



2016 REPORTS & OPINIONS

GARFIELD 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 Garfield 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 Garfield 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: Linda Molesworth, Garfield County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

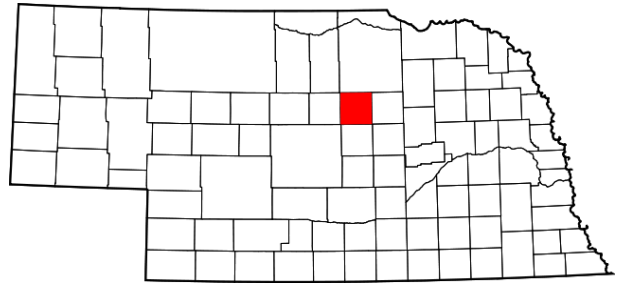
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

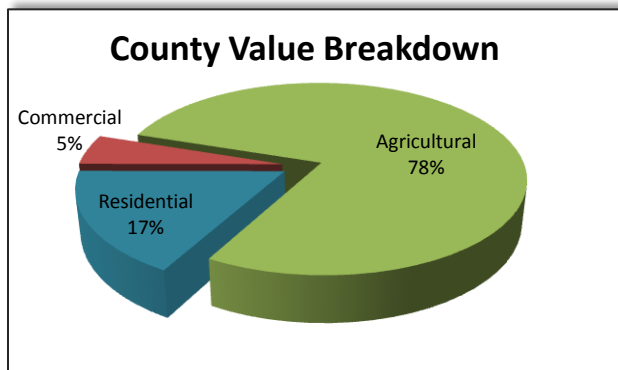
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 570 square miles, Garfield had 2,003 residents, per the Census Bureau Quick Facts for 2014, a 2% population decline from the 2010 US Census. In a review of the past fifty years, Garfield has seen a steady drop in population of 26% (Nebraska Department of Economic Development). Reports indicated that 76% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Garfield convene in and around Burwell, the county seat. Per the latest information available from the U.S. Census Bureau, there were ninety-four employer establishments in Garfield. County-wide employment was at 1,184 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Garfield that has fortified the local rural area economies. Garfield is included in the Lower Loup Natural Resources District (NRD). Grass land makes up a majority of the land in the county. When compared against the value of sales by commodity group of the other counties in Nebraska, Garfield ranks second in aquaculture (USDA AgCensus).

Garfield County Quick Facts

Founded	1884
Namesake	Former President James A. Garfield
Region	Central
County Seat	Burwell
Other Communities	
Most Populated	Burwell (1,213) Steady since 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Garfield County

Assessment Actions

For assessment year 2016 the costing for all improvements was updated to the 2015 year. After a statistical analysis of the sales in valuation grouping 01-Burwell it was determined a percent adjustment would be given to bring the overall grouping into compliance. In 2016 the county will begin reviewing and inspecting all improvements within Burwell. A lot study will be performed along with a new depreciation study for assessment year 2017.

Description of Analysis

Residential sales are stratified into three valuation groupings. The majority of sales occur within Burwell; which accounts for about 90% of the qualified residential sales.

Valuation Grouping	Assessor Location
01	Burwell
02	Calamus
03	Rural

A review of the residential profile for Garfield County is made up of 42 qualified sales representing all three valuation groupings. Both the median and mean measures of central tendency for the residential class of properties are within the acceptable range and supportive of one another. The weighted mean is slightly below. The coefficient of dispersion is slightly above the prescribed parameters, while the price related differential is within.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the assessor and staff know are not good sales are not verified. It's estimated that approximately 50% of verifications are returned. When sales questionnaires are incomplete the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are done if there are still questions regarding the transaction. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's length. Personal Property adjustments for

2016 Residential Correlation for Garfield County

residential property are not automatically made when reported, further verification is done. The sales verification process appears to be qualifying all arms' length transactions. It appears that the county uses all available sales. The county notes section in the state sales file documents the non-qualified sales adequately.

The review also looked at the filing of Real Property Transfer Statement as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements have been filed monthly over the past year. The AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The new county assessor and staff have set up a thorough on site physical inspection plan for the six year review. This review consists of the property record card being in hand and comparing to the property. Any changes are noted with new pictures being taken.

During the review, the valuation groups within the residential class were examined to ensure that the groups being utilized represent true economic areas within the county. The valuation groups are defined by economic influence. A review of the costing, depreciation and land tables for the residential shows the county has updated each of these during the six year review and inspection of each grouping. For 2017 these will again be updated.

Equalization and Quality of Assessment

The valuation group substratum indicates that all groups with sufficient sales are statistically within the acceptable range.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	38	97.33	94.56	92.07	17.76	102.70
02	1	54.99	54.99	54.99	00.00	100.00
03	3	76.81	83.31	80.00	24.70	104.14
<u> </u> ALL <u> </u>	42	94.84	92.82	89.54	19.49	103.66

Based on the assessment practices review and the statistical analysis, the quality of assessment in Garfield County is in compliance with professionally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Garfield County is 95%.

2016 Commercial Correlation for Garfield County

Assessment Actions

Appraisal maintenance and pick up work were the only assessment actions performed for assessment year 2016 in Garfield County.

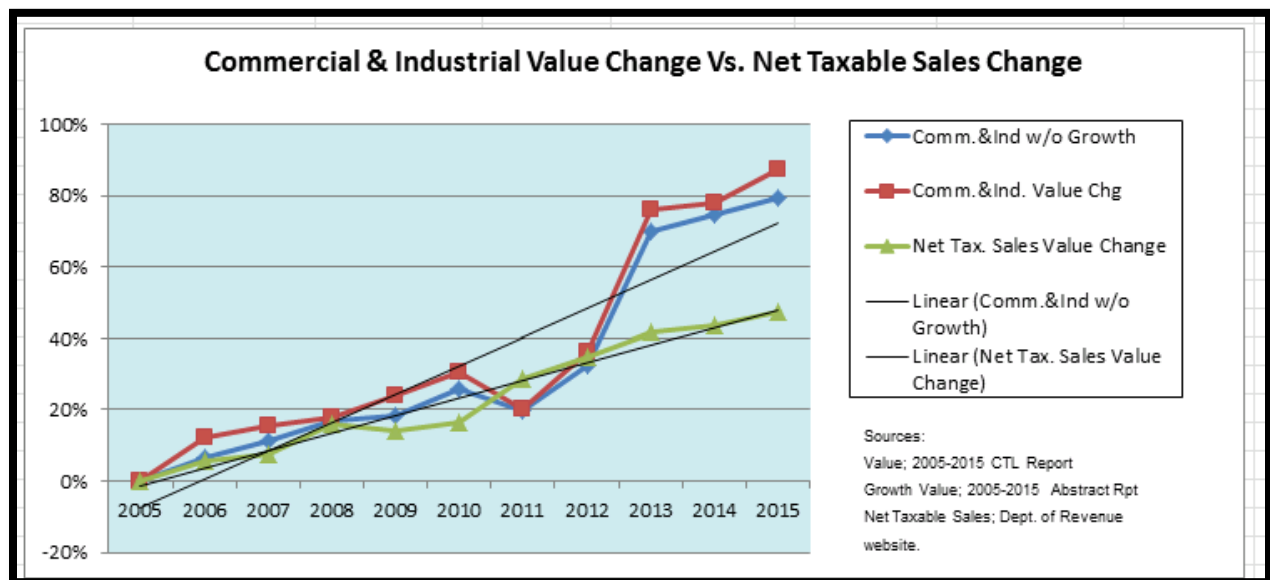
Description of Analysis

There are three valuation groupings utilized in the valuation of the commercial class. Twelve of the thirteen sales are within Burwell, the county seat. There is a wide dispersion in these sales, indicating an erratic market.

Valuation Grouping	Assessor Location
01	Burwell
02	Calamus
03	Rural

With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. Even though the overall median is within the acceptable range, the wide dispersion in the statistical measures indicates that any adjustments to this class would not improve the equalization.

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



2016 Commercial Correlation for Garfield County

The Net Taxable Sales point toward an Average Annual Rate of 4.02% net increase over the last eleven years. The Annual Percent Change in assessed value illustrates and average annual percent change excluding growth for the same time period of 3.53%, a .49 point difference. Except for 2009, the movement in the Net Taxable Sales had indicated a positive upward trend. The incline in value from 2012 to 2013 was the result of the last reappraisal of the commercial class.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the assessor and staff know are not good sales are not verified. It's estimated that approximately 50% of verifications are returned. When sales questionnaires are incomplete the county does make phone calls to follow up for additional information to help with the verification of the transaction. On-site reviews are done if there are still questions regarding the transaction. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's length. Personal Property adjustments for the commercial property are not automatically made when reported, further verification is done. The sales verification process appears to be qualifying all arms-length transactions. It appears that the county uses all available sales. The county notes section in the state sales file documents the non-qualified sales adequately.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. For the last appraisal all commercial properties were physically inspected, the contract appraiser gathered income data when available. Any changes are noted on the property record.

During the review, the valuation groups within the commercial class were examined to ensure that the groups being utilized represent true economic areas within the county. The valuation groups are defined by economic influence. A review of the costing, depreciation and land tables for the commercial class shows the county has updated each of these during the six year review and inspection of each grouping.

2016 Commercial Correlation for Garfield County

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.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	12	88.57	78.02	44.94	28.89	173.61
03	1	104.08	104.08	104.08	00.00	100.00
____ALL____	13	93.64	80.02	47.98	26.08	166.78

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

Level of Value

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

2016 Agricultural Correlation for Garfield County

Assessment Actions

For the 2016 assessment year the county physically reviewed all improved parcels in Townships 22 Ranges 14-16. All unimproved parcels had the GIS soils implemented and the irrigation certifications checked for the proper irrigated acres. All building permits were reviewed and pick up work put on the assessment roll.

Finally, the county completed an analysis of agricultural land sales. As a result, irrigated and dryland values increased approximately 5% while grassland increased 20%.

Description of Analysis

Agricultural land in Garfield County is divided between grassland at 90%, irrigated at 5%, waste at 3% and the remaining dryland at 2%. The County currently has one market area for non-influenced agricultural land in the county. All counties adjoining Garfield are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences immerge at varying distances.

Analysis of the sales within the county showed that even though irrigated had a proportionate number of sales based on four total sales; comparable irrigated sales were brought in. Grassland sales were disproportionate in the newest year. Comparable sales from outside Garfield County were supplemented in both land uses to maximize the majority land use (MLU) samples sizes and achieve a proportionate and representative mix of sales.

The statistics calculated for the County supports that values are within the acceptable range overall and for the 80% grass land subclass. The 80% MLU grass subclass with 24 sales was focused on. There are not a sufficient number of irrigated or dry land sales; however, the past few years the assessor has increased the values proportionately with the market; for that reason irrigated and dry land values are also believed to be acceptable.

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 Assessor for further action.

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the assessor and staff know are not good sales are not verified. It's estimated that approximately 50% of verifications are returned. When sales questionnaires are incomplete the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are done if there are still questions regarding

2016 Agricultural Correlation for Garfield County

the transaction. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's length. Pivot adjustments are made when the personal property is reported on the 521 or the returned sales questionnaire. The sales verification process appears to be qualifying all arms' length transactions. It appears that the county uses all available sales. The county notes section in the state sales file documents the non-qualified sales adequately.

The review also looked at the filing of 521 real estate transfers as well as a check of the values reported on the Assessed Value Update. The 521 transfers have been filed monthly over the past year. The AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the Assessor. Garfield County has it set up on the 6 year review and inspection plan to systematically review all agricultural land parcels in the county. The latest GIS imagery is also used to verify land use. They compare the property record card in hand to each agricultural parcel within the township. Sales verification is also part of the process used to analyze and understand the agricultural land values and trends.

The County currently has one market area for non-influenced agricultural land in the county and one special value area. Annually sales are reviewed and plotted to verify accuracy of the one non-influenced agricultural market area determination as well as the special value area. The Special Value area 5 in Garfield County is located along the Calamus and North Loup Rivers and also included the land associated with Nebraska State Highway 96 which runs from Highway 91 on the south end (near Burwell) to the Garfield/Loup County Line and directly to and along the Calamus Reservoir. For over a decade the areas along the Calamus and North Loup River have sold for uses other than agricultural usage. The influence on these sales has been for residential and recreational use such as hunting, fishing, personal pleasure, family campgrounds and quiet enjoyment. There have also been sales for commercial development along Highway 96. Based on the sales in this area it has been determined the highest and best use of the properties located in market area 5 be residential, commercial or recreational.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The county is in the process of developing a policy to define agricultural versus non-agricultural in Garfield County in hopes to establish equity and consistency in valuation assessment throughout the county. The county will first look at the home site and farm site, and then they break out the remaining acres of the parcel. The primary use of the parcel is studied and the totality of the evidence is weighed when determining the primary use. The farm home site value is the same as the rural residential first acre home site.

2016 Agricultural Correlation for Garfield County

Equalization

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

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

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	6	69.04	70.71	61.82	15.69	114.38
1	6	69.04	70.71	61.82	15.69	114.38
<u>Grass</u>						
County	24	73.80	79.89	80.43	24.59	99.33
1	24	73.80	79.89	80.43	24.59	99.33
<u>ALL</u>						
	31	71.00	77.40	78.12	23.41	99.08

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Garfield County is 71%.

Special Valuation

A review of the agricultural land values in Garfield County in areas that have other non-agricultural influences indicates the assessed values used are similar to other areas in the County where no non agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land in Garfield County is 71%.

2016 Opinions of the Property Tax Administrator for Garfield County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	71	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
Property Tax Administrator

APPENDICES

2016 Commission Summary for Garfield County

Residential Real Property - Current

Number of Sales	42	Median	94.84
Total Sales Price	\$3,424,500	Mean	92.82
Total Adj. Sales Price	\$3,426,500	Wgt. Mean	89.54
Total Assessed Value	\$3,067,950	Average Assessed Value of the Base	\$66,617
Avg. Adj. Sales Price	\$81,583	Avg. Assessed Value	\$73,046

Confidence Interval - Current

95% Median C.I	82.57 to 106.51
95% Wgt. Mean C.I	82.18 to 96.89
95% Mean C.I	86.21 to 99.43
% of Value of the Class of all Real Property Value in the	13.30
% of Records Sold in the Study Period	4.79
% of Value Sold in the Study Period	5.25

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	43	96	95.83
2014	50	96	96.20
2013	49	93	93.35
2012	43	97	96.62

2016 Commission Summary for Garfield County

Commercial Real Property - Current

Number of Sales	13	Median	93.64
Total Sales Price	\$2,726,500	Mean	80.02
Total Adj. Sales Price	\$2,201,500	Wgt. Mean	47.98
Total Assessed Value	\$1,056,235	Average Assessed Value of the Base	\$85,548
Avg. Adj. Sales Price	\$169,346	Avg. Assessed Value	\$81,249

Confidence Interval - Current

95% Median C.I	49.30 to 104.08
95% Wgt. Mean C.I	11.87 to 84.09
95% Mean C.I	61.01 to 99.03
% of Value of the Class of all Real Property Value in the County	2.90
% of Records Sold in the Study Period	8.72
% of Value Sold in the Study Period	8.29

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	13	100	93.64
2014	7	100	94.27
2013	4		93.98
2012	3		82.03

36 Garfield
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 : 42
Total Sales Price : 3,424,500
Total Adj. Sales Price : 3,426,500
Total Assessed Value : 3,067,950
Avg. Adj. Sales Price : 81,583
Avg. Assessed Value : 73,046

MEDIAN : 95
WGT. MEAN : 90
MEAN : 93
COD : 19.49
PRD : 103.66

COV : 23.54
STD : 21.85
Avg. Abs. Dev : 18.48
MAX Sales Ratio : 132.79
MIN Sales Ratio : 51.46

95% Median C.I. : 82.57 to 106.51
95% Wgt. Mean C.I. : 82.18 to 96.89
95% Mean C.I. : 86.21 to 99.43

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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>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	5	112.09	113.66	111.76	03.57	101.70	108.78	124.54	N/A	82,300	91,979
01-JAN-14 To 31-MAR-14	3	106.13	102.02	101.53	11.86	100.48	81.08	118.86	N/A	52,000	52,793
01-APR-14 To 30-JUN-14	6	111.45	100.03	92.31	16.19	108.36	54.99	122.74	54.99 to 122.74	59,833	55,235
01-JUL-14 To 30-SEP-14	4	94.15	94.35	92.93	08.22	101.53	82.57	106.51	N/A	61,500	57,153
01-OCT-14 To 31-DEC-14	5	97.00	87.23	79.84	13.01	109.26	58.11	103.46	N/A	83,800	66,907
01-JAN-15 To 31-MAR-15	4	76.14	79.77	78.41	06.54	101.73	74.11	92.68	N/A	131,750	103,301
01-APR-15 To 30-JUN-15	11	90.54	91.89	94.08	23.90	97.67	51.77	132.79	65.04 to 119.74	87,545	82,361
01-JUL-15 To 30-SEP-15	4	71.20	70.11	68.39	21.28	102.51	51.46	86.57	N/A	86,250	58,985
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	18	108.58	102.88	100.49	11.81	102.38	54.99	124.54	90.65 to 114.51	65,139	65,461
01-OCT-14 To 30-SEP-15	24	82.83	85.27	83.84	20.90	101.71	51.46	132.79	72.87 to 97.65	93,917	78,736
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	18	97.65	95.54	89.23	15.39	107.07	54.99	122.74	82.57 to 108.38	65,556	58,496
<u>ALL</u>	42	94.84	92.82	89.54	19.49	103.66	51.46	132.79	82.57 to 106.51	81,583	73,046

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	38	97.33	94.56	92.07	17.76	102.70	51.46	132.79	82.60 to 108.38	77,250	71,123
02	1	54.99	54.99	54.99	00.00	100.00	54.99	54.99	N/A	110,000	60,485
03	3	76.81	83.31	80.00	24.70	104.14	58.11	115.02	N/A	127,000	101,595
<u>ALL</u>	42	94.84	92.82	89.54	19.49	103.66	51.46	132.79	82.57 to 106.51	81,583	73,046

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	40	95.17	93.66	90.64	19.28	103.33	51.46	132.79	82.57 to 108.38	82,325	74,617
06											
07	2	76.00	76.00	62.38	27.64	121.83	54.99	97.00	N/A	66,750	41,640
<u>ALL</u>	42	94.84	92.82	89.54	19.49	103.66	51.46	132.79	82.57 to 106.51	81,583	73,046

36 Garfield
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 : 42
 Total Sales Price : 3,424,500
 Total Adj. Sales Price : 3,426,500
 Total Assessed Value : 3,067,950
 Avg. Adj. Sales Price : 81,583
 Avg. Assessed Value : 73,046

MEDIAN : 95
 WGT. MEAN : 90
 MEAN : 93
 COD : 19.49
 PRD : 103.66

COV : 23.54
 STD : 21.85
 Avg. Abs. Dev : 18.48
 MAX Sales Ratio : 132.79
 MIN Sales Ratio : 51.46

95% Median C.I. : 82.57 to 106.51
 95% Wgt. Mean C.I. : 82.18 to 96.89
 95% Mean C.I. : 86.21 to 99.43

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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	1	83.93	83.93	83.93	00.00	100.00	83.93	83.93	N/A	7,500	6,295	
Less Than 30,000	6	102.69	97.95	98.34	15.54	99.60	65.04	124.54	65.04 to 124.54	21,083	20,734	
___Ranges Excl. Low \$___												
Greater Than 4,999	42	94.84	92.82	89.54	19.49	103.66	51.46	132.79	82.57 to 106.51	81,583	73,046	
Greater Than 14,999	41	97.00	93.03	89.55	19.19	103.89	51.46	132.79	81.73 to 108.38	83,390	74,675	
Greater Than 29,999	36	91.67	91.96	89.20	20.36	103.09	51.46	132.79	81.08 to 106.51	91,667	81,765	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	1	83.93	83.93	83.93	00.00	100.00	83.93	83.93	N/A	7,500	6,295	
15,000 TO 29,999	5	108.38	100.75	99.25	13.16	101.51	65.04	124.54	N/A	23,800	23,622	
30,000 TO 59,999	12	100.56	99.67	99.66	14.96	100.01	74.11	122.74	81.73 to 118.86	45,583	45,430	
60,000 TO 99,999	11	92.68	89.60	89.66	19.69	99.93	51.46	115.02	51.77 to 114.51	78,955	70,794	
100,000 TO 149,999	8	79.72	86.05	85.14	31.28	101.07	54.99	132.79	54.99 to 132.79	123,438	105,089	
150,000 TO 249,999	5	79.92	88.12	86.84	14.04	101.47	75.47	109.33	N/A	179,400	155,788	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ALL___	42	94.84	92.82	89.54	19.49	103.66	51.46	132.79	82.57 to 106.51	81,583	73,046	

36 Garfield
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 13
Total Sales Price : 2,726,500
Total Adj. Sales Price : 2,201,500
Total Assessed Value : 1,056,235
Avg. Adj. Sales Price : 169,346
Avg. Assessed Value : 81,249

MEDIAN : 94
WGT. MEAN : 48
MEAN : 80
COD : 26.08
PRD : 166.78

COV : 39.30
STD : 31.45
Avg. Abs. Dev : 24.42
MAX Sales Ratio : 118.19
MIN Sales Ratio : 22.01

95% Median C.I. : 49.30 to 104.08
95% Wgt. Mean C.I. : 11.87 to 84.09
95% Mean C.I. : 61.01 to 99.03

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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	1	93.64	93.64	93.64	00.00	100.00	93.64	93.64	N/A	30,500	28,560
01-JAN-13 To 31-MAR-13	1	34.72	34.72	34.72	00.00	100.00	34.72	34.72	N/A	29,000	10,070
01-APR-13 To 30-JUN-13	1	118.19	118.19	118.19	00.00	100.00	118.19	118.19	N/A	100,000	118,190
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13	1	93.86	93.86	93.86	00.00	100.00	93.86	93.86	N/A	7,000	6,570
01-JAN-14 To 31-MAR-14	1	104.08	104.08	104.08	00.00	100.00	104.08	104.08	N/A	113,000	117,615
01-APR-14 To 30-JUN-14	1	74.59	74.59	74.59	00.00	100.00	74.59	74.59	N/A	65,000	48,485
01-JUL-14 To 30-SEP-14	5	50.46	60.42	30.85	43.22	195.85	22.01	96.85	N/A	332,400	102,539
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	1	118.19	118.19	118.19	00.00	100.00	118.19	118.19	N/A	100,000	118,190
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	100.91	100.91	100.91	00.00	100.00	100.91	100.91	N/A	95,000	95,860
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	3	93.64	82.18	98.32	29.71	83.58	34.72	118.19	N/A	53,167	52,273
01-OCT-13 To 30-SEP-14	8	79.04	71.83	37.11	28.77	193.56	22.01	104.08	22.01 to 104.08	230,875	85,671
01-OCT-14 To 30-SEP-15	2	109.55	109.55	109.77	07.89	99.80	100.91	118.19	N/A	97,500	107,025
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	3	93.86	82.26	99.14	29.64	82.97	34.72	118.19	N/A	45,333	44,943
01-JAN-14 To 31-DEC-14	7	74.59	68.68	36.89	31.16	186.18	22.01	104.08	22.01 to 104.08	262,857	96,971
<u>ALL</u>	13	93.64	80.02	47.98	26.08	166.78	22.01	118.19	49.30 to 104.08	169,346	81,249

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	12	88.57	78.02	44.94	28.89	173.61	22.01	118.19	49.30 to 100.91	174,042	78,218
03	1	104.08	104.08	104.08	00.00	100.00	104.08	104.08	N/A	113,000	117,615
<u>ALL</u>	13	93.64	80.02	47.98	26.08	166.78	22.01	118.19	49.30 to 104.08	169,346	81,249

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	12	93.75	80.48	47.17	26.53	170.62	22.01	118.19	49.30 to 104.08	178,042	83,979
04	1	74.59	74.59	74.59	00.00	100.00	74.59	74.59	N/A	65,000	48,485
<u>ALL</u>	13	93.64	80.02	47.98	26.08	166.78	22.01	118.19	49.30 to 104.08	169,346	81,249

36 Garfield
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 13
Total Sales Price : 2,726,500
Total Adj. Sales Price : 2,201,500
Total Assessed Value : 1,056,235
Avg. Adj. Sales Price : 169,346
Avg. Assessed Value : 81,249

MEDIAN : 94
WGT. MEAN : 48
MEAN : 80
COD : 26.08
PRD : 166.78

COV : 39.30
STD : 31.45
Avg. Abs. Dev : 24.42
MAX Sales Ratio : 118.19
MIN Sales Ratio : 22.01

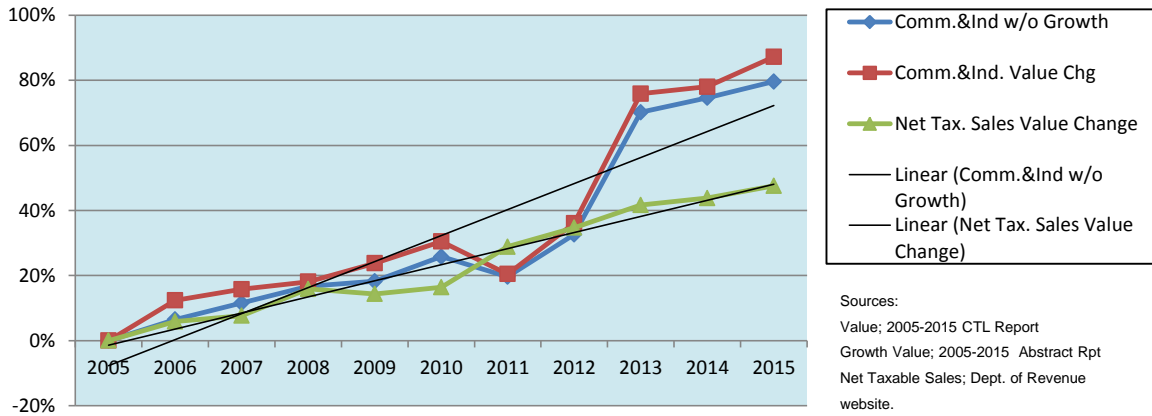
95% Median C.I. : 49.30 to 104.08
95% Wgt. Mean C.I. : 11.87 to 84.09
95% Mean C.I. : 61.01 to 99.03

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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	1	93.86	93.86	93.86	00.00	100.00	93.86	93.86	N/A	7,000	6,570	
Less Than 30,000	2	64.29	64.29	46.22	45.99	139.10	34.72	93.86	N/A	18,000	8,320	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	13	93.64	80.02	47.98	26.08	166.78	22.01	118.19	49.30 to 104.08	169,346	81,249	
Greater Than 14,999	12	88.57	78.87	47.83	29.85	164.90	22.01	118.19	49.30 to 104.08	182,875	87,472	
Greater Than 29,999	11	93.64	82.88	48.01	25.09	172.63	22.01	118.19	49.30 to 118.19	196,864	94,509	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	93.86	93.86	93.86	00.00	100.00	93.86	93.86	N/A	7,000	6,570	
15,000 TO 29,999	1	34.72	34.72	34.72	00.00	100.00	34.72	34.72	N/A	29,000	10,070	
30,000 TO 59,999	3	93.64	91.33	91.34	04.75	99.99	83.49	96.85	N/A	35,833	32,730	
60,000 TO 99,999	2	87.75	87.75	90.22	15.00	97.26	74.59	100.91	N/A	80,000	72,173	
100,000 TO 149,999	4	111.14	97.44	97.65	18.67	99.78	49.30	118.19	N/A	103,250	100,823	
150,000 TO 249,999	1	50.46	50.46	50.46	00.00	100.00	50.46	50.46	N/A	235,000	118,590	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +	1	22.01	22.01	22.01	00.00	100.00	22.01	22.01	N/A	1,250,000	275,180	
___ ALL ___	13	93.64	80.02	47.98	26.08	166.78	22.01	118.19	49.30 to 104.08	169,346	81,249	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
340	2	118.19	118.19	118.19	00.00	100.00	118.19	118.19	N/A	100,000	118,190	
350	1	49.30	49.30	49.30	00.00	100.00	49.30	49.30	N/A	100,000	49,295	
351	1	104.08	104.08	104.08	00.00	100.00	104.08	104.08	N/A	113,000	117,615	
352	1	100.91	100.91	100.91	00.00	100.00	100.91	100.91	N/A	95,000	95,860	
353	3	83.49	70.62	72.04	23.52	98.03	34.72	93.64	N/A	32,167	23,173	
406	1	93.86	93.86	93.86	00.00	100.00	93.86	93.86	N/A	7,000	6,570	
419	1	50.46	50.46	50.46	00.00	100.00	50.46	50.46	N/A	235,000	118,590	
428	1	22.01	22.01	22.01	00.00	100.00	22.01	22.01	N/A	1,250,000	275,180	
442	1	96.85	96.85	96.85	00.00	100.00	96.85	96.85	N/A	40,000	38,740	
494	1	74.59	74.59	74.59	00.00	100.00	74.59	74.59	N/A	65,000	48,485	
___ ALL ___	13	93.64	80.02	47.98	26.08	166.78	22.01	118.19	49.30 to 104.08	169,346	81,249	

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	\$ 5,755,605	\$ 14,885	0.26%	\$ 5,740,720	-	\$ 13,878,017	-
2006	\$ 6,466,685	\$ 338,735	5.24%	\$ 6,127,950	6.47%	\$ 14,686,280	5.82%
2007	\$ 6,661,890	\$ 243,295	3.65%	\$ 6,418,595	-0.74%	\$ 14,939,004	1.72%
2008	\$ 6,796,845	\$ 79,070	1.16%	\$ 6,717,775	0.84%	\$ 16,080,686	7.64%
2009	\$ 7,123,615	\$ 320,150	4.49%	\$ 6,803,465	0.10%	\$ 15,866,177	-1.33%
2010	\$ 7,509,090	\$ 269,320	3.59%	\$ 7,239,770	1.63%	\$ 16,151,184	1.80%
2011	\$ 6,932,405	\$ 48,330	0.70%	\$ 6,884,075	-8.32%	\$ 17,881,289	10.71%
2012	\$ 7,829,845	\$ 199,895	2.55%	\$ 7,629,950	10.06%	\$ 18,692,083	4.53%
2013	\$ 10,123,995	\$ 331,295	3.27%	\$ 9,792,700	25.07%	\$ 19,660,359	5.18%
2014	\$ 10,246,040	\$ 194,570	1.90%	\$ 10,051,470	-0.72%	\$ 19,952,959	1.49%
2015	\$ 10,775,321	\$ 437,440	4.06%	\$ 10,337,881	0.90%	\$ 20,473,515	2.61%
Ann %chg	6.47%			Average	3.53%	4.12%	4.02%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	6.47%	12.35%	5.82%
2007	11.52%	15.75%	7.65%
2008	16.72%	18.09%	15.87%
2009	18.21%	23.77%	14.33%
2010	25.79%	30.47%	16.38%
2011	19.61%	20.45%	28.85%
2012	32.57%	36.04%	34.69%
2013	70.14%	75.90%	41.67%
2014	74.64%	78.02%	43.77%
2015	79.61%	87.21%	47.52%

County Number: 36
 County Name: Garfield

36 Garfield
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 : 31
Total Sales Price : 25,375,460
Total Adj. Sales Price : 33,790,459
Total Assessed Value : 26,395,669
Avg. Adj. Sales Price : 1,090,015
Avg. Assessed Value : 851,473

MEDIAN : 71
WGT. MEAN : 78
MEAN : 77
COD : 23.41
PRD : 99.08

COV : 27.30
STD : 21.13
Avg. Abs. Dev : 16.62
MAX Sales Ratio : 118.90
MIN Sales Ratio : 45.86

95% Median C.I. : 66.50 to 85.32
95% Wgt. Mean C.I. : 72.08 to 84.15
95% Mean C.I. : 69.65 to 85.15

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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	3	66.50	59.68	58.78	10.44	101.53	45.86	66.69	N/A	1,467,280	862,514
01-JAN-13 To 31-MAR-13	3	106.14	95.85	96.86	14.57	98.96	67.52	113.90	N/A	1,670,843	1,618,336
01-APR-13 To 30-JUN-13	4	79.71	84.32	78.14	20.60	107.91	64.04	113.82	N/A	1,138,507	889,591
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13	3	67.08	71.74	78.15	11.18	91.80	62.83	85.32	N/A	642,867	502,400
01-JAN-14 To 31-MAR-14	2	70.48	70.48	74.03	20.01	95.20	56.38	84.57	N/A	417,000	308,698
01-APR-14 To 30-JUN-14	2	50.39	50.39	50.01	03.55	100.76	48.60	52.18	N/A	495,125	247,608
01-JUL-14 To 30-SEP-14	3	80.25	73.01	79.72	09.60	91.58	57.84	80.93	N/A	4,112,453	3,278,275
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	5	88.18	84.70	83.67	13.02	101.23	68.70	103.69	N/A	398,449	333,389
01-APR-15 To 30-JUN-15	3	71.00	66.65	73.07	10.68	91.21	53.11	75.84	N/A	381,602	278,847
01-JUL-15 To 30-SEP-15	3	118.11	98.67	73.41	16.91	134.41	59.00	118.90	N/A	198,267	145,544
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	10	69.64	80.39	78.76	26.23	102.07	45.86	113.90	64.04 to 113.82	1,396,840	1,100,091
01-OCT-13 To 30-SEP-14	10	64.96	67.60	77.41	18.52	87.33	48.60	85.32	52.18 to 84.57	1,609,021	1,245,464
01-OCT-14 To 30-SEP-15	11	75.84	83.59	78.78	23.92	106.11	53.11	118.90	59.00 to 118.11	339,259	267,283
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	10	78.54	84.01	86.30	22.10	97.35	62.83	113.90	64.04 to 113.82	1,149,516	992,057
01-JAN-14 To 31-DEC-14	7	57.84	65.82	77.30	21.89	85.15	48.60	84.57	48.60 to 84.57	2,023,087	1,563,919
<u>ALL</u>	31	71.00	77.40	78.12	23.41	99.08	45.86	118.90	66.50 to 85.32	1,090,015	851,473

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	31	71.00	77.40	78.12	23.41	99.08	45.86	118.90	66.50 to 85.32	1,090,015	851,473
<u>ALL</u>	31	71.00	77.40	78.12	23.41	99.08	45.86	118.90	66.50 to 85.32	1,090,015	851,473

95%MLU By Market Area										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Irrigated</u>											
County	1	92.69	92.69	92.69	00.00	100.00	92.69	92.69	N/A	251,248	232,870
1	1	92.69	92.69	92.69	00.00	100.00	92.69	92.69	N/A	251,248	232,870
<u>Grass</u>											
County	21	75.84	81.07	81.83	25.99	99.07	48.60	118.90	64.04 to 103.69	758,739	620,912
1	21	75.84	81.07	81.83	25.99	99.07	48.60	118.90	64.04 to 103.69	758,739	620,912
<u>ALL</u>	31	71.00	77.40	78.12	23.41	99.08	45.86	118.90	66.50 to 85.32	1,090,015	851,473

36 Garfield
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

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 Avg. Assessed Value : 851,473

MEDIAN : 71
 WGT. MEAN : 78
 MEAN : 77
 COD : 23.41
 PRD : 99.08

COV : 27.30
 STD : 21.13
 Avg. Abs. Dev : 16.62
 MAX Sales Ratio : 118.90
 MIN Sales Ratio : 45.86

95% Median C.I. : 66.50 to 85.32
 95% Wgt. Mean C.I. : 72.08 to 84.15
 95% Mean C.I. : 69.65 to 85.15

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	6	69.04	70.71	61.82	15.69	114.38	45.86	92.69	45.86 to 92.69	637,431	394,055
1	6	69.04	70.71	61.82	15.69	114.38	45.86	92.69	45.86 to 92.69	637,431	394,055
_____Grass_____											
County	24	73.80	79.89	80.43	24.59	99.33	48.60	118.90	64.04 to 88.18	1,235,563	993,778
1	24	73.80	79.89	80.43	24.59	99.33	48.60	118.90	64.04 to 88.18	1,235,563	993,778
_____ALL_____	31	71.00	77.40	78.12	23.41	99.08	45.86	118.90	66.50 to 85.32	1,090,015	851,473

Garfield County 2016 Average Acre Value Comparison

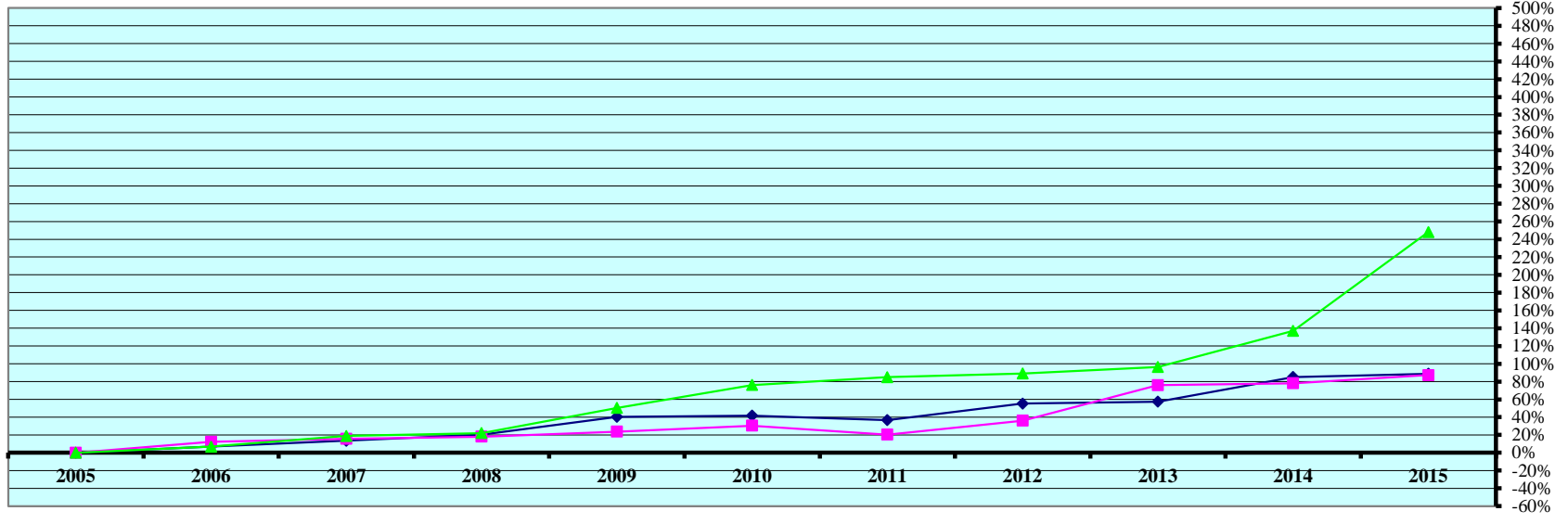
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Garfield	1	n/a	4,265	4,265	3,640	3,640	3,225	3,225	2,760	3,492
Loup	1	n/a	4,000	n/a	3,500	3,500	3,100	3,100	2,000	3,389
Rock	2	n/a	2,700	n/a	2,600	2,500	2,400	2,350	2,200	2,366
Holt	3	n/a	2,682	2,683	2,700	2,500	2,500	2,299	2,291	2,404
Wheeler	1	3,760	3,680	3,570	3,480	3,390	3,310	3,235	3,140	3,259
Greeley	1	n/a	3,875	3,865	3,845	3,825	3,800	3,775	3,750	3,792
Valley	1	n/a	5,060	5,060	4,350	4,110	4,110	3,360	3,360	4,411
Custer	3	n/a	4,171	3,775	3,553	3,290	3,188	2,366	2,358	3,144

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Garfield	1	n/a	1,770	1,770	1,550	1,550	1,290	1,290	1,110	1,435
Loup	1	n/a	925	n/a	925	865	780	780	780	856
Rock	2	n/a	n/a	n/a	n/a	875	840	780	725	802
Holt	3	n/a	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Wheeler	1	1,785	1,695	1,540	1,470	1,410	1,350	1,270	1,205	1,354
Greeley	1	n/a	2,020	2,010	2,000	1,850	1,830	1,575	1,260	1,693
Valley	1	n/a	2,150	2,150	2,150	2,115	2,115	2,115	1,980	2,096
Custer	3	n/a	1,335	1,325	1,325	1,315	1,315	1,310	1,310	1,319

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Garfield	1	n/a	1,165	1,165	1,165	1,080	1,025	900	741	800
Loup	1	n/a	900	n/a	900	715	715	715	715	716
Rock	2	n/a	1,000	940	941	860	811	710	580	692
Holt	3	1,400	1,406	1,306	1,308	1,303	1,302	1,202	794	1,125
Wheeler	1	1,375	1,295	1,220	1,150	1,070	1,000	970	878	930
Greeley	1	n/a	1,100	1,080	1,020	1,020	955	915	908	920
Valley	1	n/a	1,331	1,332	1,304	1,330	1,274	1,115	1,093	1,122
Custer	3	n/a	905	908	900	906	900	881	752	787

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

REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	28,519,320	--	--	--	5,755,605	--	--	--	84,918,035	--	--	--
2006	30,532,065	2,012,745	7.06%	7.06%	6,466,685	711,080	12.35%	12.35%	90,679,910	5,761,875	6.79%	6.79%
2007	32,368,190	1,836,125	6.01%	13.50%	6,661,890	195,205	3.02%	15.75%	100,905,620	10,225,710	11.28%	18.83%
2008	34,288,805	1,920,615	5.93%	20.23%	6,796,845	134,955	2.03%	18.09%	103,591,980	2,686,360	2.66%	21.99%
2009	40,048,065	5,759,260	16.80%	40.42%	7,123,615	326,770	4.81%	23.77%	127,598,695	24,006,715	23.17%	50.26%
2010	40,415,530	367,465	0.92%	41.71%	7,509,090	385,475	5.41%	30.47%	149,551,515	21,952,820	17.20%	76.11%
2011	38,982,680	-1,432,850	-3.55%	36.69%	6,932,405	-576,685	-7.68%	20.45%	157,003,280	7,451,765	4.98%	84.89%
2012	44,268,170	5,285,490	13.56%	55.22%	7,829,845	897,440	12.95%	36.04%	160,568,605	3,565,325	2.27%	89.09%
2013	44,860,170	592,000	1.34%	57.30%	10,123,995	2,294,150	29.30%	75.90%	166,807,655	6,239,050	3.89%	96.43%
2014	52,776,645	7,916,475	17.65%	85.06%	10,246,040	122,045	1.21%	78.02%	201,319,000	34,511,345	20.69%	137.07%
2015	53,857,120	1,080,475	2.05%	88.84%	10,775,321	529,281	5.17%	87.21%	295,584,900	94,265,900	46.82%	248.08%

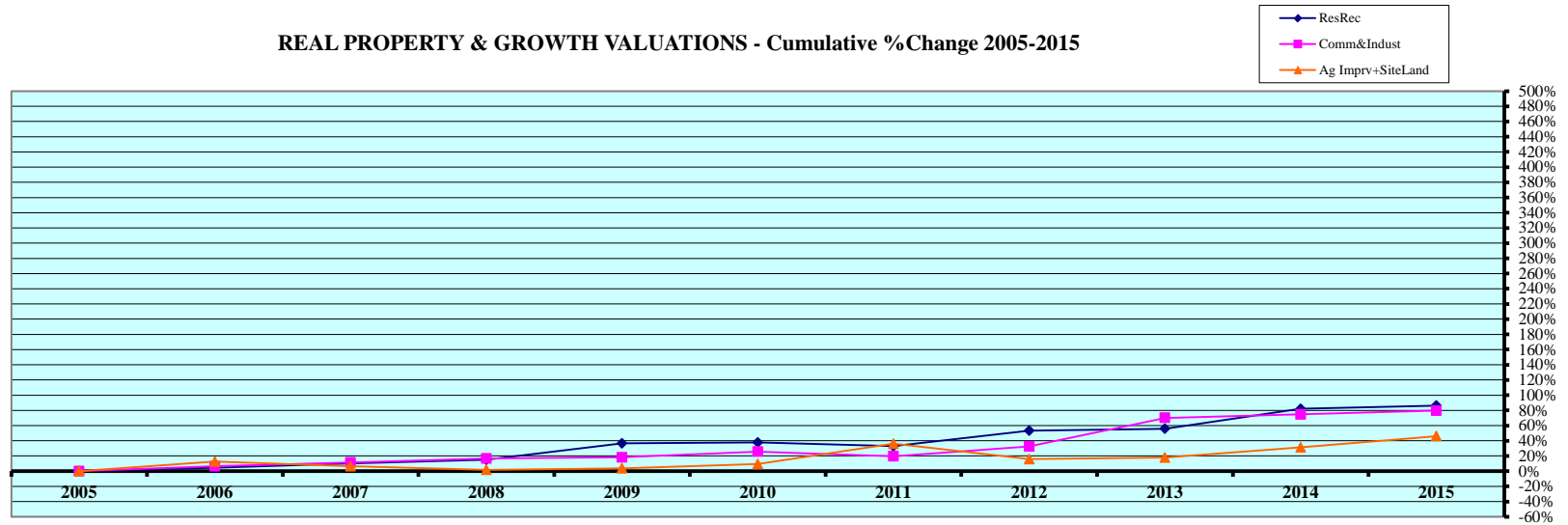
Rate Annual %chg: Residential & Recreational **6.56%** Commercial & Industrial **6.47%** Agricultural Land **13.28%**

Cnty# **36**
County **GARFIELD**

CHART 1 EXHIBIT 36B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	28,519,320	427,525	1.50%	28,091,795	--	--	5,755,605	14,885	0.26%	5,740,720	--	--	
2006	30,532,065	740,190	2.42%	29,791,875	4.46%	4.46%	6,466,685	338,735	5.24%	6,127,950	6.47%	6.47%	
2007	32,368,190	901,390	2.78%	31,466,800	3.06%	10.34%	6,661,890	243,295	3.65%	6,418,595	-0.74%	11.52%	
2008	34,288,805	1,494,970	4.36%	32,793,835	1.32%	14.99%	6,796,845	79,070	1.16%	6,717,775	0.84%	16.72%	
2009	40,048,065	1,116,210	2.79%	38,931,855	13.54%	36.51%	7,123,615	320,150	4.49%	6,803,465	0.10%	18.21%	
2010	40,415,530	1,097,445	2.72%	39,318,085	-1.82%	37.86%	7,509,090	269,320	3.59%	7,239,770	1.63%	25.79%	
2011	38,982,680	1,105,580	2.84%	37,877,100	-6.28%	32.81%	6,932,405	48,330	0.70%	6,884,075	-8.32%	19.61%	
2012	44,268,170	582,780	1.32%	43,685,390	12.06%	53.18%	7,829,845	199,895	2.55%	7,629,950	10.06%	32.57%	
2013	44,860,170	387,580	0.86%	44,472,590	0.46%	55.94%	10,123,995	331,295	3.27%	9,792,700	25.07%	70.14%	
2014	52,776,645	878,885	1.67%	51,897,760	15.69%	81.97%	10,246,040	194,570	1.90%	10,051,470	-0.72%	74.64%	
2015	53,857,120	697,635	1.30%	53,159,485	0.73%	86.40%	10,775,321	437,440	4.06%	10,337,881	0.90%	79.61%	
Rate Ann%chg	6.56%			Resid & Rec. w/o growth			4.32%			C & I w/o growth			3.53%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	11,250,040	5,339,595	16,589,635	300,015	1.81%	--	--
2006	13,269,050	6,062,930	19,331,980	645,935	3.34%	12.64%	12.64%
2007	12,022,580	5,941,880	17,964,460	299,215	1.67%	-8.62%	6.48%
2008	11,118,790	5,911,355	17,030,145	150,120	0.88%	-6.04%	1.75%
2009	12,098,935	6,077,415	18,176,350	972,065	5.35%	1.02%	3.71%
2010	12,305,235	6,327,415	18,632,650	473,730	2.54%	-0.10%	9.46%
2011	14,964,670	7,966,320	22,930,990	359,570	1.57%	21.14%	36.06%
2012	12,407,390	7,407,540	19,814,930	582,675	2.94%	-16.13%	15.93%
2013	12,466,460	7,531,960	19,998,420	430,305	2.15%	-1.25%	17.95%
2014	14,766,555	7,628,540	22,395,095	625,965	2.80%	8.85%	31.22%
2015	16,027,170	8,719,075	24,746,245	493,460	1.99%	8.30%	46.19%
Rate Ann%chg	3.60%	5.03%	4.08%	Ag Imprv+Site w/o growth		1.98%	

(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.

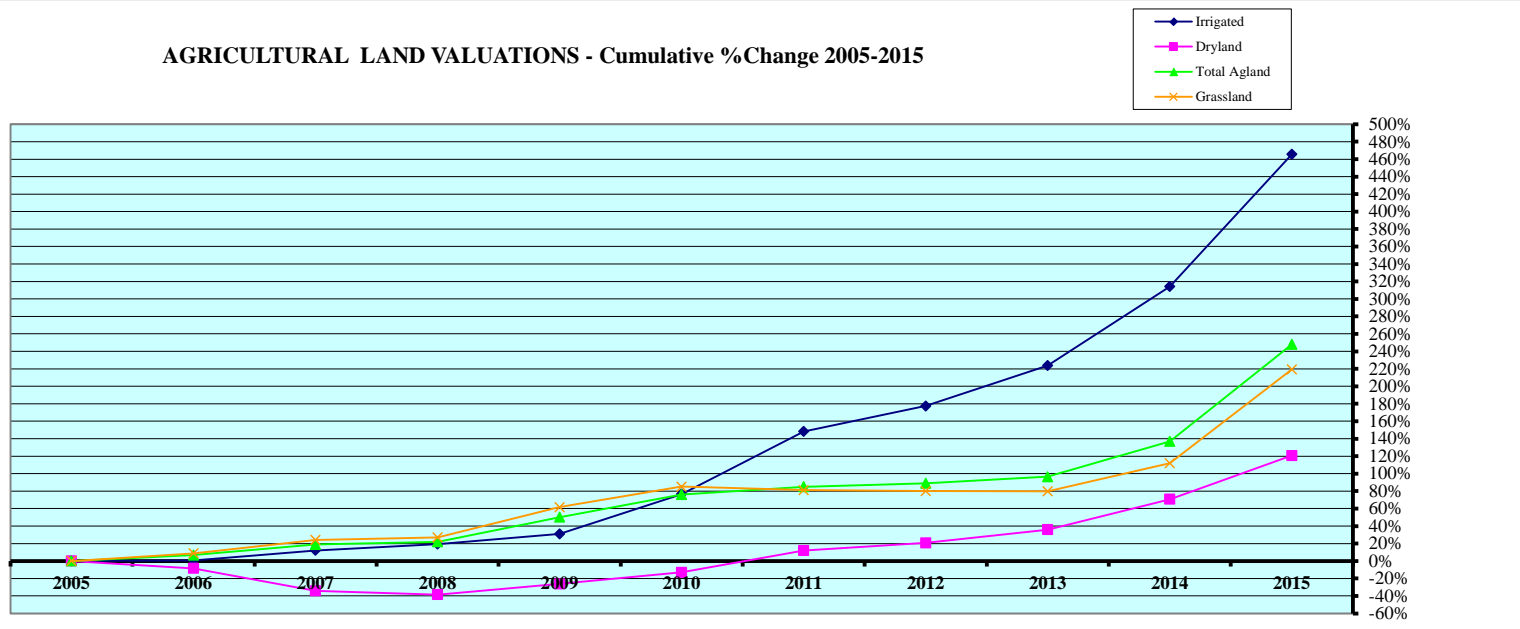
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 36
County GARFIELD

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	12,335,260	--	--	--	4,965,195	--	--	--	66,346,270	--	--	--
2006	12,430,420	95,160	0.77%	0.77%	4,548,530	-416,665	-8.39%	-8.39%	72,200,395	5,854,125	8.82%	8.82%
2007	13,827,440	1,397,020	11.24%	12.10%	3,259,675	-1,288,855	-28.34%	-34.35%	82,320,710	10,120,315	14.02%	24.08%
2008	14,721,705	894,265	6.47%	19.35%	3,057,100	-202,575	-6.21%	-38.43%	84,315,955	1,995,245	2.42%	27.08%
2009	16,146,010	1,424,305	9.67%	30.89%	3,662,340	605,240	19.80%	-26.24%	107,235,430	22,919,475	27.18%	61.63%
2010	21,772,170	5,626,160	34.85%	76.50%	4,315,490	653,150	17.83%	-13.09%	122,792,420	15,556,990	14.51%	85.08%
2011	30,620,235	8,848,065	40.64%	148.23%	5,555,540	1,240,050	28.73%	11.89%	120,117,490	-2,674,930	-2.18%	81.05%
2012	34,223,595	3,603,360	11.77%	177.45%	5,996,245	440,705	7.93%	20.77%	119,430,020	-687,470	-0.57%	80.01%
2013	39,925,470	5,701,875	16.66%	223.67%	6,747,535	751,290	12.53%	35.90%	119,241,125	-188,895	-0.16%	79.73%
2014	51,108,010	11,182,540	28.01%	314.32%	8,475,085	1,727,550	25.60%	70.69%	140,657,335	21,416,210	17.96%	112.00%
2015	69,774,295	18,666,285	36.52%	465.65%	10,959,765	2,484,680	29.32%	120.73%	211,838,960	71,181,625	50.61%	219.29%

Rate Ann.%chg: Irrigated **18.92%** Dryland **8.24%** Grassland **12.31%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	1,271,310	--	--	--	0	--	--	--	84,918,035	--	--	--
2006	1,500,565	229,255	18.03%	18.03%	0	0			90,679,910	5,761,875	6.79%	6.79%
2007	1,497,795	-2,770	-0.18%	17.82%	0	0			100,905,620	10,225,710	11.28%	18.83%
2008	1,497,220	-575	-0.04%	17.77%	0	0			103,591,980	2,686,360	2.66%	21.99%
2009	553,425	-943,795	-63.04%	-56.47%	1,490	1,490			127,598,695	24,006,715	23.17%	50.26%
2010	671,435	118,010	21.32%	-47.19%	0	-1,490	-100.00%		149,551,515	21,952,820	17.20%	76.11%
2011	710,015	38,580	5.75%	-44.15%	0	0			157,003,280	7,451,765	4.98%	84.89%
2012	619,795	-90,220	-12.71%	-51.25%	298,950	298,950			160,568,605	3,565,325	2.27%	89.09%
2013	615,685	-4,110	-0.66%	-51.57%	277,840	-21,110	-7.06%		166,807,655	6,239,050	3.89%	96.43%
2014	615,040	-645	-0.10%	-51.62%	463,530	185,690	66.83%		201,319,000	34,511,345	20.69%	137.07%
2015	1,641,055	1,026,015	166.82%	29.08%	1,370,825	907,295	195.74%		295,584,900	94,265,900	46.82%	248.08%

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County **GARFIELD**

Rate Ann.%chg: Total Agric Land **13.28%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	12,335,260	16,830	733			4,965,330	10,293	482			66,346,675	312,058	213		
2006	12,430,420	17,550	708	-3.36%	-3.36%	4,548,530	9,878	460	-4.55%	-4.55%	72,199,080	311,622	232	8.97%	8.97%
2007	13,545,370	18,470	733	3.54%	0.06%	3,320,130	9,474	350	-23.89%	-27.35%	82,386,650	310,748	265	14.43%	24.70%
2008	14,728,445	20,154	731	-0.35%	-0.29%	3,054,185	8,770	348	-0.62%	-27.80%	84,320,795	309,707	272	2.69%	28.06%
2009	16,145,145	20,126	802	9.77%	9.45%	3,662,385	8,792	417	19.60%	-13.65%	107,232,825	322,936	332	21.96%	56.18%
2010	21,900,790	20,135	1,088	35.59%	48.40%	4,526,640	8,765	516	23.99%	7.06%	128,151,195	322,970	397	19.50%	86.63%
2011	30,836,540	20,400	1,512	38.97%	106.24%	5,558,355	8,650	643	24.41%	33.20%	120,019,425	322,766	372	-6.29%	74.90%
2012	34,162,295	20,583	1,660	9.80%	126.46%	6,042,325	8,535	708	10.17%	46.75%	119,242,610	320,641	372	0.01%	74.92%
2013	39,672,840	20,744	1,913	15.23%	160.94%	6,796,300	8,432	806	13.86%	67.09%	118,865,360	320,683	371	-0.33%	74.34%
2014	51,025,145	20,891	2,442	27.71%	233.24%	8,529,595	8,305	1,027	27.42%	112.91%	140,207,135	320,583	437	17.99%	105.71%
2015	69,709,750	20,621	3,380	38.41%	361.23%	11,025,435	7,981	1,381	34.50%	186.36%	211,847,795	317,787	667	52.43%	213.55%

Rate Annual %chg Average Value/Acre: 16.52%

11.09%

12.11%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	1,271,595	18,758	68			0	0				84,918,860	357,940	237		
2006	1,500,565	18,743	80	18.11%	18.11%	0	0				90,678,595	357,793	253	6.83%	6.83%
2007	1,497,620	18,712	80	-0.03%	18.07%	0	0				100,749,770	357,404	282	11.23%	18.82%
2008	1,497,300	18,708	80	0.00%	18.07%	0	0				103,600,725	357,339	290	2.85%	22.20%
2009	553,525	5,436	102	27.23%	50.21%	4,770	48	100			127,598,650	357,339	357	23.16%	50.51%
2010	728,300	5,453	134	31.16%	97.02%	0	0				155,306,925	357,323	435	21.72%	83.20%
2011	707,055	5,512	128	-3.95%	89.24%	0	0				157,121,375	357,328	440	1.17%	85.34%
2012	628,695	5,507	114	-11.01%	68.41%	209,430	315	664			160,285,355	355,582	451	2.51%	90.00%
2013	613,495	5,507	111	-2.42%	64.34%	277,840	375	741	11.48%		166,225,835	355,741	467	3.66%	96.96%
2014	613,415	5,262	117	4.65%	71.98%	474,745	424	1,120	51.25%		200,850,035	355,464	565	20.92%	138.17%
2015	1,646,875	9,406	175	50.17%	158.27%	376,390	270	1,396	24.65%		294,606,245	356,065	827	46.43%	248.75%

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GARFIELD

Rate Annual %chg Average Value/Acre: 13.31%

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

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,049	GARFIELD	13,404,628	1,980,188	231,437	53,091,325	8,973,001	1,802,320	765,795	295,584,900	16,027,170	8,719,075	0	400,579,839
cnty sectorvalue % of total value:		3.35%	0.49%	0.06%	13.25%	2.24%	0.45%	0.19%	73.79%	4.00%	2.18%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,210	BURWELL	1,454,155	756,801	48,573	32,003,750	6,559,106	470,845	0	456,580	0	32,375	0	41,782,185
59.05%	%sector of county sector	10.85%	38.22%	20.99%	60.28%	73.10%	26.12%		0.15%		0.37%		10.43%
	%sector of municipality	3.48%	1.81%	0.12%	76.60%	15.70%	1.13%		1.09%		0.08%		100.00%
1,210	Total Municipalities	1,454,155	756,801	48,573	32,003,750	6,559,106	470,845	0	456,580	0	32,375	0	41,782,185
59.05%	%all municip.sect of cnty	10.85%	38.22%	20.99%	60.28%	73.10%	26.12%		0.15%		0.37%		10.43%

Cnty#	County
36	GARFIELD

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

CHART 5

EXHIBIT

36B

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Total Real Property Sum Lines 17, 25, & 30	Records : 2,364	Value : 439,407,085	Growth 3,373,806	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	33	216,135	2	73,720	12	162,135	47	451,990	
02. Res Improve Land	524	4,499,550	27	703,370	194	3,801,150	745	9,004,070	
03. Res Improvements	524	31,482,585	27	2,404,775	194	14,309,865	745	48,197,225	
04. Res Total	557	36,198,270	29	3,181,865	206	18,273,150	792	57,653,285	573,810
% of Res Total	70.33	62.79	3.66	5.52	26.01	31.69	33.50	13.12	17.01
05. Com UnImp Land	7	50,795	2	44,175	1	14,500	10	109,470	
06. Com Improve Land	101	1,111,450	7	151,410	18	625,835	126	1,888,695	
07. Com Improvements	101	5,159,250	7	1,242,135	18	1,727,175	126	8,128,560	
08. Com Total	108	6,321,495	9	1,437,720	19	2,367,510	136	10,126,725	1,343,971
% of Com Total	79.41	62.42	6.62	14.20	13.97	23.38	5.75	2.30	39.84
09. Ind UnImp Land	0	0	2	57,735	0	0	2	57,735	
10. Ind Improve Land	6	72,650	4	204,675	1	41,500	11	318,825	
11. Ind Improvements	6	398,195	4	866,015	1	979,175	11	2,243,385	
12. Ind Total	6	470,845	6	1,128,425	1	1,020,675	13	2,619,945	706,745
% of Ind Total	46.15	17.97	46.15	43.07	7.69	38.96	0.55	0.60	20.95
13. Rec UnImp Land	0	0	0	0	81	632,255	81	632,255	
14. Rec Improve Land	0	0	0	0	4	43,040	4	43,040	
15. Rec Improvements	0	0	0	0	4	94,255	4	94,255	
16. Rec Total	0	0	0	0	85	769,550	85	769,550	89,190
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.60	0.18	2.64
Res & Rec Total	557	36,198,270	29	3,181,865	291	19,042,700	877	58,422,835	663,000
% of Res & Rec Total	63.51	61.96	3.31	5.45	33.18	32.59	37.10	13.30	19.65
Com & Ind Total	114	6,792,340	15	2,566,145	20	3,388,185	149	12,746,670	2,050,716
% of Com & Ind Total	76.51	53.29	10.07	20.13	13.42	26.58	6.30	2.90	60.78
17. Taxable Total	671	42,990,610	44	5,748,010	311	22,430,885	1,026	71,169,505	2,713,716
% of Taxable Total	65.40	60.41	4.29	8.08	30.31	31.52	43.40	16.20	80.43

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	1	40,465	647,985	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	1	40,465	647,985
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	40,465	647,985

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	78	20	135	233

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	278,385	30	5,017,635	985	239,463,785	1,018	244,759,805
28. Ag-Improved Land	2	203,260	14	5,377,805	286	96,791,420	302	102,372,485
29. Ag Improvements	2	26,705	14	1,314,055	304	19,764,530	320	21,105,290
30. Ag Total							1,338	368,237,580

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	9	9.00	120,000	
33. HomeSite Improvements	0	0.00	0	9	0.00	659,605	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	12.00	33,600	
36. FarmSite Improv Land	2	1.89	5,670	14	40.87	122,610	
37. FarmSite Improvements	2	0.00	26,705	14	0.00	654,450	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	42.53	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	2	2.00	21,000	2	2.00	21,000	
32. HomeSite Improv Land	198	218.00	2,394,500	207	227.00	2,514,500	
33. HomeSite Improvements	198	0.00	12,938,495	207	0.00	13,598,100	652,125
34. HomeSite Total				209	229.00	16,133,600	
35. FarmSite UnImp Land	11	27.11	36,565	12	39.11	70,165	
36. FarmSite Improv Land	275	695.84	1,621,855	291	738.60	1,750,135	
37. FarmSite Improvements	293	0.00	6,826,035	309	0.00	7,507,190	7,965
38. FarmSite Total				321	777.71	9,327,490	
39. Road & Ditches	0	1,838.17	0	0	1,880.70	0	
40. Other- Non Ag Use	0	1,988.93	994,445	0	1,988.93	994,445	
41. Total Section VI				530	4,876.34	26,455,535	660,090

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	28	2,267.36	6,661,245
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	69	9,299.76	16,806,445	97	11,567.12	23,467,690
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	3,654.40	20.90%	15,586,035	25.52%	4,265.01
47. 2A1	108.28	0.62%	461,810	0.76%	4,264.96
48. 2A	3,461.11	19.79%	12,598,435	20.63%	3,640.00
49. 3A1	863.02	4.94%	3,141,375	5.14%	3,639.98
50. 3A	2,135.86	12.21%	6,888,155	11.28%	3,225.00
51. 4A1	5,038.01	28.81%	16,247,685	26.61%	3,225.02
52. 4A	2,225.81	12.73%	6,143,220	10.06%	2,759.99
53. Total	17,486.49	100.00%	61,066,715	100.00%	3,492.22
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	382.87	5.31%	677,695	6.55%	1,770.04
56. 2D1	55.27	0.77%	97,830	0.95%	1,770.04
57. 2D	3,047.77	42.27%	4,724,060	45.65%	1,550.01
58. 3D1	880.60	12.21%	1,364,935	13.19%	1,550.01
59. 3D	64.87	0.90%	83,685	0.81%	1,290.04
60. 4D1	1,748.16	24.24%	2,255,135	21.79%	1,290.00
61. 4D	1,031.42	14.30%	1,144,855	11.06%	1,109.98
62. Total	7,210.96	100.00%	10,348,195	100.00%	1,435.06
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	618.99	0.20%	720,930	0.29%	1,164.69
65. 2G1	266.32	0.09%	310,275	0.12%	1,165.05
66. 2G	6,568.90	2.11%	7,652,875	3.08%	1,165.02
67. 3G1	2,015.88	0.65%	2,177,150	0.88%	1,080.00
68. 3G	8,886.20	2.86%	9,108,410	3.66%	1,025.01
69. 4G1	74,810.71	24.08%	67,363,295	27.11%	900.45
70. 4G	217,460.71	70.01%	161,193,630	64.86%	741.25
71. Total	310,627.71	100.00%	248,526,565	100.00%	800.08
Irrigated Total					
Irrigated Total	17,486.49	5.07%	61,066,715	18.96%	3,492.22
Dry Total					
Dry Total	7,210.96	2.09%	10,348,195	3.21%	1,435.06
Grass Total					
Grass Total	310,627.71	90.14%	248,526,565	77.18%	800.08
72. Waste	9,052.58	2.63%	1,816,315	0.56%	200.64
73. Other	218.54	0.06%	262,835	0.08%	1,202.69
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	344,596.28	100.00%	322,020,625	100.00%	934.49

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,454.73	44.40%	6,204,420	49.85%	4,265.00
47. 2A1	7.98	0.24%	34,035	0.27%	4,265.04
48. 2A	910.38	27.79%	3,313,785	26.63%	3,640.00
49. 3A1	3.50	0.11%	12,740	0.10%	3,640.00
50. 3A	613.57	18.73%	1,978,775	15.90%	3,225.02
51. 4A1	240.03	7.33%	774,125	6.22%	3,225.12
52. 4A	46.21	1.41%	127,545	1.02%	2,760.12
53. Total	3,276.40	100.00%	12,445,425	100.00%	3,798.51
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	82.98	10.72%	147,420	13.05%	1,776.57
56. 2D1	0.80	0.10%	1,420	0.13%	1,775.00
57. 2D	284.43	36.75%	450,500	39.88%	1,583.87
58. 3D1	2.00	0.26%	3,100	0.27%	1,550.00
59. 3D	278.17	35.94%	360,170	31.88%	1,294.78
60. 4D1	112.33	14.51%	149,900	13.27%	1,334.46
61. 4D	13.19	1.70%	17,255	1.53%	1,308.19
62. Total	773.90	100.00%	1,129,765	100.00%	1,459.83
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	135.98	1.94%	159,335	2.65%	1,171.75
65. 2G1	46.71	0.67%	54,420	0.91%	1,165.06
66. 2G	460.86	6.57%	537,065	8.94%	1,165.35
67. 3G1	9.60	0.14%	10,370	0.17%	1,080.21
68. 3G	1,050.93	14.99%	1,081,500	18.00%	1,029.09
69. 4G1	1,740.71	24.83%	1,594,150	26.53%	915.80
70. 4G	3,564.81	50.86%	2,571,515	42.80%	721.36
71. Total	7,009.60	100.00%	6,008,355	100.00%	857.16
Irrigated Total					
Irrigated Total	3,276.40	28.54%	12,445,425	62.98%	3,798.51
Dry Total					
Dry Total	773.90	6.74%	1,129,765	5.72%	1,459.83
Grass Total					
Grass Total	7,009.60	61.07%	6,008,355	30.40%	857.16
72. Waste	367.18	3.20%	64,320	0.33%	175.17
73. Other	51.04	0.44%	113,555	0.57%	2,224.82
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	11,478.12	100.00%	19,761,420	100.00%	1,721.66

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	108.40	457,285	2,249.80	8,886,500	18,404.69	64,168,355	20,762.89	73,512,140
77. Dry Land	5.10	8,940	210.00	325,745	7,769.76	11,143,275	7,984.86	11,477,960
78. Grass	8.37	9,750	839.96	848,370	316,788.98	253,676,800	317,637.31	254,534,920
79. Waste	0.00	0	78.77	13,795	9,340.99	1,866,840	9,419.76	1,880,635
80. Other	0.00	0	13.95	44,820	255.63	331,570	269.58	376,390
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	121.87	475,975	3,392.48	10,119,230	352,560.05	331,186,840	356,074.40	341,782,045

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	20,762.89	5.83%	73,512,140	21.51%	3,540.55
Dry Land	7,984.86	2.24%	11,477,960	3.36%	1,437.47
Grass	317,637.31	89.21%	254,534,920	74.47%	801.34
Waste	9,419.76	2.65%	1,880,635	0.55%	199.65
Other	269.58	0.08%	376,390	0.11%	1,396.21
Exempt	0.00	0.00%	0	0.00%	0.00
Total	356,074.40	100.00%	341,782,045	100.00%	959.86

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 Burwell	33	216,135	526	4,499,550	526	31,531,740	559	36,247,425	259,430
83.2 Calamus	86	682,740	100	1,292,945	100	5,316,050	186	7,291,735	195,545
83.3 Mkt Area 1	0	0	3	0	3	124,050	3	124,050	0
83.4 Rural	9	185,370	120	3,254,615	120	11,319,640	129	14,759,625	208,025
84 Residential Total	128	1,084,245	749	9,047,110	749	48,291,480	877	58,422,835	663,000

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	Burwell	7	50,665	108	1,184,100	108	5,559,385	115	6,794,150	45,070
85.2	Calamus	0	0	6	204,550	6	386,260	6	590,810	103,876
85.3	Mkt Area 1	1	430	1	0	1	199,850	2	200,280	159,880
85.4	Rural	4	116,110	22	818,870	22	4,226,450	26	5,161,430	1,741,890
86	Commercial Total	12	167,205	137	2,207,520	137	10,371,945	149	12,746,670	2,050,716

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	618.99	0.20%	720,930	0.29%	1,164.69
89. 2G1	266.32	0.09%	310,275	0.13%	1,165.05
90. 2G	6,568.73	2.12%	7,652,675	3.09%	1,165.02
91. 3G1	2,013.90	0.65%	2,175,015	0.88%	1,080.00
92. 3G	8,777.70	2.84%	8,997,190	3.63%	1,025.01
93. 4G1	74,190.81	23.96%	66,758,875	26.97%	899.83
94. 4G	217,161.02	70.14%	160,914,920	65.01%	740.99
95. Total	309,597.47	100.00%	247,529,880	100.00%	799.52
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.17	0.02%	200	0.02%	1,176.47
100. 3C1	1.98	0.19%	2,135	0.21%	1,078.28
101. 3C	108.50	10.53%	111,220	11.16%	1,025.07
102. 4C1	619.90	60.17%	604,420	60.64%	975.03
103. 4C	299.69	29.09%	278,710	27.96%	929.99
104. Total	1,030.24	100.00%	996,685	100.00%	967.43
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	309,597.47	99.67%	247,529,880	99.60%	799.52
CRP Total	1,030.24	0.33%	996,685	0.40%	967.43
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	310,627.71	100.00%	248,526,565	100.00%	800.08

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	135.98	1.94%	159,335	2.65%	1,171.75
89. 2G1	46.71	0.67%	54,420	0.91%	1,165.06
90. 2G	460.86	6.57%	537,065	8.94%	1,165.35
91. 3G1	9.60	0.14%	10,370	0.17%	1,080.21
92. 3G	1,050.93	14.99%	1,081,500	18.00%	1,029.09
93. 4G1	1,740.71	24.83%	1,594,150	26.53%	915.80
94. 4G	3,564.81	50.86%	2,571,515	42.80%	721.36
95. Total	7,009.60	100.00%	6,008,355	100.00%	857.16
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	7,009.60	100.00%	6,008,355	100.00%	857.16
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	7,009.60	100.00%	6,008,355	100.00%	857.16

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

36 Garfield

	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	53,091,325	57,653,285	4,561,960	8.59%	573,810	7.51%
02. Recreational	765,795	769,550	3,755	0.49%	89,190	-11.16%
03. Ag-Homesite Land, Ag-Res Dwelling	16,027,170	16,133,600	106,430	0.66%	652,125	-3.40%
04. Total Residential (sum lines 1-3)	69,884,290	74,556,435	4,672,145	6.69%	1,315,125	4.80%
05. Commercial	8,973,001	10,126,725	1,153,724	12.86%	1,343,971	-2.12%
06. Industrial	1,802,320	2,619,945	817,625	45.37%	706,745	6.15%
07. Ag-Farmsite Land, Outbuildings	8,719,075	9,327,490	608,415	6.98%	7,965	6.89%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	19,494,396	22,074,160	2,579,764	13.23%	2,058,681	2.67%
10. Total Non-Agland Real Property	89,378,686	97,625,040	8,246,354	9.23%	3,373,806	5.45%
11. Irrigated	69,774,295	73,512,140	3,737,845	5.36%		
12. Dryland	10,959,765	11,477,960	518,195	4.73%		
13. Grassland	211,838,960	254,534,920	42,695,960	20.15%		
14. Wasteland	1,641,055	1,880,635	239,580	14.60%		
15. Other Agland	1,370,825	376,390	-994,435	-72.54%		
16. Total Agricultural Land	295,584,900	341,782,045	46,197,145	15.63%		
17. Total Value of all Real Property (Locally Assessed)	384,963,586	439,407,085	54,443,499	14.14%	3,373,806	13.27%

2016 Assessment Survey for Garfield County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	Two
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$150,986
7.	Adopted budget, or granted budget if different from above:
	Same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$20,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,750
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	None

B. Computer, Automation Information and GIS

1.	Administrative software:
	Tyler Technologies/Orion
2.	CAMA software:
	Tyler Technologies/Orion
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessment Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes garfield.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Assessment Staff and GIS Workshop Inc
8.	Personal Property software:
	Tyler Technologies/Orion

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Burwell
4.	When was zoning implemented?
	Burwell-1970; County-2000

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	GIS Workshop Inc
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, John Fritz for new commercial construction for 2016.
2.	If so, is the appraisal or listing service performed under contract?
	No, appraiser agreed to pick up the new commercial construction the county had for 2016. The appraiser had recently reappraised the commercial properties for 2013 under contract that was approved by the PTA.
3.	What appraisal certifications or qualifications does the County require?
	Certified General Appraiser
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Appraiser provides a value subject to assessor's opinion.

2016 Residential Assessment Survey for Garfield County

1.	Valuation data collection done by:																												
	Assessment Staff																												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Burwell is all improved and unimproved properties located within the City of Burwell. Population of approximately 1,210 located on State Highway 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Calamus is all improved and unimproved properties within the subdivisions located near the Calamus Reservoir. The southeast corner of the lake is located in Garfield County.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Rural is all improved and unimproved residential properties located outside the corporate limits of Burwell.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Burwell is all improved and unimproved properties located within the City of Burwell. Population of approximately 1,210 located on State Highway 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area.	02	Calamus is all improved and unimproved properties within the subdivisions located near the Calamus Reservoir. The southeast corner of the lake is located in Garfield County.	03	Rural is all improved and unimproved residential properties located outside the corporate limits of Burwell.	Ag	Agricultural homes and outbuildings															
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																												
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02	Calamus is all improved and unimproved properties within the subdivisions located near the Calamus Reservoir. The southeast corner of the lake is located in Garfield County.																												
03	Rural is all improved and unimproved residential properties located outside the corporate limits of Burwell.																												
Ag	Agricultural homes and outbuildings																												
3.	List and describe the approach(es) used to estimate the market value of residential properties.																												
	The cost approach to value is applied using local depreciation derived from a market analysis. The sales comparison approach is also utilized through unit of comparison studies.																												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																												
	A depreciation study and tables are developed based on local market information.																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	Burwell has an individual table; Calamus and Rural share the same table.																												
6.	Describe the methodology used to determine the residential lot values?																												
	Vacant lot sales – based on the size of the parcel the \$/sq ft or \$/acre was determined with consideration given to excess land.																												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																												
	All lots are treated the same, currently there is no difference.																												
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2011-2015</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2011-2015</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	01	2014	2015	2014	2015-2016	02	2014	2015	2014	2014	03	2014	2015	2014	2011-2015	Ag	2014	2015	2014	2011-2015
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																									
01	2014	2015	2014	2015-2016																									
02	2014	2015	2014	2014																									
03	2014	2015	2014	2011-2015																									
Ag	2014	2015	2014	2011-2015																									

2016 Commercial Assessment Survey for Garfield County

1.	Valuation data collection done by:								
	Assessment Staff								
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Burwell is all improved and unimproved properties located within the corporate limits of the city of Burwell. Population of approximately 1,210 located on State Highways 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Calamus is all improved and unimproved properties within the subdivisions located near the Calamus Reservoir. The southeast corner of the lake is located within Garfield County.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Rural is all improved and unimproved commercial properties located outside the corporate limits of Burwell and not being in Valuation Grouping #02.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Burwell is all improved and unimproved properties located within the corporate limits of the city of Burwell. Population of approximately 1,210 located on State Highways 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area.	02	Calamus is all improved and unimproved properties within the subdivisions located near the Calamus Reservoir. The southeast corner of the lake is located within Garfield County.	03	Rural is all improved and unimproved commercial properties located outside the corporate limits of Burwell and not being in Valuation Grouping #02.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>								
01	Burwell is all improved and unimproved properties located within the corporate limits of the city of Burwell. Population of approximately 1,210 located on State Highways 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area.								
02	Calamus is all improved and unimproved properties within the subdivisions located near the Calamus Reservoir. The southeast corner of the lake is located within Garfield County.								
03	Rural is all improved and unimproved commercial properties located outside the corporate limits of Burwell and not being in Valuation Grouping #02.								
3.	List and describe the approach(es) used to estimate the market value of commercial properties.								
	The cost approach to value is applied using Marshall & Swift pricing and depreciation tables supplied by the CAMA vendor and adjusted as needed. The sales approach is also utilized through unit of comparison studies. The income approach is utilized after rental information is gathered.								
3a.	Describe the process used to determine the value of unique commercial properties.								
	The contracted appraiser has a very good working knowledge of unique properties as he works in several counties in the state. The state sales file query function is also used when needed.								
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?								
	The depreciation study is based on local market information.								
5.	Are individual depreciation tables developed for each valuation grouping?								
	At present the Marshall & Swift depreciation tables by occupancy code is used and then adjusted to local depreciation.								
6.	Describe the methodology used to determine the commercial lot values.								
	Vacant lot sales are used based on the size of the parcel, the \$/sq ft or acre. Unsold vacant lots within the industrial park area receive a "developer discount". The developer discount is arrived at by using a discounted cash flow method with the selling price the developer would realize for the entire remaining unsold development as a whole. The number of unsold lots is then divided into this price to determine the developer discount per said lot. Once sold the lots go to full value.								

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2013	2015	2013	2013
	02	2013	2015	2013	2013
	03	2013	2015	2013	2013

2016 Agricultural Assessment Survey for Garfield County

1.	Valuation data collection done by:										
	Assessment Staff.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The specific characteristics for the non-influenced area are soils, land use and land enrolled in federal programs in which payments are received for removing such land from agricultural production.</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">5</td> <td>The special valuation area is located along the North Loup and Calamus Rivers; as well as, land associated with State Highway 96 which leads from State Highway 91 (on the south end) past the Calamus Lake heading northwest.</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The specific characteristics for the non-influenced area are soils, land use and land enrolled in federal programs in which payments are received for removing such land from agricultural production.	2015	5	The special valuation area is located along the North Loup and Calamus Rivers; as well as, land associated with State Highway 96 which leads from State Highway 91 (on the south end) past the Calamus Lake heading northwest.	2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	The specific characteristics for the non-influenced area are soils, land use and land enrolled in federal programs in which payments are received for removing such land from agricultural production.	2015									
5	The special valuation area is located along the North Loup and Calamus Rivers; as well as, land associated with State Highway 96 which leads from State Highway 91 (on the south end) past the Calamus Lake heading northwest.	2015									
3.	Describe the process used to determine and monitor market areas.										
	The valuation grouping for the non-influenced area is developed by similar topography, soil characteristics and geographic characteristics. The recreational/commercial influenced area is monitored for the determination of the primary use of the parcel.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Rural residential/recreational land is identified by the primary use of the parcel and non-agricultural influences in the market. Also used are questionnaires from buyer/owners as to their purpose for the land.										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	Yes										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	The state sales file query is used with WRP sales being borrowed from neighboring counties to determine an appropriate market value. Fee appraiser are also willing to share sales. Sales are reviewed as to what actually sold.										
	<i>If your county has special value applications, please answer the following</i>										
7a.	How many special valuation applications are on file?										
	97										
7b.	What process was used to determine if non-agricultural influences exist in the county?										
	A trend of sales of both residential and commercial properties in the current designated special value area had occurred with non-agricultural influences.										
	<i>If your county recognizes a special value, please answer the following</i>										
7c.	Describe the non-agricultural influences recognized within the county.										

	Recreational uses such as hunting, fishing, personal pleasure, family campgrounds and quiet enjoyment.
7d.	Where is the influenced area located within the county?
	The land in market area 5 is located along the Calamus and North Loup Rivers and also includes the land associated with NE HWY 96 which runs from HWY 91 on the south end near Burwell to the Garfield/Loup County line and directly to and along the Calamus Reservoir.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Analysis of sales contained in the special valuation areas creates a market value for properties that are influenced by non-agricultural purposes. In the case of recreational sales, these sales will be located along the two rivers. Residential and commercial sales are located along HWY 96 which is relatively close to the two rivers. After analysis of sales along both rivers and the HWY within the county, the market value was set at a price reflective of the use as other than agricultural usage.

2015 PLAN OF ASSESSMENT FOR GARFIELD COUNTY
Assessment Years 2016, 2017 and 2018

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), 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 any changes are made by either the assessor or county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division 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 (2003).

Assessment levels required for real property are as follows:

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

Reference, Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Garfield County:

Per the 2015 County Abstract, Garfield County consists of 2,368 taxable parcels with the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	789	33.32%	13.77%
Commercial	137	5.79%	2.34%
Industrial	13	.54%	.47%
Recreational	90	3.80%	.20%
Agricultural	1,339	56.55%	76.49%
Special Value	97	4.09%	6.73%

Agricultural land - taxable acres: 356065.23

Other pertinent facts: Approximately 75% of the county value is agricultural land and of that value 70% is primarily grassland.

Current Resources:

A. Staff: County Assessor, two Assessor Assistants.

The Assessor and Deputy Assessor are required to obtain 60 hours of continuing education every four years to maintain certification. The Assessor Certificate holders, which include the Assessor Assistants, attend workshops and meetings to further their knowledge of the assessment field. The staff has taken classes provided by Property Assessment Division, CAMA user education, as well as IAAO classes.

B. Cadastral Maps

The Garfield County cadastral maps were originally completed in 1969. Additional pages have been added to show changes such as annexation and new subdivisions. The assessment staff maintains the cadastral maps. All new subdivision and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards - Property information, photo, sketches, etc.

A concentrated effort towards a “paperless” property record card is in effect. Garfield County Assessment Office went on-line July, 2006 with the property record information.

D. Software for CAMA and Assessment Administration.

Garfield County uses the Department of Revenue, Property Assessment Division Tyler Technologies Inc software for CAMA and Assessment Administration. Garfield County has implemented the GIS system. We continue to correct inaccuracies as found.

- E. Web based – property record information access
Property record information is available at: www.garfieldrealproperty.nebraska.gov
The county GIS website is: www.garfield.gisworkshop.com
- F. Informatik Inc. software (AgriData) is used to measure new field certifications and splits of real property in conjunction with the GIS system.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Assessment staff processes sales transactions in the computer system and prints a copy of the 521 forms and property review sheet which is then used for physical review of the property. This process changes the ownership in the CAMA System and ownership changes are made on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are sometimes made to realtors, attorneys and brokers when further information is needed. The assessment staff reviews the sales, checks the accuracy of the data, and visits with property owners whenever possible. Current photos are taken and later entered in the CAMA system. Building permits and information statements are received from city and county zoning personnel, individual taxpayers, and from personal knowledge of changes to a property. The permits are entered in the computer for later review.
- B. Data Collection – In accordance with Neb. Statute 77-1311.03 the county is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each assessor location. These are onsite inspections. The market areas are reviewed annually and compared for equity between like classes of property as well as other classes. If necessary a market boundary will be adjusted to more accurately reflect the market activity. The statistics of the assessor locations are also reviewed annually to determine if new adjustments are necessary to stay current with the sales and building activity that is taking place.

The permit and sales review process offers opportunity for individual property reviews. We annually review properties of owners or tenants who have land certification requirements, working in conjunction with the Farm Service Agency and the Natural Resource District which provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis to stay informed with trends in the market. For each assessor location and market area consideration is given to the number of sales in the study and the time frame of the parcel data. This information is reviewed several times throughout the year. Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.

D. Approaches to Value

1) Market Approach; sales comparisons, - Similar properties are studied to determine if and what actions will be necessary for adjustments for the upcoming year. Comparable sales are used when valuing property or during valuation protest hearings.

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

Garfield County currently uses Tyler Technologies Inc with Marshall & Swift cost manuals. The Department of Revenue controls when the manuals are updated. Currently we are using June-2012 costing which at this juncture will be used for a three year period unless there are economic conditions that indicate the costing should be changed more frequently. Local/market depreciation is developed and utilized. The latest depreciation study varies by assessor location and property class.

3) Income Approach; income and expense data collection/analysis from the market, -

Gather income/rental information as available for commercial properties. The income approach is used when available on the commercial properties. Garfield County does not use the income approach to value residential properties.

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

Residential vacant land sales are entered in a spreadsheet for further review to be sure our land values stay current with market activity. Agricultural land sales are plotted on a map indicative to the land use of each class i.e. irrigation, grassland, or dry cropland with the selling price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: Number of sales, Time frame of sales, and Number of acres sold. With our Liaison's help sales are borrowed from neighboring counties to balance all aspects of the sales. The special value area is reviewed annually in an attempt to determine if there are additional areas that reflect non-agricultural influences affecting the market.

E. Reconciliation of Final Value and documentation – The market is analyzed based on the standard approaches to valuation with the final valuation based on the most appropriate method.

F. Review assessment sales ratio studies after assessment actions. – Sales assessment ratios are reviewed prior to any assessment actions and after final values are applied to the sales within all classes and subclasses of properties. Then any changes needed are applied to the entire population of properties within the subclasses and classes of property within the county. Finally a unit of comparison analysis is completed to insure uniformity within the class or sub-class.

- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1st of each year. These are mailed to the last known address of property owners as of May 20th. After notices have been mailed the assessment staff is available to answer any questions or concerns from the taxpayers. Personal Property and Homestead Exemption notices are printed with staff assisting in the filing of these documents.

Level of Value, Quality, and Uniformity for Assessment Year 2015:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96	NA	NA
Commercial	100	NA	NA
Agricultural Land	70	NA	NA
Special Value Agland	70	NA	NA

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

Assessment Actions planned for Assessment Year 2016:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue the six year review cycle of properties. Continue reviewing/correcting parcel information on the GIS System.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue reviewing/correcting parcel information on the GIS System.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Sales will be plotted on the soil topographical map indicative to the land use at 80+% of each subclass of irrigation, grassland, or dry cropland with the price per acre listed. Market area boundaries, if deemed appropriate will be scrutinized for proportionality of number

of sales and timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties. Begin a new six-year cycle of rural review of improved properties correcting data as needed. Townships 23 & 24 Ranges 13-16 and Township 22 Range 13 will be reviewed. The unimproved parcels will have the GIS soils implemented; also the irrigated acres will be compared to the NRD certifications. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue to make any necessary changes/corrections to the GIS soils/acres to deeded acres.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. Complete an annual review of properties for continued agricultural use.

Assessment Actions Planned for Assessment Year 2017:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review sales statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue to review a portion of the class. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue with the six year review of properties.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review sales statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue to monitor market areas and plot sales on a large soil map. Adjustments to class and subclass values will be analyzed and applied as necessary. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue with the six year review of properties working Township 22 Ranges 14- 16. The unimproved parcels will have the GIS soils implemented; also the irrigated acres will be compared to the NRD certifications. Continue to make any necessary changes/corrections to the GIS soils/acres to deeded acres.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. Complete an annual review of properties for continued agricultural use.

Assessment Actions Planned for Assessment Year 2018:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the review of the class. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue with the six year review of properties.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Review statistics for any needed changes to remain in compliance for the coming year. Have a Commercial Appraiser assess all the commercial properties for the 6 year review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue to monitor market areas and plot sales. Adjustments to class and subclass values will be analyzed and applied as necessary. Continue the review of properties in Township 21 Ranges 13-15. The unimproved parcels will have the GIS soils implemented; also the irrigated acres will be compared to the NRD certifications. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue to make necessary changes/corrections to GIS soils/acres to deeded acres.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. Complete an annual review of properties for continued agricultural use.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Real Property Abstract
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
 - d. Annual Plan of Assessment
 - e. Certification of Value to Political Subdivisions
 - f. School District Taxable Value Report
 - g. Average Assessed Residential Value Report (for homestead exemptions)
 - h. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - i. Certificate of Taxes Levied Report

- j. Report of current values for properties owned by Board of Education Lands & Funds
 - k. Report of Permissive Exempt Property (to County Clerk for publication)
3. Personal Property: administer annual filing of schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
 4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
 5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
 6. Homestead Exemptions: administer annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
 7. Centrally Assessed: review of valuations as certified by Department of Revenue for public service entities, establish assessment records and tax billing for tax list.
 8. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 9. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
 10. Tax List Corrections: prepare tax list correction documents for county board approval.
 11. County Board of Equalization: attend County Board of Equalization meetings for valuation protests – assemble and provide information
 12. Tax Equalization and Review Appeals: staff prepares information and Assessor attends taxpayer appeal hearings before the Commission to defend valuation.
 13. Tax Equalization and Review Appeals Statewide Equalization: Assessor attends hearings if applicable to county, defend values, and/or implement orders from the Commission.
 14. Education: Assessor, Deputy Assessors and/or Administrative Assistants: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Retention of the assessor certification requires 60 hours of approved continuing education every four years. Retention of the appraiser license requires 28 hours of continuing education every two years.

Conclusion:

With all the entities of county government that utilize the assessment records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

The continual review of all properties will cause the assessment records to be more accurate and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales reviews will continue to be important in order to adjust for market areas or trends within the county.

Respectfully submitted:

Linda Molesworth
Garfield County Assessor

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February 29, 2016

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
Po Box 98919
Lincoln, NE 68508

The method of determining the Special Value values for Garfield County, Nebraska is as follows:

The Special Value area in Garfield County is located along the Calamus and North Loup Rivers and also included the land associated with Nebraska State Highway 96 which runs from Highway 91 on the south end (near Burwell) to the Garfield/Loup County Line and directly to and along the Calamus Reservoir.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 69-75% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The values for Special Value are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.

Linda Molesworth
Garfield County Assessor