



**2016 REPORTS & OPINIONS**

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**GARDEN 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 Garden 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 Garden 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: Janet Shaul, Garden County Assessor

# Table of Contents

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## **2016 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

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

### ***County Reports:***

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

## Introduction

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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.

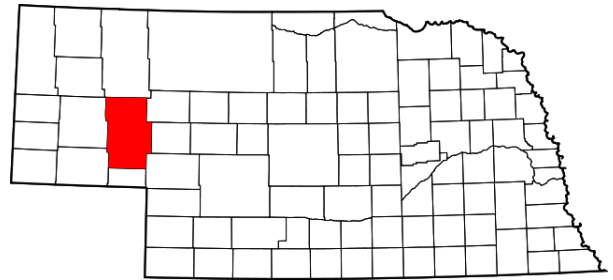
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

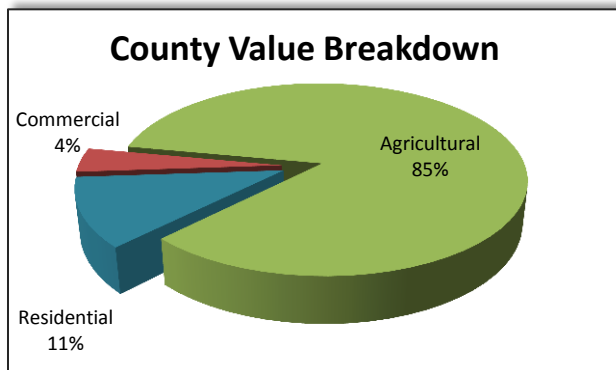
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 1,704 square miles, Garden had 1,911 residents, per the Census Bureau Quick Facts for 2014, an 8% population decline from the 2010 US Census. In a review of the past fifty years, Garden has seen a steady drop in population of 45% (Nebraska Department of Economic Development). Reports indicated that 79% of county residents were homeowners and 79% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Garden convene in and around Oshkosh, the county seat. Per the latest information available from the U.S. Census Bureau, there were fifty-three employer establishments in Garden. County-wide employment was at 1,155 people, a 5% loss relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Garden that has fortified the local rural area economies. Garden is included in the North Platte Natural Resources District (NRD). Grass land makes up a majority of the land in the county followed by dry and some irrigation.

Garden County Quick Facts	
Founded	1909
Namesake	“Garden Spot of the West”
Region	Panhandle
County Seat	Oshkosh
Other Communities	Lewellen Lisco
Most Populated	Oshkosh (820) -8% from 2010 US Census

Crescent Lake National Wildlife Refuge (protected in 1931), covers approximately 45,800 acres of the county, it is the largest protected continuous sand-dunes in the United States.

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

## 2016 Residential Correlation for Garden County

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### *Assessment Actions*

In the fall of 2015, all Oshkosh residential properties were physically reviewed with exterior inspections and discussions with home owners/occupants if possible. Questionnaires were mailed to each homeowner (for each house) in Oshkosh. Questions included requests for information regarding the last update of kitchens and bathrooms, when roofs were last replaced, basement finish information, floor covers, type of heat/ac, any other changes to the house or outbuildings, etc. For 2016, all Oshkosh residential records were updated accordingly. The quality of houses in Oshkosh was reviewed per information from Division training to ensure equalization. This completed the Oshkosh portion of the Six Year Review.

This year several steps were taken to ensure equality in each area deemed a potential problem:

- 1) The Huwaldt Subdivision of Oshkosh was reviewed to ensure equalization of the better homes.
- 2) All houses in the county that had entrances below grade were reviewed and repriced. The entrances below grade were left only if the entrance/exit itself was below grade.
- 3) All bi-level and split-level houses were reviewed and repriced if necessary to ensure equalization.
- 4) All tool sheds that had flat values were repriced, with appropriate depreciation added, to be consistent with other out buildings.
- 5) Detached garages were reviewed to check for equalization.
- 6) A report of all equipment storage buildings was run, and appropriate adjustments were made to ensure all were priced equally based on age, size, finish, etc.

All changes listed on building and zoning permits, along with other sources, were inspected and priced. Approximately 190 residential pickup items were reviewed and updated.

Sales and statistical information for the appropriate two-year sales period were reviewed. Questionnaires from buyers and other information were reviewed and the sales information updated. There are a total of 52 qualified residential sales; 12 in Lewellen, 3 in Lisco, 30 in Oshkosh and 7 rural residential properties. Performing the above mentioned projects brought statistics in all four market areas, with the exception of Lisco, to appropriate ranges. Because there were only 5 residential sales in Lisco, most of which are very low dollar, it was not possible to get true statistical measures.

### *Description of Analysis*

There are four valuation groupings utilized in the valuation of the residential parcels. Valuation Group 01, Oshkosh, is the county seat and primary provider of goods and services for Garden County.



## 2016 Residential Correlation for Garden County

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Valuation Grouping	Description
01	Oshkosh
02	Lewellen
03	Lisco
04	Rural

The residential statistical profile for Garden County encompasses 52 sales. Valuation Grouping 01 (Oshkosh) has 32 of these sales or 62% of the sample. The remaining sales are stratified over three valuation groupings causing these samples to be small and unreliable.

The indicated trend for the residential market appears to be on the increase. An approximate 3% increase for the county as a whole is observed by examining the ‘Study Yrs’ statistics in the profile. The same will be observed when reviewing only the substrata Oshkosh.

Study Yrs						
10/01/2013 To 09/30/2014	27	97.54	97.91	92.21	08.27	106.18
10/01/2014 To 09/30/2015	25	94.55	97.09	91.87	14.18	105.68

The 2016 County Abstract of Assessment compared to the 2015 Certificate of Taxes Levied (CTL) notes a difference in value of 1.93% excluding growth and is reflective of the assessment actions taken for 2016.

### *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 Assessor for further action.

As part of the annual review the Real Estate Transfers were reviewed to determine if they were being filed in a timely manner and that the information was exact. The county does have a process in place for monthly submissions and the data was found to be correct.

An inspection of the values reported on the Assessed Value Update to the property record cards found one minimal error that did not affect measurement. The percentage of changes to the sold and unsold properties were similar indicating no preference in the treatment of the sold properties.

A review of Garden County’s qualification and verification of the qualified versus non-qualified sales revealed that the County uses all available sales and there is not a bias in the treatment of

## 2016 Residential Correlation for Garden County

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the sold parcels. A thorough documentation process is in place with the use of questionnaires and/or interviews with parties involved in the transaction. All arm's-length sales are being made available for measurement purposes. A review of the utilization of sales reveals they have remained consistent over the past five years.

Garden County is on task with the six-year physical inspections and reviews. The home-site and farm-site values carry the same value as the rural residential parcels. The agricultural homes and outbuildings are valued the same as all other residential properties. Lot studies for the residential properties will be done at the time of a reappraisal. A sales comparison will be done to derive a square foot method, or a per acre value for larger parcels.

Valuation groupings have been identified based on economic factors that affect the value of the properties within that geographic area.

### *Equalization and Quality of Assessment*

Valuation Grouping 01 (Oshkosh) is the only grouping with sufficient sales to measure the residential class; it will be considered as the best indicator of the level of value.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	32	97.69	96.71	95.06	07.48	101.74
02	9	92.72	100.53	91.60	15.61	109.75
03	3	112.37	111.26	108.21	05.01	102.82
04	8	95.96	92.19	85.36	17.98	108.00
<u>ALL</u>						
10/01/2013 To 09/30/2015	52	97.40	97.52	92.04	10.99	105.95

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.

### *Level of Value*

Based on the analysis of all available information, the level of value of the residential class of real property in Garden County is 97%.

## 2016 Commercial Correlation for Garden County

### Assessment Actions

The county's commercial sales and statistical information were reviewed. There are 7 qualified sales in the three-year sales period, which consisted of a variety of occupancy codes and low dollars sales. The median is within the acceptable range at 96.59, but the COD and PRD are out. This is unavoidable considering the low number of qualified sales and the variety of occupancy codes.

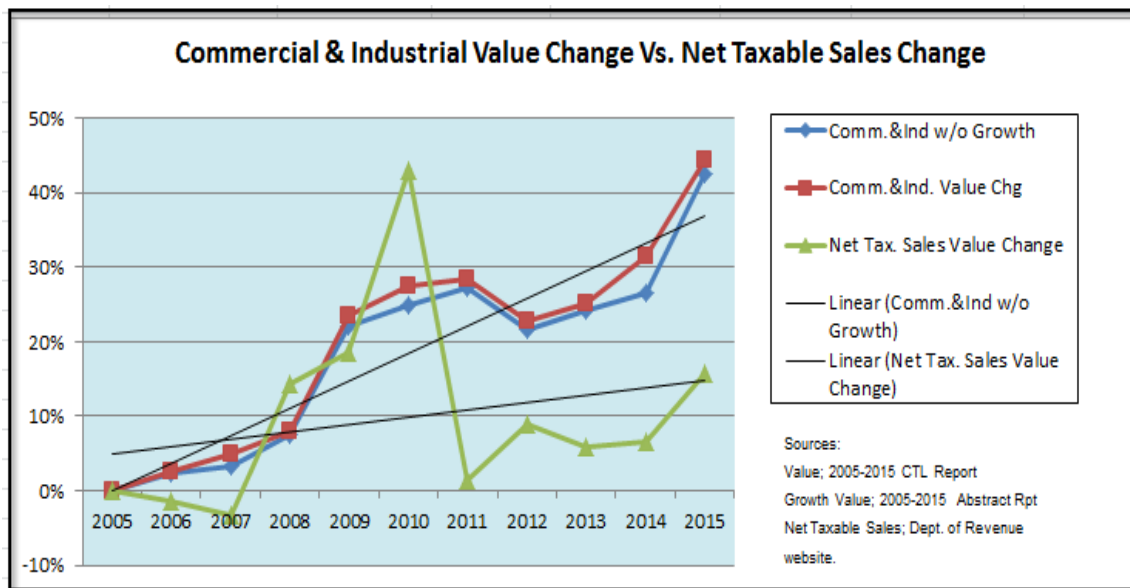
### Description of Analysis

There are four valuation groupings utilized in the valuation of the commercial class. One is in Oshkosh, the county seat, five others have occurred in Lewellen and one in the rural area.

Valuation Grouping	Description
01	Oshkosh
02	Lewellen
03	Lisco
04	Rural

With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. Of the three measures of central tendency, only the median is within an acceptable range. A wide dispersion is also evidenced within the statistical profile which is an indication of an erratic market.

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 Garden County**

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The Net Taxable Sales have an Average Annual Rate of 2.39% net increase over the last eleven years. The Annual Percent Change in Assessed Value has an average annual percent change excluding growth for the same time period of 2.51%, less than half a point difference.

While there is not a direct link between the two, the indication is that the net taxable sales and the market are moving in the same direction. The trend seems to indicate, by the annual percent changes, that the commercial activity and the commercial values are modestly moving upward, despite the sharp incline and falling-off from 2007 to 2011 in the Net Taxable Sales.

The 2016 County Abstract of Assessment for Real Property, Form 45 compared with the 2015 Certificate of Taxes Levied (CTL) shows a 3.25% change in value excluding growth. This change in valuation was due to the revaluation of a large feedlot which also had considerable growth as the result of expansion and the addition of improvements. The total increase in commercial value amounted to 1,808,579, the growth value was 1,548,785.

A review of the occupancy codes, either individually or compressed into small groupings of similar use, was not meaningful with such a small sample. Garden County does not have a stable or viable commercial market.

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

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

Part of the review is to consider the timeliness and accuracy of the submission of the Real Estate Transfer Statements. This review found that the county has developed a routine plan of submission and the information is accurate.

The values as reported on the Assessed Value Update were also examined against the property record cards and found to be correct. There appears to be no preference in the treatment of the sold properties.

The process for the qualification and verification of sales was also looked at. Sold and unsold transactions were reviewed and there is no apparent bias in the qualification determination of the sold parcels. 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.

## 2016 Commercial Correlation for Garden County

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Most physical inspections and reviews are done in-house. If needed, a reappraisal firm will be consulted for a review of depreciation models and lot studies and to assist in data gathering of more complex properties.

### *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>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	1	71.82	71.82	71.82		100.00
02	5	96.59	93.07	93.79	07.03	99.23
04	1	292.11	292.11	292.11		100.00
<hr/>						
ALL						
10/01/2012 To 09/30/2015	7	96.59	118.47	125.52	37.60	94.38

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 using accepted mass appraisal techniques.

### *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 Garden County

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## *Assessment Actions*

The 2016 Garden County agricultural land values were determined by using the compilation and statistics received from the Division of 32 in-county agricultural sales deemed qualified in the required three-year sales period, the number of acres in each classification of land that sold and the median market value of each classification (at approximately 75%). Twenty comparable sales from adjoining counties were included to set the values. Because the sales do not indicate any specific market areas none have been established.

Preliminary statistics on the arm's-length transactions of agricultural land in Garden County showed the grass, dryland and irrigated land values to be lower than the acceptable level of value for agricultural land. Therefore, using the statistics from Garden County sales and surrounding counties the value of irrigated land was increased 8% per land classification group; dryland values increased by 17% and grass values by 20%. All rural homesites were increased from \$9,000 to \$13,000 for the first homesite acre.

Approximately 207 agricultural pickup items were completed. This included new pivots or other use changes discovered from aerial imagery, new pivots being reported on personal property, and other methods of discovery. All qualified agricultural sales were plotted on a geocode map of Garden County to check for a need for market areas. None were indicated.

## *Description of Analysis*

Garden County is on the western edge of the Nebraska Sand Hills and is largely comprised of the sand hill soils. The North Platte River flows across the southern part of the county and it is in this area the Loamy soils will be found that are better suited for crop production. Garden County is part of the North Platte Natural Resource District (NRD).

A review of the agricultural sales over the three year study period seemed to indicate a representative sample. However, when examining the irrigated, dry and grass substratum the samples were small and a reasonable degree of certainty could not be placed on the substratum for measurement purposes. Comparable sales with similar soils and physical characteristics were sought from the surrounding counties of Grant, Arthur, Keith – Market Area's 1 and 2, Deuel, Cheyenne – Market Area 3, Morrill – Market Area's 2, 3 and 4, Box Butte – Market Area 1 and Sheridan. The substratum was expanded and the statistical sampling of 52 sales was considered, as much as possible, proportionately distributed and representative of the land uses that exist within the county.

The assessment actions for Garden County parallel the general economic indicators. The county assessor has analyzed all available information and has equalized values within the county as well as across county lines.

# 2016 Agricultural Correlation for Garden County

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## *Assessment Practice Review*

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

The Real Estate Transfer Statements as submitted by Garden County were reviewed and found to be both filed timely and accurately.

A review of the determination of qualified versus non-qualified sales supported the counties use of all available sales. The verification process is thorough; questionnaires are used as well as conversations with third parties involved in the transaction. Documentation is available upon request and has been produced at times when discussing various sales. Sales utilization has remained constant over the past five years.

Most 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 the most current aerial imagery and maps provided by taxpayers and the North Plate NRD.

The county assessor determines whether a parcel is rural residential, recreational or agricultural based on its current primary use. There are very few sales along the North Platte River to analyze; if a parcel does sell it will generally be used in a recreational manner such as for goose hunting. Special value has been established along the river since it is predominantly used for agricultural purposes. Questionnaires have been sent out to all landowners along the river. Most all have filed a Form 456 (Special Value Application). Currently a blind and one site acre will be valued at 100% of market and the remainder as agricultural. All applications have been approved with the exception of two and these are considered recreational.

## *Equalization*

The analysis supports that the county has achieved equalization; comparison of Garden 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.

## 2016 Agricultural Correlation for Garden County

<u>95%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	4	87.71	84.79	87.17	31.88	97.27
1	4	87.71	84.79	87.17	31.88	97.27
<u>Dry</u>						
County	18	69.66	78.59	71.10	27.20	110.53
1	18	69.66	78.59	71.10	27.20	110.53
<u>Grass</u>						
County	18	71.47	75.53	68.44	21.97	110.36
1	18	71.47	75.53	68.44	21.97	110.36
<u>ALL</u>						
10/01/2012 To 09/30/2015	52	69.66	78.09	70.24	27.82	111.18

The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal techniques. The calculated statistics demonstrate an acceptable overall level of value. Because Garden County is almost purely grass land the 95% MLU median for substrata grass will be considered as the best indicator of the level of value for the county.

### *Level of Value*

Based on an analysis of all available information, the level of value of the agricultural class in Garden County is 71%.



## 2016 Opinions of the Property Tax Administrator for Garden 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>97</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>71</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 Garden County

### Residential Real Property - Current

Number of Sales	52	Median	97.40
Total Sales Price	\$3,143,325	Mean	97.52
Total Adj. Sales Price	\$3,133,825	Wgt. Mean	92.04
Total Assessed Value	\$2,884,429	Average Assessed Value of the Base	\$42,745
Avg. Adj. Sales Price	\$60,266	Avg. Assessed Value	\$55,470

### Confidence Interval - Current

95% Median C.I	92.68 to 100.73
95% Wgt. Mean C.I	86.21 to 97.88
95% Mean C.I	93.02 to 102.02
% of Value of the Class of all Real Property Value in the	7.22
% of Records Sold in the Study Period	5.26
% of Value Sold in the Study Period	6.83

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	53	97	97.27
2014	54	97	96.97
2013	53	94	94.41
2012	39	98	97.56

## 2016 Commission Summary for Garden County

### Commercial Real Property - Current

Number of Sales	7	Median	96.59
Total Sales Price	\$99,000	Mean	118.47
Total Adj. Sales Price	\$99,000	Wgt. Mean	125.52
Total Assessed Value	\$124,265	Average Assessed Value of the Base	\$57,352
Avg. Adj. Sales Price	\$14,143	Avg. Assessed Value	\$17,752

### Confidence Interval - Current

95% Median C.I	71.82 to 292.11
95% Wgt. Mean C.I	37.06 to 213.98
95% Mean C.I	46.90 to 190.04
% of Value of the Class of all Real Property Value in the County	1.68
% of Records Sold in the Study Period	4.09
% of Value Sold in the Study Period	1.27

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	10	100	97.23
2014	7	100	94.08
2013	9		98.74
2012	11		99.80

**35 Garden  
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 : 52  
 Total Sales Price : 3,143,325  
 Total Adj. Sales Price : 3,133,825  
 Total Assessed Value : 2,884,429  
 Avg. Adj. Sales Price : 60,266  
 Avg. Assessed Value : 55,470

MEDIAN : 97  
 WGT. MEAN : 92  
 MEAN : 98  
 COD : 10.99  
 PRD : 105.95

COV : 16.97  
 STD : 16.55  
 Avg. Abs. Dev : 10.70  
 MAX Sales Ratio : 167.67  
 MIN Sales Ratio : 48.44

95% Median C.I. : 92.68 to 100.73  
 95% Wgt. Mean C.I. : 86.21 to 97.88  
 95% Mean C.I. : 93.02 to 102.02

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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>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	10	98.25	96.48	93.26	06.52	103.45	75.22	108.85	91.60 to 102.70	52,900	49,337
01-JAN-14 To 31-MAR-14	4	98.26	103.74	105.97	08.00	97.90	93.70	124.72	N/A	39,125	41,463
01-APR-14 To 30-JUN-14	5	92.72	94.94	95.62	06.00	99.29	84.41	107.57	N/A	51,800	49,529
01-JUL-14 To 30-SEP-14	8	101.18	98.64	86.50	10.91	114.03	67.00	112.41	67.00 to 112.41	78,594	67,982
01-OCT-14 To 31-DEC-14	5	106.31	102.95	95.16	09.25	108.19	89.78	119.06	N/A	83,300	79,266
01-JAN-15 To 31-MAR-15	4	96.07	88.64	83.81	19.49	105.76	48.44	113.98	N/A	54,625	45,783
01-APR-15 To 30-JUN-15	8	98.70	102.25	95.68	15.39	106.87	71.60	167.67	71.60 to 167.67	50,084	47,921
01-JUL-15 To 30-SEP-15	8	89.04	92.49	89.71	09.14	103.10	81.01	119.14	81.01 to 119.14	65,613	58,859
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	27	97.54	97.91	92.21	08.27	106.18	67.00	124.72	92.72 to 102.70	58,269	53,731
01-OCT-14 To 30-SEP-15	25	94.55	97.09	91.87	14.18	105.68	48.44	167.67	89.78 to 101.27	62,423	57,348
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	22	97.71	99.71	92.67	09.86	107.60	67.00	124.72	92.68 to 108.95	66,398	61,531
<u>ALL</u>	52	97.40	97.52	92.04	10.99	105.95	48.44	167.67	92.68 to 100.73	60,266	55,470

<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	32	97.69	96.71	95.06	07.48	101.74	75.22	119.06	91.41 to 101.27	54,948	52,231
02	9	92.72	100.53	91.60	15.61	109.75	71.60	167.67	84.41 to 112.41	32,111	29,414
03	3	112.37	111.26	108.21	05.01	102.82	102.26	119.14	N/A	30,500	33,005
04	8	95.96	92.19	85.36	17.98	108.00	48.44	124.72	48.44 to 124.72	124,375	106,161
<u>ALL</u>	52	97.40	97.52	92.04	10.99	105.95	48.44	167.67	92.68 to 100.73	60,266	55,470

<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	52	97.40	97.52	92.04	10.99	105.95	48.44	167.67	92.68 to 100.73	60,266	55,470
06											
07											
<u>ALL</u>	52	97.40	97.52	92.04	10.99	105.95	48.44	167.67	92.68 to 100.73	60,266	55,470

**35 Garden  
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 : 52  
 Total Sales Price : 3,143,325  
 Total Adj. Sales Price : 3,133,825  
 Total Assessed Value : 2,884,429  
 Avg. Adj. Sales Price : 60,266  
 Avg. Assessed Value : 55,470

MEDIAN : 97  
 WGT. MEAN : 92  
 MEAN : 98  
 COD : 10.99  
 PRD : 105.95

COV : 16.97  
 STD : 16.55  
 Avg. Abs. Dev : 10.70  
 MAX Sales Ratio : 167.67  
 MIN Sales Ratio : 48.44

95% Median C.I. : 92.68 to 100.73  
 95% Wgt. Mean C.I. : 86.21 to 97.88  
 95% Mean C.I. : 93.02 to 102.02

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	167.67	167.67	167.67	00.00	100.00	167.67	167.67	N/A	3,000	5,030	
Less Than 15,000	4	94.83	111.78	99.86	22.23	111.94	89.80	167.67	N/A	8,300	8,289	
Less Than 30,000	11	100.73	108.09	104.74	13.94	103.20	89.80	167.67	91.60 to 119.14	16,382	17,158	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	51	97.37	96.14	91.97	09.79	104.53	48.44	124.72	92.68 to 99.55	61,389	56,459	
Greater Than 14,999	48	97.40	96.33	91.96	10.09	104.75	48.44	124.72	92.68 to 101.27	64,596	59,402	
Greater Than 29,999	41	97.32	94.68	91.27	09.95	103.74	48.44	124.72	91.41 to 99.55	72,040	65,749	
<u>Incremental Ranges</u>												
0 TO 4,999	1	167.67	167.67	167.67	00.00	100.00	167.67	167.67	N/A	3,000	5,030	
5,000 TO 14,999	3	91.60	93.15	93.13	03.00	100.02	89.80	98.05	N/A	10,067	9,375	
15,000 TO 29,999	7	109.74	105.97	105.84	07.26	100.12	93.70	119.14	93.70 to 119.14	21,000	22,226	
30,000 TO 59,999	22	98.40	98.58	98.91	08.53	99.67	71.60	124.72	92.32 to 104.99	44,905	44,417	
60,000 TO 99,999	13	93.43	92.51	92.76	11.01	99.73	48.44	113.98	86.67 to 101.27	73,863	68,513	
100,000 TO 149,999	4	90.60	88.45	87.71	08.29	100.84	75.22	97.37	N/A	120,125	105,363	
150,000 TO 249,999	1	89.78	89.78	89.78	00.00	100.00	89.78	89.78	N/A	240,000	215,460	
250,000 TO 499,999	1	67.00	67.00	67.00	00.00	100.00	67.00	67.00	N/A	285,000	190,949	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	52	97.40	97.52	92.04	10.99	105.95	48.44	167.67	92.68 to 100.73	60,266	55,470	

**35 Garden**  
**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 : 7  
Total Sales Price : 99,000  
Total Adj. Sales Price : 99,000  
Total Assessed Value : 124,265  
Avg. Adj. Sales Price : 14,143  
Avg. Assessed Value : 17,752

MEDIAN : 97  
WGT. MEAN : 126  
MEAN : 118  
COD : 37.60  
PRD : 94.38

COV : 65.32  
STD : 77.38  
Avg. Abs. Dev : 36.32  
MAX Sales Ratio : 292.11  
MIN Sales Ratio : 71.82

95% Median C.I. : 71.82 to 292.11  
95% Wgt. Mean C.I. : 37.06 to 213.98  
95% Mean C.I. : 46.90 to 190.04

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13	1	88.90	88.90	88.90	00.00	100.00	88.90	88.90	N/A	5,000	4,445
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	1	97.86	97.86	97.86	00.00	100.00	97.86	97.86	N/A	18,000	17,615
01-APR-14 To 30-JUN-14	3	103.50	158.04	179.62	68.79	87.99	78.52	292.11	N/A	13,500	24,248
01-JUL-14 To 30-SEP-14	2	84.21	84.21	82.99	14.71	101.47	71.82	96.59	N/A	17,750	14,730
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	1	88.90	88.90	88.90	00.00	100.00	88.90	88.90	N/A	5,000	4,445
01-OCT-13 To 30-SEP-14	6	97.23	123.40	127.47	42.26	96.81	71.82	292.11	71.82 to 292.11	15,667	19,970
01-OCT-14 To 30-SEP-15											
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	1	88.90	88.90	88.90	00.00	100.00	88.90	88.90	N/A	5,000	4,445
01-JAN-14 To 31-DEC-14	6	97.23	123.40	127.47	42.26	96.81	71.82	292.11	71.82 to 292.11	15,667	19,970
<u>ALL</u>	7	96.59	118.47	125.52	37.60	94.38	71.82	292.11	71.82 to 292.11	14,143	17,752

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	1	71.82	71.82	71.82	00.00	100.00	71.82	71.82	N/A	19,500	14,005
02	5	96.59	93.07	93.79	07.03	99.23	78.52	103.50	N/A	12,300	11,536
04	1	292.11	292.11	292.11	00.00	100.00	292.11	292.11	N/A	18,000	52,580
<u>ALL</u>	7	96.59	118.47	125.52	37.60	94.38	71.82	292.11	71.82 to 292.11	14,143	17,752

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	7	96.59	118.47	125.52	37.60	94.38	71.82	292.11	71.82 to 292.11	14,143	17,752
04											
<u>ALL</u>	7	96.59	118.47	125.52	37.60	94.38	71.82	292.11	71.82 to 292.11	14,143	17,752

**35 Garden**  
**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 : 7  
Total Sales Price : 99,000  
Total Adj. Sales Price : 99,000  
Total Assessed Value : 124,265  
Avg. Adj. Sales Price : 14,143  
Avg. Assessed Value : 17,752

MEDIAN : 97  
WGT. MEAN : 126  
MEAN : 118  
COD : 37.60  
PRD : 94.38

COV : 65.32  
STD : 77.38  
Avg. Abs. Dev : 36.32  
MAX Sales Ratio : 292.11  
MIN Sales Ratio : 71.82

95% Median C.I. : 71.82 to 292.11  
95% Wgt. Mean C.I. : 37.06 to 213.98  
95% Mean C.I. : 46.90 to 190.04

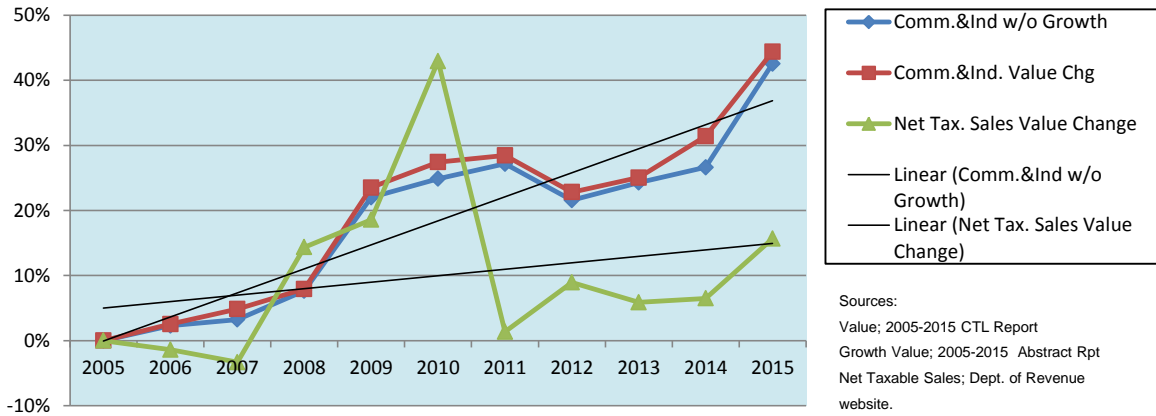
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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	3	88.90	90.31	89.49	09.37	100.92	78.52	103.50	N/A	9,167	8,203	
Less Than 30,000	7	96.59	118.47	125.52	37.60	94.38	71.82	292.11	71.82 to 292.11	14,143	17,752	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	7	96.59	118.47	125.52	37.60	94.38	71.82	292.11	71.82 to 292.11	14,143	17,752	
Greater Than 14,999	4	97.23	139.60	139.38	56.97	100.16	71.82	292.11	N/A	17,875	24,914	
Greater Than 29,999												
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	3	88.90	90.31	89.49	09.37	100.92	78.52	103.50	N/A	9,167	8,203	
15,000 TO 29,999	4	97.23	139.60	139.38	56.97	100.16	71.82	292.11	N/A	17,875	24,914	
30,000 TO 59,999												
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	7	96.59	118.47	125.52	37.60	94.38	71.82	292.11	71.82 to 292.11	14,143	17,752	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
344	1	71.82	71.82	71.82	00.00	100.00	71.82	71.82	N/A	19,500	14,005	
384	1	78.52	78.52	78.52	00.00	100.00	78.52	78.52	N/A	12,500	9,815	
406	2	96.20	96.20	98.63	07.59	97.54	88.90	103.50	N/A	7,500	7,398	
477	1	96.59	96.59	96.59	00.00	100.00	96.59	96.59	N/A	16,000	15,455	
528	1	97.86	97.86	97.86	00.00	100.00	97.86	97.86	N/A	18,000	17,615	
852	1	292.11	292.11	292.11	00.00	100.00	292.11	292.11	N/A	18,000	52,580	
___ ALL ___	7	96.59	118.47	125.52	37.60	94.38	71.82	292.11	71.82 to 292.11	14,143	17,752	



### 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	\$ 5,539,627	\$ 59,724	1.08%	\$ 5,479,903	-	\$ 8,155,594	-
2006	\$ 5,680,808	\$ 13,747	0.24%	\$ 5,667,061	2.30%	\$ 8,040,289	-1.41%
2007	\$ 5,808,525	\$ 89,018	1.53%	\$ 5,719,507	0.68%	\$ 7,884,220	-1.94%
2008	\$ 5,979,079	\$ 16,969	0.28%	\$ 5,962,110	2.64%	\$ 9,326,157	18.29%
2009	\$ 6,842,213	\$ 84,142	1.23%	\$ 6,758,071	13.03%	\$ 9,671,061	3.70%
2010	\$ 7,058,896	\$ 141,953	2.01%	\$ 6,916,943	1.09%	\$ 11,657,339	20.54%
2011	\$ 7,115,863	\$ 71,051	1.00%	\$ 7,044,812	-0.20%	\$ 8,266,077	-29.09%
2012	\$ 6,803,565	\$ 69,499	1.02%	\$ 6,734,066	-5.37%	\$ 8,885,328	7.49%
2013	\$ 6,926,795	\$ 41,485	0.60%	\$ 6,885,310	1.20%	\$ 8,633,697	-2.83%
2014	\$ 7,279,269	\$ 264,905	3.64%	\$ 7,014,364	1.26%	\$ 8,684,808	0.59%
2015	\$ 7,998,608	\$ 101,537	1.27%	\$ 7,897,071	8.49%	\$ 9,432,644	8.61%
<b>Ann %chg</b>	3.74%			<b>Average</b>	<b>2.51%</b>	<b>0.70%</b>	<b>2.39%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	2.30%	2.55%	-1.41%
2007	3.25%	4.85%	-3.33%
2008	7.63%	7.93%	14.35%
2009	22.00%	23.51%	18.58%
2010	24.86%	27.43%	42.94%
2011	27.17%	28.45%	1.35%
2012	21.56%	22.82%	8.95%
2013	24.29%	25.04%	5.86%
2014	26.62%	31.40%	6.49%
2015	42.56%	44.39%	15.66%

County Number   
 County Name

**35 Garden**  
**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 : 52  
Total Sales Price : 20,677,927  
Total Adj. Sales Price : 20,516,095  
Total Assessed Value : 14,410,936  
Avg. Adj. Sales Price : 394,540  
Avg. Assessed Value : 277,133

MEDIAN : 70  
WGT. MEAN : 70  
MEAN : 78  
COD : 27.82  
PRD : 111.18

COV : 34.26  
STD : 26.75  
Avg. Abs. Dev : 19.38  
MAX Sales Ratio : 151.78  
MIN Sales Ratio : 44.12

95% Median C.I. : 63.31 to 82.69  
95% Wgt. Mean C.I. : 65.52 to 74.96  
95% Mean C.I. : 70.82 to 85.36

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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	6	86.05	90.72	77.11	27.08	117.65	62.59	145.37	62.59 to 145.37	474,472	365,858
01-JAN-13 To 31-MAR-13	1	74.64	74.64	74.64	00.00	100.00	74.64	74.64	N/A	696,000	519,521
01-APR-13 To 30-JUN-13	6	70.31	82.12	74.41	31.23	110.36	52.98	141.40	52.98 to 141.40	366,341	272,609
01-JUL-13 To 30-SEP-13	2	76.26	76.26	71.79	08.52	106.23	69.76	82.75	N/A	294,000	211,073
01-OCT-13 To 31-DEC-13	3	107.86	121.40	115.03	14.59	105.54	104.57	151.78	N/A	70,014	80,536
01-JAN-14 To 31-MAR-14	1	69.82	69.82	69.82	00.00	100.00	69.82	69.82	N/A	250,000	174,541
01-APR-14 To 30-JUN-14	7	68.17	80.66	62.97	33.93	128.09	53.71	146.59	53.71 to 146.59	686,384	432,230
01-JUL-14 To 30-SEP-14	4	55.91	62.11	73.41	14.93	84.61	52.28	84.34	N/A	417,000	306,103
01-OCT-14 To 31-DEC-14	10	65.29	70.14	66.04	18.95	106.21	48.09	105.47	55.97 to 85.74	238,189	157,299
01-JAN-15 To 31-MAR-15	6	66.40	73.24	71.23	28.13	102.82	50.00	119.64	50.00 to 119.64	371,985	264,970
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	6	66.23	68.12	68.52	21.65	99.42	44.12	105.86	44.12 to 105.86	440,116	301,581
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	15	74.64	84.28	75.41	25.74	111.76	52.98	145.37	64.66 to 97.68	421,925	318,164
01-OCT-13 To 30-SEP-14	15	69.82	83.14	67.31	36.11	123.52	52.28	151.78	55.33 to 104.57	462,182	311,078
01-OCT-14 To 30-SEP-15	22	65.29	70.43	68.54	22.41	102.76	44.12	119.64	55.97 to 82.69	329,750	226,014
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	12	78.70	90.34	76.35	30.50	118.32	52.98	151.78	67.43 to 107.86	307,674	234,911
01-JAN-14 To 31-DEC-14	22	65.29	72.01	65.87	23.94	109.32	48.09	146.59	55.97 to 84.34	413,844	272,616
<u>ALL</u>	52	69.66	78.09	70.24	27.82	111.18	44.12	151.78	63.31 to 82.69	394,540	277,133

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	52	69.66	78.09	70.24	27.82	111.18	44.12	151.78	63.31 to 82.69	394,540	277,133
<u>ALL</u>	52	69.66	78.09	70.24	27.82	111.18	44.12	151.78	63.31 to 82.69	394,540	277,133

**35 Garden**  
**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 : 52  
 Total Sales Price : 20,677,927  
 Total Adj. Sales Price : 20,516,095  
 Total Assessed Value : 14,410,936  
 Avg. Adj. Sales Price : 394,540  
 Avg. Assessed Value : 277,133

MEDIAN : 70  
 WGT. MEAN : 70  
 MEAN : 78  
 COD : 27.82  
 PRD : 111.18

COV : 34.26  
 STD : 26.75  
 Avg. Abs. Dev : 19.38  
 MAX Sales Ratio : 151.78  
 MIN Sales Ratio : 44.12

95% Median C.I. : 63.31 to 82.69  
 95% Wgt. Mean C.I. : 65.52 to 74.96  
 95% Mean C.I. : 70.82 to 85.36

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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	87.71	84.79	87.17	31.88	97.27	44.12	119.64	N/A	357,134	311,307
1	4	87.71	84.79	87.17	31.88	97.27	44.12	119.64	N/A	357,134	311,307
<b>_____Dry_____</b>											
County	18	69.66	78.59	71.10	27.20	110.53	52.98	151.78	56.58 to 82.75	234,770	166,925
1	18	69.66	78.59	71.10	27.20	110.53	52.98	151.78	56.58 to 82.75	234,770	166,925
<b>_____Grass_____</b>											
County	18	71.47	75.53	68.44	21.97	110.36	48.09	107.86	62.90 to 90.38	497,641	340,591
1	18	71.47	75.53	68.44	21.97	110.36	48.09	107.86	62.90 to 90.38	497,641	340,591
<b>_____ALL_____</b>	<b>52</b>	<b>69.66</b>	<b>78.09</b>	<b>70.24</b>	<b>27.82</b>	<b>111.18</b>	<b>44.12</b>	<b>151.78</b>	<b>63.31 to 82.69</b>	<b>394,540</b>	<b>277,133</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	8	60.71	70.58	67.50	31.31	104.56	44.12	119.64	44.12 to 119.64	475,381	320,871
1	8	60.71	70.58	67.50	31.31	104.56	44.12	119.64	44.12 to 119.64	475,381	320,871
<b>_____Dry_____</b>											
County	19	69.82	82.11	71.86	31.41	114.26	52.98	151.78	56.58 to 97.68	224,722	161,496
1	19	69.82	82.11	71.86	31.41	114.26	52.98	151.78	56.58 to 97.68	224,722	161,496
<b>_____Grass_____</b>											
County	19	73.18	78.99	70.07	25.24	112.73	48.09	141.40	62.90 to 92.21	482,238	337,922
1	19	73.18	78.99	70.07	25.24	112.73	48.09	141.40	62.90 to 92.21	482,238	337,922
<b>_____ALL_____</b>	<b>52</b>	<b>69.66</b>	<b>78.09</b>	<b>70.24</b>	<b>27.82</b>	<b>111.18</b>	<b>44.12</b>	<b>151.78</b>	<b>63.31 to 82.69</b>	<b>394,540</b>	<b>277,133</b>

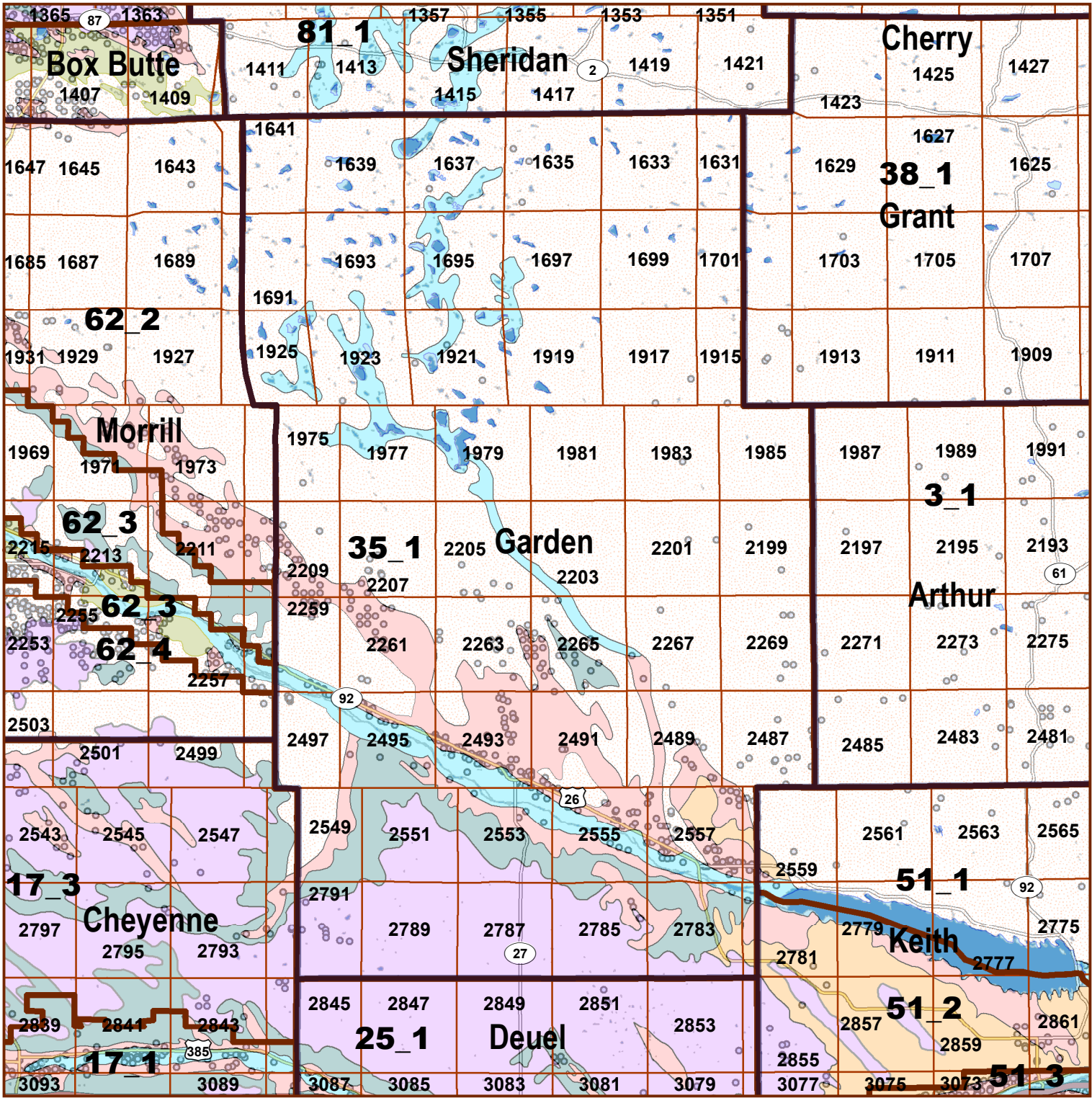
## Garden County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Garden	1	n/a	2,160	2,160	2,160	2,160	2,105	2,105	2,105	<b>2,120</b>
Sheridan	1	n/a	1,775	1,660	1,605	1,585	1,585	1,570	1,525	<b>1,651</b>
Grant	1	n/a	n/a	n/a	n/a	n/a	1,500	1,500	1,500	<b>1,500</b>
Arthur	1	n/a	n/a	2,100	n/a	2,100	2,100	2,100	2,100	<b>2,100</b>
Keith	1	n/a	2,101	n/a	2,100	2,100	2,100	2,100	2,100	<b>2,100</b>
Keith	2	n/a	3,000	n/a	2,750	2,650	2,650	2,650	2,650	<b>2,782</b>
Deuel	1	n/a	3,026	2,952	2,951	2,973	2,697	2,695	2,466	<b>2,936</b>
Cheyenne	3	n/a	2,780	2,775	2,770	2,765	2,600	2,525	2,480	<b>2,751</b>
Morrill	2	n/a	2,100	2,100	2,100	n/a	2,100	2,100	2,100	<b>2,100</b>
Morrill	3	n/a	2,300	2,300	2,300	2,195	2,195	2,195	2,195	<b>2,250</b>
Morrill	4	n/a	2,300	2,300	2,300	2,195	2,195	2,195	2,195	<b>2,234</b>
Box Butte	1	n/a	2,838	2,571	2,856	2,900	2,883	2,846	2,851	<b>2,856</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Garden	1	n/a	930	930	905	905	900	875	875	<b>918</b>
Sheridan	1	n/a	690	620	615	600	570	560	550	<b>614</b>
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<b>n/a</b>
Keith	1	n/a	625	n/a	625	600	600	600	600	<b>608</b>
Keith	2	n/a	1,190	1,155	1,155	1,115	1,115	1,115	1,115	<b>1,172</b>
Deuel	1	n/a	1,095	1,090	935	935	595	595	585	<b>976</b>
Cheyenne	3	n/a	940	935	875	865	850	835	825	<b>921</b>
Morrill	2	n/a	480	n/a	440	n/a	425	425	425	<b>437</b>
Morrill	3	n/a	500	500	450	450	450	450	450	<b>461</b>
Morrill	4	n/a	530	530	530	n/a	470	470	470	<b>482</b>
Box Butte	1	n/a	415	n/a	415	415	415	415	415	<b>415</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Garden	1	n/a	372	360	360	355	355	350	350	<b>350</b>
Sheridan	1	n/a	475	440	440	430	430	385	350	<b>381</b>
Grant	1	n/a	n/a	n/a	n/a	n/a	365	365	365	<b>365</b>
Arthur	1	n/a	n/a	380	n/a	380	380	380	380	<b>380</b>
Keith	1	n/a	470	n/a	440	400	400	390	390	<b>390</b>
Keith	2	n/a	545	515	515	485	485	470	470	<b>475</b>
Deuel	1	n/a	315	315	310	300	300	300	300	<b>302</b>
Cheyenne	3	n/a	636	611	606	600	551	551	325	<b>453</b>
Morrill	2	n/a	330	330	330	n/a	330	330	330	<b>330</b>
Morrill	3	n/a	460	425	390	360	360	360	360	<b>364</b>
Morrill	4	n/a	400	400	409	350	350	354	374	<b>366</b>
Box Butte	1	n/a	315	315	316	320	315	310	310	<b>311</b>

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



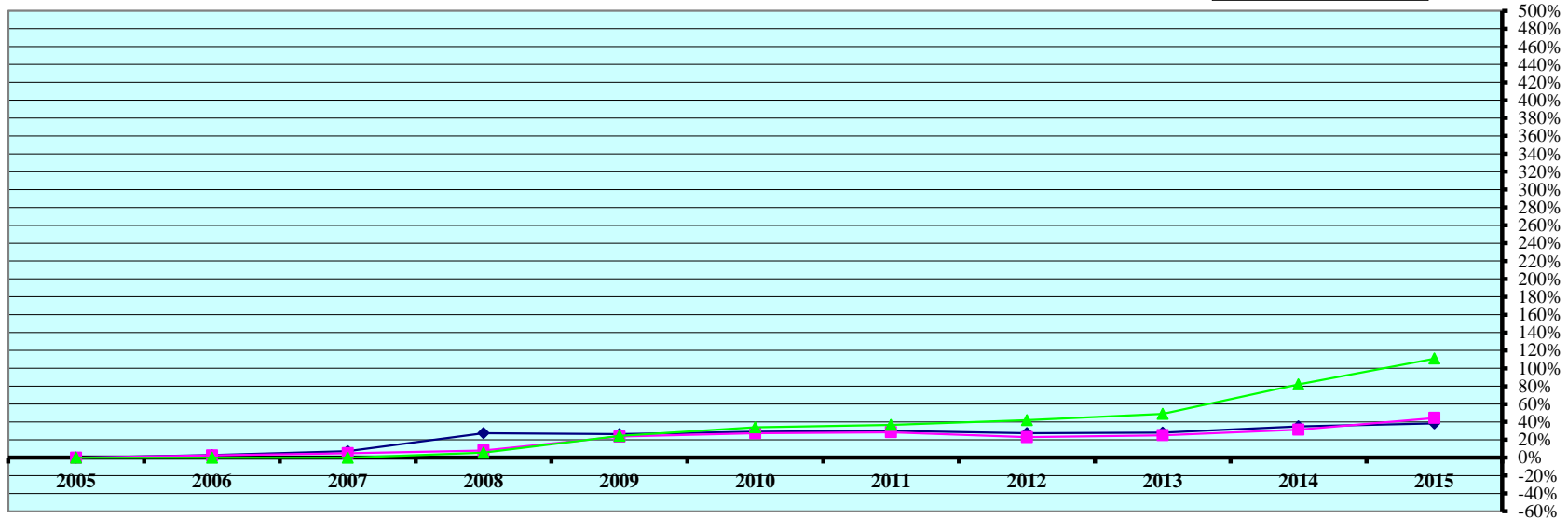
**Legend**

- 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

## Garden 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	29,727,391	--	--	--	5,539,627	--	--	--	199,654,887	--	--	--
2006	30,556,338	828,947	2.79%	2.79%	5,680,808	141,181	2.55%	2.55%	199,595,150	-59,737	-0.03%	-0.03%
2007	31,842,358	1,286,020	4.21%	7.11%	5,808,525	127,717	2.25%	4.85%	199,735,829	140,679	0.07%	0.04%
2008	37,861,835	6,019,477	18.90%	27.36%	5,979,079	170,554	2.94%	7.93%	210,651,127	10,915,298	5.46%	5.51%
2009	37,543,254	-318,581	-0.84%	26.29%	6,842,213	863,134	14.44%	23.51%	248,301,133	37,650,006	17.87%	24.37%
2010	38,326,921	783,667	2.09%	28.93%	7,058,896	216,683	3.17%	27.43%	267,245,131	18,943,998	7.63%	33.85%
2011	38,632,651	305,730	0.80%	29.96%	7,115,863	56,967	0.81%	28.45%	272,800,252	5,555,121	2.08%	36.64%
2012	37,837,848	-794,803	-2.06%	27.28%	6,803,565	-312,298	-4.39%	22.82%	283,496,945	10,696,693	3.92%	41.99%
2013	38,019,620	181,772	0.48%	27.89%	6,926,795	123,230	1.81%	25.04%	297,417,528	13,920,583	4.91%	48.97%
2014	40,159,399	2,139,779	5.63%	35.09%	7,279,269	352,474	5.09%	31.40%	363,281,468	65,863,940	22.15%	81.95%
2015	41,090,872	931,473	2.32%	38.23%	7,998,608	719,339	9.88%	44.39%	420,886,780	57,605,312	15.86%	110.81%

Rate Annual %chg: Residential & Recreational **3.29%**

Commercial & Industrial **3.74%**

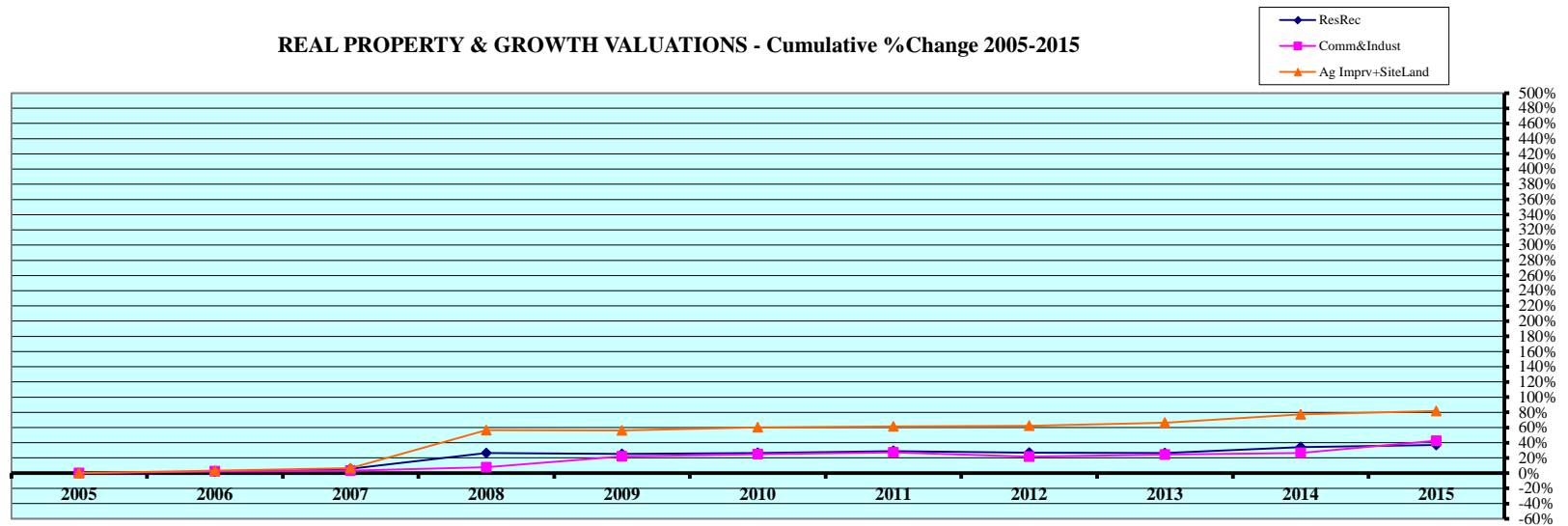
Agricultural Land **7.74%**

Cnty# **35**  
County **GARDEN**

CHART 1 EXHIBIT 35B 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	29,727,391	330,554	1.11%	29,396,837	--	--	5,539,627	59,724	1.08%	5,479,903	--	--	
2006	30,556,338	279,469	0.91%	30,276,869	1.85%	1.85%	5,680,808	13,747	0.24%	5,667,061	2.30%	2.30%	
2007	31,842,358	393,005	1.23%	31,449,353	2.92%	5.79%	5,808,525	89,018	1.53%	5,719,507	0.68%	3.25%	
2008	37,861,835	291,165	0.77%	37,570,670	17.99%	26.38%	5,979,079	16,969	0.28%	5,962,110	2.64%	7.63%	
2009	37,543,254	298,957	0.80%	37,244,297	-1.63%	25.29%	6,842,213	84,142	1.23%	6,758,071	13.03%	22.00%	
2010	38,326,921	691,016	1.80%	37,635,905	0.25%	26.60%	7,058,896	141,953	2.01%	6,916,943	1.09%	24.86%	
2011	38,632,651	252,158	0.65%	38,380,493	0.14%	29.11%	7,115,863	71,051	1.00%	7,044,812	-0.20%	27.17%	
2012	37,837,848	124,546	0.33%	37,713,302	-2.38%	26.86%	6,803,565	69,499	1.02%	6,734,066	-5.37%	21.56%	
2013	38,019,620	468,291	1.23%	37,551,329	-0.76%	26.32%	6,926,795	41,485	0.60%	6,885,310	1.20%	24.29%	
2014	40,159,399	242,720	0.60%	39,916,679	4.99%	34.28%	7,279,269	264,905	3.64%	7,014,364	1.26%	26.62%	
2015	41,090,872	399,120	0.97%	40,691,752	1.33%	36.88%	7,998,608	101,537	1.27%	7,897,071	8.49%	42.56%	
Rate Ann%chg	<b>3.29%</b>			Resid & Rec. w/o growth			<b>2.47%</b>			C & I w/o growth			<b>2.51%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	13,000,748	6,826,044	19,826,792	300,007	1.51%	19,526,785	--
2006	13,886,435	7,246,487	21,132,922	668,280	3.16%	20,464,642	3.22%
2007	14,260,025	7,410,834	21,670,859	569,880	2.63%	21,100,979	6.43%
2008	18,568,535	13,086,629	31,655,164	611,451	1.93%	31,043,713	56.57%
2009	19,102,953	12,576,470	31,679,423	729,528	2.30%	30,949,895	56.10%
2010	19,370,508	12,664,400	32,034,908	278,565	0.87%	31,756,343	60.17%
2011	19,596,050	12,819,198	32,415,248	424,919	1.31%	31,990,329	61.35%
2012	19,580,238	12,998,853	32,579,091	394,323	1.21%	32,184,768	62.33%
2013	20,013,313	13,586,014	33,599,327	605,122	1.80%	32,994,205	66.41%
2014	23,080,658	13,164,444	36,245,102	1,118,140	3.08%	35,126,962	77.17%
2015	23,484,402	13,281,671	36,766,073	753,012	2.05%	36,013,061	81.64%
Rate Ann%chg	<b>6.09%</b>	<b>6.88%</b>	<b>6.37%</b>	Ag Imprv+Site w/o growth		<b>4.87%</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.

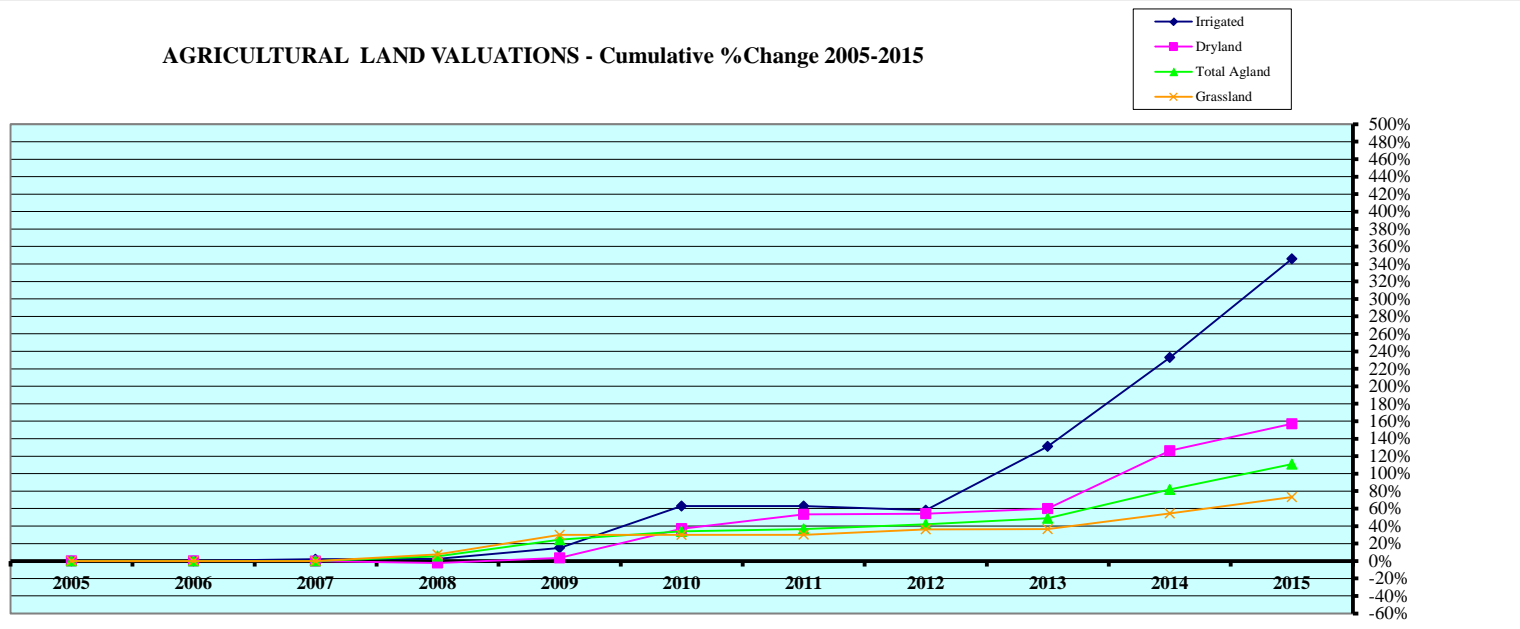
Sources:  
Value; 2005 - 2015 CTL  
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 35  
County GARDEN

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	16,959,119	--	--	--	32,170,248	--	--	--	148,776,287	--	--	--
2006	16,972,989	13,870	0.08%	0.08%	32,164,495	-5,753	-0.02%	-0.02%	148,767,292	-8,995	-0.01%	-0.01%
2007	17,289,162	316,173	1.86%	1.95%	32,148,513	-15,982	-0.05%	-0.07%	148,639,123	-128,169	-0.09%	-0.09%
2008	17,388,344	99,182	0.57%	2.53%	31,457,936	-690,577	-2.15%	-2.21%	160,047,428	11,408,305	7.68%	7.58%
2009	19,510,007	2,121,663	12.20%	15.04%	33,334,404	1,876,468	5.97%	3.62%	193,186,528	33,139,100	20.71%	29.85%
2010	27,619,199	8,109,192	41.56%	62.86%	44,043,381	10,708,977	32.13%	36.91%	193,286,488	99,960	0.05%	29.92%
2011	27,622,866	3,667	0.01%	62.88%	49,331,766	5,288,385	12.01%	53.35%	193,546,388	259,900	0.13%	30.09%
2012	26,829,406	-793,460	-2.87%	58.20%	49,610,631	278,865	0.57%	54.21%	202,705,979	9,159,591	4.73%	36.25%
2013	39,185,028	12,355,622	46.05%	131.06%	51,489,832	1,879,201	3.79%	60.05%	202,868,478	162,499	0.08%	36.36%
2014	56,461,302	17,276,274	44.09%	232.93%	72,745,230	21,255,398	41.28%	126.13%	229,843,111	26,974,633	13.30%	54.49%
2015	75,619,377	19,158,075	33.93%	345.89%	82,641,122	9,895,892	13.60%	156.89%	257,694,649	27,851,538	12.12%	73.21%

Rate Ann.%chg: Irrigated **16.12%** Dryland **9.89%** Grassland **5.65%**

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	156,564	--	--	--	1,592,669	--	--	--	199,654,887	--	--	--
2006	156,564	0	0.00%	0.00%	1,533,810	-58,859	-3.70%	-3.70%	199,595,150	-59,737	-0.03%	-0.03%
2007	156,726	162	0.10%	0.10%	1,502,305	-31,505	-2.05%	-5.67%	199,735,829	140,679	0.07%	0.04%
2008	156,726	0	0.00%	0.10%	1,600,693	98,388	6.55%	0.50%	210,651,127	10,915,298	5.46%	5.51%
2009	391,929	235,203	150.07%	150.33%	1,878,265	277,572	17.34%	17.93%	248,301,133	37,650,006	17.87%	24.37%
2010	391,928	-1	0.00%	150.33%	1,904,135	25,870	1.38%	19.56%	267,245,131	18,943,998	7.63%	33.85%
2011	391,905	-23	-0.01%	150.32%	1,907,327	3,192	0.17%	19.76%	272,800,252	5,555,121	2.08%	36.64%
2012	448,654	56,749	14.48%	186.56%	3,902,275	1,994,948	104.59%	145.01%	283,496,945	10,696,693	3.92%	41.99%
2013	448,882	228	0.05%	186.71%	3,425,308	-476,967	-12.22%	115.07%	297,417,528	13,920,583	4.91%	48.97%
2014	448,700	-182	-0.04%	186.59%	3,783,125	357,817	10.45%	137.53%	363,281,468	65,863,940	22.15%	81.95%
2015	895,396	446,696	99.55%	471.90%	4,036,236	253,111	6.69%	153.43%	420,886,780	57,605,312	15.86%	110.81%

Cnty# **35**  
County **GARDEN**

Rate Ann.%chg: Total Agric Land **7.74%**



**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	16,935,476	38,034	445			32,179,465	107,695	299			148,777,379	867,975	171		
2006	16,982,002	38,197	445	-0.15%	-0.15%	32,162,512	107,600	299	0.04%	0.04%	148,769,440	867,925	171	0.00%	0.00%
2007	17,119,629	38,521	444	-0.04%	-0.19%	32,151,289	107,569	299	-0.01%	0.03%	148,742,218	867,794	171	0.00%	0.00%
2008	17,388,344	39,078	445	0.12%	-0.07%	31,681,245	107,460	295	-1.36%	-1.33%	159,867,163	867,253	184	7.55%	7.54%
2009	19,492,579	39,156	498	11.88%	11.80%	33,341,056	106,574	313	6.11%	4.70%	193,225,487	868,049	223	20.76%	29.86%
2010	27,617,898	39,443	700	40.65%	57.25%	44,043,381	106,729	413	31.91%	38.11%	193,288,996	867,622	223	0.08%	29.97%
2011	27,622,866	39,450	700	0.00%	57.25%	49,331,766	106,772	462	11.96%	54.63%	193,569,887	867,590	223	0.15%	30.16%
2012	26,792,504	38,161	702	0.27%	57.68%	49,613,852	106,491	466	0.84%	55.92%	202,630,640	873,897	232	3.93%	35.27%
2013	39,317,508	38,367	1,025	45.96%	130.15%	51,488,551	106,355	484	3.91%	62.02%	202,851,911	874,438	232	0.05%	35.34%
2014	56,446,184	38,268	1,475	43.93%	231.26%	72,752,066	106,357	684	41.29%	128.93%	229,876,400	874,446	263	13.32%	53.37%
2015	75,832,743	38,623	1,963	33.11%	340.95%	82,854,584	105,492	785	14.82%	162.85%	257,798,811	874,961	295	12.08%	71.89%

Rate Annual %chg Average Value/Acre: 15.99%

10.15%

5.57%

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	156,564	15,657	10			1,612,603	7,499	215			199,661,487	1,036,860	193		
2006	156,564	15,657	10	0.00%	0.00%	1,591,169	7,531	211	-1.75%	-1.75%	199,661,687	1,036,910	193	0.00%	0.00%
2007	156,564	15,657	10	0.00%	0.00%	1,533,810	7,531	204	-3.60%	-5.29%	199,703,510	1,037,072	193	0.01%	0.00%
2008	156,726	15,673	10	0.00%	0.00%	1,600,693	7,530	213	4.37%	-1.15%	210,694,171	1,036,995	203	5.51%	5.51%
2009	391,929	15,673	25	150.07%	150.07%	1,878,265	7,529	249	17.36%	16.01%	248,329,316	1,036,982	239	17.86%	24.36%
2010	391,928	15,673	25	0.00%	150.07%	1,901,135	7,529	252	1.22%	17.42%	267,243,338	1,036,996	258	7.62%	33.83%
2011	391,928	15,673	25	0.00%	150.07%	1,904,327	7,529	253	0.17%	17.62%	272,820,774	1,037,015	263	2.09%	36.62%
2012	446,295	17,848	25	0.00%	150.06%	2,258,366	9,528	237	-6.29%	10.22%	281,741,657	1,045,925	269	2.39%	39.89%
2013	448,633	17,942	25	0.00%	150.06%	3,902,421	9,578	407	71.90%	89.47%	298,009,024	1,046,679	285	5.70%	47.86%
2014	448,881	17,952	25	0.00%	150.06%	3,701,741	9,619	385	-5.54%	78.97%	363,225,272	1,046,642	347	21.89%	80.22%
2015	895,396	17,904	50	100.00%	400.13%	4,141,433	9,624	430	11.82%	100.12%	421,522,967	1,046,603	403	16.05%	109.15%

35  
**GARDEN**

Rate Annual %chg Average Value/Acre: 7.66%

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



**Total Real Property**  
Sum Lines 17, 25, & 30

**Records : 4,489**

**Value : 584,928,351**

**Growth 2,475,685**

Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	68	162,912	13	33,529	26	87,365	107	283,806	
<b>02. Res Improve Land</b>	639	1,975,015	73	955,529	153	2,458,954	865	5,389,498	
<b>03. Res Improvements</b>	641	22,176,725	73	3,715,075	167	10,666,650	881	36,558,450	
<b>04. Res Total</b>	709	24,314,652	86	4,704,133	193	13,212,969	988	42,231,754	347,180
<b>% of Res Total</b>	71.76	57.57	8.70	11.14	19.53	31.29	22.01	7.22	14.02
<b>05. Com UnImp Land</b>	14	34,005	4	19,841	3	378,446	21	432,292	
<b>06. Com Improve Land</b>	111	442,210	14	265,739	16	460,511	141	1,168,460	
<b>07. Com Improvements</b>	118	4,570,655	14	1,230,630	18	2,405,150	150	8,206,435	
<b>08. Com Total</b>	132	5,046,870	18	1,516,210	21	3,244,107	171	9,807,187	1,548,785
<b>% of Com Total</b>	77.19	51.46	10.53	15.46	12.28	33.08	3.81	1.68	62.56
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	709	24,314,652	86	4,704,133	193	13,212,969	988	42,231,754	347,180
<b>% of Res &amp; Rec Total</b>	71.76	57.57	8.70	11.14	19.53	31.29	22.01	7.22	14.02
<b>Com &amp; Ind Total</b>	132	5,046,870	18	1,516,210	21	3,244,107	171	9,807,187	1,548,785
<b>% of Com &amp; Ind Total</b>	77.19	51.46	10.53	15.46	12.28	33.08	3.81	1.68	62.56
<b>17. Taxable Total</b>	841	29,361,522	104	6,220,343	214	16,457,076	1,159	52,038,941	1,895,965
<b>% of Taxable Total</b>	72.56	56.42	8.97	11.95	18.46	31.62	25.82	8.90	76.58

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	30	26,020	30	26,020	0
24. Non-Producing	0	0	0	0	7	41,978	7	41,978	0
25. Total	0	0	0	0	37	67,998	37	67,998	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	68	3	24	95

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	574	30	2,909,914	2,743	405,937,890	2,774	408,848,378
28. Ag-Improved Land	0	0	51	2,588,680	556	90,632,864	607	93,221,544
29. Ag Improvements	1	60,985	25	1,232,320	493	29,458,185	519	30,751,490
30. Ag Total							3,293	532,821,412

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	2.99	4,485	
32. HomeSite Improv Land	0	0.00	0	16	17.32	175,515	
33. HomeSite Improvements	0	0.00	0	16	0.00	813,915	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	21	63.08	152,950	
37. FarmSite Improvements	1	0.00	60,985	24	0.00	418,405	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	63	86.47	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	84	86.50	327,000	87	89.49	331,485	
32. HomeSite Improv Land	305	396.29	3,683,697	321	413.61	3,859,212	
33. HomeSite Improvements	309	0.00	19,565,555	325	0.00	20,379,470	0
34. HomeSite Total				<b>412</b>	<b>503.10</b>	<b>24,570,167</b>	
35. FarmSite UnImp Land	51	75.09	137,837	51	75.09	137,837	
36. FarmSite Improv Land	438	1,303.79	3,045,062	459	1,366.87	3,198,012	
37. FarmSite Improvements	476	0.00	9,892,630	501	0.00	10,372,020	579,720
38. FarmSite Total				<b>552</b>	<b>1,441.96</b>	<b>13,707,869</b>	
39. Road & Ditches	1,412	4,637.67	0	1,475	4,724.14	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>964</b>	<b>6,669.20</b>	<b>38,278,036</b>	<b>579,720</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	8	1,699.13	770,726
44. Recapture Value N/A	0	0.00	0	8	1,699.13	3,182,160
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	110	25,552.20	15,071,460	118	27,251.33	15,842,186
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	3,579.36	9.29%	7,731,420	9.46%	2,160.00
47. 2A1	1,771.89	4.60%	3,827,281	4.68%	2,160.00
48. 2A	4,664.37	12.10%	10,075,038	12.33%	2,160.00
49. 3A1	272.16	0.71%	587,865	0.72%	2,160.00
50. 3A	12,661.36	32.85%	26,652,177	32.62%	2,105.00
51. 4A1	10,743.53	27.88%	22,615,145	27.68%	2,105.00
52. 4A	4,848.04	12.58%	10,205,137	12.49%	2,105.00
53. Total	38,540.71	100.00%	81,694,063	100.00%	2,119.68
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	66,697.33	63.41%	62,028,563	64.22%	930.00
56. 2D1	130.79	0.12%	121,636	0.13%	930.01
57. 2D	19,957.36	18.97%	18,061,431	18.70%	905.00
58. 3D1	242.18	0.23%	219,175	0.23%	905.01
59. 3D	11,017.62	10.47%	9,915,858	10.27%	900.00
60. 4D1	5,195.34	4.94%	4,545,979	4.71%	875.01
61. 4D	1,945.20	1.85%	1,702,085	1.76%	875.02
62. Total	105,185.82	100.00%	96,594,727	100.00%	918.32
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,624.65	0.41%	1,697,555	0.55%	468.34
65. 2G1	529.21	0.06%	190,517	0.06%	360.00
66. 2G	7,017.05	0.80%	2,836,654	0.91%	404.25
67. 3G1	1,777.73	0.20%	676,986	0.22%	380.81
68. 3G	39,192.83	4.48%	15,668,986	5.04%	399.79
69. 4G1	116,228.50	13.28%	41,742,414	13.43%	359.14
70. 4G	707,066.82	80.77%	248,080,339	79.80%	350.86
71. Total	875,436.79	100.00%	310,893,451	100.00%	355.13
<b>Irrigated Total</b>					
	38,540.71	3.68%	81,694,063	16.52%	2,119.68
<b>Dry Total</b>					
	105,185.82	10.05%	96,594,727	19.53%	918.32
<b>Grass Total</b>					
	875,436.79	83.66%	310,893,451	62.86%	355.13
72. Waste	17,908.84	1.71%	895,644	0.18%	50.01
73. Other	9,331.71	0.89%	4,465,491	0.90%	478.53
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	1,046,403.87	100.00%	494,543,376	100.00%	472.61

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	1,446.15	3,056,401	37,094.56	78,637,662	38,540.71	81,694,063
<b>77. Dry Land</b>	0.00	0	253.89	229,082	104,931.93	96,365,645	105,185.82	96,594,727
<b>78. Grass</b>	1.64	574	3,974.11	1,455,846	871,461.04	309,437,031	875,436.79	310,893,451
<b>79. Waste</b>	0.00	0	90.95	4,551	17,817.89	891,093	17,908.84	895,644
<b>80. Other</b>	0.00	0	724.98	419,764	8,606.73	4,045,727	9,331.71	4,465,491
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>1.64</b>	<b>574</b>	<b>6,490.08</b>	<b>5,165,644</b>	<b>1,039,912.15</b>	<b>489,377,158</b>	<b>1,046,403.87</b>	<b>494,543,376</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	38,540.71	3.68%	81,694,063	16.52%	2,119.68
<b>Dry Land</b>	105,185.82	10.05%	96,594,727	19.53%	918.32
<b>Grass</b>	875,436.79	83.66%	310,893,451	62.86%	355.13
<b>Waste</b>	17,908.84	1.71%	895,644	0.18%	50.01
<b>Other</b>	9,331.71	0.89%	4,465,491	0.90%	478.53
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>1,046,403.87</b>	<b>100.00%</b>	<b>494,543,376</b>	<b>100.00%</b>	<b>472.61</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 Lewellen	23	49,719	190	658,705	190	4,326,755	213	5,035,179	0
83.2 Lisco	14	23,938	54	230,427	59	2,655,820	73	2,910,185	0
83.3 Oshkosh	45	113,193	448	1,311,820	450	17,788,390	495	19,213,403	240,955
83.4 Rural Residential	25	96,956	173	3,188,546	182	11,787,485	207	15,072,987	106,225
84 Residential Total	107	283,806	865	5,389,498	881	36,558,450	988	42,231,754	347,180

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Lewellen	4	3,422	30	102,250	32	805,230	36	910,902	0
85.2	Oshkosh	11	34,183	82	327,885	87	4,016,770	98	4,378,838	47,025
85.3	Rural Commercial	6	394,687	29	738,325	31	3,384,435	37	4,517,447	1,501,760
86	Commercial Total	21	432,292	141	1,168,460	150	8,206,435	171	9,807,187	1,548,785

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	3,000.49	0.35%	1,117,084	0.37%	372.30
89. 2G1	529.21	0.06%	190,517	0.06%	360.00
90. 2G	6,447.27	0.74%	2,321,003	0.76%	360.00
91. 3G1	1,694.29	0.20%	601,472	0.20%	355.00
92. 3G	35,971.76	4.14%	12,770,023	4.20%	355.00
93. 4G1	114,244.30	13.16%	40,006,294	13.15%	350.18
94. 4G	705,990.80	81.35%	247,137,373	81.26%	350.06
95. Total	867,878.12	100.00%	304,143,766	100.00%	350.45
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	624.16	8.26%	580,471	8.60%	930.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	569.78	7.54%	515,651	7.64%	905.00
100. 3C1	83.44	1.10%	75,514	1.12%	905.01
101. 3C	3,221.07	42.61%	2,898,963	42.95%	900.00
102. 4C1	1,984.20	26.25%	1,736,120	25.72%	874.97
103. 4C	1,076.02	14.24%	942,966	13.97%	876.35
104. Total	7,558.67	100.00%	6,749,685	100.00%	892.97
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	867,878.12	99.14%	304,143,766	97.83%	350.45
CRP Total	7,558.67	0.86%	6,749,685	2.17%	892.97
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	875,436.79	100.00%	310,893,451	100.00%	355.13

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

35 Garden

	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	41,090,872	42,231,754	1,140,882	2.78%	347,180	1.93%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	23,484,402	24,570,167	1,085,765	4.62%	0	4.62%
<b>04. Total Residential (sum lines 1-3)</b>	<b>64,575,274</b>	<b>66,801,921</b>	<b>2,226,647</b>	<b>3.45%</b>	<b>347,180</b>	<b>2.91%</b>
05. Commercial	7,998,608	9,807,187	1,808,579	22.61%	1,548,785	3.25%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	13,281,671	13,707,869	426,198	3.21%	579,720	-1.16%
08. Minerals	79,048	67,998	-11,050	-13.98	0	-13.98
<b>09. Total Commercial (sum lines 5-8)</b>	<b>21,359,327</b>	<b>23,583,054</b>	<b>2,223,727</b>	<b>10.41%</b>	<b>2,128,505</b>	<b>0.45%</b>
<b>10. Total Non-Agland Real Property</b>	<b>85,934,601</b>	<b>90,384,975</b>	<b>4,450,374</b>	<b>5.18%</b>	<b>2,475,685</b>	<b>2.30%</b>
11. Irrigated	75,619,377	81,694,063	6,074,686	8.03%		
12. Dryland	82,641,122	96,594,727	13,953,605	16.88%		
13. Grassland	257,694,649	310,893,451	53,198,802	20.64%		
14. Wasteland	895,396	895,644	248	0.03%		
15. Other Agland	4,036,236	4,465,491	429,255	10.64%		
<b>16. Total Agricultural Land</b>	<b>420,886,780</b>	<b>494,543,376</b>	<b>73,656,596</b>	<b>17.50%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>506,821,381</b>	<b>584,928,351</b>	<b>78,106,970</b>	<b>15.41%</b>	<b>2,475,685</b>	<b>14.92%</b>

## 2016 Assessment Survey for Garden County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1 (he is also the zoning administrator)
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	1 - estimate about three weeks a year
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$ 120,700
<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>
	none
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Currently there is \$ 54,090 in this fund; a levy will no longer be assessed to replenish it. GIS and computer supplies are also purchased out of this fund.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$ 10,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$ 1,500
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$ 109,200
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$ 4,954

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and staff.
5.	<b>Does the county have GIS software?</b>
	Yes – GIS Workshop
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes - <a href="http://www.garden.gisworkshop.com">www.garden.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Office staff
8.	<b>Personal Property software:</b>
	MIPS

## 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>
	Oshkosh and Lewellen
4.	<b>When was zoning implemented?</b>
	1998 - rural

### D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	Lore Appraisal - as needed. There are no contracts.
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop
<b>3.</b>	<b>Other services:</b>
	MIPS

### E. Appraisal /Listing Services

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Only as needed.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	No
	No
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Will need to be credentialed.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Not applicable.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Not applicable.

## 2016 Residential Assessment Survey for Garden County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Assessor, staff, and on a short-term basis 1 part-time lister as needed.												
<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;"><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;">1</td> <td>Oshkosh is the main business hub for Garden County, here is located the hospital, nursing home, bank and school.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Lewellen, the market is influenced primarily by the proximity to Lake McConaughy. There are some retail businesses, a bank and restaurant.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Lisco, the market here is very stagnant; when a property does sell typically it will be purchased and used as lodging for the hunters. A small bank and a restaurant are still in operation.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>The rural is a different market for those individuals seeking the amenities of country living.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural improvements</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Oshkosh is the main business hub for Garden County, here is located the hospital, nursing home, bank and school.	2	Lewellen, the market is influenced primarily by the proximity to Lake McConaughy. There are some retail businesses, a bank and restaurant.	3	Lisco, the market here is very stagnant; when a property does sell typically it will be purchased and used as lodging for the hunters. A small bank and a restaurant are still in operation.	4	The rural is a different market for those individuals seeking the amenities of country living.	AG	Agricultural improvements
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
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4	The rural is a different market for those individuals seeking the amenities of country living.												
AG	Agricultural improvements												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	The cost approach will carry the most weight and the sales will be used in the development of the depreciation.												
<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>												
	The assessor works with a credentialed appraiser on as needed basis to establish new depreciation tables.												
<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>												
	A market analysis of vacant lot sales and/or determining the residual value by subtracting the reproduction cost new less depreciation from the sale price. A square foot price has been developed for residential lots and a per acre breakdown has been established for larger parcels.												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	All lots are valued the same.												



8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2013	2012	2010	2015-2016
	2	2013	2012	2010	2012-2013
	3	2013	2012	2010	2012-2013
	4	2013	2012	2010	2012-2013
	AG	2015	2012		2014

For the agricultural houses and outbuildings the 2012 GIS imagery was compared to the 2014 GIS imagery and all changes were noted for on-site inspections. All houses and outbuildings were repriced for 2015.

## 2016 Commercial Assessment Survey for Garden County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	Assessor and staff.																												
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Oshkosh is the main business hub for Garden County, here is located the hospital, nursing home, bank and school.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Lewellen, the market is influenced primarily by the proximity to Lake McConaughy. There is also a bank, eating establishment, and several retail businesses.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Lisco, the market here is very stagnant; when a property does sell typically it will be purchased and used as lodging for the hunters. A bank is maintained in this small community.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>The rural is a different market for those individuals seeking the amenities of country living.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Oshkosh is the main business hub for Garden County, here is located the hospital, nursing home, bank and school.	2	Lewellen, the market is influenced primarily by the proximity to Lake McConaughy. There is also a bank, eating establishment, and several retail businesses.	3	Lisco, the market here is very stagnant; when a property does sell typically it will be purchased and used as lodging for the hunters. A bank is maintained in this small community.	4	The rural is a different market for those individuals seeking the amenities of country living.															
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																												
	The cost approach will carry the most weight and the sales will be used in the development of the depreciation. There is not sufficient data to put any reliance on the income approach.																												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																												
	A contracted appraiser will be hired to assist in the proper valuation of a property considered to be a unique commercial property.																												
<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>																												
	Work with a credentialed appraiser to establish new depreciation tables from the market.																												
<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 commercial lot values.</b>																												
	A market analysis of vacant lot sales and/or determining the residual value by subtracting the reproduction cost new from the sale price. A front foot price has been developed for commercial lots and a per acre breakdown has been established depending on the size of the larger parcels and the amenities.																												
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1	2014	2012	2014	2014-15																									
2	2014	2012	2014	2014																									
3	2014	2012	2014	2014																									
4	2014	2012	2014	2014																									

## 2016 Agricultural Assessment Survey for Garden 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;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.	2014	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.	2014						
	In 2012 and in the spring of 2013 GIS Workshop took aerial photos of all rural improvements in Garden County. Many changes and new improvements were discovered. The aerials on the GIS website are 2014. Land use is annually reviewed for changes with the assistance of the NRD, FSA maps, and taxpayers.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Each year the qualified agricultural sales are plotted on a geocode map of the county to determine if there is a potential need for market areas. The sales do not indicate a benefit for different areas.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	<p>Agricultural – the parcel will be used primarily for agricultural purpose.</p> <p>Residential – the primary use will be for residential living.</p> <p>Recreational – blinds will be present and agricultural uses such as grazing may occur, but it is believed the primary use of the acres with blinds would have to be recreational, (each blind = 1 acre recreational).</p>							
<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 - differences have not been recognized from the market.							
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	Information is obtained from the North Platte Natural Resource District. In Garden County there are three parcels in WRP into perpetuity. Copies of the surveys were obtained and drawn onto the parcels. This land is all valued at 100% of market.							
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>							
<b>7a.</b>	<b>How many special valuation applications are on file?</b>							
	112							
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	Hunting blinds along the river are considered recreational.							
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>							

<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	<p>In each three year sales period, we generally have a very small number of land sales along the North Platte River, these sales are primarily for recreational purposes (goose hunting, etc.). Most of the land along the river however, is used for agricultural purposes. In an attempt to fairly and accurately value this land, we have implemented Special Valuation in Garden County. Questionnaires have been sent out to all landowners along the river. Most who own land near the river, with adjoining accretion and river acres, file a Form 456 (Special Valuation Application). As a rule of thumb, the land owners that have hunting blinds but that also use the land for agricultural purposes (usually cattle grazing) have completed these forms by considering each blind to be one acre of recreational land, and the rest as agricultural land. The acres with blinds are then valued as recreational at 100% of market per sales. There are two parcels that are at 100% of value on all accretion acres. The remaining land is valued as agricultural, if used as such, and is based on approximately 75% of market.</p>
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	Along the North Platte River.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	<p>In the uninfluenced area the agricultural sales will be reviewed. A model will be built on a spreadsheet to analyze the market trends by class and subclass. Purposed values and estimated final statistics will be evaluated.</p>

# 2015 Plan of Assessment for Garden County Assessment Years 2016, 2017 and 2018

**Date: June 15, 2015  
Updated September 29, 2015**

## **Plan of Assessment Requirements:**

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

## **Real Property Assessment Requirements:**

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;\
- 2) 75% of actual value for agricultural land and horticultural land;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347. Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2004).

## **General Description of Real Property in Garden County:**

Per the 2015 County Abstract, Garden County consists of 4,496 parcels with the following real property types:

	<u>No. of Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Base of Real Estate</u>
Residential	992	22.06	8.04
Commercial	166	3.69	1.48
Agricultural	3,301	73.43	90.46
Mineral	37	.82	.02

Garden County has 1,046,603.98 acres of agricultural land (with GIS acre counts); 3.69% consists of irrigated land, 83.60% consists of grassland, 10.08% is dryland, and 2.63% is waste, water, etc. Garden County has a State Game Refuge which lies 110 yards back from the river banks of the North Platte River (NE Statute 37-706). In the northern half of the county lies Crescent Lake National Wildlife refuge, it is a Federal refuge consisting of approximately 46,637 acres.

New Property: For assessment year 2015, several building permits and/or Information Statements and zoning permits were filed for new property construction/additions in the county. The 2015 yearly pick-up work incorporated these permits, which included newly constructed buildings, removed/deteriorated improvements and updated land use, etc.

### **Current Resources:**

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

The Assessor's staff consists of the assessor, deputy assessor and one clerk. We submitted a budget for \$120,700 for the office, which was approved by the County Board. Appraisal work is paid for through a Reappraisal Fund; the unspent money in this fund is carried over each fiscal year. We currently have \$54,090 in the fund.

The assessor and deputy obtain the 60 hours of required training necessary to retain assessor's certification.

#### *B. Cadastral Maps accuracy/condition, other land use maps, aerial photos:*

The Garden County Cadastral Maps were prepared in the 1970's (as closely as we can determine). In 2008, we contracted with GIS Workshop in Lincoln, Nebraska, for a GIS system with the new numerical soil survey, it was implemented in 2012. Even though information is kept current on the GIS system, we also keep the ownership and all split outs current in the cadastral books, occasionally referencing the cadastral books for measurements, etc.

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

The Garden County Assessor's property record cards are very complete, detailed and current. The record cards contain the following:

- Owner's name and address
- 911 address (situs)
- Parcel identification number
- Pricing sheets of houses, garages and outbuildings which include all information and notes about each improvement, Replacement Cost New with depreciation applied for current condition, location, etc. Current values are shown and necessary information showing how the values are derived
- Numbered photos depicting each improvement
- Sketches of all buildings
- Cadastral map page and aerial map number
- Tax district code which includes all districts to which each parcel pays taxes (school, county, community college, Natural Resource District, ESU District, Ag Society, Airport Authority, Fire and Cemetery Districts, etc.)
- School District number, Fire District and Cemetery District (i.e. 1f3c3)
- PAD's six digit school codes
- Aerial photo for all rural parcels of land and improvements
- Notes concerning inspections

- A summary sheet with a correlation statement explaining the three approaches to value (updated yearly)

D. *Software for CAMA, Assessment Administration:*

The Garden County Assessor's office has contracted with MIPS/County Solutions for CAMA pricing and an administrative package, this works very well. We have also contracted with GIS Workshop for a GIS system.

**Current Assessment Procedures for Real Property:**

A. *Discover, List and Inventory all Property:*

The appropriate paperwork for Real Estate Transfers is completed as soon as possible after they are brought to our office by the County Clerk's personnel. Ownership changes, etc. are completed in the computer, on the property record card and folder, in the real estate books, in the cadastral map, on index cards, on a tablet of changes for the Treasurer's office, and in GIS if applicable.

Methods of discovering changes in real estate include county zoning permits, city building permits, aerial imagery, information from realtors and appraisers, reports by taxpayers and neighbors, ongoing inspections by staff as we travel throughout the county and a variety of other sources. New pivots listed on Personal Property Schedules indicate newly irrigated land.

B. *Data Collection:*

We perform extensive pick-up work each year. Data and information are collected by two staff members and occasional guidance from Susan Lore, our contracted appraiser, if needed. In accordance with Nebraska Statute 77-1311.03, the county reviews all parcels of real property no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market.

C. *Review assessment sales ratio studies before assessment actions:*

We monitor sales of each classification of property; sales studies are ongoing, and are used extensively for valuation updates each year. This information is also used to prepare depreciation tables. We prepare spreadsheets of residential, commercial and agricultural sales each year based on the qualified sales rosters. We also prepare maps with agriculture sales plotted to indicate any potential market areas of value, etc. We run miscellaneous "what-ifs" to determine the most appropriate percentage increases/decreases to apply, if needed, to bring values within the required statistical ranges.

D. *Approaches to Value:*

1) *Market Approach; sales comparisons:*

As mentioned above we perform extensive sales studies, and the market approach is shown by the current adjusted valuations.

2) *Cost Approach; cost manual used and date of manual and latest depreciation study*

The date of the Marshall & Swift manual used on all residential improvements is 2005. However, we recently started using the MIPS V2 program and the CAMA program which uses 2012 pricing. Our records have the Replacement Cost New of improvements with depreciation applied for the current condition, location, etc. This reflects the cost approach.

3) *Income Approach; income and expense data collection/analysis from the market:*

In a rural county like Garden County, for most properties the income approach is not applicable or workable.

4) *Land valuation studies, establish market areas, special value for agricultural land:*

As stated above, we complete extensive sales studies, prepare various spreadsheets of sales, plat all sales on a map of the county to indicate any potential areas of market, etc. We also run various “what if’s” using numerous potential changes in values to different classes of land to determine the most equitable and appropriate overall increases/decreases in values to achieve the required statistics for levels of values.

E. *Reconciliation of Final Value and Documentation:*

The market is analyzed based on the standard approach to valuation, with the final value based on the most appropriate method.

Our property record cards have all necessary information to show values, how values were arrived at, etc. On improved parcels we have the Replacement Cost New of improvements and physical, locational and any functional depreciations appropriate for the final values. Each file with improvements contains a correlation section that summarizes the results of each approach to value that has been completed for each parcel. We have appraisal information with depreciation tables, cost tables, etc., easily available for anyone who wishes to view it.

F. *Review assessment sales ratio studies after assessment actions:*

All assessment actions are taken with the assessment sales ratio studies in mind, to insure that the actions taken result in the proper valuations to meet the required statistics.

G. *Notices and Public Relations:*

Notice of Valuation Changes are mailed to property owners on or before June 1<sup>st</sup> of each year, along with a letter explaining all value changes, statistics, etc. These are mailed to the last known address of property owners. After notices have been mailed, the assessor and staff are available to answer any questions or concerns from the taxpayers.

The assessor and staff believe in keeping the public informed of laws and requirements of the office. Articles are put in the paper about homestead exemptions, personal property filing deadlines, budgets of all taxing entities to inform taxpayers where their tax dollars go, etc.

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

<u>Property Class</u>	<u>Median</u>	<u>Coefficient of Dispersion</u>	<u>Price Related Differential</u>
Residential	97	10.82	103.34
Commercial	97	16.33	99.79
Agricultural	74	24.52	113.20

For more information regarding statistical measures, see the 2015 DOR PAD Garden County Reports and Opinions.

**Assessment Actions Planned for Assessment Year 2015:**

***Residential:***



In 2008, we implemented a countywide residential reappraisal. For 2009, we adjusted the economic depreciation in Lewellen due to a decreased market. Every year we monitor residential sales and make appropriate adjustments. Each year we also inspect/appraise any properties for which building permits or Information Statements were completed, along with any other changes that came to our attention. In 2011/2012, we started the six year review cycle again; residential properties in Oshkosh were reviewed, pictures taken and questionnaires completed and signed by the owner/occupants. New aerials were taken by GIS Workshop late 2012 and early 2013. These photos were compared to the old ones, and changes were noted. All new information was entered into our CAMA pricing program and implemented in 2013. We also continued the review with Lewellen and Lisco residential parcels being inspected, pictures taken, etc. This information was entered into CAMA, and any big changes were marked for 2013 pick-up work. The rest was implemented for 2014. In May 2013, we started using the MIPS V2 administrative and CAMA programs. Info from the older 2005 Marshall & Swift pricing was rolled over into 2012 pricing. Much time was spent building new depreciation tables and implementing them on all residential properties. Lore Appraisal was hired to assist in creating new depreciation tables. In 2014 on-site inspections and pricing of the changes found in the recent aerial photos were finalized. For 2015, questionnaires were sent to all rural home owners to gather information on home interiors, changes, etc. All changes were repriced and updated. This, along with the above actions completed the rural review.

***Commercial:***

In 2008 Jerry Knoche trained our staff to list property. All commercial properties were inspected, etc. and Jerry assisted in creating a depreciation table. Effective ages of improvements were determined using appropriate price per square foot figures which were derived from sales. All commercial properties were repriced with the current info, depreciation, etc., and the new values were implemented in 2009. Since that time pickup work has been completed, and sales have been monitored. All commercial parcels were physically reviewed in the fall of 2014. Questionnaires were also sent for additional information, and all parcels were repriced and updated. This completed the Six year commercial review.

***Agricultural Land:***

Our primary focus in 2013 was the final implementation of GIS into our records with coding adjustments, etc. In late 2014 we received 2014 aerial imagery from GIS Workshop.

For 2014 and 2015 sales and statistical measures on all classes of land, etc. were reviewed and appropriate action was taken. In the summer of 2014, GIS photos of all agricultural land were received, they were all compared parcel by parcel to our current records. Land use changes, etc. were noted and all changes implemented in 2015, this completed the agricultural land review.

***Special Value:***

As with agricultural land, sales were monitored. Because we have so few sales of riverland in each three-year sales period, any changes in value are hard to determine and/or justify. However, for 2015, with input from PAD, we used sales of accretion from the last 5 years to set values for recreational acres.

**Assessment Actions Planned for Assessment Year 2016:**

- **Residential:** We will again begin the review of all residential properties in Oshkosh. Appraisal maintenance and market analysis will be continued.

- **Ag improvements:** The six year review was just completed in 2015 for all rural residential properties. Appraisal maintenance and market analysis will be continued.
- **Commercial:** A complete commercial reappraisal was implemented in 2015, so records are current. Appraisal maintenance and market analysis will be continued.
- **Agricultural land:** If new aerial imagery has been received from GIS Workshop, we will begin the comparison, parcel by parcel, to current records to insure land use, etc. is current. Appraisal maintenance and market analysis will be continued.

**Assessment Actions Planned for Assessment Year 2017:**

- **Residential:** We will again begin the review of all residential properties in Lewellen and Lisco. Appraisal maintenance and market analysis will be continued.
- **Ag improvements:** We will also either have new aerials of rural improvements taken by GIS Workshop or contract with Pictometry for aerials to begin the new rural improvement review. Appraisal maintenance and market analysis will be continued.
- **Commercial:** A complete commercial reappraisal was implemented in 2015, so records are current. Appraisal maintenance and market analysis will be continued.
- **Agricultural land:** If new aerial imagery has been received from GIS Workshop, we will continue the comparison, parcel by parcel, to current records to insure land use, etc. is current and implement changes. Appraisal maintenance and market analysis will be continued.

**Assessment Actions Planned for Assessment Year 2018:**

- **Residential:** Appraisal maintenance and market analysis will be continued.
- **Ag improvements:** We will continue working on a rural improvement review. Appraisal maintenance and market analysis will be continued.
- **Commercial:** Appraisal maintenance and market analysis will be continued.
- **Agricultural land:** Appraisal maintenance and market analysis will be continued.

**Other Functions Performed by the Assessor's Office, but not limited to:**

1. Record maintenance, mapping updates, and ownership change.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Real Estate Abstract
  - b. Assessed Value Update with the current value of real estate in the sales file
  - c. Assessor Survey
  - d. Report Sales information for PA&T rosters
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Land & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
  - k. Average Residential Value for Homestead Exemption purposes

3. Personal Property: administer annual filing of approximately 550 schedules, prepare subsequent notice for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer approximately 150 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Send "Notice Valuation Change" notices for all properties on which values changed by June 1st.
8. Centrally Assessed: review of valuations of entities as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
9. Certify total valuations of real estate, personal property and centrally assessed companies to all taxing entities by August 20<sup>th</sup>.
10. Annual Inventory: update report designating personal property of the Assessor's office by August 25<sup>th</sup> each year.
11. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
12. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
13. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
14. County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information.
15. TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
16. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
17. Education: Assessor and/or Deputy Assessor: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Anyone currently holding an assessor's certificate is required to obtain a minimum of 60 hours every four years.
18. Prepare, maintain and update a Garden County Procedures Manual.
19. Tax List Corrections: prepare tax list correction documents for county board approval when necessary.

## **Conclusion**

The main goal for Garden County is equalization and uniformity of valuation of all property in the county. The first step is to assure good record keeping and constant analysis of sales information.

The Garden County Assessor and staff strive very diligently to complete all duties and responsibilities required of the office, while doing so within the budget we are allowed.

We run an efficient, user-friendly office which both serves the public and obeys the Nebraska Statutes, Regulations and Directives that we are obligated to follow. I believe we do so in a very effective, congenial manner.

Respectfully submitted:

\_\_\_\_\_  
Janet L. Shaul, Garden County Assessor

\_\_\_\_\_  
Date

We hereby accept the

**2015 Plan of Assessment for Garden County  
Assessment Years 2016, 2017 and 2018**

As presented to us by Janet L. Shaul, Garden County Assessor, on July 13, 2015 per Nebraska Department Of Property Assessment and Taxation Directive 05-04 and Nebraska Statute 77-1311.02.

Garden County Board of Equalization:

\_\_\_\_\_  
Casper Corfield, Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Robert Radke

\_\_\_\_\_  
Date

\_\_\_\_\_  
Randall Dormann

\_\_\_\_\_  
Date

Janet L. Shaul  
Garden County Assessor  
P O Box 350  
Oshkosh , NE 69154  
308-772-4464  
[gcasr1@embarqmail.com](mailto:gcasr1@embarqmail.com)

Ruth Sorensen  
February 19, 2016  
Property Tax Administrator  
DOR, Property Assessment Division  
P O Box 98919  
Lincoln NE 68509-8919

Dear Ms. Sorensen;

Below is information regarding the procedures and methodologies used in Garden County to implement special valuation on qualified parcels of agricultural and horticultural land (per PAT Regulation 11-005.04).

**1. Methodology for determining special valuation of agricultural land (uninfluenced value).**

The 2016 Garden County ag land valuations are determined by using the compilation and statistics received from the PAT of all ag sales deemed qualified in the required three-year sales period, the number of acres in each classification of land that sold, and the median market value of each classification (at approximately 75%). Because the sales do not indicate any specific market areas, the value for each class (i.e. 3G1, 3G, etc.) will remain the same per class throughout the county.

The acceptable level of assessment for agricultural land is from 69% to 75%. Garden County ag sales in the three-year sales period show an overall median of 64%. Under the 80% majority land use, fourteen grass sales showed a median of 57.81%, nine dryland sales had a median of 59.71% and five irrigated sales had a median of 55.28%. With the inclusion of borrowed sales, the values of all three classes of agricultural land will probably be raised to be within the acceptable range of values.

**2. Methodology for determining recapture valuation of agricultural land (market value).**

In 2012 Garden County began assessing all accretion land. In 2010 the County Board passed a resolution in which the owners of deeded land along the river are assessed on the land, accretion and water to the thread (center) of the main channel of the North Platte River. It is now assessed per soil type and use, the same as all other ag land. For the purposes of determining the party obligated for the real estate taxes on accretion land, the county determined that the riparian rule shall apply that when the North Platte River runs between two deeded landowners (patented property), each owner owns from his or her parcel to the center of the river's main channel. Deeds recorded on these sales generally include all land "accreted thereto," to the thread of the main channel.

In each three year sales period, we generally have a very small number of land sales along the North Platte River. These sales are primarily for recreational purposes (goose hunting, etc.). Much of the land along the river, however, is used primarily for agricultural purposes. In an attempt to fairly and accurately value this land, we have implemented Special Valuation in Garden County. Taxpayers who own land near the river, with adjoining accretion and river acres, file a Form 456 (Special Valuation Application). As a rule of thumb, the land owners that have hunting blinds but also use the land for ag purposes (usually cattle grazing) have completed these forms by considering each blind to be one acre of recreational land, and the rest as agricultural land. The acres with blinds are then valued as recreational at 100% of market based on sales. The remaining land is valued as agricultural, *if used as such*, and is based on approximately 75% of market.

Above are the methods Garden County uses to determine valuations for ag properties and recreational properties. The methods were decided on after much market analysis, deliberation and thought, and we feel it is the most equitable and uniform method of dealing with the above addressed land.

*Sincerely,*

*Janet L. Shaul*  
*Garden County Assessor*