64
% of Value of the Class of all Real Property Value in the County	30.24
% of Records Sold in the Study Period	7.61
% of Value Sold in the Study Period	7.07

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	1,174	97	96.63
2015	792	97	96.75
2014	682	96	96.24
2013	616	96	96.45

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RESIDENTIAL

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Number of Sales : 17,846
 Total Sales Price : 3,602,015,625
 Total Adj. Sales Price : 3,605,393,487
 Total Assessed Value : 3,362,004,976
 Avg. Adj. Sales Price : 202,028
 Avg. Assessed Value : 188,390

Median : 93
 WGT. MEAN : 93
 MEAN : 96

COV : 23.05
 STD : 22.05
 Avg. Abs. Dev : 10.44

95% Median C.I. : 93.01 to 93.21
 95% Wgt. Mean C.I. : 93.05 to 93.44
 95% Mean C.I. : 95.34 to 95.98

Date Range: 10/1/2014 To 9/30/2016 Posted on: 4/1/2017

MAX Sales Ratio : 894.62
 MIN Sales Ratio : 06.10

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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
01-OCT-14 To 31-DEC-14	1,714	97.65	101.02	97.52	11.96	103.59	44.85	347.29	96.98 to 98.24	190,166	185,443
01-JAN-15 To 31-MAR-15	1,484	96.98	99.67	96.99	11.16	102.76	61.99	454.74	96.41 to 97.43	192,869	187,010
01-APR-15 To 30-JUN-15	2,770	93.74	95.71	93.70	09.83	102.15	39.73	682.47	93.32 to 94.20	200,710	188,050
01-JUL-15 To 30-SEP-15	2,520	93.41	94.89	93.12	09.89	101.90	06.10	424.17	93.05 to 93.82	205,067	190,951
01-OCT-15 To 31-DEC-15	2,003	93.88	97.33	94.04	11.96	103.50	47.44	480.70	93.47 to 94.42	199,660	187,756
01-JAN-16 To 31-MAR-16	1,643	93.67	97.63	94.01	12.39	103.85	11.29	792.06	93.22 to 94.12	200,655	188,644
01-APR-16 To 30-JUN-16	2,929	90.47	92.06	90.50	10.63	101.72	41.67	894.62	90.18 to 90.83	208,936	189,080
01-JUL-16 To 30-SEP-16	2,783	90.37	92.33	90.62	10.88	101.89	35.25	469.76	89.99 to 90.78	208,023	188,503
Study Yrs											
01-OCT-14 To 30-SEP-15	8,488	94.78	97.23	94.82	10.70	102.54	06.10	682.47	94.52 to 95.01	198,504	188,215
01-NOV-14 To 30-SEP-16	9,358	91.85	94.24	91.87	11.46	102.58	11.29	894.62	91.64 to 92.06	205,225	188,549
Calendar Yrs											
01-JAN-15 To 31-DEC-15	8,777	94.07	96.51	94.14	10.64	102.52	06.10	682.47	93.86 to 94.32	200,396	188,651
ALL	17,846	93.06	95.66	93.25	11.22	102.58	06.10	894.62	93.01 to 93.21	202,028	188,390

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	4,119	92.42	97.50	92.35	19.05	105.58	06.10	894.62	91.79 to 93.05	134,645	124,345
02	543	98.11	114.14	91.61	39.85	124.59	33.90	475.05	94.64 to 102.81	49,463	45,315
03	3,826	93.34	94.77	93.45	08.62	101.41	26.65	217.07	93.06 to 93.71	247,195	230,990
04	3,895	93.04	94.69	93.71	08.50	101.05	59.48	345.36	93.00 to 93.35	165,886	155,446
05	2,760	93.01	93.79	93.42	05.83	100.40	65.22	404.19	92.95 to 93.28	287,496	268,571
06	2,703	93.01	93.74	93.13	06.30	100.65	60.75	216.15	92.95 to 93.21	236,238	220,013
ALL	17,846	93.06	95.66	93.25	11.22	102.58	06.10	894.62	93.01 to 93.21	202,028	188,390

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	17,846	93.06	95.66	93.25	11.22	102.58	06.10	894.62	93.01 to 93.21	202,028	188,390
06											
07											
ALL	17,846	93.06	95.66	93.25	11.22	102.58	06.10	894.62	93.01 to 93.21	202,028	188,390

**28 Douglas
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 4/1/2017

Number of Sales : 17,846
 Total Sales Price : 3,602,015,625
 Total Adj. Sales Price : 3,605,393,487
 Total Assessed Value : 3,362,004,976
 Avg. Adj. Sales Price : 202,028
 Avg. Assessed Value : 188,390

Median : 93
 WGT. MEAN : 93
 MEAN : 96
 COD : 11,22
 PRD : 102,58

COV : 23.05
 STD : 22.05
 Avg. Abs. Dev : 10.44
 MAX Sales Ratio : 894.62
 MIN Sales Ratio : 06.10

95% Median C.I. : 93.01 to 93.21
 95% WGT. Mean C.I. : 93.05 to 93.44
 95% Mean C.I. : 95.34 to 95.98

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SALE PRICE *		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	Low \$ Ranges											
Less Than	5,000	3	70.73	76.50	71.80	09.43	106.55	69.38	89.40	N/A	11,687	8,391
Less Than	15,000	62	200.57	242.09	226.85	59.71	106.72	42.77	894.62	162.65 to 250.46	10,926	24,787
Less Than	30,000	289	145.69	170.77	157.70	43.02	108.29	42.77	894.62	136.26 to 151.72	19,956	31,470
Ranges Excl. Low \$												
Greater Than	4,999	17,843	93.06	95.67	93.25	11.22	102.60	06.10	894.62	93.01 to 93.21	202,060	188,420
Greater Than	14,999	17,784	93.04	95.15	93.22	10.68	102.07	06.10	454.74	93.01 to 93.19	202,694	188,960
Greater Than	29,999	17,557	93.01	94.43	93.15	09.98	101.37	06.10	404.19	93.00 to 93.08	205,025	190,973
Incremental Ranges												
0	TO 4,999	3	70.73	76.50	71.80	09.43	106.55	69.38	89.40	N/A	11,687	8,391
5,000	TO 14,999	59	214.63	250.51	235.31	55.52	106.46	42.77	894.62	164.71 to 260.27	10,888	25,620
15,000	TO 29,999	227	137.50	151.30	148.49	31.97	101.89	51.43	454.74	129.42 to 146.27	22,422	33,295
30,000	TO 59,999	589	113.02	121.00	119.59	26.08	101.18	33.90	290.04	109.70 to 116.36	44,762	53,532
60,000	TO 99,999	1,536	94.73	97.65	97.18	18.02	100.48	35.25	404.19	93.58 to 95.75	81,126	78,840
100,000	TO 149,999	4,844	93.12	93.45	93.42	09.65	100.03	26.65	186.77	93.00 to 93.42	128,362	119,915
150,000	TO 249,999	6,158	92.92	93.07	93.06	07.37	100.01	42.60	170.02	92.72 to 93.00	189,955	176,776
250,000	TO 499,999	3,906	92.81	92.86	92.72	07.11	100.15	06.10	147.20	92.56 to 93.00	330,773	306,702
500,000	TO 999,999	486	91.36	92.14	92.07	08.66	100.08	45.14	141.64	90.42 to 92.51	640,773	589,953
1,000,000	TO +	38	90.00	87.79	85.89	10.84	102.21	53.64	131.18	85.79 to 93.56	1,413,322	1,213,931
ALL		17,846	93.06	95.66	93.25	11.22	102.58	06.10	894.62	93.01 to 93.21	202,028	188,390

RESIDENTIAL IMPROVED

PAID 2017 TERC R&O Statistics 2017 Values

Number of Sales :	4,119	Median :	92	COV :	35.18	95% Median C.I. :	91.79 to 93.05
Total Sales Price :	553,481,988	Wgt. Mean :	92	STD :	34.30	95% Wgt. Mean C.I. :	91.74 to 92.96
Total Adj. Sales Price :	554,601,188	Mean :	98	Avg. Abs. Dev :	17.61	95% Mean C.I. :	96.45 to 98.55
Total Assessed Value :	512,175,679						
Avg. Adj. Sales Price :	134,645	COD :	19.05	MAX Sales Ratio :	894.62		
Avg. Assessed Value :	124,345	PRD :	105.58	MIN Sales Ratio :	06.10		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Qtrrs											
10/01/2014 To 12/31/2014	371	97.49	104.99	97.85	21.53	107.30	44.85	335.22	95.87 to 99.50	118,221	115,674
01/01/2015 To 03/31/2015	367	97.48	102.87	97.45	18.17	105.56	61.99	454.74	95.19 to 99.59	125,332	122,138
04/01/2015 To 06/30/2015	661	93.44	97.83	93.22	17.19	104.95	48.06	682.47	91.91 to 95.42	137,057	127,759
07/01/2015 To 09/30/2015	574	93.39	95.99	92.26	16.15	104.04	06.10	259.06	91.79 to 94.56	138,718	127,979
10/01/2015 To 12/31/2015	469	92.75	99.06	93.82	20.32	105.59	47.44	480.70	91.15 to 94.75	133,174	124,945
01/01/2016 To 03/31/2016	344	93.94	100.00	93.17	21.11	107.33	11.29	792.06	91.75 to 96.22	136,966	127,523
04/01/2016 To 06/30/2016	711	87.80	93.62	86.17	20.15	106.18	41.67	894.62	86.80 to 88.92	138,767	122,352
07/01/2016 To 09/30/2016	622	88.97	92.77	89.28	17.30	103.91	35.25	289.24	87.50 to 90.37	138,781	123,903
Study Yrs											
10/01/2014 To 09/30/2015	1,973	94.86	99.58	94.45	18.04	105.43	06.10	682.47	94.09 to 95.80	131,817	124,505
10/01/2015 To 09/30/2016	2,146	90.15	95.59	90.49	19.73	105.64	11.29	894.62	89.36 to 90.96	137,244	124,197
Calendar Yrs											
01/01/2015 To 12/31/2015	2,071	93.84	98.49	93.78	17.88	105.02	06.10	682.47	93.09 to 94.76	134,560	126,187
VALUATION GROUPING											
01	4,119	92.42	97.50	92.35	19.05	105.58	06.10	894.62	91.79 to 93.05	134,645	124,345

28 - Douglas County

RESIDENTIAL IMPROVED

What If Stat Page: 2

RESIDENTIAL IMPROVED		Type : Qualified	
Number of Sales :	4,119	Median :	92
Total Sales Price :	553,481,988	Wgt. Mean :	92
Total Adj. Sales Price :	554,601,188	Mean :	98
Total Assessed Value :	512,175,679	Avg. Abs. Dev :	17.61
Avg. Adj. Sales Price :	134,645	COD :	19.05
Avg. Assessed Value :	124,345	PRD :	105.58
		MAX Sales Ratio :	894.62
		MIN Sales Ratio :	06.10

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
01	4,119	92.42	97.50	92.35	19.05	105.58	06.10	894.62	91.79 to 93.05	134,645	124,345
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
Less Than 5,000	1	69.38	69.38	69.38	100.00	100.00	69.38	69.38	N/A	4,700	3,261
Less Than 15,000	19	97.03	253.33	223.87	176.43	113.16	66.11	894.62	85.19 to 361.77	11,045	24,727
Less Than 30,000	87	163.71	197.31	192.05	54.48	108.03	51.43	894.62	138.07 to 202.46	20,444	37,339
Ranges Excl. Low \$											
Greater Than 4,999	4,118	92.43	97.50	92.35	19.05	105.58	06.10	894.62	91.79 to 93.06	134,676	124,374
Greater Than 15,000	4,100	92.42	96.78	92.30	18.29	104.85	06.10	454.74	91.77 to 93.05	135,217	124,806
Greater Than 30,000	4,032	92.13	95.34	92.06	16.94	103.56	06.10	290.04	91.52 to 92.84	137,109	126,222
Incremental Ranges											
0 TO 4,999	1	69.38	69.38	69.38	100.00	100.00	69.38	69.38	N/A	4,700	3,261
5,000 TO 14,999	18	97.81	263.55	227.41	183.17	115.89	66.11	894.62	85.19 to 361.77	11,398	25,920
15,000 TO 29,999	68	171.57	181.65	177.13	36.06	102.55	51.43	454.74	146.27 to 208.68	23,070	40,863
30,000 TO 59,999	372	122.47	129.19	127.56	24.96	101.28	47.48	290.04	116.47 to 127.56	45,564	58,119
60,000 TO 99,999	1,082	94.26	96.92	96.24	16.72	100.71	35.25	218.19	92.87 to 95.45	81,029	77,986
100,000 TO 149,999	1,399	88.66	89.48	89.45	14.04	100.03	41.67	167.80	87.72 to 89.60	121,857	108,997
150,000 TO 249,999	860	91.48	90.58	90.50	11.99	100.09	42.60	170.02	90.58 to 92.75	190,038	171,988
250,000 TO 499,999	294	89.37	88.67	88.69	10.20	99.98	06.10	130.89	88.08 to 90.95	326,735	289,787
500,000 TO 999,999	23	94.48	92.91	92.66	13.45	100.27	53.35	125.43	88.54 to 100.79	681,367	631,336
1,000,000 +	2	111.76	111.76	109.92	17.38	101.67	92.34	131.18	N/A	1,278,750	1,405,591

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	01	Total	Increase	0%

What IE

28 - Douglas County

2017 TERC R&O Statistics 2017 Values

What If Stat Page: 1

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	543	Median :	98	COV :	53.48	95% Median C.I. :	94.64 to 102.81
Total Sales Price :	26,830,455	Wgt. Mean :	92	STD :	61.04	95% Wgt. Mean C.I. :	88.73 to 94.50
Total Adj. Sales Price :	26,858,455	Mean :	114	Avg.Abs.Dev :	39.10	95% Mean C.I. :	109.01 to 119.27
Total Assessed Value :	24,606,077						
Avg. Adj. Sales Price :	49,463	COD :	39.85	MAX Sales Ratio :	475.05		
Avg. Assessed Value :	45,315	PRD :	124.59	MIN Sales Ratio :	33.90		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssgdValue	
Otrrs												
10/01/2014 To 12/31/2014	52	106.11	119.56	100.58	33.79	118.87	52.35	347.29	94.26 to 118.10	43,793	44,047	
01/01/2015 To 03/31/2015	48	99.32	112.43	98.58	31.02	114.05	64.79	226.62	86.77 to 123.62	49,706	48,998	
04/01/2015 To 06/30/2015	59	91.47	102.06	87.07	31.73	117.22	39.73	267.28	81.48 to 106.20	57,450	50,019	
07/01/2015 To 09/30/2015	71	85.80	104.46	83.15	45.44	125.63	33.90	424.17	76.09 to 98.52	56,694	47,141	
10/01/2015 To 12/31/2015	82	114.34	128.72	102.21	37.41	125.94	52.29	462.13	102.11 to 123.14	34,763	35,531	
01/01/2016 To 03/31/2016	71	105.94	130.44	102.41	48.75	127.34	45.30	475.05	93.96 to 124.03	41,894	42,906	
04/01/2016 To 06/30/2016	70	92.66	103.22	87.80	32.10	117.56	43.11	285.47	83.26 to 108.63	55,436	48,674	
07/01/2016 To 09/30/2016	90	89.62	109.85	84.70	45.80	129.69	40.23	469.76	81.28 to 100.43	56,387	47,762	
Study Yrs												
10/01/2014 To 09/30/2015	230	96.27	108.92	90.58	35.86	120.25	33.90	424.17	88.79 to 103.05	52,513	47,567	
10/01/2015 To 09/30/2016	313	100.00	117.98	92.46	42.37	127.60	40.23	475.05	94.75 to 107.05	47,222	43,660	
Calendar Yrs												
01/01/2015 To 12/31/2015	260	98.62	113.04	91.40	37.99	123.68	33.90	462.13	94.52 to 105.46	48,659	44,475	
VALUATION GROUPING												
02	543	98.11	114.14	91.61	39.85	124.59	33.90	475.05	94.64 to 102.81	49,463	45,315	

28 - Douglas COUNTY

PAD 2017 TERC RAO Statistics 2017 Values

What IF Stat Page: 2

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	543	Median :	98	COV :	53.48	95% Median C.I. :	94.64 to 102.81
Total Sales Price :	26,830,455	Wgt. Mean :	92	STD :	61.04	95% Wgt. Mean C.I. :	88.73 to 94.50
Total Adj. Sales Price :	26,858,455	Mean :	114	Avg.Abs.Dev :	39.10	95% Mean C.I. :	109.01 to 119.27
Total Assessed Value :	24,606,077						
Avg. Adj. Sales Price :	49,463	COD :	39.85	MAX Sales Ratio :	475.05		
Avg. Assessed Value :	45,315	PRD :	124.59	MIN Sales Ratio :	33.90		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	543	98.11	114.14	91.61	39.85	124.59	33.90	475.05	94.64 to 102.81	49,463	45,315
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000	1	70.73	70.73	70.73		100.00	70.73	70.73	N/A	28,010	19,812
Less Than 15,000	40	234.11	250.42	235.24	33.38	106.45	70.73	475.05	187.92 to 273.22	11,248	26,449
Less Than 30,000	196	142.75	160.17	145.90	35.06	109.78	70.73	475.05	134.00 to 150.66	19,904	29,040
Ranges Excl. Low \$											
Greater Than 4,999	542	98.16	114.22	91.64	39.85	124.64	33.90	475.05	94.64 to 102.80	49,503	45,362
Greater Than 15,000	503	94.75	103.30	89.17	31.55	115.85	33.90	475.05	90.60 to 98.70	52,502	46,815
Greater Than 30,000	347	82.33	88.14	82.39	25.63	106.98	33.90	203.91	79.88 to 86.16	66,159	54,508
Incremental Ranges											
0 TO 4,999	1	70.73	70.73	70.73		100.00	70.73	70.73	N/A	28,010	19,812
5,000 TO 14,999	39	239.41	255.03	246.17	31.67	103.60	134.00	475.05	187.92 to 285.47	10,813	26,619
15,000 TO 29,999	156	129.64	137.03	134.26	25.21	102.06	73.99	316.47	121.01 to 137.46	22,125	29,705
30,000 TO 59,999	171	98.52	100.88	98.81	22.87	102.09	33.90	203.91	94.72 to 105.32	42,119	41,617
60,000 TO 99,999	133	75.45	77.68	77.00	19.71	100.88	40.23	170.10	72.69 to 79.31	77,090	59,361
100,000 TO 149,999	36	67.55	68.06	68.11	15.07	99.93	44.82	104.70	62.21 to 71.82	116,618	79,431
150,000 TO 249,999	6	74.84	76.90	76.85	09.71	100.07	64.79	100.00	64.79 to 100.00	165,608	127,272
250,000 TO 499,999											
500,000 TO 999,999	1	90.19	90.19	90.19		100.00	90.19	90.19	N/A	310,000	279,585
1,000,000 +											

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	02	Total	Increase	0%

What IE

**28 Douglas
COMMERCIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 4/11/2017

Number of Sales : 875
 Total Sales Price : 953,755,346
 Total Adj. Sales Price : 984,262,837
 Total Assessed Value : 848,687,001
 Avg. Adj. Sales Price : 1,124,872
 Avg. Assessed Value : 969,928

MEDIAN : 95
 WGT. MEAN : 86
 MEAN : 104
 COD : 28.74
 PRD : 120.54
 MAX Sales Ratio : 2749.09
 MIN Sales Ratio : 10.87

COV : 97.23
 STD : 101.06
 Avg. Abs. Dev : 27.35
 95% Median C.I. : 94.16 to 96.48
 95% Wgt. Mean C.I. : 81.89 to 90.56
 95% Mean C.I. : 97.24 to 110.64

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01-OCT-13 To 31-DEC-13	53	99.85	109.58	78.14	28.77	140.24	25.62	324.51	95.15 to 102.62	1,424,668	1,113,285
01-JAN-14 To 31-MAR-14	56	97.14	136.73	86.99	60.32	157.18	10.87	561.28	92.47 to 106.06	1,521,395	1,323,489
APR-14 To 30-JUN-14	63	95.93	103.50	98.05	25.75	105.56	27.13	318.63	91.24 to 99.76	1,348,434	1,322,189
01-JUL-14 To 30-SEP-14	69	99.41	147.46	113.87	63.79	129.50	37.43	2749.09	96.68 to 101.09	934,308	1,063,938
01-OCT-14 To 31-DEC-14	79	94.16	97.57	82.12	19.91	118.81	28.61	210.03	91.53 to 97.86	1,439,869	1,182,373
01-JAN-15 To 31-MAR-15	54	97.98	105.56	95.41	22.04	110.64	53.43	242.82	93.74 to 108.52	534,049	509,542
01-APR-15 To 30-JUN-15	83	94.64	98.61	87.53	22.04	112.66	45.69	258.72	90.90 to 100.03	906,032	793,068
01-JUL-15 To 30-SEP-15	94	93.17	95.88	84.78	20.85	113.09	24.47	213.31	88.72 to 96.78	1,341,067	1,136,978
01-OCT-15 To 31-DEC-15	72	97.49	100.87	80.24	22.52	125.71	38.19	229.02	94.46 to 102.08	1,014,050	813,632
01-JAN-16 To 31-MAR-16	80	92.80	95.94	87.57	21.68	109.56	52.25	224.60	85.94 to 97.60	709,839	621,576
01-APR-16 To 30-JUN-16	89	88.69	89.35	77.46	20.45	115.35	37.91	236.24	81.67 to 94.42	1,135,926	879,934
01-JUL-16 To 30-SEP-16	83	89.02	87.84	79.09	23.66	111.06	23.99	232.05	78.55 to 94.55	1,197,508	947,143
Study Yrs											
01-OCT-13 To 30-SEP-14	241	98.56	125.14	93.46	45.28	133.90	10.87	2749.09	96.53 to 99.96	1,286,822	1,202,610
01-OCT-14 To 30-SEP-15	310	94.53	98.73	85.39	21.72	115.62	24.47	258.72	93.16 to 97.00	1,109,191	947,172
01-OCT-15 To 30-SEP-16	324	92.64	93.15	80.30	22.20	116.00	23.99	236.24	89.86 to 95.12	1,019,412	818,625
Calendar Yrs											
01-JAN-14 To 31-DEC-14	267	96.94	120.07	93.07	41.51	129.01	10.87	2749.09	94.94 to 98.87	1,304,743	1,214,354
01-JAN-15 To 31-DEC-15	303	95.84	99.54	85.38	22.30	116.58	24.47	258.72	93.82 to 98.71	1,000,367	854,117
ALL	875	95.17	103.94	86.23	28.74	120.54	10.87	2749.09	94.16 to 96.48	1,124,872	969,928

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	875	95.17	103.94	86.23	28.74	120.54	10.87	2749.09	94.16 to 96.48	1,124,872	969,928
ALL	875	95.17	103.94	86.23	28.74	120.54	10.87	2749.09	94.16 to 96.48	1,124,872	969,928

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	197	100.03	105.41	98.23	25.13	107.31	24.47	258.72	94.59 to 106.32	134,270	131,894
03	534	94.60	104.66	84.56	31.91	123.77	10.87	2749.09	92.80 to 96.07	1,508,838	1,275,881
04	144	95.12	99.25	92.96	20.36	106.77	27.13	290.60	93.45 to 96.78	1,056,197	981,830
ALL	875	95.17	103.94	86.23	28.74	120.54	10.87	2749.09	94.16 to 96.48	1,124,872	969,928

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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	1	115.25	115.25	115.25	00.00	100.00	115.25	115.25	N/A	2,950	3,400
Less Than 15,000	5	115.25	144.22	149.04	44.75	96.77	84.70	297.28	N/A	8,172	12,179
Less Than 30,000	16	123.25	146.84	148.64	47.06	98.79	59.75	297.28	84.70 to 227.92	16,864	25,067
Ranges Excl. Low \$											
Greater Than 4,999	874	95.16	103.92	86.23	28.75	120.51	10.87	2749.09	94.15 to 96.48	1,126,155	971,034
Greater Than 14,999	870	95.16	103.71	86.22	28.57	120.29	10.87	2749.09	94.15 to 96.48	1,131,290	975,432
Greater Than 29,999	859	95.12	103.14	86.21	28.01	119.64	10.87	2749.09	94.12 to 96.26	1,145,510	987,527
Incremental Ranges											
0 TO 4,999	1	115.25	115.25	115.25	00.00	100.00	115.25	115.25	N/A	2,950	3,400
5,000 TO 14,999	4	111.94	151.46	151.67	57.60	99.86	84.70	297.28	N/A	9,477	14,374
15,000 TO 29,999	11	130.09	148.02	148.57	45.79	99.63	59.75	232.05	61.95 to 230.23	20,814	30,925
30,000 TO 59,999	39	99.54	122.94	119.58	41.99	102.81	59.56	316.03	92.07 to 137.21	45,857	54,837
60,000 TO 99,999	74	111.13	126.64	125.82	35.40	100.65	51.75	553.51	99.96 to 123.22	79,009	99,411
100,000 TO 149,999	116	94.53	97.75	97.50	21.62	100.26	24.47	213.31	92.80 to 100.00	122,929	119,855
150,000 TO 249,999	161	95.27	114.61	116.47	38.48	98.40	36.14	2749.09	91.35 to 98.90	192,215	223,882
250,000 TO 499,999	154	94.07	95.62	95.51	22.47	100.12	10.87	324.51	91.01 to 96.66	353,955	338,074
500,000 TO 999,999	119	95.93	102.38	102.25	25.17	100.13	29.94	561.28	93.37 to 98.68	708,908	724,893
1,000,000 +	196	92.05	90.45	82.11	20.17	110.16	23.99	352.32	86.51 to 94.42	4,042,257	3,318,964
ALL	875	95.17	103.94	86.23	28.74	120.54	10.87	2749.09	94.16 to 96.48	1,124,872	969,928

28 Douglas
COMMERCIAL

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RANGE	COUNT	MEDIAN	MEAN	WGT MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	211	102.08	127.92	154.18	45.96	82.97	24.47	2749.09	95%_Median_C.I. : 94.16 to 96.48	162,404	250,402
101	1	60.91	60.91	60.91	00.00	100.00	60.91	60.91	95% Wgt. Mean C.I. : 81.89 to 90.56	750,000	456,800
116	46	93.52	96.92	90.60	19.48	106.98	55.39	171.73	95% Mean C.I. : 97.24 to 110.64	247,983	224,679
8	81	91.48	88.80	83.31	13.22	106.59	55.41	140.60		2,818,132	2,347,804
125	3	96.09	92.52	92.29	06.42	100.25	81.48	100.00		292,500	289,937
149	1	114.91	114.91	114.91	00.00	100.00	114.91	114.91		299,000	343,578
161	2	18.25	18.25	15.26	40.44	119.59	10.87	25.62		195,834	29,893
210	32	96.22	94.38	87.58	09.88	107.76	56.02	141.45		1,213,302	1,062,670
212	1	91.01	91.01	91.01	00.00	100.00	91.01	91.01		290,000	283,926
304	1	98.83	98.83	98.83	00.00	100.00	98.83	98.83		480,000	474,396
309	3	90.90	106.93	105.80	25.79	101.07	79.78	150.11		71,000	75,120
313	4	77.43	79.93	76.84	15.30	104.02	66.09	98.79		8,899,406	6,838,358
319	2	103.20	103.20	103.72	03.66	99.50	99.42	106.98		2,357,174	2,444,908
325	30	86.42	95.03	85.34	35.52	111.35	37.91	236.24		270,067	230,475
326	4	78.04	78.82	87.29	15.57	90.30	61.95	97.24		77,750	67,865
328	3	82.08	79.82	81.04	12.56	98.49	63.22	94.15		70,000	56,726
332	1	75.61	75.61	75.61	00.00	100.00	75.61	75.61		21,001,512	15,879,000
333	5	91.95	131.85	97.22	44.10	135.62	90.73	290.60		1,453,475	1,413,094
334	10	100.68	127.29	99.61	30.00	127.79	95.72	316.03		1,137,855	1,133,463
336	1	94.39	94.39	94.39	00.00	100.00	94.39	94.39		82,000	77,400
340	3	89.62	98.86	79.98	19.71	123.61	77.00	129.97		2,248,333	1,798,118
343	7	93.19	93.82	87.35	09.69	107.41	69.28	119.96		3,991,032	3,486,084
344	2	82.67	82.67	79.46	19.61	104.04	66.46	98.87		1,795,000	1,426,382
345	1	95.23	92.84	85.39	18.26	108.72	23.99	253.65		1,601,173	1,367,174
349	5	92.12	92.12	92.12	00.00	100.00	92.12	92.12		402,500	370,780
350	11	83.03	106.62	91.83	55.33	116.11	51.01	229.02		704,091	646,601
351	1	60.77	60.77	60.77	00.00	100.00	60.77	60.77		1,175,570	976,099
353	57	95.12	95.73	74.51	20.19	128.48	44.61	230.23		10,069,215	6,119,111
382	2	94.23	94.23	94.23	01.71	99.03	92.62	95.84		754,607	562,227
384	2	78.37	78.37	76.61	11.45	102.30	69.40	87.33		762,500	725,550
386	6	48.65	59.78	58.23	47.87	102.66	29.94	109.20		125,500	96,150
387	2	72.96	72.96	74.61	11.32	102.66	64.70	81.22		1,866,250	1,086,800
406	96	92.00	105.07	89.94	34.49	97.79	67.13	151.07		1,250,000	932,665
407	14	94.79	97.34	95.01	10.33	116.82	71.38	154.08		501,859	451,349
408	1	99.72	99.72	99.72	00.00	100.00	99.72	99.72		2,592,367	2,462,979
410	4	91.03	88.03	91.20	15.52	96.52	62.05	108.00		150,000	149,574
412	27	98.42	98.86	98.93	09.53	99.93	62.41	138.28		664,125	605,699
										1,759,610	1,740,727

28 Douglas

COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

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 95% Mean C.I. : 97.24 to 110.64

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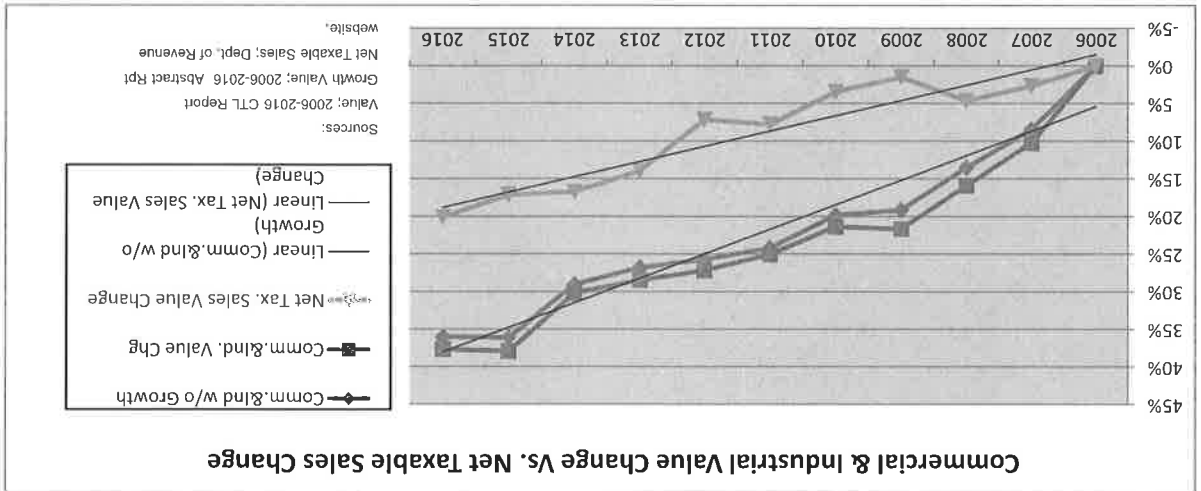
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418	1	39.84	39.84	39.84	00.00	100.00	39.84	39.84	39.84	N/A	15,251,327	6,076,071
419	10	99.68	90.44	89.59	18.05	100.95	60.41	113.34	60.57 to 111.09	N/A	900,000	806,305
423	1	77.60	77.60	77.60	00.00	100.00	77.60	77.60	N/A	N/A	1,338,000	1,038,300
426	3	95.55	80.42	56.69	19.52	141.86	44.89	100.83	N/A	N/A	1,231,667	698,243
434	3	96.09	103.38	101.03	07.85	102.33	95.71	118.34	N/A	N/A	216,667	218,888
435	1	221.61	221.61	221.61	00.00	100.00	221.61	221.61	N/A	N/A	235,000	520,790
442	1	119.63	119.63	119.63	00.00	100.00	119.63	119.63	N/A	N/A	400,000	478,500
444	11	96.13	101.64	94.25	10.36	107.84	77.95	152.44	91.52 to 114.50	N/A	243,000	229,016
446	2	120.08	120.08	106.21	22.54	113.06	93.01	147.14	N/A	N/A	205,000	217,739
447	5	95.93	88.94	64.44	24.96	138.02	29.82	134.38	N/A	N/A	5,046,852	3,252,227
450	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	N/A	9,100,000	9,100,000
456	1	86.02	86.02	86.02	00.00	100.00	86.02	86.02	N/A	N/A	1,727,000	1,485,613
477	1	156.70	156.70	156.70	00.00	100.00	156.70	156.70	N/A	N/A	70,000	109,690
529	3	106.11	106.23	104.26	11.13	101.89	88.57	124.00	N/A	N/A	90,000	93,833
577	8	109.56	131.23	126.96	43.52	103.36	62.33	242.82	62.33 to 242.82	N/A	173,781	220,632
588	3	86.79	84.43	81.73	06.39	103.30	74.92	91.58	N/A	N/A	6,775,000	5,537,505
595	4	82.50	119.61	76.98	76.87	155.38	49.74	263.69	N/A	N/A	4,327,564	3,331,528
718	1	142.33	142.33	142.33	00.00	100.00	142.33	142.33	N/A	N/A	625,000	889,570
ALL	875	95.17	103.94	86.23	28.74	120.54	10.87	2749.09	94.16 to 96.48	N/A	1,124,872	969,928

County Number	28
County Name	Douglas

Year	Cumulative Change	Value	Ann %chg
2006	-	-	-
2007	10.24%	8.44%	2.65%
2008	15.93%	13.53%	1.93%
2009	21.67%	19.13%	1.93%
2010	21.35%	19.82%	1.93%
2011	25.08%	24.20%	2.65%
2012	27.21%	25.73%	2.65%
2013	28.49%	26.79%	2.65%
2014	30.24%	29.08%	2.65%
2015	37.96%	36.11%	2.65%
2016	37.68%	36.04%	1.88%

Year	Value	Growth	% Growth	Value	Ann.%chg	Net Taxable	% Chg Net
2006	\$ 8,379,037,890	\$ 151,738,800	1.81%	\$ 8,227,299,090	-	\$ 7,619,797,995	-
2007	\$ 9,237,086,214	\$ 150,671,128	1.63%	\$ 9,086,415,086	8.44%	\$ 7,821,472,067	2.65%
2008	\$ 9,713,651,165	\$ 200,518,349	2.06%	\$ 9,513,132,816	2.99%	\$ 7,972,759,468	1.93%
2009	\$ 10,194,506,710	\$ 212,666,141	2.09%	\$ 9,981,840,569	2.76%	\$ 7,734,353,333	-2.99%
2010	\$ 10,167,981,076	\$ 128,535,711	1.26%	\$ 10,039,445,365	-1.52%	\$ 7,884,002,093	1.93%
2011	\$ 10,480,161,220	\$ 73,430,620	0.70%	\$ 10,406,730,600	2.35%	\$ 8,213,178,329	4.18%
2012	\$ 10,659,051,460	\$ 124,091,280	1.16%	\$ 10,534,960,180	0.52%	\$ 8,165,469,737	-0.58%
2013	\$ 10,766,152,275	\$ 142,130,900	1.32%	\$ 10,624,021,375	-0.33%	\$ 8,682,183,671	6.33%
2014	\$ 10,913,051,020	\$ 97,071,400	0.89%	\$ 10,815,979,620	0.46%	\$ 8,897,828,252	2.48%
2015	\$ 11,559,524,765	\$ 155,055,920	1.34%	\$ 11,404,468,845	4.50%	\$ 8,925,844,832	0.31%
2016	\$ 11,536,581,930	\$ 137,451,664	1.19%	\$ 11,399,130,266	-1.39%	\$ 9,152,772,862	-2.54%
Average					1.88%		1.77%



PAID 2017 R&O Statistics 2017 Values

Type : Qualified

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Number of Sales :	875	Median :	95	COV :	97.23	95% Median C.I. :	94.16 to 96.48
Total Sales Price :	953,755,346	Wgt. Mean :	86	STD :	101.06	95% Wgt. Mean C.I. :	81.89 to 90.56
Total Adj. Sales Price :	984,262,837	Mean :	104	Avg. Abs. Dev :	27.35	95% Mean C.I. :	97.24 to 110.64
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Printed : 04/13/2017

OCCUPANCY SERIES

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
Blank	293	98.27	120.36	105.80	41.36	113.76	24.47	2749.09	95.72 to 102.04	419,647	444,000
01	107	97.70	95.60	83.43	16.93	114.59	29.82	230.23	92.74 to 99.42	1,276,156	1,064,716
02	146	95.13	92.95	84.54	17.90	109.95	23.99	253.65	91.17 to 97.82	1,888,902	1,596,800
03	132	91.87	99.53	88.76	30.12	112.13	27.13	553.51	87.43 to 95.13	847,990	752,649
04	10	80.86	95.78	75.86	40.66	126.26	49.74	263.69	60.77 to 102.36	5,129,447	3,891,046
05	31	98.13	100.67	88.21	23.91	114.13	28.61	229.02	91.52 to 107.44	645,798	569,688
07	19	99.96	109.01	83.00	41.53	131.34	10.87	242.82	68.06 to 119.63	377,075	312,963
08	132	91.76	91.48	83.64	15.55	109.37	55.39	171.73	88.59 to 94.19	1,841,139	1,539,845
09	1	39.84	39.84	39.84		100.00	39.84	39.84	N/A	15,251,327	6,076,071
10	4	120.51	119.37	118.39	28.24	100.83	79.78	156.70	N/A	70,750	83,762
ALL											
10/01/2013 To 09/30/2016	875	95.17	103.94	86.23	28.74	120.54	10.87	2749.09	94.16 to 96.48	1,124,872	969,928

Type : Qualified

Number of Sales :	150	Median :	71	COV :	38.94	95% Median C.I. :	67.33 to 74.79
Total Sales Price :	122,365,468	Wgt. Mean :	70	STD :	28.95	95% Wgt. Mean C.I. :	67.88 to 72.86
Total Adj. Sales Price :	124,145,467	Mean :	74	Avg.Abs.Dev :	17.03	95% Mean C.I. :	69.71 to 78.97
Total Assessed Value :	87,359,062						
Avg. Adj. Sales Price :	827,636	COD :	23.99	MAX Sales Ratio :	311.55		
Avg. Assessed Value :	582,394	PRD :	105.64	MIN Sales Ratio :	01.34		

Printed : 04/13/2017

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
Qrttrs											
10/01/2013 To 12/31/2013	17	60.16	66.21	65.01	15.81	101.85	51.96	96.71	57.16 to 77.14	902,982	587,031
01/01/2014 To 03/31/2014	9	76.27	75.42	76.15	10.44	99.04	51.72	89.55	68.79 to 88.07	783,163	596,383
04/01/2014 To 06/30/2014	19	79.69	79.68	78.08	21.55	102.05	50.90	138.53	59.73 to 95.85	946,089	738,698
07/01/2014 To 09/30/2014	4	60.67	80.68	70.66	35.55	114.18	58.28	143.09	N/A	674,583	476,672
10/01/2014 To 12/31/2014	21	64.47	65.12	64.75	11.31	100.57	45.69	88.26	60.10 to 69.21	744,791	482,234
01/01/2015 To 03/31/2015	12	73.29	68.69	69.59	29.38	98.71	08.70	105.47	47.36 to 95.14	641,462	446,367
04/01/2015 To 06/30/2015	20	75.45	71.88	66.69	25.57	107.78	01.93	111.74	61.32 to 85.91	637,374	425,063
07/01/2015 To 09/30/2015	7	86.04	84.55	78.87	14.62	107.20	63.79	110.67	63.79 to 110.67	536,943	423,494
10/01/2015 To 12/31/2015	13	65.99	71.22	68.63	20.50	103.77	48.33	139.91	60.31 to 82.43	706,037	484,527
01/01/2016 To 03/31/2016	14	72.41	73.34	68.43	16.83	107.18	49.55	112.96	59.84 to 83.53	1,321,751	904,428
04/01/2016 To 06/30/2016	8	77.31	73.92	73.20	27.51	100.98	01.34	118.61	01.34 to 118.61	1,068,397	782,087
07/01/2016 To 09/30/2016	6	89.66	124.02	78.10	57.55	158.80	57.50	311.55	57.50 to 311.55	832,983	650,594
Study Yrs											
10/01/2013 To 09/30/2014	49	71.50	74.31	72.64	20.60	102.30	50.90	143.09	61.41 to 77.70	879,044	638,549
01/01/2014 To 09/30/2015	60	69.23	70.36	67.64	22.71	104.02	01.93	111.74	63.79 to 77.32	664,071	449,151
10/01/2015 To 09/30/2016	41	71.65	80.20	70.63	30.10	113.55	01.34	311.55	65.37 to 82.40	1,005,562	710,271
Calendar Yrs											
01/01/2014 To 12/31/2014	53	69.06	73.27	72.50	19.39	101.06	45.69	143.09	62.41 to 75.90	818,172	593,138
01/01/2015 To 12/31/2015	52	71.65	72.69	69.26	25.51	104.95	01.93	139.91	64.98 to 81.42	641,963	444,634
AREA (MARKET)											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
1	150	70.99	74.34	70.37	23.99	105.64	01.34	311.55	67.33 to 74.79	827,636	582,394

12-Miles Comparable Sales with What-If Values

Type : Qualified

Number of Sales : 150
 Median : 71
 COV : 38.94
 95% Median C.I. : 67.33 to 74.79
 Total Sales Price : 122,365,468
 Wgt. Mean : 70
 STD : 28.95
 95% Wgt. Mean C.I. : 67.88 to 72.86
 Total Adj. Sales Price : 124,145,467
 Mean : 74
 Avg.Abs.Dev : 17.03
 95% Mean C.I. : 69.71 to 78.97
 Total Assessed Value : 87,359,062
 Avg. Adj. Sales Price : 827,636
 COD : 23.99
 MAX Sales Ratio : 311.55
 Avg. Assessed Value : 582,394
 PRD : 105.64
 MIN Sales Ratio : 01.34
 Printed : 04/13/2017

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	4	67.18	79.99	71.37	41.83	112.08	45.69	139.91	N/A	987,080	704,451
1	4	67.18	79.99	71.37	41.83	112.08	45.69	139.91	N/A	987,080	704,451
<u>Dry</u>											
County	52	68.45	73.37	69.88	21.40	104.99	45.06	138.53	61.41 to 75.90	836,312	584,419
1	52	68.45	73.37	69.88	21.40	104.99	45.06	138.53	61.41 to 75.90	836,312	584,419
<u>Grass</u>											
County	4	10.39	18.05	12.36	157.94	146.04	01.34	50.08	N/A	551,979	68,228
1	4	10.39	18.05	12.36	157.94	146.04	01.34	50.08	N/A	551,979	68,228
<u>ALL</u>											
10/01/2013 To 09/30/2016	150	70.99	74.34	70.37	23.99	105.64	01.34	311.55	67.33 to 74.79	827,636	582,394
<u>80%MLU By Market Area</u>											
<u>Irrigated</u>											
County	12	74.15	95.14	76.45	47.40	124.45	45.69	311.55	58.08 to 89.16	783,950	599,319
1	12	74.15	95.14	76.45	47.40	124.45	45.69	311.55	58.08 to 89.16	783,950	599,319
<u>Dry</u>											
County	94	70.42	74.45	71.73	20.46	103.79	45.06	143.09	64.47 to 75.90	838,535	601,488
1	94	70.42	74.45	71.73	20.46	103.79	45.06	143.09	64.47 to 75.90	838,535	601,488
<u>Grass</u>											
County	7	18.84	25.59	18.74	103.40	136.55	01.34	50.08	01.34 to 50.08	445,559	83,503
1	7	18.84	25.59	18.74	103.40	136.55	01.34	50.08	01.34 to 50.08	445,559	83,503
<u>ALL</u>											
10/01/2013 To 09/30/2016	150	70.99	74.34	70.37	23.99	105.64	01.34	311.55	67.33 to 74.79	827,636	582,394

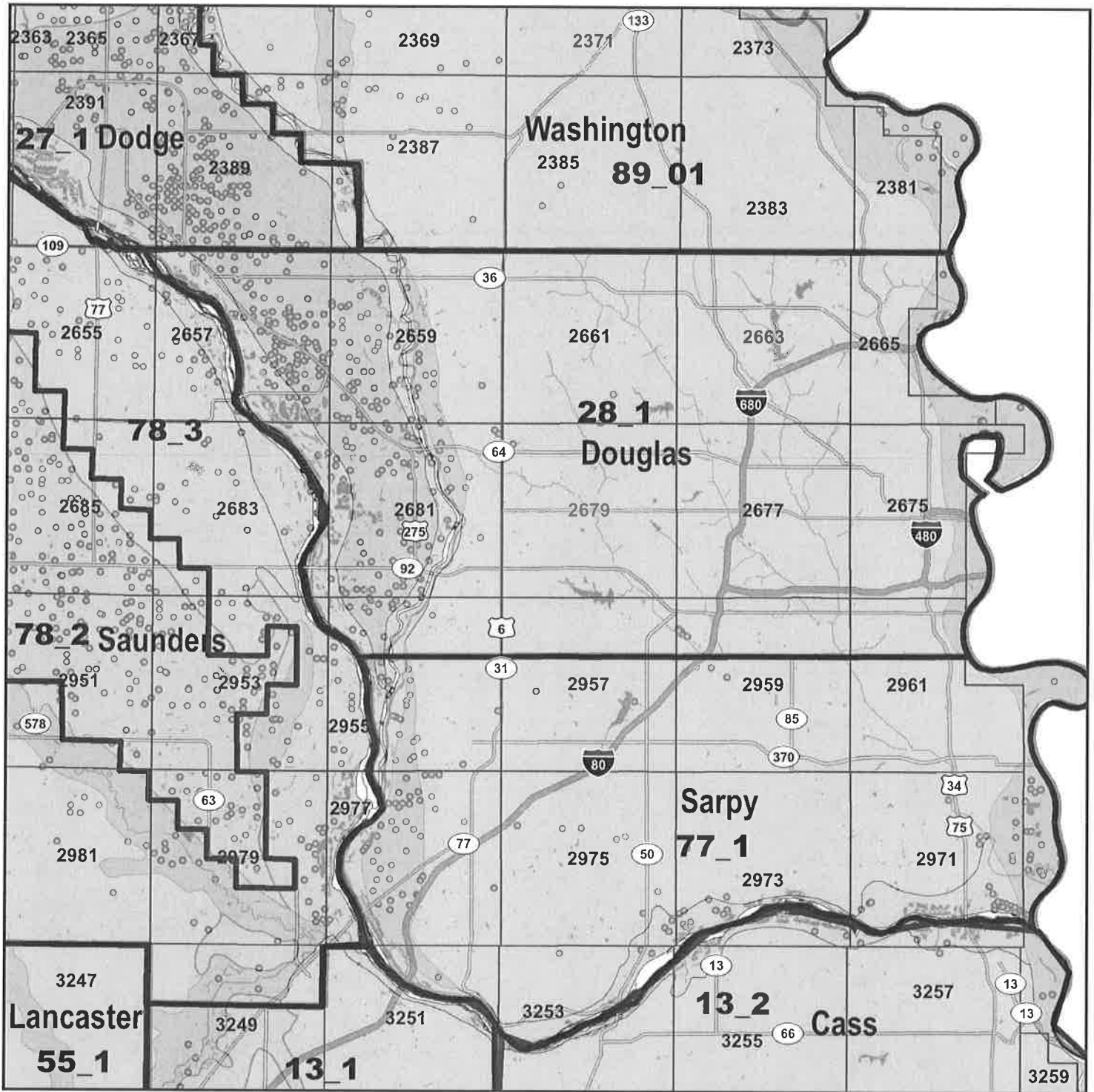
Douglas County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Douglas	1	6400	6250	6100	5750	5400	5000	4600	4300	5727
Burt	1	6646	6685	5899	5895	4695	5030	4450	3106	5418
Cass	1	6340	6130	4768	5565	3680	4900	3649	4248	5100
Otoe	8000	5600	5600	5500	5500	5000	5000	4200	4200	5215
Sarpy	1	6510	6310	5980	5830	5628	4925	4605	4335	5868
Saunders	1	6320	6104	5844	5455	5270	4466	3910	3670	5152
Saunders	3	6930	6691	6453	5910	5740	5016	4516	4060	6083
Washington	1	6720	6690	6095	5905	5655	5565	4470	3470	5785














County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Douglas	1	6200	5800	5400	5100	4900	4400	4100	3875	5069
Burt	1	6764	6515	5544	5790	4835	4875	4425	3004	5307
Cass	1	5253	5099	4979	4600	4147	4304	3997	3775	4611
Otoe	8000	4600	4600	4350	4300	4200	4200	3600	3200	4244
Sarpy	1	5730	5557	5215	5055	4885	4315	4015	3795	5030
Saunders	1	5834	5605	5400	4858	4655	3917	3506	3253	4404
Saunders	3	5883	5656	5438	5036	4821	4100	3708	3492	4831
Washington	1	6690	6655	6065	5845	5625	5530	4435	3405	5753

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Douglas	1	2400	2325	2250	2200	2100	2050	1975	1925	2108
Burt	1	2470	2380	1860	1965	1873	1830	1765	1581	1863
Cass	1	2420	2368	2267	2200	1958	2084	1870	1615	2035
Otoe	8000	2290	2250	2180	2160	2030	2000	1750	1550	1999
Sarpy	1	2700	2650	2565	2510	2421	2195	2053	1900	2319
Saunders	1	1923	2602	2067	2501	2036	2223	1727	2105	2003
Saunders	3	1901	2607	1962	2501	2171	2256	1661	2119	2131
Washington	1	2470	2294	1940	1875	1815	1782	1721	1624	1903

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



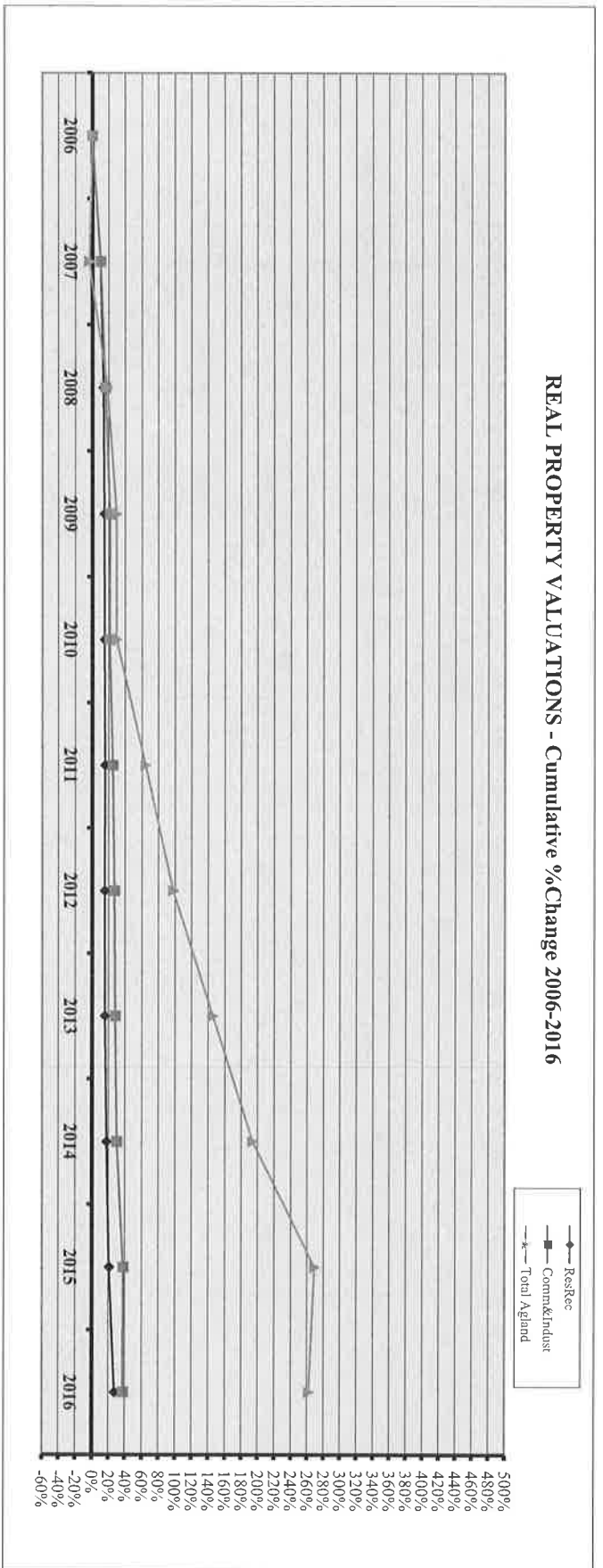
Legend

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

Douglas County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



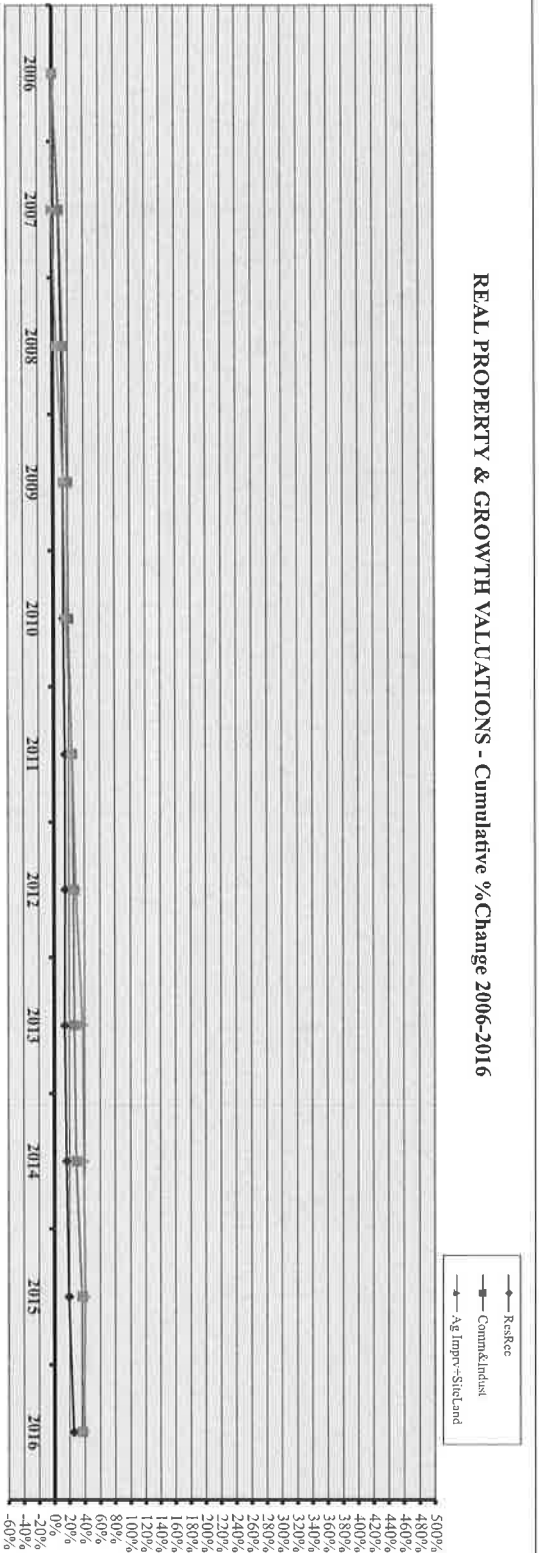
Tax Year	Residential & Recreational ⁽¹⁾			Commercial & Industrial ⁽¹⁾			Total Agricultural Land ⁽¹⁾				
	Value	Amnt Value Chg	Ann. %chg	Value	Amnt Value Chg	Ann. %chg	Value	Amnt Value Chg	Ann. %chg		
2006	20,346,453,520	--	--	8,379,037,890	--	--	94,483,320	--	--		
2007	22,417,078,212	2,070,624,692	10.18%	9,237,086,214	858,048,324	10.24%	91,057,850	-3,425,470	-3.63%		
2008	23,156,791,475	739,713,263	3.30%	9,713,651,165	476,564,951	5.16%	112,032,960	20,975,110	23.03%		
2009	23,353,118,230	196,326,755	0.85%	10,194,506,710	480,855,545	4.95%	122,339,830	10,306,870	9.20%		
2010	23,357,958,765	4,840,535	0.02%	10,167,981,076	-26,525,634	-0.26%	122,567,670	227,840	0.19%		
2011	23,561,524,665	203,565,900	0.87%	10,480,161,220	312,180,144	3.07%	155,326,940	32,759,270	26.73%		
2012	23,521,427,240	-40,097,425	-0.17%	10,659,051,460	178,890,240	1.71%	187,042,400	31,715,460	20.42%		
2013	23,557,998,585	36,571,345	0.16%	10,766,152,275	107,100,815	1.00%	232,090,335	45,047,935	24.08%		
2014	23,965,713,535	407,714,950	1.73%	10,913,051,020	146,898,745	1.36%	277,828,465	45,738,130	19.71%		
2015	24,603,062,715	637,349,180	2.66%	11,559,524,765	646,473,745	5.92%	348,919,630	71,091,165	25.59%		
2016	25,934,559,760	1,331,497,045	5.41%	11,536,581,930	-22,942,835	-0.20%	342,296,320	-6,623,310	-1.90%		
Rate Annual %chg: Residential & Recreational			2.46%	Commercial & Industrial			3.25%	Agricultural Land			13.74%

Cnty# **28**
 County **DOUGLAS**

CHART 1 EXHIBIT 28B Page 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland. excludes farm site land.
 Source: 2006 - 2016 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2006-2016

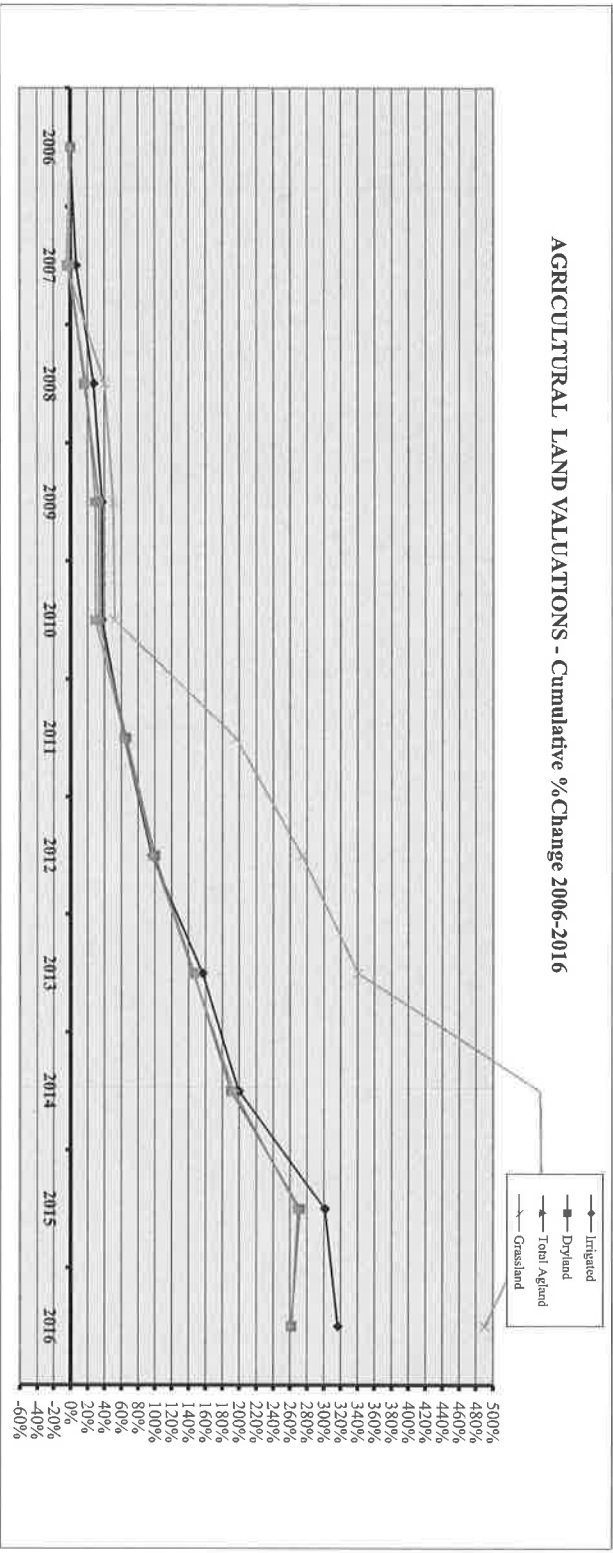


Tax Year	Residential & Recreational ⁽¹⁾					Commercial & Industrial ⁽¹⁾				
	Value	Growth Value	% growth of value	Exclud. Growth Value	Ann %chg w/o growth	Value	Growth Value	% growth of value	Exclud. Growth Value	Ann %chg w/o growth
2006	20,346,453,520	598,458,100	2.94%	19,747,995,420	-	8,379,037,890	151,738,800	1.81%	8,227,299,090	-
2007	22,417,078,212	404,034,222	1.80%	22,013,043,990	8.18%	9,237,086,214	150,671,128	1.63%	9,086,415,086	8.44%
2008	23,156,791,475	466,203,268	2.01%	22,690,588,207	1.22%	9,713,651,165	200,518,349	2.06%	9,513,132,816	2.99%
2009	23,353,118,230	307,953,047	1.32%	23,045,165,183	-0.48%	10,194,506,710	212,666,141	2.09%	9,981,840,569	2.76%
2010	23,357,958,765	296,667,562	1.27%	23,061,291,203	-1.25%	10,167,981,076	128,535,711	1.26%	10,039,445,365	-1.52%
2011	23,561,524,665	235,554,955	1.00%	23,325,969,710	-0.14%	10,480,161,220	73,430,620	0.70%	10,406,730,600	2.35%
2012	23,521,427,240	207,552,140	0.88%	23,313,875,100	-1.05%	10,659,051,460	124,091,280	1.16%	10,534,960,180	0.52%
2013	23,557,998,585	313,369,580	1.33%	23,244,629,005	-1.18%	10,766,152,275	142,130,900	1.32%	10,624,021,375	-0.33%
2014	23,965,713,535	315,387,400	1.32%	23,650,326,135	0.39%	10,913,051,020	97,071,400	0.89%	10,815,979,620	0.46%
2015	24,603,062,715	396,625,600	1.61%	24,206,437,115	1.00%	11,559,524,765	155,055,920	1.34%	11,404,468,845	4.50%
2016	25,934,559,760	407,526,690	1.57%	25,527,033,070	3.76%	11,536,581,930	137,451,664	1.19%	11,399,130,266	-1.39%
Rate Ann%/chng	2.46%				1.05%	3.25%				1.88%

Tax Year	Ag Imprv & Site Land ⁽¹⁾			Ag Imprv+Site		
	Agri. Dwelling & Homestead Value	Agrowthbd & Farmsite Value	Total Value	Growth Value	% growth of value	Value
2006	107,335,115	15,063,555	122,398,670	0	0.00%	122,398,670
2007	108,435,705	14,149,820	122,585,525	1,582,740	1.29%	121,002,785
2008	115,999,550	14,119,865	130,119,515	1,360,270	1.05%	128,759,245
2009	129,454,865	11,725,595	141,180,460	1,867,060	1.32%	139,313,400
2010	132,976,204	11,066,400	144,042,604	1,324,052	0.92%	142,718,552
2011	141,732,620	11,762,900	153,495,520	917,170	0.60%	152,578,350
2012	146,804,130	11,816,410	158,620,540	636,670	0.40%	157,983,870
2013	152,688,245	17,272,305	169,960,550	2,126,100	1.25%	167,834,450
2014	154,062,530	17,294,705	171,357,235	1,583,400	0.92%	169,773,835
2015	155,824,755	17,244,705	173,069,460	1,480,100	0.86%	171,589,360
2016	158,302,535	16,904,820	175,207,355	5,600,762	3.20%	169,606,593
Rate Ann%/chng	3.96%	1.16%	3.65%			

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agrland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources: Value: 2006 - 2016 CTL
Growth Value: 2006-2016 Abstract of Asmnt Rpt.
NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2017

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Irrigated Land			Dryland			Grassland				
	Value	Ann%chg	Cmlt%chg	Value	Ann%chg	Cmlt%chg	Value	Ann%chg	Cmlt%chg		
2006	15,030,940	--	--	69,443,890	--	--	4,205,580	--	--		
2007	16,069,965	1,039,025	6.91%	68,546,640	-897,250	-1.29%	3,996,920	-208,660	-4.96%		
2008	19,157,620	3,087,655	19.21%	81,029,090	12,482,450	18.21%	5,894,910	1,897,990	47.49%		
2009	20,612,710	1,455,090	7.60%	92,791,690	11,762,600	14.52%	6,331,330	436,420	7.40%		
2010	20,622,590	9,880	0.05%	92,972,180	180,490	0.19%	6,411,040	79,710	1.26%		
2011	24,651,345	4,028,755	19.54%	115,159,965	22,187,785	23.86%	12,450,825	6,039,785	94.21%		
2012	29,524,560	4,873,215	19.77%	138,791,430	23,631,465	20.52%	15,746,410	3,295,585	26.47%		
2013	38,555,170	9,030,610	30.59%	170,985,450	32,194,020	23.20%	18,529,905	2,783,495	17.69%		
2014	45,064,390	6,509,220	16.88%	201,790,805	30,805,355	18.02%	27,603,385	9,073,480	48.97%		
2015	60,310,500	15,246,110	33.83%	258,286,990	56,496,185	28.00%	27,673,770	70,385	0.25%		
2016	62,580,840	2,270,340	3.76%	251,142,275	-7,144,715	-2.77%	24,825,020	-2,848,750	-10.29%		
Rate Ann.%chg: Irrigated			15.33%	Dryland			13.72%	Grassland			19.43%
Tax Year	Waste Land (1)			Other Acreage (1)			Total Agricultural				
	Value	Ann%chg	Cmlt%chg	Value	Ann%chg	Cmlt%chg	Value	Ann%chg	Cmlt%chg		
2006	90,390	--	--	5,712,520	--	--	94,483,320	--	--		
2007	101,130	10,740	11.88%	2,343,195	-3,369,325	-56.98%	91,057,850	-3,425,470	-3.63%		
2008	114,770	13,640	13.49%	5,836,570	3,493,375	149.03%	112,032,960	20,975,110	23.03%		
2009	136,210	21,440	18.69%	2,467,890	-3,368,680	-57.72%	122,339,830	10,306,870	9.20%		
2010	139,220	3,010	2.21%	2,422,640	-45,250	-1.83%	122,567,670	227,840	0.19%		
2011	148,690	9,470	6.80%	2,916,115	493,475	20.37%	155,326,940	32,759,270	26.73%		
2012	149,420	730	0.49%	3,870,580	-85,535	-2.93%	187,042,400	31,715,460	20.42%		
2013	143,340	-80	-0.05%	2,830,470	-1,039,890	-36.7%	232,090,335	45,047,935	24.08%		
2014	338,770	199,430	126.84%	3,031,115	-839,355	-21.69%	277,828,465	45,738,130	19.71%		
2015	344,540	5,770	1.70%	2,303,830	-727,285	-23.99%	348,919,630	71,091,165	25.53%		
2016	376,260	31,720	9.21%	3,371,925	1,068,095	46.36%	342,296,320	-6,623,310	-1.90%		
Rate Ann.%chg: Total Agric Land			13.74%	Total Agric Land			13.74%	Total Agric Land			13.74%

City# 28
County DOUGLAS

Rate Ann.%chg: Total Agric Land 13.74%

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND				DRYLAND				GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	
2006	15,891,722	10,684	1,487		72,939,623	55,435	1,316		3,767,946	6,292	600		
2007	16,219,648	10,881	1,491	0.21%	67,701,547	51,293	1,320	0.32%	3,030,820	4,945	613	2.19%	
2008	19,617,876	10,889	1,800	20.76%	83,409,749	52,132	1,600	21.22%	4,735,914	5,580	849	39.47%	
2009	20,587,129	10,942	1,882	4.53%	93,433,294	52,030	1,796	12.24%	4,956,467	5,596	886	4.37%	
2010	20,576,430	10,938	1,881	-0.02%	93,373,917	52,033	1,795	-0.07%	4,980,692	5,615	887	0.14%	
2011	24,770,700	9,908	2,500	32.89%	115,969,290	48,337	2,399	33.70%	9,359,110	8,937	1,047	18.07%	
2012	29,835,036	9,946	3,000	19.99%	139,373,087	48,083	2,899	20.82%	12,702,488	9,097	1,396	33.34%	
2013	38,655,014	10,172	3,800	26.67%	172,908,528	48,030	3,600	24.20%	14,356,389	8,973	1,600	14.56%	
2014	44,612,858	10,082	4,425	16.45%	204,618,617	47,059	4,348	20.78%	21,510,984	8,964	2,400	49.99%	
2015	60,488,055	10,612	5,700	28.81%	262,761,564	46,714	5,625	29.36%	21,484,675	8,952	2,400	0.01%	
2016	62,546,660	10,677	5,858	2.77%	254,892,390	46,052	5,535	-1.60%	18,920,330	8,982	2,106	-12.23%	
				14.69%					15.45%				

Rate Annual %chg Average Value/Acre:

14.69%

15.45%

13.39%

Tax Year	WASTE LAND ⁽²⁾				OTHER AGLAND ⁽²⁾				TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	
2006	95,577	3,672	26		1,866,105	4,020	464		94,560,973	80,094	1,181		
2007	86,393	3,226	27	2.91%	1,892,943	3,774	502	8.05%	88,931,351	74,118	1,200	1.63%	
2008	173,412	3,473	50	86.43%	2,854,445	4,701	607	21.05%	110,797,396	76,785	1,443	20.25%	
2009	194,295	3,476	56	11.96%	3,591,760	4,790	750	23.50%	122,762,945	76,833	1,598	10.74%	
2010	191,673	3,479	55	-1.46%	2,928,871	4,864	602	-19.70%	122,051,583	76,929	1,587	-0.70%	
2011	173,868	3,002	58	5.12%	5,148,705	5,212	988	64.03%	155,421,671	75,397	2,061	29.93%	
2012	151,909	3,038	50	-13.66%	4,566,560	5,167	884	-10.53%	186,629,081	75,331	2,477	20.16%	
2013	149,059	2,981	50	0.00%	6,096,556	5,204	1,172	32.56%	232,165,546	75,360	3,081	24.35%	
2014	442,011	2,947	150	199.99%	8,017,520	5,502	1,450	24.38%	279,201,990	74,553	3,745	21.56%	
2015	438,676	2,925	150	0.00%	7,777,560	5,328	1,460	0.17%	352,950,530	74,531	4,736	26.45%	
2016	429,955	2,866	150	0.00%	7,646,475	5,192	1,473	0.90%	344,435,810	73,769	4,669	-1.40%	
				14.74%					14.74%				

Rate Annual %chg Average Value/Acre:

14.74%

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DOUGLAS

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports
Agland Assessment Level: 1998 to 2006 = 80%; 2007 & forward = 75%. NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop.	StateAd PP	StateAdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwells	AgImpv'd's	Minerals	Total Value
517,110	DOUGLAS	1,698,743,160	381,543,655	360,284,920	25,931,799,660	9,796,300,530	1,740,287,400	2,760,100	342,296,320	158,302,535	16,904,820	0	40,399,217,100
		4.29%	0.67%	0.69%	64.12%	24.25%	4.31%	0.01%	0.89%	0.39%	0.04%		100.00%
Pop. Municipality:	Personal Prop.	StateAd PP	StateAd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwells	AgImpv'd's	Minerals	Total Value	
1,458	BENNINGTON	1,510,800	828,700	294,195	89,329,900	9,388,200	5,388,500	0	0	0	0	106,740,285	
0.2%		0.09%	0.24%	0.34%	0.10%	0.31%	0.03%	0.00%	0.00%	0.00%	0.00%	0.26%	
	Number of municipality												
449,204	OMAHA	1,483,942,170	323,198,180	296,164,250	19,159,142,370	8,570,160,145	1,580,861,700	0	0	0	0	0	31,795,459,415
86.0%		1.42%	0.74%	0.26%	63.66%	8.69%	5.03%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
	Number of county sector												
5,943	FALSTON	12,082,620	3,923,555	12,455,130	255,843,800	57,193,100	20,747,800	0	0	0	0	0	362,246,005
1.1%		0.71%	1.12%	0.94%	28.21%	0.58%	1.19%	0.00%	0.00%	0.00%	0.00%	0.98%	
	Number of municipality												
2,408	VALLEY	61,442,210	4,247,025	15,515,585	162,676,200	28,155,180	34,777,400	71,900	52,200	0	0	0	306,937,680
0.4%		3.62%	1.21%	4.11%	53.02%	0.29%	2.62%	0.00%	0.02%	0.00%	0.00%	0.18%	
	Number of county sector												
848	WATERLOO	12,972,560	810,230	2,289,280	29,369,000	9,611,000	16,835,900	0	0	0	0	0	71,287,990
0.1%		0.77%	0.22%	0.64%	0.11%	0.10%	0.97%	0.00%	0.00%	0.00%	0.00%	0.18%	
	Number of municipality												
159,861	Total Municipalities	1,551,350,380	333,008,290	328,718,410	19,686,361,270	9,074,497,625	1,658,611,300	71,900	52,200	0	0	0	32,642,671,375
88.93%	% of municip. sect. of city	91.32%	94.72%	91.24%	75.92%	92.63%	95.31%	2.62%	0.02%	0.00%	0.00%	80.80%	

Sources: 2016 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2016 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 06/01/2017

CHART 5

EXHIBIT

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Page 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 194,821

Value : 39,687,922,730

Growth 433,018,200

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	8,309	108,384,700	5,339	176,061,700	1,133	73,352,600	14,781	357,798,400	
02. Res Improve Land	137,011	3,561,377,400	25,595	967,946,100	2,127	204,129,200	164,733	4,733,452,700	
03. Res Improvements	138,297	16,457,090,300	25,595	5,087,719,400	2,986	535,836,400	166,878	22,080,646,100	
04. Res Total	146,606	20,126,852,400	30,934	6,231,727,200	4,119	813,317,600	181,659	27,171,897,200	335,095,400
% of Res Total	80.70	74.07	17.03	22.93	2.27	2.99	93.24	68.46	77.39
05. Com UnImp Land	1,674	279,356,100	295	115,257,900	69	11,357,600	2,038	405,951,600	
06. Com Improve Land	6,782	2,076,397,900	145	117,545,300	67	18,619,900	6,994	2,212,563,100	
07. Com Improvements	6,782	6,979,247,900	145	447,570,900	76	79,335,400	7,003	7,506,154,200	
08. Com Total	8,456	9,335,001,900	440	680,374,100	145	109,292,900	9,041	10,124,668,900	90,667,500
% of Com Total	93.53	92.20	4.87	6.72	1.60	1.08	4.64	25.51	20.94
09. Ind UnImp Land	559	48,985,200	6	1,516,600	28	7,935,400	593	58,437,200	
10. Ind Improve Land	1,806	352,872,600	7	4,548,500	53	7,503,000	1,866	364,924,100	
11. Ind Improvements	1,806	1,395,130,800	7	21,117,500	53	39,038,900	1,866	1,455,287,200	
12. Ind Total	2,365	1,796,988,600	13	27,182,600	81	54,477,300	2,459	1,878,648,500	5,499,200
% of Ind Total	96.18	95.65	0.53	1.45	3.29	2.90	1.26	4.73	1.27
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
Rec Improvements	0	0	0	0	0	0	0	0	
o. Rec Total	0	0	0	0	0	0	0	0	
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	146,606	20,126,852,400	30,934	6,231,727,200	4,119	813,317,600	181,659	27,171,897,200	335,095,400
% of Res & Rec Total	80.70	74.07	17.03	22.93	2.27	2.99	93.24	68.46	77.39
Com & Ind Total	10,821	11,131,990,500	453	707,556,700	226	163,770,200	11,500	12,003,317,400	96,166,700
% of Com & Ind Total	94.10	92.74	3.94	5.89	1.97	1.36	5.90	30.24	22.21
17. Taxable Total	157,427	31,258,842,900	31,387	6,939,283,900	4,345	977,087,800	193,159	39,175,214,600	431,262,100
% of Taxable Total	81.50	79.79	16.25	17.71	2.25	2.49	99.15	98.71	99.59

Schedule II : Tax Increment Financing (TIF)

	Urban			Records	SubUrban		Total Value Base	Value Excess
	Records	Value Base	Value Excess		Value Base	Value Excess		
18. Residential	2,019	20,887,400	442,618,700	0	0	0	0	0
19. Commercial	469	105,203,100	1,292,634,900	0	0	0	0	0
20. Industrial	33	45,483,100	98,116,100	0	0	0	0	0
21. Other	0	0	0	0	0	0	0	0
22. Residential	0	0	0	2,019	20,887,400	442,618,700	20,887,400	442,618,700
19. Commercial	0	0	0	469	105,203,100	1,292,634,900	105,203,100	1,292,634,900
20. Industrial	0	0	0	33	45,483,100	98,116,100	45,483,100	98,116,100
21. Other	0	0	0	0	0	0	0	0
22. Total Sch II				2,521	171,573,600	1,833,369,700	171,573,600	1,833,369,700

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

Urban Records	SubUrban Records	Rural Records	Total Records
8,400	384	467	9,251

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value		
27. Ag-Vacant Land	0	0	0	0	980	217,664,800	980	217,664,800
28. Ag-Improved Land	0	0	0	0	682	131,375,000	682	131,375,000
29. Ag Improvements	0	0	0	0	682	163,668,330	682	163,668,330
30. Ag Total					1,662	512,708,130	1,662	512,708,130

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	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	567	612.90	22,201,200	567	612.90	22,201,200	
33. HomeSite Improvements	486	0.00	157,575,215	486	0.00	157,575,215	1,469,000
34. HomeSite Total				486	612.90	179,776,415	
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	640	1,152.70	12,534,225	640	1,152.70	12,534,225	
FarmSite Improvements	210	0.00	6,093,115	210	0.00	6,093,115	287,100
38. FarmSite Total				210	1,152.70	18,627,340	
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				696	1,765.60	198,403,755	1,756,100

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban		Value	SubUrban		Value
	Records	Acres		Records	Acres	
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
		Rural		Total		
43. Special Value	1,662	72,260.49	314,304.375	1,662	72,260.49	314,304.375
44. Market Value	0	0	0	0	0	0

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

Schedule LX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated					
45.1A1	2,075.44	19.21%	13,282,815	21.47%	6,400.00
46.1A	368.45	3.41%	2,302,815	3.72%	6,250.01
47.2A1	499.44	4.62%	3,046,585	4.92%	6,100.00
48.2A	4,889.71	45.27%	28,115,845	45.45%	5,750.00
49.3A1	1,307.81	12.11%	7,062,175	11.42%	5,400.00
50.3A	1,199.33	11.10%	5,996,650	9.69%	5,000.00
51.4A1	246.00	2.28%	1,131,600	1.83%	4,600.00
52.4A	215.26	1.99%	925,620	1.50%	4,300.01
53. Total	10,801.44	100.00%	61,864,105	100.00%	5,727.39
Dry					
54.1D1	6,043.10	13.36%	37,467,200	16.33%	6,200.00
55.1D	9,331.30	20.62%	54,121,530	23.60%	5,800.00
56.2D1	1,226.78	2.71%	6,624,610	2.89%	5,400.00
57.2D	8,532.60	18.86%	43,516,260	18.97%	5,100.00
58.3D1	4,900.83	10.83%	24,014,065	10.47%	4,900.00
59.3D	4,769.77	10.54%	20,986,975	9.15%	4,400.00
60.4D1	9,626.27	21.27%	39,469,520	17.21%	4,100.19
61.4D	818.50	1.81%	3,171,675	1.38%	3,874.98
62. Total	45,249.15	100.00%	229,371,835	100.00%	5,069.09
Grass					
63.1G1	761.36	8.80%	1,827,265	10.02%	2,400.00
64.1G	1,541.15	17.81%	3,583,180	19.64%	2,325.00
65.2G1	59.64	0.69%	134,190	0.74%	2,250.00
66.2G	846.65	9.78%	1,862,620	10.21%	2,199.99
67.3G1	491.58	5.68%	1,032,320	5.66%	2,100.00
68.3G	1,313.16	15.18%	2,691,980	14.76%	2,050.00
69.4G1	2,107.31	24.35%	4,161,940	22.81%	1,975.00
70.4G	1,532.45	17.71%	2,949,965	16.17%	1,925.00
71. Total	8,653.30	100.00%	18,243,460	100.00%	2,108.27
Irrigated Total	10,801.44	14.95%	61,864,105	19.68%	5,727.39
Dry Total	45,249.15	62.62%	229,371,835	72.98%	5,069.09
Grass Total	8,653.30	11.98%	18,243,460	5.80%	2,108.27
72. Waste	2,709.48	3.75%	406,420	0.13%	150.00
73. Other	4,846.70	6.71%	4,418,555	1.41%	911.66
74. Exempt	1,141.27	1.58%	0	0.00%	0.00
75. Market Area Total	72,260.07	100.00%	314,304,375	100.00%	4,349.63

Schedule X : Agricultural Records : Ag Land Total

	Acres	Urban Value	SubUrban Acres	SubUrban Value	Rural Acres	Rural Value	Total Acres	Total Value
76. Irrigated	0.00	0	0.00	0	10,801.44	61,864,105	10,801.44	61,864,105
77. Dry Land	0.00	0	0.00	0	45,249.15	229,371,835	45,249.15	229,371,835
78. Grass	0.00	0	0.00	0	8,653.30	18,243,460	8,653.30	18,243,460
79. Waste	0.00	0	0.00	0	2,709.48	406,420	2,709.48	406,420
80. Other	0.00	0	0.00	0	4,846.70	4,418,555	4,846.70	4,418,555
. Exempt	0.00	0	0.00	0	1,141.27	0	1,141.27	0
82. Total	0.00	0	0.00	0	72,260.07	314,304,375	72,260.07	314,304,375
	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*			
Irrigated	10,801.44	14.95%	61,864,105	19.68%	5,727.39			
Dry Land	45,249.15	62.62%	229,371,835	72.98%	5,069.09			
Grass	8,653.30	11.98%	18,243,460	5.80%	2,108.27			
Waste	2,709.48	3.75%	406,420	0.13%	150.00			
Other	4,846.70	6.71%	4,418,555	1.41%	911.66			
Exempt	1,141.27	1.58%	0	0.00%	0.00			
Total	72,260.07	100.00%	314,304,375	100.00%	4,349.63			

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
83.1	FB 0C	2,324	121,613,700	11,894	544,869,200	11,894	2,622,285,400	14,218	3,288,768,300	154,123,000
83.2	FB 0E	117	6,749,600	446	35,946,600	446	120,487,600	563	163,183,800	6,076,800
83.3	FB 0F	125	7,706,100	647	43,658,000	647	119,940,900	772	171,305,000	627,500
83.4	FB 0I	2,039	60,473,200	6,755	226,599,900	6,755	1,399,564,300	8,794	1,686,637,400	100,183,700
83.5	FB 0J	418	18,384,900	3,862	106,967,000	3,862	540,741,400	4,280	666,093,300	9,993,000
83.6	FB 0W	577	30,734,100	1,116	106,283,100	1,116	325,534,900	1,693	462,552,100	11,854,700
7	FB 1	153	120,100	1,982	1,578,600	1,982	54,310,100	2,135	56,008,800	0
8	FB 10	114	286,100	1,722	9,923,000	1,722	126,043,800	1,836	136,252,900	0
83.9	FB 11	32	121,800	699	4,111,200	699	68,089,300	731	72,322,300	356,800
83.10	FB 15	10	149,200	455	4,225,100	455	48,275,900	465	52,650,200	547,400
83.11	FB 16	50	229,900	918	3,654,700	918	45,139,400	968	49,024,000	23,100
83.12	FB 18	57	186,100	584	2,535,000	584	34,310,900	641	37,032,000	36,300
83.13	FB 19	58	464,500	1,044	14,059,800	1,044	104,906,200	1,102	119,430,500	631,400
83.14	FB 2	313	216,800	1,177	928,800	1,177	33,218,300	1,490	34,363,900	136,000
83.15	FB 20	25	374,800	2,179	40,444,100	2,179	237,390,300	2,204	278,209,200	105,300
83.16	FB 21	27	78,500	1,276	8,991,100	1,276	118,775,800	1,303	127,845,400	0
83.17	FB 23	524	2,409,000	1,181	4,631,900	1,181	51,806,900	1,705	58,847,800	0
83.18	FB 24	93	1,324,400	996	5,796,700	996	64,398,500	1,089	71,519,600	3,015,900
83.19	FB 25	123	225,600	713	3,370,600	713	47,824,100	836	51,420,300	13,800
83.20	FB 26	62	153,400	994	4,620,300	994	53,477,300	1,056	58,251,000	0
83.21	FB 27	238	439,500	1,157	6,218,600	1,157	68,674,800	1,395	75,332,900	185,300
83.22	FB 28	38	302,400	2,815	41,948,400	2,815	235,145,300	2,853	277,396,100	0
83.23	FB 29	210	125,200	484	311,600	484	14,980,100	694	15,416,900	0
83.24	FB 3	310	215,700	915	780,000	915	20,531,000	1,225	21,526,700	916,700
5	FB 30	129	173,900	1,948	2,355,800	1,948	91,056,200	2,077	93,585,900	0
83.26	FB 31	104	72,600	2,583	2,067,200	2,583	125,071,400	2,687	127,211,200	41,200
83.27	FB 32	113	97,600	414	676,400	414	27,698,700	527	28,472,700	0
83.28	FB 33	96	235,200	992	6,759,400	992	64,866,700	1,088	71,861,300	85,000
83.29	FB 34	21	137,500	554	5,100,300	554	32,105,500	575	37,343,300	0
83.30	FB 35	106	466,500	1,677	13,836,000	1,677	111,968,100	1,783	126,270,600	341,100
83.31	FB 36	88	322,200	1,114	6,264,000	1,114	76,214,600	1,202	82,800,800	514,500
83.32	FB 37	192	1,594,800	852	6,645,500	852	48,138,100	1,044	56,378,400	74,100
83.33	FB 38	165	469,800	2,270	14,112,800	2,270	161,940,700	2,435	176,523,300	104,300
83.34	FB 39	22	730,300	2,217	11,761,080	2,217	426,732,300	2,239	545,073,400	17,500
83.35	FB 4	292	217,600	2,153	1,653,400	2,153	78,551,300	2,445	80,422,300	549,500
83.36	FB 40	15	327,500	2,540	69,207,200	2,540	324,607,300	2,555	394,142,000	162,400
83.37	FB 41	39	116,300	2,326	17,887,800	2,326	181,689,600	2,365	199,693,700	0
83.38	FB 42	57	934,900	2,673	65,615,600	2,673	270,443,800	2,730	336,994,300	0
83.39	FB 43	125	1,417,400	3,940	45,863,200	3,940	296,798,700	4,065	344,079,300	1,113,000

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
83:40	FB 44	266	2,775,500	2,309	40,601,200	2,309	209,010,900	2,575	252,387,600	116,500
83:41	FB 45	69	1,591,000	2,442	123,555,500	2,442	354,277,100	2,511	479,422,600	741,600
83:42	FB 46	154	3,847,800	1,440	25,701,100	1,440	132,176,700	1,594	161,725,600	275,600
83:43	FB 47	131	501,300	1,806	17,215,800	1,806	142,847,200	1,937	160,564,300	467,700
83:44	FB 48	42	335,700	1,125	20,693,300	1,125	103,244,600	1,167	124,273,600	0
83:45	FB 49	18	1,767,700	652	64,260,400	652	128,905,400	670	194,933,500	424,800
83:46	FB 5	317	1,171,100	432	328,300	432	14,188,300	749	15,687,700	78,200
83:47	FB 50	5	219,100	492	32,573,700	492	76,903,500	497	109,696,300	0
83:48	FB 51	57	6,513,400	1,946	201,139,900	1,946	556,721,500	2,003	764,374,800	2,068,400
83:49	FB 52	195	222,500	151	193,700	151	3,110,600	346	3,526,800	0
83:50	FB 53	62	1,623,600	2,356	48,695,800	2,356	243,421,500	2,418	293,740,900	0
83:51	FB 54	235	972,800	1,678	15,524,900	1,678	139,590,700	1,913	156,088,400	0
83:52	FB 55	18	83,400	248	1,759,900	248	22,663,400	266	24,506,700	0
83:53	FB 56	7	130,500	1,848	40,409,000	1,848	206,346,200	1,855	246,885,700	0
83:54	FB 57	42	1,867,000	1,938	106,051,800	1,938	396,144,600	1,980	504,063,400	1,353,600
83:55	FB 58	95	6,846,100	2,934	64,657,100	2,934	358,636,300	3,029	430,139,500	0
83:56	FB 59	48	380,400	3,541	132,140,800	3,541	590,473,300	3,589	722,994,500	0
83:57	FB 6	308	211,600	977	720,200	977	32,030,500	1,285	32,962,300	182,000
83:58	FB 60	85	5,087,000	6,082	218,796,500	6,082	891,694,500	6,167	1,115,578,000	1,002,300
83:59	FB 61	6	138,300	2,722	55,938,500	2,722	305,089,100	2,728	361,165,900	1,093,800
83:60	FB 62	11	168,900	4,227	120,170,300	4,227	530,037,400	4,238	650,376,600	2,500
83:61	FB 63	55	974,700	4,722	168,259,400	4,722	448,264,700	4,777	617,498,800	11,300
83:62	FB 64	36	825,100	1,997	40,163,100	1,997	215,163,200	2,033	256,151,400	0
83:63	FB 65	15	305,100	3,013	80,024,100	3,013	380,313,000	3,028	460,642,200	0
83:64	FB 66	51	2,043,500	4,285	189,934,600	4,285	858,077,200	4,336	1,050,055,300	723,300
83:65	FB 67	109	1,697,600	3,831	110,858,700	3,831	406,336,300	3,940	518,892,600	607,800
83:66	FB 68	72	7,432,900	5,235	259,286,300	5,235	1,063,493,300	5,307	1,330,212,500	1,124,800
83:67	FB 69	26	2,832,400	4,735	162,837,100	4,735	743,527,400	4,761	909,196,900	2,236,400
83:68	FB 7	141	50,900	261	1,000,400	261	28,098,200	402	29,149,500	0
83:69	FB 70	17	498,700	4,242	166,232,300	4,242	662,346,600	4,259	829,277,600	2,144,800
83:70	FB 71	12	272,600	2,686	102,095,900	2,686	467,504,100	2,698	569,872,600	0
83:71	FB 72	0	0	0	0	1,286	15,995,000	1,286	15,995,000	94,600
83:72	FB 73	3	83,800	415	11,959,800	415	68,091,000	418	80,134,600	283,300
83:73	FB 74	79	2,844,900	842	47,738,800	842	192,657,800	921	243,241,500	2,985,200
83:74	FB 75	70	4,579,100	2,255	143,919,600	2,255	689,360,500	2,325	837,859,200	3,366,600
83:75	FB 76	32	1,403,500	804	26,532,100	804	126,063,300	836	153,998,900	1,972,500
83:76	FB 77	37	1,557,000	1,188	39,879,500	1,188	175,866,400	1,225	217,302,900	0
83:77	FB 78	78	4,494,300	855	51,662,700	855	205,483,800	933	261,640,800	423,000
83:78	FB 9	278	203,400	1,035	776,800	1,035	66,485,400	1,313	67,465,600	2,694,200

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
83.79	FB D2	126	1,372,100	1,981	46,362,800	1,981	207,849,700	2,107	255,584,600	142,700
83.80	FB IL	1	72,000	0	0	859	21,787,000	860	21,859,000	31,700
83.81	FB M1	0	0	830	35,004,500	830	174,816,000	830	209,820,500	1,105,600
83.82	FB MC	488	2,833,900	2,812	82,035,100	2,812	389,268,500	3,300	474,137,500	8,298,300
83.83	FB V1	1,283	24,567,500	1,099	37,652,700	1,099	162,348,900	2,382	224,569,100	7,213,000
Residential Total		14,781	357,798,400	164,733	4,733,452,700	166,878	22,080,646,100	181,659	27,171,897,200	335,095,400

Schedule XII : Commercial Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	FB 0C	212	97,314,200	125	106,198,000	125	438,386,100	337	641,898,300	7,414,100
85.2	FB 0E	8	7,142,900	6	3,579,000	6	4,104,900	14	14,826,800	0
85.3	FB 0F	1	30,100	4	878,000	4	2,717,500	5	3,625,600	111,200
85.4	FB 0J	72	10,871,600	62	5,295,400	62	19,375,500	134	35,542,500	1,501,900
85.5	FB 0U	72	12,080,900	89	22,753,900	89	82,502,500	161	117,337,300	330,300
85.6	FB 0W	69	5,033,200	63	3,561,900	63	29,511,700	132	38,106,800	130,300
85.7	FB 1	5	30,500	30	289,500	30	2,244,300	35	2,564,300	0
85.9	FB 10	30	1,141,600	210	16,176,300	210	59,268,500	240	76,586,400	0
85.9	FB 11	13	556,700	62	2,409,500	62	22,683,800	75	25,650,000	868,700
85.10	FB 15	14	1,581,800	202	22,871,300	202	82,754,700	216	107,207,800	463,200
85.11	FB 16	42	3,261,800	272	36,639,400	272	145,740,900	314	185,642,100	1,163,600
85.12	FB 18	13	267,500	58	2,393,700	58	12,517,300	71	15,178,500	0
85.13	FB 19	13	197,100	130	2,559,400	130	31,461,100	143	34,217,600	1,155,100
85.14	FB 2	53	423,700	90	1,413,600	90	14,798,300	143	16,635,600	0
85.15	FB 20	7	358,600	94	8,550,700	94	34,080,800	101	42,990,100	0
85.16	FB 21	10	203,700	23	655,200	23	2,942,200	33	3,801,100	0
85.17	FB 23	84	20,777,200	582	154,243,100	582	461,715,900	666	636,736,200	0
85.18	FB 24	32	870,000	106	3,735,200	106	19,785,000	138	24,390,200	8,700
85.19	FB 25	34	667,700	30	2,189,600	30	22,714,900	64	25,572,200	0
85.20	FB 26	18	792,200	88	6,477,300	88	34,403,800	106	41,673,300	1,088,700
85.21	FB 27	16	747,000	60	2,054,700	60	18,686,400	76	21,488,100	10,600
85.22	FB 28	2	32,700	88	7,514,400	88	51,371,600	90	58,918,700	0
85.23	FB 29	25	148,200	24	281,500	24	3,520,100	49	3,949,800	0
85.24	FB 3	29	348,000	56	1,057,000	56	8,002,600	85	9,407,600	0
85.26	FB 30	6	56,300	22	347,400	22	3,013,000	28	3,416,700	0
85.26	FB 31	4	130,500	20	261,300	20	1,588,300	24	1,980,100	0
85.27	FB 32	29	871,200	51	7,091,400	51	66,203,300	80	74,165,900	0
85.28	FB 33	13	207,800	35	1,690,700	35	16,836,700	48	18,735,200	20,000
85.29	FB 34	19	389,900	136	8,947,900	136	38,551,100	155	47,888,900	100,200
85.30	FB 35	67	2,708,500	170	24,452,800	170	87,856,700	237	115,018,000	99,400
85.31	FB 36	28	594,700	77	4,096,700	77	29,990,000	105	34,681,400	0
85.32	FB 37	17	212,900	103	3,328,500	103	19,538,000	120	23,079,400	0
85.33	FB 38	44	470,600	59	2,241,200	59	8,746,200	103	11,458,000	0
85.34	FB 39	4	546,000	135	7,777,000	135	59,930,000	139	68,253,000	160,100
85.35	FB 4	26	75,700	50	622,500	50	6,286,200	76	6,984,400	0
85.36	FB 40	6	566,600	54	3,344,300	54	17,367,500	60	21,278,400	0
85.37	FB 41	8	134,000	56	2,625,800	56	13,016,100	64	15,775,900	0
85.38	FB 42	8	723,600	99	3,599,400	99	12,174,400	107	16,497,400	4,100
85.39	FB 43	46	9,926,400	202	28,014,200	202	103,512,600	248	141,453,200	381,900

Schedule XII : Commercial Records - Assessor Location Detail

Line#	I Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85:40	FB 44	42	2,572,800	123	8,513,800	123	61,515,300	165	72,601,900	636,100
85:41	FB 45	8	1,975,500	77	44,638,700	77	50,252,300	85	96,866,500	0
85:42	FB 46	18	971,000	50	7,605,600	50	25,543,200	68	34,119,800	330,800
85:43	FB 47	54	5,775,100	267	53,053,600	267	206,766,100	321	265,594,800	4,777,300
85:44	FB 48	1	11,800	12	2,994,600	12	15,261,500	13	18,267,900	0
85:45	FB 49	19	3,885,900	187	145,216,800	187	330,885,600	206	479,988,300	196,000
85:46	FB 5	32	587,800	32	1,167,400	32	5,428,100	64	7,183,300	497,000
7	FB 50	1	167,100	9	3,211,700	9	9,351,100	10	12,729,900	195,800
48	FB 51	7	1,286,000	58	45,907,800	58	271,960,800	65	319,154,600	202,000
85:49	FB 52	58	3,779,200	44	9,131,700	44	70,631,600	102	83,542,500	557,900
85:50	FB 53	13	2,836,400	120	57,178,800	120	234,423,000	133	294,438,200	0
85:51	FB 54	11	381,500	37	3,528,600	37	19,605,100	48	23,515,200	194,300
85:52	FB 55	60	24,803,000	108	47,101,700	108	176,088,900	168	247,993,600	632,700
85:53	FB 56	21	2,230,300	143	42,970,800	143	150,799,600	164	196,000,700	658,600
85:54	FB 57	15	1,909,700	72	22,220,200	72	122,791,100	87	146,921,000	0
85:55	FB 58	38	7,747,500	266	84,833,100	266	351,482,400	304	444,063,000	1,713,700
85:56	FB 59	22	12,430,500	256	172,103,500	256	651,242,900	278	835,776,900	461,200
85:57	FB 6	87	832,500	99	1,732,300	99	13,894,400	186	16,459,200	0
85:58	FB 60	49	13,687,500	222	124,716,800	222	395,374,300	271	533,778,600	1,095,000
85:59	FB 61	74	19,516,800	489	261,221,300	489	778,079,400	563	1,058,817,500	1,428,700
85:60	FB 62	38	8,380,300	466	128,094,500	466	535,904,100	504	672,378,900	582,500
85:61	FB 63	40	6,083,200	225	71,402,700	225	251,147,800	265	328,633,700	2,221,700
85:62	FB 64	16	2,616,100	143	36,252,100	143	89,035,000	159	127,903,200	7,505,600
85:63	FB 65	29	8,242,500	117	56,098,700	117	96,911,300	146	161,252,500	7,407,300
4	FB 66	49	6,837,000	235	119,281,100	235	364,055,800	284	490,173,900	9,632,800
5	FB 67	63	10,761,700	116	44,321,900	116	182,043,500	179	237,127,100	1,458,700
85:66	FB 68	25	8,432,000	78	94,445,900	78	281,321,800	103	384,199,700	1,764,400
85:67	FB 69	36	10,235,800	94	66,389,100	94	256,258,500	130	332,883,400	5,768,000
85:68	FB 7	142	53,157,200	171	63,102,100	171	122,556,100	313	238,815,400	2,972,300
85:69	FB 70	5	1,274,300	28	12,073,600	28	45,832,900	33	59,180,800	570,400
85:70	FB 71	16	4,693,900	67	55,518,700	67	170,391,500	83	230,604,100	842,600
85:71	FB 72	54	115,100	83	1,766,800	83	45,599,700	137	47,481,600	0
85:72	FB 73	19	5,401,700	34	57,601,400	34	172,847,700	53	235,850,800	19,848,300
85:73	FB 74	9	1,277,700	15	12,602,600	15	16,542,400	24	30,422,700	0
85:74	FB 75	21	4,801,000	13	9,246,200	13	18,772,300	34	32,819,500	0
85:75	FB 76	39	8,362,400	75	28,836,700	75	58,630,900	114	95,830,000	805,500
85:76	FB 77	51	20,295,700	91	28,459,500	91	47,120,900	142	95,876,100	3,586,800
85:77	FB 78	0	0	1	1,700	1	37,000	1	38,700	0
85:78	FB 9	30	164,000	39	1,464,400	39	7,955,900	69	9,584,300	851,000

Schedule XII : Commercial Records - Assessor Location Detail

Line#	I Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.79	FB D2	37	2,486,300	153	18,985,000	153	55,877,900	190	77,349,200	934,100
85.80	FB HL	13	0	0	0	9	760,400	22	760,400	0
85.81	FB M1	2	770,000	3	1,189,700	3	2,037,600	5	3,997,300	478,100
85.82	FB MC	21	4,808,900	14	9,310,700	14	44,866,100	35	58,985,700	0
85.83	FB V1	47	5,310,500	105	9,774,600	105	63,657,100	152	78,742,200	347,400
Commercial Total		2,631	464,388,800	8,860	2,577,487,200	8,869	8,961,441,400	11,500	12,003,317,400	96,166,700

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	761.36	8.80%	1,827,265	10.02%	2,400.00
88. 1G	1,541.15	17.81%	3,583,180	19.64%	2,325.00
89. 2G1	59.64	0.69%	134,190	0.74%	2,250.00
90. 2G	846.65	9.78%	1,862,620	10.21%	2,199.99
91. 3G1	491.58	5.68%	1,032,320	5.66%	2,100.00
92. 3G	1,313.16	15.18%	2,691,980	14.76%	2,050.00
93. 4G1	2,107.31	24.35%	4,161,940	22.81%	1,975.00
94. 4G	1,532.45	17.71%	2,949,965	16.17%	1,925.00
95. Total	8,653.30	100.00%	18,243,460	100.00%	2,108.27
JRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
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
11. 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					
	8,653.30	100.00%	18,243,460	100.00%	2,108.27
CRP Total					
	0.00	0.00%	0	0.00%	0.00
Timber Total					
	0.00	0.00%	0	0.00%	0.00
H4. Market Area Total					
	8,653.30	100.00%	18,243,460	100.00%	2,108.27

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

28 Douglas

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	25,931,799,660	27,171,897,200	1,240,097,540	4.78%	335,095,400	3.49%
02. Recreational	2,760,100	0	-2,760,100	-100.00%	0	-100.00%
03. Ag-Homesite Land, Ag-Res Dwelling	158,302,535	179,776,415	21,473,880	13.57%	1,469,000	12.64%
04. Total Residential (sum lines 1-3)	26,092,862,295	27,351,673,615	1,258,811,320	4.82%	336,564,400	3.53%
05. Commercial	9,796,300,530	10,124,668,900	328,368,370	3.35%	90,667,500	2.43%
06. Industrial	1,740,281,400	1,878,648,500	138,367,100	7.95%	5,499,200	7.63%
07. Total Commercial (sum lines 5-6)	11,536,581,930	12,003,317,400	466,735,470	4.05%	96,166,700	3.21%
08. Ag-Farmsite Land, Outbuildings	16,904,820	18,627,340	1,722,520	10.19%	287,100	8.49%
09. Minerals	0	0	0	0	0	0
10. Non Ag Use Land	0	0	0	0	0	0
11. Total Non-Agland (sum lines 8-10)	16,904,820	18,627,340	1,722,520	10.19%	287,100	8.49%
12. Irrigated	62,580,840	61,864,105	-716,735	-1.15%		
13. Dryland	251,142,275	229,371,835	-21,770,440	-8.67%		
14. Grassland	24,825,020	18,243,460	-6,581,560	-26.51%		
15. Wasteland	376,260	406,420	30,160	8.02%		
16. Other Amland	3,371,925	4,418,555	1,046,630	31.04%		
17. Total Agricultural Land	342,296,320	314,304,375	-27,991,945	-8.18%		
18. Total Value of all Real Property (Locally Assessed)	37,988,645,365	39,687,922,730	1,699,277,365	4.47%	433,018,200	3.33%

2017 Assessment Survey for Douglas County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	2
2.	Appraiser(s) on staff:
	30 appraisers and listers
3.	Other full-time employees:
	6 administrative, 4 GIS, 7 Personal Property, 4 Real Estate Records, 2 IT-Assessor side only
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$5,259,462 (Assessor/Register of Deeds combined budget)
7.	Adopted budget, or granted budget if different from above:
	\$5,009,460 (Assessor/Register of Deeds combined budget)
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$1,740,752 This amount represents salaries for appraisal staff only.
9.	
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$357,126 which includes ESRI, Pictometry, RealWare maintenance contracts only.
11.	Amount of the assessor's budget set aside for education/workshops:
	0 due to budget cuts by county board
12.	Other miscellaneous funds:
	0 due to budget cuts by county board
13.	Amount of last year's assessor's budget not used:
	\$350.49

B. Computer, Automation Information and GIS

1.	Administrative software:
	IMS Mainframe System
2.	CAMA software:
	Harris Systems (Realware)
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	GIS Department within the Assessor/Register of Deeds Office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	dcassessor.org
7.	Who maintains the GIS software and maps?
	GIS Department within the Assessor/Register of Deeds office
8.	Personal Property software:
	Harris Systems (Realware)

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	All municipalities in the county are zoned
4.	When was zoning implemented?
	50+ years ago

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	In-House
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	N/A
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2017 Residential Assessment Survey for Douglas County

1.	Valuation data collection done by:										
	Residential Appraisal Staff										
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center; padding: 5px;"><u>Valuation Grouping</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">1</td> <td style="padding: 5px;"> <p>Model 1 is the area around the older core of Omaha. The model is comprised of several neighborhoods, located predominantly south and west of the downtown core, with some homogeneous areas to the north of the downtown area. Properties in this area range in age from 50 years old to 116 years old, with the average around 80 years old. These properties average about 1300 square feet on a lot that averages 9100 square feet. The sale prices in this area range from the mid \$50,000 to \$180,000, with an average price paid of \$129,100. The area has an even mixture of owner-occupied/ rental homes and are generally viewed as starter homes. These homes are generally Fair to Average in quality of construction and kept in average condition.</p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">2</td> <td style="padding: 5px;"> <p>Model 2 is considered the older core of Omaha. The model is comprised of several neighborhoods, located predominantly north of the downtown core, along the Missouri River. Most of the neighborhoods in model 2 are in the decline stage of the neighborhood cycle with some signs of rehabs/renewal. Properties in this area range in age from 60 years old to 100 years old with the average around 85 years old. These properties average about 1200 square feet on a lot that averages 10,000 square feet. The sale prices in this area range from the mid \$30,000 to the mid \$80,000, with an average price paid of \$49,400. The area has an even mixture of owner occupied/rental homes and are generally viewed as starter homes. These homes are generally Fair to Average in quality of construction and kept in fair condition. Some of the neighborhoods in this</p> </td> </tr> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">3</td> <td style="padding: 5px;"> <p>Model 3 is the corridor around the main east to west thoroughfares in Omaha. The model is comprised of several neighborhoods, located predomently north and south of Dodge Street and west of the older neighborhoods in models 1 and 2. Properties in this area range in age from 20 years old to 60 years old, with the average around 35 years old. These properties average about 2,000 square feet on a lot that averages 15,000 square feet. The sale prices in this area range from the mid \$160,000 to \$380,000, with an average price paid of \$246,600. The area is predominantly owner occupied homes. 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5	Model 5 is the area to the west of models 3 & 4 , located predominantly South of Fort St to the county line. This area is comprised of newer subdivisions and are in a rapid growth stage. Properties in this area have an average age of 14 years old. These properties average about 2200 square feet on large lots that average 37000 square feet. The average sale prices in this area are \$120,000 to \$400,00 with an average price paid of \$287,500. The area includes some of the million dollar plus homes and is predominately owner occupied homes. These homes are generally Good to Very Good quality of construction with a few Excellent quality neighborhoods. The properties are kept in good to very good condition.
6	Model 6 is generally the rural and unincorporated areas of Douglas County. This area is comprised of a mixture of rural residential homes and farmsteads. Model 6 has several newer lake subdivisions and large rural tracts that command premium prices. Properties in this area range in age from new to 60 years old and average 40 years old. These properties average about 1900 square feet on large lots that average 95000 square feet. The average sale prices in this area are from \$130,000 to \$275,000 with an average sale price of \$236,000. The area includes some of the million dollar plus homes on large tracts of land and is predominately owner occupied homes. These homes are generally Good to Very Good quality of construction with a few Excellent quality neighborhoods. The lake subdivisions are very active and in demand. The properties are kept in good to
7	Mobile homes are assigned to a model separate from other residential use properties.
8	Improvements on Leased land are assigned a model separate from other improved properties
Ag	Agricultural outbuildings and improvements

3.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost and Market
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?
	The County uses CAMA tables and calibrates using local market information
5.	Are individual depreciation tables developed for each valuation grouping?
	No, due to software limitations the depreciation is from one table
6.	Describe the methodology used to determine the residential lot values?
	Primarily using a sales comparison approach, but the county does use allocation/residual method to establish lot values in older neighborhoods with limited vacant lot sales
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	For those qualifying under LB 191, the lots are valued using a discounted cash flow analysis in keeping with the county's previous practice. Lots are assessed at market value when construction begins.

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2016	2016	2011-2016
	2	2016	2016	2016	2011-2016
	3	2016	2016	2016	2011-2016
	4	2016	2016	2016	2011-2016
	5	2016	2016	2016	2011-2016
	6	2016	2016	2016	2011-2016
	7	2016	2016	2016	2011-2016
	8	2016	2016	2016	2011-2016
	Ag	2016	2016	2016	2011-2016

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. Inspections are completed by appraisal zones, multiple appraisal zones are in each of the valuation groups so a date range is used to cover the years of inspections for each of the value groups.

2017 Commercial Assessment Survey for Douglas County

1.	Valuation data collection done by:				
	Commercial Appraisal Staff				
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>			
	1	Douglas County is considered one (1) valuation group.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	The county primarily uses the income approach; the cost approach is used for unique properties and sometimes used for new construction if it is a partial value because the subject is not completed				
3a.	Describe the process used to determine the value of unique commercial properties.				
	The county usually uses the cost approach for valuing unique properties; income data is usually not available for unique properties because most of them are owner occupied				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?				
	The County uses Marshall & Swift as provided by the CAMA vendor.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	The County uses Marshall & Swift as provided by the CAMA vendor.				
6.	Describe the methodology used to determine the commercial lot values.				
	Market approach				
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2016	2016	Ongoing
	Commercial properties are grouped together and valued according to "built as" classification. We then group them into neighborhoods according to their location. The inspections are ongoing and generally updated by occupancies.				

2017 Agricultural Assessment Survey for Douglas County

1.	Valuation data collection done by:							
	Appraisal 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="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 60%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 25%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>All ag land in Douglas County is currently considered fully influenced and is given special value.</td> <td style="text-align: center;">Ongoing</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>		All ag land in Douglas County is currently considered fully influenced and is given special value.	Ongoing	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
	All ag land in Douglas County is currently considered fully influenced and is given special value.	Ongoing						
3.	Describe the process used to determine and monitor market areas.							
	Because all ag parcels in Douglas County are influenced by non-ag factors, the county has one schedule of agricultural land values for the entire county							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county physically reviews the parcel to determine primary use, and then comparable properties are used to establish market value							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	In cases where the characteristics are similar, the farm home sites and rural residential home sites are valued similarly. Platted subdivisions may have different values because they have different amenities than farm home sites							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	1663							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	The county uses sale information from within the county to determine market values, and uninfluenced sales from outside the county to determine uninfluenced values. The difference is monitored and quantified as the portion attributable to non-ag influences.							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
7c.	Describe the non-agricultural influences recognized within the county.							
	Development for residential and commercial uses							
7d.	Where is the influenced area located within the county?							
	All of Douglas County is considered influenced by non-agricultural factors							

7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Douglas County utilizes information supplied by PAD from the state sales file. The median ratio was considered the most appropriate for determining the level of value for direct equalization. The median ratio is generally less influenced by extreme ratios.

DOUGLAS COUNTY THREE-YEAR ASSESSMENT PLAN

Introduction

Neb. Rev. Stat. §77-1311.02 requires assessment offices to prepare a three-year plan of assessment each year. The following three-year plan has been prepared by the Douglas County Assessor/Register of Deeds Office.

Tax Year 2017

One of the ongoing statutory requirements for assessment offices is contained in Neb. Rev. Stat. §77-1311.03, requiring all parcels of real property to be reviewed and inspected at least once every six years. Given the number of real estate parcels in Douglas County, this works out to approximately 36,000 parcels each year. The office intends to perform field inspections on 36,000 parcels. It also will continue developing its sales verification and validation process to ensure that the properties used by the office in analyzing value and in the state sales file are representative of current activity in the market. Through the use of current market data, the office intends to identify market areas that must be reappraised to meet state standards for assessment performance. The office plans on surveying commercial and industrial properties for income and expense information. In 2017, it will focus on manufacturing, retail, and office property types.

Tax Year 2018

The office will continue to perform field inspections, as required, of at least one-sixth of the real estate parcels in the county. It will continue to perform sales analysis as an ongoing factor in maintaining current market data. Using market data, it will identify those market areas indicating changing market indicators and reappraise those areas. Such reappraisal may require review and recalibration of models. The office intends to begin a review of all rural properties, including agricultural use properties. It also will begin developing a local capitalization rate study, to assist in the valuation of income-producing properties, using the band of investment method, relying on data from local lending institutions. The office will continue its income and expense survey of commercial property with apartments, mixed retail, and restaurant property types.

Tax Year 2019

The office will continue to perform field inspections, as well as its sales analysis, to keep up with trends in the county real estate market. It will identify those market areas indicating changing market indicators and reappraise those areas. Review and recalibration of models will be

performed where necessary. The office will complete its review of rural properties, including agricultural use properties, as well as its capitalization rate study. It will also continue to perform “pickup work”—review of properties that change during the year through the addition or removal of improvements, new construction, and building permits. The performance of pickup work is ongoing and done each year and is not thought of as reappraisal for a neighborhood or market area. It will also complete its commercial and industrial income and expense survey with warehouses, mini-warehouses, and strip-center property types.

2017 DOUGLAS COUNTY SPECIAL VALUATION METHODOLOGY

Douglas County focused on using generally accepted appraisal practices in establishing its special valuations on agricultural land. The county relied on information supplied by PAD from the state sales file. 247 sales were analyzed from Burt, Cass, Dodge, Otoe, Saunders, and Washington Counties. These counties were selected for this analysis due to similarity of location and topography to Douglas County. The sales analyzed had at least 90% predominant use that was utilized.

Irrigated and dry crop land decreased in unit value, depending upon the soil types, while grasslands increased accordingly. Waste and timber land remained unchanged.