



2016 REPORTS & OPINIONS

BANNER COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA

DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Banner 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 Banner 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,

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

cc: Sharon Sanberg, Banner County Assessor

Table of Contents

2016 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

[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 are necessary to 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.

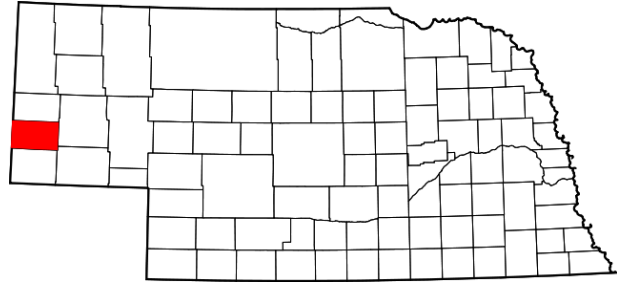
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on 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 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

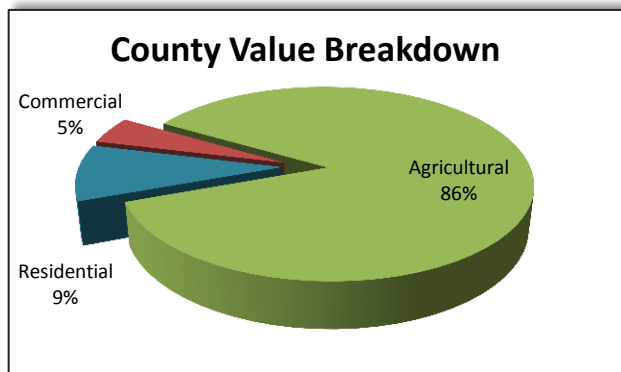
County Overview

With a total area of 746 square miles, Banner had 764 residents, per the Census Bureau Quick Facts for 2014, a 10% population increase over the 2010 US Census. In a review of the past fifty years, Banner has seen a steady drop in population of 40% (Nebraska Department of Economic Development).



Reports indicated that 68% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).

The majority of the commercial properties in Banner are mostly rural in location. Per the latest information available from the U.S. Census Bureau, there were ten employer establishments in Banner. County-wide employment was at 405 people, a 3% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Banner that has fortified the local rural area economies. Banner is included in the North Platte Natural Resources District (NRD). Grass land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Banner ranks sixth in both wheat for grain and winter wheat for grain, seventh in dry edible beans, and ninth in bison. In value of sales by commodity group, Banner ranks first in aquaculture (USDA AgCensus).

Banner County Quick Facts	
Founded	1888
Namesake	“Banner County” of Nebraska
Region	Panhandle
County Seat	Harrisburg
Other Communities	
Most Populated	Harrisburg (100)

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Banner County

Assessment Actions

For the current assessment year, the county assessor reviewed all improvements in Range 54, and after conducting a review of residential land values, determined to value any additional rural residential acres (above the home site) at a site value similar to that of the second acre farm site value. Additionally, all pickup work was completed.

Description of Analysis

Valuation Grouping	Description
10	All residential parcels within the village of Harrisburg.
80	Rural—all remaining residential parcels not within the village.

Residential parcels are valued utilizing only two valuation groupings that are based solely on the geographic location of the parcel. Either the parcel is located in VG 10 (Harrisburg) or VG 80 (Rural). Analysis of the statistical profile reveals only ten qualified sales that occurred during the two year timeframe of the sales study. Seven are found in the first year of the study, with the remaining three found in the second year. Further, the majority of sales (seven) consist of VG 80 and the remainder is found in VG 10. The overall statistical measures indicate a wide dispersion and this is indicative of an erratic, rather than competitive residential market. The residential market in the county does not function on a purely supply/demand economic market. There are few parcels available for the individual who desires to live in Banner County.

RESIDENTIAL IMPROVED		Type : Qualified			
		Date Range : 10/01/2013 to 09/30/2015		Posted Before :	
Number of Sales :	10	Median :	64	COV :	59.98
Total Sales Price :	863,500	Wgt. Mean :	69	STD :	51.64
Total Adj. Sales Price :	863,500	Mean :	86	Avg.Abs.Dev :	41.82
Total Assessed Value :	599,234				
Avg. Adj. Sales Price :	86,350	COD :	65.58	MAX Sales Ratio :	171.72
Avg. Assessed Value :	59,923	PRD :	124.05	MIN Sales Ratio :	36.83

By valuation grouping, the three sales in VG 10 are all significantly above the upper limit of acceptable range, while the seven sales in VG 80 are almost (with one exception) well below the lower limit of acceptable range.

2016 Residential Correlation for Banner County

VALUATION GROUPING								
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX
10	3	151.88	155.16	150.57	06.55	103.05	141.87	171.72
80	7	44.54	56.49	56.10	33.41	100.70	36.83	99.97
_____ ALL _____								
10/01/2013 To 09/30/2015	10	63.77	86.09	69.40	65.58	124.05	36.83	171.72

Historically, over the last eight assessment years the residential median has been within acceptable range only twice (in 2013 and 2010). The remaining years indicate a median below 80% (64, 72, 62, 70, 75, and 76%). The 2013 median was merely the result of the one A/S ratio of 94.38 being the middle ratio. The remaining eight ratios from highest to lowest are: 136.68, 128.44, 124.89, 96.77, 78.26, 76.25, and 61.71.

This raises a question about the correct market value for rural residential acreages, since both rural and Harrisburg improvements are valued using the same cost index and are subject to the same depreciation schedule. Also, the criteria for determining quality, condition and effective age need to be further examined.

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. Any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Banner County Assessor utilizes a sales questionnaire that is sent to both the buyer and seller of all three classes of property. For those sales that do not produce a response, the county assessor and her staff member use their personal knowledge of the county to aid in the qualification process. A non-verified sale is assumed to be qualified unless further information to the contrary is discovered. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Banner County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. All three property classes have been physically inspected during the first six-year review cycle. The county assessor reviews all property by one Range (two if possible) per year.

2016 Residential Correlation for Banner County

Valuation groups were also examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class.

Equalization and Quality of Assessment

As mentioned above, analysis of the statistical profile for not only this year, but historically show that there is a recurring difference between the assessment/sales ratios of Harrisburg residential when compared with rural residential property. Both are outside of the range, but in the opposite direction and do not appear to be a function of the date of the cost index—rather, lot/land values and the listing characteristics of style, quality and condition may be part of the equation.

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Banner County cannot be determined.

2016 Commercial Correlation for Banner County

Assessment Actions

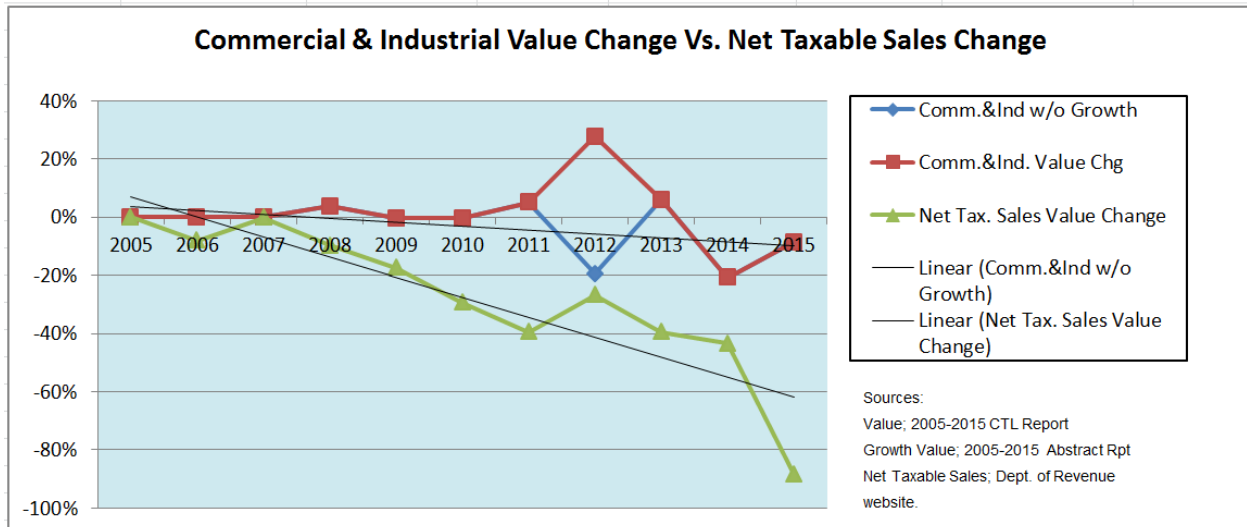
For assessment year 2016, the county assessor completed the physical review of all improvements in Range 54, which consists of rural commercial properties in the Western six mile edge of the county.

Description of Analysis

Valuation Grouping	Description
10	All commercial parcels within the village of Harrisburg.
80	Rural—all remaining commercial parcels not within the village of Harrisburg.

The county assessor uses two valuation groupings to value commercial property within the county and these are based on “Assessor Location.” There are only eight commercial parcels within the county—only one typical commercial occupancy code (the local bank)—with the remainder consisting of the closed café and wrecking yard and Wyrulec sites and a communications tower.

Determination of overall commercial activity within the county included the Analysis of Net Taxable Sales—non-Motor Vehicle (http://revenue.nebraska.gov/research/salestax_data.html) that would be one modest indicator of commercial market activity.



Net Taxable Sales would indicate an average annual rate of about -12.88%. The Annual Percent Change in assessed value appears to be significantly less than this at 4.5% (Chart 2 of Exhibit 4B). The commercial market can readily be seen to be in a steep decline, and it must be noted that the very significant drop in the percent of change in Net Taxable Sales in 2015 is in large

2016 Commercial Correlation for Banner County

part due to the main reliance on the agricultural economy and the legislative change in the collection of sales tax for the repair and parts of agricultural equipment (that is now exempt from collection as of October 1, 2014).

Since there were no qualified commercial sales occurring during the three-year timeframe of the sales study, there is no data to additionally address the commercial market in Banner County.

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 of the areas addressed included sales qualification and verification. The county's verification and qualification process consists of a questionnaire that is mailed to both the buyer and seller of all residential, commercial and agricultural property in which the recorded transactions contain documentary tax stamps. For sales that do not produce a questionnaire response, the county assessor and her staff member use their personal knowledge of the county to aid in the qualification process. All non-verified sales are assumed to be qualified unless further information to the contrary is discovered.

The county's inspection and review cycle for all real property was discussed with the county assessor. All property in Banner County has been inspected in-house by the county assessor. The county assessor reviews all property within one Range per assessment year (and at times two).

Valuation groups were also examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class, with the limited information available.

Equalization and Quality of Assessment

For measurement purposes there are no commercial sales available. The level of value and quality of assessment become a function of the assessment practices of the county assessor, which are considered to be in compliance with generally accepted mass appraisal standards.

Level of Value

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

2016 Agricultural Correlation for Banner County

Assessment Actions

For assessment year 2016, the county assessor updated land use by mailed postcard to all agricultural land owners within Range 54. Overall, adjustments were made to the three land classes to bring these closer to 75% of market: irrigated land was increased by 25%, dry was increased by about 15%, grass land was increased by approximately 14% and land enrolled in Conservation Reserve Program (CRP) was raised on average by 16%.

Description of Analysis

Agricultural land within Banner County is not divided into market areas, based on the county assessor's decision that only if significant differences in market activity occurred within a particular area of the county and was "on-going," would she consider establishing a separate agricultural market area. Land use is comprised of approximately 66% grass (of which 12.5% of that figure is actually CRP), 26% dry land and roughly 5% irrigated. The remainder of land is comprised of waste and "other."

Neighboring counties to Banner include Scotts Bluff to the north, Morrill to the east (a small portion of Banner's southeast corner touches Cheyenne County), and Kimball County to the south. Of the three neighboring counties the most comparable by soil similarity in descending order would be Morrill, Scotts Bluff and Kimball counties. Four comparable sales from outside Banner County were supplemented in the sample to enhance the majority land use (MLU) for grass land.

The statistical sample of forty sales reveals the median measure of central tendency within range. A review of the statistical profile for the 80% MLU by Market Area indicates that the majority of sales fall within dry and grass land use. Both land classes indicate two of the three measures of central tendency for each are within acceptable range (it should be noted that five of the sales that are shown as grass in the profile actually contain land enrolled in CRP).

Analysis of CRP sales across the Panhandle region—and within Banner County specifically—supports that CRP will typically bring at least as much as grass land, and in areas where cropping is more feasible CRP will typically sell between the market value of dry and grass land. A five-year analysis of Banner's sales comparing the average sale price per acre for grass with the average sale price per acre for CRP indicates the following:

Assessment Yr	Avg SP/Acre Grass	Avg SP/Acre CRP
2012	354	372
2013	403	365
2014	408	407
2015	456	556
2016	500	544

2016 Agricultural Correlation for Banner County

Therefore, it appears that CRP values are most likely below acceptable range (and in the least are valued below the average grass value). However, since CRP is a relatively minor portion of the agricultural market (12.5% of the total grass is in reality enrolled in CRP), it is not possible to provide a conclusive point estimate for level of value of this subclass in order to recommend any action. Therefore, no non-binding recommendation will be made, and it is believed that the majority of agricultural land in the county is equalized.

Assessment Practice Review

Annually, a 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. Any incongruities are noted and discussed with the county assessor for further action.

One assessment practice reviewed is that of sales qualification and verification. The county's verification and qualification process includes a questionnaire mailed to agricultural buyers and sellers. Any non-returned questionnaires for sales are assumed to be qualified, unless any personal knowledge of the county assessor and her staff coupled with other information proves otherwise. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented. The review also includes a dialogue with the county assessor and a consideration of verification documentation. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land.

The inspection and review cycle for all real property was also examined. Within the agricultural class all rural dwellings and outbuildings were last reviewed in 2013. Physical inspection by the county assessor is used to note and pickup any changes to the property. Land use is now undertaken to be updated on a yearly basis, via mailed postcards by range, aerial imagery comparison and physical inspection.

The review process also examined the agricultural market areas to ensure that the areas defined are equally subject to a set of economic forces that impact the value of land within the delineated areas. The summary of the market area analysis concluded that Banner County currently consists of only one unified area based on sales activity.

Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. The county assessor determines rural residential land use first by assuming that a small parcel of land is considered residential—unless it adjoins an active agricultural operation—and this is confirmed by response to a mailed questionnaire. Regarding recreational use, the land must actually have recreation as its primary use to be classified as such. Land leased during hunting season for a

2016 Agricultural Correlation for Banner County

limited period of time does not constitute a recreational classification. Hunting preserves are classified as recreational, if hunting is the primary use.

Equalization

All dwellings located on both agricultural and residential-use land are valued using the same cost index. Farm home sites carry the same value as rural residential home sites. However, both farm and home residences are subject to the same determination regarding style, quality and condition that is in question as noted in the residential correlation.

Agricultural land values appear to be equalized at uniform portions of market value (see the discussion of the CRP subclass under the Description of Analysis section); all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Banner County complies with professionally accepted mass appraisal standards.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
Dry						
County	17	72.44	75.81	71.27	18.47	106.37
1	17	72.44	75.81	71.27	18.47	106.37
Grass						
County	13	73.81	72.51	72.16	12.26	100.49
1	13	73.81	72.51	72.16	12.26	100.49
ALL						
10/01/2012 To 09/30/2015	40	73.13	76.40	78.64	22.67	97.15

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Banner County is 73%.

2016 Opinions of the Property Tax Administrator for Banner 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 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	*NEI	Does not meet generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	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 8th day of April, 2016.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Banner County

Residential Real Property - Current

Number of Sales	10	Median	63.77
Total Sales Price	\$863,500	Mean	86.09
Total Adj. Sales Price	\$863,500	Wgt. Mean	69.40
Total Assessed Value	\$599,234	Average Assessed Value of the Base	\$34,357
Avg. Adj. Sales Price	\$86,350	Avg. Assessed Value	\$59,923

Confidence Interval - Current

95% Median C.I	42.66 to 151.88
95% Wgt. Mean C.I	42.07 to 96.72
95% Mean C.I	49.15 to 123.03
% of Value of the Class of all Real Property Value in the	2.15
% of Records Sold in the Study Period	6.17
% of Value Sold in the Study Period	10.77

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	10	100	72.27
2014	8	100	62.22
2013	9		94.38
2012	8		70.44

2016 Commission Summary for Banner County

Commercial Real Property - Current

Number of Sales	0	Median	00.00
Total Sales Price	\$0	Mean	00.00
Total Adj. Sales Price	\$0	Wgt. Mean	00.00
Total Assessed Value	\$0	Average Assessed Value of the Base	\$22,049
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.07
% of Records Sold in the Study Period	0.00
% of Value Sold in the Study Period	0.00

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	0	100	00.00
2014	0	100	00.00
2013	0		00.00
2012	0		00.00

04 Banner
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 10
Total Sales Price : 863,500
Total Adj. Sales Price : 863,500
Total Assessed Value : 599,234
Avg. Adj. Sales Price : 86,350
Avg. Assessed Value : 59,923

MEDIAN : 64
WGT. MEAN : 69
MEAN : 86
COD : 65.58
PRD : 124.05

COV : 59.98
STD : 51.64
Avg. Abs. Dev : 41.82
MAX Sales Ratio : 171.72
MIN Sales Ratio : 36.83

95% Median C.I. : 42.66 to 151.88
95% Wgt. Mean C.I. : 42.07 to 96.72
95% Mean C.I. : 49.15 to 123.03

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	2	58.39	58.39	52.45	26.94	111.33	42.66	74.11	N/A	56,250	29,502
01-JAN-14 To 31-MAR-14	1	141.87	141.87	141.87	00.00	100.00	141.87	141.87	N/A	59,500	84,415
01-APR-14 To 30-JUN-14	3	53.42	65.98	68.93	34.59	95.72	44.54	99.97	N/A	120,000	82,721
01-JUL-14 To 30-SEP-14	1	171.72	171.72	171.72	00.00	100.00	171.72	171.72	N/A	22,000	37,779
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	2	97.88	97.88	67.88	55.17	144.20	43.88	151.88	N/A	90,000	61,091
01-JUL-15 To 30-SEP-15	1	36.83	36.83	36.83	00.00	100.00	36.83	36.83	N/A	129,500	47,692
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	7	74.11	89.76	77.50	52.61	115.82	42.66	171.72	42.66 to 171.72	79,143	61,337
01-OCT-14 To 30-SEP-15	3	43.88	77.53	54.89	87.40	141.25	36.83	151.88	N/A	103,167	56,625
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	5	99.97	102.30	83.89	43.14	121.95	44.54	171.72	N/A	88,300	74,071
<u>ALL</u>	10	63.77	86.09	69.40	65.58	124.05	36.83	171.72	42.66 to 151.88	86,350	59,923

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	3	151.88	155.16	150.57	06.55	103.05	141.87	171.72	N/A	40,500	60,982
80	7	44.54	56.49	56.10	33.41	100.70	36.83	99.97	36.83 to 99.97	106,000	59,470
<u>ALL</u>	10	63.77	86.09	69.40	65.58	124.05	36.83	171.72	42.66 to 151.88	86,350	59,923

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	9	53.42	78.78	65.39	66.51	120.48	36.83	171.72	42.66 to 141.87	91,500	59,831
06											
07	1	151.88	151.88	151.88	00.00	100.00	151.88	151.88	N/A	40,000	60,753
<u>ALL</u>	10	63.77	86.09	69.40	65.58	124.05	36.83	171.72	42.66 to 151.88	86,350	59,923

04 Banner
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 10
 Total Sales Price : 863,500
 Total Adj. Sales Price : 863,500
 Total Assessed Value : 599,234
 Avg. Adj. Sales Price : 86,350
 Avg. Assessed Value : 59,923

MEDIAN : 64
 WGT. MEAN : 69
 MEAN : 86
 COD : 65.58
 PRD : 124.05

COV : 59.98
 STD : 51.64
 Avg. Abs. Dev : 41.82
 MAX Sales Ratio : 171.72
 MIN Sales Ratio : 36.83

95% Median C.I. : 42.66 to 151.88
 95% Wgt. Mean C.I. : 42.07 to 96.72
 95% Mean C.I. : 49.15 to 123.03

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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
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	171.72	171.72	171.72	00.00	100.00	171.72	171.72	N/A	22,000	37,779
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	10	63.77	86.09	69.40	65.58	124.05	36.83	171.72	42.66 to 151.88	86,350	59,923
Greater Than 14,999	10	63.77	86.09	69.40	65.58	124.05	36.83	171.72	42.66 to 151.88	86,350	59,923
Greater Than 29,999	9	53.42	76.57	66.72	62.37	114.76	36.83	151.88	42.66 to 141.87	93,500	62,384
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	171.72	171.72	171.72	00.00	100.00	171.72	171.72	N/A	22,000	37,779
30,000 TO 59,999	3	141.87	122.62	127.22	18.27	96.38	74.11	151.88	N/A	44,833	57,036
60,000 TO 99,999	1	42.66	42.66	42.66	00.00	100.00	42.66	42.66	N/A	77,500	33,065
100,000 TO 149,999	5	44.54	55.73	56.76	32.64	98.19	36.83	99.97	N/A	125,900	71,457
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	10	63.77	86.09	69.40	65.58	124.05	36.83	171.72	42.66 to 151.88	86,350	59,923

04 Banner
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 0
Total Sales Price : 0
Total Adj. Sales Price : 0
Total Assessed Value : 0
Avg. Adj. Sales Price : 0
Avg. Assessed Value : 0

MEDIAN : 0
WGT. MEAN : 0
MEAN : 0
COD : 00.00
PRD : 00.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 00.00
MIN Sales Ratio : 00.00

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

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13											
01-OCT-13 To 30-SEP-14											
01-OCT-14 To 30-SEP-15											
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13											
01-JAN-14 To 31-DEC-14											
<u>ALL</u>											

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03											
04											
<u>ALL</u>											

04 Banner
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 0
 Total Sales Price : 0
 Total Adj. Sales Price : 0
 Total Assessed Value : 0
 Avg. Adj. Sales Price : 0
 Avg. Assessed Value : 0

MEDIAN : 0
 WGT. MEAN : 0
 MEAN : 0
 COD : 00.00
 PRD : 00.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 00.00
 MIN Sales Ratio : 00.00

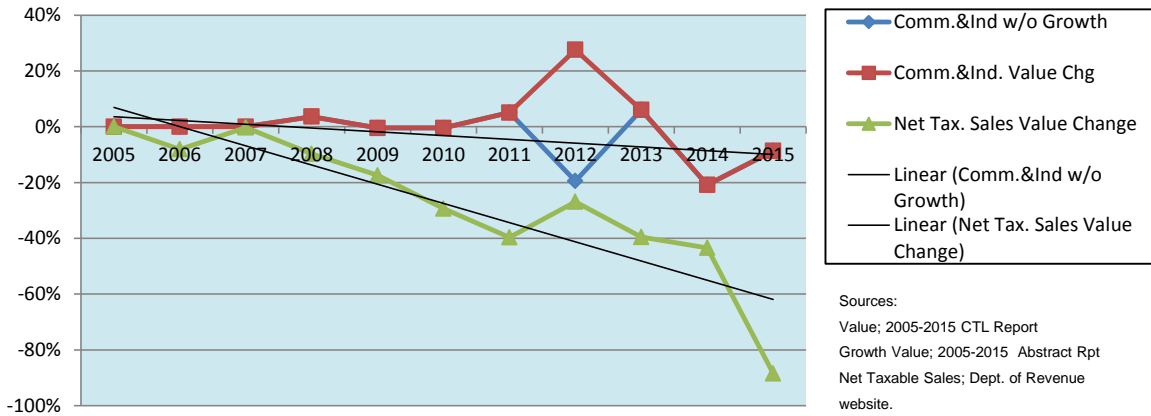
95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : N/A

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
___ Low \$ Ranges ___											
Less Than	5,000										
Less Than	15,000										
Less Than	30,000										
___ Ranges Excl. Low \$ ___											
Greater Than	4,999										
Greater Than	14,999										
Greater Than	29,999										
___ Incremental Ranges ___											
0 TO	4,999										
5,000 TO	14,999										
15,000 TO	29,999										
30,000 TO	59,999										
60,000 TO	99,999										
100,000 TO	149,999										
150,000 TO	249,999										
250,000 TO	499,999										
500,000 TO	999,999										
1,000,000 +											
___ ALL ___											

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2005	\$ 193,042	\$ -	0.00%	\$ 193,042	-	\$ 438,769	-
2006	\$ 193,042	\$ -	0.00%	\$ 193,042	0.00%	\$ 403,204	-8.11%
2007	\$ 193,042	\$ -	0.00%	\$ 193,042	0.00%	\$ 437,503	8.51%
2008	\$ 200,074	\$ -	0.00%	\$ 200,074	3.64%	\$ 396,012	-9.48%
2009	\$ 192,215	\$ -	0.00%	\$ 192,215	-3.93%	\$ 362,315	-8.51%
2010	\$ 192,215	\$ -	0.00%	\$ 192,215	0.00%	\$ 310,125	-14.40%
2011	\$ 202,841	\$ -	0.00%	\$ 202,841	5.53%	\$ 264,995	-14.55%
2012	\$ 246,399	\$ 90,917	36.90%	\$ 155,482	-23.35%	\$ 320,865	21.08%
2013	\$ 204,690	\$ -	0.00%	\$ 204,690	-16.93%	\$ 265,283	-17.32%
2014	\$ 152,917	\$ -	0.00%	\$ 152,917	-25.29%	\$ 248,184	-6.45%
2015	\$ 176,394	\$ -	0.00%	\$ 176,394	15.35%	\$ 50,636	-79.60%
Ann %chg	-0.90%			Average	-4.50%	-6.13%	-12.88%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	0.00%	0.00%	-8.11%
2007	0.00%	0.00%	-0.29%
2008	3.64%	3.64%	-9.74%
2009	-0.43%	-0.43%	-17.42%
2010	-0.43%	-0.43%	-29.32%
2011	5.08%	5.08%	-39.60%
2012	-19.46%	27.64%	-26.87%
2013	6.03%	6.03%	-39.54%
2014	-20.79%	-20.79%	-43.44%
2015	-8.62%	-8.62%	-88.46%

County Number: 4
 County Name: Banner

04 Banner
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 40
 Total Sales Price : 13,569,099
 Total Adj. Sales Price : 13,184,099
 Total Assessed Value : 10,367,552
 Avg. Adj. Sales Price : 329,602
 Avg. Assessed Value : 259,189

MEDIAN : 73
 WGT. MEAN : 79
 MEAN : 76
 COD : 22.67
 PRD : 97.15

COV : 31.87
 STD : 24.35
 Avg. Abs. Dev : 16.58
 MAX Sales Ratio : 167.54
 MIN Sales Ratio : 35.74

95% Median C.I. : 66.04 to 80.76
 95% Wgt. Mean C.I. : 62.07 to 95.20
 95% Mean C.I. : 68.85 to 83.95

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	3	89.67	84.68	74.32	09.76	113.94	69.05	95.31	N/A	405,403	301,293
01-JAN-13 To 31-MAR-13	1	58.94	58.94	58.94	00.00	100.00	58.94	58.94	N/A	275,000	162,088
01-APR-13 To 30-JUN-13	2	127.13	127.13	150.43	31.79	84.51	86.71	167.54	N/A	897,500	1,350,122
01-JUL-13 To 30-SEP-13	2	112.08	112.08	102.81	22.13	109.02	87.28	136.87	N/A	99,000	101,782
01-OCT-13 To 31-DEC-13	4	77.21	78.75	67.73	20.67	116.27	48.51	112.08	N/A	217,550	147,344
01-JAN-14 To 31-MAR-14	3	80.08	70.29	79.63	16.47	88.27	45.61	85.19	N/A	376,751	299,988
01-APR-14 To 30-JUN-14	7	72.44	67.83	55.09	13.63	123.13	35.74	87.68	35.74 to 87.68	288,439	158,901
01-JUL-14 To 30-SEP-14	1	62.79	62.79	62.79	00.00	100.00	62.79	62.79	N/A	916,778	575,690
01-OCT-14 To 31-DEC-14	2	66.36	66.36	67.15	05.23	98.82	62.89	69.82	N/A	602,500	404,563
01-JAN-15 To 31-MAR-15	3	75.26	74.89	75.80	07.28	98.80	66.48	82.92	N/A	227,333	172,314
01-APR-15 To 30-JUN-15	5	64.16	62.67	59.85	13.84	104.71	48.46	80.76	N/A	330,756	197,964
01-JUL-15 To 30-SEP-15	7	66.79	75.75	73.97	24.81	102.41	53.92	112.75	53.92 to 112.75	174,686	129,222
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	8	88.48	98.92	113.94	26.48	86.82	58.94	167.54	58.94 to 167.54	435,526	496,222
01-OCT-13 To 30-SEP-14	15	73.81	70.90	64.37	17.86	110.14	35.74	112.08	62.79 to 80.08	329,087	211,822
01-OCT-14 To 30-SEP-15	17	66.48	70.64	67.61	17.34	104.48	48.46	112.75	56.82 to 82.92	280,211	189,438
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	9	86.71	94.71	116.48	31.00	81.31	48.51	167.54	58.94 to 136.87	348,689	406,141
01-JAN-14 To 31-DEC-14	13	69.82	67.78	64.45	14.92	105.17	35.74	87.68	62.79 to 80.08	405,470	261,314
<u>ALL</u>	40	73.13	76.40	78.64	22.67	97.15	35.74	167.54	66.04 to 80.76	329,602	259,189

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	40	73.13	76.40	78.64	22.67	97.15	35.74	167.54	66.04 to 80.76	329,602	259,189
<u>ALL</u>	40	73.13	76.40	78.64	22.67	97.15	35.74	167.54	66.04 to 80.76	329,602	259,189

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	13	69.82	75.45	70.36	20.82	107.23	48.51	136.87	62.79 to 87.68	316,901	222,982
1	13	69.82	75.45	70.36	20.82	107.23	48.51	136.87	62.79 to 87.68	316,901	222,982
<u>Grass</u>											
County	9	75.26	77.48	76.79	09.66	100.90	62.89	89.67	67.35 to 87.28	244,998	188,135
1	9	75.26	77.48	76.79	09.66	100.90	62.89	89.67	67.35 to 87.28	244,998	188,135
<u>ALL</u>	40	73.13	76.40	78.64	22.67	97.15	35.74	167.54	66.04 to 80.76	329,602	259,189

04 Banner
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 40
 Total Sales Price : 13,569,099
 Total Adj. Sales Price : 13,184,099
 Total Assessed Value : 10,367,552
 Avg. Adj. Sales Price : 329,602
 Avg. Assessed Value : 259,189

MEDIAN : 73
 WGT. MEAN : 79
 MEAN : 76
 COD : 22.67
 PRD : 97.15

COV : 31.87
 STD : 24.35
 Avg. Abs. Dev : 16.58
 MAX Sales Ratio : 167.54
 MIN Sales Ratio : 35.74

95% Median C.I. : 66.04 to 80.76
 95% Wgt. Mean C.I. : 62.07 to 95.20
 95% Mean C.I. : 68.85 to 83.95

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Dry </u>											
County	17	72.44	75.81	71.27	18.47	106.37	48.51	136.87	62.98 to 86.42	305,840	217,966
1	17	72.44	75.81	71.27	18.47	106.37	48.51	136.87	62.98 to 86.42	305,840	217,966
<u> Grass </u>											
County	13	73.81	72.51	72.16	12.26	100.49	45.61	89.67	64.16 to 86.71	296,339	213,835
1	13	73.81	72.51	72.16	12.26	100.49	45.61	89.67	64.16 to 86.71	296,339	213,835
<u> ALL </u>	40	73.13	76.40	78.64	22.67	97.15	35.74	167.54	66.04 to 80.76	329,602	259,189

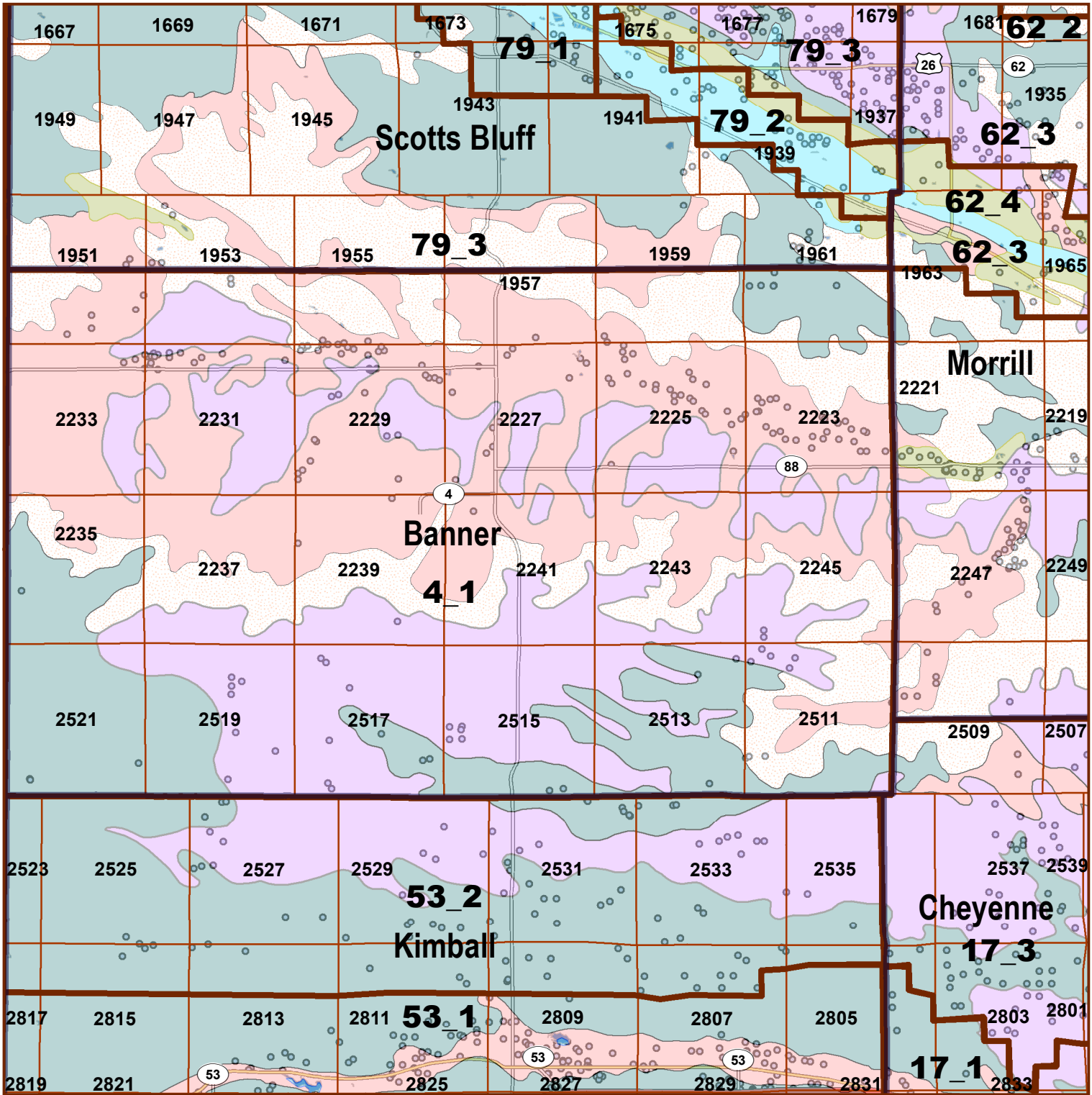
04 Banner County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Banner	1	n/a	2,000	1,900	1,800	1,800	1,800	1,600	1,291	1,734
ScottsBluff	3	n/a	n/a	2,673	2,675	2,090	1,630	1,630	1,630	2,296
Morrill	3	n/a	2,300	2,300	2,300	2,195	2,195	2,195	2,195	2,250
Kimball	2	n/a	1,975	1,975	1,625	1,625	1,625	1,625	1,500	1,712

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Banner	1	n/a	620	590	580	550	500	4,454	430	560
ScottsBluff	3	n/a	n/a	465	465	410	385	2,060	350	427
Morrill	3	n/a	500	500	450	450	450	1,519	450	461
Kimball	2	n/a	565	525	505	415	390	2,280	345	452

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Banner	1	n/a	460	450	420	400	370	360	332	360
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	341
Morrill	3	n/a	460	425	390	360	360	360	360	364
Kimball	2	n/a	435	365	345	325	300	300	300	310

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



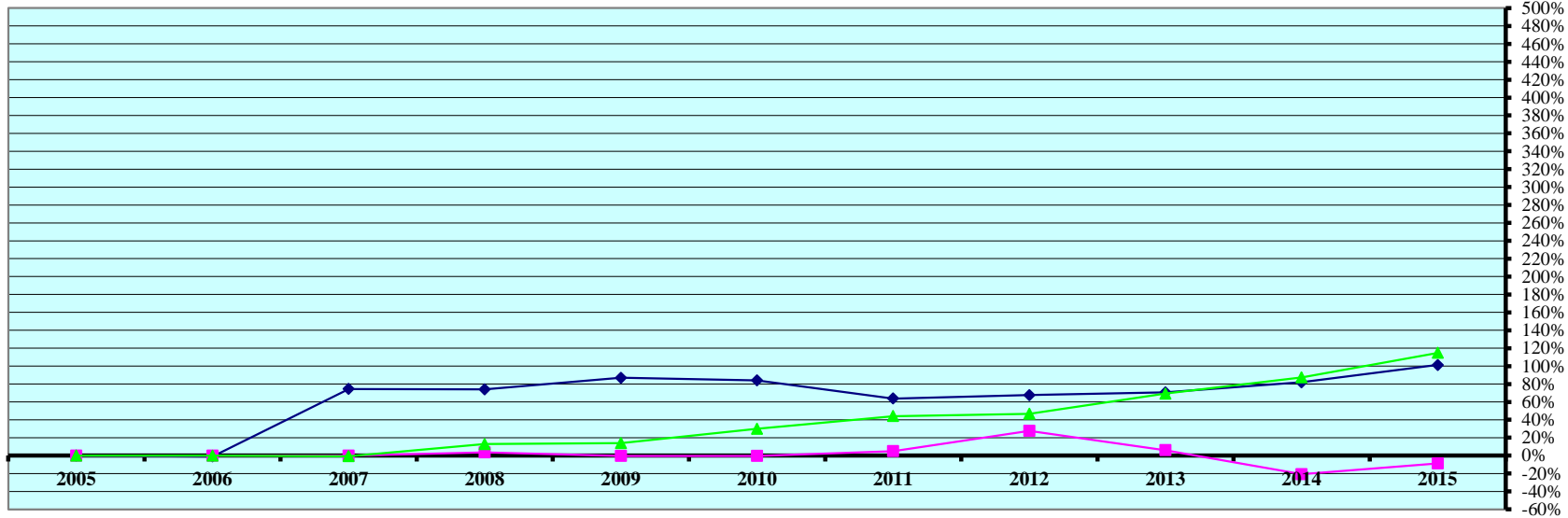
Legend

- 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

Banner County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	1,600,041	--	--	--	193,042	--	--	--	89,466,050	--	--	--
2006	1,584,034	-16,007	-1.00%	-1.00%	193,042	0	0.00%	0.00%	89,478,072	12,022	0.01%	0.01%
2007	2,790,976	1,206,942	76.19%	74.43%	193,042	0	0.00%	0.00%	88,860,329	-617,743	-0.69%	-0.68%
2008	2,782,430	-8,546	-0.31%	73.90%	200,074	7,032	3.64%	3.64%	100,963,386	12,103,057	13.62%	12.85%
2009	2,990,418	207,988	7.48%	86.90%	192,215	-7,859	-3.93%	-0.43%	101,903,886	940,500	0.93%	13.90%
2010	2,944,294	-46,124	-1.54%	84.01%	192,215	0	0.00%	-0.43%	116,264,850	14,360,964	14.09%	29.95%
2011	2,620,253	-324,041	-11.01%	63.76%	202,841	10,626	5.53%	5.08%	128,916,441	12,651,591	10.88%	44.10%
2012	2,680,581	60,328	2.30%	67.53%	246,399	43,558	21.47%	27.64%	131,326,929	2,410,488	1.87%	46.79%
2013	2,729,749	49,168	1.83%	70.60%	204,690	-41,709	-16.93%	6.03%	151,428,941	20,102,012	15.31%	69.26%
2014	2,910,139	180,390	6.61%	81.88%	152,917	-51,773	-25.29%	-20.79%	167,734,823	16,305,882	10.77%	87.48%
2015	3,219,784	309,645	10.64%	101.23%	176,394	23,477	15.35%	-8.62%	192,086,964	24,352,141	14.52%	114.70%

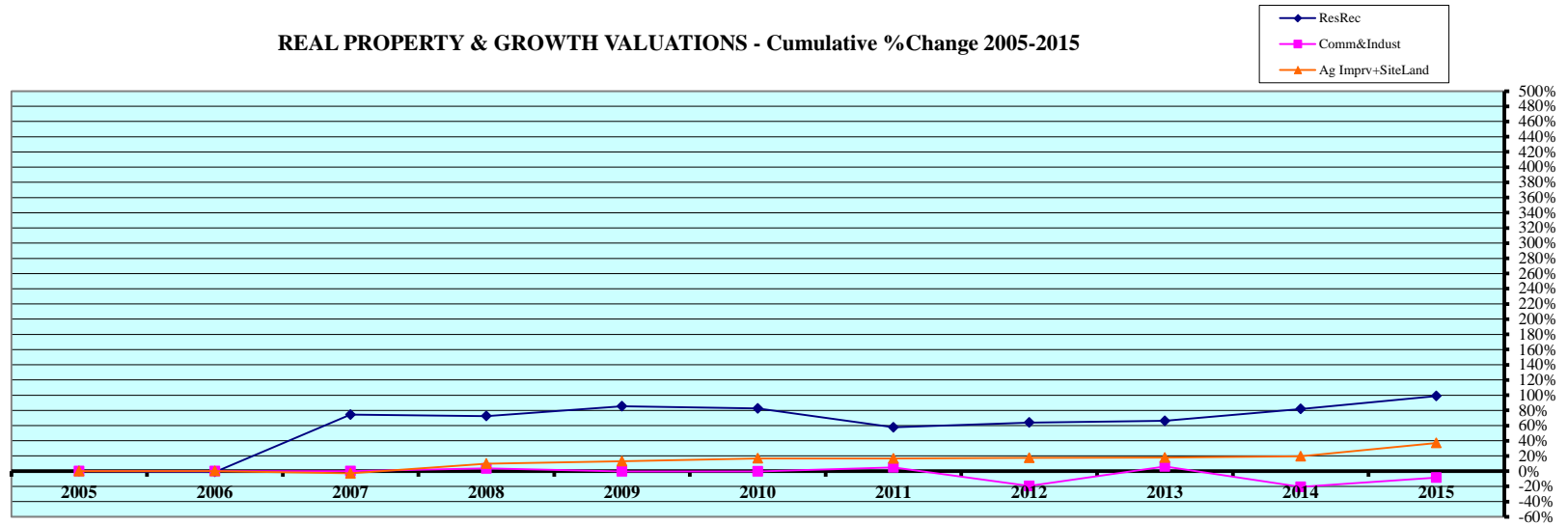
Rate Annual %chg: Residential & Recreational **7.24%** Commercial & Industrial **-0.90%** Agricultural Land **7.94%**

Cnty# **4**
County **BANNER**

CHART 1 EXHIBIT 4B 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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	1,600,041	19,305	1.21%	1,580,736	--	--	193,042	0	0.00%	193,042	--	--	
2006	1,584,034	0	0.00%	1,584,034	-1.00%	-1.00%	193,042	0	0.00%	193,042	0.00%	0.00%	
2007	2,790,976	0	0.00%	2,790,976	76.19%	74.43%	193,042	0	0.00%	193,042	0.00%	0.00%	
2008	2,782,430	22,190	0.80%	2,760,240	-1.10%	72.51%	200,074	0	0.00%	200,074	3.64%	3.64%	
2009	2,990,418	22,190	0.74%	2,968,228	6.68%	85.51%	192,215	0	0.00%	192,215	-3.93%	-4.43%	
2010	2,944,294	22,190	0.75%	2,922,104	-2.28%	82.63%	192,215	0	0.00%	192,215	0.00%	-0.43%	
2011	2,620,253	96,355	3.68%	2,523,898	-14.28%	57.74%	202,841	0	0.00%	202,841	5.53%	5.08%	
2012	2,680,581	57,514	2.15%	2,623,067	0.11%	63.94%	246,399	90,917	36.90%	155,482	-23.35%	-19.46%	
2013	2,729,749	70,177	2.57%	2,659,572	-0.78%	66.22%	204,690	0	0.00%	204,690	-16.93%	6.03%	
2014	2,910,139	0	0.00%	2,910,139	6.61%	81.88%	152,917	0	0.00%	152,917	-25.29%	-20.79%	
2015	3,219,784	37,290	1.16%	3,182,494	9.36%	98.90%	176,394	0	0.00%	176,394	15.35%	-8.62%	
Rate Ann%chg	7.24%			Resid & Rec. w/o growth			-0.90%			C & I w/o growth			-4.50%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
2005	15,905,929	4,177,574	20,083,503	694,165	3.46%	19,389,338
2006	16,058,347	4,177,082	20,235,429	119,693	0.59%	20,115,736
2007	15,488,937	4,161,380	19,650,317	144,657	0.74%	19,505,660
2008	17,273,778	5,022,450	22,296,228	233,436	1.05%	22,062,792
2009	17,596,915	5,351,883	22,948,798	233,435	1.02%	22,715,363
2010	18,099,795	5,600,999	23,700,794	233,435	0.98%	23,467,359
2011	17,868,742	5,730,432	23,599,174	149,289	0.63%	23,449,885
2012	18,059,370	5,799,807	23,859,177	229,144	0.96%	23,630,033
2013	18,143,375	6,088,532	24,231,907	561,163	2.32%	23,670,744
2014	18,063,087	6,070,135	24,133,222	91,193	0.38%	24,042,029
2015	20,673,660	7,039,328	27,712,988	175,162	0.63%	27,537,826
Rate Ann%chg	2.66%	5.36%	3.27%	Ag Imprv+Site w/o growth		2.46%

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

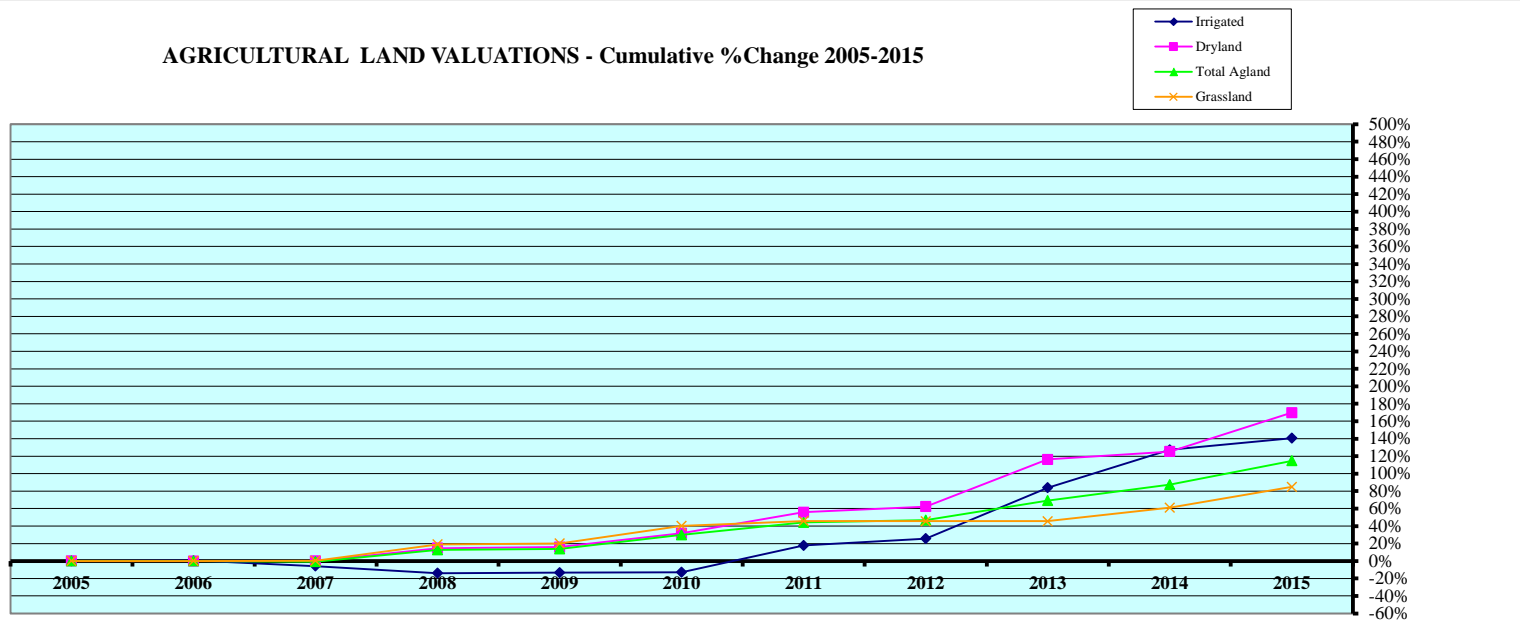
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2016

Cnty# 4
County BANNER

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	13,842,531	--	--	--	22,364,721	--	--	--	52,776,598	--	--	--
2006	13,905,937	63,406	0.46%	0.46%	22,342,930	-21,791	-0.10%	-0.10%	52,747,880	-28,718	-0.05%	-0.05%
2007	13,041,444	-864,493	-6.22%	-5.79%	22,360,091	17,161	0.08%	-0.02%	52,954,122	206,242	0.39%	0.34%
2008	11,908,268	-1,133,176	-8.69%	-13.97%	25,658,232	3,298,141	14.75%	14.73%	62,828,934	9,874,812	18.65%	19.05%
2009	11,979,310	71,042	0.60%	-13.46%	25,933,316	275,084	1.07%	15.96%	63,424,024	595,090	0.95%	20.17%
2010	12,064,769	85,459	0.71%	-12.84%	29,446,248	3,512,932	13.55%	31.66%	74,016,079	10,592,055	16.70%	40.24%
2011	16,298,278	4,233,509	35.09%	17.74%	34,849,007	5,402,759	18.35%	55.82%	76,931,854	2,915,775	3.94%	45.77%
2012	17,396,226	1,097,948	6.74%	25.67%	36,281,845	1,432,838	4.11%	62.23%	76,807,665	-124,189	-0.16%	45.53%
2013	25,446,508	8,050,282	46.28%	83.83%	48,358,230	12,076,385	33.28%	116.23%	76,802,449	-5,216	-0.01%	45.52%
2014	31,456,553	6,010,045	23.62%	127.25%	50,396,682	2,038,452	4.22%	125.34%	85,034,241	8,231,792	10.72%	61.12%
2015	33,314,960	1,858,407	5.91%	140.67%	60,327,110	9,930,428	19.70%	169.74%	97,510,024	12,475,783	14.67%	84.76%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	126,197	--	--	--	356,003	--	--	--	89,466,050	--	--	--
2006	126,256	59	0.05%	0.05%	355,069	-934	-0.26%	-0.26%	89,478,072	12,022	0.01%	0.01%
2007	126,128	-128	-0.10%	-0.05%	378,544	23,475	6.61%	6.33%	88,860,329	-617,743	-0.69%	-0.68%
2008	157,544	31,416	24.91%	24.84%	410,408	31,864	8.42%	15.28%	100,963,386	12,103,057	13.62%	12.85%
2009	156,557	-987	-0.63%	24.06%	410,679	271	0.07%	15.36%	101,903,886	940,500	0.93%	13.90%
2010	188,006	31,449	20.09%	48.98%	549,748	139,069	33.86%	54.42%	116,264,850	14,360,964	14.09%	29.95%
2011	223,036	35,030	18.63%	76.74%	614,266	64,518	11.74%	72.55%	128,916,441	12,651,591	10.88%	44.10%
2012	225,869	2,833	1.27%	78.98%	615,324	1,058	0.17%	72.84%	131,326,929	2,410,488	1.87%	46.79%
2013	216,714	-9,155	-4.05%	71.73%	605,040	-10,284	-1.67%	69.95%	151,428,941	20,102,012	15.31%	69.26%
2014	232,520	15,806	7.29%	84.25%	614,827	9,787	1.62%	72.70%	167,734,823	16,305,882	10.77%	87.48%
2015	260,936	28,416	12.22%	106.77%	673,934	59,107	9.61%	89.31%	192,086,964	24,352,141	14.52%	114.70%

Cnty#
County

Rate Ann.%chg: Total Agric Land

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	13,964,449	26,956	518			22,371,740	119,242	188			52,737,173	315,276	167		
2006	13,905,936	26,819	519	0.09%	0.09%	22,343,493	119,054	188	0.03%	0.03%	52,658,886	314,718	167	0.03%	0.03%
2007	13,091,256	25,291	518	-0.17%	-0.08%	22,367,913	119,153	188	0.03%	0.06%	52,827,651	315,866	167	-0.04%	-0.02%
2008	11,908,266	24,688	482	-6.82%	-6.89%	25,656,825	119,684	214	14.20%	14.26%	62,631,739	315,875	198	18.56%	18.54%
2009	12,893,728	25,855	499	3.39%	-3.74%	25,503,958	115,820	220	2.72%	17.37%	63,396,137	319,194	199	0.17%	18.74%
2010	12,062,063	24,187	499	0.00%	-3.73%	29,486,767	118,184	249	13.30%	32.98%	74,014,510	318,445	232	17.02%	38.95%
2011	16,170,241	23,801	679	36.24%	31.15%	34,982,918	121,547	288	15.36%	53.41%	76,804,324	313,665	245	5.35%	46.38%
2012	17,396,226	23,919	727	7.05%	40.39%	36,342,444	122,014	298	3.49%	58.76%	76,756,286	312,946	245	0.17%	46.63%
2013	25,360,508	23,714	1,069	47.04%	106.44%	48,803,699	122,752	398	33.48%	111.91%	76,474,427	312,202	245	-0.13%	46.44%
2014	31,241,720	23,984	1,303	21.80%	151.45%	50,533,297	124,414	406	2.16%	116.49%	84,985,890	309,047	275	12.26%	64.40%
2015	33,310,718	24,131	1,380	5.97%	166.47%	59,761,329	123,867	482	18.78%	157.15%	97,939,219	308,356	318	15.50%	89.88%

Rate Annual %chg Average Value/Acre: 10.30%

9.91%

6.62%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	125,386	6,269	20			327,088	2,189	149			89,525,836	469,932	191		
2006	125,544	6,277	20	0.00%	0.00%	332,138	2,199	151	1.08%	1.08%	89,365,997	469,068	191	0.01%	0.01%
2007	125,791	6,290	20	0.00%	0.00%	378,588	2,712	140	-7.55%	-6.56%	88,791,199	469,311	189	-0.69%	-0.69%
2008	156,980	6,275	25	25.10%	25.09%	510,058	2,737	186	33.48%	24.73%	100,863,868	469,259	215	13.61%	12.83%
2009	156,510	6,256	25	0.00%	25.09%	410,679	2,609	157	-15.53%	5.35%	102,361,012	469,734	218	1.38%	14.39%
2010	188,190	6,272	30	19.93%	50.02%	428,174	2,563	167	6.12%	11.80%	116,179,704	469,651	247	13.52%	29.85%
2011	219,057	7,301	30	-0.01%	50.01%	586,216	2,899	202	21.04%	35.33%	128,762,756	469,213	274	10.93%	44.05%
2012	225,869	7,528	30	0.00%	50.01%	577,064	2,838	203	0.56%	36.09%	131,297,889	469,246	280	1.96%	46.87%
2013	216,710	7,223	30	0.00%	50.01%	576,641	2,826	204	0.36%	36.58%	151,431,985	468,718	323	15.46%	69.59%
2014	231,066	7,701	30	0.00%	50.02%	587,063	2,895	203	-0.64%	35.71%	167,579,036	468,041	358	10.82%	87.94%
2015	259,314	7,408	35	16.66%	75.02%	671,271	3,166	212	4.59%	41.93%	191,941,851	466,928	411	14.81%	115.78%

4
BANNER

Rate Annual %chg Average Value/Acre: 7.99%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

Total Real Property
Sum Lines 17, 25, & 30

Records : 1,918

Value : 259,179,874

Growth 641,437

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	27	27,614	0	0	43	217,312	70	244,926	
02. Res Improve Land	47	435,278	0	0	42	410,000	89	845,278	
03. Res Improvements	47	1,785,390	0	0	45	2,690,255	92	4,475,645	
04. Res Total	74	2,248,282	0	0	88	3,317,567	162	5,565,849	93,132
% of Res Total	45.68	40.39	0.00	0.00	54.32	59.61	8.45	2.15	14.52
05. Com UnImp Land	0	0	0	0	3	3,000	3	3,000	
06. Com Improve Land	1	11,050	0	0	3	24,835	4	35,885	
07. Com Improvements	1	98,249	0	0	4	39,260	5	137,509	
08. Com Total	1	109,299	0	0	7	67,095	8	176,394	0
% of Com Total	12.50	61.96	0.00	0.00	87.50	38.04	0.42	0.07	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	74	2,248,282	0	0	88	3,317,567	162	5,565,849	93,132
% of Res & Rec Total	45.68	40.39	0.00	0.00	54.32	59.61	8.45	2.15	14.52
Com & Ind Total	1	109,299	0	0	7	67,095	8	176,394	0
% of Com & Ind Total	12.50	61.96	0.00	0.00	87.50	38.04	0.42	0.07	0.00
17. Taxable Total	75	2,357,581	0	0	95	3,384,662	170	5,742,243	93,132
% of Taxable Total	44.12	41.06	0.00	0.00	55.88	58.94	8.86	2.22	14.52

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	83	5,105,224	83	5,105,224	0
24. Non-Producing	0	0	0	0	109	58,460	109	58,460	0
25. Total	0	0	0	0	192	5,163,684	192	5,163,684	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	8	15	205	228

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,159	161,855,702	1,159	161,855,702
28. Ag-Improved Land	0	0	0	0	389	64,239,667	389	64,239,667
29. Ag Improvements	0	0	0	0	397	22,178,578	397	22,178,578
30. Ag Total							1,556	248,273,947

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	59	58.00	141,500	59	58.00	141,500	
32. HomeSite Improv Land	209	244.99	2,150,500	209	244.99	2,150,500	
33. HomeSite Improvements	219	0.00	16,429,413	219	0.00	16,429,413	0
34. HomeSite Total				278	302.99	18,721,413	
35. FarmSite UnImp Land	77	160.72	61,747	77	160.72	61,747	
36. FarmSite Improv Land	324	1,406.07	759,313	324	1,406.07	759,313	
37. FarmSite Improvements	369	0.00	5,749,165	369	0.00	5,749,165	548,305
38. FarmSite Total				446	1,566.79	6,570,225	
39. Road & Ditches	991	3,454.29	0	991	3,454.29	0	
40. Other- Non Ag Use	103	175.80	52,734	103	175.80	52,734	
41. Total Section VI				724	5,499.87	25,344,372	548,305

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	15	3,444.21	1,068,029	15	3,444.21	1,068,029

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	2,191.43	9.11%	4,382,860	10.50%	2,000.00
47. 2A1	1,316.02	5.47%	2,500,442	5.99%	1,900.00
48. 2A	6,915.05	28.73%	12,447,072	29.82%	1,800.00
49. 3A1	246.62	1.02%	443,916	1.06%	1,800.00
50. 3A	5,334.88	22.17%	9,602,705	23.01%	1,799.99
51. 4A1	6,297.23	26.16%	10,075,476	24.14%	1,599.99
52. 4A	1,766.81	7.34%	2,281,824	5.47%	1,291.49
53. Total	24,068.04	100.00%	41,734,295	100.00%	1,734.01
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	30,294.32	24.53%	18,782,391	27.16%	620.00
56. 2D1	9,248.04	7.49%	5,456,333	7.89%	590.00
57. 2D	42,548.26	34.45%	24,677,821	35.69%	580.00
58. 3D1	5,594.18	4.53%	3,076,818	4.45%	550.00
59. 3D	16,729.76	13.55%	8,364,864	12.10%	500.00
60. 4D1	14,633.85	11.85%	6,877,902	9.95%	470.00
61. 4D	4,453.89	3.61%	1,915,178	2.77%	430.00
62. Total	123,502.30	100.00%	69,151,307	100.00%	559.92
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	12,024.50	3.92%	5,394,395	4.86%	448.62
65. 2G1	4,943.73	1.61%	2,164,658	1.95%	437.86
66. 2G	47,980.00	15.64%	20,037,447	18.06%	417.62
67. 3G1	3,187.24	1.04%	1,265,904	1.14%	397.18
68. 3G	40,266.42	13.13%	14,718,017	13.27%	365.52
69. 4G1	67,686.43	22.06%	24,130,250	21.75%	356.50
70. 4G	130,700.00	42.60%	43,241,636	38.97%	330.85
71. Total	306,788.32	100.00%	110,952,307	100.00%	361.66
Irrigated Total					
Irrigated Total	24,068.04	5.16%	41,734,295	18.72%	1,734.01
Dry Total					
Dry Total	123,502.30	26.49%	69,151,307	31.02%	559.92
Grass Total					
Grass Total	306,788.32	65.81%	110,952,307	49.77%	361.66
72. Waste	8,156.76	1.75%	326,262	0.15%	40.00
73. Other	3,684.05	0.79%	765,404	0.34%	207.76
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	466,199.47	100.00%	222,929,575	100.00%	478.18

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	24,068.04	41,734,295	24,068.04	41,734,295
77. Dry Land	0.00	0	0.00	0	123,502.30	69,151,307	123,502.30	69,151,307
78. Grass	0.00	0	0.00	0	306,788.32	110,952,307	306,788.32	110,952,307
79. Waste	0.00	0	0.00	0	8,156.76	326,262	8,156.76	326,262
80. Other	0.00	0	0.00	0	3,684.05	765,404	3,684.05	765,404
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	466,199.47	222,929,575	466,199.47	222,929,575

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	24,068.04	5.16%	41,734,295	18.72%	1,734.01
Dry Land	123,502.30	26.49%	69,151,307	31.02%	559.92
Grass	306,788.32	65.81%	110,952,307	49.77%	361.66
Waste	8,156.76	1.75%	326,262	0.15%	40.00
Other	3,684.05	0.79%	765,404	0.34%	207.76
Exempt	0.00	0.00%	0	0.00%	0.00
Total	466,199.47	100.00%	222,929,575	100.00%	478.18

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Harrisburg	23	25,489	42	379,990	42	1,571,978	65	1,977,457	0
83.2 Rural	12	35,238	6	62,900	8	435,350	20	533,488	93,132
83.3 Rural Residential	35	184,199	41	402,388	42	2,468,317	77	3,054,904	0
84 Residential Total	70	244,926	89	845,278	92	4,475,645	162	5,565,849	93,132

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Commercial	2	2,000	3	30,145	4	132,908	6	165,053	0
85.2	Rural	1	1,000	1	5,740	1	4,601	2	11,341	0
86	Commercial Total	3	3,000	4	35,885	5	137,509	8	176,394	0

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	0.00	0.00%	0	0.00%	0.00
88. 1G	7,462.95	2.78%	3,432,935	3.55%	460.00
89. 2G1	3,442.44	1.28%	1,549,127	1.60%	450.01
90. 2G	36,569.57	13.62%	15,359,149	15.89%	420.00
91. 3G1	2,288.67	0.85%	915,460	0.95%	400.00
92. 3G	31,239.49	11.64%	11,558,561	11.96%	370.00
93. 4G1	59,796.33	22.28%	21,526,550	22.27%	360.00
94. 4G	127,634.60	47.55%	42,322,105	43.78%	331.59
95. Total	268,434.05	100.00%	96,663,887	100.00%	360.10
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	4,561.55	11.89%	1,961,460	13.73%	430.00
98. 2C1	1,501.29	3.91%	615,531	4.31%	410.00
99. 2C	11,410.43	29.75%	4,678,298	32.74%	410.00
100. 3C1	898.57	2.34%	350,444	2.45%	390.00
101. 3C	9,026.93	23.54%	3,159,456	22.11%	350.00
102. 4C1	7,890.10	20.57%	2,603,700	18.22%	330.00
103. 4C	3,065.40	7.99%	919,531	6.44%	299.97
104. Total	38,354.27	100.00%	14,288,420	100.00%	372.54
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	268,434.05	87.50%	96,663,887	87.12%	360.10
CRP Total	38,354.27	12.50%	14,288,420	12.88%	372.54
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	306,788.32	100.00%	110,952,307	100.00%	361.66

2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

04 Banner

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	3,219,784	5,565,849	2,346,065	72.86%	93,132	69.97%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	20,673,660	18,721,413	-1,952,247	-9.44%	0	-9.44%
04. Total Residential (sum lines 1-3)	23,893,444	24,287,262	393,818	1.65%	93,132	1.26%
05. Commercial	176,394	176,394	0	0.00%	0	0.00%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	7,039,328	6,570,225	-469,103	-6.66%	548,305	-14.45%
08. Minerals	15,542,664	5,163,684	-10,378,980	-66.78	0	-66.78
09. Total Commercial (sum lines 5-8)	22,758,386	11,910,303	-10,848,083	-47.67%	548,305	-50.08%
10. Total Non-Agland Real Property	46,651,830	36,250,299	-10,401,531	-22.30%	641,437	-23.67%
11. Irrigated	33,314,960	41,734,295	8,419,335	25.27%		
12. Dryland	60,327,110	69,151,307	8,824,197	14.63%		
13. Grassland	97,510,024	110,952,307	13,442,283	13.79%		
14. Wasteland	260,936	326,262	65,326	25.04%		
15. Other Agland	673,934	765,404	91,470	13.57%		
16. Total Agricultural Land	192,086,964	222,929,575	30,842,611	16.06%		
17. Total Value of all Real Property (Locally Assessed)	238,738,794	259,179,874	20,441,080	8.56%	641,437	8.29%

2016 Assessment Survey for Banner County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	None
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	One at 32 hrs per week.
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$62,950
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	None out of the Assessor's total budget.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$6,000 from Miscellaneous General fund for Pritchard & Abbott to appraise oil, gas and mineral interests.
10.	Part of the assessor's budget that is dedicated to the computer system:
	None of the Assessor's budget is dedicated to the computer system. All offices are included in the Miscellaneous General Fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$850
12.	Other miscellaneous funds:
	\$17,500 for data processing from the Misc. General fund; likewise \$5,000 for GIS from the Misc. General fund.
13.	Amount of last year's assessor's budget not used:
	\$1,655

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	No.
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes.
6.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is http://banner.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop and staff.
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	N/A
4.	When was zoning implemented?
	N/A

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for oil, gas and mineral interests.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS/PC Admin for CAMA, administrative and personal property software.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Only Pritchard & Abbott
2.	If so, is the appraisal or listing service performed under contract?
	Yes--contract for 2016 and 2017.
3.	What appraisal certifications or qualifications does the County require?
	Pritchard & Abbott is a certified appraisal firm for oil, gas and mineral interests.
4.	Have the existing contracts been approved by the PTA?
	Yes.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Only for oil, gas and mineral interests.

2016 Residential Assessment Survey for Banner County

1.	Valuation data collection done by:																							
	The Assessor and her staff member.																							
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%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Harrisburg--all residential parcels within the Village of Harrisburg.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural--all remaining residential parcels within Banner County.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Harrisburg--all residential parcels within the Village of Harrisburg.	80	Rural--all remaining residential parcels within Banner County.	AG	Agricultural homes and outbuildings.												
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10	Harrisburg--all residential parcels within the Village of Harrisburg.																							
80	Rural--all remaining residential parcels within Banner County.																							
AG	Agricultural homes and outbuildings.																							
3.	List and describe the approach(es) used to estimate the market value of residential properties.																							
	The cost approach--RCN minus depreciation.																							
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 the tables provided by the CAMA vendor.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	No.																							
6.	Describe the methodology used to determine the residential lot values?																							
	Qualified sales are used to develop market value and then the square foot method is applied to each of the three lot sizes found in the village of Harrisburg.																							
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																							
	At present, there are no vacant lots being held for sale or resale within Banner County.																							
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>				<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>	10	2013	2014	2010	2013	80	2013	2014	2010	2013	AG	2013	2014	2010	2013
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80	2013	2014	2010	2013																				
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2016 Commercial Assessment Survey for Banner County

1.	Valuation data collection done by:																		
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2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
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10	All commercial parcels within the village of Harrisburg.																		
80	Rural--all remaining commercial parcels not within the village of Harrisburg.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	Replacement cost new, minus depreciation.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	There are no unique commercial properties in Banner County.																		
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 Assessor relies upon the tables provided by the CAMA vendor (for the bank).																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No, since there is no viable commercial market in Banner County. As listed above, none of the existing commercial properties would fit in a unique valuation grouping.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Since there are only eight commercial parcels in the County, commercial lots carry a "site" value.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>				<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>	10	2013	2014	2010	2013	80	2013	2014	2010	2013
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10	2013	2014	2010	2013															
80	2013	2014	2010	2013															
	The eight commercial parcels consist of two closed businesses (a cafe and wrecking yard), one cellular phone towers, four rural electric sites and the remaining commercial property is the bank. The Assessor believes that they would be better analyzed by occupancy code rather than classified as a valuation grouping.																		

2016 Agricultural Assessment Survey for Banner County

1.	Valuation data collection done by:							
	The Assessor's staff member.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center; width: 65%;"><u>Description of unique characteristics</u></th> <th style="text-align: center; width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>Banner County has not identified unique agricultural market areas.</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>		Banner County has not identified unique agricultural market areas.	2015	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
	Banner County has not identified unique agricultural market areas.	2015						
3.	Describe the process used to determine and monitor market areas.							
	If the Assessor would notice a significant difference in the market activity in a particular area within the County when compared to the remainder of the County, she would monitor this to determine if the difference was not only significant, but on-going in order to establish a separate market area.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	A small parcel of land is considered rural residential, unless it adjoins an active agricultural operation, and this is usually determined by the taxpayer's response to a mailed questionnaire. Recreational land must have recreation as its primary use to be classified as such. The leasing of land during hunting season for a limited period of time is not seen as a primary recreational use. Hunting preserves are classified as recreational land if hunting is the primary use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	There are currently no parcels enrolled in the Wetland Reserve Program.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	N/A							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
7c.	Describe the non-agricultural influences recognized within the county.							
	N/A							
7d.	Where is the influenced area located within the county?							
	N/A							

7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2016 Plan of Assessment for Banner County, Nebraska Assessment Years 2016, 2017, and 2018

Date: June 10, 2015

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment (herein after referred to as the "plan") which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property for 2015 are as follows:

- (1) 100% of actual value for all classes of real property excluding agricultural and horticultural land
- (2) 75% of actual value for agricultural land and horticultural land (as amended by LB 968); and
- (3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb Rev Stat 77-201 (R S Supp 2004)

General Description of Real Property in Banner County

Per the 2015 County Abstract, Banner County consists of the following real property types:

	Parcels	% of Total Parcels	Value	% of Taxable Value Base
Residential	100	5.27%	3,355,768	1.40%
Commercial	8	0.42%	179,903	0.08%
Recreational				
Agricultural	1582	83.85%	219,490,488	91.65%
Mineral Interest- Producing	84	4.43%	15,484,204	6.47%
Mineral Interest- Non-Producing	109	5.74%	58,460	0.02%
Game & Parks	15	0.79%	928,863	0.39%
	1898		238,568,823	

Agricultural land - taxable acres

The county is predominately agricultural consisting of the following sub classes:

	Acres	Value
Irrigation	24,131.05	33,310,718
Dry crop	123,866.95	59,761,329
Grass & CRP	308,355.93	97,939,219
Waste	7,408.28	259,314
Other (feedlot & shelterbelt)	3,165.54	671,271

Total of 466,927.75 acres with a value of \$191,941,851

New property: For assessment year 2015, an estimated 1 information statement was filed for new property construction within the county.

For more information see 2015 Reports & Opinions, Abstract and Assessor Survey

Current Resources

A. Staff/Budget/Training

Presently have 1 employee who works part time in the summer months and full time during the winter

The 2014-15 budget for the assessor's office was \$61,650 plus \$6000 included in Miscellaneous General for Appraisal (which includes pickup work and oil and gas appraisal) The assessor's office was split from the ex-officio office as of January 2011

Training – The employee has attended Class 101

B Cadastral Maps accuracy/condition, other land use maps, aerial photos

Cadastral maps are in a large book and have been discontinued. Aerial photos with individual mylar overlays containing ownership information, land use, and soil types are approximately 20 years old. The ownership on aerial photos is updated as deeds are filed

C Property Record Cards – new cards were prepared for the 2006 year.

For strictly ag land parcels, the land valuation sheets are printed on the MIPS program and placed behind the property record card in a plastic page protector.

Property Records Cards for parcels with improvements are a manila folder with the property record card imprinted on the front. A listing of each individual building with values for each year is permanently attached to the back of the manila folder. Each building is numbered on the site photo. A small snapshot in a photo sleeve has a corresponding number . This number is also noted on the MIPS improvement printouts and the yearly listing as mentioned.

House sketches, house photos, and farm site sketches have been updated in the MIPS CAMA

D We received a grant for an ESRI software and instructions in August of 2005. The GIS program now contains the ownership, soil conversion, and land use. We have networked the GIS program with the MIPS real estate administrative program. Our office will be working with the road department to prepare a layer showing roads locations, legal proceedings establishing roads, and the location of bridges, culverts, and all traffic signage.

E Web based – property record information access – The MIPS records have been online since June 2013. The GIS records were placed on-line in 2013

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property.

Copies of the deeds and Form 521's filed with the Register of Deeds are processed as they are received. A copy of the 521 is filed in a notebook with a copy of the deed and agland inventory sheets if applicable. At the time the 521's are processed a form letter is sent to the seller and the buyer requesting information concerning the sale.

Information statements are not filed on a regular basis – discovery of new improvements is usually through personal observation of county officials or other reports

B Data Collection

One sixth of the improvements were physically reviewed for 2015. Photos were taken for all improvements

Market data is obtained from the Form 521 and the questionnaire mailed to buyers and sellers.

C Review assessment sales ratio studies

Market data is entered on an Excel spreadsheet with formulas which figure average selling price, median, COD, and PRD for irrigated, dry crop, grass, CRP, shelterbelts, waste, and sites. All sales (improved sales are used with the value of improvements being subtracted from the assessed value and also the selling price) are used in these computations. With time permitting the above studies are also computed with the unimproved sales only.

D Approaches to Value

- 1 Market approach; sales comparison – Used for agland sales. Have had an increasing number of sales in recent years so that sales comparison approach is more accurate than previous years. Strictly residential sales are still limited. Usually the agland sales where purchaser is actually occupying home are also included in the residential sales for computations.
- 2 Cost approach; cost manual used and date of manual and latest depreciation study- The Marshall Swift costing manual for 2014 available in conjunction with the MIPS CAMA program were used for 2015. Depreciation was figured on the qualified sales and the current depreciation schedules were checked with these figures.

- 3 Income Approach, income and expense data collection – Because of the wide variety of rental and lease arrangements on agland, this method is not an accurate measure of value. Banner County also has few rental houses available for any kind of an income study.
 - 4. Land valuation studies, establish market areas, special value – sales are plotted on a large map using different colors for each year’s sales. This is used to determine if market areas would be appropriate. Banner County does not have zoning at the present time so special value is not a consideration
- E Reconciliation of Final Value and documentation – statements are attached to the property record card explaining the method used for final valuations
- F Review assessment sales ratio studies after assessment actions – New values for the current year are reported on the Assessed Value Update
- G Notices and Public Relations. Change of value notices are sent to every landowner in Banner County regardless if the value changed or not. With the 2015 COV notices we will include a printout of the land valuation groups and acres, value, etc. A letter will be sent with the COV notices that reminds landowners to report change of use, etc.

Level of Value, Quality and Uniformity for assessment year 2015:

Property Class	Median	COD	PRD
Residential	Insufficient sales		
Commercial	Insufficient sales		
Agricultural Land	71%	22.71	105.61

*COD means coefficient of dispersion and PRD means price related differential
 For more information regarding statistical measures see 2015 Reports & Opinions

Assessment Actions Planned for Assessment Year 2016

Residential – The improvements located in Range 54 will be reviewed. Review will be conducted by the assessor and employee with possible part time help. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial - Commercial properties that are located in Range 54 will be reviewed at the same time as the residential and farm buildings.

Agricultural Land – We are using the GIS program to check land use and acreages.

Special Value – Agland - no special value anticipated

Assessment Actions Planned for Assessment Year 2017

Residential – The improvements in Range 53 will be reviewed. The same data collectors as the previous year. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial – Commercial property in Range 53 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- We are using the GIS program to check land use and acreages

Special Value – Agland – no special value anticipated. Land use will continue to be check by using the GIS and FSA maps for questionable acreages.

Assessment Actions Planned for Assessment Year 2018

Residential – The improvements in Range 58 will be reviewed. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial – Commercial property in Range 58 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- We are using the GIS program to check land use and acreages

Special Value – Agland – no special value anticipated

Other Functions performed by the assessor's office, but not limited to:

1. Record Maintenance, mapping updates, and ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Educational Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 190 schedules with a value of 12,739,031; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required
4. Permissive Exemptions: administer 5 annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc
6. Homestead Exemptions: administer 22 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list correction documents for county board approval

- 11 County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
- 12 TERC appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation
- 13 TERC State wide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC
- 14 Education: Assessor and or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification .

Conclusion:

The 2015-2016 budget request will be approximately the same as the previous year.

Respectfully submitted:

Assessor's signature _____ Date:_____