



**2016 REPORTS & OPINIONS**

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**CHASE 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 Chase 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 Chase 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: Dorothy Bartels, Chase County Assessor

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## Introduction

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

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

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

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

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

## **Statistical Analysis:**

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

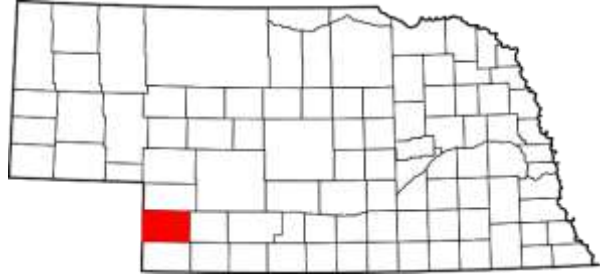
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

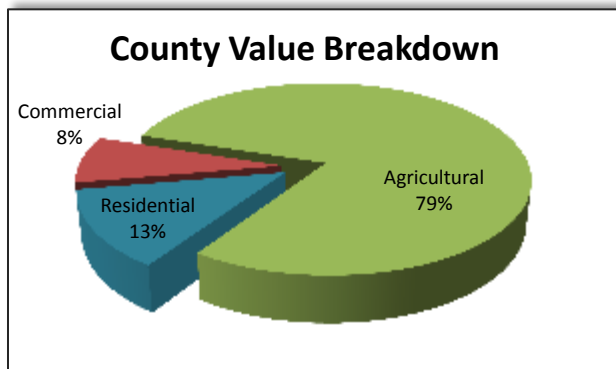
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 894 square miles, Chase had 3,978 residents, per the Census Bureau Quick Facts for 2014, a slight population increase over the 2010 US Census. In a review of the past fifty years, Chase has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 78% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Chase convene in and around Imperial, the county seat. Per the latest information available from the U.S. Census Bureau, there were 148 employer establishments in Chase. County-wide employment was at 2,320 people, a 4% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Chase that has fortified the local rural area economies. Chase is included in the Upper Republican Natural Resources District (NRD). A mix of grass and irrigated land makes up a majority of the land in the county and the remainder is dry.

Chase County Quick Facts	
Founded	1886
Namesake	First Attorney General of Nebraska Champion S. Chase
Region	West Central
County Seat	Imperial
Other Communities	Champion Enders Lamar Wauneta
Most Populated	Imperial (2,091) +1% over 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

# 2016 Residential Correlation for Chase County

## Assessment Actions

A reappraisal was completed for Lamar, Champion, Enders and the cabins. Reviews were completed and new photos taken. The property record cards were updated. A depreciation model was created from the market. After a lot study is was determined the lot values would remain the same.

The land and lot values within Imperial were reviewed and for better equalization they were increased 37%. New construction and additions were picked up countywide and put on the tax rolls for 2016.

## Description of Analysis

There are three valuation groupings utilized in the valuation of the residential parcels. The statistical sampling of 109 residential sales is an adequate and reliable sample for the measurement of the residential class of real property in Chase County.

Valuation Grouping	Description
01	Imperial
02	Wauneta
04	Enders
06	Rural

All three measures of central tendency for the residential class of properties are within the acceptable range and supportive of one another. The qualitative measures are above the prescribed parameters.

The indicated trend for the residential market appears to be on the increase. An approximate 2% increase for the county as a whole is observed by examining the 'Study Yrs' statistics.

DATE OF SALE * RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Study Yrs ____						
01-OCT-13 To 30-SEP-14	53	94.74	96.63	93.97	11.78	102.83
01-OCT-14 To 30-SEP-15	56	92.69	97.74	89.75	19.99	108.90

A comparison of the 2016 County Abstract of Assessment for Real Property to the 2015 Certificate of Taxes Levied shows a 2.99% change in value excluding growth. This is reflective of the assessment actions to the City of Imperial increasing all land values by 37%.

## 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



## 2016 Residential Correlation for Chase County

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compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

An audit of the Real Estate Transfer Statements as submitted by Chase County was reviewed and the data was found to be accurate. The county has become more timely in filing on a monthly basis.

The values that were reported on Assessed Value Update were also examined against the property record cards. The sold and unsold were found to be moving at similar frequencies, indicating no preference to the sold properties.

A review was conducted on the qualification and verification of sales. Following a review of the non-qualified sales a discussion followed with the county assessor to continue making notes in the assessor comments section of the sales file for non-qualification. The review showed no apparent bias in the qualification determination of the sold parcels and all available arm's-length transactions are being used in the measurement of the residential class. From an historical review there appears to be consistency in the utilization of sales over a five year period.

Chase County has been on task with the six-year review and inspection cycle. Most review work is done in house; the more difficult properties will be looked at by an appraisal firm. The next cyclical review and inspection of Imperial is to commence in 2016.

The rural residential, including agricultural homes and outbuildings, were inspected and reviewed during 2014-2015. Costing was updated to the 2014 Marshall & Swift cost indexes and a new depreciation model was applied. The farm home site and rural residential home site values are the same. The lot values within the towns will be reviewed when reappraisals are done. The lot values are based on a square foot method as derived from the market.

Valuations groupings were discussed with the county assessor and the four that have been identified have various economic characteristics that make each one unique from the others.

### *Equalization and Quality of Assessment*

Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

## 2016 Residential Correlation for Chase County

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VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	80	92.05	95.09	90.58	15.99	104.98
02	19	92.91	99.34	94.37	15.95	105.27
06	10	99.65	110.04	108.44	13.57	101.48
<u>ALL</u>	109	93.46	97.20	91.85	16.03	105.82

### *Level of Value*

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

# 2016 Commercial Correlation for Chase County

## Assessment Actions

In Chase County, a 37% increase was applied to all commercial land values in Imperial for 2016. There were only a minimal number of sales to study with 10 occurring in Imperial, 2 in Wauneta and 1 in Enders. New construction was reviewed and listed by Stanard Appraisal and records were updated accordingly.

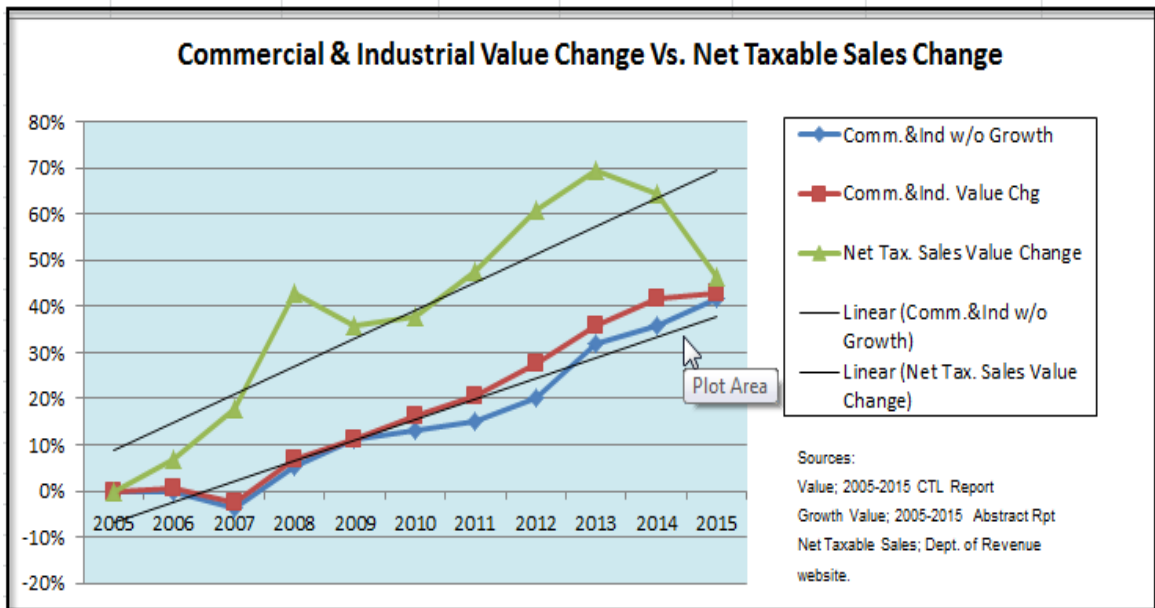
## Description of Analysis

There are three valuation groupings utilized in the valuation of the commercial class. Only 10 of the 13 sales are within Imperial, the county seat. There is a wide dispersion in these sales, indicating an erratic market.

Valuation Grouping	Description
01	Imperial
02	Wauneta
06	Rural

With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. All measures of central tendency are below the acceptable level and the wide dispersion in the statistical measures indicates that any adjustments to this class would not improve the equalization.

Determination of overall commercial activity within the county included the analysis of Net Taxable Sales—non-Motor Vehicle ([http://revenue.nebraska.gov/research/salestax\\_data.html](http://revenue.nebraska.gov/research/salestax_data.html)) as an indicator of the commercial market activity.



## 2016 Commercial Correlation for Chase County

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While there is not a direct link between the two, the expectation would be that the net taxable sales and the market would move in the same general direction. The values have not moved at the same rate as the commercial market. The Net Taxable Sales point toward an Average Annual Rate of 4.25% net increase over the last eleven years. The Annual Percent Change in Assessed Value illustrates an average annual percent change excluding growth for the same time period of 1.13%, a 3.12 point difference.

Except for 2009, the movement in the Net Taxable Sales had indicated a positive upward trend until 2014 and 2015. A review of the Net Taxable Sales from 2014 to 2015 reveals that overall there was a decrease in collections of 10.94%. Since 2013 there is indication that the sales tax receipts are down. Since Chase County relies on the agricultural economy, another factor having impact was a legislative change in the collection of sales tax for the repair and parts of agricultural equipment and machinery, now exempt from collection as of October 1, 2014.

From the small sample, the 'Study Yrs' on the statistical profile is indicating the commercial values to be lagging behind the market and causes concern with the data. The Three Year Plan of Assessment notes the commercial class is scheduled for review and reappraisal in 2017 to be completed by abstract of 2018; it was last done in 2013.

Study Yrs						
10/01/2012 To 09/30/2013	3	113.49	113.18	86.23	36.52	131.25
10/01/2013 To 09/30/2014	6	79.11	86.48	86.62	25.56	99.84
10/01/2014 To 09/30/2015	4	71.47	63.27	70.97	27.14	89.15

The 2016 County Abstract of Assessment for Real Property, Form 45 compared with the 2015 Certificate of Taxes Levied (CTL) shows a 2.15% change in value excluding growth. The change would be reflective of the assessment actions of a 37% increase to the commercial land value only. The change in total value from the CTL to the abstract was 3,922,516 and the growth value was 2,361,174.

There are nine occupancy codes represented in the sales file. They were reduced into six occupancy series in order to possibly create a subclass based on primary use. None of the groups contained more than 3 sales; this stratification was not meaningful to the analysis.

### ***Assessment Practice Review***

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

## 2016 Commercial Correlation for Chase County

The measurement of the commercial class relies on the accuracy of reported data. The Real Estate Transfer Statements as submitted by Chase County were reviewed. The county has become more timely in filing on a monthly basis.

The reported values on the Assessed Value Update were also checked against the property record cards and found to be correct. There appears to be no preference in the rate of change between the sold and unsold parcels.

A review was conducted on the qualification and verification of sales. Following a review of the non-qualified sales a discussion followed with the county assessor to continue making notes in the comments section of the sales file for non-qualification. There is no apparent bias in the qualification determination of the sold parcels and all available arm's-length transactions are being used in the measurement of the commercial class. From a historical review there appears to be consistency in the utilization of sales over a five year period.

An appraisal firm will be contracted to do a commercial reappraisal in 2017 and, at the time, lot studies will be done. The lots are valued by a square foot method determined from the market. The last commercial reappraisal was done in 2012.

### *Equalization and Quality of Assessment*

For measurement purposes the commercial sample is unreliable and does not represent the commercial class as a whole or by substrata.

<b>VALUATION GROUPING</b>						
<b>RANGE</b>	<b>COUNT</b>	<b>MEDIAN</b>	<b>MEAN</b>	<b>WGT. MEAN</b>	<b>COD</b>	<b>PRD</b>
01	10	84.74	93.94	85.25	32.83	110.19
02	2	73.37	73.37	76.22	09.85	96.26
06	1	25.39	25.39	25.39		100.00
<hr/>						
<u>ALL</u>						
10/01/2012 To 09/30/2015	13	80.59	85.50	83.61	34.00	102.26

With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionated manner.

### *Level of Value*

Based on the consideration of all available information and assessment practices, the level of value is determined to be at the statutory level of 100% of market value for the commercial class of real property.

# 2016 Agricultural Correlation for Chase County

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## *Assessment Actions*

A sales analysis was completed on every class of land and the values were set accordingly. Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP) were identified and documented on the property record cards using information provided to the office from the contracts. Satellite pivot adjustments were removed as they can no longer be identified in the market.

## *Description of Analysis*

Chase County is located in the southwest corner of the state. The land is well suited for crop production; the western two-thirds of the county are saturated with irrigation wells. The land use is a mixture of 47% grass, 33% irrigated and 20% dry.

Unique economic characteristics cannot be defined from the market that would suggest market areas be created. Surrounding comparable counties are Perkins, Hayes, Hitchcock and Dundy. The State of Colorado abuts Chase on the west.

An analysis was conducted on all three land classes. The sample appeared to be lacking in dry land sales even though it was somewhat proportionate over the three year study period. Comparable sales that were identified with similar soils and physical characteristics were brought into the analysis. The sample of 87 sales was considered representative and proportionate.

The assessment actions for Chase County reflect the general economic conditions. The county assessor has analyzed all available information and has tried to equalize values within the county as well as across county lines.

## *Assessment Practice Review*

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

Part of the review was to examine the Real Estate Transfer Statements as submitted by Chase County for timeliness and accuracy. The county has become timelier in filing on a monthly basis and the information is correct.

A review of the qualification and verification of the qualified versus non-qualified sales was conducted and no apparent bias exists in the qualification determination of arm's-length transactions. There has been conversation with the county assessor as a reminder to note in the

## 2016 Agricultural Correlation for Chase County

sales file reasons for disqualification. There has been an increase in the percent of sales used in the last two years of a five year study.

A review of the county reveals it is homogenous enough that differences in geographic areas cannot be distinguished. No market areas have been identified within Chase County.

All physical inspections are done in house and the county has developed a systematic process of reviewing the unimproved agricultural land and improvements with the use of a comparison of prior imagery to more current imagery. Farm Service Agency (FSA) and Upper Republican NRD maps were used to identify CRP and CREP acres, as well as information provided by the land owners. Agricultural home sites and rural residential home sites are identical. The valuation of the agricultural homes is applied consistently the same as other residential properties, using 2014 cost indexes and a current depreciation model built from the market. The agricultural outbuildings are costed and depreciated based on age and condition.

### *Equalization*

The analysis supports that the county has achieved equalization; comparison of Chase County values to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at a uniform level. The market adjustments made for 2016 parallel the movement of the agricultural market across this region.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	32	68.93	71.46	70.23	19.44	101.75
1	32	68.93	71.46	70.23	19.44	101.75
<u>Dry</u>						
County	24	70.76	83.84	73.14	31.30	114.63
1	24	70.76	83.84	73.14	31.30	114.63
<u>Grass</u>						
County	19	69.20	73.39	70.09	25.10	104.71
1	19	69.20	73.39	70.09	25.10	104.71
<u>ALL</u>						
10/01/2012 To 09/30/2015	87	69.71	76.77	72.88	25.53	105.34

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

### *Level of Value*

## **2016 Agricultural Correlation for Chase County**

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



## 2016 Opinions of the Property Tax Administrator for Chase County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>93</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2016 Commission Summary for Chase County

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### Residential Real Property - Current

Number of Sales	109	Median	93.46
Total Sales Price	\$12,066,690	Mean	97.20
Total Adj. Sales Price	\$12,066,690	Wgt. Mean	91.85
Total Assessed Value	\$11,083,100	Average Assessed Value of the Base	\$83,511
Avg. Adj. Sales Price	\$110,704	Avg. Assessed Value	\$101,680

### Confidence Interval - Current

95% Median C.I	91.16 to 97.98
95% Wgt. Mean C.I	88.71 to 94.99
95% Mean C.I	92.43 to 101.97
% of Value of the Class of all Real Property Value in the	10.10
% of Records Sold in the Study Period	6.20
% of Value Sold in the Study Period	7.54

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	101	97	97.11
2014	84	100	99.96
2013	91	93	93.47
2012	96	94	93.82

## 2016 Commission Summary for Chase County

### Commercial Real Property - Current

Number of Sales	13	Median	80.59
Total Sales Price	\$1,609,865	Mean	85.50
Total Adj. Sales Price	\$1,609,865	Wgt. Mean	83.61
Total Assessed Value	\$1,345,941	Average Assessed Value of the Base	\$162,654
Avg. Adj. Sales Price	\$123,836	Avg. Assessed Value	\$103,534

### Confidence Interval - Current

95% Median C.I	59.15 to 113.49
95% Wgt. Mean C.I	63.48 to 103.73
95% Mean C.I	61.63 to 109.37
% of Value of the Class of all Real Property Value in the County	5.26
% of Records Sold in the Study Period	2.77
% of Value Sold in the Study Period	1.76

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	13	100	88.59
2014	13	100	99.91
2013	14		98.50
2012	12		94.06

**15 Chase  
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 : 109  
 Total Sales Price : 12,066,690  
 Total Adj. Sales Price : 12,066,690  
 Total Assessed Value : 11,083,100  
 Avg. Adj. Sales Price : 110,704  
 Avg. Assessed Value : 101,680

MEDIAN : 93  
 WGT. MEAN : 92  
 MEAN : 97  
 COD : 16.03  
 PRD : 105.82

COV : 26.12  
 STD : 25.39  
 Avg. Abs. Dev : 14.98  
 MAX Sales Ratio : 266.30  
 MIN Sales Ratio : 54.31

95% Median C.I. : 91.16 to 97.98  
 95% Wgt. Mean C.I. : 88.71 to 94.99  
 95% Mean C.I. : 92.43 to 101.97

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	12	93.94	98.60	96.62	10.10	102.05	81.13	127.80	89.83 to 101.45	108,000	104,350
01-JAN-14 To 31-MAR-14	11	95.99	99.85	95.70	08.65	104.34	84.76	127.81	91.16 to 113.12	123,682	118,360
01-APR-14 To 30-JUN-14	17	93.84	91.43	90.07	13.10	101.51	54.31	121.89	78.01 to 104.86	115,000	103,576
01-JUL-14 To 30-SEP-14	13	92.91	98.91	95.29	14.21	103.80	80.45	151.35	83.66 to 113.07	107,115	102,072
01-OCT-14 To 31-DEC-14	11	100.64	105.67	98.38	19.55	107.41	62.72	171.73	82.11 to 120.94	60,773	59,790
01-JAN-15 To 31-MAR-15	7	100.92	121.25	105.69	33.31	114.72	72.79	266.30	72.79 to 266.30	96,643	102,142
01-APR-15 To 30-JUN-15	19	92.26	93.42	88.22	16.10	105.89	58.83	179.55	79.26 to 99.66	155,484	137,162
01-JUL-15 To 30-SEP-15	19	88.72	88.80	82.93	15.06	107.08	59.62	114.19	75.70 to 103.31	92,816	76,971
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	53	94.74	96.63	93.97	11.78	102.83	54.31	151.35	91.16 to 98.67	113,283	106,451
01-OCT-14 To 30-SEP-15	56	92.69	97.74	89.75	19.99	108.90	58.83	266.30	85.67 to 99.66	108,262	97,165
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	52	95.42	98.09	93.88	14.24	104.48	54.31	171.73	91.83 to 99.99	103,394	97,065
<u>ALL</u>	109	93.46	97.20	91.85	16.03	105.82	54.31	266.30	91.16 to 97.98	110,704	101,680

<b>VALUATION GROUPING</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	80	92.05	95.09	90.58	15.99	104.98	58.83	266.30	87.47 to 96.32	130,881	118,547
02	19	92.91	99.34	94.37	15.95	105.27	54.31	171.73	90.20 to 108.30	49,221	46,451
06	10	99.65	110.04	108.44	13.57	101.48	94.74	179.55	95.28 to 119.44	66,100	71,676
<u>ALL</u>	109	93.46	97.20	91.85	16.03	105.82	54.31	266.30	91.16 to 97.98	110,704	101,680

<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	108	93.21	97.22	91.84	16.20	105.86	54.31	266.30	91.16 to 97.98	111,358	102,268
06	1	95.28	95.28	95.28	00.00	100.00	95.28	95.28	N/A	40,000	38,113
07											
<u>ALL</u>	109	93.46	97.20	91.85	16.03	105.82	54.31	266.30	91.16 to 97.98	110,704	101,680

**15 Chase  
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 : 109  
 Total Sales Price : 12,066,690  
 Total Adj. Sales Price : 12,066,690  
 Total Assessed Value : 11,083,100  
 Avg. Adj. Sales Price : 110,704  
 Avg. Assessed Value : 101,680

MEDIAN : 93  
 WGT. MEAN : 92  
 MEAN : 97  
 COD : 16.03  
 PRD : 105.82

COV : 26.12  
 STD : 25.39  
 Avg. Abs. Dev : 14.98  
 MAX Sales Ratio : 266.30  
 MIN Sales Ratio : 54.31

95% Median C.I. : 91.16 to 97.98  
 95% Wgt. Mean C.I. : 88.71 to 94.99  
 95% Mean C.I. : 92.43 to 101.97

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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	90.20	90.20	90.20	00.00	100.00	90.20	90.20	N/A	3,000	2,706	
Less Than 15,000	1	90.20	90.20	90.20	00.00	100.00	90.20	90.20	N/A	3,000	2,706	
Less Than 30,000	11	96.82	105.20	103.14	17.86	102.00	76.56	171.73	84.76 to 127.81	19,727	20,346	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	108	93.65	97.26	91.85	16.11	105.89	54.31	266.30	91.42 to 97.98	111,701	102,596	
Greater Than 14,999	108	93.65	97.26	91.85	16.11	105.89	54.31	266.30	91.42 to 97.98	111,701	102,596	
Greater Than 29,999	98	93.21	96.30	91.64	15.75	105.09	54.31	266.30	90.87 to 97.98	120,915	110,809	
<u>Incremental Ranges</u>												
0 TO 4,999	1	90.20	90.20	90.20	00.00	100.00	90.20	90.20	N/A	3,000	2,706	
5,000 TO 14,999												
15,000 TO 29,999	10	99.14	106.70	103.32	18.51	103.27	76.56	171.73	84.76 to 127.81	21,400	22,110	
30,000 TO 59,999	20	105.93	113.20	111.24	21.10	101.76	72.79	266.30	95.55 to 113.82	42,725	47,526	
60,000 TO 99,999	34	93.78	94.64	94.39	15.24	100.26	54.31	151.35	85.67 to 100.64	79,861	75,385	
100,000 TO 149,999	17	95.99	95.57	95.27	11.99	100.31	59.62	127.80	88.72 to 105.83	127,229	121,214	
150,000 TO 249,999	17	85.49	85.24	84.97	09.10	100.32	59.64	111.33	79.16 to 92.26	176,000	149,547	
250,000 TO 499,999	10	90.15	88.21	87.77	07.41	100.50	74.23	98.67	75.70 to 96.46	312,500	274,275	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	109	93.46	97.20	91.85	16.03	105.82	54.31	266.30	91.16 to 97.98	110,704	101,680	

**15 Chase**  
**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 : 13  
Total Sales Price : 1,609,865  
Total Adj. Sales Price : 1,609,865  
Total Assessed Value : 1,345,941  
Avg. Adj. Sales Price : 123,836  
Avg. Assessed Value : 103,534

MEDIAN : 81  
WGT. MEAN : 84  
MEAN : 86  
COD : 34.00  
PRD : 102.26

COV : 46.19  
STD : 39.49  
Avg. Abs. Dev : 27.40  
MAX Sales Ratio : 175.19  
MIN Sales Ratio : 25.39

95% Median C.I. : 59.15 to 113.49  
95% Wgt. Mean C.I. : 63.48 to 103.73  
95% Mean C.I. : 61.63 to 109.37

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<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-12 To 31-DEC-12	1	113.49	113.49	113.49	00.00	100.00	113.49	113.49	N/A	39,750	45,111	
01-JAN-13 To 31-MAR-13	1	175.19	175.19	175.19	00.00	100.00	175.19	175.19	N/A	25,000	43,798	
01-APR-13 To 30-JUN-13												
01-JUL-13 To 30-SEP-13	1	50.85	50.85	50.85	00.00	100.00	50.85	50.85	N/A	93,500	47,545	
01-OCT-13 To 31-DEC-13	1	84.72	84.72	84.72	00.00	100.00	84.72	84.72	N/A	95,000	80,486	
01-JAN-14 To 31-MAR-14	2	104.28	104.28	131.67	36.57	79.20	66.14	142.41	N/A	115,432	151,992	
01-APR-14 To 30-JUN-14												
01-JUL-14 To 30-SEP-14	3	73.49	75.19	74.15	15.32	101.40	59.15	92.94	N/A	273,333	202,674	
01-OCT-14 To 31-DEC-14	1	80.59	80.59	80.59	00.00	100.00	80.59	80.59	N/A	75,000	60,444	
01-JAN-15 To 31-MAR-15	1	84.76	84.76	84.76	00.00	100.00	84.76	84.76	N/A	102,752	87,091	
01-APR-15 To 30-JUN-15	1	62.35	62.35	62.35	00.00	100.00	62.35	62.35	N/A	100,000	62,352	
01-JUL-15 To 30-SEP-15	1	25.39	25.39	25.39	00.00	100.00	25.39	25.39	N/A	28,000	7,110	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	3	113.49	113.18	86.23	36.52	131.25	50.85	175.19	N/A	52,750	45,485	
01-OCT-13 To 30-SEP-14	6	79.11	86.48	86.62	25.56	99.84	59.15	142.41	59.15 to 142.41	190,977	165,415	
01-OCT-14 To 30-SEP-15	4	71.47	63.27	70.97	27.14	89.15	25.39	84.76	N/A	76,438	54,249	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	3	84.72	103.59	80.48	48.93	128.72	50.85	175.19	N/A	71,167	57,276	
01-JAN-14 To 31-DEC-14	6	77.04	85.79	86.37	25.35	99.33	59.15	142.41	59.15 to 142.41	187,644	162,075	
<u>ALL</u>	13	80.59	85.50	83.61	34.00	102.26	25.39	175.19	59.15 to 113.49	123,836	103,534	

<b>VALUATION GROUPING</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	10	84.74	93.94	85.25	32.83	110.19	50.85	175.19	59.15 to 142.41	147,437	125,689	
02	2	73.37	73.37	76.22	09.85	96.26	66.14	80.59	N/A	53,750	40,970	
06	1	25.39	25.39	25.39	00.00	100.00	25.39	25.39	N/A	28,000	7,110	
<u>ALL</u>	13	80.59	85.50	83.61	34.00	102.26	25.39	175.19	59.15 to 113.49	123,836	103,534	

<b>PROPERTY TYPE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	13	80.59	85.50	83.61	34.00	102.26	25.39	175.19	59.15 to 113.49	123,836	103,534	
04												
<u>ALL</u>	13	80.59	85.50	83.61	34.00	102.26	25.39	175.19	59.15 to 113.49	123,836	103,534	

**15 Chase  
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 : 13	MEDIAN : 81	COV : 46.19	95% Median C.I. : 59.15 to 113.49
Total Sales Price : 1,609,865	WGT. MEAN : 84	STD : 39.49	95% Wgt. Mean C.I. : 63.48 to 103.73
Total Adj. Sales Price : 1,609,865	MEAN : 86	Avg. Abs. Dev : 27.40	95% Mean C.I. : 61.63 to 109.37
Total Assessed Value : 1,345,941			
Avg. Adj. Sales Price : 123,836	COD : 34.00	MAX Sales Ratio : 175.19	
Avg. Assessed Value : 103,534	PRD : 102.26	MIN Sales Ratio : 25.39	

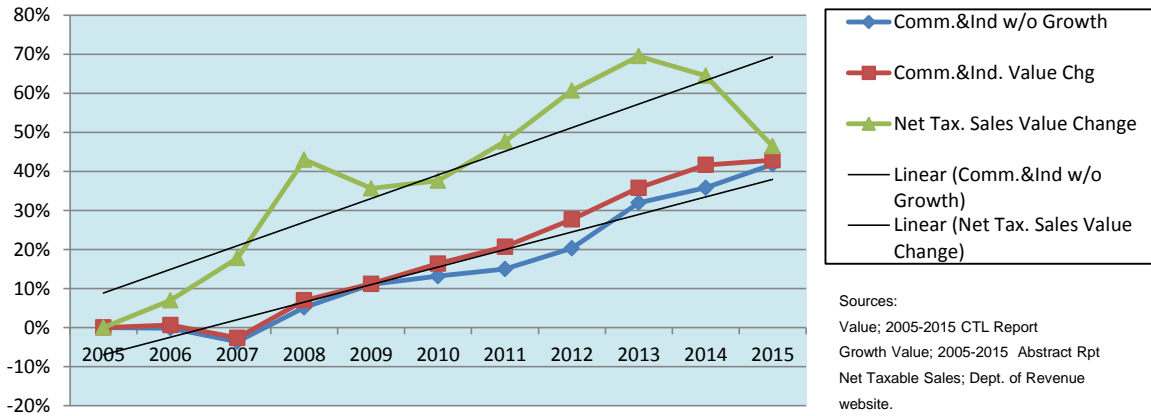
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<b>SALE PRICE *</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	100.29	100.29	96.05	74.68	104.41	25.39	175.19	N/A	26,500	25,454
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	13	80.59	85.50	83.61	34.00	102.26	25.39	175.19	59.15 to 113.49	123,836	103,534
Greater Than 14,999	13	80.59	85.50	83.61	34.00	102.26	25.39	175.19	59.15 to 113.49	123,836	103,534
Greater Than 29,999	11	80.59	82.81	83.18	23.28	99.56	50.85	142.41	59.15 to 113.49	141,533	117,730
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	100.29	100.29	96.05	74.68	104.41	25.39	175.19	N/A	26,500	25,454
30,000 TO 59,999	2	89.82	89.82	92.19	26.36	97.43	66.14	113.49	N/A	36,125	33,303
60,000 TO 99,999	3	80.59	72.05	71.53	14.01	100.73	50.85	84.72	N/A	87,833	62,825
100,000 TO 149,999	4	73.56	74.80	74.80	19.10	100.00	59.15	92.94	N/A	111,938	83,726
150,000 TO 249,999	1	142.41	142.41	142.41	00.00	100.00	142.41	142.41	N/A	198,363	282,488
250,000 TO 499,999											
500,000 TO 999,999	1	73.49	73.49	73.49	00.00	100.00	73.49	73.49	N/A	575,000	422,561
1,000,000 +											
<b>ALL</b>	<b>13</b>	<b>80.59</b>	<b>85.50</b>	<b>83.61</b>	<b>34.00</b>	<b>102.26</b>	<b>25.39</b>	<b>175.19</b>	<b>59.15 to 113.49</b>	<b>123,836</b>	<b>103,534</b>

<b>OCCUPANCY CODE</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
306	1	62.35	62.35	62.35	00.00	100.00	62.35	62.35	N/A	100,000	62,352
326	1	175.19	175.19	175.19	00.00	100.00	175.19	175.19	N/A	25,000	43,798
341	1	50.85	50.85	50.85	00.00	100.00	50.85	50.85	N/A	93,500	47,545
344	2	107.95	107.95	91.17	31.92	118.41	73.49	142.41	N/A	386,682	352,525
349	1	84.72	84.72	84.72	00.00	100.00	84.72	84.72	N/A	95,000	80,486
350	2	88.85	88.85	89.17	04.60	99.64	84.76	92.94	N/A	111,376	99,309
352	1	80.59	80.59	80.59	00.00	100.00	80.59	80.59	N/A	75,000	60,444
353	3	66.14	79.59	71.25	27.38	111.71	59.15	113.49	N/A	65,750	46,847
471	1	25.39	25.39	25.39	00.00	100.00	25.39	25.39	N/A	28,000	7,110
<b>ALL</b>	<b>13</b>	<b>80.59</b>	<b>85.50</b>	<b>83.61</b>	<b>34.00</b>	<b>102.26</b>	<b>25.39</b>	<b>175.19</b>	<b>59.15 to 113.49</b>	<b>123,836</b>	<b>103,534</b>



### 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	\$ 50,768,048	\$ 93,824	0.18%	\$ 50,674,224	-	\$ 32,171,759	-
2006	\$ 51,079,791	\$ 384,576	0.75%	\$ 50,695,215	-0.14%	\$ 34,416,701	6.98%
2007	\$ 49,422,386	\$ 495,612	1.00%	\$ 48,926,774	-4.22%	\$ 37,901,924	10.13%
2008	\$ 54,296,011	\$ 915,735	1.69%	\$ 53,380,276	8.01%	\$ 46,003,020	21.37%
2009	\$ 56,452,017	\$ 57,325	0.10%	\$ 56,394,692	3.87%	\$ 43,642,197	-5.13%
2010	\$ 59,078,830	\$ 1,630,098	2.76%	\$ 57,448,732	1.77%	\$ 44,266,683	1.43%
2011	\$ 61,275,013	\$ 2,897,786	4.73%	\$ 58,377,227	-1.19%	\$ 47,504,337	7.31%
2012	\$ 64,817,879	\$ 3,732,884	5.76%	\$ 61,084,995	-0.31%	\$ 51,702,077	8.84%
2013	\$ 68,931,302	\$ 1,928,755	2.80%	\$ 67,002,547	3.37%	\$ 54,534,234	5.48%
2014	\$ 71,909,127	\$ 2,971,128	4.13%	\$ 68,937,999	0.01%	\$ 52,908,609	-2.98%
2015	\$ 72,524,646	\$ 532,357	0.73%	\$ 71,992,289	0.12%	\$ 47,120,295	-10.94%
<b>Ann %chg</b>	3.63%			<b>Average</b>	<b>1.13%</b>	<b>5.68%</b>	<b>4.25%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-0.14%	0.61%	6.98%
2007	-3.63%	-2.65%	17.81%
2008	5.15%	6.95%	42.99%
2009	11.08%	11.20%	35.65%
2010	13.16%	16.37%	37.59%
2011	14.99%	20.70%	47.66%
2012	20.32%	27.67%	60.71%
2013	31.98%	35.78%	69.51%
2014	35.79%	41.64%	64.46%
2015	41.81%	42.85%	46.46%

County Number: 15  
 County Name: Chase

**15 Chase**  
**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 : 87  
Total Sales Price : 73,395,204  
Total Adj. Sales Price : 73,100,054  
Total Assessed Value : 53,278,025  
Avg. Adj. Sales Price : 840,231  
Avg. Assessed Value : 612,391

MEDIAN : 70  
WGT. MEAN : 73  
MEAN : 77  
COD : 25.53  
PRD : 105.34

COV : 36.73  
STD : 28.20  
Avg. Abs. Dev : 17.80  
MAX Sales Ratio : 210.52  
MIN Sales Ratio : 34.67

95% Median C.I. : 67.27 to 73.48  
95% Wgt. Mean C.I. :  
95% Mean C.I. : 70.84 to 82.70

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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	15	72.34	82.65	74.33	24.79	111.19	48.61	169.08	66.89 to 85.73	681,542	506,599
01-JAN-13 To 31-MAR-13	7	60.08	77.79	62.42	39.43	124.62	51.46	160.00	51.46 to 160.00	763,561	476,606
01-APR-13 To 30-JUN-13	2	82.13	82.13	84.64	24.95	97.03	61.64	102.61	N/A	187,000	158,279
01-JUL-13 To 30-SEP-13	3	73.48	96.50	78.54	35.42	122.87	68.97	147.06	N/A	460,000	361,280
01-OCT-13 To 31-DEC-13	12	74.66	86.09	78.73	44.31	109.35	34.67	210.52	50.45 to 112.85	1,287,188	1,013,448
01-JAN-14 To 31-MAR-14	7	71.18	79.62	71.48	14.36	111.39	67.97	123.16	67.97 to 123.16	983,543	703,036
01-APR-14 To 30-JUN-14	7	71.32	64.70	63.45	16.48	101.97	44.91	81.33	44.91 to 81.33	746,000	473,365
01-JUL-14 To 30-SEP-14	5	63.01	65.42	67.07	19.31	97.54	50.40	94.89	N/A	723,000	484,908
01-OCT-14 To 31-DEC-14	6	65.10	70.71	83.25	26.93	84.94	47.71	114.60	47.71 to 114.60	1,062,833	884,767
01-JAN-15 To 31-MAR-15	14	67.75	69.97	70.47	18.21	99.29	44.45	110.52	54.39 to 80.00	927,578	653,645
01-APR-15 To 30-JUN-15	6	69.57	75.02	67.97	12.52	110.37	64.00	93.20	64.00 to 93.20	667,500	453,702
01-JUL-15 To 30-SEP-15	3	69.40	72.28	75.68	06.20	95.51	67.27	80.17	N/A	413,950	313,274
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	27	71.77	82.89	71.21	29.59	116.40	48.61	169.08	64.57 to 85.73	641,558	456,875
01-OCT-13 To 30-SEP-14	31	69.77	76.46	73.22	28.94	104.43	34.67	210.52	61.13 to 79.06	1,005,421	736,152
01-OCT-14 To 30-SEP-15	29	69.40	71.41	73.64	17.07	96.97	44.45	114.60	63.72 to 76.99	848,619	624,885
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	24	68.93	84.64	74.95	42.04	112.93	34.67	210.52	54.88 to 100.96	939,382	704,084
01-JAN-14 To 31-DEC-14	25	69.77	70.46	72.26	19.15	97.51	44.91	123.16	57.07 to 76.99	883,952	638,718
<u>ALL</u>	87	69.71	76.77	72.88	25.53	105.34	34.67	210.52	67.27 to 73.48	840,231	612,391

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	87	69.71	76.77	72.88	25.53	105.34	34.67	210.52	67.27 to 73.48	840,231	612,391
<u>ALL</u>	87	69.71	76.77	72.88	25.53	105.34	34.67	210.52	67.27 to 73.48	840,231	612,391

**15 Chase**  
**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 : 87  
Total Sales Price : 73,395,204  
Total Adj. Sales Price : 73,100,054  
Total Assessed Value : 53,278,025  
Avg. Adj. Sales Price : 840,231  
Avg. Assessed Value : 612,391

MEDIAN : 70  
WGT. MEAN : 73  
MEAN : 77  
COD : 25.53  
PRD : 105.34

COV : 36.73  
STD : 28.20  
Avg. Abs. Dev : 17.80  
MAX Sales Ratio : 210.52  
MIN Sales Ratio : 34.67

95% Median C.I. : 67.27 to 73.48  
95% Wgt. Mean C.I. :  
95% Mean C.I. : 70.84 to 82.70

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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
<b>_____Irrigated_____</b>											
County	4	55.46	58.99	61.97	09.14	95.19	53.86	71.18	N/A	1,576,250	976,858
1	4	55.46	58.99	61.97	09.14	95.19	53.86	71.18	N/A	1,576,250	976,858
<b>_____Dry_____</b>											
County	20	70.76	86.33	73.41	34.31	117.60	44.91	210.52	66.29 to 88.30	293,525	215,464
1	20	70.76	86.33	73.41	34.31	117.60	44.91	210.52	66.29 to 88.30	293,525	215,464
<b>_____Grass_____</b>											
County	17	69.42	75.45	70.41	25.68	107.16	34.67	160.00	61.13 to 93.20	535,181	376,798
1	17	69.42	75.45	70.41	25.68	107.16	34.67	160.00	61.13 to 93.20	535,181	376,798
<b>_____ALL_____</b>	<b>87</b>	<b>69.71</b>	<b>76.77</b>	<b>72.88</b>	<b>25.53</b>	<b>105.34</b>	<b>34.67</b>	<b>210.52</b>	<b>67.27 to 73.48</b>	<b>840,231</b>	<b>612,391</b>

**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
<b>_____Irrigated_____</b>											
County	32	68.93	71.46	70.23	19.44	101.75	48.29	114.60	63.01 to 76.99	1,193,245	838,019
1	32	68.93	71.46	70.23	19.44	101.75	48.29	114.60	63.01 to 76.99	1,193,245	838,019
<b>_____Dry_____</b>											
County	24	70.76	83.84	73.14	31.30	114.63	44.91	210.52	66.29 to 88.30	319,396	233,607
1	24	70.76	83.84	73.14	31.30	114.63	44.91	210.52	66.29 to 88.30	319,396	233,607
<b>_____Grass_____</b>											
County	19	69.20	73.39	70.09	25.10	104.71	34.67	160.00	61.13 to 80.00	492,109	344,916
1	19	69.20	73.39	70.09	25.10	104.71	34.67	160.00	61.13 to 80.00	492,109	344,916
<b>_____ALL_____</b>	<b>87</b>	<b>69.71</b>	<b>76.77</b>	<b>72.88</b>	<b>25.53</b>	<b>105.34</b>	<b>34.67</b>	<b>210.52</b>	<b>67.27 to 73.48</b>	<b>840,231</b>	<b>612,391</b>

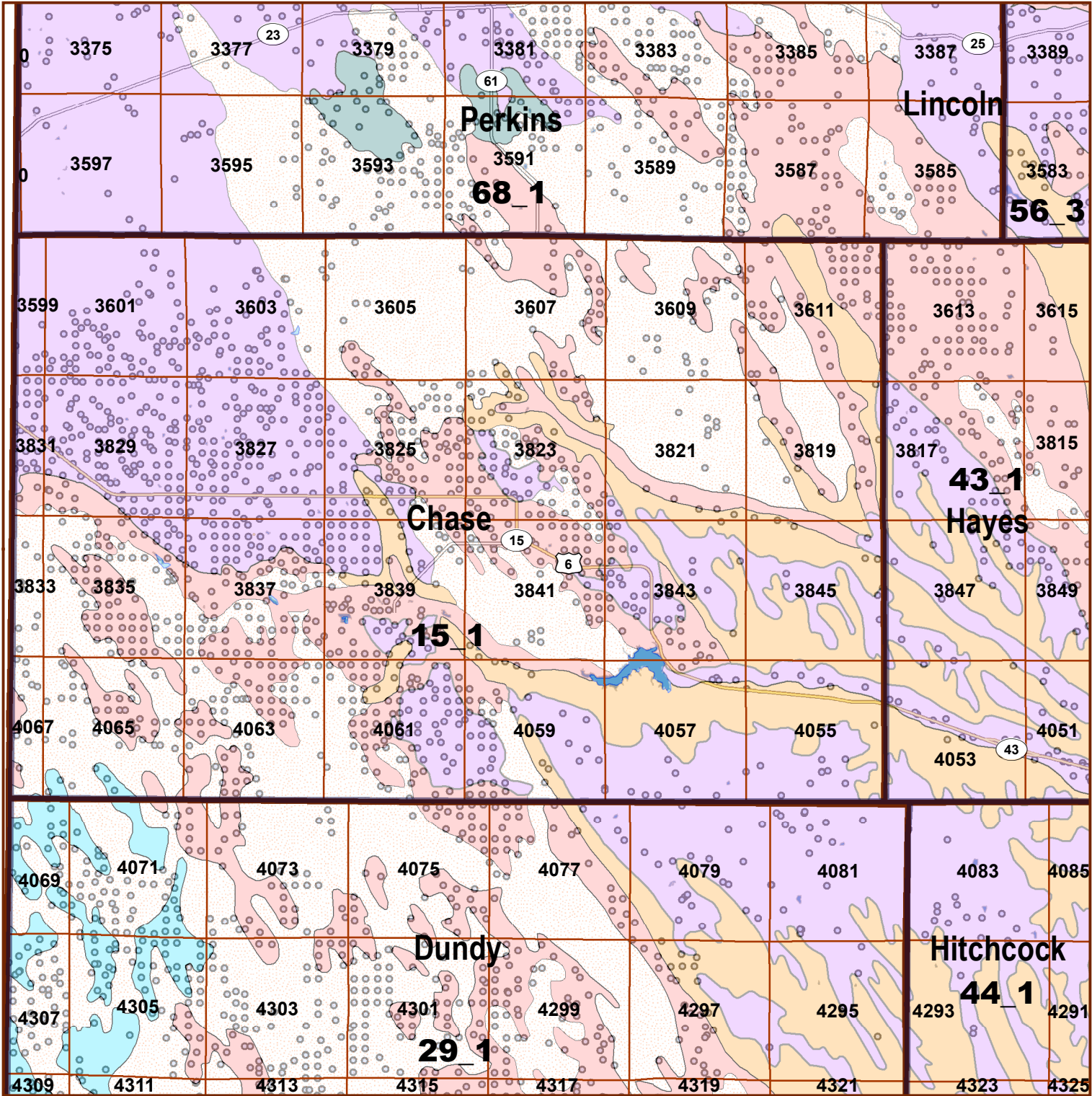
## Chase County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Chase	1	n/a	4,445	4,445	4,445	4,190	4,190	4,190	4,190	<b>4,312</b>
Perkins	1	n/a	3,886	3,879	3,755	3,793	3,640	3,683	3,676	<b>3,799</b>
Lincoln	3	n/a	3,942	3,990	3,990	3,986	3,856	3,973	3,929	<b>3,960</b>
Hayes	1	3,310	3,310	2,975	2,975	2,805	2,805	2,615	2,615	<b>3,028</b>
Hitchcock	1	3,200	3,200	2,900	2,900	2,800	2,800	2,700	2,700	<b>3,090</b>
Dundy	1	n/a	3,206	3,260	3,267	3,184	3,203	3,256	3,273	<b>3,246</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Chase	1	n/a	1,520	1,520	1,520	1,400	1,400	1,320	1,320	<b>1,481</b>
Perkins	1	n/a	1,475	1,475	1,375	1,375	1,375	1,295	1,295	<b>1,424</b>
Lincoln	3	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	<b>1,430</b>
Hayes	1	1,400	1,400	1,255	1,255	1,205	1,205	1,140	1,140	<b>1,329</b>
Hitchcock	1	1,500	1,501	1,401	1,400	1,300	1,300	1,168	1,160	<b>1,452</b>
Dundy	1	n/a	1,578	1,580	1,580	854	855	855	855	<b>1,344</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Chase	1	n/a	1,045	1,237	788	861	912	730	656	<b>717</b>
Perkins	1	n/a	650	650	650	650	650	650	650	<b>650</b>
Lincoln	3	720	720	720	720	720	635	635	628	<b>638</b>
Hayes	1	490	490	490	490	490	490	490	490	<b>490</b>
Hitchcock	1	500	500	500	500	500	500	500	500	<b>500</b>
Dundy	1	n/a	450	450	450	450	460	452	450	<b>452</b>

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



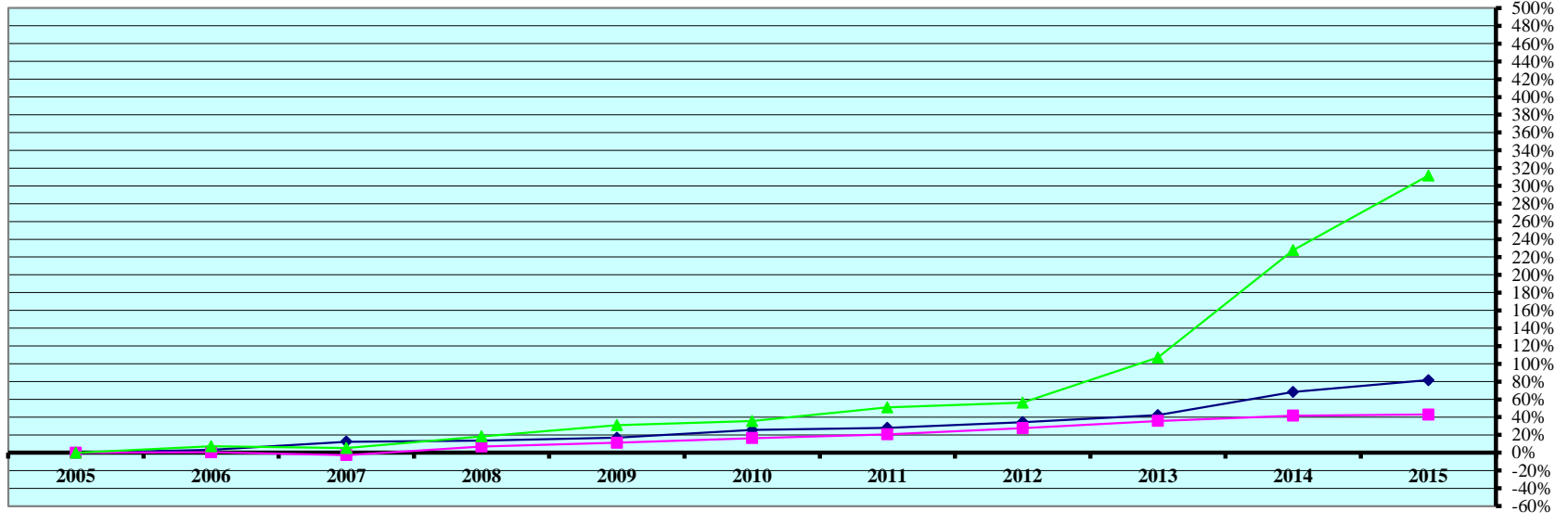
**Legend**

- 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

# Chase County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	77,547,514	--	--	--	50,768,048	--	--	--	270,635,628	--	--	--
2006	80,127,077	2,579,563	3.33%	3.33%	51,079,791	311,743	0.61%	0.61%	290,069,967	19,434,339	7.18%	7.18%
2007	87,193,727	7,066,650	8.82%	12.44%	49,422,386	-1,657,405	-3.24%	-2.65%	285,087,375	-4,982,592	-1.72%	5.34%
2008	88,095,662	901,935	1.03%	13.60%	54,296,011	4,873,625	9.86%	6.95%	320,246,056	35,158,681	12.33%	18.33%
2009	90,571,997	2,476,335	2.81%	16.80%	56,452,017	2,156,006	3.97%	11.20%	354,471,954	34,225,898	10.69%	30.98%
2010	97,359,787	6,787,790	7.49%	25.55%	59,078,830	2,626,813	4.65%	16.37%	366,883,231	12,411,277	3.50%	35.56%
2011	99,293,990	1,934,203	1.99%	28.04%	61,275,013	2,196,183	3.72%	20.70%	408,377,859	41,494,628	11.31%	50.90%
2012	104,175,471	4,881,481	4.92%	34.34%	64,817,879	3,542,866	5.78%	27.67%	422,905,646	14,527,787	3.56%	56.26%
2013	110,373,242	6,197,771	5.95%	42.33%	68,931,302	4,113,423	6.35%	35.78%	559,953,254	137,047,608	32.41%	106.90%
2014	130,590,257	20,217,015	18.32%	68.40%	71,909,127	2,977,825	4.32%	41.64%	887,347,091	327,393,837	58.47%	227.88%
2015	140,837,993	10,247,736	7.85%	81.62%	72,524,646	615,519	0.86%	42.85%	1,113,914,369	226,567,278	25.53%	311.59%

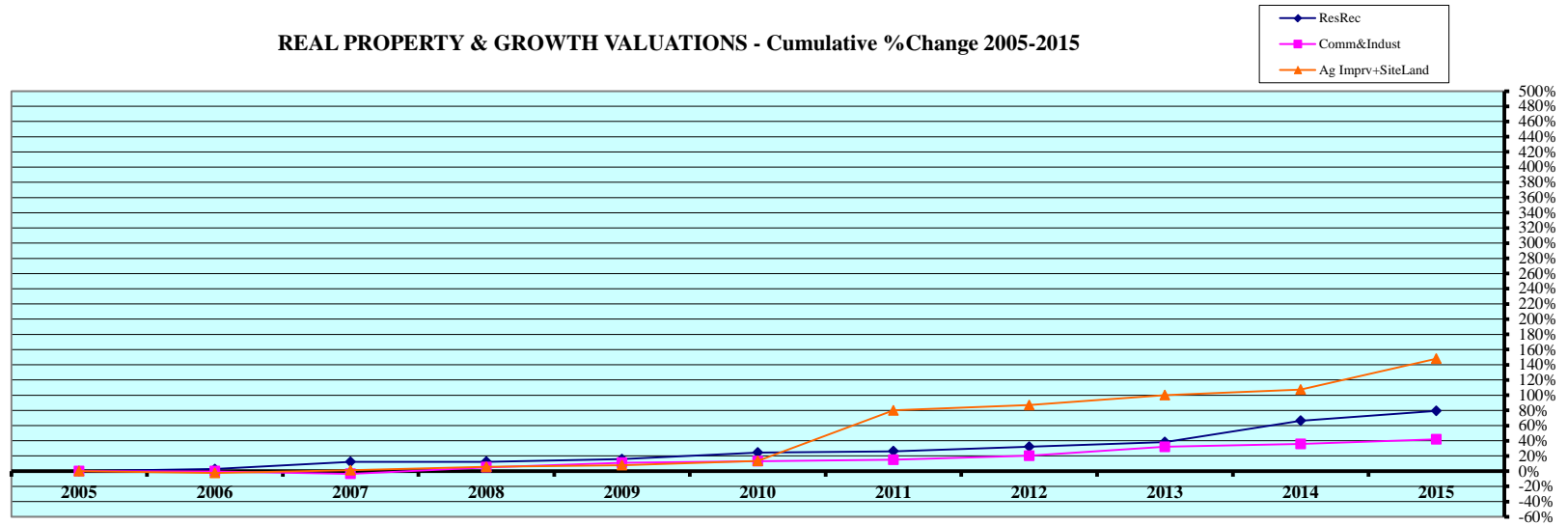
Rate Annual %chg: Residential & Recreational **6.15%** Commercial & Industrial **3.63%** Agricultural Land **15.20%**

Cnty# **15**  
County **CHASE**

CHART 1 EXHIBIT 15B Page 1

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	77,547,514	665,512	0.86%	76,882,002	--	--	50,768,048	93,824	0.18%	50,674,224	--	--	
2006	80,127,077	455,957	0.57%	79,671,120	2.74%	2.74%	51,079,791	384,576	0.75%	50,695,215	-0.14%	-0.14%	
2007	87,193,727	158,432	0.18%	87,035,295	8.62%	12.23%	49,422,386	495,612	1.00%	48,926,774	-4.22%	-3.63%	
2008	88,095,662	886,932	1.01%	87,208,730	0.02%	12.46%	54,296,011	915,735	1.69%	53,380,276	8.01%	5.15%	
2009	90,571,997	753,902	0.83%	89,818,095	1.96%	15.82%	56,452,017	57,325	0.10%	56,394,692	3.87%	11.08%	
2010	97,359,787	735,803	0.76%	96,623,984	6.68%	24.60%	59,078,830	1,630,098	2.76%	57,448,732	1.77%	13.16%	
2011	99,293,990	1,416,076	1.43%	97,877,914	0.53%	26.22%	61,275,013	2,897,786	4.73%	58,377,227	-1.19%	14.99%	
2012	104,175,471	1,720,885	1.65%	102,454,586	3.18%	32.12%	64,817,879	3,732,884	5.76%	61,084,995	-0.31%	20.32%	
2013	110,373,242	3,213,783	2.91%	107,159,459	2.86%	38.19%	68,931,302	1,928,755	2.80%	67,002,547	3.37%	31.98%	
2014	130,590,257	1,632,434	1.25%	128,957,823	16.84%	66.30%	71,909,127	2,971,128	4.13%	68,937,999	0.01%	35.79%	
2015	140,837,993	1,823,229	1.29%	139,014,764	6.45%	79.26%	72,524,646	532,357	0.73%	71,992,289	0.12%	41.81%	
Rate Ann%chg	<b>6.15%</b>			Resid & Rec. w/o growth			<b>4.99%</b>			C & I w/o growth			<b>1.13%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2005	19,121,456	10,212,259	29,333,715	662,759	2.26%	28,670,956	--	--
2006	18,980,810	10,451,810	29,432,620	789,207	2.68%	28,643,413	-2.35%	-2.35%
2007	19,373,613	10,611,912	29,985,525	289,989	0.97%	29,695,536	0.89%	1.23%
2008	20,624,208	11,045,668	31,669,876	686,351	2.17%	30,983,525	3.33%	5.62%
2009	21,407,080	11,694,687	33,101,767	1,440,420	4.35%	31,661,347	-0.03%	7.94%
2010	20,876,769	13,035,100	33,911,869	600,375	1.77%	33,311,494	0.63%	13.56%
2011	31,153,402	23,636,357	54,789,759	1,992,435	3.64%	52,797,324	55.69%	79.99%
2012	31,659,832	25,892,584	57,552,416	2,746,873	4.77%	54,805,543	0.03%	86.83%
2013	32,256,066	28,884,786	61,140,852	2,440,675	3.99%	58,700,177	1.99%	100.11%
2014	32,942,219	32,670,451	65,612,670	4,749,506	7.24%	60,863,164	-0.45%	107.49%
2015	38,726,382	35,173,157	73,899,539	1,137,278	1.54%	72,762,261	10.90%	148.05%
Rate Ann%chg	<b>7.31%</b>	<b>13.16%</b>	<b>9.68%</b>	Ag Imprv+Site w/o growth			<b>7.06%</b>	

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

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

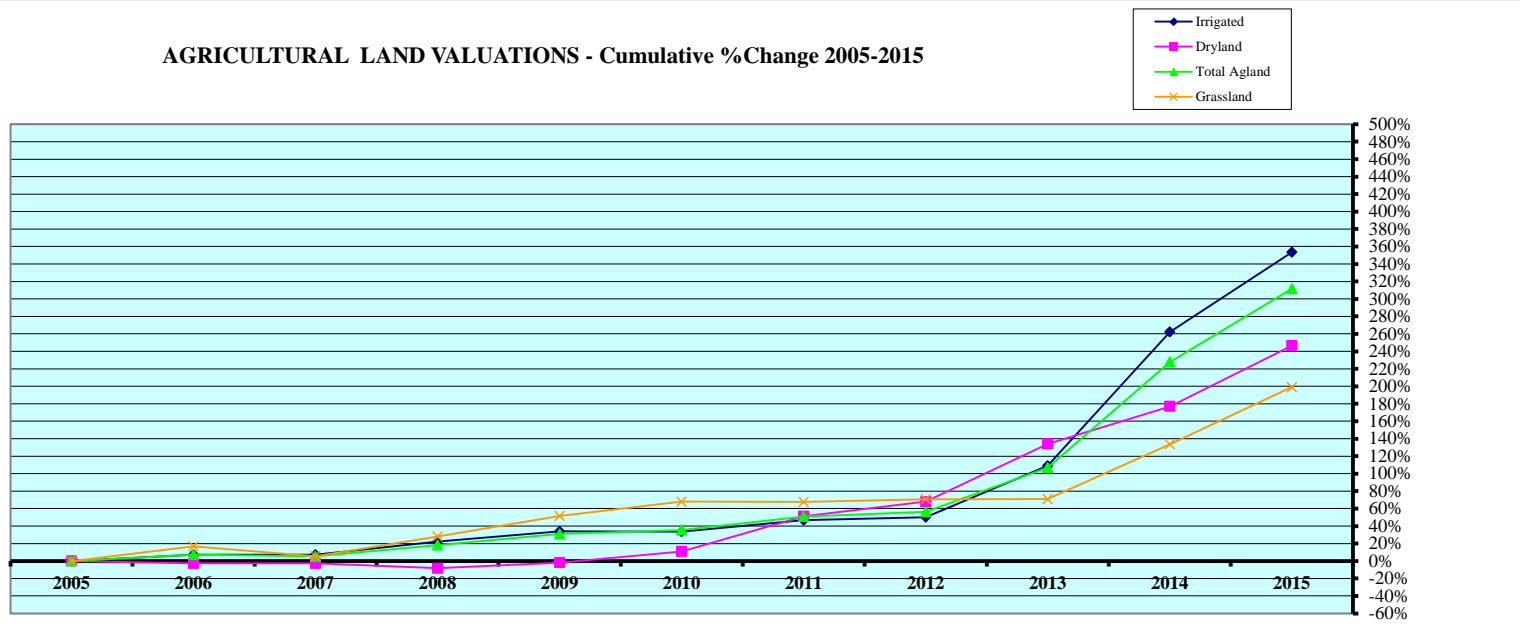
NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2016

Cnty# 15  
County CHASE

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	184,041,505	--	--	--	42,977,624	--	--	--	43,601,842	--	--	--
2006	197,375,333	13,333,828	7.25%	7.25%	41,796,720	-1,180,904	-2.75%	-2.75%	50,882,722	7,280,880	16.70%	16.70%
2007	197,331,112	-44,221	-0.02%	7.22%	41,780,747	-15,973	-0.04%	-2.78%	45,960,209	-4,922,513	-9.67%	5.41%
2008	225,046,016	27,714,904	14.04%	22.28%	39,403,146	-2,377,601	-5.69%	-8.32%	55,777,822	9,817,613	21.36%	27.93%
2009	246,265,126	21,219,110	9.43%	33.81%	42,173,427	2,770,281	7.03%	-1.87%	66,011,386	10,233,564	18.35%	51.40%
2010	246,032,484	-232,642	-0.09%	33.68%	47,637,707	5,464,280	12.96%	10.84%	73,190,566	7,179,180	10.88%	67.86%
2011	270,203,014	24,170,530	9.82%	46.82%	65,016,132	17,378,425	36.48%	51.28%	73,130,774	-59,792	-0.08%	67.72%
2012	276,225,613	6,022,599	2.23%	50.09%	72,195,685	7,179,553	11.04%	67.98%	74,456,424	1,325,650	1.81%	70.76%
2013	384,833,340	108,607,727	39.32%	109.10%	100,596,196	28,400,511	39.34%	134.07%	74,486,211	29,787	0.04%	70.83%
2014	666,469,903	281,636,563	73.18%	262.13%	119,039,542	18,443,346	18.33%	176.98%	101,800,036	27,313,825	36.67%	133.48%
2015	834,531,384	168,061,481	25.22%	353.45%	148,956,123	29,916,581	25.13%	246.59%	130,388,562	28,588,526	28.08%	199.04%

Rate Ann.%chg: Irrigated **16.32%** Dryland **13.24%** Grassland **11.58%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	14,657	--	--	--	0	--	--	--	270,635,628	--	--	--
2006	15,032	375	2.56%	2.56%	160	160			290,069,967	19,434,339	7.18%	7.18%
2007	15,132	100	0.67%	3.24%	175	15	9.38%		285,087,375	-4,982,592	-1.72%	5.34%
2008	16,326	1,194	7.89%	11.39%	2,746	2,571	1469.14%		320,246,056	35,158,681	12.33%	18.33%
2009	15,402	-924	-5.66%	5.08%	6,613	3,867	140.82%		354,471,954	34,225,898	10.69%	30.98%
2010	15,392	-10	-0.06%	5.01%	7,082	469	7.09%		366,883,231	12,411,277	3.50%	35.56%
2011	15,739	347	2.25%	7.38%	12,200	5,118	72.27%		408,377,859	41,494,628	11.31%	50.90%
2012	15,724	-15	-0.10%	7.28%	12,200	0	0.00%		422,905,646	14,527,787	3.56%	56.26%
2013	21,183	5,459	34.72%	44.52%	16,324	4,124	33.80%		559,953,254	137,047,608	32.41%	106.90%
2014	21,222	39	0.18%	44.79%	16,388	64	0.39%		887,347,091	327,393,837	58.47%	227.88%
2015	21,063	-159	-0.75%	43.71%	17,237	849	5.18%		1,113,914,369	226,567,278	25.53%	311.59%

Cnty# **15**  
County **CHASE**

Rate Ann.%chg: Total Agric Land **15.20%**



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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	184,179,235	188,146	979			42,929,604	114,163	376			43,611,331	250,811	174		
2006	197,399,263	187,986	1,050	7.27%	7.27%	41,778,697	114,245	366	-2.75%	-2.75%	50,902,847	250,706	203	16.77%	16.77%
2007	197,306,822	187,855	1,050	0.02%	7.29%	41,795,486	114,290	366	0.00%	-2.75%	45,958,363	250,110	184	-9.50%	5.68%
2008	221,662,767	193,389	1,146	9.13%	17.09%	40,268,505	109,740	367	0.34%	-2.42%	55,987,537	249,341	225	22.20%	29.14%
2009	245,919,534	196,205	1,253	9.35%	28.04%	42,374,306	107,424	394	7.50%	4.90%	66,083,277	248,469	266	18.45%	52.96%
2010	246,103,198	196,456	1,253	-0.05%	27.97%	47,616,348	106,984	445	12.83%	18.36%	73,190,564	248,103	295	10.92%	69.66%
2011	270,382,278	196,226	1,378	9.99%	40.76%	65,037,124	106,972	608	36.60%	61.68%	73,098,357	247,791	295	0.00%	69.66%
2012	276,228,850	195,508	1,413	2.54%	44.33%	72,261,545	107,283	674	10.79%	79.12%	74,423,868	248,080	300	1.69%	72.53%
2013	385,268,241	195,199	1,974	39.70%	101.62%	100,491,968	107,411	936	38.90%	148.80%	74,478,396	248,261	300	0.00%	72.53%
2014	666,498,703	195,237	3,414	72.96%	248.73%	119,133,882	107,297	1,110	18.68%	195.27%	101,763,061	248,202	410	36.67%	135.79%
2015	834,934,414	195,161	4,278	25.32%	337.03%	149,267,645	107,426	1,389	25.14%	269.51%	130,218,422	248,034	525	28.05%	201.93%

Rate Annual %chg Average Value/Acre: 15.89%

13.96%

11.68%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	14,557	1,207	12			0	0				270,734,727	554,328	488		
2006	14,637	1,215	12	-0.11%	-0.11%	0	0				290,095,444	554,152	523	7.19%	7.19%
2007	15,032	1,255	12	-0.53%	-0.65%	160	16	10			285,075,863	553,525	515	-1.62%	5.45%
2008	19,353	1,149	17	40.52%	39.61%	2,472	165	15	50.06%		317,940,634	553,783	574	11.48%	17.55%
2009	15,455	1,030	15	-10.88%	24.41%	6,246	416	15	-0.02%		354,398,818	553,544	640	11.52%	31.09%
2010	15,392	1,026	15	0.00%	24.42%	7,081	472	15	0.04%		366,932,583	553,041	663	3.63%	35.85%
2011	15,668	1,044	15	0.00%	24.41%	12,199	813	15	0.01%		408,545,626	552,845	739	11.38%	51.31%
2012	15,724	1,048	15	0.00%	24.42%	12,200	813	15	0.01%		422,942,187	552,731	765	3.55%	56.67%
2013	21,183	1,059	20	33.32%	65.87%	16,324	816	20	33.23%		560,276,112	552,746	1,014	32.47%	107.54%
2014	21,163	1,058	20	0.00%	65.87%	16,370	819	20	-0.01%		887,433,179	552,613	1,606	58.43%	228.80%
2015	21,063	1,053	20	0.00%	65.87%	17,237	862	20	0.00%		1,114,458,781	552,536	2,017	25.60%	312.98%

15  
**CHASE**

Rate Annual %chg Average Value/Acre: 15.24%

(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
3,966	CHASE	98,395,425	7,105,567	6,319,919	139,476,932	72,524,646	0	1,361,061	1,113,914,369	38,726,382	35,173,157	2,396,962	1,515,394,420
cnty.sector.value % of total value:		6.49%	0.47%	0.42%	9.20%	4.79%		0.09%	73.51%	2.56%	2.32%	0.16%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,071	IMPERIAL	9,385,118	1,845,414	621,687	88,487,993	46,804,771	0	0	995,524	0	9,333	0	148,149,840
52.22%	%sector of county sector	9.54%	25.97%	9.84%	63.44%	64.54%			0.09%		0.03%		9.78%
	%sector of municipality	6.33%	1.25%	0.42%	59.73%	31.59%			0.67%		0.01%		100.00%
23	LAMAR	5,842	56,995	3,375	564,083	37,507	0	0	0	0	0	0	667,802
0.58%	%sector of county sector	0.01%	0.80%	0.05%	0.40%	0.05%							0.04%
	%sector of municipality	0.87%	8.53%	0.51%	84.47%	5.02%							100.00%
577	WAUNETA	395,801	796,144	495,718	13,905,311	3,996,359	0	0	162,300	1,935	3,600	0	19,757,168
14.55%	%sector of county sector	0.40%	11.20%	7.84%	9.97%	5.51%			0.01%	0.00%	0.01%		1.30%
	%sector of municipality	2.00%	4.03%	2.51%	70.38%	20.23%			0.82%	0.01%	0.02%		100.00%
2,671	Total Municipalities	9,786,761	2,698,553	1,120,780	102,957,387	50,838,637	0	0	1,157,824	1,935	12,933	0	168,574,810
67.35%	%all municip.sect of cnty	9.95%	37.98%	17.73%	73.82%	70.10%			0.10%	0.00%	0.04%		11.12%

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
15	CHASE

CHART 5

EXHIBIT

15B

Page 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,918</b>	<b>Value : 1,454,093,153</b>	<b>Growth 5,418,208</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	184	1,468,174	5	98,520	17	130,450	206	1,697,144	
<b>02. Res Improve Land</b>	1,199	7,518,232	26	414,417	157	3,068,888	1,382	11,001,537	
<b>03. Res Improvements</b>	1,302	102,248,414	26	4,623,732	197	26,164,538	1,525	133,036,684	
<b>04. Res Total</b>	1,486	111,234,820	31	5,136,669	214	29,363,876	1,731	145,735,365	2,088,116
<b>% of Res Total</b>	85.85	76.33	1.79	3.52	12.36	20.15	35.20	10.02	38.54
<b>05. Com UnImp Land</b>	43	810,532	2	15,664	12	34,217	57	860,413	
<b>06. Com Improve Land</b>	360	4,324,852	4	101,779	21	989,367	385	5,415,998	
<b>07. Com Improvements</b>	379	49,471,214	6	1,023,650	28	19,675,887	413	70,170,751	
<b>08. Com Total</b>	422	54,606,598	8	1,141,093	40	20,699,471	470	76,447,162	2,361,174
<b>% of Com Total</b>	89.79	71.43	1.70	1.49	8.51	27.08	9.56	5.26	43.58
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	1	4,811	1	4,811	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	27	1,155,116	27	1,155,116	
<b>16. Rec Total</b>	0	0	0	0	28	1,159,927	28	1,159,927	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.57	0.08	0.00
<b>Res &amp; Rec Total</b>	1,486	111,234,820	31	5,136,669	242	30,523,803	1,759	146,895,292	2,088,116
<b>% of Res &amp; Rec Total</b>	84.48	75.72	1.76	3.50	13.76	20.78	35.77	10.10	38.54
<b>Com &amp; Ind Total</b>	422	54,606,598	8	1,141,093	40	20,699,471	470	76,447,162	2,361,174
<b>% of Com &amp; Ind Total</b>	89.79	71.43	1.70	1.49	8.51	27.08	9.56	5.26	43.58
<b>17. Taxable Total</b>	1,908	165,841,418	39	6,277,762	282	51,223,274	2,229	223,342,454	4,449,290
<b>% of Taxable Total</b>	85.60	74.25	1.75	2.81	12.65	22.93	45.32	15.36	82.12

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	5	13,713	1,258,613	0	0	0
19. Commercial	1	55,972	2,629,706	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	5	13,713	1,258,613
19. Commercial	0	0	0	1	55,972	2,629,706
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				6	69,685	3,888,319

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	39	1,149,205	39	1,149,205	0
24. Non-Producing	0	0	0	0	32	18,447	32	18,447	0
25. Total	0	0	0	0	71	1,167,652	71	1,167,652	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	245	26	63	334

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	717,262	31	13,725,441	1,996	865,919,463	2,034	880,362,166
28. Ag-Improved Land	3	118,590	18	8,132,733	526	274,207,206	547	282,458,529
29. Ag Improvements	3	58,967	18	3,068,659	563	63,634,726	584	66,762,352
30. Ag Total							2,618	1,229,583,047

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	11	11.00	121,000	
33. HomeSite Improvements	1	0.00	1,935	8	8.00	1,410,805	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	7.60	5,752	
36. FarmSite Improv Land	2	4.44	4,440	17	43.35	57,836	
37. FarmSite Improvements	2	0.00	57,032	16	0.00	1,657,854	
38. FarmSite Total							
39. Road & Ditches	0	4.85	0	0	82.67	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	21	22.00	242,000	21	22.00	242,000	
32. HomeSite Improv Land	316	368.15	4,311,540	327	379.15	4,432,540	
33. HomeSite Improvements	322	328.95	32,653,992	331	336.95	34,066,732	968,918
34. HomeSite Total				<b>352</b>	<b>401.15</b>	<b>38,741,272</b>	
35. FarmSite UnImp Land	79	241.88	284,725	81	249.48	290,477	
36. FarmSite Improv Land	493	2,359.94	2,804,568	512	2,407.73	2,866,844	
37. FarmSite Improvements	529	0.00	30,980,734	547	0.00	32,695,620	0
38. FarmSite Total				<b>628</b>	<b>2,657.21</b>	<b>35,852,941</b>	
39. Road & Ditches	0	5,754.86	0	0	5,842.38	0	
40. Other- Non Ag Use	0	0.15	0	0	0.15	0	
41. Total Section VI				<b>980</b>	<b>8,900.89</b>	<b>74,594,213</b>	<b>968,918</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	41,414.70	21.90%	184,088,383	22.58%	4,445.00
47. 2A1	35,380.36	18.71%	157,265,719	19.29%	4,445.00
48. 2A	13,763.85	7.28%	61,180,321	7.50%	4,445.00
49. 3A1	36,124.34	19.10%	151,361,025	18.56%	4,190.00
50. 3A	17,033.71	9.01%	71,371,270	8.75%	4,190.00
51. 4A1	30,677.75	16.22%	128,539,798	15.76%	4,190.00
52. 4A	14,703.69	7.78%	61,608,489	7.56%	4,190.00
53. Total	189,098.40	100.00%	815,415,005	100.00%	4,312.12
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	54,530.68	53.00%	82,886,625	54.39%	1,520.00
56. 2D1	14,562.94	14.15%	22,135,680	14.53%	1,520.00
57. 2D	7,284.86	7.08%	11,072,984	7.27%	1,520.00
58. 3D1	11,072.18	10.76%	15,501,052	10.17%	1,400.00
59. 3D	5,147.53	5.00%	7,206,542	4.73%	1,400.00
60. 4D1	7,055.85	6.86%	9,313,705	6.11%	1,320.00
61. 4D	3,230.97	3.14%	4,264,879	2.80%	1,320.00
62. Total	102,885.01	100.00%	152,381,467	100.00%	1,481.09
<b>Grass</b>					
63. 1G1	23.53	0.01%	25,412	0.01%	1,079.98
64. 1G	12,447.97	4.81%	13,057,668	6.98%	1,048.98
65. 2G1	5,604.22	2.17%	6,801,183	3.63%	1,213.58
66. 2G	12,011.55	4.64%	9,624,436	5.14%	801.27
67. 3G1	6,587.59	2.55%	5,782,381	3.09%	877.77
68. 3G	8,668.97	3.35%	7,971,342	4.26%	919.53
69. 4G1	49,123.72	18.99%	36,092,894	19.28%	734.73
70. 4G	164,208.75	63.48%	107,799,982	57.60%	656.48
71. Total	258,676.30	100.00%	187,155,298	100.00%	723.51
<b>Irrigated Total</b>					
	189,098.40	34.23%	815,415,005	70.60%	4,312.12
<b>Dry Total</b>					
	102,885.01	18.62%	152,381,467	13.19%	1,481.09
<b>Grass Total</b>					
	258,676.30	46.82%	187,155,298	16.20%	723.51
72. Waste	985.35	0.18%	19,708	0.00%	20.00
73. Other	867.79	0.16%	17,356	0.00%	20.00
74. Exempt	2.13	0.00%	0	0.00%	0.00
75. Market Area Total	552,512.85	100.00%	1,154,988,834	100.00%	2,090.43

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	129.13	547,367	4,528.28	19,530,633	184,440.99	795,337,005	189,098.40	815,415,005
<b>77. Dry Land</b>	126.80	192,303	895.15	1,330,780	101,863.06	150,858,384	102,885.01	152,381,467
<b>78. Grass</b>	143.32	91,725	1,267.84	811,418	257,265.14	186,252,155	258,676.30	187,155,298
<b>79. Waste</b>	0.85	17	18.51	370	965.99	19,321	985.35	19,708
<b>80. Other</b>	0.00	0	19.34	385	848.45	16,971	867.79	17,356
<b>81. Exempt</b>	2.13	0	0.00	0	0.00	0	2.13	0
<b>82. Total</b>	<b>400.10</b>	<b>831,412</b>	<b>6,729.12</b>	<b>21,673,586</b>	<b>545,383.63</b>	<b>1,132,483,836</b>	<b>552,512.85</b>	<b>1,154,988,834</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	189,098.40	34.23%	815,415,005	70.60%	4,312.12
<b>Dry Land</b>	102,885.01	18.62%	152,381,467	13.19%	1,481.09
<b>Grass</b>	258,676.30	46.82%	187,155,298	16.20%	723.51
<b>Waste</b>	985.35	0.18%	19,708	0.00%	20.00
<b>Other</b>	867.79	0.16%	17,356	0.00%	20.00
<b>Exempt</b>	2.13	0.00%	0	0.00%	0.00
<b>Total</b>	<b>552,512.85</b>	<b>100.00%</b>	<b>1,154,988,834</b>	<b>100.00%</b>	<b>2,090.43</b>



Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Champion	15	26,361	63	165,576	68	2,682,746	83	2,874,683	9,355
83.2 Enders	9	31,933	33	137,365	35	1,858,119	44	2,027,417	6,230
83.3 Imperial	90	1,272,314	764	6,405,245	861	84,080,787	951	91,758,346	633,429
83.4 Lamar	20	18,725	24	21,587	24	748,145	44	788,457	42,315
83.5 Rural Res	23	233,781	182	3,447,259	247	31,814,378	270	35,495,418	1,351,127
83.6 Wauneta	50	118,841	316	824,505	317	13,007,625	367	13,950,971	45,660
84 Residential Total	207	1,701,955	1,382	11,001,537	1,552	134,191,800	1,759	146,895,292	2,088,116

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Champion	0	0	9	19,998	9	200,303	9	220,301	0
85.2	Enders	2	1,331	9	10,890	9	520,509	11	532,730	0
85.3	Imperial	31	772,657	289	4,117,861	304	45,100,343	335	49,990,861	1,809,278
85.4	Lamar	1	4,446	2	2,942	2	32,419	3	39,807	0
85.5	Rural Comm	13	49,271	24	1,044,826	34	20,566,308	47	21,660,405	551,896
85.6	Wauneta	10	32,708	52	219,481	55	3,750,869	65	4,003,058	0
86	Commercial Total	57	860,413	385	5,415,998	413	70,170,751	470	76,447,162	2,361,174

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	11,160.44	4.40%	11,667,135	6.41%	1,045.40
89. 2G1	4,755.58	1.88%	5,884,652	3.24%	1,237.42
90. 2G	11,469.43	4.52%	9,038,946	4.97%	788.09
91. 3G1	5,905.68	2.33%	5,086,836	2.80%	861.35
92. 3G	8,094.70	3.19%	7,385,587	4.06%	912.40
93. 4G1	48,225.67	19.01%	35,212,807	19.36%	730.17
94. 4G	164,011.11	64.67%	107,606,294	59.16%	656.09
95. Total	253,622.61	100.00%	181,882,257	100.00%	717.14
<b>CRP</b>					
96. 1C1	23.53	0.47%	25,412	0.48%	1,079.98
97. 1C	1,287.53	25.48%	1,390,533	26.37%	1,080.00
98. 2C1	848.64	16.79%	916,531	17.38%	1,080.00
99. 2C	542.12	10.73%	585,490	11.10%	1,080.00
100. 3C1	681.91	13.49%	695,545	13.19%	1,020.00
101. 3C	574.27	11.36%	585,755	11.11%	1,020.00
102. 4C1	898.05	17.77%	880,087	16.69%	980.00
103. 4C	197.64	3.91%	193,688	3.67%	980.00
104. Total	5,053.69	100.00%	5,273,041	100.00%	1,043.40
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<b>Grass Total</b>					
	253,622.61	98.05%	181,882,257	97.18%	717.14
<b>CRP Total</b>					
	5,053.69	1.95%	5,273,041	2.82%	1,043.40
<b>Timber Total</b>					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	258,676.30	100.00%	187,155,298	100.00%	723.51

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

15 Chase

	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	139,476,932	145,735,365	6,258,433	4.49%	2,088,116	2.99%
02. Recreational	1,361,061	1,159,927	-201,134	-14.78%	0	-14.78%
03. Ag-Homesite Land, Ag-Res Dwelling	38,726,382	38,741,272	14,890	0.04%	968,918	-2.46%
<b>04. Total Residential (sum lines 1-3)</b>	<b>179,564,375</b>	<b>185,636,564</b>	<b>6,072,189</b>	<b>3.38%</b>	<b>3,057,034</b>	<b>1.68%</b>
05. Commercial	72,524,646	76,447,162	3,922,516	5.41%	2,361,174	2.15%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	35,173,157	35,852,941	679,784	1.93%	0	1.93%
08. Minerals	2,396,962	1,167,652	-1,229,310	-51.29	0	-51.29
<b>09. Total Commercial (sum lines 5-8)</b>	<b>110,094,765</b>	<b>113,467,755</b>	<b>3,372,990</b>	<b>3.06%</b>	<b>2,361,174</b>	<b>0.92%</b>
<b>10. Total Non-Agland Real Property</b>	<b>289,659,140</b>	<b>299,104,319</b>	<b>9,445,179</b>	<b>3.26%</b>	<b>5,418,208</b>	<b>1.39%</b>
11. Irrigated	834,531,384	815,415,005	-19,116,379	-2.29%		
12. Dryland	148,956,123	152,381,467	3,425,344	2.30%		
13. Grassland	130,388,562	187,155,298	56,766,736	43.54%		
14. Wasteland	21,063	19,708	-1,355	-6.43%		
15. Other Agland	17,237	17,356	119	0.69%		
<b>16. Total Agricultural Land</b>	<b>1,113,914,369</b>	<b>1,154,988,834</b>	<b>41,074,465</b>	<b>3.69%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>1,403,573,509</b>	<b>1,454,093,153</b>	<b>50,519,644</b>	<b>3.60%</b>	<b>5,418,208</b>	<b>3.21%</b>

## 2016 Assessment Survey for Chase County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1 clerk
<b>4.</b>	<b>Other part-time employees:</b>
	1 lister
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$ 163,580
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$ 5,000 (plus \$15,000 in general fund)
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Not applicable.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$ 23,500
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$ 3,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$ 132,080
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	Approximately \$ 6,000

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	TerraScan T1 owned by Thomson Reuters
2.	<b>CAMA software:</b>
	TerraScan T1 owned by Thomson Reuters
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor's Office
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes - chase.assessor.gisworkshop.com
7.	<b>Who maintains the GIS software and maps?</b>
	Assessor's Office
8.	<b>Personal Property software:</b>
	TerraScan owned by Thomson Reuters

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Imperial and Wauneta
4.	<b>When was zoning implemented?</b>
	2000

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Pritchard & Abbott is contracted for producing mineral valuations and Stanard Appraisal Service is hired as needed.
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>
	TerraScan owned by Thomson Reuters

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Stanard Appraisal Service is hired for the commercial appraisal work.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Certified credentials.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes with input from the assessor for the commercial properties.

## 2016 Residential Assessment Survey for Chase County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Chase County Assessor's Office												
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><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>Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Wauneta (population 577) is located along highway 6 eighteen miles east of Imperial. It is a small community with a satellite medical facility, one bank, one store and a senior center.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Enders (unincorporated) is a small village eight miles southeast of Imperial and abuts Enders Reservoir. Few residents live here but in the summer months the Lake visitors influence the economics of this tiny village.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>The rural residential is heavily influenced by those seeking the amenities of country living.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.	02	Wauneta (population 577) is located along highway 6 eighteen miles east of Imperial. It is a small community with a satellite medical facility, one bank, one store and a senior center.	04	Enders (unincorporated) is a small village eight miles southeast of Imperial and abuts Enders Reservoir. Few residents live here but in the summer months the Lake visitors influence the economics of this tiny village.	06	The rural residential is heavily influenced by those seeking the amenities of country living.	AG	Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
01	Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.												
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04	Enders (unincorporated) is a small village eight miles southeast of Imperial and abuts Enders Reservoir. Few residents live here but in the summer months the Lake visitors influence the economics of this tiny village.												
06	The rural residential is heavily influenced by those seeking the amenities of country living.												
AG	Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	Primarily the cost approach and incorporating the sales in the development of the depreciation models.												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>												
	Depreciation models are built from market data.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>												
	Yes												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	From the market a per square foot method has been developed.												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	No methodology has been implemented for land under development.												



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	2012	2012	2013	2013
02	2014	2014	2014	2015
04	2014	2014	2014	2015
06	2014	2014	2014	2014
AG	2015	2014	2014	2014-2015

## 2016 Commercial Assessment Survey for Chase County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	Assessor staff and Stanard Appraisal Service.			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Imperial is the county seat and serves as the main community for retail, restaurants, grocery stores, medical services, banking, fuel, and grain elevators.		
	02	Wauneta is the second largest community in the county but offers fewer services.		
	06	The rural market comprises the remainder of the county.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	Cost approach, sales comparison, and income approach when data is available.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	Stanard Appraisal Service consults and assists in valuing unique commercial properties.			
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>			
	Sales will be reviewed and models built. The sales will be charted for a cost range per square foot based on occupancy code, quality, condition and age. Plus or minus adjustments will be applied when appropriate to arrive at estimated final values per square foot.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	No			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	A square foot cost was derived from the market, and a per acre value from the market is applied to large parcels.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2013	2012	2013
	02	2013	2012	2013
	06	2013	2012	2013
				<u>Date of Last Inspection</u>
				2012
				2012
				2012

## 2016 Agricultural Assessment Survey for Chase County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	Assessor and staff.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Unique characteristics cannot be identified that would warrant more than one market area within Chase County.</td> <td style="text-align: center;">yearly</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.	yearly	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.	yearly						
	Each year will review parcels for certified irrigated acres, FSA maps, and trying to identifying all CRP and CREP acres.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Not applicable.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Property will be identified by its actual use.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>							
	Yes - they are the same value.							
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	Not applicable.							

**CHASE COUNTY ASSESSOR  
921 BROADWAY P O BOX 1299  
IMPERIAL, NE 69033  
308-882-5207**

Dorothy Bartels, Assessor

Terrie State, Deputy

June 15, 2015

**PLAN OF ASSESSMENT FOR CHASE COUNTY  
ASSESSMENT YEARS 2016, 2017, AND 2018**

RE: CHASE COUNTY THREE-YEAR PLAN

**INTRODUCTION**

PURSUANT TO NEBR. LAWS 2005, LB 263, SECTION 9. The former provisions relating to the Assessor's 5-year plan of assessment in Neb. Rev. Stat. 77-1311(8) were repealed and the new language of LB 263 Section 9 instituted a 3-year plan of assessment. LB 263 passed with an emergency clause and was signed by the governor on March 9, 2005 and therefore, these changes are effective immediately.

The County Assessor shall prepare a plan of Assessment each year, shall describe the assessment actions planned for the next assessment year and two years thereafter. A copy of the plan will be submitted to the Department of Property Assessment and Taxation on or before October 31 each year. The plan shall be presented to the county board of equalization on or before July 31. If amendments are made to this plan they must be sent to the Department on or before October 31.

Chase County's office has the Assessor, a deputy Assessor, and one full time clerk. Most all of the Appraisal work is done by this Staff. Educational requirements set out in Regulation 71 require continuing education for certificate holders approved by the Property Tax Administrator for re-certification. Our budget has adequate funding for the certificate holders in our office to maintain these requirements and be certified.

**GENERAL DESCRIPTION OF REAL PROPERTY FOR CHASE COUNTY**

Chase County for the year 2015 has 4881 Real Property Records, a Total Value of \$1,405,348,457 and Total Growth of \$3,492,864 as of March 19, 2015.

Parcels	% of total Parcels	% of Taxable Value Base
Residential 1722	35.28	9.94
Commercial 466	9.55	5.15
Recreational 28	.57	.10
Agricultural 2600	53.27	84.56
Mineral 65	1.33	.25

Chase County for the year 2015 has a total of 552,535.87 acres. A total value of \$1,114,458,781.

Acres	% of total Ag Acres	% of total Ag Value Base
Irrigation 195,161.05	35.32	74.92
Dry 107,426.32	19.44	13.39
Grassland 248,033.65	44.89	11.68
Waste 1,052.98	.19	.01
Other 861.87	.16	

Exempt Records for 2015 is 333

Personal Property Schedules filed for Commercial is 277 and for Ag is 375 for a total of 652 schedules for 2015

Homestead Exemptions for the year 2014 totaled 148 parcels.

### **PROCEDURES MANUAL**

Chase County has updated the Office Procedure Manual. This manual outlines Office and Assessment procedures such as: Mail, Appraisal Cards, Soil Codes, and Values per Acre, Minerals, Photo copies, Faxes, Searching Fees, and Misc. issues in our office. Assessment procedures will include but not limited to:

- Assessment of Real Property and Personal Property Jan.1, 12:01 is to list and value. 77-1301 & 77-1201
- Permissive Exemption Recommendations. 77-202.01
- Assessor issues notice of approval or denial of applicants of Beginning Farmer Exemption (Form 1027) 77-5209.02
- Assessor notifies Gov't subdivisions of intent to tax property not used for public purpose & not paying an in Lieu of Tax. 77-202.12
- Assessor certifies to the PTA whether agricultural land has influences outside the typical market Reg. 17-003.03
- Inspect and review a portion of the real property parcels in the county such that all real property parcels in the county are inspected and reviewed no less than every 6 years. 77-1311.03
- Mail Homestead Exemption on or before February 1st with all the statutory requirements 77-3513, 77-3514
- Assessor completes assessment of real property 77-1301
- Abstract of Real Property to PA&T. 77-1514
- Certify Completion of Real Property Roll and Publish in Newspaper. 77-1315
- Send Notice of Valuation Change to owners of record as of May 20, if that property has increased or decreased in value: with final date for filing a valuation protest with the County Board of Equalization - 77-1315
- Recertifies Abstract to PA&T from TERC action. 77-5029

- Assessor mails assessment /sales ratio statistics (as determined by TERC) to media and posts in Assessor's office 77-1315
- Prepare Plan of Assessment for next 3 assessment years, files with Board of Equalization by July 31 and sent to Dept. of Rev. with all amendments by Oct.31.77-1311.02
- Accept Application & Waiver for late permissive exemptions 77-202.01
- County Board of Equalization & Protest Hearings. 77-1502
- CBE equalizes overvalued, undervalued, and omitted real property 77-1504
- Assessor approves or denies Special Value Application and notifies applicant on or before July 22. 77-1345.01
- Homestead Applications to TC. 77-3517
- Send Homestead Exemption rejection letters 77-3516
- Apply Penalty's applicable to Personal Property Schedules not filed by May 1st of 10% and if not filed by July 1st a 25% -77-1233.04
- Reject Homestead exemption claimants based on Owner/Occupancy through August 15. 77-3502
- Make a review of the ownership and use of all cemetery real property and reports such to the County Board. 77-202.10
- Certifies School District Taxable Report to PTA. 79-1016
- Certifies Taxable Valuations and growth value, if applicable, to political subdivisions, CRA, and county treasurer. 13-509 &13-518 & 18-2148
- Present annual inventory list to County Board. 23-347
- Average Residential value for Homestead Exemptions & Send to Department of Revenue. 77-3506.02
- Deliver the Tax List to Treasurer for Real and Personal Property along with a signed warrant for collection of taxes.77-1616
- Certificate of Taxes Levied Report to the Property Tax Commissioner. 77-1613.01
- Certified Homestead Tax Loss to Tax Commissioner. 77-3523

#### Qualifications and duties of the Chase County Assessor

##### Job Descriptions and qualifications of Office Staff

521 Procedures and Sales verifications

Valuations and Definitions

Accelerations

Soil Conversion Table

CBE procedures for hearings 77-1502

Mineral Interests

County Policies to follow City Ordinances

##### "Steps in a Revaluation" found in the text, Mass Appraisal of Real Property

This office will value property using Appraisal Techniques according to Nebraska Statues 77-112, 77-1301.01, and all other rules and regulations set forth from Property Assessment and Taxation. Marshall and Swift programs and manuals are used in our office. The Standards on Ratio Studies approved July 1999 by IAAO is also used for appraisal purposes. All the Reports are generated on the administrative software.

Homestead Exemptions: Chase County accepts form 458 for filing between the dates set forth by the Nebraska Department of Revenue. 77-3510 through 77-3528

Personal Property: Chase County accepts filings from January 1 to on or before May 1 of each year. Penalties are applied if applicable.

## **REAL PROPERTY**

Property review by Classification in Chase County is done by the Assessor's office.

**RESIDENTIAL:** New cost tables, Marshall & Swift June, 2014, are the current cost tables for Residential. As the residential properties are inspected, measured, and reviewed in each location, value will be implemented as of January 1, of the following year. New depreciation factor will be applied per study from the market in each location. The list of 'Steps in a Revaluation' drawn from the textbook, "Mass Appraisal of Real Property" by the International Association of Assessing Officers, 1999, Chapter 2, in particular, will be utilized whether this project is completed by the Assessor's Office or a contracted Appraisal service. We will study market sales of the vacant land to remain equalized for 2016, 2017 and 2018. We completed our update for Rural Houses in 2015 with the new June 2014 cost tables. Assessor's office Staff will begin the appraisal process of inspection, photos, sketches, data, and new depreciation analysis for 2016 Abstract. Small villages and cabins updated to the June 2014 costing with new information, photos, sketches, data, and Depreciation analysis by Abstract 2016. Imperial will be monitored by Statistics to remain in the measurement guidelines. We will continue to monitor our sales and our statistics to stay in compliance in all of our locations. In 2016 Staff will begin reappraisal process in Imperial. Inspections, update photos, sketches, and data. A new depreciation study from the market will be developed and implemented by January 1, 2017. Wauneta will be monitored with the sales to stay in compliance and planned to reappraise in 2017 for January 1, 2018 assessment. We will continue to update pictures on files and pickup new construction and additions annually and add to the valuation for the following assessment year. It is confirmed by the Property Assessment and Taxation, that the inspection and review process for the six year cycle is being completed.

**COMMERCIAL:** All the data information, photos, sketches and depreciation analysis was completed and all electronic Record Card were updated. Stanard Appraisal completed all the pickup and we will maintain and study the market and Statistical Measures each year to stay in compliance. Our cost table for Commercial is June 2012. All pick-ups of new improvements and additions will continue thru 2016, and 2017. Study of the sales will be monitored to stay in compliance with the Statistical Measurements as part of the Equalization process. We will be making plans for a new reappraisal in 2017 to be implemented by Abstract of 2018. We will update our cost table to June 2016 before this appraisal process. This reappraisal will include review of all

data, photos, sketches, and depreciation analysis of market sale and all electronic records updated. The unimproved land is being studied each year to keep our lot values updated. Inspection and review process for the six year cycle will be completed by 2018.

**UNIMPROVED AGLAND:** The Assessor's Staff has kept all Agland maps current with changes and surveys. We are using 2008 soil conversions, from old symbols to new numeric symbols. We use many resources available to keep the land use current. We physically inspect periodically for sales inspections, pivots, and other concerns in the office. Soil types and LVG's are captured in the TerraScan Computer System. Hard Copies of the Land sheets are placed in each parcel and updated each year. Agland subclasses of irrigation, dry, and grass are studied for level of value and quality of assessment each year. By 2016 Chase County CREP and CRP will be classified and identified to further enhance the market study of these land classifications.

All Agricultural land parcels will be reviewed by January 1, 2017 via the latest GIS imagery, NRD maps, taxpayer maps, and office Staff field review. The unimproved Agland sales qualified by PA&T are monitored for statistical information to set agricultural land values each year. GIS Workshop has had our records on the Website since October 2007, updated nightly. We have completed the process of applying our parcel ID numbers, surveys, land use layer, registered wells, E911 layer, railroad layer, and the soil layer on our GIS. New oblique aerial photos were flown in spring of 2012. Our present software is Arc GIS Version 10.2.2 installed October 31, 2014. Chase County has completed the land use acres in conjunction with the certified allocation Natural Resource District Acres. Our GIS has been an extreme asset in this process. We will continue to monitor very closely the water issues in Chase County with the assistance of the NRD. We will continue to monitor and value accordingly with the Market in the next three years. We conduct a sales verification process to ensure each sale is an arm's length transaction. The values created by the Assessor have created equalization within and across County lines.

**IMPROVEMENTS:** The rural area improvements reappraisal was completed in 2015, including inspection, measurement, sketches, and photos and new electronic property cards were completed. GIS Workshop new oblique photos will be added to our GIS system. We will compare our oblique photos to discover new improvements. All new construction discovered with photos or building permits such as machine sheds, bins, etc. are picked-up annually and valued each year for the next assessment year.

Legislative changes effecting classification of Real Property is implemented and the assessment of Real Property is completed by March 19,(77-1301) each year. Real Property Abstract is filed with Property Assessment and Taxation in a timely manner. (77-1514)



## **RESPONSIBILITIES OF ASSESSMENT**

### Record Maintenance

Chase County Record Cards contain information as set forth in Regulation 10-004.01 including legal description, current owner and address, previous owner, situs address, sketch, photo, book and page of last deed of record, sale date, property type, geo code, map reference data, parcel D, property classification code, (10-004.02) taxing district, land value and size, building characteristics and annual value postings. Electronic Record Cards are being used now from our Administrative System. The Assessor's Staff keeps the Record Cards current.

### Mapping

Chase County Cadastral Maps are dated 1966 and are kept current by the Assessor's Staff for the taxpayer's convenience. The Geographic Information System is currently being used for all of the mapping purposes. Maps can be created for many uses. The Assessor's office Staff maintains, updates, and continues to keep very current and accurate Records.

### Software

On August 22, 2001, Chase County converted to TerraScan Administrative System. The Marshall and Swift cost tables are used in Chase County.

### Computerized

Chase County has all the equipment to use our TerraScan System. Our PCs are updated every 4 to 5 years. We have a Konica Minolta bizhub with the capability to copy, print, fax, and scan. This printer is networked to all of our PC's. The Fax Machine in our office is a Brothers brand. We take all of our photos for our record cards with a digital camera. Our budget allows us to update our equipment as needed to keep our records current and up-to-date.

### Depreciation

Our sales analysis is done in the location of residential and commercial to determine the depreciation. Our vacant land in each subdivision is studied and analyzed in residential and commercial to determine lot or land values. Our agland has special value of 75% of actual market value as per legislation. All the sales are studied and the land classifications are studied to determine the market value. Irrigation, dry and grass are studied individually using 80% majority land use.

## Pick-up

Defined in Reg. 50-001.06 the Assessor does Chase county Residential and Ag Outbuildings pick-up work. Commercial pick-p is contracted by Stanard Appraisal. Commercial and Ag Outbuilding improvements are reported by Rural Zoning Administrator, City building inspectors, personal knowledge, and third party or self-reporting. In our local newspapers we publish, 77-1318.01. Our pick-up work is completed by December 31 each year for the following year assessment.

## Sales Review

Timely filing of the 521's – Reg.12-003, Auth. Directive 12-7, Assessor shall forward the completed "original" Real Estate Transfer Statement, Form 521, for all deeds recorded, on or before the 15th of the second month following the month the deed was recorded to: Nebraska Department of Revenue, P.O. Box 94818, Lincoln, NE 68509-04818. Assessor shall process the sales file electronically. The Assessor and Staff verify Chase County sales. Verification forms from the Assessor's Office are sent to the buyer of each sale. If no information is returned, or the information is questionable, the Assessor contacts personally or via telephone, the seller, buyer, broker, or any other party knowledgeable of the sale. The use of this information is to confirm an "arm's length transaction" and qualification or non-qualification of the sale. Other resources used for verification are personal knowledge of sale property and publicized information from broker. Corrections to the sale property data, if necessary, are made at the proper time.

## Staff

Chase County has an Assessor, Deputy Assessor and one Clerk. Responsibilities are shared to achieve our work satisfactorily for all deadlines and reports. The Assessor and the Deputy Assessor attend IAAO classes, workshops, and mandatory educational classes to keep their Certifications current and up-to-date. The Clerk attends educational classes to assist her in her office duties. Assessor and Staff prepare and file all reports required by law/regulation in a timely manner.

## CONCLUSION

Chase County will continue in the next three years to implement the latest technology, maintains assessment records, and follow Assessment Procedures as set forth by The Department of Revenue, Property Assessment and Taxation Division, and the Tax Equalization and Review Commission. The Commissioners, the Board of Equalization, for Chase County continues to support the Assessor's Office to maintain the resources needed for the future achievement of the assessment actions planned.

Respectfully submitted,



Dorothy Bartels  
Chase County Assessor

CC: Board of Equalization  
Department of Revenue