



2016 REPORTS & OPINIONS

KEARNEY 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 Kearney 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 Kearney 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 Larsen, Kearney 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.

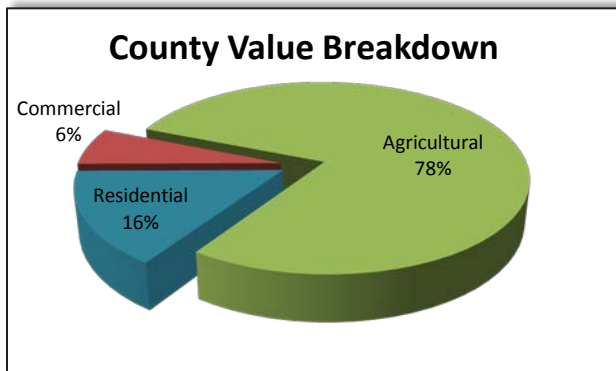
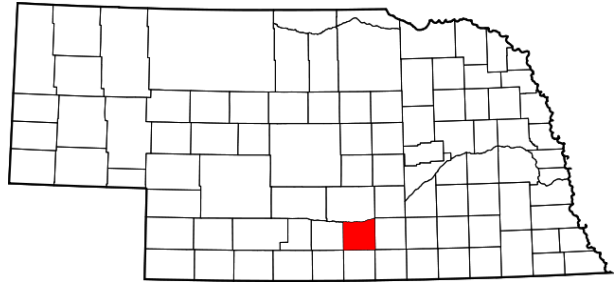
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on 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 516 square miles, Kearney had 6,644 residents, per the Census Bureau Quick Facts for 2014, a 2% increase over the 2010 US Census. In a review of the past fifty years, Kearney has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 71% of county residents were homeowners and 83% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Kearney convene in and around Minden, the county seat. Per the latest information available from the U.S. Census Bureau, there were 516 employer establishments in Kearney. County-wide employment was at 3,777 people, a 3% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Kearney that has fortified the local rural area economies. Kearney is included in the Tri Basin Natural Resource District (NRD). Irrigated land makes up the majority of the land in the county. When compared against the value of sales by commodity group of the other counties in Nebraska, Kearney ranks seventh in vegetables, melons, potatoes, and sweet potatoes (USDA AgCensus). Corn and soybeans are the primary crops in Kearney County.

Kearney County Quick Facts	
Founded	1860
Namesake	Fort Kearny
Region	Central
County Seat	Minden
Other Communities	Axtell Heartwell Norman Wilcox
Most Populated	Minden (2,986) +2% over 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Kearney County

Assessment Actions

For the current assessment year, the County conducted a statistical analysis of the residential class of properties. In valuation grouping 03, leasehold values were increased at Summerhaven with homes receiving a 27% increase, and improvements at McConnell's were increased 25%; and in Axtell, all homes received a 30% adjustment. Additional analysis of Minden was conducted, showing that pre-1930's homes were undervalued; a 25% increase was applied to these improvements. All pick up work was completed timely.

Description of Analysis

A comparison of the sales file to the county as a whole indicates that all valuation groupings with a measureable number of sales are adequately represented in the sales file. The 204 residential sales are stratified into seven valuation groupings. The majority of sales occurred within Minden, which accounts for almost half of the residential population.

Valuation Grouping	Assessor Location
1	Minden
2	Axtell
3	Brandt's, El Charman, McConnell's, Summerhaven
5	Heartwell, Lowell, Norman
10	Wilcox
11	Awarii Dunes, Craneview
15	Rural Residential

An analysis of the sample indicates that two of the three levels of central tendency fall within the acceptable range. The individual valuation groupings that have a measurable sample all have medians that fall within the acceptable range. Although the qualitative statistics are slightly higher than the acceptable parameters set by professionally accepted mass appraisal techniques, they still support uniform and proportionate assessments. There are too few sales within valuation grouping 5, 10 and 11 to be statistically meaningful. However, these valuation groupings are subject to the same appraisal techniques as the remainder of the class and are believed to be assessed within the acceptable range.

Residential values excluding growth increased approximately 6% this year. A review of the sales file indicated a similar change to the sold properties. This increase parallels the general movement of residential property across the State. Changes within the sales file reflect the reported assessment actions.

2016 Residential Correlation for Kearney County

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. In Kearney County, all residential sales are verified by sending a written sales questionnaire and the county reports an approximate 75% return rate. When pertinent information is lacking the county assessor will follow up with a telephone interview. Additionally, the county's appraiser conducts an onsite review of all sold properties. Sales are presumed to be qualified unless the county assessor is able to verify that the terms of the sales were not arm's-length. This is supported by the high usability rate in the residential class. The review of the non-qualified sales indicates that the county's reasoning for non-qualifying sales was supported and documented. There appears to be no apparent bias in the qualification determination and that all arm's-length sales were made available for the measurement of residential real property.

Several reviews are conducted throughout the year to test the accuracy of the data being submitted to the State sales file and to ensure that sales are being filed timely. Real Estate Transfer Statements are randomly selected biannually to ensure that sales transactions are filed in the State sales file and are accurately reported. All transfer statements reviewed were accurately reported in the sales file. An examination of the electronic tracking file indicates that the county generally submits sales within required timeframe. Lastly, a random review of the assessed value update is compared to the county's property record card to ensure that values are being properly updated. There were four clerical errors out of the fifty sales reviewed. Although this is not a large number of errors, clerical errors have been a pattern over the time that the Division has conducted this review. The county electronically submitted the AVU of the 2016 assessment year. It is believed that the county complies with data submission timelines and that the sales and value information is accurate as well.

The county's inspection and review cycle was also discussed with the county assessor. The county physically inspects the county once every six years with the help of an appraiser. The last physical review of the residential class was in 2013.

Valuation groups within the residential class were examined to ensure that the groups being utilized represent true economic areas within the county. The county has identified seven valuation groupings. A review indicates that Kearney County has adequately identified economic areas for the residential property class.

2016 Residential Correlation for Kearney County

Equalization and Quality of Assessment

The valuation group substratum indicates that all groups with a measurable and representative sample are statistically within the acceptable range.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	131	92.41	97.64	91.42	18.34	106.80
02	22	93.03	97.32	97.08	24.48	100.25
03	14	92.56	93.98	76.89	24.97	122.23
05	4	80.39	85.22	95.29	48.50	89.43
10	6	94.03	102.56	98.31	31.94	104.32
11	1	106.61	106.61	106.61		100.00
15	26	93.76	93.97	83.96	28.71	111.92
<hr/>						
ALL						
10/01/2013 To 09/30/2015	204	92.79	96.83	88.99	21.64	108.81

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

Level of Value

Based on the review of all available information, the level of value of residential property in Kearney County is 93%.

2016 Commercial Correlation for Kearney County

Assessment Actions

For the current assessment year, the Kearney County assessor completed pick-up and permit work timely.

Description of Analysis

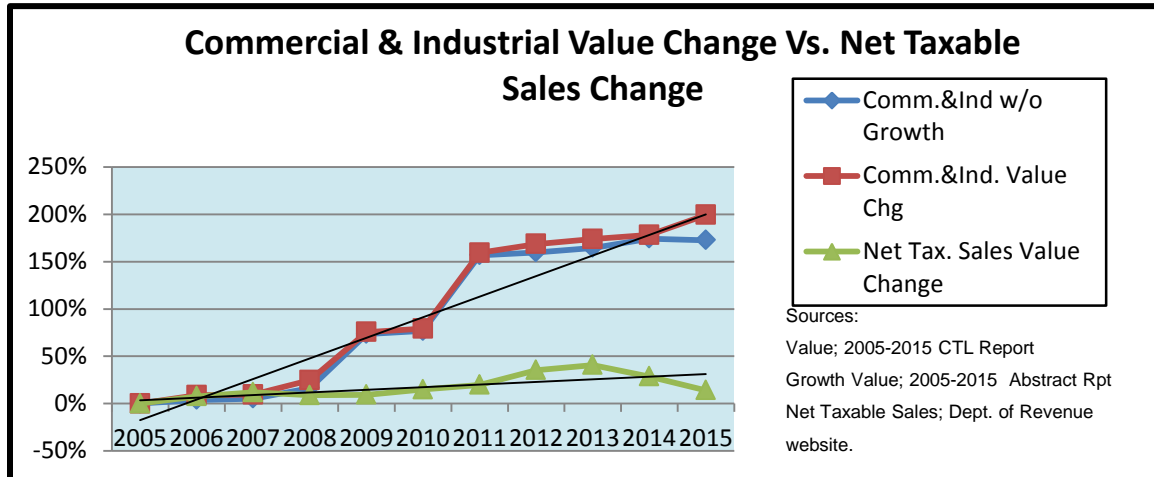
In the commercial class, the county has identified two valuation groupings. The first grouping consists of all commercial parcels within Minden. Minden is the largest community in Kearney County and has the most stable commercial market. The second grouping contains all of the small villages throughout the county and rural commercial properties.

A review of the statistical profile shows that 29 sales occurred in the current three-year study, with 55% of the sales occurring in Minden, Valuation Grouping 1, where the most stable market in the county is located. The commercial market outside of Minden is not organized. The composition of Group 2, along with the small number of sales within it, makes the statistics an unreliable indication of the assessment level. Further review shows that several sales in Group 2 are atypical of commercial parcels, including an old school house, old elevator, and silo within the sales. Grouping 1 alone should be relied upon for a statistical analysis.

Examination of Valuation Grouping 1 indicates that all three levels of central tendency fall within the acceptable range. The qualitative statistics also support uniform assessment of the commercial class. A complete reappraisal for the commercial class was completed for the 2015 assessment year. The statistics have remained steady for the 2016 assessment year.

An analysis of the net taxable sales compared to the assessed value changes can be an indication of the commercial market activity in a county. In Kearney County, the commercial market is driven mainly by the current agricultural market and can be volatile at times. The spike in value change from the 2010 to the 2011 assessment year is a Tax Increment Financing (TIF) project, KAAPA Ethanol, which came onto the tax rolls. The value spike from 2014 to 2015 highlights the last commercial reappraisal conducted last year. The current downward trend in the net taxable sales can be explained by the legislative change that exempts farm equipment parts from sales tax. Overall, the trend lines for both the assessed value change and net taxable sales are relatively flat.

2016 Commercial Correlation for Kearney County



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 of the areas addressed included sales qualification and verification. The Kearney County assessor has a process for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The usability rate has been constant in the commercial class and supports that all arm's-length transaction have been used for measurement. The review of Kearney County revealed that no apparent bias existed in the qualification determination.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county reviewed the commercial class for the 2015 assessment year with the help of a hired appraiser. The review includes a physical inspection of the exterior with new pictures taken. A review of property record cards at the office reveals that all properties viewed had been inspected within a six-year timeframe. The county is in compliance with the six-year inspection and review cycle requirements.

Valuation groups were also examined to ensure that the group defined is equally subject to a set of economic factors that affect the market value. The county has identified two separate valuation groupings. The first grouping is comprised of all commercial parcels within the town of Minden. Minden is the largest community and the commercial market is stable, albeit sporadic, at times. The second grouping consists of all small villages throughout the county and the rural area. The market is not organized outside of Minden. The review and analysis indicates that the county has adequately identified economic areas for the commercial property class.

2016 Commercial Correlation for Kearney County

Equalization and Quality of Assessment

For the commercial class, only valuation grouping 1 has a somewhat organized market with a reliable number of sales. The small villages and rural areas are subject to the same appraisal techniques and assessment practices as Minden and are thought to be at an acceptable level of value.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	16	97.66	96.46	96.54	08.88	99.92
02	13	87.03	79.69	78.59	30.64	101.40
<hr/>						
<u>ALL</u>						
10/01/2012 TO 09/30/2015	29	94.61	88.94	89.83	18.84	99.01

Based on all available information and a review of the county's assessment practices, the quality of assessment of the commercial class 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 commercial class in Kearney County is determined to be at of 98% of market value.

2016 Agricultural Correlation for Kearney County

Assessment Actions

A spreadsheet analysis of all usable sales within the study period was completed, analyzing existing and potential market areas. The analysis showed no geographic characteristic differences that would indicate a need for separate market areas. Sales within the study period were also plotted on a map for visual analysis. As a result of the analysis, all dryland values in the county were raised. Waste acres were raised and Accretion acres were changed.

Land use changes were made as needed, however, restrictions on water continue. Water transfers within the county and from neighboring counties have slowed.

All pickup work was timely completed by the county's appraiser.

Description of Analysis

Agricultural land in Kearney County can be described as plains land, which is primarily irrigated cropland. There are no distinct geographic characteristics that would warrant more than one market area. The surrounding counties of Phelps, Harlan County (market area 1), Franklin, Webster and Adams are considered comparable. The comparability of Franklin, Harlan, and Webster are limited to dry and grass classes; these counties are subject to water restrictions that do not affect Kearney County.

Analysis of the sales within the county indicated that the sales file was disproportionate when stratified by sale date with an inadequate number of sales. The samples were expanded with sales from the comparable counties. Both the grass and dry land samples are still small with the dry land heavily weighted to the old and middle year.

The preliminary statistics indicated that dry land was below the acceptable range, while grass and irrigated classes were within the range garnering no adjustments to value. The county increased dry land approximately 17%. The region has seen a substantial market increase to grass land. The county assessor has been aggressive the past two years taking 45-53% increases each year. The existing values were measured to be within the acceptable range. The calculated statistics support that values are within the acceptable range for the overall area and for all subclasses.

Assessment Practice Review

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

2016 Agricultural Correlation for Kearney County

The Real Estate Transfer Statements filed by the county were reviewed and have proven to be filed both timely and accurately. Although errors were discovered in the assessed values reviewed, it is thought that the data generally accurate. The county submitted an electronic AVU along with the manual submission to prevent future errors. The quality reporting demonstrates the reliability of the source information used in the Division's measurement process.

Discussion with the county assessor as to the process used by the county to gather additional information reveals that the county's process is consistent. A review of the non-qualified sales reveals that the county documents the adequately reasoning for not using the sales. No apparent bias exists in the qualification determinations and it is believed that all arm's-length transactions have been made available for measurement.

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that impact market value. The review in Kearney County was determined to be systematic and comprehensive; land use was last reviewed in 2012 utilizing aerial imagery. For the current assessment year, the county reviewed the accretion land along the river. Letters were sent to landowners to gather additional information as to land use. Many acres were reclassified as agricultural land based on the current, primary use. The county assessor established a new value similar to the adjacent Buffalo County. Inspection of agricultural improvements is completed within the six-year cycle using an onsite inspection process.

Equalization

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

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

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

2016 Agricultural Correlation for Kearney County

<u>80%MLU By Market Area</u>				
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN
<u> Irrigated </u>				
County	41	73.26	72.85	69.51
1	41	73.26	72.85	69.51
<u> Dry </u>				
County	9	70.96	74.48	71.26
1	9	70.96	74.48	71.26
<u> Grass </u>				
County	7	69.80	69.79	68.14
1	7	69.80	69.79	68.14
<u> ALL </u>				
10/01/2012 To 09/30/2015	64	72.57	73.36	70.64

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Kearney County is 73%.

2016 Opinions of the Property Tax Administrator for Kearney 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	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	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 Kearney County

Residential Real Property - Current

Number of Sales	204	Median	92.79
Total Sales Price	\$23,849,152	Mean	96.83
Total Adj. Sales Price	\$23,849,152	Wgt. Mean	88.99
Total Assessed Value	\$21,222,431	Average Assessed Value of the Base	\$100,190
Avg. Adj. Sales Price	\$116,908	Avg. Assessed Value	\$104,032

Confidence Interval - Current

95% Median C.I	89.21 to 95.40
95% Wgt. Mean C.I	82.58 to 95.39
95% Mean C.I	92.74 to 100.92
% of Value of the Class of all Real Property Value in the	13.64
% of Records Sold in the Study Period	7.52
% of Value Sold in the Study Period	7.81

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	196	93	92.92
2014	198	99	98.68
2013	169	98	98.22
2012	132	93	93.28

2016 Commission Summary for Kearney County

Commercial Real Property - Current

Number of Sales	29	Median	94.61
Total Sales Price	\$3,126,095	Mean	88.94
Total Adj. Sales Price	\$3,142,095	Wgt. Mean	89.83
Total Assessed Value	\$2,822,530	Average Assessed Value of the Base	\$245,506
Avg. Adj. Sales Price	\$108,348	Avg. Assessed Value	\$97,329

Confidence Interval - Current

95% Median C.I	81.65 to 99.93
95% Wgt. Mean C.I	83.03 to 96.63
95% Mean C.I	78.50 to 99.38
% of Value of the Class of all Real Property Value in the County	4.45
% of Records Sold in the Study Period	8.03
% of Value Sold in the Study Period	3.18

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	18	100	98.56
2014	17	100	99.99
2013	14		98.70
2012	18		97.97

**50 Kearney
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 : 204
 Total Sales Price : 23,849,152
 Total Adj. Sales Price : 23,849,152
 Total Assessed Value : 21,222,431
 Avg. Adj. Sales Price : 116,908
 Avg. Assessed Value : 104,032

MEDIAN : 93
 WGT. MEAN : 89
 MEAN : 97
 COD : 21.64
 PRD : 108.81

COV : 30.77
 STD : 29.79
 Avg. Abs. Dev : 20.08
 MAX Sales Ratio : 272.58
 MIN Sales Ratio : 00.00

95% Median C.I. : 89.21 to 95.40
 95% Wgt. Mean C.I. : 82.58 to 95.39
 95% Mean C.I. : 92.74 to 100.92

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	15	105.14	108.77	105.16	17.27	103.43	55.87	183.53	95.46 to 120.92	101,070	106,283
01-JAN-14 To 31-MAR-14	18	97.35	102.48	77.25	28.81	132.66	00.00	157.93	86.98 to 127.63	167,779	129,603
01-APR-14 To 30-JUN-14	30	89.79	94.77	91.17	18.22	103.95	60.46	158.06	83.95 to 103.16	108,963	99,339
01-JUL-14 To 30-SEP-14	29	92.88	99.19	98.97	13.77	100.22	79.70	145.00	87.74 to 103.29	115,240	114,056
01-OCT-14 To 31-DEC-14	28	94.90	105.46	88.93	29.65	118.59	42.73	272.58	87.84 to 107.86	95,973	85,345
01-JAN-15 To 31-MAR-15	17	93.02	96.52	91.85	17.59	105.08	62.19	169.25	79.44 to 109.58	104,982	96,425
01-APR-15 To 30-JUN-15	41	89.21	92.46	86.69	22.71	106.66	38.31	182.43	81.63 to 100.00	114,781	99,506
01-JUL-15 To 30-SEP-15	26	81.21	83.61	82.26	19.47	101.64	40.28	137.37	73.55 to 92.01	135,548	111,497
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	92	95.43	99.95	91.64	19.40	109.07	00.00	183.53	91.76 to 102.27	121,162	111,031
01-OCT-14 To 30-SEP-15	112	90.08	94.27	86.66	23.40	108.78	38.31	272.58	85.80 to 93.76	113,413	98,282
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	105	93.14	100.16	89.38	22.17	112.06	00.00	272.58	90.60 to 99.92	117,315	104,860
<u>ALL</u>	204	92.79	96.83	88.99	21.64	108.81	00.00	272.58	89.21 to 95.40	116,908	104,032

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	131	92.41	97.64	91.42	18.34	106.80	49.49	272.58	88.32 to 94.98	99,734	91,175
02	22	93.03	97.32	97.08	24.48	100.25	38.31	157.93	74.71 to 117.63	120,052	116,544
03	14	92.56	93.98	76.89	24.97	122.23	00.00	147.36	78.96 to 127.52	246,886	189,843
05	4	80.39	85.22	95.29	48.50	89.43	42.73	137.37	N/A	22,200	21,154
10	6	94.03	102.56	98.31	31.94	104.32	44.88	182.43	44.88 to 182.43	68,100	66,948
11	1	106.61	106.61	106.61	00.00	100.00	106.61	106.61	N/A	236,000	251,590
15	26	93.76	93.97	83.96	28.71	111.92	40.28	172.85	71.27 to 106.80	152,039	127,647
<u>ALL</u>	204	92.79	96.83	88.99	21.64	108.81	00.00	272.58	89.21 to 95.40	116,908	104,032

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	204	92.79	96.83	88.99	21.64	108.81	00.00	272.58	89.21 to 95.40	116,908	104,032
06											
07											
<u>ALL</u>	204	92.79	96.83	88.99	21.64	108.81	00.00	272.58	89.21 to 95.40	116,908	104,032

**50 Kearney
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 : 204
 Total Sales Price : 23,849,152
 Total Adj. Sales Price : 23,849,152
 Total Assessed Value : 21,222,431
 Avg. Adj. Sales Price : 116,908
 Avg. Assessed Value : 104,032

MEDIAN : 93
 WGT. MEAN : 89
 MEAN : 97
 COD : 21.64
 PRD : 108.81

COV : 30.77
 STD : 29.79
 Avg. Abs. Dev : 20.08
 MAX Sales Ratio : 272.58
 MIN Sales Ratio : 00.00

95% Median C.I. : 89.21 to 95.40
 95% Wgt. Mean C.I. : 82.58 to 95.39
 95% Mean C.I. : 92.74 to 100.92

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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	7	116.26	125.41	112.40	41.35	111.57	42.73	272.58	42.73 to 272.58	10,757	12,091	
Less Than 30,000	14	118.91	122.06	116.43	35.19	104.84	42.73	272.58	77.88 to 154.72	16,275	18,949	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	204	92.79	96.83	88.99	21.64	108.81	00.00	272.58	89.21 to 95.40	116,908	104,032	
Greater Than 14,999	197	92.75	95.82	88.91	20.44	107.77	00.00	184.60	89.21 to 94.98	120,679	107,298	
Greater Than 29,999	190	92.39	94.97	88.72	19.58	107.04	00.00	183.53	88.06 to 94.67	124,323	110,301	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	7	116.26	125.41	112.40	41.35	111.57	42.73	272.58	42.73 to 272.58	10,757	12,091	
15,000 TO 29,999	7	121.56	118.71	118.42	28.67	100.24	49.73	184.60	49.73 to 184.60	21,793	25,807	
30,000 TO 59,999	30	113.69	115.06	113.92	22.79	101.00	44.88	183.53	98.25 to 128.02	43,778	49,870	
60,000 TO 99,999	54	93.84	96.70	96.46	15.38	100.25	49.49	172.85	88.05 to 100.00	79,177	76,376	
100,000 TO 149,999	46	87.75	87.03	86.66	18.34	100.43	38.31	169.25	81.41 to 92.75	122,376	106,054	
150,000 TO 249,999	51	91.96	92.58	92.07	14.51	100.55	54.70	147.36	85.80 to 93.94	179,885	165,628	
250,000 TO 499,999	8	75.52	80.80	81.63	24.35	98.98	56.94	107.32	56.94 to 107.32	308,000	251,406	
500,000 TO 999,999	1	00.00	00.00	00.00	00.00	00.00	00.00	00.00	N/A	765,000	1	
1,000,000 +												
___ ALL ___	204	92.79	96.83	88.99	21.64	108.81	00.00	272.58	89.21 to 95.40	116,908	104,032	

**50 Kearney
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 : 29
 Total Sales Price : 3,126,095
 Total Adj. Sales Price : 3,142,095
 Total Assessed Value : 2,822,530
 Avg. Adj. Sales Price : 108,348
 Avg. Assessed Value : 97,329

MEDIAN : 95
 WGT. MEAN : 90
 MEAN : 89
 COD : 18.84
 PRD : 99.01

COV : 30.86
 STD : 27.45
 Avg. Abs. Dev : 17.82
 MAX Sales Ratio : 157.20
 MIN Sales Ratio : 11.82

95% Median C.I. : 81.65 to 99.93
 95% Wgt. Mean C.I. : 83.03 to 96.63
 95% Mean C.I. : 78.50 to 99.38

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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	3	99.93	93.38	94.76	06.73	98.54	80.01	100.19	N/A	169,167	160,305
01-JAN-13 To 31-MAR-13	1	97.18	97.18	97.18	00.00	100.00	97.18	97.18	N/A	435,000	422,725
01-APR-13 To 30-JUN-13	3	96.04	96.13	96.67	07.10	99.44	85.95	106.40	N/A	116,333	112,465
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13	2	74.42	74.42	68.59	20.37	108.50	59.26	89.58	N/A	9,750	6,688
01-JAN-14 To 31-MAR-14	4	94.99	93.99	93.27	04.80	100.77	87.03	98.97	N/A	136,750	127,546
01-APR-14 To 30-JUN-14	1	102.74	102.74	102.74	00.00	100.00	102.74	102.74	N/A	35,000	35,960
01-JUL-14 To 30-SEP-14	1	98.13	98.13	98.13	00.00	100.00	98.13	98.13	N/A	8,000	7,850
01-OCT-14 To 31-DEC-14	3	100.03	98.81	96.29	02.40	102.62	94.61	101.80	N/A	142,000	136,737
01-JAN-15 To 31-MAR-15	4	61.04	51.66	57.89	25.88	89.24	11.82	72.72	N/A	85,774	49,656
01-APR-15 To 30-JUN-15	5	81.65	84.33	76.09	30.40	110.83	31.41	137.91	N/A	70,400	53,568
01-JUL-15 To 30-SEP-15	2	131.61	131.61	114.54	19.45	114.90	106.01	157.20	N/A	60,000	68,725
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	7	97.18	95.10	96.09	06.54	98.97	80.01	106.40	80.01 to 106.40	184,500	177,291
01-OCT-13 To 30-SEP-14	8	94.98	90.71	93.09	09.25	97.44	59.26	102.74	59.26 to 102.74	76,188	70,921
01-OCT-14 To 30-SEP-15	14	87.89	84.85	81.71	32.14	103.84	11.82	157.20	59.89 to 106.01	88,650	72,438
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	6	92.81	89.07	96.27	11.65	92.52	59.26	106.40	59.26 to 106.40	133,917	128,916
01-JAN-14 To 31-DEC-14	9	98.14	97.03	94.90	03.62	102.24	87.03	102.74	91.83 to 101.80	112,889	107,134
<u>ALL</u>	29	94.61	88.94	89.83	18.84	99.01	11.82	157.20	81.65 to 99.93	108,348	97,329

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	16	97.66	96.46	96.54	08.88	99.92	72.72	137.91	85.95 to 100.19	122,969	118,717
02	13	87.03	79.69	78.59	30.64	101.40	11.82	157.20	59.26 to 102.74	90,353	71,005
<u>ALL</u>	29	94.61	88.94	89.83	18.84	99.01	11.82	157.20	81.65 to 99.93	108,348	97,329

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	77.65	77.65	94.40	23.68	82.26	59.26	96.04	N/A	151,750	143,253
03	27	94.61	89.78	89.34	18.78	100.49	11.82	157.20	81.65 to 100.03	105,133	93,927
04											
<u>ALL</u>	29	94.61	88.94	89.83	18.84	99.01	11.82	157.20	81.65 to 99.93	108,348	97,329

**50 Kearney
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 : 29
 Total Sales Price : 3,126,095
 Total Adj. Sales Price : 3,142,095
 Total Assessed Value : 2,822,530
 Avg. Adj. Sales Price : 108,348
 Avg. Assessed Value : 97,329

MEDIAN : 95
 WGT. MEAN : 90
 MEAN : 89
 COD : 18.84
 PRD : 99.01

COV : 30.86
 STD : 27.45
 Avg. Abs. Dev : 17.82
 MAX Sales Ratio : 157.20
 MIN Sales Ratio : 11.82

95% Median C.I. : 81.65 to 99.93
 95% Wgt. Mean C.I. : 83.03 to 96.63
 95% Mean C.I. : 78.50 to 99.38

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	94.13	94.13	94.13	00.00	100.00	94.13	94.13	N/A	16,000	15,060	
Less Than 15,000	4	91.86	85.28	83.41	11.82	102.24	59.26	98.13	N/A	10,875	9,071	
Less Than 30,000	9	94.13	96.20	98.49	16.39	97.67	59.26	157.20	81.65 to 101.80	16,833	16,578	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	28	95.33	88.76	89.81	19.34	98.83	11.82	157.20	81.65 to 99.93	111,646	100,267	
Greater Than 14,999	25	96.04	89.53	89.92	19.61	99.57	11.82	157.20	81.65 to 100.03	123,944	111,450	
Greater Than 29,999	20	95.33	85.67	89.39	19.79	95.84	11.82	137.91	76.54 to 100.03	149,530	133,666	
<u>Incremental Ranges</u>												
0 TO 4,999	1	94.13	94.13	94.13	00.00	100.00	94.13	94.13	N/A	16,000	15,060	
5,000 TO 14,999	3	89.58	82.32	77.18	14.47	106.66	59.26	98.13	N/A	9,167	7,075	
15,000 TO 29,999	5	98.14	104.95	104.56	18.63	100.37	81.65	157.20	N/A	21,600	22,584	
30,000 TO 59,999	5	102.74	89.18	92.95	28.31	95.94	11.82	137.91	N/A	39,200	36,438	
60,000 TO 99,999	4	67.46	66.63	64.48	29.40	103.33	31.41	100.19	N/A	75,524	48,698	
100,000 TO 149,999	4	99.50	96.26	95.17	06.80	101.15	80.01	106.01	N/A	111,625	106,235	
150,000 TO 249,999	2	68.22	68.22	69.11	12.21	98.71	59.89	76.54	N/A	168,000	116,100	
250,000 TO 499,999	5	96.04	95.92	95.86	02.22	100.06	91.83	99.93	N/A	342,000	327,841	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	29	94.61	88.94	89.83	18.84	99.01	11.82	157.20	81.65 to 99.93	108,348	97,329	

**50 Kearney
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 : 29
 Total Sales Price : 3,126,095
 Total Adj. Sales Price : 3,142,095
 Total Assessed Value : 2,822,530
 Avg. Adj. Sales Price : 108,348
 Avg. Assessed Value : 97,329

MEDIAN : 95
 WGT. MEAN : 90
 MEAN : 89
 COD : 18.84
 PRD : 99.01

COV : 30.86
 STD : 27.45
 Avg. Abs. Dev : 17.82
 MAX Sales Ratio : 157.20
 MIN Sales Ratio : 11.82

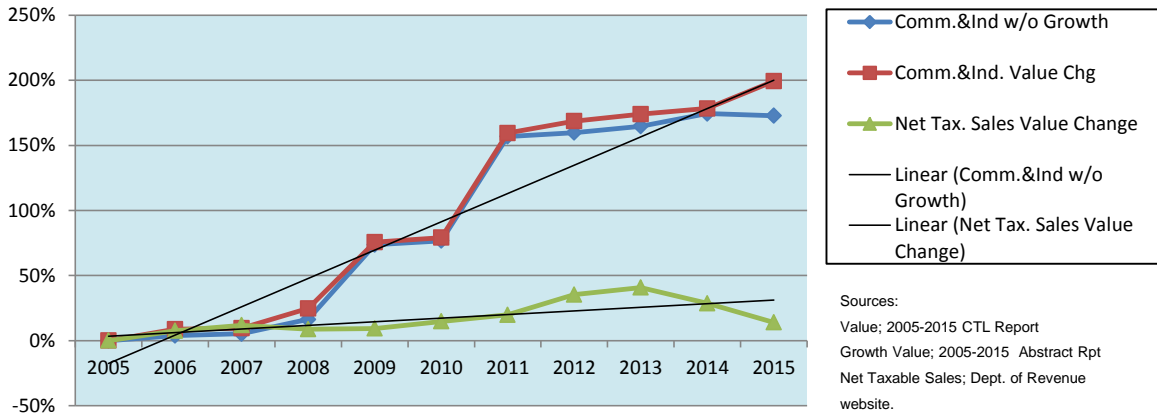
95% Median C.I. : 81.65 to 99.93
 95% Wgt. Mean C.I. : 83.03 to 96.63
 95% Mean C.I. : 78.50 to 99.38

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	4	77.97	78.78	89.86	24.64	87.67	59.26	99.93	N/A	190,875	171,529
342	1	106.40	106.40	106.40	00.00	100.00	106.40	106.40	N/A	40,000	42,560
344	2	84.19	84.19	86.76	09.09	97.04	76.54	91.83	N/A	280,500	243,375
350	2	93.01	93.01	91.19	13.98	102.00	80.01	106.01	N/A	116,250	106,010
352	1	97.18	97.18	97.18	00.00	100.00	97.18	97.18	N/A	435,000	422,725
353	7	89.58	91.89	92.61	07.08	99.22	81.65	102.74	81.65 to 102.74	21,714	20,109
384	1	94.61	94.61	94.61	00.00	100.00	94.61	94.61	N/A	300,000	283,815
386	1	62.19	62.19	62.19	00.00	100.00	62.19	62.19	N/A	92,095	57,275
408	1	100.19	100.19	100.19	00.00	100.00	100.19	100.19	N/A	65,000	65,125
417	1	101.80	101.80	101.80	00.00	100.00	101.80	101.80	N/A	20,000	20,360
418	1	72.72	72.72	72.72	00.00	100.00	72.72	72.72	N/A	65,000	47,265
442	1	31.41	31.41	31.41	00.00	100.00	31.41	31.41	N/A	80,000	25,125
470	1	137.91	137.91	137.91	00.00	100.00	137.91	137.91	N/A	50,000	68,955
472	1	11.82	11.82	11.82	00.00	100.00	11.82	11.82	N/A	36,000	4,255
477	1	100.03	100.03	100.03	00.00	100.00	100.03	100.03	N/A	106,000	106,035
528	3	98.97	116.77	106.52	21.24	109.62	94.13	157.20	N/A	48,000	51,128
<u>ALL</u>	<u>29</u>	94.61	88.94	89.83	18.84	99.01	11.82	157.20	81.65 to 99.93	108,348	97,329

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	\$ 28,277,720	\$ 329,790	1.17%	\$ 27,947,930	-	\$ 27,127,226	-
2006	\$ 30,734,250	\$ 1,402,255	4.56%	\$ 29,331,995	3.73%	\$ 29,165,922	7.52%
2007	\$ 30,952,615	\$ 1,203,320	3.89%	\$ 29,749,295	-3.20%	\$ 30,319,210	3.95%
2008	\$ 35,247,135	\$ 2,366,995	6.72%	\$ 32,880,140	6.23%	\$ 29,478,752	-2.77%
2009	\$ 49,658,186	\$ 566,170	1.14%	\$ 49,092,016	39.28%	\$ 29,643,581	0.56%
2010	\$ 50,644,041	\$ 669,680	1.32%	\$ 49,974,361	0.64%	\$ 31,123,955	4.99%
2011	\$ 73,354,291	\$ 746,175	1.02%	\$ 72,608,116	43.37%	\$ 32,493,054	4.40%
2012	\$ 75,952,961	\$ 2,491,495	3.28%	\$ 73,461,466	0.15%	\$ 36,715,542	13.00%
2013	\$ 77,470,721	\$ 2,639,610	3.41%	\$ 74,831,111	-1.48%	\$ 38,181,983	3.99%
2014	\$ 78,710,250	\$ 1,126,720	1.43%	\$ 77,583,530	0.15%	\$ 34,880,458	-8.65%
2015	\$ 84,664,335	\$ 7,531,625	8.90%	\$ 77,132,710	-2.00%	\$ 30,916,973	-11.36%
Ann %chg	11.59%			Average	8.68%	2.83%	1.56%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	3.73%	8.69%	7.52%
2007	5.20%	9.46%	11.77%
2008	16.28%	24.65%	8.67%
2009	73.61%	75.61%	9.28%
2010	76.73%	79.10%	14.73%
2011	156.77%	159.41%	19.78%
2012	159.79%	168.60%	35.35%
2013	164.63%	173.96%	40.75%
2014	174.36%	178.35%	28.58%
2015	172.77%	199.40%	13.97%

County Number: 50
 County Name: Kearney

50 Kearney
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 : 64
Total Sales Price : 61,418,334
Total Adj. Sales Price : 63,418,334
Total Assessed Value : 44,800,584
Avg. Adj. Sales Price : 990,911
Avg. Assessed Value : 700,009

MEDIAN : 73
WGT. MEAN : 71
MEAN : 73
COD : 13.37
PRD : 103.85

COV : 19.82
STD : 14.54
Avg. Abs. Dev : 09.70
MAX Sales Ratio : 120.90
MIN Sales Ratio : 25.68

95% Median C.I. : 69.55 to 75.40
95% Wgt. Mean C.I. : 65.48 to 75.81
95% Mean C.I. : 69.80 to 76.92

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	6	74.33	78.00	76.76	13.86	101.62	64.91	113.56	64.91 to 113.56	1,029,906	790,541
01-JAN-13 To 31-MAR-13	8	68.67	66.47	60.59	13.02	109.70	46.83	86.18	46.83 to 86.18	1,134,032	687,156
01-APR-13 To 30-JUN-13	9	66.84	69.11	62.00	24.25	111.47	36.78	120.90	54.12 to 86.63	835,937	518,264
01-JUL-13 To 30-SEP-13	1	74.71	74.71	74.71	00.00	100.00	74.71	74.71	N/A	1,004,150	750,200
01-OCT-13 To 31-DEC-13	7	69.80	73.83	72.73	07.88	101.51	66.31	98.73	66.31 to 98.73	1,168,226	849,695
01-JAN-14 To 31-MAR-14	10	71.18	71.86	70.80	06.31	101.50	64.17	84.93	66.77 to 77.48	917,593	649,677
01-APR-14 To 30-JUN-14	2	80.52	80.52	78.06	16.62	103.15	67.14	93.90	N/A	1,225,000	956,253
01-JUL-14 To 30-SEP-14	2	76.69	76.69	74.38	04.94	103.11	72.90	80.47	N/A	216,688	161,176
01-OCT-14 To 31-DEC-14	3	75.93	75.28	74.65	02.53	100.84	72.07	77.83	N/A	1,111,667	829,913
01-JAN-15 To 31-MAR-15	8	77.68	71.34	68.32	14.52	104.42	25.68	86.13	25.68 to 86.13	1,068,842	730,240
01-APR-15 To 30-JUN-15	5	86.41	83.59	84.89	05.23	98.47	72.43	90.59	N/A	1,054,298	895,018
01-JUL-15 To 30-SEP-15	3	81.36	78.06	73.91	08.48	105.61	66.06	86.77	N/A	748,319	553,091
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	24	69.38	70.69	65.83	17.73	107.38	36.78	120.90	59.09 to 74.71	990,803	652,295
01-OCT-13 To 30-SEP-14	21	71.40	73.80	72.54	08.17	101.74	64.17	98.73	68.01 to 74.62	963,661	699,024
01-OCT-14 To 30-SEP-15	19	79.11	76.25	74.56	10.68	102.27	25.68	90.59	72.43 to 86.13	1,021,167	761,369
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	25	69.21	69.81	65.40	15.27	106.74	36.78	120.90	66.31 to 72.43	1,031,097	674,388
01-JAN-14 To 31-DEC-14	17	72.90	74.05	72.89	07.35	101.59	64.17	93.90	67.14 to 77.83	905,547	660,081
<u>ALL</u>	64	72.57	73.36	70.64	13.37	103.85	25.68	120.90	69.55 to 75.40	990,911	700,009

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	64	72.57	73.36	70.64	13.37	103.85	25.68	120.90	69.55 to 75.40	990,911	700,009
<u>ALL</u>	64	72.57	73.36	70.64	13.37	103.85	25.68	120.90	69.55 to 75.40	990,911	700,009

50 Kearney
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 : 64
Total Sales Price : 61,418,334
Total Adj. Sales Price : 63,418,334
Total Assessed Value : 44,800,584
Avg. Adj. Sales Price : 990,911
Avg. Assessed Value : 700,009

MEDIAN : 73
WGT. MEAN : 71
MEAN : 73
COD : 13.37
PRD : 103.85

COV : 19.82
STD : 14.54
Avg. Abs. Dev : 09.70
MAX Sales Ratio : 120.90
MIN Sales Ratio : 25.68

95% Median C.I. : 69.55 to 75.40
95% Wgt. Mean C.I. : 65.48 to 75.81
95% Mean C.I. : 69.80 to 76.92

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	31	75.40	77.56	75.53	11.02	102.69	54.12	120.90	71.63 to 79.76	986,303	744,993
1	31	75.40	77.56	75.53	11.02	102.69	54.12	120.90	71.63 to 79.76	986,303	744,993
Dry											
County	8	71.93	75.14	71.39	17.84	105.25	55.10	113.56	55.10 to 113.56	542,009	386,934
1	8	71.93	75.14	71.39	17.84	105.25	55.10	113.56	55.10 to 113.56	542,009	386,934
Grass											
County	5	69.80	70.10	70.11	03.37	99.99	64.91	73.80	N/A	310,631	217,776
1	5	69.80	70.10	70.11	03.37	99.99	64.91	73.80	N/A	310,631	217,776
ALL	64	72.57	73.36	70.64	13.37	103.85	25.68	120.90	69.55 to 75.40	990,911	700,009

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	41	73.26	72.85	69.51	14.70	104.81	25.68	120.90	67.79 to 77.48	1,124,499	781,643
1	41	73.26	72.85	69.51	14.70	104.81	25.68	120.90	67.79 to 77.48	1,124,499	781,643
Dry											
County	9	70.96	74.48	71.26	16.35	104.52	55.10	113.56	56.42 to 84.93	511,786	364,703
1	9	70.96	74.48	71.26	16.35	104.52	55.10	113.56	56.42 to 84.93	511,786	364,703
Grass											
County	7	69.80	69.79	68.14	03.81	102.42	64.91	73.80	64.91 to 73.80	575,006	391,818
1	7	69.80	69.79	68.14	03.81	102.42	64.91	73.80	64.91 to 73.80	575,006	391,818
ALL	64	72.57	73.36	70.64	13.37	103.85	25.68	120.90	69.55 to 75.40	990,911	700,009

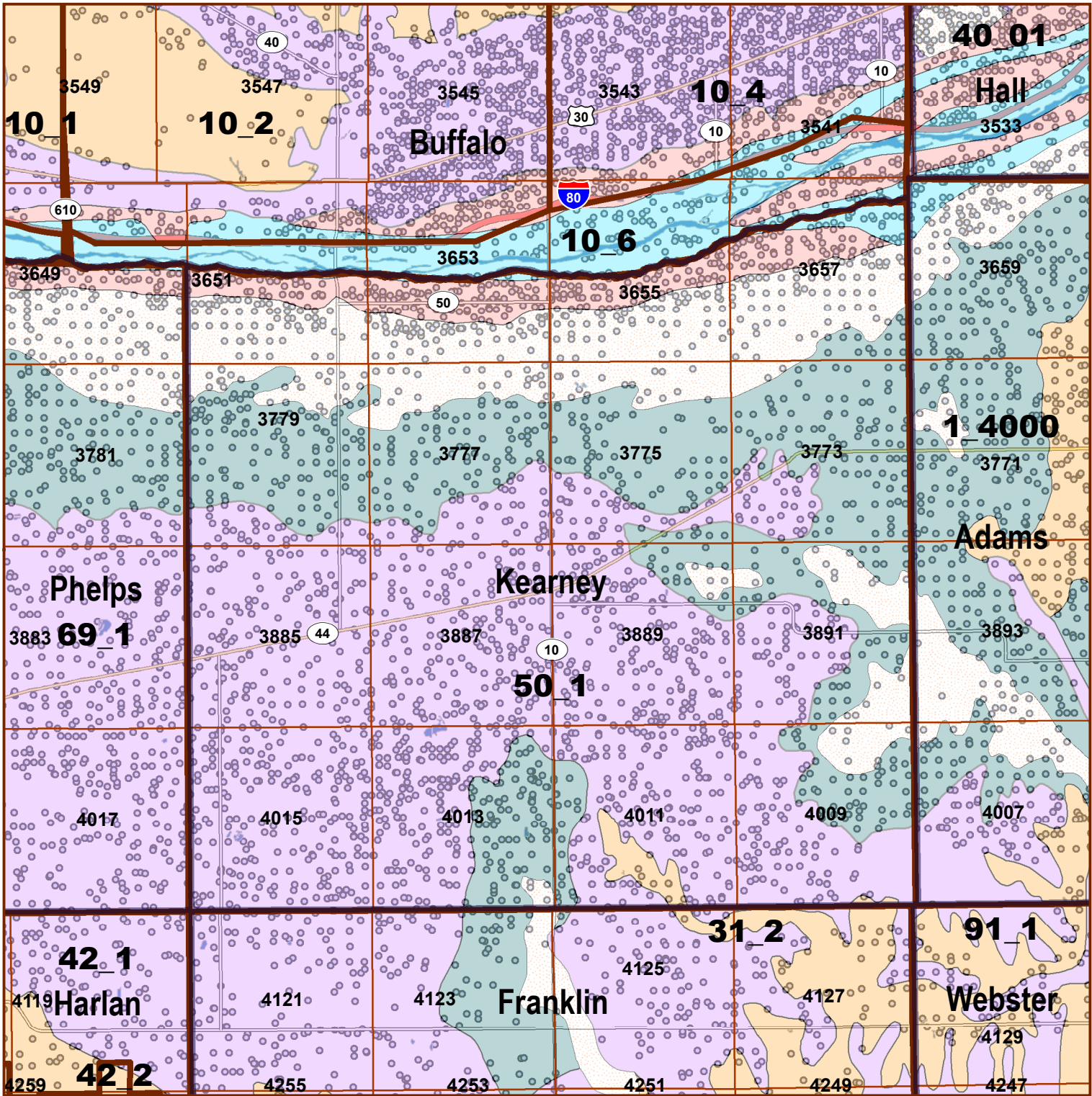
Kearney County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kearney	1	n/a	6,799	6,300	6,000	5,000	3,500	3,500	3,500	6,028
Buffalo	6	3,300	6,650	6,400	6,251	n/a	5,700	5,500	5,499	5,973
Hall	1	7,260	7,265	6,413	6,392	5,115	5,116	4,846	4,849	6,589
Adams	4000	6,800	6,700	6,500	6,300	6,100	5,900	5,700	5,500	6,548
Webster	1	5,255	5,255	5,255	5,120	5,100	5,100	5,065	5,065	5,163
Franklin	2	4,866	4,844	4,526	4,409	4,138	3,990	3,812	3,771	4,574
Harlan	1	n/a	5,440	4,375	3,790	n/a	n/a	2,520	2,520	4,957
Phelps	1	4,896	6,100	5,100	4,697	4,500	4,300	4,200	3,800	5,737

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kearney	1	n/a	3,500	3,100	3,100	2,500	2,000	2,000	2,000	3,097
Buffalo	6	n/a	2,899	2,700	2,600	n/a	2,400	n/a	2,300	2,460
Hall	1	3,627	3,624	3,201	3,200	2,734	2,666	2,399	2,394	3,172
Adams	4000	3,325	3,135	2,945	2,755	2,755	2,755	2,565	2,565	3,031
Webster	1	2,705	2,705	2,435	2,265	2,265	2,265	2,190	2,190	2,475
Franklin	2	3,025	3,025	2,475	2,475	2,175	2,175	2,075	2,075	2,740
Harlan	1	n/a	2,701	2,405	2,385	n/a	n/a	1,630	1,630	2,515
Phelps	1	3,000	3,000	2,900	2,700	2,600	2,500	2,300	2,000	2,849

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kearney	1	n/a	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Buffalo	6	n/a	1,700	n/a	1,662	n/a	1,600	1,550	1,550	1,586
Hall	1	2,396	2,394	1,970	1,974	1,523	1,523	1,520	1,521	1,652
Adams	4000	1,595	1,595	1,540	1,485	1,430	1,405	1,405	1,405	1,454
Webster	1	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230
Franklin	2	1,301	1,300	1,200	1,203	1,150	1,150	1,150	1,151	1,166
Harlan	1	n/a	1,200	1,200	1,200	n/a	n/a	1,200	1,200	1,200
Phelps	1	1,510	1,885	1,784	1,681	1,523	1,598	1,353	1,314	1,517

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



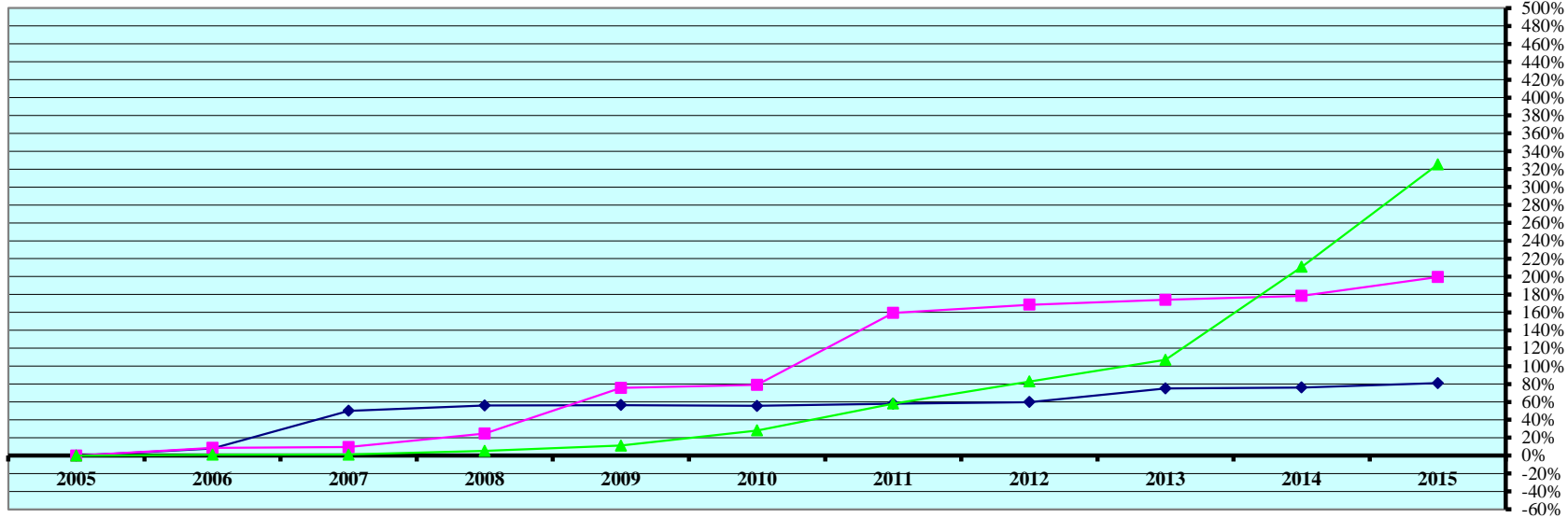
Legend

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

Kearney County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	140,108,135	--	--	--	28,277,720	--	--	--	362,531,975	--	--	--
2006	151,134,215	11,026,080	7.87%	7.87%	30,734,250	2,456,530	8.69%	8.69%	366,075,365	3,543,390	0.98%	0.98%
2007	210,117,920	58,983,705	39.03%	49.97%	30,952,615	218,365	0.71%	9.46%	366,574,375	499,010	0.14%	1.12%
2008	218,606,945	8,489,025	4.04%	56.03%	35,247,135	4,294,520	13.87%	24.65%	381,780,835	15,206,460	4.15%	5.31%
2009	219,192,190	585,245	0.27%	56.45%	49,658,186	14,411,051	40.89%	75.61%	403,299,335	21,518,500	5.64%	11.25%
2010	217,875,980	-1,316,210	-0.60%	55.51%	50,644,041	985,855	1.99%	79.10%	464,482,790	61,183,455	15.17%	28.12%
2011	221,262,870	3,386,890	1.55%	57.92%	73,354,291	22,710,250	44.84%	159.41%	573,283,855	108,801,065	23.42%	58.13%
2012	223,859,860	2,596,990	1.17%	59.78%	75,952,961	2,598,670	3.54%	168.60%	662,550,145	89,266,290	15.57%	82.76%
2013	245,166,080	21,306,220	9.52%	74.98%	77,470,721	1,517,760	2.00%	173.96%	750,896,685	88,346,540	13.33%	107.13%
2014	246,805,350	1,639,270	0.67%	76.15%	78,710,250	1,239,529	1.60%	178.35%	1,127,105,295	376,208,610	50.10%	210.90%
2015	253,443,125	6,637,775	2.69%	80.89%	84,664,335	5,954,085	7.56%	199.40%	1,541,950,210	414,844,915	36.81%	325.33%

Rate Annual %chg: Residential & Recreational 6.11%

Commercial & Industrial 11.59%

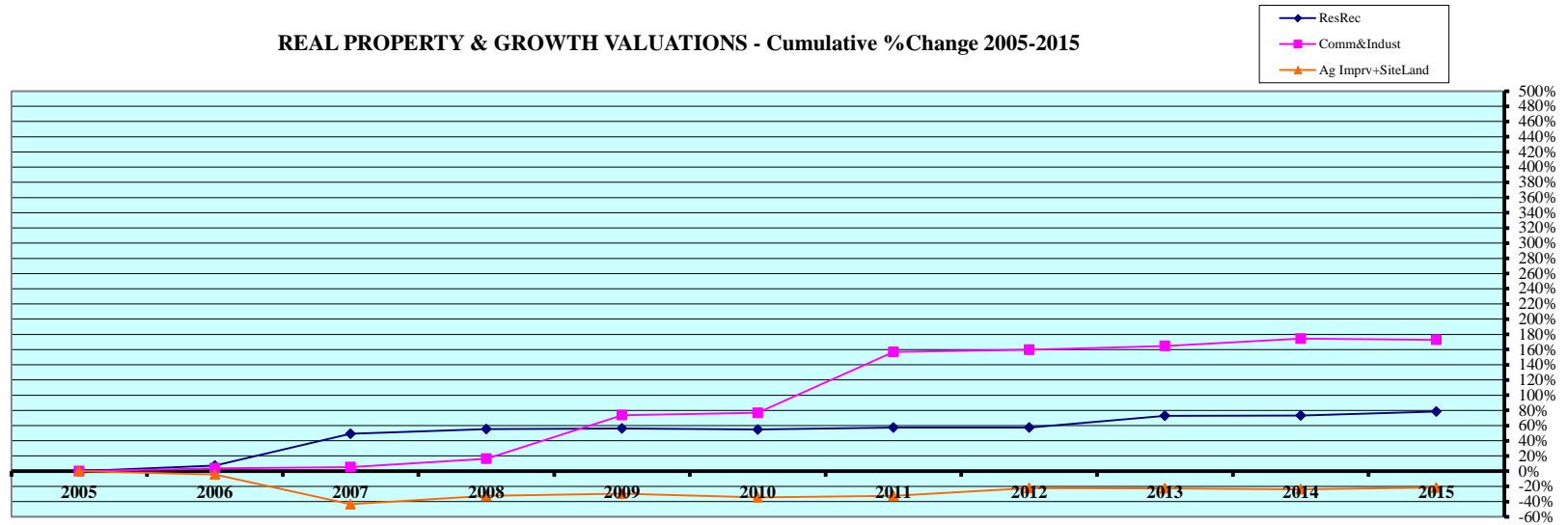
Agricultural Land 15.58%

Cnty# 50
 County KEARNEY

CHART 1 EXHIBIT 50B 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	140,108,135	1,374,630	0.98%	138,733,505	--	--	28,277,720	329,790	1.17%	27,947,930	--	--	
2006	151,134,215	899,300	0.60%	150,234,915	7.23%	7.23%	30,734,250	1,402,255	4.56%	29,331,995	3.73%	3.73%	
2007	210,117,920	1,073,525	0.51%	209,044,395	38.32%	49.20%	30,952,615	1,203,320	3.89%	29,749,295	-3.20%	5.20%	
2008	218,606,945	963,790	0.44%	217,643,155	3.58%	55.34%	35,247,135	2,366,995	6.72%	32,880,140	6.23%	16.28%	
2009	219,192,190	465,785	0.21%	218,726,405	0.05%	56.11%	49,658,186	566,170	1.14%	49,092,016	39.28%	73.61%	
2010	217,875,980	939,625	0.43%	216,936,355	-1.03%	54.83%	50,644,041	669,680	1.32%	49,974,361	0.64%	76.73%	
2011	221,262,870	702,775	0.32%	220,560,095	1.23%	57.42%	73,354,291	746,175	1.02%	72,608,116	43.37%	156.77%	
2012	223,859,860	3,459,380	1.55%	220,400,480	-0.39%	57.31%	75,952,961	2,491,495	3.28%	73,461,466	0.15%	159.79%	
2013	245,166,080	3,121,845	1.27%	242,044,235	8.12%	72.76%	77,470,721	2,639,610	3.41%	74,831,111	-1.48%	164.63%	
2014	246,805,350	4,188,935	1.70%	242,616,415	-1.04%	73.16%	78,710,250	1,126,720	1.43%	77,583,530	0.15%	174.36%	
2015	253,443,125	3,407,775	1.34%	250,035,350	1.31%	78.46%	84,664,335	7,531,625	8.90%	77,132,710	-2.00%	172.77%	
Rate Ann%chg	6.11%			Resid & Rec. w/o growth			5.74%			C & I w/o growth			8.68%

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	66,384,520	19,354,070	85,738,590	1,911,020	2.23%	83,827,570	--
2006	63,978,665	19,323,495	83,302,160	1,443,335	1.73%	81,858,825	-4.53%
2007	33,024,085	16,292,825	49,316,910	863,200	1.75%	48,453,710	-41.83%
2008	32,760,755	28,161,245	60,922,000	2,963,875	4.87%	57,958,125	-32.40%
2009	32,825,855	28,406,300	61,232,155	894,785	1.46%	60,337,370	-29.63%
2010	31,955,875	28,734,600	60,690,475	4,645,260	7.65%	56,045,215	-34.63%
2011	31,825,590	29,801,310	61,626,900	3,702,040	6.01%	57,924,860	-32.44%
2012	34,478,790	34,051,455	68,530,245	1,816,610	2.65%	66,713,635	-22.19%
2013	36,438,630	33,101,548	69,540,178	3,096,925	4.45%	66,443,253	-22.50%
2014	34,418,765	33,199,550	67,618,315	2,212,470	3.27%	65,405,845	-23.71%
2015	34,940,365	33,404,000	68,344,365	1,072,530	1.57%	67,271,835	-21.54%
Rate Ann%chg	-6.22%	5.61%	-2.24%	Ag Imprv+Site w/o growth		-4.41%	

(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.

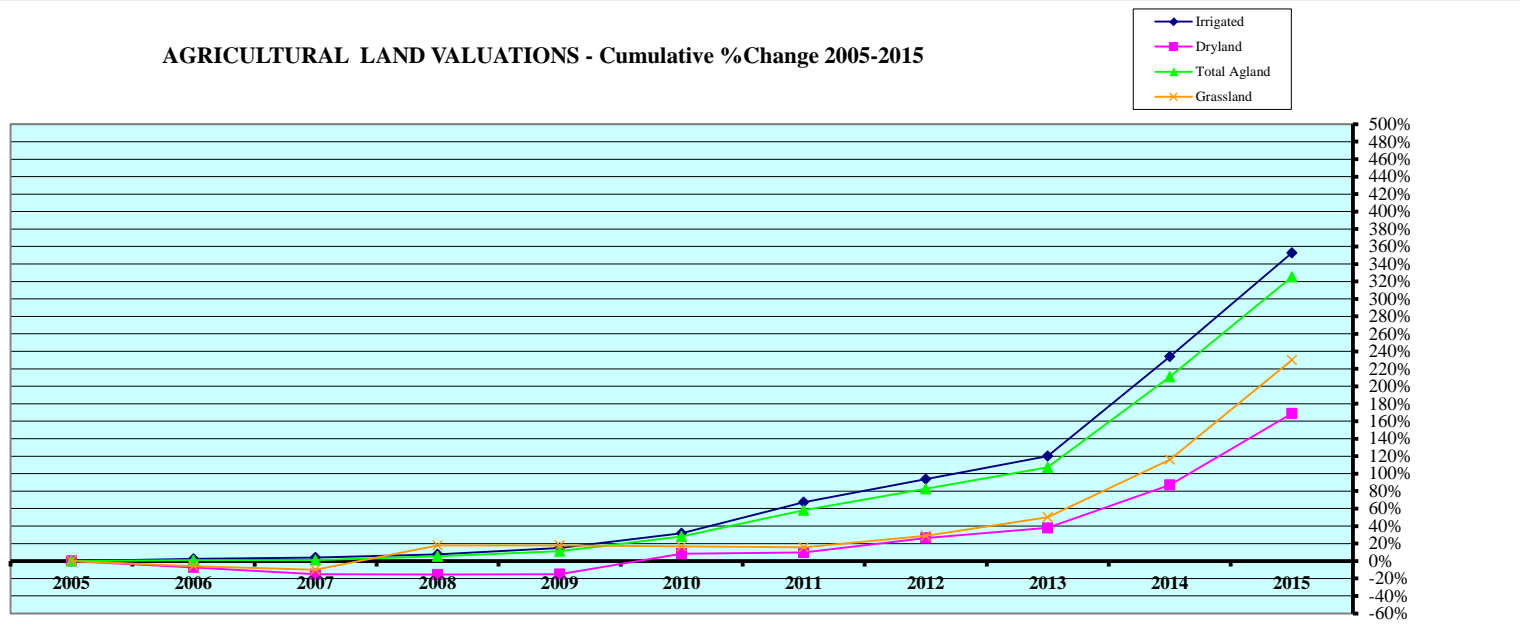
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 50
County KEARNEY

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	303,321,075	--	--	--	43,361,020	--	--	--	14,662,395	--	--	--
2006	310,921,040	7,599,965	2.51%	2.51%	40,167,895	-3,193,125	-7.36%	-7.36%	13,804,700	-857,695	-5.85%	-5.85%
2007	315,488,380	4,567,340	1.47%	4.01%	36,773,245	-3,394,650	-8.45%	-15.19%	13,210,840	-593,860	-4.30%	-9.90%
2008	326,808,385	11,320,005	3.59%	7.74%	36,589,750	-183,495	-0.50%	-15.62%	17,284,475	4,073,635	30.84%	17.88%
2009	348,055,865	21,247,480	6.50%	14.75%	36,832,025	242,275	0.66%	-15.06%	17,289,270	4,795	0.03%	17.92%
2010	399,176,920	51,121,055	14.69%	31.60%	47,020,925	10,188,900	27.66%	8.44%	17,106,010	-183,260	-1.06%	16.67%
2011	507,641,815	108,464,895	27.17%	67.36%	47,525,975	505,050	1.07%	9.61%	16,937,260	-168,750	-0.99%	15.51%
2012	587,482,590	79,840,775	15.73%	93.68%	54,816,670	7,290,695	15.34%	26.42%	18,880,805	1,943,545	11.47%	28.77%
2013	667,741,955	80,259,365	13.66%	120.14%	59,761,085	4,944,415	9.02%	37.82%	22,024,720	3,143,915	16.65%	50.21%
2014	1,012,961,330	345,219,375	51.70%	233.96%	81,108,475	21,347,390	35.72%	87.05%	31,672,205	9,647,485	43.80%	116.01%
2015	1,372,929,630	359,968,300	35.54%	352.63%	116,543,160	35,434,685	43.69%	168.77%	48,383,920	16,711,715	52.76%	229.99%

Rate Ann.%chg: Irrigated **16.30%** Dryland **10.39%** Grassland **12.68%**

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	78,375	--	--	--	1,109,110	--	--	--	362,531,975	--	--	--
2006	76,510	-1,865	-2.38%	-2.38%	1,105,220	-3,890	-0.35%	-0.35%	366,075,365	3,543,390	0.98%	0.98%
2007	68,670	-7,840	-10.25%	-12.38%	1,033,240	-71,980	-6.51%	-6.84%	366,574,375	499,010	0.14%	1.12%
2008	66,550	-2,120	-3.09%	-15.09%	1,031,675	-1,565	-0.15%	-6.98%	381,780,835	15,206,460	4.15%	5.31%
2009	60,065	-6,485	-9.74%	-23.36%	1,062,110	30,435	2.95%	-4.24%	403,299,335	21,518,500	5.64%	11.25%
2010	60,030	-35	-0.06%	-23.41%	1,118,905	56,795	5.35%	0.88%	464,482,790	61,183,455	15.17%	28.12%
2011	59,900	-130	-0.22%	-23.57%	1,118,905	0	0.00%	0.88%	573,283,855	108,801,065	23.42%	58.13%
2012	61,385	1,485	2.48%	-21.68%	1,308,695	189,790	16.96%	18.00%	662,550,145	89,266,290	15.57%	82.76%
2013	60,230	-1,155	-1.88%	-23.15%	1,308,695	0	0.00%	18.00%	750,896,685	88,346,540	13.33%	107.13%
2014	60,280	50	0.08%	-23.09%	1,303,005	-5,690	-0.43%	17.48%	1,127,105,295	376,208,610	50.10%	210.90%
2015	54,340	-5,940	-9.85%	-30.67%	4,039,160	2,736,155	209.99%	264.18%	1,541,950,210	414,844,915	36.81%	325.33%

Cnty# **50**
County **KEARNEY**

Rate Ann.%chg: Total Agric Land **15.58%**

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	301,444,245	215,266	1,400			44,293,210	53,557	827			14,762,705	40,794	362		
2006	310,373,855	222,266	1,396	-0.28%	-0.28%	40,312,425	48,836	825	-0.19%	-0.19%	13,936,115	38,519	362	-0.02%	-0.02%
2007	315,470,680	226,023	1,396	-0.05%	-0.33%	36,731,810	44,694	822	-0.44%	-0.63%	13,132,505	36,315	362	-0.05%	-0.07%
2008	326,574,335	226,182	1,444	3.45%	3.11%	36,689,305	44,639	822	0.01%	-0.62%	17,276,180	36,483	474	30.94%	30.85%
2009	347,888,445	226,364	1,537	6.44%	9.75%	36,883,860	44,458	830	0.94%	0.32%	17,321,735	36,581	474	0.00%	30.85%
2010	399,032,975	226,471	1,762	14.65%	25.82%	46,980,375	44,392	1,058	27.56%	27.97%	17,242,075	36,413	474	0.00%	30.85%
2011	508,224,940	227,180	2,237	26.97%	59.76%	47,547,835	44,427	1,070	1.13%	29.41%	16,875,895	35,641	473	0.00%	30.84%
2012	587,545,745	227,375	2,584	15.51%	84.53%	54,775,470	44,741	1,224	14.39%	48.03%	18,912,350	37,289	507	7.11%	40.15%
2013	666,773,305	227,429	2,932	13.46%	109.36%	60,229,775	44,670	1,348	10.13%	63.03%	22,085,650	37,287	592	16.79%	63.68%
2014	1,012,737,320	227,806	4,446	51.63%	217.47%	81,299,720	44,376	1,832	35.88%	121.53%	31,584,775	37,157	850	43.51%	134.89%
2015	1,373,267,625	227,784	6,029	35.61%	330.53%	116,699,745	44,254	2,637	43.94%	218.86%	48,550,805	37,347	1,300	52.94%	259.23%

Rate Annual %chg Average Value/Acre: 15.72%

12.29%

13.64%

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	79,155	1,759	45			1,098,365	1,407	781			361,677,680	312,783	1,156		
2006	76,490	1,700	45	-0.02%	-0.02%	1,108,235	1,425	778	-0.38%	-0.38%	365,807,120	312,746	1,170	1.15%	1.15%
2007	68,715	1,527	45	0.01%	-0.01%	1,029,345	1,351	762	-2.09%	-2.45%	366,433,055	309,910	1,182	1.09%	2.25%
2008	67,275	1,495	45	-0.01%	-0.02%	1,031,640	1,334	773	1.53%	-0.96%	381,638,735	310,133	1,231	4.07%	6.42%
2009	58,920	1,309	45	0.00%	-0.03%	1,039,315	1,343	774	0.09%	-0.88%	403,192,275	310,055	1,300	5.67%	12.46%
2010	59,985	1,333	45	0.01%	-0.02%	1,062,110	1,355	784	1.23%	0.35%	464,377,520	309,964	1,498	15.21%	29.56%
2011	59,940	1,332	45	0.00%	-0.02%	1,118,905	1,420	788	0.53%	0.88%	573,827,515	310,001	1,851	23.55%	60.08%
2012	60,865	1,353	45	0.00%	-0.02%	0	0				661,294,430	310,758	2,128	14.96%	84.03%
2013	61,460	1,366	45	0.00%	-0.02%	0	0				749,150,190	310,751	2,411	13.29%	108.49%
2014	60,240	1,339	45	0.01%	0.00%	0	0				1,125,682,055	310,678	3,623	50.30%	213.35%
2015	56,665	1,259	45	0.00%	0.00%	0	0				1,538,574,840	310,643	4,953	36.69%	328.33%

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KEARNEY

Rate Annual %chg Average Value/Acre: 15.66%

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

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
6,489	KEARNEY	104,221,439	29,630,267	14,800,431	252,446,920	84,664,335	0	996,205	1,541,950,210	34,940,365	33,404,000	0	2,097,054,172
cnty sectorvalue % of total value:		4.97%	1.41%	0.71%	12.04%	4.04%		0.05%	73.53%	1.67%	1.59%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
726	AXTELL	1,593,442	566,782	656,586	24,635,815	6,473,295	0	0	0	0	0	0	33,925,920
11.19%	%sector of county sector	1.53%	1.91%	4.44%	9.76%	7.65%							1.62%
	%sector of municipality	4.70%	1.67%	1.94%	72.62%	19.08%							100.00%
71	HEARTWELL	6,243	215,750	274,676	877,320	119,675	0	0	0	0	0	0	1,493,664
1.09%	%sector of county sector	0.01%	0.73%	1.86%	0.35%	0.14%							0.07%
	%sector of municipality	0.42%	14.44%	18.39%	58.74%	8.01%							100.00%
2,923	MINDEN	10,980,228	1,540,434	730,987	103,909,205	44,134,575	0	0	30,395	0	490	0	161,326,314
45.05%	%sector of county sector	10.54%	5.20%	4.94%	41.16%	52.13%			0.00%		0.00%		7.69%
	%sector of municipality	6.81%	0.95%	0.45%	64.41%	27.36%			0.02%		0.00%		100.00%
43	NORMAN	489,596	0	0	1,077,870	688,790	0	0	0	0	0	0	2,256,256
0.66%	%sector of county sector	0.47%			0.43%	0.81%							0.11%
	%sector of municipality	21.70%			47.77%	30.53%							100.00%
358	WILCOX	221,902	449,484	28,967	8,653,105	3,662,760	0	0	0	0	0	0	13,016,218
5.52%	%sector of county sector	0.21%	1.52%	0.20%	3.43%	4.33%							0.62%
	%sector of municipality	1.70%	3.45%	0.22%	66.48%	28.14%							100.00%
4,121	Total Municipalities	13,291,411	2,772,450	1,691,216	139,153,315	55,079,095	0	0	30,395	0	490	0	212,018,372
63.51%	%all municip.sect of cnty	12.75%	9.36%	11.43%	55.12%	65.06%			0.00%		0.00%		10.11%

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

Cnty#	County
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CHART 5

EXHIBIT

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Total Real Property Sum Lines 17, 25, & 30	Records : 5,566	Value : 1,993,385,225	Growth 10,445,945	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	166	1,289,540	5	187,865	84	2,295,755	255	3,773,160	
02. Res Improve Land	1,641	13,207,225	69	2,129,890	616	16,884,670	2,326	32,221,785	
03. Res Improvements	1,707	138,622,660	69	12,735,470	682	84,463,555	2,458	235,821,685	
04. Res Total	1,873	153,119,425	74	15,053,225	766	103,643,980	2,713	271,816,630	3,931,275
% of Res Total	69.04	56.33	2.73	5.54	28.23	38.13	48.74	13.64	37.63
05. Com UnImp Land	52	402,115	4	104,350	11	1,331,500	67	1,837,965	
06. Com Improve Land	237	2,538,640	11	399,660	33	2,293,825	281	5,232,125	
07. Com Improvements	246	29,672,330	13	9,929,075	35	41,956,260	294	81,557,665	
08. Com Total	298	32,613,085	17	10,433,085	46	45,581,585	361	88,627,755	3,950,535
% of Com Total	82.55	36.80	4.71	11.77	12.74	51.43	6.49	4.45	37.82
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,873	153,119,425	74	15,053,225	766	103,643,980	2,713	271,816,630	3,931,275
% of Res & Rec Total	69.04	56.33	2.73	5.54	28.23	38.13	48.74	13.64	37.63
Com & Ind Total	298	32,613,085	17	10,433,085	46	45,581,585	361	88,627,755	3,950,535
% of Com & Ind Total	82.55	36.80	4.71	11.77	12.74	51.43	6.49	4.45	37.82
17. Taxable Total	2,171	185,732,510	91	25,486,310	812	149,225,565	3,074	360,444,385	7,881,810
% of Taxable Total	70.62	51.53	2.96	7.07	26.42	41.40	55.23	18.08	75.45

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	20,770	711,590	0	0	0
19. Commercial	2	102,965	2,056,495	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	1	20,770	711,590
19. Commercial	0	0	0	2	102,965	2,056,495
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	123,735	2,768,085

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	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	195	1	81	277

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	30,395	3	34,985	1,877	1,163,688,055	1,882	1,163,753,435
28. Ag-Improved Land	0	0	8	44,630	945	410,333,355	953	410,377,985
29. Ag Improvements	1	490	0	0	609	58,808,930	610	58,809,420
30. Ag Total							2,492	1,632,940,840

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	490	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	0.12	0	7	1.98	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	46	51.75	601,645	46	51.75	601,645	
32. HomeSite Improv Land	338	383.81	8,850,790	338	383.81	8,850,790	
33. HomeSite Improvements	346	0.00	26,124,455	346	0.00	26,124,455	450,395
34. HomeSite Total				392	435.56	35,576,890	
35. FarmSite UnImp Land	3	3.00	29,000	3	3.00	29,000	
36. FarmSite Improv Land	433	439.98	2,581,960	433	439.98	2,581,960	
37. FarmSite Improvements	589	0.00	32,684,475	590	0.00	32,684,965	2,113,740
38. FarmSite Total				593	442.98	35,295,925	
39. Road & Ditches	2,648	7,445.54	0	2,656	7,447.64	0	
40. Other- Non Ag Use	6	298.90	358,685	6	298.90	358,685	
41. Total Section VI				985	8,625.08	71,231,500	2,564,135

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	136,173.15	59.76%	925,849,720	67.40%	6,799.06
47. 2A1	13,512.14	5.93%	85,126,490	6.20%	6,300.00
48. 2A	28,576.49	12.54%	171,458,990	12.48%	6,000.00
49. 3A1	11,709.51	5.14%	58,547,465	4.26%	4,999.99
50. 3A	8,266.02	3.63%	28,931,085	2.11%	3,500.00
51. 4A1	20,345.88	8.93%	71,210,580	5.18%	3,500.00
52. 4A	9,270.43	4.07%	32,446,505	2.36%	3,500.00
53. Total	227,853.62	100.00%	1,373,570,835	100.00%	6,028.30
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	22,221.74	50.41%	77,776,075	56.97%	3,500.00
56. 2D1	1,719.98	3.90%	5,331,920	3.91%	3,099.99
57. 2D	9,889.66	22.43%	30,657,955	22.46%	3,100.00
58. 3D1	4,513.79	10.24%	11,284,485	8.27%	2,500.00
59. 3D	873.65	1.98%	1,747,295	1.28%	1,999.99
60. 4D1	3,890.61	8.83%	7,781,210	5.70%	2,000.00
61. 4D	972.31	2.21%	1,944,630	1.42%	2,000.01
62. Total	44,081.74	100.00%	136,523,570	100.00%	3,097.05
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,408.53	9.16%	4,431,115	9.16%	1,300.01
65. 2G1	645.74	1.74%	839,450	1.74%	1,299.98
66. 2G	2,250.28	6.05%	2,925,385	6.05%	1,300.01
67. 3G1	2,019.09	5.43%	2,624,825	5.43%	1,300.00
68. 3G	3,399.11	9.13%	4,418,880	9.13%	1,300.01
69. 4G1	19,797.31	53.20%	25,736,575	53.20%	1,300.00
70. 4G	5,693.21	15.30%	7,401,255	15.30%	1,300.01
71. Total	37,213.27	100.00%	48,377,485	100.00%	1,300.01
Irrigated Total					
	227,853.62	72.99%	1,373,570,835	87.95%	6,028.30
Dry Total					
	44,081.74	14.12%	136,523,570	8.74%	3,097.05
Grass Total					
	37,213.27	11.92%	48,377,485	3.10%	1,300.01
72. Waste	1,357.37	0.43%	203,660	0.01%	150.04
73. Other	1,685.44	0.54%	3,033,790	0.19%	1,800.00
74. Exempt	13.00	0.00%	0	0.00%	0.00
75. Market Area Total	312,191.44	100.00%	1,561,709,340	100.00%	5,002.41

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	4.47	30,395	4.75	27,450	227,844.40	1,373,512,990	227,853.62	1,373,570,835
77. Dry Land	0.00	0	13.35	42,925	44,068.39	136,480,645	44,081.74	136,523,570
78. Grass	0.00	0	7.11	9,240	37,206.16	48,368,245	37,213.27	48,377,485
79. Waste	0.00	0	0.00	0	1,357.37	203,660	1,357.37	203,660
80. Other	0.00	0	0.00	0	1,685.44	3,033,790	1,685.44	3,033,790
81. Exempt	0.00	0	0.00	0	13.00	0	13.00	0
82. Total	4.47	30,395	25.21	79,615	312,161.76	1,561,599,330	312,191.44	1,561,709,340

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	227,853.62	72.99%	1,373,570,835	87.95%	6,028.30
Dry Land	44,081.74	14.12%	136,523,570	8.74%	3,097.05
Grass	37,213.27	11.92%	48,377,485	3.10%	1,300.01
Waste	1,357.37	0.43%	203,660	0.01%	150.04
Other	1,685.44	0.54%	3,033,790	0.19%	1,800.00
Exempt	13.00	0.00%	0	0.00%	0.00
Total	312,191.44	100.00%	1,561,709,340	100.00%	5,002.41

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 Awarii Dunes, Craneview	21	904,880	12	382,980	12	2,501,370	33	3,789,230	125,570
83.2 Axtell	28	179,475	283	1,608,945	302	30,359,410	330	32,147,830	662,275
83.3 Minden	76	920,750	1,143	11,007,445	1,181	98,422,330	1,257	110,350,525	1,006,470
83.4 Rural 1	43	405,165	501	12,601,095	567	67,530,525	610	80,536,785	1,640,650
83.5 Rural Subs	25	1,173,575	172	6,030,485	172	27,167,130	197	34,371,190	483,535
83.6 Small Communities	27	26,870	66	42,710	66	1,885,610	93	1,955,190	0
83.7 Wilcox	35	162,445	149	548,125	158	7,955,310	193	8,665,880	12,775
84 Residential Total	255	3,773,160	2,326	32,221,785	2,458	235,821,685	2,713	271,816,630	3,931,275

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	Minden Commercial	25	282,565	148	2,728,560	155	44,506,325	180	47,517,450	3,405,015
85.2	Other Commercial	42	1,555,400	133	2,503,565	139	37,051,340	181	41,110,305	545,520
86	Commercial Total	67	1,837,965	281	5,232,125	294	81,557,665	361	88,627,755	3,950,535

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,408.53	9.16%	4,431,115	9.16%	1,300.01
89. 2G1	645.74	1.74%	839,450	1.74%	1,299.98
90. 2G	2,250.28	6.05%	2,925,385	6.05%	1,300.01
91. 3G1	2,019.09	5.43%	2,624,825	5.43%	1,300.00
92. 3G	3,399.11	9.13%	4,418,880	9.13%	1,300.01
93. 4G1	19,797.31	53.20%	25,736,575	53.20%	1,300.00
94. 4G	5,693.21	15.30%	7,401,255	15.30%	1,300.01
95. Total	37,213.27	100.00%	48,377,485	100.00%	1,300.01
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	37,213.27	100.00%	48,377,485	100.00%	1,300.01
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	37,213.27	100.00%	48,377,485	100.00%	1,300.01

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

50 Kearney

	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	252,446,920	271,816,630	19,369,710	7.67%	3,931,275	6.12%
02. Recreational	996,205	0	-996,205	-100.00%	0	-100.00%
03. Ag-Homesite Land, Ag-Res Dwelling	34,940,365	35,576,890	636,525	1.82%	450,395	0.53%
04. Total Residential (sum lines 1-3)	288,383,490	307,393,520	19,010,030	6.59%	4,381,670	5.07%
05. Commercial	84,664,335	88,627,755	3,963,420	4.68%	3,950,535	0.02%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	33,404,000	35,295,925	1,891,925	5.66%	2,113,740	-0.66%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	118,068,335	123,923,680	5,855,345	4.96%	6,064,275	-0.18%
10. Total Non-Agland Real Property	406,451,825	431,675,885	25,224,060	6.21%	10,445,945	3.64%
11. Irrigated	1,372,929,630	1,373,570,835	641,205	0.05%		
12. Dryland	116,543,160	136,523,570	19,980,410	17.14%		
13. Grassland	48,383,920	48,377,485	-6,435	-0.01%		
14. Wasteland	54,340	203,660	149,320	274.79%		
15. Other Agland	4,039,160	3,033,790	-1,005,370	-24.89%		
16. Total Agricultural Land	1,541,950,210	1,561,709,340	19,759,130	1.28%		
17. Total Value of all Real Property (Locally Assessed)	1,948,402,035	1,993,385,225	44,983,190	2.31%	10,445,945	1.77%

2016 Assessment Survey for Kearney County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	-
3.	Other full-time employees:
	-
4.	Other part-time employees:
	-
5.	Number of shared employees:
	-
6.	Assessor's requested budget for current fiscal year:
	\$100,650
7.	Adopted budget, or granted budget if different from above:
	\$100,650
8.	Amount of the total assessor's budget set aside for appraisal work:
	-
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$33,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$31,715; budgeted in a separate fund, not part of the assessor's budget
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Other miscellaneous funds:
	-
13.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v2
2.	CAMA software:
	MIPS PC v2
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and deputy assessor
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes kearney.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Assessor and deputy assessor
8.	Personal Property software:
	MIPS PC v2

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?
	Axtell, Minden, Wilcox, Heartwell, Norman, and some subdivisions within the county
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	-
2.	GIS Services:
	GIS Workshop Inc
3.	Other services:
	-

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	No
3.	What appraisal certifications or qualifications does the County require?
	County requires that the appraiser be a registered appraiser
4.	Have the existing contracts been approved by the PTA?
	-
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No

2016 Residential Assessment Survey for Kearney County

1.	Valuation data collection done by:																		
	Appraiser																		
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="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>Minden - largest community in the county; has a school system, several amenities, and job opportunities. The residential housing market in Minden is stable and active.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Axtell - smaller community located on a major highway; has a school system, a few amenities, and employment opportunities. The market is mainly influenced by proximity to Kearney.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Brandt's, El Charman, McConnell's, Summerhaven - rural subdivisions located throughout the county</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Heartwell, Lowell, Norman - small communities with no schools or amenities</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Wilcox - small community with a school system, but few other amenities</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Awarii Dunes, Craneview - golf course subdivisions</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural 1 - all rural residential properties not in an identified subdivision</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Ag improvements throughout the county</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Minden - largest community in the county; has a school system, several amenities, and job opportunities. The residential housing market in Minden is stable and active.	02	Axtell - smaller community located on a major highway; has a school system, a few amenities, and employment opportunities. The market is mainly influenced by proximity to Kearney.	03	Brandt's, El Charman, McConnell's, Summerhaven - rural subdivisions located throughout the county	05	Heartwell, Lowell, Norman - small communities with no schools or amenities	10	Wilcox - small community with a school system, but few other amenities	11	Awarii Dunes, Craneview - golf course subdivisions	15	Rural 1 - all rural residential properties not in an identified subdivision	Ag	Ag improvements throughout the county
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Ag	Ag improvements throughout the county																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Sales comparison and cost approaches																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	Depreciation tables are developed using local market information																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes																		
6.	Describe the methodology used to determine the residential lot values?																		
	Sales comparison approach; lots are analyzed by the square foot, front foot, and per acre																		
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																		
	All lots are treated the same; no applications to combine lots have been received																		

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2015	2011	2015	2013
02	2015	2011	2015	2013
03	2015	2011	2015	2013
05	2015	2011	2015	2013
10	2015	2011	2015	2013
11	2015	2011	2015	2013
15	2015	2011	2015	2013
Ag	2015	2011	2015	2013

2016 Commercial Assessment Survey for Kearney County

1.	Valuation data collection done by:				
	Appraiser				
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>			
	01	Minden - largest community in the county with an active business district; there are few commercial sales per year, but the market is more active than anywhere else in the county			
	02	Commercial properties in the remainder of the county			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	Sales comparison, cost, and income approaches				
3a.	Describe the process used to determine the value of unique commercial properties.				
	The appraiser is responsible for establishing the values of unique properties, and will use sales data from outside the county if necessary				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?				
	Depreciation tables are developed based on local market information				
5.	Are individual depreciation tables developed for each valuation grouping?				
	Yes				
6.	Describe the methodology used to determine the commercial lot values.				
	Sales comparison approach; lots are analyzed by the square foot, front foot, and per acre				
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	2015	2012	2015	2014
	02	2015	2012	2015	2014

2016 Agricultural Assessment Survey for Kearney County

1.	Valuation data collection done by:							
	Appraiser							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>No geographic or economic differences have been determined</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	No geographic or economic differences have been determined	2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	No geographic or economic differences have been determined	2015						
3.	Describe the process used to determine and monitor market areas.							
	Sales are plotted and verified, water availability is monitored and NRD restrictions are reviewed							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales are reviewed and inspected for current use before a determination is made							
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.							
	Non-agricultural influences are identified by monitoring and reviewing sales. Additionally, land along the river is reviewed for changes.							

Plan Of Assessment For Kearney County Assessment Years 2016, 2017 and 2018

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

Current Resources:

Staff members consist of the Assessor and Deputy Assessor. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The assessor requested and received an office budget of \$100,650. The assessor requested and received an appraisal maintenance budget of \$33,600.

The GIS system is continually updated for land use changes. Cadastral pages are printed from a plotter in the office. Aerial photos will be flown

by GIS Workshop in 2017. Property record cards are continually updated for name changes, sales information, valuation changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by GIS Workshop.

The Assessor's website can be found at kearney.gisworkshop.com. All property record information, including maps, is available to the public at no charge.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and are updated on the website monthly. All agricultural sales are verified by a sales verification form sent to the grantee and the grantor and physical inspections as necessary. Commercial sales are verified by a telephone call and physical inspections as necessary. Building permits are checked yearly beginning in April. All pick-up work is scheduled to be completed by March 1 of each year.

It is the goal of the office to review at least 25 percent of the properties yearly. Market data is gathered and reviewed yearly. Ratio studies are conducted on all sales beginning in October. Excel spreadsheets are used to run ratios on each property type. These studies are used to determine the areas that are out of compliance. A review is then conducted for the next assessment cycle.

The current cost manual for residential property is 2011. Commercial properties are costed from 2011. Depreciation studies are done yearly according to the market. The cost approach is used to establish the replacement cost new. Depreciation is then derived from the market. The income approach is also used on the commercial and industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to equalize among the classes and

subclasses of Kearney County.

Agricultural land values are established yearly. Assessment records are used by Tri-Basin NRD for the allocation of water to each land owner. Land owners verify the land use in the assessor's office. The land use is then entered into the GIS system and forwarded to the Tri-Basin NRD to assist them in this allocation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance or if all guidelines are met.

Notice of Valuation Change forms are mailed to all property owners on or before June 1.

Level of Value, for assessment year 2015:

<u>Property Class</u>	<u>Median</u>
Residential	93
Commercial	100
Agricultural Land	72

Assessment Actions Planned for Assessment Year 2016:

Residential:

All residential sales will be reviewed and plotted. Depreciation tables will be adjusted accordingly depending on the actions of the market. All residential pick-up work and building permits will be reviewed and completed by March 1, 2016.

Commercial:

All commercial sales will be reviewed and plotted. Depreciation tables will be adjusted accordingly by the market. All pick-up work and building permits will be reviewed and completed by March 1, 2016.

Agricultural Land:

All land use is currently sketched into the GIS system. Irrigation land use changes are made after the property owner has signed off on a transfer sheet to be in compliance with NRD rules and regulations. Other land use changes will be monitored by the assessor and her staff. A market analysis will be conducted for 2016 and values will be assessed at 75% of market value. All pick-up work will be reviewed and completed by March 1, 2016.

Assessment Actions Planned for Assessment year 2017:

Residential:

The market will continue to be monitored. All residential pick-up work and building permits will be reviewed and completed by March 1, 2017.

Commercial:

Market analysis of commercial data will be conducted to ensure the integrity of the reappraisal. All pick-up work and building permits will be reviewed and completed by March 1, 2017.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use will be updated as the information becomes available. All pick-up work will be completed by March 1, 2017.

Assessment Actions Planned for Assessment year 2018:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2018.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. Pick-up work and building permits will be reviewed and completed by March 1, 2018.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the agricultural class. Land use will be updated as the information becomes available. Drive-by inspections will be conducted. All pick-up work will be reviewed and completed by March 1, 2018.

Other Functions Performed By The Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the Assessor's office from the Register of Deeds. Green sheets are now sent electronically to the department. Splits and subdivision changes are made as they become available to the Assessor's office from the County Clerk. All information is updated in the GIS system and the computer administrative system when they are changed on the appraisal cards.

2. Annually prepare and file Assessor Administrative Reports requested by law/regulation:

- Abstract
- Assessor Survey
- Sales information to PAD, rosters and annual assessed value update
- Certification of Value to political subdivisions
- School District Taxable Value Report
- Homestead Exemption Tax Loss Report
- Certificate of Taxes Levied Report
- Report of all exempt property and taxable government owned property
- Annual Plan of Assessment Report

3. Personal Property: Administer annual filing of approximately 1400 schedules, prepare subsequent notices for incomplete filings or fail-

ure 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 notice of intent to tax.
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 PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. **Tax Increment Financing:** Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. **Tax Districts and Tax Rates:** Management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input and review of tax rates used for tax billing process.
10. **Tax Lists:** Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed properties.
11. **Tax List Corrections:** Prepare tax list correction documents for county board approval.
12. **County Board of Equalization:** Attend County Board of Equalization meetings for valuation protests - assemble and provide information.
13. **TERC Appeals:** Prepare information and attend taxpayer appeal hearings before TERC - defend valuation.

14. TERC Statewide Equalization: Attend hearings if applicable to county. Defend values and implement orders of the Commission.

15. Education: Assessor Education - attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor both hold an Assessor certificate and will meet their 60 hours of education in a four year period to maintain it.

Respectfully submitted,

Linda K. Larsen
Kearney County Assessor