



## **2016 REPORTS & OPINIONS**

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### **BLAINE COUNTY**



**Pete Ricketts**  
Governor

**STATE OF NEBRASKA**  
DEPARTMENT OF REVENUE  
PO Box 94818 • Lincoln, Nebraska 68509-4818  
Phone: 402-471-5729 • [revenue.nebraska.gov](http://revenue.nebraska.gov)

April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Blaine 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 Blaine County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

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

cc: April Wescott, Blaine County Assessor

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## Introduction

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[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:

| <b>Property Class</b> | <b>COD</b> | <b>PRD</b> |
|-----------------------|------------|------------|
| 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.

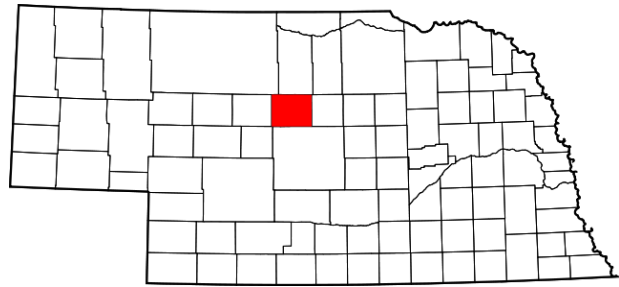
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

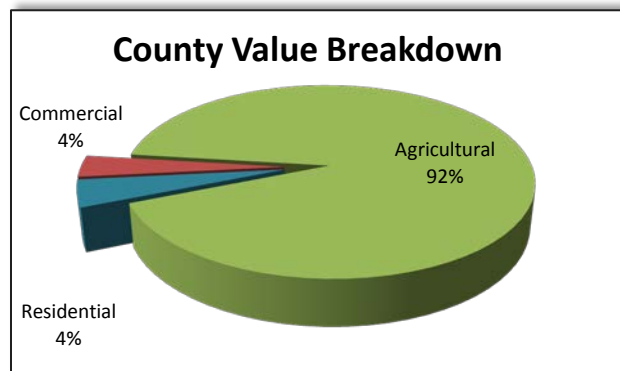
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 711 square miles, Blaine had 504 residents, per the Census Bureau Quick Facts for 2014, a 5% population increase over the 2010 US Census. In a review of the past fifty years, Blaine has seen a steady drop in population of 50% (Nebraska Department of Economic Development). Reports indicated that 52% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts).



Per the latest information available from the U.S. Census Bureau, there were eight employer establishments in Blaine. County-wide employment was at 254 people, a 4% gain relative to the 2010 Census (Nebraska Department of Labor).



The agricultural economy has remained a strong anchor for Blaine that has fortified the local rural area economies. Blaine is included in the Upper Loup Natural Resources District (NRD). Blaine is located in the Nebraska Sand Hills Region and is primarily comprised of pasture land that is utilized for grazing cattle.

### Blaine County Quick Facts

|                   |  |
|-------------------|--|
| Founded           | 1896                                     |
| Namesake          | Presidential candidate James Blaine      |
| Region            | West Central                             |
| County Seat       | Brewster                                 |
| Other Communities | Dunning<br>Halsey<br>Purdum              |
| Most Populated    | Dunning (105)<br>+2% over 2010 US Census |

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

# 2016 Residential Correlation for Blaine County

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## *Assessment Actions*

For the current assessment year, the county revalued the rural residential homes following a physical inspection of the area the prior year. The revaluation included updating the costing tables and applying new depreciation. All pick-up and permit work was completed in a timely manner.

## *Description of Analysis*

The statistical sample contains three residential sales over the two-year study period. With so few sales, the sample is considered too small for statistical analysis.

The reported assessment actions state that the re-valuation of the rural parts of the county was completed. For the rest of the residential class only routine maintenance and pick-up work was completed. The sales file and county abstract of assessment reflect these actions.

## *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 whether valuation processes result in the uniform and proportionate valuation of real property.

One of the areas addressed included sales qualification and verification. The county assessor is an ex-officio officer that also serves as the Register of Deeds along with other positions. This gives the assessor the opportunity to converse with individuals when the deeds and Real Property Transfer Statements are filed. If the county assessor questions unclear or missing pertinent information, she finds it easier to contact the parties involved via phone. Questionnaires are only mailed if the office is unable to contact the individuals. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review of Blaine 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. The county has hired a contract appraiser to complete the six-year review and inspection cycle along with her yearly pick up work. A review of random property record cards reflects that the county has completed and thoroughly documented their first inspection cycle.

Several reviews are conducted throughout the year to test the accuracy of the data being submitted to the State and to ensure that sales are being timely submitted as well. The Real Estate Transfer Statements reviewed were accurately reported in the state sales file. A review of the assessed values updated in the sales file is compared to the county's property record card to



## 2016 Residential Correlation for Blaine County

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ensure that values are being properly updated. Lastly, an examination of the electronic tracking file indicated that the county was not timely submitting sales to the state. After follow up discussion with the county assessor, this practice has improved immensely and the county assessor is submitting her sales once a month. It is believed that the county complies with data submission timelines and that the sales and value information are accurate as well.

Valuation groups were examined to ensure that the groupings defined are equally subject to a similar set of economic forces that impact market value. The county has defined two separate and distinct groupings for the residential class. The village of Dunning is influenced by the local school system and has some demand for housing. The rest of the county is quite rural and is influenced solely by the local ranching economy. It is believed that the county has adequately addressed the differences in the residential market with these valuation groupings.

| Valuation Grouping | Assessor Location                   |
|--------------------|-------------------------------------|
| 01                 | Dunning                             |
| 02                 | Brewster, Purdum, Rural Residential |

### *Equalization and Quality of Assessment*

The residential market in Blaine County remains erratic and unorganized. Although the median falls outside the acceptable range, it is believed to be at an acceptable level of value. A review of the assessment practices suggest that assessments within the county are uniformly assessed and considered equalized. The overall quality of assessment in the county is considered in compliance.

| <u>VALUATION GROUPING</u> |       |        |        |           |       |        |
|---------------------------|-------|--------|--------|-----------|-------|--------|
| RANGE                     | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    |
| 01                        | 2     | 166.88 | 166.88 | 164.84    | 04.11 | 101.24 |
| 02                        | 1     | 325.00 | 325.00 | 325.00    |       | 100.00 |
| <u>ALL</u>                |       |        |        |           |       |        |
| 10/01/2013 To 09/30/2015  | 3     | 173.73 | 219.58 | 167.75    | 31.65 | 130.90 |

### *Level of Value*

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

# 2016 Commercial Correlation for Blaine County

## Assessment Actions

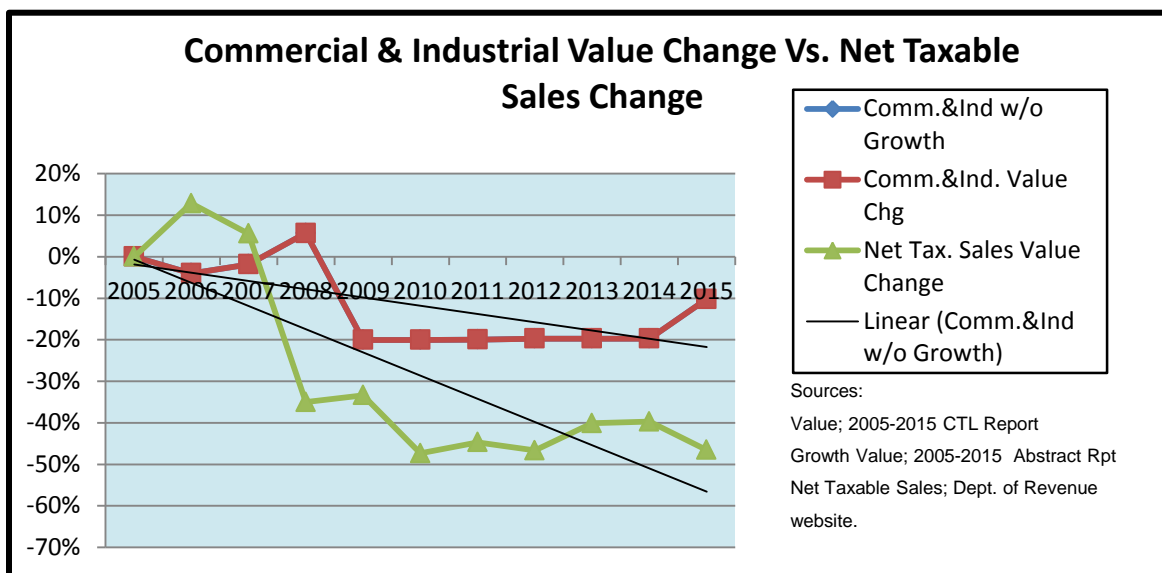
For the current assessment year, the county completed routine maintenance.

## Description of Analysis

For the commercial class there is only one valuation group in Blaine County. With so few commercial parcels and an erratic market, all commercial parcels are valued using the same tables if warranted economic differences are addressed in land tables. Of the 36 commercial parcels, over half are within two occupancy codes 353- Retail Stores and 528- Service Garages. The remaining occupancy codes only contain one or two parcels each. The sales profile contains only three sales, which are all under \$10,000 selling price. With only three sales, the use of calculated statistics to determine the level of value is not meaningful.

|                          |        |             |       |
|--------------------------|--------|-------------|-------|
| Number of Sales :        | 3      | Median :    | 59    |
| Total Sales Price :      | 19,000 | Wgt. Mean : | 69    |
| Total Adj. Sales Price : | 19,000 | Mean :      | 67    |
| Total Assessed Value :   | 13,178 |             |       |
| Avg. Adj. Sales Price :  | 6,333  | COD :       | 23.98 |
| Avg. Assessed Value :    | 4,393  | PRD :       | 96.12 |

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](http://revenue.nebraska.gov/research/salestax_data.html)) as one indicator of commercial market activity. The net taxable sales point to a stagnant and somewhat decreasing commercial market. The change in assessed value also indicates a stale market. The spike in value for the 2015 year highlights the re-appraisal completed last year.



## **2016 Commercial Correlation for Blaine County**

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### ***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. As an Ex-officio officer, the county assessor also serves as the register of deeds. This gives the county assessor the opportunity to converse with individuals when deeds are filed. If the county assessor questions unclear or missing pertinent information, she finds it easier to contact the parties involved directly via phone. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review of Blaine 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. The county hired a contract appraiser to complete a re-appraisal of her commercial parcels for the 2015 assessment year. A review of random property record cards reflects that the county has completed and thoroughly documented their first inspection cycle.

Several reviews are conducted throughout the year to test the accuracy of the data being submitted to the state and to ensure that sales are being timely submitted as well. The Real Estate Transfer Statements reviewed were accurately reported in the state sales file. A review of the assessed values updated in the sales file is compared to the county's property record card to ensure that values are being properly updated. Lastly, an examination of the electronic tracking file indicated that the county was not timely submitting sales to the state. After follow up discussion with the county assessor, this practice has improved immensely and the county assessor is submitting her sales once a month. It is believed that the county complies with data submission timelines and that the sales and value information is accurate as well.

Valuation groups were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. With the lack of commercial parcels in the county, there is no need for separate valuation groupings. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class.

### ***Equalization and Quality of Assessment***

The commercial market in Blaine County is unorganized and the statistics should not be relied upon to call a level of value. A review of the assessment practices suggests that commercial

## **2016 Commercial Correlation for Blaine County**

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property in Blaine County is in compliance for quality of assessment and adheres to professionally accepted mass appraisal standards.

### ***Level of Value***

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

# 2016 Agricultural Correlation for Blaine County

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## *Assessment Actions*

Within the agricultural class, the revaluation of rural and agricultural parcels was completed. New depreciation models were applied and costing was updated.

A sales analysis was completed, as a result grass land and dry land values increased approximately 40% throughout the county, while irrigated land values remained unchanged for 2016.

## *Description of Analysis*

The composition of Blaine County is very homogenous characterized by rolling grass-stabilized sand dunes; 95% of the county is grassland. The fragile soil of the Sandhills is not considered suitable for growing crops. Consequently, there is very little dry and irrigated land throughout the county. The surrounding counties of Loup, Custer (market area 2), Rock, Brown, Cherry, Thomas, and Logan are also part of the Sandhills region and are considered comparable to the subject county.

Review of the sales within the county indicates a disproportionate sample when stratified by sales date. Additional sales were brought in from surrounding counties to balance the sample between study periods and expand the majority land use samples. There was a lack of sales in the middle year study period for both Blaine and the surrounding counties. The sample is still small containing only 23 sales. With such a small sample, individual sales impact the statistics. Within the sample, there is one mixed-use irrigated sale that is affecting the overall median.

Whereas the county is comprised of 95% grassland, the 95% majority land use of the grass subclass would be the best indicator of the level of value. In 2014-2015, the market saw substantial rise in the value of grassland within the region. The statistics calculated supports that values set are within the acceptable range for both grassland subclasses. With an insufficient number of irrigated sales, additional analysis of the Sand Hills region as a whole was conducted. This analysis indicated that no adjustment was needed to the irrigated class. Very little dryland remains in the county, with no market evidence, dry land is valued the same as the upper classes of grass.

## *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.

## 2016 Agricultural Correlation for Blaine County

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The Real Estate Transfer Statements filed by the county were reviewed and have proven to be filed both timely and accurately. Assessed values were also found to be reported accurately. The county has improved the timeliness of the submission of sales to the state. The quality reporting demonstrates the reliability of the source information used in the Division’s measurement process.

For Blaine County, the review supported that the county has used all available sales for the measurement of agricultural property. The county has a consistent process for both sales qualification and verification enabling them to make usability decisions without a bias. The Division also reviewed agricultural land values to ensure uniform application and confirmed that sold properties are valued similarly to unsold properties.

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that impact market value. The review in Blaine County was determined to be systematic and comprehensive; land use is reviewed biennially with aerial imagery. For the 2016 assessment year, the county assessor reviewed all smaller parcels within the county to update the primary land use. Inspection of agricultural improvements is completed within the six-year cycle using an onsite inspection process.

### *Equalization*

The analysis supports that the county has achieved equalization; comparison of Blaine County values to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value.

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

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

| 95%MLU By Market Area |       |        |       |          |       |        |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE                 | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    |
| Grass                 |       |        |       |          |       |        |
| County                | 18    | 70.10  | 75.81 | 59.62    | 37.13 | 127.16 |
| 1                     | 18    | 70.10  | 75.81 | 59.62    | 37.13 | 127.16 |
| ALL                   | 23    | 68.49  | 71.95 | 58.82    | 35.17 | 122.32 |

## 2016 Agricultural Correlation for Blaine County

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### *Level of Value*

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

## 2016 Opinions of the Property Tax Administrator for Blaine 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 |
|----------------------------------|----------------|--|----------------------------|
| <b>Residential Real Property</b> | <b>100</b>     | Meets generally accepted mass appraisal practices. | No recommendation.         |
|                                  |                |  |                            |
| <b>Commercial Real Property</b>  | <b>100</b>     | Meets generally accepted mass appraisal practices. | No recommendation.         |
|                                  |                |  |                            |
| <b>Agricultural Land</b>         | <b>70</b>      | 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.




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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2016 Commission Summary for Blaine County

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### Residential Real Property - Current

|                        |          |                                    |          |
|------------------------|----------|------------------------------------|----------|
| Number of Sales        | 3        | Median                             | 173.73   |
| Total Sales Price      | \$55,000 | Mean                               | 219.58   |
| Total Adj. Sales Price | \$55,000 | Wgt. Mean                          | 167.75   |
| Total Assessed Value   | \$92,264 | Average Assessed Value of the Base | \$22,547 |
| Avg. Adj. Sales Price  | \$18,333 | Avg. Assessed Value                | \$30,755 |

### Confidence Interval - Current

|   |                 |
|---|-----------------|
| 95% Median C.I  | N/A             |
| 95% Wgt. Mean C.I   | N/A             |
| 95% Mean C.I  | -7.86 to 447.02 |
| % of Value of the Class of all Real Property Value in the | 1.66            |
| % of Records Sold in the Study Period                     | 1.43            |
| % of Value Sold in the Study Period                       | 1.95            |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2015 | 6               | 100 | 121.58 |
| 2014 | 8               | 100 | 89.52  |
| 2013 | 7               |     | 67.71  |
| 2012 | 5               |     | 94.21  |

## 2016 Commission Summary for Blaine County

### Commercial Real Property - Current

|                        |          |                                    |          |
|------------------------|----------|------------------------------------|----------|
| Number of Sales        | 3        | Median                             | 59.00    |
| Total Sales Price      | \$19,000 | Mean                               | 66.67    |
| Total Adj. Sales Price | \$19,000 | Wgt. Mean                          | 69.36    |
| Total Assessed Value   | \$13,178 | Average Assessed Value of the Base | \$11,558 |
| Avg. Adj. Sales Price  | \$6,333  | Avg. Assessed Value                | \$4,393  |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | N/A             |
| 95% Wgt. Mean C.I  | N/A             |
| 95% Mean C.I   | 11.44 to 121.90 |
| % of Value of the Class of all Real Property Value in the County | 0.18            |
| % of Records Sold in the Study Period                            | 6.82            |
| % of Value Sold in the Study Period                              | 2.59            |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2015 | 2               | 100 | 74.80  |
| 2014 | 4               | 100 | 71.73  |
| 2013 | 3               |     | 100.80 |
| 2012 | 2               |     | 418.65 |

**05 Blaine  
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 : 3  
 Total Sales Price : 55,000  
 Total Adj. Sales Price : 55,000  
 Total Assessed Value : 92,264  
 Avg. Adj. Sales Price : 18,333  
 Avg. Assessed Value : 30,755

MEDIAN : 174  
 WGT. MEAN : 168  
 MEAN : 220  
 COD : 31.65  
 PRD : 130.90

COV : 41.69  
 STD : 91.55  
 Avg. Abs. Dev : 54.99  
 MAX Sales Ratio : 325.00  
 MIN Sales Ratio : 160.02

95% Median C.I. : N/A  
 95% Wgt. Mean C.I. : N/A  
 95% Mean C.I. : -7.86 to 447.02

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| <b>DATE OF SALE *</b>  |       |        |        |          |       |        |        |        |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. |                      |                |
| <u>Qtrrs</u>           |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-13 To 31-DEC-13 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-JAN-14 To 31-MAR-14 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-APR-14 To 30-JUN-14 | 1     | 160.02 | 160.02 | 160.02   | 00.00 | 100.00 | 160.02 | 160.02 | N/A             | 35,000               | 56,006         |
| 01-JUL-14 To 30-SEP-14 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-14 To 31-DEC-14 | 1     | 325.00 | 325.00 | 325.00   | 00.00 | 100.00 | 325.00 | 325.00 | N/A             | 1,000                | 3,250          |
| 01-JAN-15 To 31-MAR-15 | 1     | 173.73 | 173.73 | 173.73   | 00.00 | 100.00 | 173.73 | 173.73 | N/A             | 19,000               | 33,008         |
| 01-APR-15 To 30-JUN-15 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-JUL-15 To 30-SEP-15 |       |        |        |          |       |        |        |        |                 |                      |                |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-13 To 30-SEP-14 | 1     | 160.02 | 160.02 | 160.02   | 00.00 | 100.00 | 160.02 | 160.02 | N/A             | 35,000               | 56,006         |
| 01-OCT-14 To 30-SEP-15 | 2     | 249.37 | 249.37 | 181.29   | 30.33 | 137.55 | 173.73 | 325.00 | N/A             | 10,000               | 18,129         |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-JAN-14 To 31-DEC-14 | 2     | 242.51 | 242.51 | 164.60   | 34.02 | 147.33 | 160.02 | 325.00 | N/A             | 18,000               | 29,628         |
| <u>ALL</u>             | 3     | 173.73 | 219.58 | 167.75   | 31.65 | 130.90 | 160.02 | 325.00 | N/A             | 18,333               | 30,755         |

| <b>VALUATION GROUPING</b> |       |        |        |          |       |        |        |        |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE                     | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. |                      |                |
| 01                        | 2     | 166.88 | 166.88 | 164.84   | 04.11 | 101.24 | 160.02 | 173.73 | N/A             | 27,000               | 44,507         |
| 02                        | 1     | 325.00 | 325.00 | 325.00   | 00.00 | 100.00 | 325.00 | 325.00 | N/A             | 1,000                | 3,250          |
| <u>ALL</u>                | 3     | 173.73 | 219.58 | 167.75   | 31.65 | 130.90 | 160.02 | 325.00 | N/A             | 18,333               | 30,755         |

| <b>PROPERTY TYPE *</b> |       |        |        |          |       |        |        |        |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. |                      |                |
| 01                     | 2     | 166.88 | 166.88 | 164.84   | 04.11 | 101.24 | 160.02 | 173.73 | N/A             | 27,000               | 44,507         |
| 06                     |       |        |        |          |       |        |        |        |                 |                      |                |
| 07                     | 1     | 325.00 | 325.00 | 325.00   | 00.00 | 100.00 | 325.00 | 325.00 | N/A             | 1,000                | 3,250          |
| <u>ALL</u>             | 3     | 173.73 | 219.58 | 167.75   | 31.65 | 130.90 | 160.02 | 325.00 | N/A             | 18,333               | 30,755         |

**05 Blaine**  
**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 : 3  
Total Sales Price : 55,000  
Total Adj. Sales Price : 55,000  
Total Assessed Value : 92,264  
Avg. Adj. Sales Price : 18,333  
Avg. Assessed Value : 30,755

MEDIAN : 174  
WGT. MEAN : 168  
MEAN : 220  
COD : 31.65  
PRD : 130.90

COV : 41.69  
STD : 91.55  
Avg. Abs. Dev : 54.99  
MAX Sales Ratio : 325.00  
MIN Sales Ratio : 160.02

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : -7.86 to 447.02

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| SALE PRICE *               |       |        |        |          |       |        |        |        |                 |            | Avg. Adj. | Avg. |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE                      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |      |
| <u>Low \$ Ranges</u>       |       |        |        |          |       |        |        |        |                 |            |           |      |
| Less Than 5,000            | 1     | 325.00 | 325.00 | 325.00   | 00.00 | 100.00 | 325.00 | 325.00 | N/A             | 1,000      | 3,250     |      |
| Less Than 15,000           | 1     | 325.00 | 325.00 | 325.00   | 00.00 | 100.00 | 325.00 | 325.00 | N/A             | 1,000      | 3,250     |      |
| Less Than 30,000           | 2     | 249.37 | 249.37 | 181.29   | 30.33 | 137.55 | 173.73 | 325.00 | N/A             | 10,000     | 18,129    |      |
| <u>Ranges Excl. Low \$</u> |       |        |        |          |       |        |        |        |                 |            |           |      |
| Greater Than 4,999         | 2     | 166.88 | 166.88 | 164.84   | 04.11 | 101.24 | 160.02 | 173.73 | N/A             | 27,000     | 44,507    |      |
| Greater Than 14,999        | 2     | 166.88 | 166.88 | 164.84   | 04.11 | 101.24 | 160.02 | 173.73 | N/A             | 27,000     | 44,507    |      |
| Greater Than 29,999        | 1     | 160.02 | 160.02 | 160.02   | 00.00 | 100.00 | 160.02 | 160.02 | N/A             | 35,000     | 56,006    |      |
| <u>Incremental Ranges</u>  |       |        |        |          |       |        |        |        |                 |            |           |      |
| 0 TO 4,999                 | 1     | 325.00 | 325.00 | 325.00   | 00.00 | 100.00 | 325.00 | 325.00 | N/A             | 1,000      | 3,250     |      |
| 5,000 TO 14,999            |       |        |        |          |       |        |        |        |                 |            |           |      |
| 15,000 TO 29,999           | 1     | 173.73 | 173.73 | 173.73   | 00.00 | 100.00 | 173.73 | 173.73 | N/A             | 19,000     | 33,008    |      |
| 30,000 TO 59,999           | 1     | 160.02 | 160.02 | 160.02   | 00.00 | 100.00 | 160.02 | 160.02 | N/A             | 35,000     | 56,006    |      |
| 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 +                |       |        |        |          |       |        |        |        |                 |            |           |      |
| <u>ALL</u>                 | 3     | 173.73 | 219.58 | 167.75   | 31.65 | 130.90 | 160.02 | 325.00 | N/A             | 18,333     | 30,755    |      |

**05 Blaine**  
**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 : 3  
Total Sales Price : 19,000  
Total Adj. Sales Price : 19,000  
Total Assessed Value : 13,178  
Avg. Adj. Sales Price : 6,333  
Avg. Assessed Value : 4,393

MEDIAN : 59  
WGT. MEAN : 69  
MEAN : 67  
COD : 23.98  
PRD : 96.12

COV : 33.34  
STD : 22.23  
Avg. Abs. Dev : 14.15  
MAX Sales Ratio : 91.72  
MIN Sales Ratio : 49.28

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 11.44 to 121.90

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| <b>DATE OF SALE *</b>  |       |        |       |          |       |        |       |       |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| RANGE                  | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX   | 95%_Median_C.I. |                      |                |
| <u>Qtrts</u>           |       |        |       |          |       |        |       |       |                 |                      |                |
| 01-OCT-12 To 31-DEC-12 |       |        |       |          |       |        |       |       |                 |                      |                |
| 01-JAN-13 To 31-MAR-13 |       |        |       |          |       |        |       |       |                 |                      |                |
| 01-APR-13 To 30-JUN-13 | 1     | 59.00  | 59.00 | 59.00    | 00.00 | 100.00 | 59.00 | 59.00 | N/A             | 6,500                | 3,835          |
| 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 | 1     | 91.72  | 91.72 | 91.72    | 00.00 | 100.00 | 91.72 | 91.72 | N/A             | 7,500                | 6,879          |
| 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 | 1     | 49.28  | 49.28 | 49.28    | 00.00 | 100.00 | 49.28 | 49.28 | N/A             | 5,000                | 2,464          |
| 01-JUL-15 To 30-SEP-15 |       |        |       |          |       |        |       |       |                 |                      |                |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |       |                 |                      |                |
| 01-OCT-12 To 30-SEP-13 | 1     | 59.00  | 59.00 | 59.00    | 00.00 | 100.00 | 59.00 | 59.00 | N/A             | 6,500                | 3,835          |
| 01-OCT-13 To 30-SEP-14 | 1     | 91.72  | 91.72 | 91.72    | 00.00 | 100.00 | 91.72 | 91.72 | N/A             | 7,500                | 6,879          |
| 01-OCT-14 To 30-SEP-15 | 1     | 49.28  | 49.28 | 49.28    | 00.00 | 100.00 | 49.28 | 49.28 | N/A             | 5,000                | 2,464          |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |       |                 |                      |                |
| 01-JAN-13 To 31-DEC-13 | 1     | 59.00  | 59.00 | 59.00    | 00.00 | 100.00 | 59.00 | 59.00 | N/A             | 6,500                | 3,835          |
| 01-JAN-14 To 31-DEC-14 | 1     | 91.72  | 91.72 | 91.72    | 00.00 | 100.00 | 91.72 | 91.72 | N/A             | 7,500                | 6,879          |
| <u>ALL</u>             | 3     | 59.00  | 66.67 | 69.36    | 23.98 | 96.12  | 49.28 | 91.72 | N/A             | 6,333                | 4,393          |

| <b>VALUATION GROUPING</b> |       |        |       |          |       |       |       |       |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|---------------------------|-------|--------|-------|----------|-------|-------|-------|-------|-----------------|----------------------|----------------|
| RANGE                     | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD   | MIN   | MAX   | 95%_Median_C.I. |                      |                |
| 01                        | 3     | 59.00  | 66.67 | 69.36    | 23.98 | 96.12 | 49.28 | 91.72 | N/A             | 6,333                | 4,393          |
| <u>ALL</u>                | 3     | 59.00  | 66.67 | 69.36    | 23.98 | 96.12 | 49.28 | 91.72 | N/A             | 6,333                | 4,393          |

| <b>PROPERTY TYPE *</b> |       |        |       |          |       |       |       |       |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|-------|-------|-------|-----------------|----------------------|----------------|
| RANGE                  | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD   | MIN   | MAX   | 95%_Median_C.I. |                      |                |
| 02                     |       |        |       |          |       |       |       |       |                 |                      |                |
| 03                     | 3     | 59.00  | 66.67 | 69.36    | 23.98 | 96.12 | 49.28 | 91.72 | N/A             | 6,333                | 4,393          |
| 04                     |       |        |       |          |       |       |       |       |                 |                      |                |
| <u>ALL</u>             | 3     | 59.00  | 66.67 | 69.36    | 23.98 | 96.12 | 49.28 | 91.72 | N/A             | 6,333                | 4,393          |

**05 Blaine**  
**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 : 3  
Total Sales Price : 19,000  
Total Adj. Sales Price : 19,000  
Total Assessed Value : 13,178  
Avg. Adj. Sales Price : 6,333  
Avg. Assessed Value : 4,393

MEDIAN : 59  
WGT. MEAN : 69  
MEAN : 67  
COD : 23.98  
PRD : 96.12

COV : 33.34  
STD : 22.23  
Avg. Abs. Dev : 14.15  
MAX Sales Ratio : 91.72  
MIN Sales Ratio : 49.28

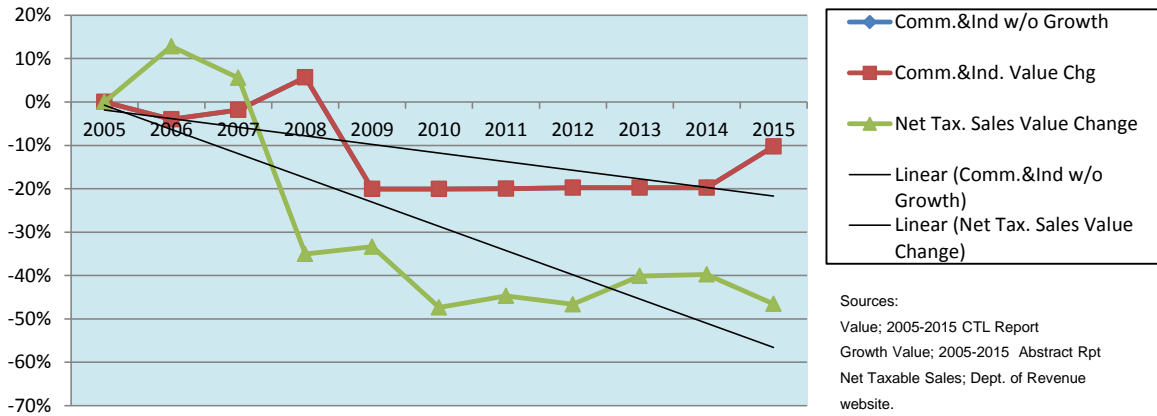
95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 11.44 to 121.90

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| <b>SALE PRICE *</b>        |       |        |       |          |       |       |       |       |                 |                      |                |
|----------------------------|-------|--------|-------|----------|-------|-------|-------|-------|-----------------|----------------------|----------------|
| 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           | 3     | 59.00  | 66.67 | 69.36    | 23.98 | 96.12 | 49.28 | 91.72 | N/A             | 6,333                | 4,393          |
| Less Than 30,000           | 3     | 59.00  | 66.67 | 69.36    | 23.98 | 96.12 | 49.28 | 91.72 | N/A             | 6,333                | 4,393          |
| <u>Ranges Excl. Low \$</u> |       |        |       |          |       |       |       |       |                 |                      |                |
| Greater Than 4,999         | 3     | 59.00  | 66.67 | 69.36    | 23.98 | 96.12 | 49.28 | 91.72 | N/A             | 6,333                | 4,393          |
| Greater Than 14,999        |       |        |       |          |       |       |       |       |                 |                      |                |
| Greater Than 29,999        |       |        |       |          |       |       |       |       |                 |                      |                |
| <u>Incremental Ranges</u>  |       |        |       |          |       |       |       |       |                 |                      |                |
| 0 TO 4,999                 |       |        |       |          |       |       |       |       |                 |                      |                |
| 5,000 TO 14,999            | 3     | 59.00  | 66.67 | 69.36    | 23.98 | 96.12 | 49.28 | 91.72 | N/A             | 6,333                | 4,393          |
| 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 +                |       |        |       |          |       |       |       |       |                 |                      |                |
| <u>ALL</u>                 | 3     | 59.00  | 66.67 | 69.36    | 23.98 | 96.12 | 49.28 | 91.72 | N/A             | 6,333                | 4,393          |

| <b>OCCUPANCY CODE</b> |       |        |       |          |       |        |       |       |                 |                      |                |
|-----------------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|----------------|
| RANGE                 | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX   | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
| 353                   | 2     | 54.14  | 54.14 | 54.77    | 08.98 | 98.85  | 49.28 | 59.00 | N/A             | 5,750                | 3,150          |
| 528                   | 1     | 91.72  | 91.72 | 91.72    | 00.00 | 100.00 | 91.72 | 91.72 | N/A             | 7,500                | 6,879          |
| <u>ALL</u>            | 3     | 59.00  | 66.67 | 69.36    | 23.98 | 96.12  | 49.28 | 91.72 | N/A             | 6,333                | 4,393          |

### 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            | \$ 557,358 | \$ -         | 0.00%             | \$ 557,358           | -                  | \$ 1,201,696            | -                    |
| 2006            | \$ 534,950 | \$ -         | 0.00%             | \$ 534,950           | -4.02%             | \$ 1,355,831            | 12.83%               |
| 2007            | \$ 547,147 | \$ -         | 0.00%             | \$ 547,147           | 2.28%              | \$ 1,268,243            | -6.46%               |
| 2008            | \$ 588,996 | \$ -         | 0.00%             | \$ 588,996           | 7.65%              | \$ 781,003              | -38.42%              |
| 2009            | \$ 445,607 | \$ -         | 0.00%             | \$ 445,607           | -24.34%            | \$ 800,598              | 2.51%                |
| 2010            | \$ 445,607 | \$ -         | 0.00%             | \$ 445,607           | 0.00%              | \$ 632,658              | -20.98%              |
| 2011            | \$ 446,043 | \$ -         | 0.00%             | \$ 446,043           | 0.10%              | \$ 664,613              | 5.05%                |
| 2012            | \$ 447,355 | \$ -         | 0.00%             | \$ 447,355           | 0.29%              | \$ 641,139              | -3.53%               |
| 2013            | \$ 447,355 | \$ -         | 0.00%             | \$ 447,355           | 0.00%              | \$ 719,861              | 12.28%               |
| 2014            | \$ 447,355 | \$ -         | 0.00%             | \$ 447,355           | 0.00%              | \$ 724,218              | 0.61%                |
| 2015            | \$ 500,389 | \$ -         | 0.00%             | \$ 500,389           | 11.86%             | \$ 642,310              | -11.31%              |
| <b>Ann %chg</b> | -1.07%     |              |                   | <b>Average</b>       | <b>-0.62%</b>      | <b>-5.47%</b>           | <b>-4.74%</b>        |

| Tax Year | Cumulative Change   |                 |                     |
|----------|---------------------|-----------------|---------------------|
|          | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2005     | -                   | -               | -                   |
| 2006     | -4.02%              | -4.02%          | 12.83%              |
| 2007     | -1.83%              | -1.83%          | 5.54%               |
| 2008     | 5.68%               | 5.68%           | -35.01%             |
| 2009     | -20.05%             | -20.05%         | -33.38%             |
| 2010     | -20.05%             | -20.05%         | -47.35%             |
| 2011     | -19.97%             | -19.97%         | -44.69%             |
| 2012     | -19.74%             | -19.74%         | -46.65%             |
| 2013     | -19.74%             | -19.74%         | -40.10%             |
| 2014     | -19.74%             | -19.74%         | -39.73%             |
| 2015     | -10.22%             | -10.22%         | -46.55%             |

|               |        |
|---------------|--------|
| County Number | 5      |
| County Name   | Blaine |



**05 Blaine**  
**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 : 23  
Total Sales Price : 24,612,249  
Total Adj. Sales Price : 24,597,249  
Total Assessed Value : 14,467,967  
Avg. Adj. Sales Price : 1,069,446  
Avg. Assessed Value : 629,042

MEDIAN : 68  
WGT. MEAN : 59  
MEAN : 72  
COD : 35.17  
PRD : 122.32

COV : 44.79  
STD : 32.23  
Avg. Abs. Dev : 24.09  
MAX Sales Ratio : 159.23  
MIN Sales Ratio : 25.90

95% Median C.I. : 48.64 to 85.18  
95% Wgt. Mean C.I. : 48.96 to 68.68  
95% Mean C.I. : 58.01 to 85.89

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| <b>DATE OF SALE *</b>  |       |        |        |          |       |        |        |        |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. |                      |                |
| <u>Qtrts</u>           |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-12 To 31-DEC-12 | 2     | 103.53 | 103.53 | 116.78   | 30.74 | 88.65  | 71.70  | 135.35 | N/A             | 356,960              | 416,850        |
| 01-JAN-13 To 31-MAR-13 | 2     | 134.24 | 134.24 | 137.36   | 18.62 | 97.73  | 109.25 | 159.23 | N/A             | 359,375              | 493,635        |
| 01-APR-13 To 30-JUN-13 | 5     | 79.21  | 72.24  | 70.83    | 21.85 | 101.99 | 25.90  | 99.09  | N/A             | 322,035              | 228,108        |
| 01-JUL-13 To 30-SEP-13 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-13 To 31-DEC-13 |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-JAN-14 To 31-MAR-14 | 3     | 58.47  | 63.72  | 67.35    | 09.18 | 94.61  | 58.29  | 74.41  | N/A             | 1,571,333            | 1,058,286      |
| 01-APR-14 To 30-JUN-14 | 1     | 68.49  | 68.49  | 68.49    | 00.00 | 100.00 | 68.49  | 68.49  | N/A             | 194,040              | 132,900        |
| 01-JUL-14 To 30-SEP-14 | 1     | 87.86  | 87.86  | 87.86    | 00.00 | 100.00 | 87.86  | 87.86  | N/A             | 400,000              | 351,425        |
| 01-OCT-14 To 31-DEC-14 | 1     | 44.16  | 44.16  | 44.16    | 00.00 | 100.00 | 44.16  | 44.16  | N/A             | 2,352,000            | 1,038,600      |
| 01-JAN-15 To 31-MAR-15 | 3     | 54.34  | 65.25  | 55.17    | 32.39 | 118.27 | 44.30  | 97.10  | N/A             | 1,678,596            | 926,040        |
| 01-APR-15 To 30-JUN-15 | 5     | 45.27  | 46.15  | 45.50    | 12.83 | 101.43 | 34.86  | 58.64  | N/A             | 1,771,715            | 806,111        |
| 01-JUL-15 To 30-SEP-15 |       |        |        |          |       |        |        |        |                 |                      |                |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-12 To 30-SEP-13 | 9     | 85.18  | 92.97  | 97.33    | 33.17 | 95.52  | 25.90  | 159.23 | 71.70 to 135.35 | 338,094              | 329,057        |
| 01-OCT-13 To 30-SEP-14 | 5     | 68.49  | 69.50  | 68.94    | 13.29 | 100.81 | 58.29  | 87.86  | N/A             | 1,061,608            | 731,837        |
| 01-OCT-14 To 30-SEP-15 | 9     | 45.27  | 52.30  | 48.30    | 22.60 | 108.28 | 34.86  | 97.10  | 43.35 to 58.64  | 1,805,152            | 871,919        |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-JAN-13 To 31-DEC-13 | 7     | 85.18  | 89.96  | 91.36    | 31.97 | 98.47  | 25.90  | 159.23 | 25.90 to 159.23 | 332,703              | 303,973        |
| 01-JAN-14 To 31-DEC-14 | 6     | 63.48  | 65.28  | 61.33    | 18.34 | 106.44 | 44.16  | 87.86  | 44.16 to 87.86  | 1,276,673            | 782,964        |
| <u>ALL</u>             | 23    | 68.49  | 71.95  | 58.82    | 35.17 | 122.32 | 25.90  | 159.23 | 48.64 to 85.18  | 1,069,446            | 629,042        |

| <b>AREA (MARKET)</b> |       |        |       |          |       |        |       |        |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE                | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. |                      |                |
| 1                    | 23    | 68.49  | 71.95 | 58.82    | 35.17 | 122.32 | 25.90 | 159.23 | 48.64 to 85.18  | 1,069,446            | 629,042        |
| <u>ALL</u>           | 23    | 68.49  | 71.95 | 58.82    | 35.17 | 122.32 | 25.90 | 159.23 | 48.64 to 85.18  | 1,069,446            | 629,042        |

| <b>95%MLU By Market Area</b> |       |        |       |          |       |        |       |        |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE                        | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. |                      |                |
| <u>Grass</u>                 |       |        |       |          |       |        |       |        |                 |                      |                |
| County                       | 18    | 70.10  | 75.81 | 59.62    | 37.13 | 127.16 | 25.90 | 159.23 | 48.64 to 97.10  | 966,451              | 576,217        |
| 1                            | 18    | 70.10  | 75.81 | 59.62    | 37.13 | 127.16 | 25.90 | 159.23 | 48.64 to 97.10  | 966,451              | 576,217        |
| <u>ALL</u>                   | 23    | 68.49  | 71.95 | 58.82    | 35.17 | 122.32 | 25.90 | 159.23 | 48.64 to 85.18  | 1,069,446            | 629,042        |

**05 Blaine**  
**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 : 23  
 Total Sales Price : 24,612,249  
 Total Adj. Sales Price : 24,597,249  
 Total Assessed Value : 14,467,967  
 Avg. Adj. Sales Price : 1,069,446  
 Avg. Assessed Value : 629,042

MEDIAN : 68  
 WGT. MEAN : 59  
 MEAN : 72  
 COD : 35.17  
 PRD : 122.32

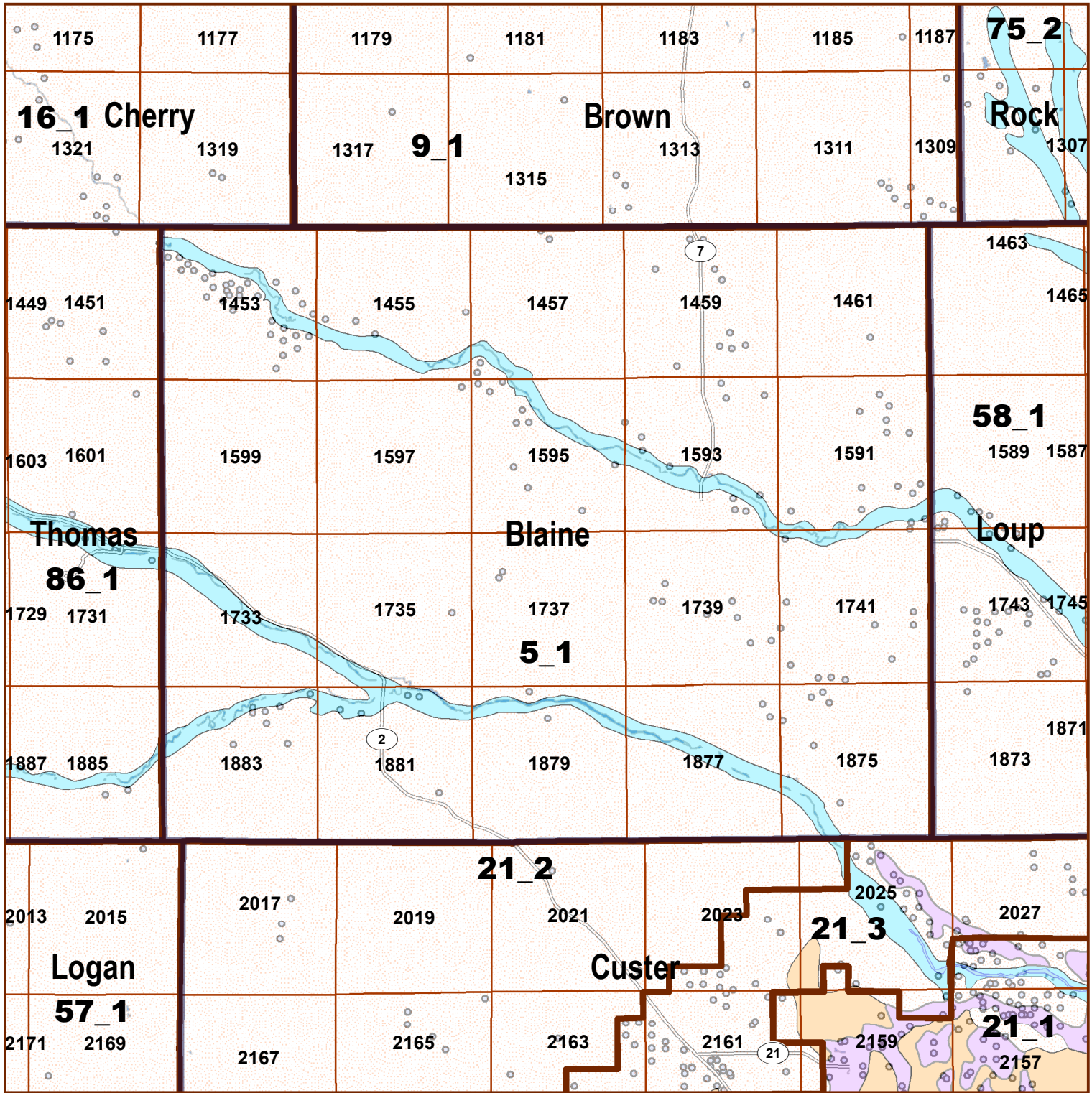
COV : 44.79  
 STD : 32.23  
 Avg. Abs. Dev : 24.09  
 MAX Sales Ratio : 159.23  
 MIN Sales Ratio : 25.90

95% Median C.I. : 48.64 to 85.18  
 95% Wgt. Mean C.I. : 48.96 to 68.68  
 95% Mean C.I. : 58.01 to 85.89

*Printed: 4/5/2016 2:29:18PM*

**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 |
|-----------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| ____ Grass ____ |       |        |       |          |       |        |       |        |                 |                      |                |
| County          | 22    | 70.10  | 73.25 | 59.92    | 34.29 | 122.25 | 25.90 | 159.23 | 48.64 to 87.86  | 1,044,080            | 625,562        |
| 1               | 22    | 70.10  | 73.25 | 59.92    | 34.29 | 122.25 | 25.90 | 159.23 | 48.64 to 87.86  | 1,044,080            | 625,562        |
| ____ ALL ____   | 23    | 68.49  | 71.95 | 58.82    | 35.17 | 122.32 | 25.90 | 159.23 | 48.64 to 85.18  | 1,069,446            | 629,042        |



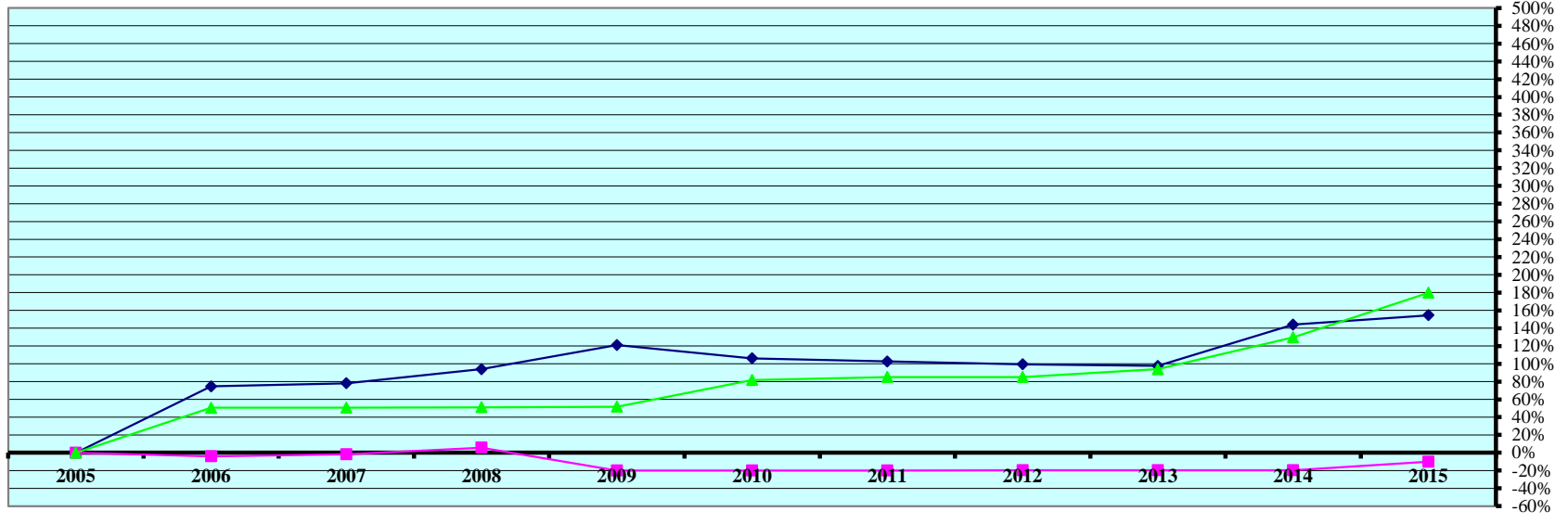
**Legend**

- 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

## Blaine County Map



### REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



| Tax Year | Residential & Recreational <sup>(1)</sup> |                |          |           | Commercial & Industrial <sup>(1)</sup> |                |          |           | Total Agricultural Land <sup>(1)</sup> |                |          |           |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
|          | 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     | 1,479,913                                 | --             | --       | --        | 557,358                                | --             | --       | --        | 69,917,454                             | --             | --       | --        |
| 2006     | 2,583,887                                 | 1,103,974      | 74.60%   | 74.60%    | 534,950                                | -22,408        | -4.02%   | -4.02%    | 105,231,802                            | 35,314,348     | 50.51%   | 50.51%    |
| 2007     | 2,636,237                                 | 52,350         | 2.03%    | 78.13%    | 547,147                                | 12,197         | 2.28%    | -1.83%    | 105,320,839                            | 89,037         | 0.08%    | 50.64%    |
| 2008     | 2,870,003                                 | 233,766        | 8.87%    | 93.93%    | 588,996                                | 41,849         | 7.65%    | 5.68%     | 105,679,683                            | 358,844        | 0.34%    | 51.15%    |
| 2009     | 3,270,429                                 | 400,426        | 13.95%   | 120.99%   | 445,607                                | -143,389       | -24.34%  | -20.05%   | 106,147,105                            | 467,422        | 0.44%    | 51.82%    |
| 2010     | 3,049,278                                 | -221,151       | -6.76%   | 106.04%   | 445,607                                | 0              | 0.00%    | -20.05%   | 127,132,757                            | 20,985,652     | 19.77%   | 81.83%    |
| 2011     | 2,998,563                                 | -50,715        | -1.66%   | 102.62%   | 446,043                                | 436            | 0.10%    | -19.97%   | 129,417,752                            | 2,284,995      | 1.80%    | 85.10%    |
| 2012     | 2,952,056                                 | -46,507        | -1.55%   | 99.47%    | 447,355                                | 1,312          | 0.29%    | -19.74%   | 129,408,550                            | -9,202         | -0.01%   | 85.09%    |
| 2013     | 2,923,964                                 | -28,092        | -0.95%   | 97.58%    | 447,355                                | 0              | 0.00%    | -19.74%   | 135,602,694                            | 6,194,144      | 4.79%    | 93.95%    |
| 2014     | 3,612,012                                 | 688,048        | 23.53%   | 144.07%   | 447,355                                | 0              | 0.00%    | -19.74%   | 160,601,205                            | 24,998,511     | 18.44%   | 129.70%   |
| 2015     | 3,767,299                                 | 155,287        | 4.30%    | 154.56%   | 500,389                                | 53,034         | 11.86%   | -10.22%   | 195,645,356                            | 35,044,151     | 21.82%   | 179.82%   |

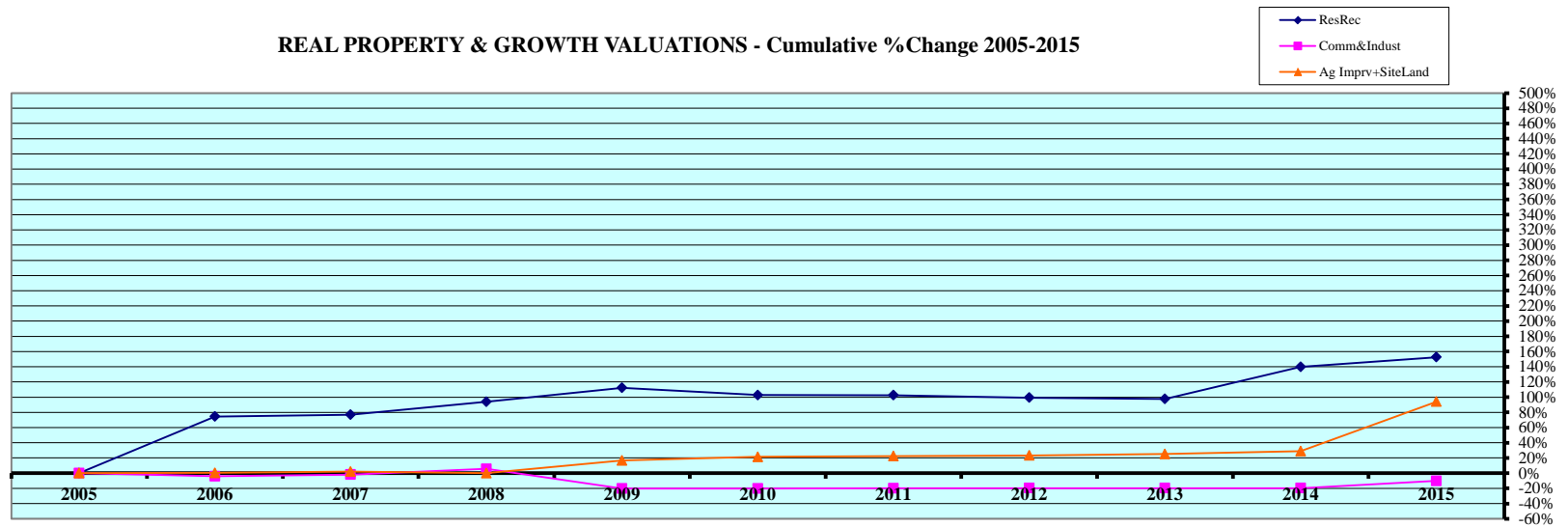
Rate Annual %chg: Residential & Recreational 9.79% Commercial & Industrial -1.07% Agricultural Land 10.84%

Cnty# 5  
 County BLAINE

CHART 1 EXHIBIT 5B 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 <sup>(1)</sup> |              |                   |                         |                    |                     | Commercial & Industrial <sup>(1)</sup> |              |                   |                      |                    |                     |               |
|--------------|---|--------------|-------------------|-------------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|---------------|
|              | 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         | 1,479,913                                 | 43,360       | 2.93%             | 1,436,553               | --                 | --                  | 557,358                                | 0            | 0.00%             | 557,358              | --                 | --                  |               |
| 2006         | 2,583,887                                 | 0            | 0.00%             | 2,583,887               | 74.60%             | 74.60%              | 534,950                                | 0            | 0.00%             | 534,950              | -4.02%             | -4.02%              |               |
| 2007         | 2,636,237                                 | 19,728       | 0.75%             | 2,616,509               | 1.26%              | 76.80%              | 547,147                                | 0            | 0.00%             | 547,147              | 2.28%              | -1.83%              |               |
| 2008         | 2,870,003                                 | 0            | 0.00%             | 2,870,003               | 8.87%              | 93.93%              | 588,996                                | 0            | 0.00%             | 588,996              | 7.65%              | 5.68%               |               |
| 2009         | 3,270,429                                 | 127,564      | 3.90%             | 3,142,865               | 9.51%              | 112.37%             | 445,607                                | 0            | 0.00%             | 445,607              | -24.34%            | -20.05%             |               |
| 2010         | 3,049,278                                 | 49,255       | 1.62%             | 3,000,023               | -8.27%             | 102.72%             | 445,607                                | 0            | 0.00%             | 445,607              | 0.00%              | -20.05%             |               |
| 2011         | 2,998,563                                 | 0            | 0.00%             | 2,998,563               | -1.66%             | 102.62%             | 446,043                                | 0            | 0.00%             | 446,043              | 0.10%              | -19.97%             |               |
| 2012         | 2,952,056                                 | 2,268        | 0.08%             | 2,949,788               | -1.63%             | 99.32%              | 447,355                                | 0            | 0.00%             | 447,355              | 0.29%              | -19.74%             |               |
| 2013         | 2,923,964                                 | 0            | 0.00%             | 2,923,964               | -0.95%             | 97.58%              | 447,355                                | 0            | 0.00%             | 447,355              | 0.00%              | -19.74%             |               |
| 2014         | 3,612,012                                 | 64,000       | 1.77%             | 3,548,012               | 21.34%             | 139.74%             | 447,355                                | 0            | 0.00%             | 447,355              | 0.00%              | -19.74%             |               |
| 2015         | 3,767,299                                 | 28,800       | 0.76%             | 3,738,499               | 3.50%              | 152.62%             | 500,389                                | 0            | 0.00%             | 500,389              | 11.86%             | -10.22%             |               |
| Rate Ann%chg | <b>9.79%</b>                              |              |                   | Resid & Rec. w/o growth |                    |                     | <b>10.66%</b>                          |              |                   | C & I w/o growth     |                    |                     | <b>-0.62%</b> |

| Tax Year     | Ag Improvements & Site Land <sup>(1)</sup> |                            |                           |                          |                   | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
|--------------|--|----------------------------|---------------------------|--------------------------|-------------------|--------------------|---------------------|
|              | Agric. Dwelling & Homesite Value           | Agoutbldg & Farmsite Value | Ag Imprv&Site Total Value | Growth Value             | % growth of value |                    |                     |
| 2005         | 4,997,931                                  | 2,610,354                  | 7,608,285                 | 28,528                   | 0.37%             | 7,579,757          | --                  |
| 2006         | 4,861,271                                  | 3,037,833                  | 7,899,104                 | 268,343                  | 3.40%             | 7,630,761          | 0.30%               |
| 2007         | 4,755,443                                  | 3,136,671                  | 7,892,114                 | 136,601                  | 1.73%             | 7,755,513          | -1.82%              |
| 2008         | 4,809,610                                  | 3,167,363                  | 7,976,973                 | 371,277                  | 4.65%             | 7,605,696          | -3.63%              |
| 2009         | 4,764,889                                  | 4,253,978                  | 9,018,867                 | 132,065                  | 1.46%             | 8,886,802          | 11.41%              |
| 2010         | 4,816,263                                  | 4,460,496                  | 9,276,759                 | 39,246                   | 0.42%             | 9,237,513          | 2.42%               |
| 2011         | 4,848,982                                  | 4,465,013                  | 9,313,995                 | 0                        | 0.00%             | 9,313,995          | 0.40%               |
| 2012         | 5,006,178                                  | 4,562,601                  | 9,568,779                 | 189,008                  | 1.98%             | 9,379,771          | 0.71%               |
| 2013         | 4,970,026                                  | 4,597,221                  | 9,567,247                 | 38,400                   | 0.40%             | 9,528,847          | -0.42%              |
| 2014         | 5,540,912                                  | 9,460,941                  | 15,001,853                | 5,200,098                | 34.66%            | 9,801,755          | 2.45%               |
| 2015         | 5,430,008                                  | 9,660,552                  | 15,090,560                | 321,746                  | 2.13%             | 14,768,814         | -1.55%              |
| Rate Ann%chg | <b>0.83%</b>                               | <b>13.98%</b>              | <b>7.09%</b>              | Ag Imprv+Site w/o growth |                   | <b>1.03%</b>       |                     |

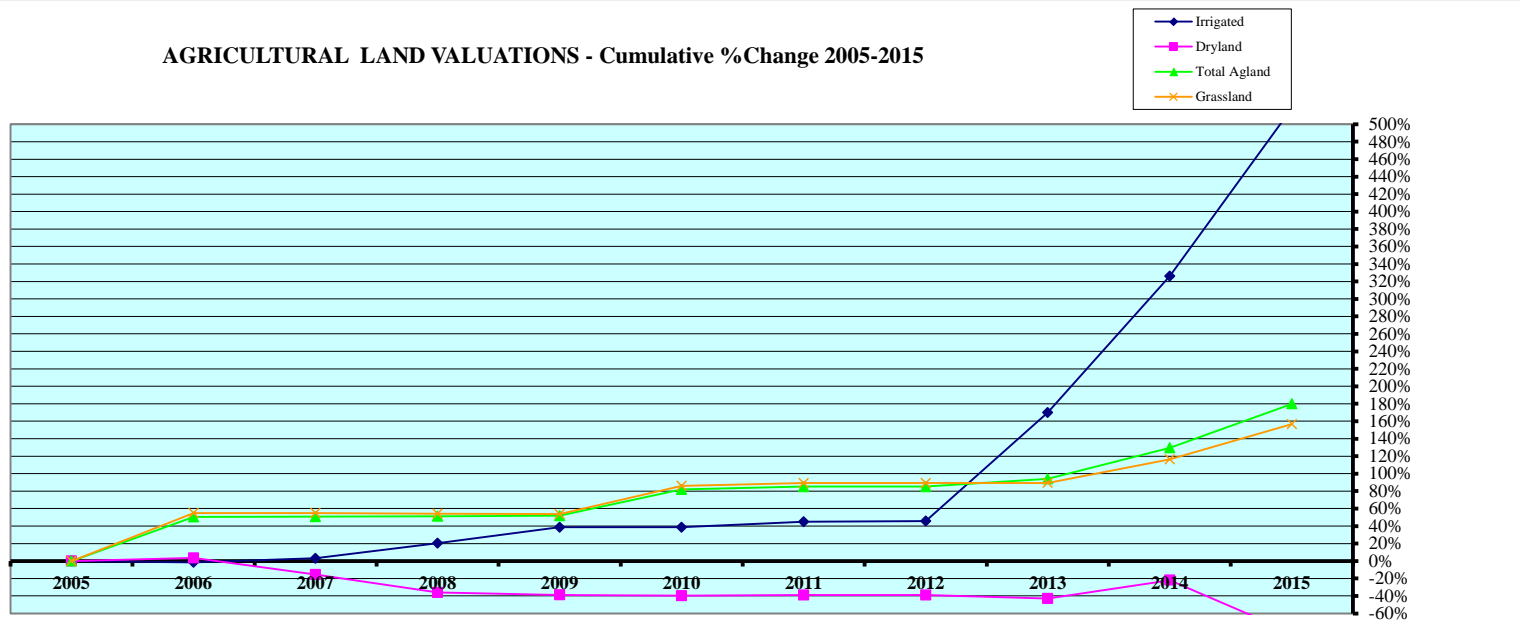
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any 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# 5  
 County BLAINE

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     | 4,847,740      | --        | --      | --        | 415,655 | --        | --      | --        | 64,439,290  | --         | --      | --        |
| 2006     | 4,775,405      | -72,335   | -1.49%  | -1.49%    | 430,482 | 14,827    | 3.57%   | 3.57%     | 99,811,146  | 35,371,856 | 54.89%  | 54.89%    |
| 2007     | 4,995,110      | 219,705   | 4.60%   | 3.04%     | 350,997 | -79,485   | -18.46% | -15.56%   | 99,760,013  | -51,133    | -0.05%  | 54.81%    |
| 2008     | 5,841,638      | 846,528   | 16.95%  | 20.50%    | 266,042 | -84,955   | -24.20% | -35.99%   | 99,357,709  | -402,304   | -0.40%  | 54.19%    |
| 2009     | 6,723,098      | 881,460   | 15.09%  | 38.69%    | 254,527 | -11,515   | -4.33%  | -38.76%   | 98,955,163  | -402,546   | -0.41%  | 53.56%    |
| 2010     | 6,723,098      | 0         | 0.00%   | 38.69%    | 250,104 | -4,423    | -1.74%  | -39.83%   | 119,945,238 | 20,990,075 | 21.21%  | 86.14%    |
| 2011     | 7,023,248      | 300,150   | 4.46%   | 44.88%    | 253,424 | 3,320     | 1.33%   | -39.03%   | 121,922,154 | 1,976,916  | 1.65%   | 89.20%    |
| 2012     | 7,064,976      | 41,728    | 0.59%   | 45.74%    | 253,424 | 0         | 0.00%   | -39.03%   | 121,870,904 | -51,250    | -0.04%  | 89.13%    |
| 2013     | 13,080,840     | 6,015,864 | 85.15%  | 169.83%   | 237,229 | -16,195   | -6.39%  | -42.93%   | 122,050,895 | 179,991    | 0.15%   | 89.40%    |
| 2014     | 20,657,115     | 7,576,275 | 57.92%  | 326.12%   | 324,412 | 87,183    | 36.75%  | -21.95%   | 139,396,898 | 17,346,003 | 14.21%  | 116.32%   |
| 2015     | 29,977,962     | 9,320,847 | 45.12%  | 518.39%   | 73,995  | -250,417  | -77.19% | -82.20%   | 165,364,297 | 25,967,399 | 18.63%  | 156.62%   |

Rate Ann.%chg: Irrigated **19.98%** Dryland **-15.85%** Grassland **9.88%**

| Tax Year | Waste Land <sup>(1)</sup> |           |         |           | Other Agland <sup>(1)</sup> |           |         |           | Total Agricultural |            |         |           |
|----------|---------------------------|-----------|---------|-----------|-----------------------------|-----------|---------|-----------|--------------------|------------|---------|-----------|
|          | Value                     | Value Chg | Ann%chg | Cmltv%chg | Value                       | Value Chg | Ann%chg | Cmltv%chg | Value              | Value Chg  | Ann%chg | Cmltv%chg |
| 2005     | 119,744                   | --        | --      | --        | 95,025                      | --        | --      | --        | 69,917,454         | --         | --      | --        |
| 2006     | 119,744                   | 0         | 0.00%   | 0.00%     | 95,025                      | 0         | 0.00%   | 0.00%     | 105,231,802        | 35,314,348 | 50.51%  | 50.51%    |
| 2007     | 119,644                   | -100      | -0.08%  | -0.08%    | 95,075                      | 50        | 0.05%   | 0.05%     | 105,320,839        | 89,037     | 0.08%   | 50.64%    |
| 2008     | 119,469                   | -175      | -0.15%  | -0.23%    | 94,825                      | -250      | -0.26%  | -0.21%    | 105,679,683        | 358,844    | 0.34%   | 51.15%    |
| 2009     | 119,492                   | 23        | 0.02%   | -0.21%    | 94,825                      | 0         | 0.00%   | -0.21%    | 106,147,105        | 467,422    | 0.44%   | 51.82%    |
| 2010     | 119,492                   | 0         | 0.00%   | -0.21%    | 94,825                      | 0         | 0.00%   | -0.21%    | 127,132,757        | 20,985,652 | 19.77%  | 81.83%    |
| 2011     | 120,051                   | 559       | 0.47%   | 0.26%     | 98,875                      | 4,050     | 4.27%   | 4.05%     | 129,417,752        | 2,284,995  | 1.80%   | 85.10%    |
| 2012     | 120,111                   | 60        | 0.05%   | 0.31%     | 99,135                      | 260       | 0.26%   | 4.33%     | 129,408,550        | -9,202     | -0.01%  | 85.09%    |
| 2013     | 120,274                   | 163       | 0.14%   | 0.44%     | 113,456                     | 14,321    | 14.45%  | 19.40%    | 135,602,694        | 6,194,144  | 4.79%   | 93.95%    |
| 2014     | 120,968                   | 694       | 0.58%   | 1.02%     | 101,812                     | -11,644   | -10.26% | 7.14%     | 160,601,205        | 24,998,511 | 18.44%  | 129.70%   |
| 2015     | 119,176                   | -1,792    | -1.48%  | -0.47%    | 109,926                     | 8,114     | 7.97%   | 15.68%    | 195,645,356        | 35,044,151 | 21.82%  | 179.82%   |

Cnty# **5**  
County **BLAINE**

Rate Ann.%chg: Total Agric Land **10.84%**

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)<sup>(1)</sup>**

| 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     | 4,847,740      | 9,315  | 520                |                     |                       | 415,655 | 1,575 | 264                |                     |                       | 64,439,290  | 424,219 | 152                |                     |                       |
| 2006     | 4,780,405      | 9,183  | 521                | 0.03%               | 0.03%                 | 430,482 | 1,575 | 273                | 3.57%               | 3.57%                 | 99,829,391  | 424,323 | 235                | 54.88%              | 54.88%                |
| 2007     | 4,775,405      | 9,173  | 521                | 0.00%               | 0.03%                 | 430,482 | 1,575 | 273                | 0.00%               | 3.57%                 | 99,810,675  | 424,247 | 235                | 0.00%               | 54.88%                |
| 2008     | 5,778,643      | 11,094 | 521                | 0.05%               | 0.09%                 | 285,027 | 1,141 | 250                | -8.60%              | -5.34%                | 99,401,381  | 422,575 | 235                | -0.02%              | 54.86%                |
| 2009     | 6,388,328      | 12,306 | 519                | -0.34%              | -0.25%                | 254,527 | 1,022 | 249                | -0.30%              | -5.62%                | 99,122,666  | 421,389 | 235                | 0.00%               | 54.86%                |
| 2010     | 6,723,098      | 12,996 | 517                | -0.35%              | -0.60%                | 294,479 | 1,022 | 288                | 15.70%              | 9.19%                 | 119,898,014 | 420,678 | 285                | 21.16%              | 87.63%                |
| 2011     | 6,659,058      | 12,881 | 517                | -0.07%              | -0.67%                | 253,424 | 866   | 293                | 1.53%               | 10.86%                | 122,076,985 | 420,955 | 290                | 1.75%               | 90.91%                |
| 2012     | 7,023,248      | 13,619 | 516                | -0.24%              | -0.91%                | 253,424 | 866   | 293                | 0.00%               | 10.86%                | 121,895,996 | 420,331 | 290                | 0.00%               | 90.91%                |
| 2013     | 13,663,810     | 13,664 | 1,000              | 93.91%              | 92.15%                | 205,619 | 709   | 290                | -0.90%              | 9.87%                 | 121,929,716 | 420,447 | 290                | 0.00%               | 90.91%                |
| 2014     | 20,676,953     | 14,018 | 1,475              | 47.50%              | 183.42%               | 324,412 | 811   | 400                | 37.93%              | 51.54%                | 139,304,790 | 419,929 | 332                | 14.39%              | 118.39%               |
| 2015     | 29,977,962     | 14,275 | 2,100              | 42.37%              | 303.51%               | 71,585  | 139   | 515                | 28.75%              | 95.11%                | 165,389,195 | 420,691 | 393                | 18.51%              | 158.81%               |

Rate Annual %chg Average Value/Acre: 14.97%

6.91%

9.98%

| Tax Year | WASTE LAND <sup>(2)</sup> |       |                    |                     |                       | OTHER AGLAND <sup>(2)</sup> |       |                    |                     |                       | TOTAL AGRICULTURAL LAND <sup>(1)</sup> |         |                    |                     |                       |
|----------|---------------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|-------|--------------------|---------------------|-----------------------|--|---------|--------------------|---------------------|-----------------------|
|          | 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     | 119,744                   | 4,799 | 25                 |                     |                       | 95,025                      | 1,901 | 50                 |                     |                       | 69,917,454                             | 441,808 | 158                |                     |                       |
| 2006     | 119,744                   | 4,799 | 25                 | 0.00%               | 0.00%                 | 95,025                      | 1,935 | 49                 | -1.76%              | -1.76%                | 105,255,047                            | 441,814 | 238                | 50.54%              | 50.54%                |
| 2007     | 119,744                   | 4,799 | 25                 | 0.00%               | 0.00%                 | 95,025                      | 1,935 | 49                 | 0.00%               | -1.76%                | 105,231,331                            | 441,727 | 238                | 0.00%               | 50.54%                |
| 2008     | 119,769                   | 4,827 | 25                 | -0.56%              | -0.56%                | 94,825                      | 1,956 | 48                 | -1.28%              | -3.02%                | 105,679,645                            | 441,592 | 239                | 0.46%               | 51.22%                |
| 2009     | 119,594                   | 4,820 | 25                 | 0.00%               | -0.56%                | 94,825                      | 1,961 | 48                 | -0.26%              | -3.26%                | 105,979,940                            | 441,497 | 240                | 0.31%               | 51.69%                |
| 2010     | 119,492                   | 4,816 | 25                 | 0.00%               | -0.56%                | 94,825                      | 1,958 | 48                 | 0.15%               | -3.12%                | 127,129,908                            | 441,469 | 288                | 19.96%              | 81.97%                |
| 2011     | 119,492                   | 4,816 | 25                 | 0.00%               | -0.56%                | 98,825                      | 2,038 | 49                 | 0.13%               | -2.99%                | 129,207,784                            | 441,555 | 293                | 1.61%               | 84.91%                |
| 2012     | 120,051                   | 4,838 | 25                 | 0.00%               | -0.56%                | 99,355                      | 2,048 | 49                 | 0.02%               | -2.98%                | 129,392,074                            | 441,702 | 293                | 0.11%               | 85.11%                |
| 2013     | 120,111                   | 4,840 | 25                 | 0.00%               | -0.56%                | 99,135                      | 2,044 | 49                 | -0.01%              | -2.98%                | 136,018,391                            | 441,704 | 308                | 5.12%               | 94.59%                |
| 2014     | 120,274                   | 4,819 | 25                 | 0.58%               | 0.02%                 | 99,140                      | 2,039 | 49                 | 0.25%               | -2.75%                | 160,525,569                            | 441,616 | 363                | 18.04%              | 129.69%               |
| 2015     | 119,176                   | 4,775 | 25                 | 0.00%               | 0.02%                 | 109,858                     | 2,120 | 52                 | 6.56%               | 3.63%                 | 195,667,776                            | 442,001 | 443                | 21.79%              | 179.73%               |

5  
**BLAINE**

Rate Annual %chg Average Value/Acre: 10.83%

(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

2015 County and Municipal Valuations by Property Type

| Pop.                               | County:                   | Personal Prop | StateAsd PP | StateAsdReal  | Residential | Commercial | Industrial | Recreation | Agland      | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
|------------------------------------|---------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|-------------|------------|------------|----------|-------------|
| 478                                | BLAINE                    | 8,385,303     | 5,693,991   | 20,141,415    | 3,767,299   | 500,389    | 0          | 0          | 195,645,356 | 5,430,008  | 9,660,552  | 0        | 249,224,313 |
| cnty sectorvalue % of total value: |                           | 3.36%         | 2.28%       | 8.08%         | 1.51%       | 0.20%      |            |            | 78.50%      | 2.18%      | 3.88%      |          | 100.00%     |
| Pop.                               | Municipality:             | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland      | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 17                                 | BREWSTER                  | 3,852         | 36,562      | 1,387         | 383,383     | 157,842    | 0          | 0          | 0           | 0          | 0          | 0        | 583,026     |
| 3.56%                              | %sector of county sector  | 0.05%         | 0.64%       | 0.01%         | 10.18%      | 31.54%     |            |            |             |            |            |          | 0.23%       |
|                                    | %sector of municipality   | 0.66%         | 6.27%       | 0.24%         | 65.76%      | 27.07%     |            |            |             |            |            |          | 100.00%     |
| 103                                | DUNNING                   | 70,315        | 477,568     | 657,848       | 1,768,861   | 125,304    | 0          | 0          | 0           | 0          | 0          | 0        | 3,099,896   |
| 21.55%                             | %sector of county sector  | 0.84%         | 8.39%       | 3.27%         | 46.95%      | 25.04%     |            |            |             |            |            |          | 1.24%       |
|                                    | %sector of municipality   | 2.27%         | 15.41%      | 21.22%        | 57.06%      | 4.04%      |            |            |             |            |            |          | 100.00%     |
| 76                                 | HALSEY                    | 0             | 0           | 0             | 136,286     | 6,820      | 0          | 0          | 0           | 0          | 0          | 0        | 143,106     |
| 15.90%                             | %sector of county sector  |               |             |               | 3.62%       | 1.36%      |            |            |             |            |            |          | 0.06%       |
|                                    | %sector of municipality   |               |             |               | 95.23%      | 4.77%      |            |            |             |            |            |          | 100.00%     |
| 196                                | Total Municipalities      | 74,167        | 514,130     | 659,235       | 2,288,530   | 289,966    | 0          | 0          | 0           | 0          | 0          | 0        | 3,826,028   |
| 41.00%                             | %all municip.sect of cnty | 0.88%         | 9.03%       | 3.27%         | 60.75%      | 57.95%     |            |            |             |            |            |          | 1.54%       |

| Cnty# | County |
|-------|--------|
| 5     | BLAINE |

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

CHART 5

EXHIBIT

5B

Page 5



|  |                        |                            |                         |                                   |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|
| <b>Total Real Property</b><br>Sum Lines 17, 25, & 30 | <b>Records : 1,591</b> | <b>Value : 284,761,232</b> | <b>Growth 1,044,198</b> | <b>Sum Lines 17, 25, &amp; 41</b> |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

|                                 | Urban   |           | SubUrban |        | Rural   |           | Total   |           | Growth  |
|---------------------------------|---------|-----------|----------|--------|---------|-----------|---------|-----------|---------|
|                                 | Records | Value     | Records  | Value  | Records | Value     | Records | Value     |         |
| <b>01. Res UnImp Land</b>       | 63      | 145,467   | 0        | 0      | 11      | 82,295    | 74      | 227,762   |         |
| <b>02. Res Improve Land</b>     | 101     | 307,489   | 1        | 5,321  | 30      | 316,716   | 132     | 629,526   |         |
| <b>03. Res Improvements</b>     | 102     | 2,124,899 | 1        | 24,634 | 33      | 1,728,148 | 136     | 3,877,681 |         |
| <b>04. Res Total</b>            | 165     | 2,577,855 | 1        | 29,955 | 44      | 2,127,159 | 210     | 4,734,969 | 448,849 |
| <b>% of Res Total</b>           | 78.57   | 54.44     | 0.48     | 0.63   | 20.95   | 44.92     | 13.20   | 1.66      | 42.99   |
| <b>05. Com UnImp Land</b>       | 7       | 11,485    | 0        | 0      | 1       | 2,255     | 8       | 13,740    |         |
| <b>06. Com Improve Land</b>     | 21      | 38,308    | 0        | 0      | 4       | 21,653    | 25      | 59,961    |         |
| <b>07. Com Improvements</b>     | 23      | 248,336   | 0        | 0      | 13      | 186,515   | 36      | 434,851   |         |
| <b>08. Com Total</b>            | 30      | 298,129   | 0        | 0      | 14      | 210,423   | 44      | 508,552   | 0       |
| <b>% of Com Total</b>           | 68.18   | 58.62     | 0.00     | 0.00   | 31.82   | 41.38     | 2.77    | 0.18      | 0.00    |
| <b>09. Ind UnImp Land</b>       | 0       | 0         | 0        | 0      | 0       | 0         | 0       | 0         |         |
| <b>10. Ind Improve Land</b>     | 0       | 0         | 0        | 0      | 0       | 0         | 0       | 0         |         |
| <b>11. Ind Improvements</b>     | 0       | 0         | 0        | 0      | 0       | 0         | 0       | 0         |         |
| <b>12. Ind Total</b>            | 0       | 0         | 0        | 0      | 0       | 0         | 0       | 0         | 0       |
| <b>% of Ind Total</b>           | 0.00    | 0.00      | 0.00     | 0.00   | 0.00    | 0.00      | 0.00    | 0.00      | 0.00    |
| <b>13. Rec UnImp Land</b>       | 0       | 0         | 0        | 0      | 0       | 0         | 0       | 0         |         |
| <b>14. Rec Improve Land</b>     | 0       | 0         | 0        | 0      | 0       | 0         | 0       | 0         |         |
| <b>15. Rec Improvements</b>     | 0       | 0         | 0        | 0      | 0       | 0         | 0       | 0         |         |
| <b>16. Rec Total</b>            | 0       | 0         | 0        | 0      | 0       | 0         | 0       | 0         | 0       |
| <b>% of Rec Total</b>           | 0.00    | 0.00      | 0.00     | 0.00   | 0.00    | 0.00      | 0.00    | 0.00      | 0.00    |
| <b>Res &amp; Rec Total</b>      | 165     | 2,577,855 | 1        | 29,955 | 44      | 2,127,159 | 210     | 4,734,969 | 448,849 |
| <b>% of Res &amp; Rec Total</b> | 78.57   | 54.44     | 0.48     | 0.63   | 20.95   | 44.92     | 13.20   | 1.66      | 42.99   |
| <b>Com &amp; Ind Total</b>      | 30      | 298,129   | 0        | 0      | 14      | 210,423   | 44      | 508,552   | 0       |
| <b>% of Com &amp; Ind Total</b> | 68.18   | 58.62     | 0.00     | 0.00   | 31.82   | 41.38     | 2.77    | 0.18      | 0.00    |
| <b>17. Taxable Total</b>        | 195     | 2,875,984 | 1        | 29,955 | 58      | 2,337,582 | 254     | 5,243,521 | 448,849 |
| <b>% of Taxable Total</b>       | 76.77   | 54.85     | 0.39     | 0.57   | 22.83   | 44.58     | 15.96   | 1.84      | 42.99   |

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              | 0       | 0           | 0       | 0           | 0      |
| 24. Non-Producing | 0       | 0           | 0       | 0              | 0       | 0           | 0       | 0           | 0      |
| 25. Total         | 0       | 0           | 0       | 0              | 0       | 0           | 0       | 0           | 0      |

Schedule IV : Exempt Records : Non-Agricultural

|            | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 32            | 0                | 36            | 68            |

Schedule V : Agricultural Records

|                      | Urban   |       | SubUrban |       | Rural   |             | Total   |             |
|----------------------|---------|-------|----------|-------|---------|-------------|---------|-------------|
|                      | Records | Value | Records  | Value | Records | Value       | Records | Value       |
| 27. Ag-Vacant Land   | 1       | 3,412 | 0        | 0     | 1,142   | 223,981,259 | 1,143   | 223,984,671 |
| 28. Ag-Improved Land | 0       | 0     | 0        | 0     | 189     | 38,978,409  | 189     | 38,978,409  |
| 29. Ag Improvements  | 0       | 0     | 0        | 0     | 194     | 16,554,631  | 194     | 16,554,631  |
| 30. Ag Total         |         |       |          |       |         |             | 1,337   | 279,517,711 |

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                 |                |
|                           | Records | Acres  | Value     | Records    | Acres           | Value             | Growth         |
| 31. HomeSite UnImp Land   | 15      | 18.00  | 27,000    | 15         | 18.00           | 27,000            |                |
| 32. HomeSite Improv Land  | 157     | 203.43 | 305,145   | 157        | 203.43          | 305,145           |                |
| 33. HomeSite Improvements | 144     | 180.43 | 7,682,444 | 144        | 180.43          | 7,682,444         | 595,349        |
| 34. HomeSite Total        |         |        |           | <b>159</b> | <b>221.43</b>   | <b>8,014,589</b>  |                |
| 35. FarmSite UnImp Land   | 20      | 28.64  | 42,960    | 20         | 28.64           | 42,960            |                |
| 36. FarmSite Improv Land  | 159     | 526.36 | 738,540   | 159        | 526.36          | 738,540           |                |
| 37. FarmSite Improvements | 175     | 0.00   | 8,872,187 | 175        | 0.00            | 8,872,187         | 0              |
| 38. FarmSite Total        |         |        |           | <b>195</b> | <b>555.00</b>   | <b>9,653,687</b>  |                |
| 39. Road & Ditches        | 0       | 538.97 | 0         | 0          | 538.97          | 0                 |                |
| 40. Other- Non Ag Use     | 0       | 26.00  | 0         | 0          | 26.00           | 0                 |                |
| 41. Total Section VI      |         |        |           | <b>354</b> | <b>1,341.40</b> | <b>17,668,276</b> | <b>595,349</b> |

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

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

Schedule VIII : Agricultural Records : Special Value

|                         | Urban   |       |       | SubUrban |       |       |
|-------------------------|---------|-------|-------|----------|-------|-------|
|                         | Records | Acres | Value | Records  | Acres | Value |
| 43. Special Value       | 0       | 0.00  | 0     | 0        | 0.00  | 0     |
| 44. 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                       | 944.54            | 6.45%          | 1,983,534          | 6.45%          | 2,100.00                |
| 47. 2A1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 48. 2A                       | 200.46            | 1.37%          | 420,966            | 1.37%          | 2,100.00                |
| 49. 3A1                      | 934.96            | 6.38%          | 1,963,416          | 6.38%          | 2,100.00                |
| 50. 3A                       | 1,929.28          | 13.17%         | 4,051,488          | 13.17%         | 2,100.00                |
| 51. 4A1                      | 8,002.35          | 54.63%         | 16,804,935         | 54.63%         | 2,100.00                |
| 52. 4A                       | 2,636.07          | 18.00%         | 5,535,747          | 18.00%         | 2,100.00                |
| <b>53. Total</b>             | <b>14,647.66</b>  | <b>100.00%</b> | <b>30,760,086</b>  | <b>100.00%</b> | <b>2,100.00</b>         |
| <b>Dry</b>                   |                   |                |                    |                |                         |
| 54. 1D1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 55. 1D                       | 63.00             | 43.85%         | 45,360             | 43.85%         | 720.00                  |
| 56. 2D1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 57. 2D                       | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 58. 3D1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 59. 3D                       | 5.00              | 3.48%          | 3,600              | 3.48%          | 720.00                  |
| 60. 4D1                      | 67.68             | 47.10%         | 48,730             | 47.10%         | 720.01                  |
| 61. 4D                       | 8.00              | 5.57%          | 5,760              | 5.57%          | 720.00                  |
| <b>62. Total</b>             | <b>143.68</b>     | <b>100.00%</b> | <b>103,450</b>     | <b>100.00%</b> | <b>720.00</b>           |
| <b>Grass</b>                 |                   |                |                    |                |                         |
| 63. 1G1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 64. 1G                       | 347.32            | 0.08%          | 250,071            | 0.11%          | 720.00                  |
| 65. 2G1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 66. 2G                       | 1,892.25          | 0.45%          | 1,362,420          | 0.59%          | 720.00                  |
| 67. 3G1                      | 2,501.66          | 0.60%          | 1,801,196          | 0.78%          | 720.00                  |
| 68. 3G                       | 5,924.81          | 1.41%          | 4,265,861          | 1.85%          | 720.00                  |
| 69. 4G1                      | 105,776.98        | 25.18%         | 57,627,363         | 24.97%         | 544.80                  |
| 70. 4G                       | 303,587.31        | 72.28%         | 165,455,125        | 71.70%         | 545.00                  |
| <b>71. Total</b>             | <b>420,030.33</b> | <b>100.00%</b> | <b>230,762,036</b> | <b>100.00%</b> | <b>549.39</b>           |
| <b>Irrigated Total</b>       | <b>14,647.66</b>  | <b>3.32%</b>   | <b>30,760,086</b>  | <b>11.75%</b>  | <b>2,100.00</b>         |
| <b>Dry Total</b>             | <b>143.68</b>     | <b>0.03%</b>   | <b>103,450</b>     | <b>0.04%</b>   | <b>720.00</b>           |
| <b>Grass Total</b>           | <b>420,030.33</b> | <b>95.10%</b>  | <b>230,762,036</b> | <b>88.13%</b>  | <b>549.39</b>           |
| 72. Waste                    | 4,659.58          | 1.06%          | 116,297            | 0.04%          | 24.96                   |
| 73. Other                    | 2,184.68          | 0.49%          | 107,566            | 0.04%          | 49.24                   |
| 74. Exempt                   | 10,692.50         | 2.42%          | 0                  | 0.00%          | 0.00                    |
| <b>75. Market Area Total</b> | <b>441,665.93</b> | <b>100.00%</b> | <b>261,849,435</b> | <b>100.00%</b> | <b>592.87</b>           |

Schedule X : Agricultural Records :Ag Land Total

|                      | Urban       |              | SubUrban    |          | Rural             |                    | Total             |                    |
|----------------------|-------------|--------------|-------------|----------|-------------------|--------------------|-------------------|--------------------|
|                      | Acres       | Value        | Acres       | Value    | Acres             | Value              | Acres             | Value              |
| <b>76. Irrigated</b> | 0.00        | 0            | 0.00        | 0        | 14,647.66         | 30,760,086         | 14,647.66         | 30,760,086         |
| <b>77. Dry Land</b>  | 0.00        | 0            | 0.00        | 0        | 143.68            | 103,450            | 143.68            | 103,450            |
| <b>78. Grass</b>     | 6.26        | 3,412        | 0.00        | 0        | 420,024.07        | 230,758,624        | 420,030.33        | 230,762,036        |
| <b>79. Waste</b>     | 0.00        | 0            | 0.00        | 0        | 4,659.58          | 116,297            | 4,659.58          | 116,297            |
| <b>80. Other</b>     | 0.00        | 0            | 0.00        | 0        | 2,184.68          | 107,566            | 2,184.68          | 107,566            |
| <b>81. Exempt</b>    | 0.00        | 0            | 0.00        | 0        | 10,692.50         | 0                  | 10,692.50         | 0                  |
| <b>82. Total</b>     | <b>6.26</b> | <b>3,412</b> | <b>0.00</b> | <b>0</b> | <b>441,659.67</b> | <b>261,846,023</b> | <b>441,665.93</b> | <b>261,849,435</b> |

|                  | Acres             | % of Acres*    | Value              | % of Value*    | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| <b>Irrigated</b> | 14,647.66         | 3.32%          | 30,760,086         | 11.75%         | 2,100.00                |
| <b>Dry Land</b>  | 143.68            | 0.03%          | 103,450            | 0.04%          | 720.00                  |
| <b>Grass</b>     | 420,030.33        | 95.10%         | 230,762,036        | 88.13%         | 549.39                  |
| <b>Waste</b>     | 4,659.58          | 1.06%          | 116,297            | 0.04%          | 24.96                   |
| <b>Other</b>     | 2,184.68          | 0.49%          | 107,566            | 0.04%          | 49.24                   |
| <b>Exempt</b>    | 10,692.50         | 2.42%          | 0                  | 0.00%          | 0.00                    |
| <b>Total</b>     | <b>441,665.93</b> | <b>100.00%</b> | <b>261,849,435</b> | <b>100.00%</b> | <b>592.87</b>           |

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 Brewster Village                 | 23                     | 52,976       | 25                   | 58,420       | 25                  | 266,648      | 48             | 378,044      | 0             |
| 83.2 Dunning Village                  | 33                     | 71,653       | 67                   | 181,138      | 68                  | 1,579,575    | 101            | 1,832,366    | 62,111        |
| 83.3 Halsey Village                   | 3                      | 7,426        | 4                    | 13,549       | 4                   | 129,901      | 7              | 150,876      | 15,840        |
| 83.4 Purdum Vill Unincorp             | 4                      | 13,412       | 5                    | 54,382       | 5                   | 148,775      | 9              | 216,569      | 0             |
| 83.5 Rural                            | 11                     | 82,295       | 31                   | 322,037      | 34                  | 1,752,782    | 45             | 2,157,114    | 370,898       |
| 84 Residential Total                  | 74                     | 227,762      | 132                  | 629,526      | 136                 | 3,877,681    | 210            | 4,734,969    | 448,849       |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line# I</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> |              | <u>Improved Land</u> |              | <u>Improvements</u> |              | <u>Total</u>   |              | <u>Growth</u> |
|----------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
|                |                          | <u>Records</u>         | <u>Value</u> | <u>Records</u>       | <u>Value</u> | <u>Records</u>      | <u>Value</u> | <u>Records</u> | <u>Value</u> |               |
| 85.1           | Brewster Village         | 1                      | 945          | 8                    | 17,070       | 8                   | 130,550      | 9              | 148,565      | 0             |
| 85.2           | Dunning Village          | 6                      | 10,540       | 14                   | 33,303       | 15                  | 185,467      | 21             | 229,310      | 0             |
| 85.3           | Halsey Village           | 1                      | 2,255        | 0                    | 0            | 1                   | 8,870        | 2              | 11,125       | 0             |
| 85.4           | Purdum Vill Unincorp     | 0                      | 0            | 3                    | 9,588        | 9                   | 82,563       | 9              | 92,151       | 0             |
| 85.5           | Rural                    | 0                      | 0            | 0                    | 0            | 3                   | 27,401       | 3              | 27,401       | 0             |
| 86             | Commercial Total         | 8                      | 13,740       | 25                   | 59,961       | 36                  | 434,851      | 44             | 508,552      | 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                 | 347.32     | 0.08%       | 250,071     | 0.11%       | 720.00                  |
| 89. 2G1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 90. 2G                 | 1,892.25   | 0.45%       | 1,362,420   | 0.59%       | 720.00                  |
| 91. 3G1                | 2,501.66   | 0.60%       | 1,801,196   | 0.78%       | 720.00                  |
| 92. 3G                 | 5,924.81   | 1.41%       | 4,265,861   | 1.85%       | 720.00                  |
| 93. 4G1                | 105,776.98 | 25.18%      | 57,627,363  | 24.97%      | 544.80                  |
| 94. 4G                 | 303,587.31 | 72.28%      | 165,455,125 | 71.70%      | 545.00                  |
| 95. Total              | 420,030.33 | 100.00%     | 230,762,036 | 100.00%     | 549.39                  |
| <b>CRP</b>             |            |             |             |             |                         |
| 96. 1C1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 97. 1C                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 98. 2C1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 99. 2C                 | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 100. 3C1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 101. 3C                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 102. 4C1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 103. 4C                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 104. Total             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| <b>Timber</b>          |            |             |             |             |                         |
| 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            | 420,030.33 | 100.00%     | 230,762,036 | 100.00%     | 549.39                  |
| CRP Total              | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Timber Total           | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| <hr/>                  |            |             |             |             |                         |
| 114. Market Area Total | 420,030.33 | 100.00%     | 230,762,036 | 100.00%     | 549.39                  |

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

### 05 Blaine

|   | 2015 CTL<br>County Total | 2016 Form 45<br>County Total | Value Difference<br>(2016 form 45 - 2015 CTL) | Percent<br>Change | 2016 Growth<br>(New Construction Value) | Percent Change<br>excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential   | 3,767,299                | 4,734,969                    | 967,670                                       | 25.69%            | 448,849                                 | 13.77%                         |
| 02. Recreational  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 5,430,008                | 8,014,589                    | 2,584,581                                     | 47.60%            | 595,349                                 | 36.63%                         |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>9,197,307</b>         | <b>12,749,558</b>            | <b>3,552,251</b>                              | <b>38.62%</b>     | <b>1,044,198</b>                        | <b>27.27%</b>                  |
| 05. Commercial  | 500,389                  | 508,552                      | 8,163   | 1.63%             | 0                                       | 1.63%                          |
| 06. Industrial  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| 07. Ag-Farmsite Land, Outbuildings                                | 9,660,552                | 9,653,687                    | -6,865  | -0.07%            | 0                                       | -0.07%                         |
| 08. Minerals  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| <b>09. Total Commercial (sum lines 5-8)</b>                       | <b>10,160,941</b>        | <b>10,162,239</b>            | <b>1,298</b>                                  | <b>0.01%</b>      | <b>0</b>                                | <b>0.01%</b>                   |
| <b>10. Total Non-Agland Real Property</b>                         | <b>19,358,248</b>        | <b>22,911,797</b>            | <b>3,553,549</b>                              | <b>18.36%</b>     | <b>1,044,198</b>                        | <b>12.96%</b>                  |
| 11. Irrigated   | 29,977,962               | 30,760,086                   | 782,124                                       | 2.61%             |   |                                |
| 12. Dryland   | 73,995                   | 103,450                      | 29,455  | 39.81%            |   |                                |
| 13. Grassland   | 165,364,297              | 230,762,036                  | 65,397,739                                    | 39.55%            |   |                                |
| 14. Wasteland   | 119,176                  | 116,297                      | -2,879  | -2.42%            |   |                                |
| 15. Other Agland  | 109,926                  | 107,566                      | -2,360  | -2.15%            |   |                                |
| <b>16. Total Agricultural Land</b>                                | <b>195,645,356</b>       | <b>261,849,435</b>           | <b>66,204,079</b>                             | <b>33.84%</b>     |   |                                |
| <b>17. Total Value of all Real Property</b><br>(Locally Assessed) | <b>215,003,604</b>       | <b>284,761,232</b>           | <b>69,757,628</b>                             | <b>32.44%</b>     | <b>1,044,198</b>                        | <b>31.96%</b>                  |

## 2016 Assessment Survey for Blaine County

### A. Staffing and Funding Information

|            |  |
|------------|--|
| <b>1.</b>  | <b>Deputy(ies) on staff:</b>   |
|            | 0  |
| <b>2.</b>  | <b>Appraiser(s) on staff:</b>  |
|            | 0  |
| <b>3.</b>  | <b>Other full-time employees:</b>  |
|            | 1  |
| <b>4.</b>  | <b>Other part-time employees:</b>  |
|            | 0  |
| <b>5.</b>  | <b>Number of shared employees:</b>   |
|            | 0  |
| <b>6.</b>  | <b>Assessor's requested budget for current fiscal year:</b>                            |
|            | \$22,000   |
| <b>7.</b>  | <b>Adopted budget, or granted budget if different from above:</b>                      |
|            | same   |
| <b>8.</b>  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>             |
|            | \$8,000  |
| <b>9.</b>  | <b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b> |
|            | n/a  |
| <b>10.</b> | <b>Part of the assessor's budget that is dedicated to the computer system:</b>         |
|            | \$7,000 for the TerraScan and the GIS System   |
| <b>11.</b> | <b>Amount of the assessor's budget set aside for education/workshops:</b>              |
|            | \$1,100  |
| <b>12.</b> | <b>Other miscellaneous funds:</b>  |
|            | n/a  |
| <b>13.</b> | <b>Amount of last year's assessor's budget not used:</b>                               |
|            | \$497.97   |

## B. Computer, Automation Information and GIS

|    |   |
|----|---|
| 1. | <b>Administrative software:</b>   |
|    | TerraScan   |
| 2. | <b>CAMA software:</b>   |
|    | TerraScan   |
| 3. | <b>Are cadastral maps currently being used?</b>                                 |
|    | No  |
| 4. | <b>If so, who maintains the Cadastral Maps?</b>                                 |
|    | n/a   |
| 5. | <b>Does the county have GIS software?</b>                                       |
|    | Yes   |
| 6. | <b>Is GIS available to the public? If so, what is the web address?</b>          |
|    | Yes, <a href="http://www.blaine.gisworkshop.com">www.blaine.gisworkshop.com</a> |
| 7. | <b>Who maintains the GIS software and maps?</b>                                 |
|    | GIS Workshop  |
| 8. | <b>Personal Property software:</b>  |
|    | TerraScan   |

## C. Zoning Information

|    |   |
|----|---|
| 1. | <b>Does the county have zoning?</b>                 |
|    | No  |
| 2. | <b>If so, is the zoning countywide?</b>             |
|    | n/a   |
| 3. | <b>What municipalities in the county are zoned?</b> |
|    | n/a   |
| 4. | <b>When was zoning implemented?</b>                 |
|    | n/a   |

### D. Contracted Services

|    |   |
|----|---|
| 1. | <b>Appraisal Services:</b>  |
|    | The county hired Tax Valuation, Inc. to do commercial and rural residential review along with pick up work. |
| 2. | <b>GIS Services:</b>  |
|    | GIS Workshop, Inc.  |
| 3. | <b>Other services:</b>  |
|    | None  |

### E. Appraisal /Listing Services

|    |   |
|----|---|
| 1. | <b>Does the county employ outside help for appraisal or listing services?</b>   |
|    | Yes   |
| 2. | <b>If so, is the appraisal or listing service performed under contract?</b>   |
|    | Yes   |
| 3. | <b>What appraisal certifications or qualifications does the County require?</b>   |
|    | The appraiser is a licensed and certified appraiser   |
| 4. | <b>Have the existing contracts been approved by the PTA?</b>  |
|    | Yes   |
| 5. | <b>Does the appraisal or listing service providers establish assessed values for the county?</b>  |
|    | The appraisal company was currently hired to complete the listing services and will help establish values for the county's properties but the final valuation is reviewed and approved by the assessor. |

## 2016 Residential Assessment Survey for Blaine County

| <b>1.</b>                 | <b>Valuation data collection done by:</b>   |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
|---------------------------|---|------------------------|--------------------------------|--------------------------------|---------------------------|--|------------------------|--|--------------------------------|--|------|---|------|------|----|------|------|------|-----------|----|------|--|------|------|
|                           | The assessor and Tax Valuation, Inc   |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| <b>2.</b>                 | <b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>   |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
|                           | <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;">01</td> <td>Dunning - located along Highway 2, is the home to the consolidated Sandhills High School. The school provides jobs that are not available in other parts of the county, creating demand for housing.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Brewster, Purdum, Halsey, and the Rural Area - the market in these areas is not organized, sales are sporadic.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings- Structures located on rural parcels throughout the county</td> </tr> </tbody> </table>   |                        |                                |                                | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 01                     | Dunning - located along Highway 2, is the home to the consolidated Sandhills High School. The school provides jobs that are not available in other parts of the county, creating demand for housing. | 02                             | Brewster, Purdum, Halsey, and the Rural Area - the market in these areas is not organized, sales are sporadic. | AG   | Outbuildings- Structures located on rural parcels throughout the county |      |      |    |      |      |      |           |    |      |  |      |      |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u>  |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| 01                        | Dunning - located along Highway 2, is the home to the consolidated Sandhills High School. The school provides jobs that are not available in other parts of the county, creating demand for housing.  |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| 02                        | Brewster, Purdum, Halsey, and the Rural Area - the market in these areas is not organized, sales are sporadic.  |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| AG                        | Outbuildings- Structures located on rural parcels throughout the county   |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| <b>3.</b>                 | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>  |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
|                           | Only the cost approach is used as there is insufficient market data to develop the other approaches.  |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| <b>4.</b>                 | <b>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?</b>   |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
|                           | Depreciation tables are established using local market information.   |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| <b>5.</b>                 | <b>Are individual depreciation tables developed for each valuation grouping?</b>  |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
|                           | Yes   |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| <b>6.</b>                 | <b>Describe the methodology used to determine the residential lot values?</b>   |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
|                           | The square foot method is used.   |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| <b>7.</b>                 | <b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>  |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
|                           | N/A   |                        |                                |                                |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| <b>8.</b>                 | <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;">01</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014-2015</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2015</td> <td></td> <td style="text-align: center;">2009</td> <td style="text-align: center;">2015</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> | 01   | 2014 | 2013  | 2014 | 2014 | 02 | 2014 | 2013 | 2014 | 2014-2015 | AG | 2015 |  | 2009 | 2015 |
| <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> |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| 01                        | 2014  | 2013                   | 2014                           | 2014                           |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| 02                        | 2014  | 2013                   | 2014                           | 2014-2015                      |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |
| AG                        | 2015  |                        | 2009                           | 2015                           |                           |  |                        |  |                                |  |      |   |      |      |    |      |      |      |           |    |      |  |      |      |

## 2016 Commercial Assessment Survey for Blaine County

|            |   |   |                        |                                |
|------------|---|---|------------------------|--------------------------------|
| <b>1.</b>  | <b>Valuation data collection done by:</b>   |   |                        |                                |
|            | Tax Valuation, Inc.   |   |                        |                                |
| <b>2.</b>  | <b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>   |   |                        |                                |
|            | <u>Valuation Grouping</u>   | <u>Description of unique characteristics</u>  |                        |                                |
|            | 01  | There are too few commercial properties in the county to warrant stratifying them into valuation groupings. |                        |                                |
| <b>3.</b>  | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>   |   |                        |                                |
|            | Only the cost approach is used as there is insufficient market data to develop the other approaches.  |   |                        |                                |
| <b>3a.</b> | <b>Describe the process used to determine the value of unique commercial properties.</b>  |   |                        |                                |
|            | When necessary, a Certified General Appraiser is hired to help value unique properties, as was done with the hog confinement.   |   |                        |                                |
| <b>4.</b>  | <b>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?</b> |   |                        |                                |
|            | Depreciation tables are established using market data from within the county and surrounding areas.   |   |                        |                                |
| <b>5.</b>  | <b>Are individual depreciation tables developed for each valuation grouping?</b>  |   |                        |                                |
|            | n/a   |   |                        |                                |
| <b>6.</b>  | <b>Describe the methodology used to determine the commercial lot values.</b>  |   |                        |                                |
|            | The square foot method is used; because sales data within the county is limited residential and commercial lots are valued using the same table.  |   |                        |                                |
| <b>7.</b>  | <u>Valuation Grouping</u>   | <u>Date of Depreciation Tables</u>  | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> |
|            | 01  | 2015  | 2008                   | 2014                           |
|            |   |   |                        | <u>Date of Last Inspection</u> |
|            |   |   |                        | 2015                           |

## 2016 Agricultural Assessment Survey for Blaine County

| <b>1.</b>          | <b>Valuation data collection done by:</b>   |                                |  |                                |    |  |      |  |
|--------------------|---|--------------------------------|--|--------------------------------|----|--|------|--|
|                    | Tax Valuation, Inc and assessor   |                                |  |                                |    |  |      |  |
| <b>2.</b>          | <b>List each market area, and describe the location and the specific characteristics that make each unique.</b>   |                                |  |                                |    |  |      |  |
|                    | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no market areas within the county; 95% of the agricultural land is grassland with homogeneous soils.</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> | 01 | There are no market areas within the county; 95% of the agricultural land is grassland with homogeneous soils. | 2015 |  |
| <u>Market Area</u> | <u>Description of unique characteristics</u>  | <u>Year Land Use Completed</u> |  |                                |    |  |      |  |
| 01                 | There are no market areas within the county; 95% of the agricultural land is grassland with homogeneous soils.  | 2015                           |  |                                |    |  |      |  |
| <b>3.</b>          | <b>Describe the process used to determine and monitor market areas.</b>   |                                |  |                                |    |  |      |  |
|                    | n/a   |                                |  |                                |    |  |      |  |
| <b>4.</b>          | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>   |                                |  |                                |    |  |      |  |
|                    | Rural residential lands are identified through the annual land use study. Generally, a parcel that is 80 acres or less will be reviewed to determine what the primary use of the parcel is. There is currently not any land in the county classified as recreational.   |                                |  |                                |    |  |      |  |
| <b>5.</b>          | <b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>  |                                |  |                                |    |  |      |  |
|                    | Yes, farm home sites and rural residential home sites carry the same value.   |                                |  |                                |    |  |      |  |
| <b>6.</b>          | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>   |                                |  |                                |    |  |      |  |
|                    | N/A   |                                |  |                                |    |  |      |  |



**2015 Plan of Assessment for BLAINE COUNTY**  
**Years: 2016, 2017, 2018**  
**Dated: July 15, 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 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 are as follows.

- (1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- (2) 75% of actual value for agricultural land and horticultural land; and
- (3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344.

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

**General Description of Real Property in Blaine County**

Per the 2014 County Abstract, Blaine County consists of the following real property types;

| <b><u>Type</u></b> | <b><u>Parcel</u></b> | <b><u>% Total Parcels</u></b> | <b><u>% Taxable Value Base</u></b> |
|--------------------|----------------------|-------------------------------|------------------------------------|
| Residential        | 201                  | 12.87                         | 2.01                               |
| Commercial         | 45                   | 2.88                          | .25                                |
| Agricultural       | 1333                 | 84.42                         | 97.74                              |

Other pertinent facts: There are 442,000.55 taxable acres in Blaine County and 10,692.50 exempt acres. Classified as follows: 95.18 % grassland, 3.23 % irrigated, .03% dry land, 1.08 % waste and .48 % other. Blaine County has no industrial, recreational, or special value property types in current assessment year.

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

## **Current Resources**

### **A. Staff/Budget/Training**

County Assessor and Contracted Appraiser/Assistant Appraiser.

The budget for the fiscal year was \$19,100. The assessor attends all mandatory meetings, the spring and fall workshop, and attend monthly West Central District meetings as time permits. Approved books are kept in the office as reference for assessment issues. The assessor refers to the assessor's manual for procedural clarification.

### **B. Cadastral Maps**

In 2015, Blaine County re-signed contract with GIS Workshop to provide mapping services.

### **C. Property Record Cards**

Property record cards are kept electronically. They include photos, sketches, changes in property, and appraisal information. Historical files are also kept in the office in the form of paper files. Historical information contained in the paper files are being carried forward to the electronic files.

These historical files are updated with current appraisal information and are used for easy access to the public.

### **D. Software**

Blaine County uses Terra Scan and GIS software.

### **E. Web Access**

Web access is available for assessment records.

## **Current Assessment Procedures for Real Property**

### **A. Discover, List, & Inventory All Property**

521 transfer forms are filed with each change of ownership. On site inspections are done if necessary. Changes in ownership are entered into Terra Scan via the Sales file. Sales are reviewed by both buyer and seller by filling out a Sales Verification Questionnaire. Sales prices are adjusted if necessary.

### **B. Data Collection**

The County Assessor will collect data in the field and complete pickup work.

### **C. Review Assessment Sales Ration Studies before Assessment Actions**

Ration studies are done through a combination of assessor and field liaison to make sure ratios are in line with accepted standards. 2014 depreciation schedules will be used for all residential improvements for the 2016 assessment year. The assessor uses all resources available, including a former licensed appraiser, field liaison, and the Nebraska Department of Revenue Property Tax Division.

### **D. Approaches to Value**

**Market Approach;** Sales Comparison-Assessor and Appraisal service runs ratio studies using Marshall and Swift.

**Cost Approach-**Appraisal Service runs ration studies

Income Approach-Appraisal Service runs ration studies

### **E. Reconciliation of Final Value and documentation**

Reports are filed and records are kept in the clerk's office.

### **F. Review assessment sales ration studies after assessment actions.**

**G. Notices and Public Relations**

Notices are sent out pursuant to statute. A flier showing a map of land sales will be included in COV notices when appropriate. Informational flyers are included in the notices whenever there is a change in status within the villages. Postings, phone calls and letters are utilized before on-site inspections are done.

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

**Statistics**

| Property Class | Median | COD   | PRD    |
|----------------|--------|-------|--------|
| Residential    | 122.00 | 27.87 | 114.56 |
| Commercial     | 75.00  | 21.12 | 98.52  |
| Agricultural   | 65.00  | 35.09 | 102.54 |

For more information regarding statistical measures, see 2015 Reports and Opinions.

**Assessment Actions Planned for the Assessment Year 2016.**

**Residential**

Values will be updated on the rural residential properties for 2016 using data collected during the reappraisal of the rural structures in 2015. 2014 depreciation schedules will be applied to these properties to update in accordance with the prior year’s review of the villages of Brewster, Dunning, the portion of Halsey that lies in Blaine, and the unincorporated village of Purdum. Appraisal data, measurements, sketches, site plans, and photos will be reviewed on the rural residences. New structures or changes to existing structures will be picked-up and the data entered onto the appraisal record. Marshall-Swift 06/13 replacement cost new, less depreciation maintained on the records.

**Commercial**

New structures or changes to existing structures will be picked-up and the data entered onto the appraisal record. Marshall-Swift 06/13 residential replacement cost new, less depreciation maintained on the records.

**Agricultural**

Analyze agricultural sales to determine market value, and implement new values if indicated.

**2017**

**Residential**

New structures or changes to existing structures will be picked-up and data entered on to the appraisal records.

**Commercial**

New structures or changes to existing structures will be picked-up and data entered on to the appraisal records.

**Rural**

Analyze agricultural sales to determine market value, and implement new values as indicated. GIS is available for record retrieval by the public both online and in the office

## **2018**

### **Residential**

New structures or changes to existing parcels will be picked up.

### **Commercial**

New structures or changes to existing parcels will be picked up.

### **Agricultural**

Analyze agricultural sales to determine market value, and implement new values as indicated. GIS is available for record retrieval by the public both online and in the office.

\*Note: Pickup work will be completed in each property class annually. Sales will be reviewed to keep values current.

## **DUTIES AND RESPONSIBILITIES**

### **1. Record Maintenance, Mapping updates, & Ownership changes**

### **2 Annually prepare and file Assessor Administrative Reports required by law/regulation**

- a. Abstracts (Real and Personal Property)
- b. Assessor Survey
- c. Sale information to PA&T roster & annual Assessed Value update with 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 if Blaine County schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

### **4. Permissive Exemptions**

Administer 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. Homesteads Exemptions**

Administer Blaine County 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 Increment Financing**

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Not applicable to Blaine County.

**9. 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.

**10. Tax Lists**

Prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.

**11. Tax List Corrections**

Prepare tax list correction documents for county board approval.

**12. County Board of Equalization**

Attend hearings, defend values, and/or implement orders of the TERC.

**13. TERC Appeals**

Prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

**14. TERC Statewide Equalization**

Attend hearings, if applicable to county, defend values, and/or implement orders of the TERC.

**15. Education**

Assessor and/or Appraisal Education-attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification an/or appraiser license, (20 hours of continuing education required annually, for a total of 60 hours prior to filing for new term of office.)

Respectfully submitted:

Assessor Signature: April Wescott

Date: October 31, 2015

Copy distribution: Submit the plan to county board of equalization on or before July 31 of each year. Mail a copy of the plan and any amendments to Dept. of Property and Taxation on or before October 31 of each year.