



2016 REPORTS & OPINIONS

BUTLER COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Butler 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 Butler 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: Vickie Donoghue, Butler County Assessor

Table of Contents

2016 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property. Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

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

Analysis of Assessment Practices:

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

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

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

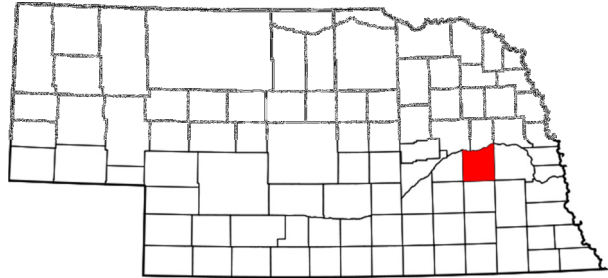
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

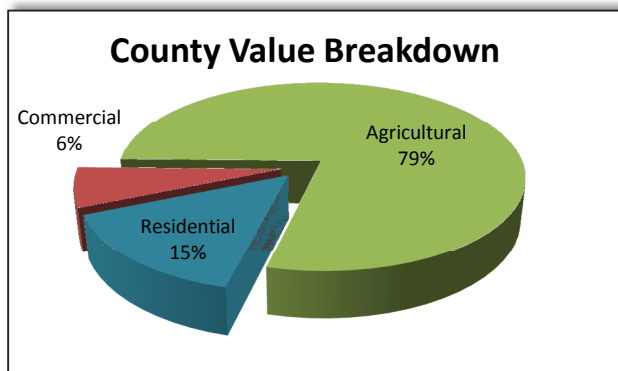
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 585 square miles, Butler had 8,249 residents, per the Census Bureau Quick Facts for 2014, a slight population decline from the 2010 US Census. In a review of the past fifty years, Butler has seen a steady drop in population of 20% (Nebraska Department of Economic Development). Reports indicated that 77% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The commercial and industrial properties in Butler are disbursed around the county, but convene in and around David City. Per the latest information available from the U.S. Census Bureau, there were 208 employer establishments in Butler. County-wide employment was at 4,710 people, a 5% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained the strong anchor for Butler that has fortified the local rural area economies. Butler is included in the Lower Platte North, Upper Big Blue, and Lower Platte South Natural Resources Districts (NRD). A mix of dry and irrigated land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Butler ranks second in broilers, fifth in layers, and ninth in sheep and lambs. In value of sales by commodity group, Butler ranks first in milk from cows and sixth in poultry and eggs (USDA Ag Census).

Butler County Quick Facts	
Founded	1868
Namesake	Former Kentucky US Congressman William Orlando Butler
Region	Southeast
County Seat	David City
Other Communities	Abie Octavia Bellwood Rising City Brainard Surprise Bruno Ulysses Dwight Garrison Linwood
Most Populated	David City (2,900) Steady since 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Butler County

Assessment Actions

For 2016, Butler County completed all pickup work of new improvements on residential parcels. The county conducted a thorough sale verification and analysis process. The analysis of the sales indicated the need to adjust economic factors for some of the assessor locations. The rural residential was adjusted throughout the county at varying amounts but averaging about a 5% reduction. The economic depreciation was adjusted as follows: Brainard economic depreciation was decreased by -3%, David City economic depreciation was decreased by -5% and Ulysses economic depreciation was increased by +5%.

For 2016, Butler County inspected and reviewed all of the residences in the towns of Brainard, Dwight, Rising City and Ulysses. They also completed inspections of the rural residences, and the houses and the agricultural buildings located in Range 15 of the county which includes Geocodes 2693, 2695, 2697, and 2699. The inspection process included an off-site (drive by) review using the record cards to verify the measurements, the sketches and site plans, and the quality and condition of the existing improvements. The county listed new unreported improvements and removed any houses or buildings from the records that had been torn down. If there was a discrepancy that required a measurement or closer inspection, they completed the process on-site. They take new photos of houses and other significant buildings.

Description of Analysis

Residential parcels are analyzed utilizing 8 valuation groupings that are based on the numerous assessor locations in the county.

01	Lakes (incl. Bellwood Lake; Benesch Lake; Brandenburgh Lake; Gans Lake; Jarecki Lake & Riverview Lake)
02	David City & Hildy Estates
03	Acreages & Rural Subs (incl. Acreages; Adamy; Clear Lake; Cornell's Sub; Jarecki Sub; Loma; Riverside Meadow; & Valley Heights)
04	Rising City
06	Small Towns & Villages (incl. Abie; Bruno; Garrison; Linwood; Octavia; Surprise; & Ulysses)
07	Dwight
08	Brainard
09	Bellwood

There are several aspects of the data that are examined to develop an opinion of the level of valuation of property. No single analysis carries all of the weight, but the calculated statistics for the study period, the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are all important factors in the level of value decision.

2016 Residential Correlation for Butler County

The following paragraphs outline the information considered as well as the statistics when analyzing the level of value of real property.

The statistical analysis of all of the qualified sales within the defined study period offers an initial indication of the level of value. The median ratio calculated from the sample offers a strong starting point in determining the level of value of the class of property. In cases where there is a large sample, there may also be valid indicators of the level of value for some of the subclasses demonstrated by the statistical analysis.

The general trend of sales tax receipts for the county compared to the general trend of the valuations of the commercial and industrial property is examined. While there is not a direct link between the two, there is the expectation that they should trend in the same direction. In general, if local sales receipts are in an upward trend, or if they tend to be flat, or are declining, it might be expected that property values in general would eventually trend in a similar manner. While the comparison is made with the commercial property, the residential property tends to be similarly linked to the economic trends of the county. Thus economic vitality of real property may be linked to the ongoing retail sales activity in the county.

The residential statistics are as follows:

Number of Sales :	154	Median :	94	COV :	15.67
Total Sales Price :	15,858,795	Wgt. Mean :	93	STD :	14.90
Total Adj. Sales Price :	15,753,295	Mean :	95	Avg. Abs.Dev :	10.90
Total Assessed Value :	14,599,980				
Avg. Adj. Sales Price :	102,294	COD :	11.63	MAX Sales Ratio :	147.84
Avg. Assessed Value :	94,805	PRD :	102.58	MIN Sales Ratio :	63.19

There are 154 qualified residential sales used to calculate the 2016 county statistics. The median ratio for this sample is 94 with a COD of 11.63 and a PRD of 102.58. The median is within the acceptable range. The COD and the PRD are also within the acceptable range.

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 impact the uniform and proportionate valuation of all three property classes.

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The Division reviews the verification the sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable

2016 Residential Correlation for Butler County

explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed.

The county's inspection and review cycle for all real property is annually discussed with the assessor. The progress is documented in the assessment actions portion of this R&O. The past assessment actions may be reviewed to follow the progress of subclasses that require multiple years for inspection. Each individual parcel inspection should be documented, so a sample of the property record files are reviewed for documentation of completed inspections. The combination of these reviews usually reveals the progress of the county inspection and review process.

The review of Butler County revealed that the data was transmitted accurately and in a timely manner. The sale verification process and the resulting usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property. The county has successfully completed the first six-year inspection and review cycle of the residential property and appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

Equalization and Quality of Assessment

Valuation groups are the primary subclasses that are regularly examined as candidates for adjustment. They are prepared to stratify the sales into groups that have similar locations or economic conditions. They do not however stratify any of the other conditions that may impact the value of property. There may be additional assessor locations or valuation groups that have no sales and are not displayed.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	11	93.77	95.68	94.11	14.58	101.67
02	75	93.39	94.85	93.90	11.39	101.01
03	27	92.68	92.67	90.18	11.22	102.76
04	7	94.83	94.23	90.10	17.11	104.58
06	15	97.38	100.82	99.89	10.23	100.93
07	10	95.35	93.46	91.19	05.59	102.49
08	4	90.40	91.24	90.04	06.79	101.33
09	5	94.14	100.20	90.91	19.47	110.22
<u>ALL</u>						
10/01/2013 To 09/30/2015	154	93.70	95.07	92.68	11.63	102.58

The chart reports that the median ratios for the county and the significant valuation groupings are all between 92 and 100%. A review of both the statistics and the assessment practices suggest that assessments in the county are valued within the acceptable parameters, and therefore considered equalized.

2016 Residential Correlation for Butler County

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Butler County is best represented by the median ratio of 94%. There are no strong indications of any major subclass outside the range. There are no recommended adjustments to the class or to any subclass of residential property.

2016 Commercial Correlation for Butler County

Assessment Actions

For 2016, Butler County completed all pickup work of new improvements on commercial parcels. The county conducted a thorough sale verification and analysis process. There were no class or subclass of commercial property adjusted based on that analysis.

The county assessor inspected and reviewed all of the commercial parcels in the towns of Brainard, Dwight, Rising City and Ulysses. The inspection process included an off-site (drive-by) review using the record cards to verify the measurements, classification and condition of the existing improvements. The county listed any new unreported improvements and removed any buildings from the records that had been torn down. If there was a discrepancy that required a measurement or closer inspection, they completed the process on-site. They took new photos of all significant buildings.

Description of Analysis

Commercial parcels are analyzed utilizing 2 valuation groupings that are based on the numerous assessor locations in the county. Valuation Group 1 consists of 11 villages and small towns, and the rural commercial parcels. Valuation Group 2 is only David City.

Valuation Grouping	Assessor Location
01	All parcels outside of David City
02	David City

There are several aspects of the data that are examined to develop an opinion of the valuation of the commercial and industrial property. No single analysis carries all of the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are important in the level of value decision. Frequently there are too few sales to rely on the median for the level of value. There are often too few sales to identify a level of value for any subclass of the commercial and industrial class of property. The following paragraphs outline the information considered beyond the statistics when analyzing the level of value of the commercial and industrial property.

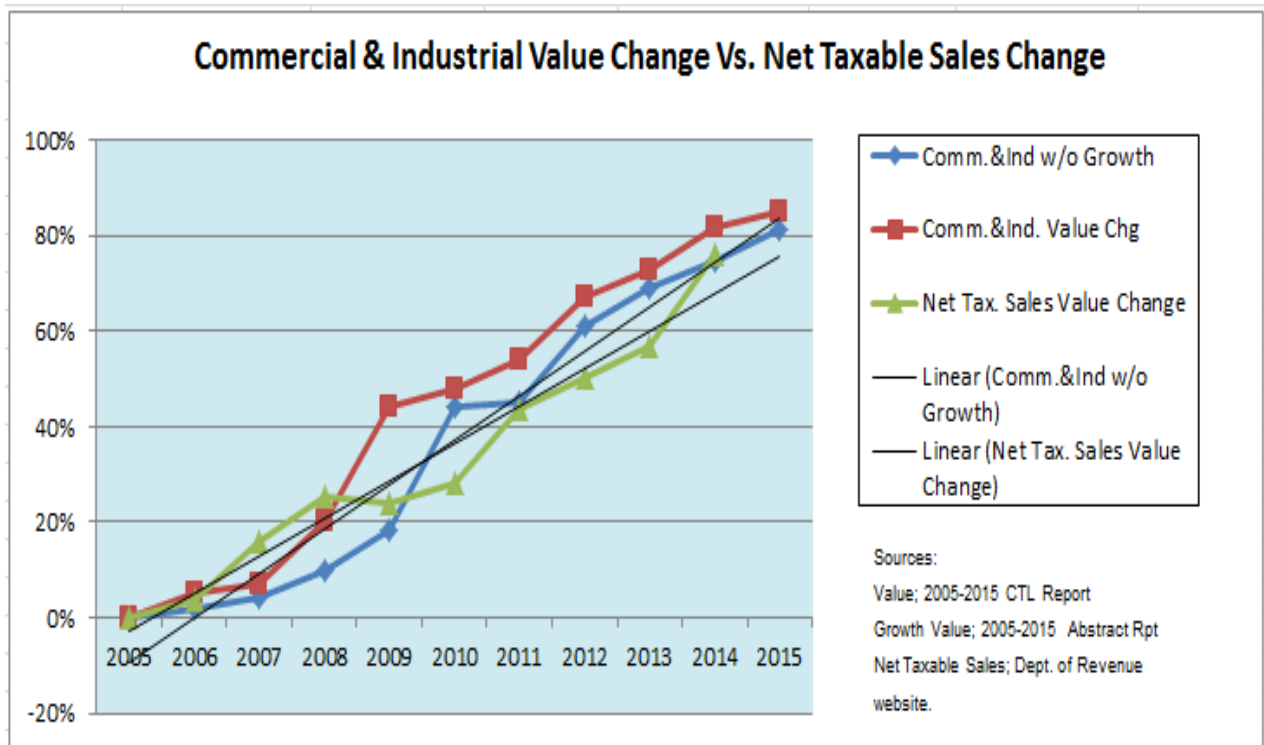
Another element of data that is reviewed is the trend or the lack of a trend of the study years. If the median ratios array from older to newer with a lower ratio each year, it tends to indicate that there is an upward trend in value. The following is an extract from the 2016 statistical pages.

2016 Commercial Correlation for Butler County

Study Yrs						
10/01/2012 To 09/30/2013	8	104.48	104.94	107.06	09.37	98.02
10/01/2013 To 09/30/2014	10	88.71	93.08	92.01	10.56	101.16
10/01/2014 To 09/30/2015	6	92.80	92.18	93.58	11.56	98.50

In this case, the medians do not form a clear pattern indicating that either there is not an upward trend or that there is insufficient data for a conclusion. This analysis may not be a reliable indicator of the market for measurement.

The general trend of sales tax receipts for the county compared to the general trend of the valuations of the commercial and industrial property is examined. While there is not a direct link between the two, there is the expectation that they should trend in the same direction. If local sales are in an upward trend, or if they seem to be flat or are declining, it might be expected that commercial values would eventually trend in a similar manner. The following chart demonstrates a similar trend of valuation and sales tax receipts.



Another stratification that is done in the commercial and industrial sales file is the review of occupancy codes and the more general review of series codes that exist in the sales file. This is done to see if like uses of property have demonstrated any valuation trends in the county. In Butler County, the 12 different occupancy codes that were represented in the qualified sales file are compressed into 7 occupancy series. The occupancy codes were consolidated in an effort to narrow the commercial sales file and potentially create a subclass based on the primary use of

2016 Commercial Correlation for Butler County

parcels. Even in the series analysis, no group exceeds 6 sales and 3 of the 7 series have 2 or less sales. This would cause the statistics from any individual occupancy series to be unreliable.

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 impact the uniform and proportionate valuation of all three property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification of the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor. The assessment practice review is more thoroughly described in the previous section "2016 Residential Correlation."

The review of Butler County revealed that the data was transmitted accurately and in a timely manner. The sales verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to sale review. The county has successfully completed the first six-year inspection and review cycle of the improvements on commercial property and appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the property record files.

Valuation groups are the primary subclasses that are regularly examined as candidates for adjustment. These are prepared to stratify the sales into groups that have similar locations or economic conditions. They do not however stratify all of the many individual uses of commercial and industrial property.

Equalization and Quality of Assessment

The 24 sales in the 2016 statistical data have been stratified into 6 assessor locations and then further stratified into 2 valuation groupings when the locational and economic factors were considered. Both valuation groups have medians within the range. Some assessor locations and occupancy codes have no sales and are not represented. The medians of the valuation groups are acceptable as well as the overall median.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	11	98.00	99.07	107.99	12.28	91.74
02	13	93.73	94.89	95.11	10.21	99.77
----- ALL -----						
10/01/2012 To 09/30/2015	24	97.51	96.81	102.31	11.19	94.62

2016 Commercial Correlation for Butler County

Based on all relevant information, the assessment practices are good. The trend of the study years and the trend of sales tax receipts versus valuation growth do not establish a clear trend. The statistical tests demonstrate that the valuations that have been configured have good median ratios but the overall sample is too small to be representative of the commercial class and may be unreliable to measure the level of value of the entire commercial class.

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Butler County is not statistically determinable. Based on their assessment practices, the county has valued the commercial property on a regular basis, consistently and uniformly. The level of value is expected to be within the acceptable range and is called at 100%. There is no data available that suggests a need to adjust the class or any subclass of commercial property.

2016 Agricultural Correlation Section for Butler County

Assessment Actions

For 2016, Butler County has updated the land use on all parcels where changes have been reported or observed. They also conducted a thorough sale verification and analysis process. Following that, they implemented new values for agricultural land throughout the county.

They also inspected and reviewed the agricultural houses and improvements located in Range 15 of the county which includes Geocodes 2693, 2695, 2697, and 2699. The inspection process included an off-site review using the property record cards to verify the measurements, classification and condition of the existing improvements. The county listed any new unreported improvements and removed any houses or buildings from the records that had been torn down. If there was a discrepancy that required a measurement or closer inspection, they completed the process on-site. They took new photos of houses and other significant buildings. The acreage parcels in this region were also inspected and discussed on the residential assessment actions report. During the review of improvements, they also inspected land use in Range 15 using existing records and geographic information systems (GIS) maps to compare to their off-site visual observations.

During 2015, the county also made a parcel by parcel comparison of the new aerial imagery photos from 2014 to the existing aerial imagery photos from 2012 to identify and update any changes made to land use throughout the county. Any changes discovered were inspected and updated for use in 2016.

Description of Analysis

There is one market area within Butler County; the county has not seen sufficient consistent information to justify the development of multiple market areas.

The analysis was done using a supplemented sample of 104 qualified sales. After supplementation, the sample was both proportional among the 3 study years and representative by majority land use. With that accomplished, the values that the county developed were tested using the supplemented sample. The results were satisfactory, yielding a median ratio of 70% for the county.

Another analysis was done where only sales with 80% or more acres of a major land use are included. This analysis is done if there are sufficient sales to indicate the level of value for the major land uses. In this case, two of the three major uses had a reasonable test of their level of value. The 80% irrigated land with 38 sales had a median ratio that rounded to 69%; the 80% dry land with 37 sales had a median ratio that rounded to 69%; the 80% grass land with 11 sales had a median ratio that rounded to 70%.

Beyond the statistical analysis, the review included; an overview of the general assessment practices, a comparison of the schedule of values to the surrounding counties, the dollar amount

2016 Agricultural Correlation Section for Butler County

of change of each major land use. In this county, the number of sales in the study was sufficient to rely on most of the statistical calculations. The review of the county's assessment actions produced confidence in the valuations that were produced. Together, the actions and statistics were adequate to determine the level of value for agricultural land.

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 impact the uniform and proportionate valuation of all three property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor. The assessment practice review is more thoroughly described in the residential correlation.

The review of Butler County revealed that the data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to the sales review. The county has successfully completed the first six-year inspection and review cycle of the improvements on agricultural property and appears to be on schedule to comply with the ongoing inspection and review requirements. They also keep the agricultural land use current. The inspections are documented in the property record files.

Equalization

The analysis supports that the county has achieved equalization; a comparison of Butler County values to the adjoining counties shows that all values are reasonably comparable. Their grass values have been among the highest in the area but they have usually had sufficient sales to support those values. The statistics show that all of the values are within the desired range. The Division's review of county's 3 Year Plan, a sample of their assessment records and their current and past assessment actions indicated that agricultural improvements and site acres 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. All of the agricultural land acres are analyzed and valued within the required classification structure and values are applied uniformly throughout the county. The level of value and the quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

2016 Agricultural Correlation Section for Butler County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	38	68.65	73.73	71.59	16.24	102.99
1	38	68.65	73.73	71.59	16.24	102.99
<u> Dry </u>						
County	37	69.36	75.11	72.14	16.22	104.12
1	37	69.36	75.11	72.14	16.22	104.12
<u> Grass </u>						
County	11	70.05	71.36	69.64	16.42	102.47
1	11	70.05	71.36	69.64	16.42	102.47
<u> ALL </u>						
10/01/2012 To 09/30/2015	104	70.04	74.35	72.75	17.16	102.20

Level of Value

Based on analysis of all available information, the level of value of agricultural land for the county is 70%. There are no strong indications of any major subclass outside the range. There are no recommended adjustments to the class or to any subclass of agricultural land.

2016 Opinions of the Property Tax Administrator for Butler County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Butler County

Residential Real Property - Current

Number of Sales	154	Median	93.70
Total Sales Price	\$15,858,795	Mean	95.07
Total Adj. Sales Price	\$15,753,295	Wgt. Mean	92.68
Total Assessed Value	\$14,599,980	Average Assessed Value of the Base	\$75,382
Avg. Adj. Sales Price	\$102,294	Avg. Assessed Value	\$94,805

Confidence Interval - Current

95% Median C.I	91.73 to 95.58
95% Wgt. Mean C.I	90.69 to 94.67
95% Mean C.I	92.72 to 97.42
% of Value of the Class of all Real Property Value in the	11.55
% of Records Sold in the Study Period	4.49
% of Value Sold in the Study Period	5.65

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	162	94	94.48
2014	179	95	95.07
2013	166	94	94.11
2012	159	93	92.75

2016 Commission Summary for Butler County

Commercial Real Property - Current

Number of Sales	24	Median	97.51
Total Sales Price	\$4,136,719	Mean	96.81
Total Adj. Sales Price	\$3,835,719	Wgt. Mean	102.31
Total Assessed Value	\$3,924,150	Average Assessed Value of the Base	\$200,490
Avg. Adj. Sales Price	\$159,822	Avg. Assessed Value	\$163,506

Confidence Interval - Current

95% Median C.I	86.33 to 105.24
95% Wgt. Mean C.I	90.00 to 114.61
95% Mean C.I	90.89 to 102.73
% of Value of the Class of all Real Property Value in the County	4.16
% of Records Sold in the Study Period	5.16
% of Value Sold in the Study Period	4.21

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	22	100	95.62
2014	18	100	92.48
2013	19		93.63
2012	22		96.04

12 Butler
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 : 154
 Total Sales Price : 15,858,795
 Total Adj. Sales Price : 15,753,295
 Total Assessed Value : 14,599,980
 Avg. Adj. Sales Price : 102,294
 Avg. Assessed Value : 94,805

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 95
 COD : 11.63
 PRD : 102.58

COV : 15.67
 STD : 14.90
 Avg. Abs. Dev : 10.90
 MAX Sales Ratio : 147.84
 MIN Sales Ratio : 63.19

95% Median C.I. : 91.73 to 95.58
 95% Wgt. Mean C.I. : 90.69 to 94.67
 95% Mean C.I. : 92.72 to 97.42

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	13	99.57	101.05	97.57	11.00	103.57	80.50	125.40	88.50 to 114.18	93,088	90,830
01-JAN-14 To 31-MAR-14	12	97.89	99.95	96.27	10.59	103.82	79.48	136.11	88.91 to 109.44	91,542	88,125
01-APR-14 To 30-JUN-14	22	96.32	95.48	96.84	12.58	98.60	65.51	141.86	80.27 to 103.43	78,265	75,793
01-JUL-14 To 30-SEP-14	22	94.48	97.34	95.25	09.34	102.19	72.19	136.93	90.24 to 103.12	111,320	106,028
01-OCT-14 To 31-DEC-14	21	95.95	96.80	91.25	12.49	106.08	63.19	147.84	86.67 to 106.60	80,033	73,032
01-JAN-15 To 31-MAR-15	20	91.28	90.67	91.67	08.33	98.91	73.10	107.50	84.50 to 94.14	117,188	107,424
01-APR-15 To 30-JUN-15	20	91.64	92.96	91.06	12.36	102.09	69.15	135.80	83.17 to 97.30	138,894	126,479
01-JUL-15 To 30-SEP-15	24	87.60	90.86	86.99	10.96	104.45	68.78	139.54	84.26 to 92.47	102,977	89,580
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	69	97.17	97.90	96.28	11.00	101.68	65.51	141.86	93.62 to 100.74	93,906	90,411
01-OCT-14 To 30-SEP-15	85	91.14	92.78	90.16	11.60	102.91	63.19	147.84	86.91 to 93.97	109,103	98,372
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	77	95.95	97.07	94.84	11.40	102.35	63.19	147.84	93.94 to 98.68	90,261	85,600
<u>ALL</u>	154	93.70	95.07	92.68	11.63	102.58	63.19	147.84	91.73 to 95.58	102,294	94,805

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	11	93.77	95.68	94.11	14.58	101.67	65.51	125.40	78.00 to 122.39	58,714	55,258
02	75	93.39	94.85	93.90	11.39	101.01	68.78	141.86	90.24 to 97.63	113,679	106,739
03	27	92.68	92.67	90.18	11.22	102.76	63.19	136.11	83.82 to 96.15	156,957	141,550
04	7	94.83	94.23	90.10	17.11	104.58	69.15	124.28	69.15 to 124.28	75,000	67,574
06	15	97.38	100.82	99.89	10.23	100.93	82.13	147.84	90.83 to 106.60	29,480	29,446
07	10	95.35	93.46	91.19	05.59	102.49	80.27	107.22	85.16 to 98.15	72,400	66,022
08	4	90.40	91.24	90.04	06.79	101.33	83.53	100.65	N/A	92,500	83,289
09	5	94.14	100.20	90.91	19.47	110.22	73.10	139.54	N/A	56,500	51,363
<u>ALL</u>	154	93.70	95.07	92.68	11.63	102.58	63.19	147.84	91.73 to 95.58	102,294	94,805

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	143	93.62	95.16	92.71	11.57	102.64	63.19	147.84	91.73 to 95.76	105,958	98,231
06	10	92.59	93.01	91.92	13.14	101.19	65.51	125.40	78.00 to 110.13	59,935	55,093
07	1	102.50	102.50	102.50	00.00	100.00	102.50	102.50	N/A	2,000	2,050
<u>ALL</u>	154	93.70	95.07	92.68	11.63	102.58	63.19	147.84	91.73 to 95.58	102,294	94,805

12 Butler
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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 Avg. Adj. Sales Price : 102,294
 Avg. Assessed Value : 94,805

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 95
 COD : 11.63
 PRD : 102.58

COV : 15.67
 STD : 14.90
 Avg. Abs. Dev : 10.90
 MAX Sales Ratio : 147.84
 MIN Sales Ratio : 63.19

95% Median C.I. : 91.73 to 95.58
 95% Wgt. Mean C.I. : 90.69 to 94.67
 95% Mean C.I. : 92.72 to 97.42

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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	102.50	102.50	102.50	00.00	100.00	102.50	102.50	N/A	2,000	2,050	
Less Than 15,000	10	97.97	101.59	102.55	08.63	99.06	87.67	136.11	89.35 to 109.70	9,850	10,102	
Less Than 30,000	20	100.04	103.64	104.89	16.45	98.81	65.51	147.84	89.35 to 109.70	15,900	16,678	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	153	93.62	95.02	92.68	11.65	102.52	63.19	147.84	91.41 to 95.58	102,950	95,411	
Greater Than 14,999	144	93.57	94.62	92.62	11.71	102.16	63.19	147.84	91.09 to 94.88	108,714	100,687	
Greater Than 29,999	134	93.48	93.79	92.43	10.57	101.47	63.19	139.54	91.09 to 94.83	115,189	106,466	
<u>Incremental Ranges</u>												
0 TO 4,999	1	102.50	102.50	102.50	00.00	100.00	102.50	102.50	N/A	2,000	2,050	
5,000 TO 14,999	9	97.78	101.49	102.55	09.07	98.97	87.67	136.11	89.35 to 109.70	10,722	10,996	
15,000 TO 29,999	10	104.26	105.68	105.94	22.74	99.75	65.51	147.84	74.97 to 141.86	21,950	23,254	
30,000 TO 59,999	26	102.37	103.06	103.08	11.97	99.98	68.78	139.54	95.76 to 110.13	43,266	44,598	
60,000 TO 99,999	34	91.25	90.05	89.67	10.26	100.42	69.15	117.44	83.17 to 94.14	78,699	70,571	
100,000 TO 149,999	41	92.13	92.47	92.54	11.08	99.92	63.19	135.80	86.67 to 96.44	123,091	113,909	
150,000 TO 249,999	28	93.04	92.38	92.23	06.10	100.16	76.51	108.98	90.15 to 94.85	177,996	164,170	
250,000 TO 499,999	5	87.40	89.75	89.80	05.53	99.94	82.76	104.46	N/A	320,800	288,091	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	154	93.70	95.07	92.68	11.63	102.58	63.19	147.84	91.73 to 95.58	102,294	94,805	

12 Butler
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 : 24
Total Sales Price : 4,136,719
Total Adj. Sales Price : 3,835,719
Total Assessed Value : 3,924,150
Avg. Adj. Sales Price : 159,822
Avg. Assessed Value : 163,506

MEDIAN : 98
WGT. MEAN : 102
MEAN : 97
COD : 11.19
PRD : 94.62

COV : 14.48
STD : 14.02
Avg. Abs. Dev : 10.91
MAX Sales Ratio : 135.65
MIN Sales Ratio : 71.10

95% Median C.I. : 86.33 to 105.24
95% Wgt. Mean C.I. : 90.00 to 114.61
95% Mean C.I. : 90.89 to 102.73

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrrs</u>											
01-OCT-12 To 31-DEC-12	2	92.02	92.02	97.24	06.18	94.63	86.33	97.71	N/A	574,000	558,148
01-JAN-13 To 31-MAR-13	2	123.03	123.03	135.25	10.27	90.96	110.40	135.65	N/A	315,000	426,040
01-APR-13 To 30-JUN-13	1	93.73	93.73	93.73	00.00	100.00	93.73	93.73	N/A	448,500	420,400
01-JUL-13 To 30-SEP-13	3	106.12	105.23	105.58	01.23	99.67	102.83	106.73	N/A	113,000	119,310
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	3	105.24	103.63	109.03	07.83	95.05	90.47	115.19	N/A	70,500	76,868
01-APR-14 To 30-JUN-14	4	84.59	83.21	81.53	03.88	102.06	76.73	86.95	N/A	71,500	58,291
01-JUL-14 To 30-SEP-14	3	97.30	95.69	89.20	06.28	107.28	85.72	104.04	N/A	71,667	63,927
01-OCT-14 To 31-DEC-14	2	92.80	92.80	91.75	05.61	101.14	87.59	98.00	N/A	62,500	57,345
01-JAN-15 To 31-MAR-15	2	97.68	97.68	91.36	12.31	106.92	85.66	109.69	N/A	62,250	56,870
01-APR-15 To 30-JUN-15	2	86.06	86.06	95.21	17.38	90.39	71.10	101.01	N/A	154,110	146,733
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	8	104.48	104.94	107.06	09.37	98.02	86.33	135.65	86.33 to 135.65	320,688	343,338
01-OCT-13 To 30-SEP-14	10	88.71	93.08	92.01	10.56	101.16	76.73	115.19	83.13 to 105.24	71,250	65,555
01-OCT-14 To 30-SEP-15	6	92.80	92.18	93.58	11.56	98.50	71.10	109.69	71.10 to 109.69	92,953	86,983
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	6	106.43	109.24	115.02	07.85	94.97	93.73	135.65	93.73 to 135.65	236,250	271,735
01-JAN-14 To 31-DEC-14	12	89.03	93.03	91.97	09.74	101.15	76.73	115.19	85.72 to 104.04	69,792	64,187
<u>ALL</u>	24	97.51	96.81	102.31	11.19	94.62	71.10	135.65	86.33 to 105.24	159,822	163,506

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	11	98.00	99.07	107.99	12.28	91.74	71.10	135.65	86.33 to 110.40	194,795	210,368
02	13	93.73	94.89	95.11	10.21	99.77	76.73	115.19	85.66 to 106.12	130,228	123,854
<u>ALL</u>	24	97.51	96.81	102.31	11.19	94.62	71.10	135.65	86.33 to 105.24	159,822	163,506

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	23	97.30	96.62	102.40	11.53	94.36	71.10	135.65	86.33 to 105.24	155,967	159,703
04	1	101.01	101.01	101.01	00.00	100.00	101.01	101.01	N/A	248,469	250,980
<u>ALL</u>	24	97.51	96.81	102.31	11.19	94.62	71.10	135.65	86.33 to 105.24	159,822	163,506

12 Butler
COMMERCIAL

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MEDIAN : 98
WGT. MEAN : 102
MEAN : 97
COD : 11.19
PRD : 94.62

COV : 14.48
STD : 14.02
Avg. Abs. Dev : 10.91
MAX Sales Ratio : 135.65
MIN Sales Ratio : 71.10

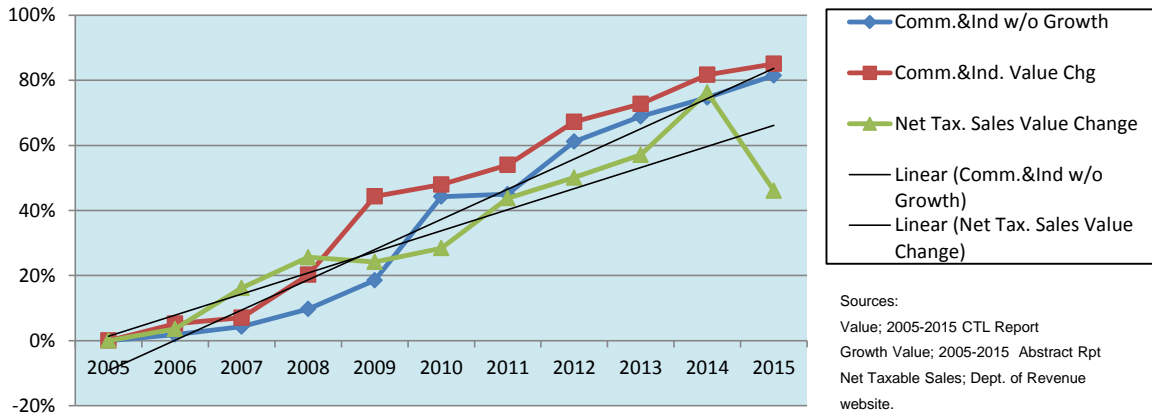
95% Median C.I. : 86.33 to 105.24
95% Wgt. Mean C.I. : 90.00 to 114.61
95% Mean C.I. : 90.89 to 102.73

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SALE PRICE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	2	98.68	98.68	98.68	11.89	100.00	86.95	110.40	N/A	10,000	9,868	
Less Than 30,000	6	100.67	99.81	100.32	08.19	99.49	86.95	110.40	86.95 to 110.40	21,000	21,068	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	24	97.51	96.81	102.31	11.19	94.62	71.10	135.65	86.33 to 105.24	159,822	163,506	
Greater Than 14,999	22	97.51	96.64	102.32	11.12	94.45	71.10	135.65	86.04 to 105.24	173,442	177,473	
Greater Than 29,999	18	95.72	95.81	102.37	12.33	93.59	71.10	135.65	85.72 to 105.24	206,096	210,986	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	2	98.68	98.68	98.68	11.89	100.00	86.95	110.40	N/A	10,000	9,868	
15,000 TO 29,999	4	100.67	100.38	100.63	06.45	99.75	90.47	109.69	N/A	26,500	26,668	
30,000 TO 59,999	3	86.33	85.14	84.26	10.39	101.04	71.10	98.00	N/A	52,583	44,308	
60,000 TO 99,999	7	87.59	93.89	93.09	09.78	100.86	83.13	106.73	83.13 to 106.73	78,714	73,272	
100,000 TO 149,999	2	95.96	95.96	96.80	20.04	99.13	76.73	115.19	N/A	115,000	111,315	
150,000 TO 249,999	2	93.37	93.37	94.91	08.19	98.38	85.72	101.01	N/A	206,735	196,213	
250,000 TO 499,999	1	106.12	106.12	106.12	00.00	100.00	106.12	106.12	N/A	189,000	200,565	
500,000 TO 999,999	2	114.69	114.69	118.06	18.28	97.15	93.73	135.65	N/A	534,250	630,720	
1,000,000 +	1	97.71	97.71	97.71	00.00	100.00	97.71	97.71	N/A	1,100,000	1,074,855	
___ ALL ___	24	97.51	96.81	102.31	11.19	94.62	71.10	135.65	86.33 to 105.24	159,822	163,506	

OCCUPANCY CODE											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
326	1	98.00	98.00	98.00	00.00	100.00	98.00	98.00	N/A	50,000	49,000	
343	1	106.12	106.12	106.12	00.00	100.00	106.12	106.12	N/A	189,000	200,565	
344	3	83.13	83.44	80.93	05.51	103.10	76.73	90.47	N/A	77,167	62,452	
352	4	94.28	97.35	96.23	12.37	101.16	85.66	115.19	N/A	112,500	108,258	
353	4	98.89	97.64	94.94	07.84	102.84	86.04	106.73	N/A	156,125	148,221	
406	4	103.50	101.25	95.64	08.50	105.87	87.59	110.40	N/A	34,875	33,354	
407	1	97.71	97.71	97.71	00.00	100.00	97.71	97.71	N/A	1,100,000	1,074,855	
429	1	135.65	135.65	135.65	00.00	100.00	135.65	135.65	N/A	620,000	841,040	
442	2	95.79	95.79	97.21	09.88	98.54	86.33	105.24	N/A	56,500	54,923	
477	1	86.95	86.95	86.95	00.00	100.00	86.95	86.95	N/A	10,000	8,695	
494	1	101.01	101.01	101.01	00.00	100.00	101.01	101.01	N/A	248,469	250,980	
554	1	71.10	71.10	71.10	00.00	100.00	71.10	71.10	N/A	59,750	42,485	
___ ALL ___	24	97.51	96.81	102.31	11.19	94.62	71.10	135.65	86.33 to 105.24	159,822	163,506	

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	\$ 49,111,455	\$ 1,376,560	2.80%	\$ 47,734,895	-	\$ 30,227,522	-
2006	\$ 51,670,395	\$ 1,663,545	3.22%	\$ 50,006,850	1.82%	\$ 31,311,595	3.59%
2007	\$ 52,564,255	\$ 1,350,030	2.57%	\$ 51,214,225	-0.88%	\$ 35,115,075	12.15%
2008	\$ 59,052,605	\$ 5,176,345	8.77%	\$ 53,876,260	2.50%	\$ 37,969,501	8.13%
2009	\$ 70,881,160	\$ 12,673,970	17.88%	\$ 58,207,190	-1.43%	\$ 37,541,943	-1.13%
2010	\$ 72,647,475	\$ 1,821,000	2.51%	\$ 70,826,475	-0.08%	\$ 38,819,650	3.40%
2011	\$ 75,624,405	\$ 4,418,440	5.84%	\$ 71,205,965	-1.98%	\$ 43,448,897	11.93%
2012	\$ 82,106,970	\$ 2,954,825	3.60%	\$ 79,152,145	4.66%	\$ 45,365,109	4.41%
2013	\$ 84,824,440	\$ 1,895,111	2.23%	\$ 82,929,329	1.00%	\$ 47,482,773	4.67%
2014	\$ 89,218,605	\$ 3,433,685	3.85%	\$ 85,784,920	1.13%	\$ 53,277,740	12.20%
2015	\$ 90,890,450	\$ 1,763,150	1.94%	\$ 89,127,300	-0.10%	\$ 44,143,550	-17.14%
Ann %chg	6.35%			Average	0.66%	6.50%	4.22%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	1.82%	5.21%	3.59%
2007	4.28%	7.03%	16.17%
2008	9.70%	20.24%	25.61%
2009	18.52%	44.33%	24.20%
2010	44.22%	47.92%	28.42%
2011	44.99%	53.99%	43.74%
2012	61.17%	67.18%	50.08%
2013	68.86%	72.72%	57.08%
2014	74.67%	81.67%	76.26%
2015	81.48%	85.07%	46.04%

County Number: 12
 County Name: Butler

12 Butler
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 : 104
Total Sales Price : 74,040,860
Total Adj. Sales Price : 73,990,860
Total Assessed Value : 53,826,516
Avg. Adj. Sales Price : 711,451
Avg. Assessed Value : 517,563

MEDIAN : 70
WGT. MEAN : 73
MEAN : 74
COD : 17.16
PRD : 102.20

COV : 22.42
STD : 16.67
Avg. Abs. Dev : 12.02
MAX Sales Ratio : 136.05
MIN Sales Ratio : 36.19

95% Median C.I. : 67.50 to 75.04
95% Wgt. Mean C.I. : 69.27 to 76.23
95% Mean C.I. : 71.15 to 77.55

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	21	72.47	80.93	79.23	21.29	102.15	58.81	136.05	66.63 to 90.27	555,756	440,346
01-JAN-13 To 31-MAR-13	6	61.22	69.02	64.17	19.65	107.56	52.73	97.03	52.73 to 97.03	619,875	397,796
01-APR-13 To 30-JUN-13	4	70.22	69.68	72.38	09.40	96.27	60.77	77.51	N/A	903,300	653,846
01-JUL-13 To 30-SEP-13	1	95.97	95.97	95.97	00.00	100.00	95.97	95.97	N/A	560,000	537,439
01-OCT-13 To 31-DEC-13	14	73.73	73.72	72.35	11.96	101.89	51.26	101.88	64.33 to 82.52	702,973	508,583
01-JAN-14 To 31-MAR-14	5	79.44	86.75	81.17	09.25	106.87	79.37	106.27	N/A	1,675,263	1,359,751
01-APR-14 To 30-JUN-14	10	64.56	67.69	67.40	14.45	100.43	54.93	100.43	55.01 to 84.41	818,885	551,957
01-JUL-14 To 30-SEP-14	3	79.32	81.90	77.08	08.06	106.25	73.60	92.78	N/A	465,643	358,920
01-OCT-14 To 31-DEC-14	11	66.81	72.54	68.88	14.68	105.31	55.81	115.51	62.91 to 85.49	862,407	594,027
01-JAN-15 To 31-MAR-15	14	67.95	72.39	68.39	12.58	105.85	59.04	111.52	64.03 to 81.64	628,964	430,178
01-APR-15 To 30-JUN-15	7	70.05	71.82	69.94	08.68	102.69	58.14	83.30	58.14 to 83.30	571,133	399,474
01-JUL-15 To 30-SEP-15	8	67.69	67.66	73.17	26.33	92.47	36.19	114.09	36.19 to 114.09	541,741	396,415
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	32	72.00	77.76	75.58	20.15	102.88	52.73	136.05	65.39 to 82.83	611,354	462,089
01-OCT-13 To 30-SEP-14	32	74.53	74.64	73.79	14.61	101.15	51.26	106.27	66.77 to 79.44	868,866	641,101
01-OCT-14 To 30-SEP-15	40	68.57	71.38	69.58	15.27	102.59	36.19	115.51	65.54 to 72.20	665,596	463,110
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	25	72.01	72.83	71.39	14.64	102.02	51.26	101.88	64.33 to 78.25	709,363	506,390
01-JAN-14 To 31-DEC-14	29	69.36	74.29	72.61	17.10	102.31	54.93	115.51	64.29 to 79.43	946,502	687,220
<u>ALL</u>	104	70.04	74.35	72.75	17.16	102.20	36.19	136.05	67.50 to 75.04	711,451	517,563

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	104	70.04	74.35	72.75	17.16	102.20	36.19	136.05	67.50 to 75.04	711,451	517,563
<u>ALL</u>	104	70.04	74.35	72.75	17.16	102.20	36.19	136.05	67.50 to 75.04	711,451	517,563

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95% Wgt. Mean C.I. : 69.27 to 76.23
95% Mean C.I. : 71.15 to 77.55

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	16	69.48	77.60	76.78	20.54	101.07	51.26	136.05	65.39 to 82.86	718,146	551,428
1	16	69.48	77.60	76.78	20.54	101.07	51.26	136.05	65.39 to 82.86	718,146	551,428
_____Dry_____											
County	23	69.36	75.42	71.86	17.34	104.95	58.14	111.52	64.54 to 78.37	609,373	437,900
1	23	69.36	75.42	71.86	17.34	104.95	58.14	111.52	64.54 to 78.37	609,373	437,900
_____Grass_____											
County	10	70.92	71.49	69.56	17.85	102.77	52.73	97.03	54.93 to 85.49	266,440	185,337
1	10	70.92	71.49	69.56	17.85	102.77	52.73	97.03	54.93 to 85.49	266,440	185,337
_____ALL_____	104	70.04	74.35	72.75	17.16	102.20	36.19	136.05	67.50 to 75.04	711,451	517,563

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
_____Irrigated_____											
County	38	68.65	73.73	71.59	16.24	102.99	51.26	136.05	65.66 to 75.56	850,438	608,866
1	38	68.65	73.73	71.59	16.24	102.99	51.26	136.05	65.66 to 75.56	850,438	608,866
_____Dry_____											
County	37	69.36	75.11	72.14	16.22	104.12	55.78	111.52	66.77 to 76.41	586,643	423,204
1	37	69.36	75.11	72.14	16.22	104.12	55.78	111.52	66.77 to 76.41	586,643	423,204
_____Grass_____											
County	11	70.05	71.36	69.64	16.42	102.47	52.73	97.03	54.93 to 85.49	291,118	202,741
1	11	70.05	71.36	69.64	16.42	102.47	52.73	97.03	54.93 to 85.49	291,118	202,741
_____ALL_____	104	70.04	74.35	72.75	17.16	102.20	36.19	136.05	67.50 to 75.04	711,451	517,563

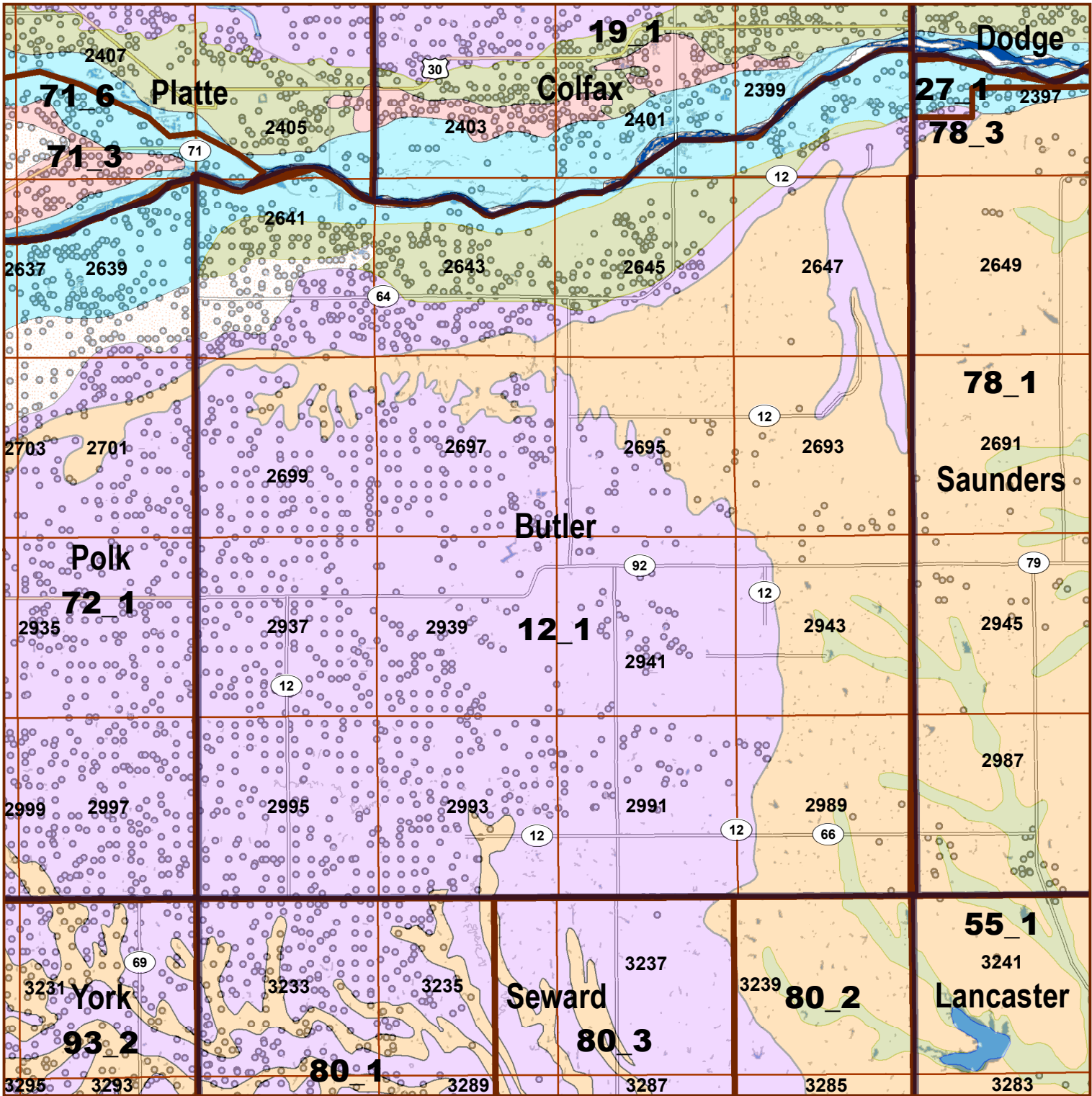
Butler County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Butler	1	7,324	6,525	6,317	6,174	6,171	6,107	5,298	5,164	6,603
Colfax	1	6,575	6,250	6,150	6,050	5,725	5,500	5,400	4,975	5,981
Dodge	1	6,737	6,521	6,302	6,100	5,695	5,670	5,455	5,240	6,175
Platte	3	6,298	n/a	5,750	5,421	5,125	4,697	4,500	4,050	5,202
Platte	6	8,919	8,400	7,630	7,214	6,930	6,510	6,092	5,459	7,426
Polk	1	7,493	6,797	6,364	5,968	5,514	5,395	5,212	4,621	6,846
Saline	1	4,350	4,323	3,499	3,500	3,474	3,475	3,325	3,325	3,894
Seward	1	7,600	7,500	7,200	7,149	6,900	n/a	5,300	4,789	7,068
York	1	7,300	7,100	6,940	6,940	6,380	n/a	6,200	6,200	7,035

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Butler	1	6,300	5,300	5,199	5,083	4,599	4,299	3,400	3,300	4,794
Colfax	1	5,831	5,744	5,549	5,450	5,250	5,026	4,706	4,312	5,266
Dodge	1	6,634	6,411	6,205	5,454	5,593	5,559	5,344	5,132	5,989
Platte	3	5,575	n/a	5,175	4,873	4,725	4,217	3,597	3,000	4,520
Platte	6	7,594	7,280	6,703	6,454	6,343	5,929	5,100	4,060	6,410
Polk	1	5,635	5,336	4,040	4,040	3,680	3,580	3,470	3,470	4,918
Saline	1	3,797	3,797	3,522	3,522	3,297	3,079	2,999	2,916	3,542
Seward	1	5,900	5,800	5,300	5,300	5,300	3,850	3,800	2,900	5,213
York	1	5,376	5,376	4,900	4,900	4,700	n/a	4,600	4,600	5,100

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Butler	1	2,649	2,599	2,571	2,543	2,500	2,448	2,380	2,347	2,423
Colfax	1	2,335	2,335	2,200	2,200	2,050	2,050	1,800	1,800	2,056
Dodge	1	2,460	2,460	2,355	2,355	2,245	2,245	2,144	2,140	2,273
Platte	3	1,485	n/a	1,500	1,485	1,325	1,321	1,325	1,299	1,324
Platte	6	1,791	1,800	1,677	1,688	1,789	1,647	1,600	1,570	1,658
Polk	1	1,910	1,910	1,910	1,910	1,910	1,910	1,790	1,790	1,854
Saline	1	1,940	1,948	1,924	1,924	1,874	1,653	1,649	1,540	1,747
Seward	1	2,091	2,082	1,970	1,944	1,761	1,800	1,696	1,599	1,738
York	1	2,119	2,045	1,804	1,801	1,684	n/a	1,564	1,559	1,670

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



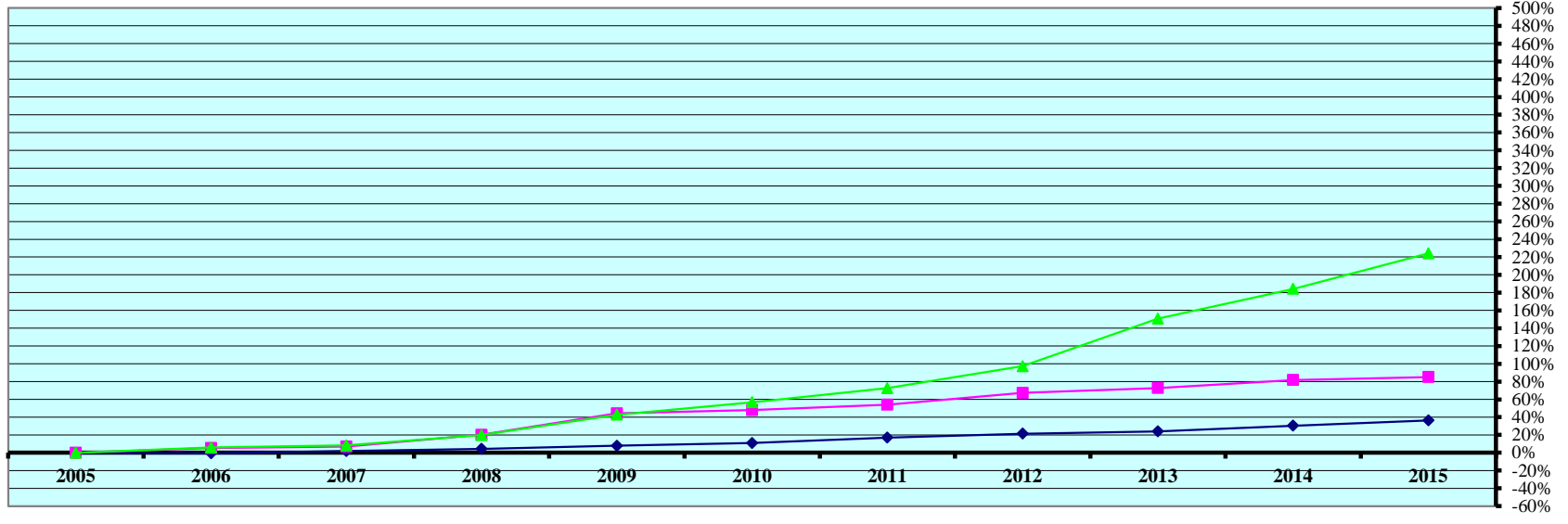
Legend

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

Butler County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	186,552,175	--	--	--	49,111,455	--	--	--	480,923,140	--	--	--
2006	185,360,055	-1,192,120	-0.64%	-0.64%	51,670,395	2,558,940	5.21%	5.21%	508,807,150	27,884,010	5.80%	5.80%
2007	190,195,455	4,835,400	2.61%	1.95%	52,564,255	893,860	1.73%	7.03%	521,228,850	12,421,700	2.44%	8.38%
2008	194,778,475	4,583,020	2.41%	4.41%	59,052,605	6,488,350	12.34%	20.24%	576,731,290	55,502,440	10.65%	19.92%
2009	201,128,955	6,350,480	3.26%	7.81%	70,881,160	11,828,555	20.03%	44.33%	686,741,695	110,010,405	19.07%	42.80%
2010	207,054,715	5,925,760	2.95%	10.99%	72,647,475	1,766,315	2.49%	47.92%	754,017,735	67,276,040	9.80%	56.79%
2011	218,165,315	11,110,600	5.37%	16.95%	75,624,405	2,976,930	4.10%	53.99%	829,690,145	75,672,410	10.04%	72.52%
2012	226,498,455	8,333,140	3.82%	21.41%	82,106,970	6,482,565	8.57%	67.18%	948,882,795	119,192,650	14.37%	97.30%
2013	231,427,060	4,928,605	2.18%	24.05%	84,824,440	2,717,470	3.31%	72.72%	1,206,057,260	257,174,465	27.10%	150.78%
2014	243,306,770	11,879,710	5.13%	30.42%	89,218,605	4,394,165	5.18%	81.67%	1,367,091,430	161,034,170	13.35%	184.26%
2015	254,394,350	11,087,580	4.56%	36.37%	90,890,450	1,671,845	1.87%	85.07%	1,558,443,105	191,351,675	14.00%	224.05%

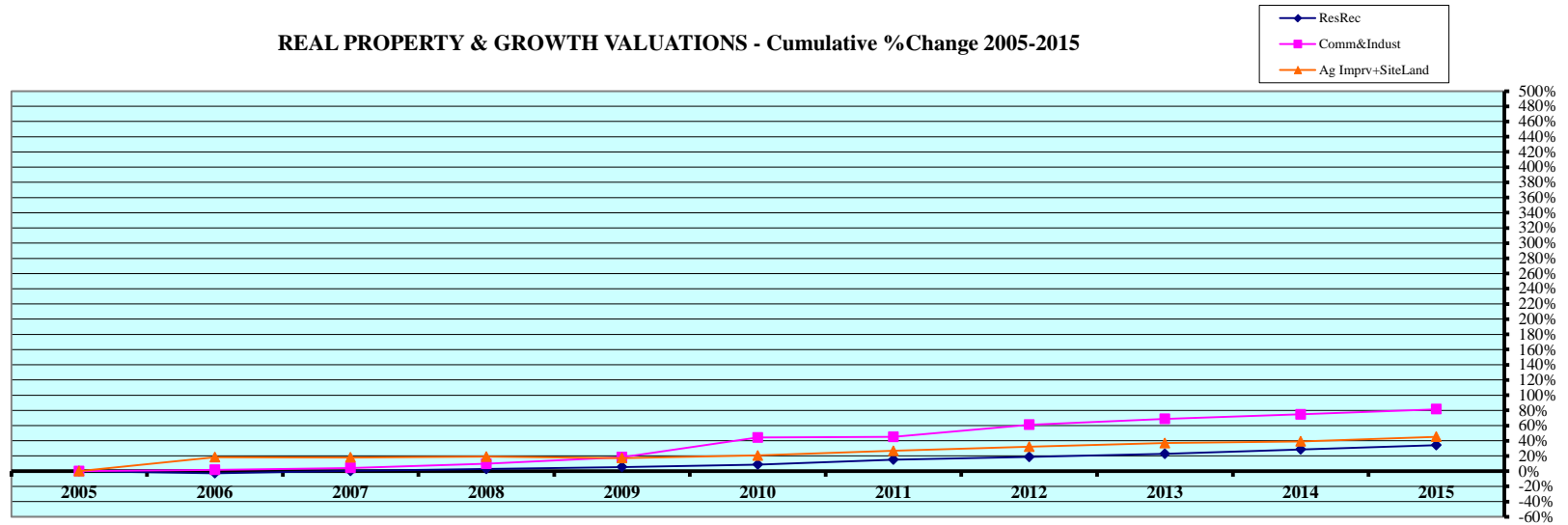
Rate Annual %chg: Residential & Recreational **3.15%** Commercial & Industrial **6.35%** Agricultural Land **12.48%**

Cnty# **12**
County **BUTLER**

CHART 1 EXHIBIT 12B Page 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	186,552,175	4,136,282	2.22%	182,415,893	--	--	49,111,455	1,376,560	2.80%	47,734,895	--	--	
2006	185,360,055	3,761,102	2.03%	181,598,953	-2.66%	-2.66%	51,670,395	1,663,545	3.22%	50,006,850	1.82%	1.82%	
2007	190,195,455	2,955,785	1.55%	187,239,670	1.01%	0.37%	52,564,255	1,350,030	2.57%	51,214,225	-0.88%	4.28%	
2008	194,778,475	2,984,960	1.53%	191,793,515	0.84%	2.81%	59,052,605	5,176,345	8.77%	53,876,260	2.50%	9.70%	
2009	201,128,955	4,296,000	2.14%	196,832,955	1.05%	5.51%	70,881,160	12,673,970	17.88%	58,207,190	-1.43%	18.52%	
2010	207,054,715	4,223,900	2.04%	202,830,815	0.85%	8.73%	72,647,475	1,821,000	2.51%	70,826,475	-0.08%	44.22%	
2011	218,165,315	3,234,053	1.48%	214,931,262	3.80%	15.21%	75,624,405	4,418,440	5.84%	71,205,965	-1.98%	44.99%	
2012	226,498,455	4,790,149	2.11%	221,708,306	1.62%	18.85%	82,106,970	2,954,825	3.60%	79,152,145	4.66%	61.17%	
2013	231,427,060	2,163,140	0.93%	229,263,920	1.22%	22.90%	84,824,440	1,895,111	2.23%	82,929,329	1.00%	68.86%	
2014	243,306,770	3,486,001	1.43%	239,820,769	3.63%	28.55%	89,218,605	3,433,685	3.85%	85,784,920	1.13%	74.67%	
2015	254,394,350	4,035,865	1.59%	250,358,485	2.90%	34.20%	90,890,450	1,763,150	1.94%	89,127,300	-0.10%	81.48%	
Rate Ann%chg	3.15%			Resid & Rec. w/o growth			6.35%			C & I w/o growth			0.66%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2005	50,629,365	27,719,155	78,348,520	904,981	1.16%	77,443,539	--	--
2006	58,479,300	35,313,025	93,792,325	943,455	1.01%	92,848,870	18.51%	18.51%
2007	58,914,570	35,155,725	94,070,295	1,496,245	1.59%	92,574,050	-1.30%	18.16%
2008	58,973,050	35,594,345	94,567,395	1,223,757	1.29%	93,343,638	-0.77%	19.14%
2009	58,753,925	34,595,145	93,349,070	1,537,800	1.65%	91,811,270	-2.91%	17.18%
2010	57,697,310	38,987,435	96,684,745	2,179,245	2.25%	94,505,500	1.24%	20.62%
2011	60,768,290	40,193,230	100,961,520	1,649,315	1.63%	99,312,205	2.72%	26.76%
2012	65,363,320	42,820,105	108,183,425	4,665,965	4.31%	103,517,460	2.53%	32.12%
2013	65,131,025	43,904,670	109,035,695	1,777,901	1.63%	107,257,794	-0.86%	36.90%
2014	66,186,315	45,661,235	111,847,550	2,808,970	2.51%	109,038,580	0.00%	39.17%
2015	69,772,195	48,330,020	118,102,215	4,256,340	3.60%	113,845,875	1.79%	45.31%
Rate Ann%chg	3.26%	5.72%	4.19%	Ag Imprv+Site w/o growth			2.09%	

(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.

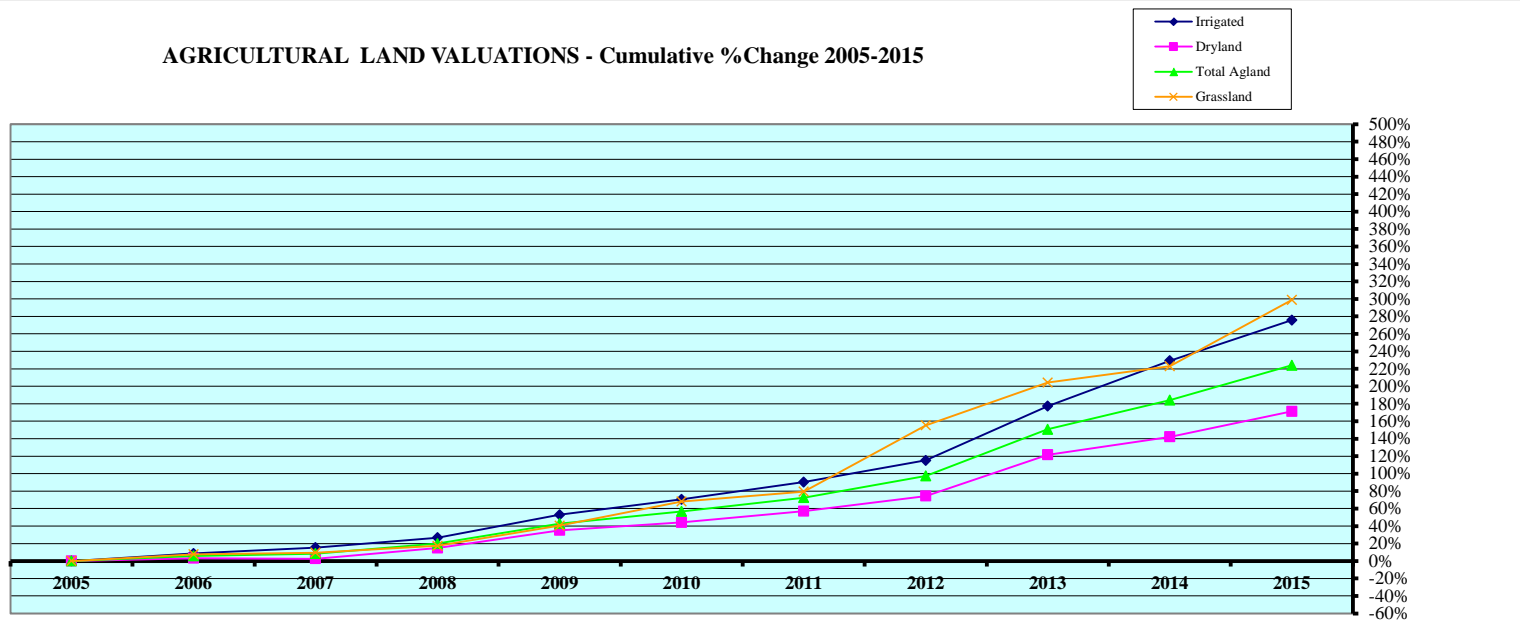
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 12
County BUTLER

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	198,856,490	--	--	--	245,023,050	--	--	--	36,483,465	--	--	--
2006	215,850,540	16,994,050	8.55%	8.55%	253,126,125	8,103,075	3.31%	3.31%	39,281,715	2,798,250	7.67%	7.67%
2007	229,287,325	13,436,785	6.23%	15.30%	251,461,690	-1,664,435	-0.66%	2.63%	39,945,165	663,450	1.69%	9.49%
2008	252,017,060	22,729,735	9.91%	26.73%	281,388,165	29,926,475	11.90%	14.84%	42,798,195	2,853,030	7.14%	17.31%
2009	303,924,450	51,907,390	20.60%	52.84%	330,880,925	49,492,760	17.59%	35.04%	51,244,435	8,446,240	19.74%	40.46%
2010	339,030,245	35,105,795	11.55%	70.49%	353,135,585	22,254,660	6.73%	44.12%	61,323,170	10,078,735	19.67%	68.08%
2011	378,589,570	39,559,325	11.67%	90.38%	385,021,785	31,886,200	9.03%	57.14%	65,435,075	4,111,905	6.71%	79.36%
2012	427,766,490	49,176,920	12.99%	115.11%	427,181,600	42,159,815	10.95%	74.34%	93,143,235	27,708,160	42.34%	155.30%
2013	551,286,185	123,519,695	28.88%	177.23%	543,017,175	115,835,575	27.12%	121.62%	110,986,790	17,843,555	19.16%	204.21%
2014	655,016,995	103,730,810	18.82%	229.39%	593,462,370	50,445,195	9.29%	142.21%	117,825,240	6,838,450	6.16%	222.96%
2015	747,092,455	92,075,460	14.06%	275.69%	664,737,035	71,274,665	12.01%	171.30%	145,568,875	27,743,635	23.55%	299.00%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	560,135	--	--	--	0	--	--	--	480,923,140	--	--	--
2006	544,930	-15,205	-2.71%	-2.71%	3,840	3,840			508,807,150	27,884,010	5.80%	5.80%
2007	534,670	-10,260	-1.88%	-4.55%	0	-3,840	-100.00%		521,228,850	12,421,700	2.44%	8.38%
2008	527,870	-6,800	-1.27%	-5.76%	0	0			576,731,290	55,502,440	10.65%	19.92%
2009	691,885	164,015	31.07%	23.52%	0	0			686,741,695	110,010,405	19.07%	42.80%
2010	205,050	-486,835	-70.36%	-63.39%	323,685	323,685			754,017,735	67,276,040	9.80%	56.79%
2011	245,320	40,270	19.64%	-56.20%	398,395	74,710	23.08%		829,690,145	75,672,410	10.04%	72.52%
2012	313,475	68,155	27.78%	-44.04%	477,995	79,600	19.98%		948,882,795	119,192,650	14.37%	97.30%
2013	306,120	-7,355	-2.35%	-45.35%	460,990	-17,005	-3.56%		1,206,057,260	257,174,465	27.10%	150.78%
2014	325,835	19,715	6.44%	-41.83%	460,990	0	0.00%		1,367,091,430	161,034,170	13.35%	184.26%
2015	430,095	104,260	32.00%	-23.22%	614,645	153,655	33.33%		1,558,443,105	191,351,675	14.00%	224.05%

Cnty#
County

Rate Ann.%chg: Total Agric Land

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	197,504,310	109,129	1,810			246,200,545	177,596	1,386			36,479,190	58,263	626		
2006	215,065,465	115,386	1,864	2.99%	2.99%	253,961,920	172,852	1,469	5.98%	5.98%	39,134,060	58,815	665	6.27%	6.27%
2007	229,282,190	119,572	1,918	2.88%	5.95%	251,517,850	169,317	1,485	1.11%	7.16%	39,901,100	58,348	684	2.78%	9.22%
2008	251,394,485	122,478	2,053	7.04%	13.41%	282,193,110	166,715	1,693	13.95%	22.10%	42,735,425	57,937	738	7.86%	17.81%
2009	303,409,725	123,234	2,462	19.95%	36.04%	331,452,740	166,001	1,997	17.96%	44.03%	51,253,540	57,906	885	20.00%	41.37%
2010	338,976,695	124,497	2,723	10.59%	50.44%	353,831,395	164,975	2,145	7.42%	54.71%	45,816,155	45,249	1,013	14.39%	61.72%
2011	378,398,760	126,154	3,000	10.16%	65.74%	385,264,820	163,188	2,361	10.08%	70.30%	50,112,520	44,961	1,115	10.08%	78.02%
2012	427,268,210	127,335	3,355	11.87%	85.40%	430,004,635	155,529	2,765	17.11%	99.44%	73,856,235	51,448	1,436	28.80%	129.28%
2013	550,241,355	129,974	4,233	26.17%	133.92%	544,132,340	152,069	3,578	29.42%	158.11%	93,970,985	52,010	1,807	25.86%	188.57%
2014	654,712,450	132,731	4,933	16.51%	172.55%	594,375,905	150,156	3,958	10.63%	185.54%	117,235,210	68,036	1,723	-4.63%	175.21%
2015	746,353,155	133,575	5,588	13.28%	208.73%	665,185,415	147,715	4,503	13.76%	224.83%	145,745,385	69,608	2,094	21.51%	234.42%

Rate Annual %chg Average Value/Acre: 11.93%

12.50%

12.83%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	561,570	7,486	75			0	0				480,745,615	352,475	1,364		
2006	545,080	7,266	75	0.00%	0.00%	0	0				508,706,525	354,321	1,436	5.26%	5.26%
2007	534,230	7,122	75	0.00%	0.00%	0	0				521,235,370	354,359	1,471	2.45%	7.85%
2008	527,420	7,031	75	0.00%	0.00%	0	0				576,850,440	354,161	1,629	10.73%	19.42%
2009	690,585	6,906	100	33.31%	33.31%	0	0				686,806,590	354,046	1,940	19.10%	42.23%
2010	203,670	978	208	108.32%	177.70%	15,678,140	18,660	840			754,506,055	354,360	2,129	9.76%	56.11%
2011	245,335	980	250	20.16%	233.68%	15,696,325	18,591	844	0.49%		829,717,760	353,873	2,345	10.12%	71.91%
2012	291,910	973	300	19.85%	299.90%	17,472,370	18,588	940	11.33%		948,893,360	353,873	2,681	14.36%	96.60%
2013	303,150	1,011	300	0.00%	299.90%	17,393,075	18,467	942	0.20%		1,206,040,905	353,530	3,411	27.22%	150.12%
2014	324,180	1,081	300	0.00%	299.90%	460,990	1,537	300	-68.15%		1,367,108,735	353,541	3,867	13.35%	183.51%
2015	430,110	1,075	400	33.33%	433.17%	614,655	1,537	400	33.34%		1,558,328,720	353,510	4,408	14.00%	223.20%

12
BUTLER

Rate Annual %chg Average Value/Acre: 12.45%

(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
8,395	BUTLER	97,808,799	79,646,553	28,886,516	240,927,085	71,833,490	19,056,960	13,467,265	1,558,443,105	69,772,195	48,330,020	0	2,228,171,988
cnty.sector.value % of total value:		4.39%	3.57%	1.30%	10.81%	3.22%	0.86%	0.60%	69.94%	3.13%	2.17%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
69	ABIE	309,537	2,573	552	1,120,740	121,060	0	0	0	0	20,480	0	1,574,942
0.82%	%sector of county sector	0.32%	0.00%	0.00%	0.47%	0.17%					0.04%		0.07%
	%sector of municipality	19.65%	0.16%	0.04%	71.16%	7.69%					1.30%		100.00%
435	BELLWOOD	518,601	103,114	231,027	10,754,985	3,041,765	0	0	6,960	0	0	0	14,656,452
5.18%	%sector of county sector	0.53%	0.13%	0.80%	4.46%	4.23%			0.00%				0.86%
	%sector of municipality	3.54%	0.70%	1.58%	73.38%	20.75%			0.05%				100.00%
332	BRAINARD	1,998,945	234,278	799,248	11,360,245	5,693,805	0	0	9,050	0	0	0	20,095,571
3.95%	%sector of county sector	2.04%	0.29%	2.77%	4.72%	7.93%			0.00%				0.90%
	%sector of municipality	9.95%	1.17%	3.98%	56.53%	28.33%			0.05%				100.00%
99	BRUNO	62,948	39,706	8,520	1,667,485	354,750	0	0	144,940	0	22,015	0	2,300,364
1.18%	%sector of county sector	0.06%	0.05%	0.03%	0.69%	0.49%			0.01%		0.05%		0.10%
	%sector of municipality	2.74%	1.73%	0.37%	72.49%	15.42%			6.30%		0.98%		100.00%
2,915	DAVID CITY	8,336,869	961,094	976,779	89,977,910	22,968,680	4,235,905	0	29,850	0	0	0	127,487,087
34.72%	%sector of county sector	8.52%	1.21%	3.38%	37.35%	31.97%	22.23%		0.00%				5.72%
	%sector of municipality	6.54%	0.75%	0.77%	70.58%	18.02%	3.32%		0.02%				100.00%
204	DWIGHT	504,757	31,312	6,719	7,033,390	1,197,825	0	0	80,230	0	0	0	8,854,233
2.43%	%sector of county sector	0.52%	0.04%	0.02%	2.92%	1.67%			0.01%				0.40%
	%sector of municipality	5.70%	0.35%	0.08%	79.44%	13.53%			0.91%				100.00%
54	GARRISON	751,785	72,182	203,229	880,770	3,324,205	0	0	30,185	0	0	0	5,262,356
0.64%	%sector of county sector	0.77%	0.09%	0.70%	0.37%	4.63%			0.00%				0.24%
	%sector of municipality	14.29%	1.37%	3.86%	16.74%	63.17%			0.57%				100.00%
88	LINWOOD	282,312	0	0	1,196,790	187,260	0	0	588,495	18,000	1,940	0	2,274,797
1.05%	%sector of county sector	0.29%	0.00%	0.00%	0.50%	0.26%			0.04%	0.03%	0.00%		0.10%
	%sector of municipality	12.41%			52.61%	8.23%			25.87%	0.79%	0.09%		100.00%
127	OCTAVIA	5,735	34,363	7,374	2,001,210	1,300	0	0	129,650	0	0	0	2,179,632
1.51%	%sector of county sector	0.01%	0.04%	0.03%	0.83%	0.00%			0.01%				0.10%
	%sector of municipality	0.26%	1.58%	0.34%	91.81%	0.06%			5.95%				100.00%
374	RISING CITY	507,016	267,581	403,591	8,719,905	2,014,900	0	0	164,390	0	5,640	0	12,083,023
4.46%	%sector of county sector	0.52%	0.34%	1.40%	3.62%	2.80%			0.01%		0.01%		0.54%
	%sector of municipality	4.20%	2.21%	3.34%	72.17%	16.68%			1.36%		0.05%		100.00%
43	SURPRISE	9,000	34,047	7,306	666,580	146,225	0	0	664,020	65,465	14,240	0	1,606,883
0.51%	%sector of county sector	0.01%	0.04%	0.03%	0.28%	0.20%			0.04%	0.09%	0.03%		0.07%
	%sector of municipality	0.56%	2.12%	0.45%	41.46%	9.10%			41.32%	4.07%	0.89%		100.00%
171	ULYSSES	423,710	393,555	227,354	3,112,300	1,696,180	0	0	7,205	0	0	0	5,860,304
2.04%	%sector of county sector	0.43%	0.49%	0.79%	1.29%	2.36%			0.00%				0.26%
	%sector of municipality	7.23%	6.72%	3.88%	53.11%	28.94%			0.12%				100.00%
4,911	Total Municipalities	13,711,215	2,173,805	2,871,699	138,492,310	40,747,955	4,235,905	0	1,854,975	83,465	64,315	0	204,235,644
58.50%	%all municip.sect of cnty	14.02%	2.73%	9.94%	57.48%	56.73%	22.23%		0.12%	0.12%	0.13%		9.17%

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

Cnty#	County
12	BUTLER

CHART 5

EXHIBIT

12B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 7,923	Value : 2,238,864,325	Growth 10,749,355	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	224	889,235	0	0	64	570,100	288	1,459,335	
02. Res Improve Land	2,032	16,299,935	0	0	694	18,445,905	2,726	34,745,840	
03. Res Improvements	2,086	125,278,270	0	0	784	83,869,310	2,870	209,147,580	
04. Res Total	2,310	142,467,440	0	0	848	102,885,315	3,158	245,352,755	2,838,220
% of Res Total	73.15	58.07	0.00	0.00	26.85	41.93	39.86	10.96	26.40
05. Com UnImp Land	47	290,135	0	0	13	1,684,090	60	1,974,225	
06. Com Improve Land	306	2,712,030	0	0	57	7,439,015	363	10,151,045	
07. Com Improvements	319	36,982,300	0	0	75	21,737,360	394	58,719,660	
08. Com Total	366	39,984,465	0	0	88	30,860,465	454	70,844,930	3,230,565
% of Com Total	80.62	56.44	0.00	0.00	19.38	43.56	5.73	3.16	30.05
09. Ind UnImp Land	2	51,230	0	0	0	0	2	51,230	
10. Ind Improve Land	8	662,495	0	0	1	949,825	9	1,612,320	
11. Ind Improvements	8	6,657,710	0	0	1	14,061,505	9	20,719,215	
12. Ind Total	10	7,371,435	0	0	1	15,011,330	11	22,382,765	184,440
% of Ind Total	90.91	32.93	0.00	0.00	9.09	67.07	0.14	1.00	1.72
13. Rec UnImp Land	0	0	0	0	18	883,460	18	883,460	
14. Rec Improve Land	0	0	0	0	43	1,846,985	43	1,846,985	
15. Rec Improvements	0	0	0	0	254	10,477,655	254	10,477,655	
16. Rec Total	0	0	0	0	272	13,208,100	272	13,208,100	114,405
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.43	0.59	1.06
Res & Rec Total	2,310	142,467,440	0	0	1,120	116,093,415	3,430	258,560,855	2,952,625
% of Res & Rec Total	67.35	55.10	0.00	0.00	32.65	44.90	43.29	11.55	27.47
Com & Ind Total	376	47,355,900	0	0	89	45,871,795	465	93,227,695	3,415,005
% of Com & Ind Total	80.86	50.80	0.00	0.00	19.14	49.20	5.87	4.16	31.77
17. Taxable Total	2,686	189,823,340	0	0	1,209	161,965,210	3,895	351,788,550	6,367,630
% of Taxable Total	68.96	53.96	0.00	0.00	31.04	46.04	49.16	15.71	59.24

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	6	1,082,200	1,020,020	0	0	0
20. Industrial	3	4,272,735	4,036,010	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	6	1,082,200	1,020,020
20. Industrial	0	0	0	3	4,272,735	4,036,010
21. Other	0	0	0	0	0	0
22. Total Sch II				9	5,354,935	5,056,030

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	262	0	442	704

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	101	2,016,465	0	0	2,591	1,128,626,275	2,692	1,130,642,740
28. Ag-Improved Land	3	170,945	0	0	1,265	660,350,115	1,268	660,521,060
29. Ag Improvements	5	129,365	0	0	1,331	95,782,610	1,336	95,911,975
30. Ag Total							4,028	1,887,075,775

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	18,000	0	0.00	0	
32. HomeSite Improv Land	1	1.00	18,000	0	0.00	0	
33. HomeSite Improvements	1	1.00	47,465	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	3	1.72	6,825	0	0.00	0	
36. FarmSite Improv Land	3	5.83	18,445	0	0.00	0	
37. FarmSite Improvements	5	0.00	81,900	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	5.32	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	7	6.47	127,000	8	7.47	145,000	
32. HomeSite Improv Land	764	774.74	14,030,630	765	775.74	14,048,630	
33. HomeSite Improvements	789	766.74	60,195,935	790	767.74	60,243,400	4,381,725
34. HomeSite Total				798	783.21	74,437,030	
35. FarmSite UnImp Land	55	696.26	2,110,980	58	697.98	2,117,805	
36. FarmSite Improv Land	1,220	3,551.17	15,772,570	1,223	3,557.00	15,791,015	
37. FarmSite Improvements	1,292	0.00	35,586,675	1,297	0.00	35,668,575	0
38. FarmSite Total				1,355	4,254.98	53,577,395	
39. Road & Ditches	0	7,653.24	0	0	7,658.56	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,153	12,696.75	128,014,425	4,381,725

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.00	1,010,050	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	316.95	740,225	3	316.95	1,750,275

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	53,232.59	39.59%	389,891,780	43.92%	7,324.31
46. 1A	20,595.13	15.32%	134,383,420	15.14%	6,525.01
47. 2A1	13,768.50	10.24%	86,975,370	9.80%	6,316.98
48. 2A	12,650.90	9.41%	78,101,945	8.80%	6,173.63
49. 3A1	14,462.36	10.76%	89,252,290	10.05%	6,171.35
50. 3A	6,178.28	4.60%	37,729,370	4.25%	6,106.78
51. 4A1	10,102.44	7.51%	53,520,375	6.03%	5,297.77
52. 4A	3,458.92	2.57%	17,860,415	2.01%	5,163.58
53. Total	134,449.12	100.00%	887,714,965	100.00%	6,602.61
Dry					
54. 1D1	33,074.93	22.30%	208,372,085	29.31%	6,300.00
55. 1D	21,123.91	14.25%	111,952,100	15.75%	5,299.78
56. 2D1	18,408.70	12.41%	95,709,415	13.46%	5,199.14
57. 2D	4,371.26	2.95%	22,219,395	3.13%	5,083.06
58. 3D1	13,773.05	9.29%	63,347,055	8.91%	4,599.35
59. 3D	15,927.29	10.74%	68,476,810	9.63%	4,299.34
60. 4D1	35,339.66	23.83%	120,154,305	16.90%	3,399.98
61. 4D	6,267.38	4.23%	20,682,305	2.91%	3,299.99
62. Total	148,286.18	100.00%	710,913,470	100.00%	4,794.20
Grass					
63. 1G1	1,190.96	1.74%	3,525,720	2.23%	2,960.40
64. 1G	3,048.13	4.46%	9,274,550	5.86%	3,042.70
65. 2G1	3,832.15	5.61%	11,496,005	7.27%	2,999.88
66. 2G	1,046.15	1.53%	2,834,630	1.79%	2,709.58
67. 3G1	3,111.44	4.55%	8,740,980	5.53%	2,809.30
68. 3G	7,884.21	11.54%	21,047,015	13.30%	2,669.51
69. 4G1	15,384.35	22.52%	38,349,890	24.24%	2,492.79
70. 4G	32,812.74	48.03%	62,935,535	39.78%	1,918.02
71. Total	68,310.13	100.00%	158,204,325	100.00%	2,315.97
Irrigated Total					
Irrigated Total	134,449.12	38.01%	887,714,965	50.47%	6,602.61
Dry Total					
Dry Total	148,286.18	41.92%	710,913,470	40.41%	4,794.20
Grass Total					
Grass Total	68,310.13	19.31%	158,204,325	8.99%	2,315.97
72. Waste	1,123.86	0.32%	674,370	0.04%	600.05
73. Other	1,554.22	0.44%	1,554,220	0.09%	1,000.00
74. Exempt	3,427.32	0.97%	0	0.00%	0.00
75. Market Area Total	353,723.51	100.00%	1,759,061,350	100.00%	4,972.98

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	88.64	576,575	0.00	0	134,360.48	887,138,390	134,449.12	887,714,965
77. Dry Land	260.18	1,392,860	0.00	0	148,026.00	709,520,610	148,286.18	710,913,470
78. Grass	75.14	154,550	0.00	0	68,234.99	158,049,775	68,310.13	158,204,325
79. Waste	3.59	2,155	0.00	0	1,120.27	672,215	1,123.86	674,370
80. Other	0.00	0	0.00	0	1,554.22	1,554,220	1,554.22	1,554,220
81. Exempt	6.55	0	0.00	0	3,420.77	0	3,427.32	0
82. Total	427.55	2,126,140	0.00	0	353,295.96	1,756,935,210	353,723.51	1,759,061,350

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	134,449.12	38.01%	887,714,965	50.47%	6,602.61
Dry Land	148,286.18	41.92%	710,913,470	40.41%	4,794.20
Grass	68,310.13	19.31%	158,204,325	8.99%	2,315.97
Waste	1,123.86	0.32%	674,370	0.04%	600.05
Other	1,554.22	0.44%	1,554,220	0.09%	1,000.00
Exempt	3,427.32	0.97%	0	0.00%	0.00
Total	353,723.51	100.00%	1,759,061,350	100.00%	4,972.98

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 Abie	7	4,860	50	35,060	50	1,084,445	57	1,124,365	3,625
83.2 Acreage	0	0	603	16,115,505	603	66,346,440	603	82,461,945	1,103,325
83.3 Acreage Unimproved	44	309,160	0	0	0	0	44	309,160	0
83.4 Adamy Subdivision	2	54,270	12	242,085	12	2,277,335	14	2,573,690	44,485
83.5 Bay Meadows Trlr Crt	0	0	0	0	6	81,355	6	81,355	0
83.6 Bellwood	16	53,115	178	833,010	191	9,960,030	207	10,846,155	60,850
83.7 Bellwood Lakes	0	0	0	0	57	1,433,120	57	1,433,120	73,935
83.8 Benesch Lakes	0	0	0	0	27	360,465	27	360,465	0
83.9 Brainard	17	130,165	164	802,450	165	11,026,150	182	11,958,765	78,485
83.10 Brandenburgh Lakes	0	0	0	0	88	5,894,340	88	5,894,340	0
83.11 Bruno	12	12,880	69	81,025	69	1,569,835	81	1,663,740	820
83.12 C & G Lake	4	36,470	15	149,290	31	864,015	35	1,049,775	9,775
83.13 Clear Lake	2	25,350	37	1,319,275	37	5,051,605	39	6,396,230	0
83.14 Cornell Subdivision	1	22,525	6	171,000	6	688,685	7	882,210	0
83.15 David City	40	464,940	991	12,884,325	997	79,379,495	1,037	92,728,760	1,088,315
83.16 Dwight	8	42,985	112	657,375	113	6,460,060	121	7,160,420	141,500
83.17 Garrison	6	3,500	35	39,155	35	838,800	41	881,455	1,690
83.18 Jarecki Lake	0	0	0	0	33	2,690,155	33	2,690,155	0
83.19 Jarecki Subdivision	2	37,080	11	204,005	11	987,075	13	1,228,160	0
83.20 Lakeside Estates	0	0	0	0	27	372,400	27	372,400	0
83.21 Linwood	21	25,035	52	104,850	53	1,062,085	74	1,191,970	0
83.22 Loma	9	6,545	8	7,980	9	223,370	18	237,895	0
83.23 Octavia	11	6,025	55	84,200	59	1,889,185	70	1,979,410	565
83.24 Rising City	34	70,540	179	586,265	180	8,404,360	214	9,061,165	270,475
83.25 Riverside Meadows	6	133,180	6	182,835	7	839,135	13	1,155,150	0
83.26 Riverview Lake Sub	5	35,520	26	273,800	26	693,765	31	1,003,085	38,900
83.27 Rural Ioll	0	0	0	0	26	3,261,085	26	3,261,085	0
83.28 Rural Recreational	7	775,420	5	1,479,105	24	459,285	31	2,713,810	0
83.29 Shyla Subdivison	1	36,105	1	13,525	1	204,860	2	254,490	0
83.30 Smokie L Lake	0	0	0	0	27	1,498,570	27	1,498,570	1,570
83.31 Surprise	14	9,070	24	28,585	24	593,620	38	631,275	0
83.32 Ulysses	37	48,055	124	165,335	124	2,638,140	161	2,851,530	34,310
83.33 Valley Heights	0	0	6	132,785	6	491,970	6	624,755	0
84 Residential Total	306	2,342,795	2,769	36,592,825	3,124	219,625,235	3,430	258,560,855	2,952,625

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Abie	5	3,435	6	5,880	7	111,220	12	120,535	0
85.2	Bay Meadows Trlr Crt	0	0	0	0	1	88,260	1	88,260	0
85.3	Bellwood	6	7,925	21	62,500	25	3,086,525	31	3,156,950	91,220
85.4	Brainard	3	4,910	34	117,565	35	5,691,335	38	5,813,810	136,790
85.5	Bruno	1	65	14	8,380	14	346,305	15	354,750	0
85.6	C & G Lake	0	0	1	8,150	1	17,830	1	25,980	0
85.7	Clear Lake	0	0	5	173,335	5	431,765	5	605,100	0
85.8	David City	15	313,310	167	3,020,960	170	23,680,615	185	27,014,885	105,335
85.9	Dwight	0	0	19	47,270	19	1,128,100	19	1,175,370	0
85.10	Garrison	0	0	4	4,390	5	3,319,815	5	3,324,205	0
85.11	Linwood	5	1,720	3	2,510	3	132,525	8	136,755	0
85.12	Loma	1	490	2	745	2	14,335	3	15,570	0
85.13	Octavia	0	0	1	100	1	1,200	1	1,300	0
85.14	Rising City	6	6,290	25	90,655	28	4,310,615	34	4,407,560	2,394,835
85.15	Rural Improved	3	29,775	50	8,206,610	50	33,678,710	53	41,915,095	554,905
85.16	Rural Ioll	1	0	0	0	16	1,546,905	17	1,546,905	131,920
85.17	Rural Unimproved	8	1,653,825	0	0	0	0	8	1,653,825	0
85.18	Surprise	3	1,350	5	4,775	5	169,025	8	175,150	0
85.19	Ulysses	5	2,360	15	9,540	16	1,683,790	21	1,695,690	0
86	Commercial Total	62	2,025,455	372	11,763,365	403	79,438,875	465	93,227,695	3,415,005

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	1,054.10	2.51%	2,792,825	2.74%	2,649.49
88. 1G	2,338.29	5.56%	6,076,745	5.97%	2,598.80
89. 2G1	2,943.71	7.00%	7,569,115	7.43%	2,571.28
90. 2G	948.66	2.26%	2,412,010	2.37%	2,542.54
91. 3G1	2,428.93	5.78%	6,072,335	5.96%	2,500.00
92. 3G	6,435.89	15.31%	15,753,405	15.47%	2,447.74
93. 4G1	11,983.42	28.51%	28,524,295	28.01%	2,380.31
94. 4G	13,904.93	33.08%	32,636,635	32.05%	2,347.13
95. Total	42,037.93	100.00%	101,837,365	100.00%	2,422.51
CRP					
96. 1C1	136.86	1.54%	732,895	2.42%	5,355.07
97. 1C	709.84	8.01%	3,197,805	10.57%	4,504.97
98. 2C1	888.44	10.03%	3,926,890	12.98%	4,419.98
99. 2C	97.49	1.10%	422,620	1.40%	4,335.01
100. 3C1	682.51	7.70%	2,668,645	8.82%	3,910.05
101. 3C	1,448.32	16.35%	5,293,610	17.50%	3,655.00
102. 4C1	3,400.93	38.38%	9,825,595	32.47%	2,889.09
103. 4C	1,496.53	16.89%	4,189,375	13.85%	2,799.39
104. Total	8,860.92	100.00%	30,257,435	100.00%	3,414.71
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	17,411.28	100.00%	26,109,525	100.00%	1,499.58
113. Total	17,411.28	100.00%	26,109,525	100.00%	1,499.58
<hr/>					
Grass Total	42,037.93	61.54%	101,837,365	64.37%	2,422.51
CRP Total	8,860.92	12.97%	30,257,435	19.13%	3,414.71
Timber Total	17,411.28	25.49%	26,109,525	16.50%	1,499.58
114. Market Area Total	68,310.13	100.00%	158,204,325	100.00%	2,315.97

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

12 Butler

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	240,927,085	245,352,755	4,425,670	1.84%	2,838,220	0.66%
02. Recreational	13,467,265	13,208,100	-259,165	-1.92%	114,405	-2.77%
03. Ag-Homesite Land, Ag-Res Dwelling	69,772,195	74,437,030	4,664,835	6.69%	4,381,725	0.41%
04. Total Residential (sum lines 1-3)	324,166,545	332,997,885	8,831,340	2.72%	7,334,350	0.46%
05. Commercial	71,833,490	70,844,930	-988,560	-1.38%	3,230,565	-5.87%
06. Industrial	19,056,960	22,382,765	3,325,805	17.45%	184,440	16.48%
07. Ag-Farmsite Land, Outbuildings	48,330,020	53,577,395	5,247,375	10.86%	0	10.86%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	139,220,470	146,805,090	7,584,620	5.45%	3,415,005	2.99%
10. Total Non-Agland Real Property	463,387,015	479,802,975	16,415,960	3.54%	10,749,355	1.22%
11. Irrigated	747,092,455	887,714,965	140,622,510	18.82%		
12. Dryland	664,737,035	710,913,470	46,176,435	6.95%		
13. Grassland	145,568,875	158,204,325	12,635,450	8.68%		
14. Wasteland	430,095	674,370	244,275	56.80%		
15. Other Agland	614,645	1,554,220	939,575	152.86%		
16. Total Agricultural Land	1,558,443,105	1,759,061,350	200,618,245	12.87%		
17. Total Value of all Real Property (Locally Assessed)	2,021,830,120	2,238,864,325	217,034,205	10.73%	10,749,355	10.20%

2016 Assessment Survey for Butler County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$210,430
7.	Adopted budget, or granted budget if different from above:
	\$210,430 This includes benefits; health insurance, Social Security and retirement.
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$75,146
10.	Part of the assessor's budget that is dedicated to the computer system:
	0 This comes from county data processing, not the assessor's budget.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	about 1.5%

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thompson Reuters
2.	CAMA software:
	Thompson Reuters
3.	Are cadastral maps currently being used?
	Cadastral maps are available, but are not updated. GIS processes have replaced their function
4.	If so, who maintains the Cadastral Maps?
	They are not being maintained; Since 2004, the cadastral maps have been created and updated in the GIS system.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; butler.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Assessor and Staff
8.	Personal Property software:
	Thompson Reuters

C. Zoning Information

1.	Does the county have zoning?
	Yes; but only in some of the towns
2.	If so, is the zoning countywide?
	No; there is no zoning in the rural
3.	What municipalities in the county are zoned?
	Bellwood, Brainard, David City, Octavia, Ulysses
4.	When was zoning implemented?
	Zoning was implemented in 1985 for David City, Octavia was added in 2005, and the other three are not known.

D. Contracted Services

1.	Appraisal Services:
	Large Commercial properties are occasionally contracted out.
2.	GIS Services:
	GIS programming, programming support and instruction are provided through GIS workshop.
3.	Other services:
	The administrative, appraisal, programming, and support functions are contracted through Thompson Reuters.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Occasionally; only for large commercial or industrial appraisals
2.	If so, is the appraisal or listing service performed under contract?
	Verbal agreement
3.	What appraisal certifications or qualifications does the County require?
	The county was aware of the appraiser's certifications, but was more concerned that the appraiser had the experience to appraise the type of property that the county was unable to do themselves.
4.	Have the existing contracts been approved by the PTA?
	No; The county has had no recent contracts.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes; On the infrequent occasions that the county needs assistance; they rely on the appraiser to value and defend the value of the property. The assessor always reviews the work, but relies on the appraiser's value. The most recent such project was for a large regional private landfill.

2016 Residential Assessment Survey for Butler County

1.	Valuation data collection done by:																				
	Assessor and Staff																				
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Bellwood Lakes; Benesch Lakes, Brandenburgh Lake, Jarecki Lake, Gans Lakes, and Riverview Lake: Primarily Improvements on Leased Land in neighborhoods near the city of Columbus. The majority of the parcels in this area are influenced by Columbus.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>David City, and Hildy Estates: This includes all parcels within the city limits of David City and the adjoining subdivision. David City is the county seat and has considerable commercial activity and a full range of public schools, as well as Aquinas, a perochial school system that attracts students from the David City area as well as other towns and counties.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Acreage, Adamy, Clear Lake, Cornell's Sub, Jarecki Sub, Loma, Riverside Meadow, and Valley Heights: All parcels in this group are situated in rural Butler County. They are not specifically influenced by any particular town or school system. This process continues over several years as the county schedules them.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rising City: This includes all parcels within the town of Rising City which market is influenced by some local commerce and the existence of a Grade School.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Abie, Surprise, Ulysses, Bruno, Linwood, Garrison, and Octavia: This grouping of small towns with similar economic influences and are related due to the lack of significant commerce.</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Dwight: Consists of all parcels within the town of Dwight, which is economically impacted by a new grade school.</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Brainard: Consists of all parcels within the town of Brainard, which is economically impacted by a high school.</td> </tr> <tr> <td style="text-align: center;">09</td> <td>Bellwood: Consists of all parcels within the town of Bellwood, which is economically impacted by a grade school.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Bellwood Lakes; Benesch Lakes, Brandenburgh Lake, Jarecki Lake, Gans Lakes, and Riverview Lake: Primarily Improvements on Leased Land in neighborhoods near the city of Columbus. The majority of the parcels in this area are influenced by Columbus.	02	David City, and Hildy Estates: This includes all parcels within the city limits of David City and the adjoining subdivision. David City is the county seat and has considerable commercial activity and a full range of public schools, as well as Aquinas, a perochial school system that attracts students from the David City area as well as other towns and counties.	03	Acreage, Adamy, Clear Lake, Cornell's Sub, Jarecki Sub, Loma, Riverside Meadow, and Valley Heights: All parcels in this group are situated in rural Butler County. They are not specifically influenced by any particular town or school system. This process continues over several years as the county schedules them.	04	Rising City: This includes all parcels within the town of Rising City which market is influenced by some local commerce and the existence of a Grade School.	06	Abie, Surprise, Ulysses, Bruno, Linwood, Garrison, and Octavia: This grouping of small towns with similar economic influences and are related due to the lack of significant commerce.	07	Dwight: Consists of all parcels within the town of Dwight, which is economically impacted by a new grade school.	08	Brainard: Consists of all parcels within the town of Brainard, which is economically impacted by a high school.	09	Bellwood: Consists of all parcels within the town of Bellwood, which is economically impacted by a grade school.	Ag	Agricultural homes and outbuildings
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09	Bellwood: Consists of all parcels within the town of Bellwood, which is economically impacted by a grade school.																				
Ag	Agricultural homes and outbuildings																				
3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	The cost approach is used to estimate value in the residential class with Marshall Swift information used as the cost estimator.																				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																				
	Depreciation schedules are based on local market information.																				

5. Are individual depreciation tables developed for each valuation grouping?

Yes; the county develops a general physical depreciation table for use countywide. They then analyze the market of each individual valuation grouping and prepares economic and location factors to be separately applied to the parcels in each specific valuation group.

6. Describe the methodology used to determine the residential lot values?

The county uses an analysis of vacant residential sales to establish assessments for the land component of the assessed value.

7. Describe the methodology used to determine value for vacant lots being held for sale or resale?

Presently, there are five minor subdivisions that use a discounted cash flow (DCF) methodology to value the undeveloped lots. All of these procedures were in place prior to this year and are reviewed and updated annually. The county has used these techniques to estimate the present market value of all of the lots in a development that remain for sale.

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2015	2014	2015	2012
02	2015	2014	2015	2014
03	2015	2014	2015	2011-2015
04	2015	2014	2015	2015
06	2015	2014	2015	2012-2015
07	2015	2014	2015	2015
08	2015	2014	2015	2015
09	2015	2014	2015	2013
Ag	2015	2014	2015	2011-2015

Valuation Grouping; Description of unique characteristics:
 ---The assessor considers the assessor locations and some particular subdivisions as unique. Each has characteristics that define their individual market. The predominant characteristics that separate them are location, schools, commercial activity and present use. ---Valuation Group #3 represents the residences on agricultural parcels. They are inspected in the same time period as acreages and other named subdivisions that are included in Valuation Group #03. ---The county's practice is to identify areas of the county by Geocode and inspect all parcels in that area in a given year. ---The towns forming Group #6 were inspected and reviewed over a 4 year time period.

 ---All cost tables are dated June 2014 and were implemented for use in tax year 2015. ---All depreciation tables were updated for use for tax year 2015. ---The lot value studies are updated of affirmed at the same time as the costs were updated. All costs were updated during 2014 and first used in 2015 so the lot study carries the 2015 date. In the future, they will be updated for location as each group is inspected. ---The dates reported in the valuation group grid are to indicate the assessment year the action was first used.

2016 Commercial Assessment Survey for Butler County

1.	Valuation data collection done by:			
	Assessor and Staff			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	1	Includes all commercial parcels in Butler County outside the city limits of David City: Parcels in this area are generally clustered in small numbers and exist in either small towns or rural areas. Specific characteristics of each property are diverse but the overall level of commercial activity of any kind is important.		
	2	David City: Parcels in the town of David City are part of a commercial district and serve as the commercial hub for the county.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Butler County has a limited number of unique properties, but when they do value one, they develop the cost approach and often rely on the expertise of a contract appraiser for the value and also make comparisons to any known similar property in other counties.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	Depreciation tables are developed using information derived from the market.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	The basic physical depreciation tables are used throughout the commercial class. There are variations developed for locational or economic considerations. The economic variations are more related to the type and use of the structure and the locational variations more closely related to the valuation groups.			
6.	Describe the methodology used to determine the commercial lot values.			
	Vacant commercial lots are valued primarily using market information from vacant lot sales.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2015	2014	2015
	2	2015	2014	2015
				<u>Date of Last Inspection</u>
				2011-2015
				2014

Description of unique characteristics:

----In Butler County, the most important characteristic that contributes to the commercial value is the location, particularly as it relates to commercial activity. The only commercial area with broad and diverse commercial activity is David City, so it stands alone.

----Depreciation tables are updated in conjunction with revaluations of particular areas; but for 2015, all costs were updated so all depreciations were also reviewed and updated. Revaluations or updates are completed at least once every six years.

----The cost date is 06/2014 and used for the entire commercial class.

----Lot values were last updated or affirmed in each area in conjunction with the new costs. Both were implemented during 2014 and first used for 2015.

----The dates reported in the last inspection column reflect the calendar year of the inspection; usually 1 year prior to the assessment year the action was first used.

2016 Agricultural Assessment Survey for Butler County

1.	Valuation data collection done by:							
	Assessor and Staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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;">1</td> <td>There is only one market area maintained in Butler County. Years of analysis of the agricultural sales have not produced information that persuaded the county to develop multiple market areas.</td> <td style="text-align: center;">2011-2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	There is only one market area maintained in Butler County. Years of analysis of the agricultural sales have not produced information that persuaded the county to develop multiple market areas.	2011-2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	There is only one market area maintained in Butler County. Years of analysis of the agricultural sales have not produced information that persuaded the county to develop multiple market areas.	2011-2015						
	<p>---The date range reported in the "Land Use Completed" column reports the time period when on-site inspections last took place. Since, the county has reviewed land use and building changes using the 2012 GIS photo base compared to the 2014 GIS photo base. This was completed and first used for the 2015 assessment year.</p>							
3.	Describe the process used to determine and monitor market areas.							
	The county reviews sale information and identifies common characteristics of the parcels. At this time all parcels in the county are influenced by the same market forces, so one market area has been defined.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county considers a parcel agricultural if it is primarily used for the production of an ag product, residential if it is not being used for ag and has a primary residence, and it is recreational if seasonal dwellings exist or non ag uses are predominant.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Farm home sites and rural residential home sites are valued the same. The base home site value is \$18,000. There is a location in the Northwest part of the county near Columbus where the home site values are slightly higher at \$19,000, but the two types of sites are the same within those locations.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	The county has only eight known WRP parcels. Most of those parcels were sold after the easement was implemented several years ago. Those sales were the primary information used to estimate the probable market value per acre of the WRP land. The value per acre is reviewed and potentially adjusted each year. Presently, the value was estimated to be \$2,500 per acre.							

**BUTLER COUNTY
2015 PLAN OF ASSESSMENT
For years 2016, 2017 & 2018**

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, which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate classes, or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the level of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposed 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.

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 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Level of Value for 2015:

Property Class	Median	COD	PRD
Residential	94%	11.19	102.69
Commercial	100%	09.07	94.90
Agricultural Land	72%	18.81	102.75

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high).

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median.

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio.

Aggregate: The sum of the assessed values divided by the sum of the sales prices.

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales.

Mean: The sum of the ratios divided by the number of sales.

GENERAL DESCRIPTION OF REAL PROPERTY IN BUTLER COUNTY

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

	Parcels	% of Total Parcels	% of Taxable Value
Residential	3179	37.03	11.89
Commercial	465	5.41	3.55
Industrial	3	.01	.94
Agricultural	3947	45.98	82.95
Recreational	281	3.27	.67
Special Value	0	-----	-----
Tax Increment Financing	10	.12	-----
Exempt	699	8.18	-----
Total	8584	100.00	100.00

Agricultural land	Taxable Acres	Total Value
Irrigated Acres	133,575.14	746,353,155
Dry Acres	147,715.22	665,185,415
Grass Acres	69,607.80	145,745,385
Waste Acres	1,075.41	430,110
Other Acres	1,536.62	614,655
Exempt Acres	3,424.85	-----
Total Acres	356,935.04	1,558,328,720

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

ASSESSMENT PLAN/PROCEDURES MANUAL

The primary goal for the Butler County Assessor's Office is doing the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements with the resources available.

The Department of Property Assessment and Taxation has prepared the progress report for Butler County which is on file in the Assessor's office and serves as additional information for this report. The 2015 Butler County statistical measures are on file in the annual report and kept on file in the Assessor's Office.

Office Staff and Budget Information

Butler County Assessor's Office currently employs 3 full time clerks, along with the Assessor and Deputy Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division (PAD). Staff salaries are included in the office's budget presented to the County Board each year.

The Department of Revenue Property Assessment Division Regulations and Directives as approved by the Attorney General and signed by the Governor are filed in the office and are implemented in the assessor's office. An informal manual of office and assessment procedures is also on file. A formal annual assessment plan includes a 4 to 5 year cycle of reappraisal and inspection, which has been a part of the county's plan of the assessment.

RECORD MAINTENANCE/RESPONSIBILITIES

A property record card is on file for every parcel of real property including improvements on leased land. The cards are updated to include any changes made to the assessment information of the property. The record cards contain current ownership, address, legal description, situs address, book and page numbers of the last deed recorded and any changes of record of ownership. Also included are the pictures of improvement or main structure, sketches and valuation information. A unique number is assigned to each property record card along with tax district codes and other codes created relevant to the specific parcel.

The assessment records are kept and updated in the computerized administration system, Terra Scan. Hard copy forms with updates are made in the form of inserts. The owner/valuations history is kept on the face of the hard copy and updated to reflect all changes made.

The office maintains a cadastral map system. The Mylar cadastral maps were done in 1964. The Mylar cadastral maps have not been revised with name change, legal description and new subdivisions since January 2004. This was when the cadastral maps and updates began on GIS mapping program only. March 2001 is when we began implementing a GIS program for updating our current cadastral maps as well as other reports required by our office. The office staff has completed identifying each parcel and attaching the parcel identification number used in the Terra Scan CAMA system. A land use layer and an improvement on leased land layer has been created and added also. Other layers will be developed in the future. A GIS annotation layer is in the process of being generated. Currently David City, Surprise, Ulysses and Dwight, Rising City, Garrison and Bellwood are available on the GIS program.

ArcView is the GIS software and ARC 10.2.2 is currently being used by Butler County and is supported by GIS Workshop in Lincoln, Nebraska. GIS Workshop also is the host for the Butler County Assessor's Website. Available on the website is the property record information, tax information, latest deed information, parcel lines, land use, soil types, flood plain, digital photos and sketches and aerial photos on the rural sites. The Butler County Assessor's office is continually maintaining their GIS mapping system. Parcel splits are entered into the GIS program as the deeds are filed reflecting the split and become available in the Assessor's office. The County Surveyor is also working closely with the Assessor's Office to achieve the most accurate mapping available. A Butler County Assessor web site has been on line since June 2004. June 2010-11 aerial obliques were also added to the website. Website address is butler.gisworkshop.com.

2011 aerial oblique's were flown and are now in our office. Each oblique has been printed and placed in the property record cards; these aerials have been added to our CAMA package so that they are available directly on our property record cards.

The office utilizes the Terra Scan administrative and CAMA system using the Marshall Swift cost. All data collected in all classifications of property have been entered in CAMA. A sketch of each house is entered into CAMA and was completed in 2001. Digital photos for each property have been entered into the system. 1992, 1998, 2005 aerial photos are also a part of the property record card. 2014 colored imagery have been copied into the GIS and are being used to determine land use. 2011 digital oblique's have been added to GIS and copied to the Terra Scan property record information.

Deeds are received from the Registrar of Deeds that affect this office. Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and updated on the website. Building permits are flagged in the computer for review. Pickup work is to be completed by March 19th of each year.

Several "Sales Books" are continually kept updated reflecting current sales in agricultural, residential, commercial & miscellaneous properties. These Sales Books are used by incoming independent appraisers, the general public, and office staff.

It is a continuing practice to send out questionnaires to property owners to maintain the current information on the properties throughout the county.

Splits and subdivision changes are made as they become available to the Assessor's office from County Clerk through a filed survey and/or deed. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer Administrative Package. The Assessor's office verifies any surveys that may be reflective of the new deed with the County Surveyor.

Homestead Exemptions applications are accepted in the office from February 1 to June 30. Notice to file is published in the local newspaper March, April, May and June. Pre-printed forms are mailed to the applicants that filed for the Homestead Exemption the prior year. The applicant is verified for owner/occupant. Signed applications, income statements, U.S. Citizenship Attestation and doctor's certification of disability (where appropriate) are forwarded to the Nebraska Department of Revenue on or before August 1. The Nebraska Department of Revenue returns a roster in October of approved (with a percentage) and disapproved applications for final processing.

Permissive exemptions- The assessor and staff administer annual filings of applications for new or continued exempt use properties. The properties are reviewed and recommendations are made to the County Board of Equalization.

Taxable Government Owned Property - Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

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.

Centrally Assessed Properties - Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates – Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

Tax Lists - Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections - Prepare tax list correction documents for the County Board of Equalizations approval.

County Board of Equalization - Attend county board of equalization meetings including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC (Tax Equalization and Review Commission) Appeals- Prepare the information and attend the taxpayer appeals hearings before TERC. Testify in defense of the county's valuation.

REPORT GENERATION

The major reports required by the Assessor are: (but not limited to):

County Abstract of assessment for Real Property
Certify completion of real property assessment roll & publish in newspaper
Send notice of valuation change to the owner of record (as of May 20) of any property whose value has increased or decreased
Prepare the plan of assessment for the next 3 assessment years
File 3-year plan of Assessment with the County Board of Equalization
Review the ownership and use of all cemetery real property and report such review to the County Board
Certification of Values to Political Subdivisions
School District Taxable Value Report
Deliver Tax Rolls to Treasurer
Certificate of Taxes Levied
Assessor Survey
Sales information including rosters & annual Assessed Value Update w/Abstract

PERSONAL PROPERTY

A Nebraska Personal Property Return for all depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year must be filed on or before May 1. For a late filing after May 1, but before July 1, a 10 percent penalty is applied.

After July 1, a 25 percent penalty is applied to the taxes due. Notice to file is published in the local newspaper February, March and April. In February a notice to file letter is mailed to each individual who previously filed.

SALES REVIEW/VERIFICATION

The assessor and office staff attempts to obtain 100% coverage of each sale, which contains a doc. stamp, beginning with the buyer, seller and then the broker. Questionnaires are mailed on each of these sales. Questionnaires consist of information about the sale and also about the property. Coding and the computerized sale file track the mailings. A drive by review is done on the parcels sold and also an on-site inspection.

Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission. An annual study will be conducted to see if the current market continues to support the areas.

The qualification process involves a careful review of the information on the 521 Real Estate Transfers and utilizes the personal knowledge of the assessor and staff to make a decision about the usability of the sales. Some are later modified based on information discovered during the verification and inspection processes. The county attempts to inspect all improved sales in the sales roster.

We continue to work with the NRD for accurate and up to date land use information. We track our permits in our administrative program and we are then able to run a list of permits from this system. All pick-up work is entered on corresponding property record cards.

Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures is done on a continuous year round basis.

EDUCATION

No person shall be eligible to file, assume, or be appointed to, or hold the office of county assessor, serve as a deputy assessor, or hold the position of state assessment manager unless he or she holds a County Assessor Certificate issued by the Property Tax Administrator or State Tax Commissioner. In order to obtain a County Assessor Certificate, each person must successfully complete an examination given by the Property Tax Administrator. In order to retain certification, all certificate holders must obtain 60 hours of approved continuing education to be eligible to receive approval by the Property Tax Administrator for re-certification. Credit hours are obtained by the completion of approved courses that are recommended by the Nebraska Assessment Education and Certification Advisory Board and approved by the Property Tax Administrator. Courses are available throughout the year and are attended by the Assessor and Deputy Assessor to gain greater professionalism in their duties by offering a means of state certification.

REAL PROPERTY

An on site review of all properties is on a rotation plan. The assessor and/or office staff reviews approximately four towns and four townships annually, depending on the size and amount of parcels within them. This is to maintain a continuation of the rotation throughout the county. A conducted market study of all properties is done annually throughout the county to maintain ratios and statistics mandated by the Tax Equalization and Review Commission.

The Rotation review for 2016:

Residential – Rising City, Ulysses, Dwight & Brainard

Commercial – Rising City, Ulysses, Dwight, Brainard and any commercial within the townships for 2016 rotational review.

Agricultural Land and Improvements – Summit, Olive, Franklin & Skull Creek Townships

All reviews will include new digital photos for the property record cards.

Review & analyze sales for market trends and revalue land as needed to comply with the required levels of value.

Continue to monitor land use changes using GIS, FSA records, maps, owner info and inspection of properties.

Complete pickup work, including building permits on new construction.

** A request for added funds will be made so that aerial photos of the county can be flown. The last aeriels were flown in December of 2010. Once funds are made available, the photos will be flown. Upon receipt of the photos, they will be reviewed, printed and processed into our pricing system and also on the web-site.

The Rotation review for 2017:

Residential – Abie, Bruno & Linwood

Commercial – Abie, Bruno & Linwood and any commercial within the townships for 2017 rotational review.

Agricultural Land and Improvements – Bone Creek, Linwood and Platte Townships

Review & analyze sales for market trends and revalue land as needed to comply with the required levels of value.

Continue to monitor land use changes using GIS, FSA records, maps, owner info and inspection of properties.

All reviews will include new digital photos for the property record cards.

Complete pickup work, including building permits on new construction.

The Rotation review for 2018:

Residential – Octavia, Garrison, Bellwood, & Surprise

Commercial – Octavia, Garrison, Bellwood, & Surprise and any commercial within the townships for the 2018 rotational review.

Agricultural Land and Improvements – Alexis & Savannah Townships.

All reviews will include new digital photos for the property record cards.

Review & analyze sales for market trends and revalue land as needed to comply with the required levels of value.

Continue to monitor land use changes using GIS, FSA records, maps, owner info and inspection of properties.

Complete pickup work, including building permits on new construction

Respectfully submitted:

Signature: *Vickie Donoghue*

Vickie Donoghue

Butler County Assessor

June 15, 2015

Filed with the County Board of Equalization, July 6, 2015

David Mach, Chairperson
