



2016 REPORTS & OPINIONS

MERRICK 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 Merrick 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 Merrick 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: Jan Placke, Merrick 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.

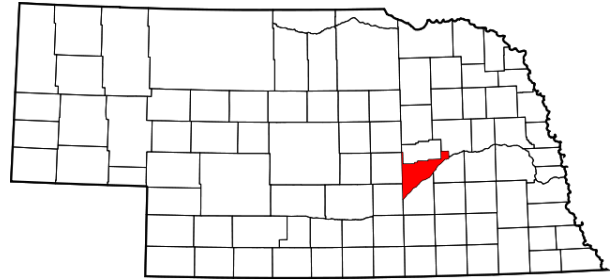
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

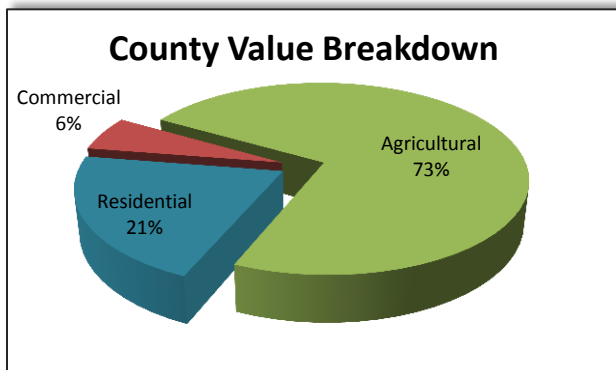
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 485 square miles, Merrick had 7,766 residents, per the Census Bureau Quick Facts for 2014, a slight population decline from the 2010 US Census. In a review of the past fifty years, Merrick has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 73% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Merrick convene in and around Central City, the county seat. Per the latest information available from the U.S. Census Bureau, there were 244 employer establishments in Merrick. County-wide employment was at 4,065 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Merrick that has fortified the local rural area economies. Merrick is included in both the Central Platte and Lower Loup Natural Resources Districts (NRD). Irrigated land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Merrick ranks ninth in popcorn. Nationally, Merrick ranks eighteen for popcorn (USDA AgCensus).

Merrick County Quick Facts	
Founded	1858
Namesake	Territorial legislator Henry W. Depuy's wife, Elvira Merrick
Region	Central
County Seat	Central City
Other Communities	Archer Chapman Clarks Palmer Silver Creek
Most Populated	Central City (2,921) Steady since 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Merrick County

Assessment Actions

Within the residential class of Merrick County (County), the physical inspection of residential properties occurs over a five year period. For the current assessment year, the county assessor physically inspected acreages in the county. Additionally, the county assessor's office inspected residential parcels in other areas on an as needed basis. A sales study and market analysis for all residential valuation groupings was conducted to see if further adjustments or studies were warranted. As a result, the Grand Island subdivision received an overall adjustment of 3% and acreages saw an average change in value of 15%.

Description of Analysis

Residential parcels have been stratified by the county assessor into twelve valuation groupings. Four valuation groupings held nearly 90% of the total number of qualified sales, with Central City containing over half of the qualified sales alone.

Valuation Grouping	Description
1	Acreages
2	Central City Lakes
3	Central City
4	Chapman/Clarks
5	CC River
6	Clarks Lakes
7	Grand Island Subdivisions
8	Palmer/Silver Creek
9	Silver Creek Lakes
10	Shoups
11	WRP
12	Archer

A review of the county's statistical analysis showed 178 residential sales, representing eleven of the twelve valuation groupings. The stratification by valuation grouping revealed four groups with sufficient numbers of sales to perform measurement on and all were within the acceptable range.

The qualitative measures and measures of central tendency for the residential class as a whole revealed no outliers. Further, the individual valuation groupings also contained no extreme outliers. All were relatively close to the prescribed parameters for each measurement. The valuation grouping that strayed the farthest from the desired Coefficient of Dispersion (COD) and Price Related Differential (PRD) ranges was the valuation grouping consisting of two areas that will be reviewed next year, Chapman and Clarks, respectively.

2016 Residential Correlation for Merrick County

The Division initiated an examination of the county's residential market trends. Although there were six less qualified sales and twenty less sales in Central City for 2016 than in assessment year 2015, the number of sales that occurred in 2015 alone were significantly higher than in 2014, as evidenced below.

Study Yrs						
01-OCT-13 To 30-SEP-14	79	95.97	95.37	94.14	13.25	101.31
01-OCT-14 To 30-SEP-15	99	93.87	92.21	92.28	13.50	99.92

If the residential market were increasing or decreasing, the expectation would be not only a difference in the number of sales, but also a difference between the two years' statistics. The overall trend of sales over the last five years in the county has been one of steady sales, with virtually the same number of sales overall between assessment years 2012 and 2016. Based on these observations, the residential market is determined to be one of stability in the County.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, the valuation groupings of the county, and the county's inspection and review processes.

The county assessor's office reviews all sales at the time the transfer is processed. Sales letters are provided by the county assessor on sales that have been determined to require additional information. Once that information is returned, it is used to make a qualification determination on that sale. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The property record cards are updated as information is received. The county assessor's office offered succinct descriptions for sales requiring them that adequately explained the qualification determination reached.

Town and geographic regions organize the valuation groupings in the county. Each group has distinctive market and economic characteristics, which distinguish them from other groupings. The county has begun to expand the descriptions of the valuation groupings in an effort to further show the differences that exist between them.

The county has had a self-imposed five-year cycle of inspection and review in place for a number of years. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. The county currently contracts out all appraisal work to a private appraisal company, but has expressed interest in gaining more knowledge in certain areas of the appraisal process. As previously described, the county inspects residential parcels every year of the five-year cycle. Two of those years concentrate on rural residential, while the

2016 Residential Correlation for Merrick County

other three consist of towns and villages, the Grand Island subdivisions, and the lakes and rivers, respectively. The Division found that the county has a systematic schedule of review that has been followed through numerous cycles.

Equalization and Quality of Assessment

The adjustments made for the year encompassed valuation changes to two of the valuation groupings.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	28	97.92	98.32	97.73	02.87	100.60
02	3	59.82	70.01	65.32	18.99	107.18
03	90	92.21	92.87	92.94	14.26	99.92
04	18	94.31	93.74	87.04	19.01	107.70
05	2	82.26	82.26	81.66	13.14	100.73
06	1	107.64	107.64	107.64	00.00	100.00
07	8	94.21	91.52	89.80	08.65	101.92
08	23	96.51	97.31	96.02	16.57	101.34
09	1	65.89	65.89	65.89	00.00	100.00
10	1	86.31	86.31	86.31	00.00	100.00
12	3	89.70	86.25	92.93	10.27	92.81
____ALL____	178	94.61	93.61	93.13	13.44	100.52

Based on a review of all relevant information, the quality of assessment of the residential class in the county has been determined to be in compliance with generally accepted mass appraisal standards.

Level of Value

Based on a review of all available information discussed in this report, the level of value of the residential class of real property in Merrick County is 95%.

2016 Commercial Correlation for Merrick County

Assessment Actions

Within the commercial class of Merrick County (County), the physical inspection of commercial properties is completed by the county assessor in one year of the inspection and review cycle. Commercial parcels are also reviewed in the other years of the inspection and review cycle on an as needed basis. The current year fell within one of those years. As a result, no valuation changes were made to the commercial class for the current assessment year.

Description of Analysis

Because there is only one valuation grouping in the county, no additional stratification was done by the county assessor. Although the county only has one valuation grouping, half of the qualified sales for the current assessment year occurred in Central City.

Valuation Grouping	Description
1	All Commercial Parcels

A review of the county's statistical analysis showed eight commercial sales. The qualitative measurements and the measures of central tendency were in the acceptable range for the commercial class. No extreme outliers were noted by the Division; however, it is worth noting that both the Coefficient of Dispersion (COD) and Price Related Differential (PRD) are abnormally low, particularly for the very small sample size.

Commercial sales in the county were stratified by occupancy code. Occupancy codes identify the type of business currently occupying the commercial parcel. This stratification was completed to determine whether any sales trends could be identified in the county. The stratification showed that five occupancy codes were represented in the county's qualified sales for the current assessment year. Half of the measurement sample was comprised of occupancy code 344, office buildings. However, no occupancy code achieved a sample size large enough to be considered reliable for any further analysis.

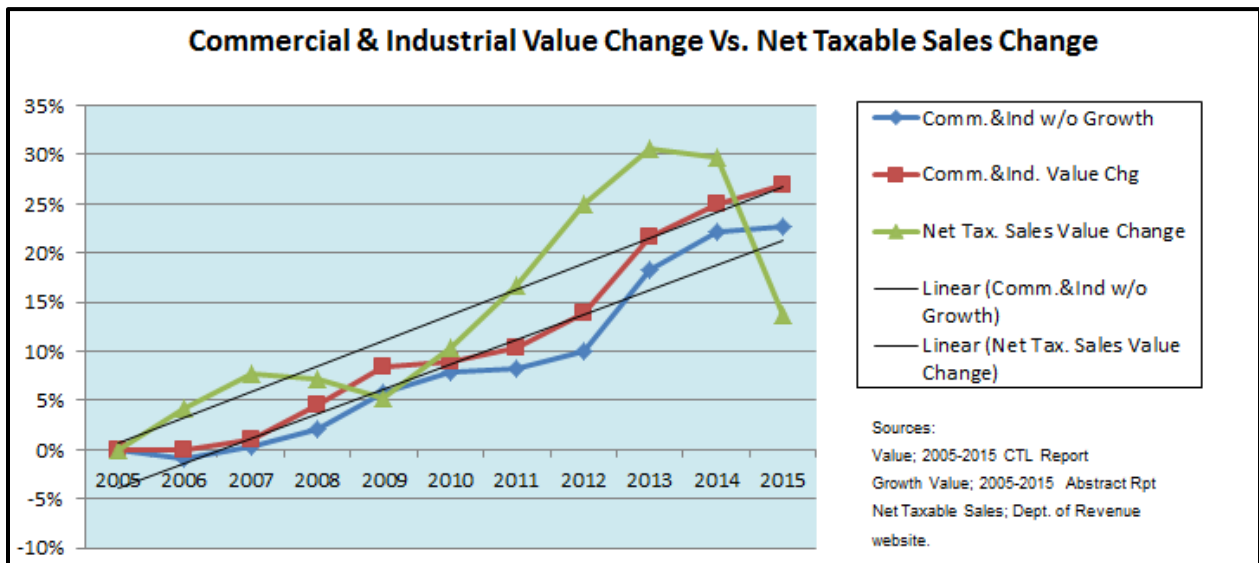
The Division initiated an examination of the county's commercial market trends. There were one-third less sales in 2016 than in 2015. The overall trend observed over the past five years in the county has been one of decreasing sales. Compared to assessment year 2012, there were 50% less sales for assessment year 2016.

If the market were increasing or decreasing, in addition to qualified sale fluctuations, the expectation would be a statistical measurement difference between the three years of the study period. The study year statistics below demonstrate that difference. Based on those observations, the commercial market continues to decline following a gradual decline over several years.

2016 Commercial Correlation for Merrick County

Study Yrs						
01-OCT-12 To 30-SEP-13	5	99.50	100.20	102.52	03.11	97.74
01-OCT-13 To 30-SEP-14	1	74.67	74.67	74.67	00.00	100.00
01-OCT-14 To 30-SEP-15	2	88.67	88.67	95.91	15.44	92.45

Further, an analysis of the change in Net Taxable Sales and Commercial and Industrial Assessed Value also provides insight into market trends, both individually and relative to one another. The data supports that assessed values have a relationship with the general economic trends in the county as they have responded to those trends over time. Although the sales have dropped tremendously over the past five years, the net taxable sales value continues to increase. Further, the chart suggests that the value changes and net taxable sales value changes are closely aligned, increasing at the same rate. However, as can also be observed in Chart 2 of Exhibit 4B, the commercial market has a sharp decline in 2015. This very dramatic drop in the percent of change in Net Taxable Sales is in large part due to the county's main reliance on the agricultural economy. The collection of sales tax for the repair and parts of agricultural equipment became exempt from collection as of October 1, 2014, due to a legislative change, and several news sources report that this has resulted in a decline in sales tax receipts.



This very dramatic drop in the percent of change in Net Taxable Sales is in large part due to the county's main reliance on the agricultural economy. The collection of sales tax for the repair and parts of agricultural equipment became exempt from collection as of October 1, 2014, due to a legislative change, and several news sources report that this has resulted in a decline in sales tax receipts.

2016 Commercial Correlation for Merrick County

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, the valuation groupings of the county, and the county's inspection and review processes.

The county assessor's office reviews all sales at the time the transfer is processed. Sales letters are provided to the parties of the sales that have been determined to require additional information. Once that information is returned, it is used to make a qualification determination on that sale. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The property record cards are updated as information is received. The county assessor's office offered succinct descriptions for sales requiring them that adequately explained the qualification determination reached.

Town and geographic regions organize the valuation groupings in the county. Due to the limited commercial activity in the county and the fact that the county has the same market characteristics county-wide, the determination remains that the county only has one commercial valuation group. In the review of this decision, the same determination was reached. There is no evidence to warrant any additional valuation groupings in the county.

The county has had a self-imposed five-year cycle of inspection and review in place for a number of years. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As previously described, the county inspects all commercial parcels in one year of the inspection cycle, completing a complete review once every five years. The last inspection occurred for assessment year 2013. The Division found that the county has a systematic schedule of review that has been followed through numerous cycles.

Equalization and Quality of Assessment

No adjustments for the current assessment year were made by the county assessor. However, the statistical measurements were still in the acceptable range for the year.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	8	99.27	94.13	94.31	08.52	99.81

Based on a review of all relevant information, the quality of assessment of the commercial class in the county has been determined to be in compliance with generally accepted mass appraisal standards.

2016 Commercial Correlation for Merrick County

Level of Value

The sale information for the commercial class of property alone is not reliable to indicate a level of value for the commercial class of real property. However, based on a review of all available information discussed in this report, Merrick County has achieved an acceptable level of value at the statutory level of 100%.

2016 Agricultural Correlation Section for Merrick County

Assessment Actions

Within the agricultural class of Merrick County (County), the physical inspection of agricultural improvements is broken up between two years of the inspection and review cycle, with half of the tax districts in the county reviewed each year, starting in the east and working west. Agricultural improvement parcels are also reviewed in the other years of the inspection and review cycle on an as needed basis. The current year finished the two year agricultural improvement review. As agricultural improvements are reviewed, so is the land use of the parcel. In addition to physical inspections, a market analysis was conducted and anything requiring it was updated accordingly. Using a lot study, site values were increased two years ago. A sales review and comparison to neighboring values were conducted for the current year and the determination was made to leave the values where they were.

The county received Natural Resource District (NRD) reports of changed acres or new wells and contacted property owners to verify the information received. The county also received information on acres enrolled in the Conservation Reserve Program (CRP) from the Farm Services Agency (FSA) as part of the of Information Act Letters were then sent to both taxpayers enrolled in the CRP, per the county assessor's records, as well as those that were enrolled in the program, per the FSA. The taxpayers were sent to verify the information on record. After receiving new information from the taxpayers, the assessor's records were updated to reflect that information. Additionally, property owners brought in certifications to the assessor's office when acres had been changed. A sales analysis was completed and, as a result, irrigated and grass land values increased approximately 13% throughout the county and dry land values increased 10% for 2016.

Description of Analysis

After an annual examination of the county's agricultural land, the county concluded that it did not have enough discernable geographic or soil differences in sales throughout the county to warrant a change in market areas. As a result, there continues to be a single market area within the county. Special valuation applications have been filed with the county assessor. The county has completed a sales analysis and made the determination that non-agricultural influences are not present in the county.

A review of the county's statistical analysis showed eighty-nine sales, after ensuring that the acceptable thresholds for adequacy, sale date, and majority land use (MLU) were met. The sample contained a proportionate and representative group of sales for irrigated, dry, and grassland. Using the values provided by the county, the statistics were calculated for the agricultural land in the county. The results suggested that the overall agricultural land and both the irrigated and grass MLU subclasses of the county measured within the acceptable overall median range.

2016 Agricultural Correlation Section for Merrick County

While the dry sample is proportionate and representative, the dryland sample size is not sufficient enough to be considered a reliable measure of dryland value in the county. The county assessor has consistently increased dryland values based on larger analyses, trends in the market, and a value comparison to comparable counties. For those reasons, this MLU subclass's values are believed to be acceptable.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, the market areas of the county, and the county's inspection and review processes for both land use and primary use.

The assessor's office reviews all sales at the time the transfer is processed. Sales letters were provided by the county assessor on sales that have been determined to require additional information. Once that information is returned, it is used to make a qualification determination on that sale. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The property record cards are updated as information is received. The county assessor's office offered succinct descriptions for sales requiring them that adequately explained the qualification determination reached.

The county determines their market area annually. To do that, a review of the agricultural sales are undertaken to see if there is a difference in the market depending on where in the county the sales took place. The diverse soil associations throughout the county do not lend themselves to finding enough differences to merit creation of any additional market areas. Additionally, there are a very limited number of special value applications, and no non-agricultural influences recognized in the county. Based on these facts, the determination to continue with one market area has been determined to be the accurate course of action in the county.

The county has had a self-imposed five-year cycle of inspection and review in place for a number of years. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As previously described, the county inspects agricultural land improvements between two years of the inspection cycle, completing a complete review once every five years. Agricultural land improvements, land use, and primary use are reviewed in a multi-step process. Following updated aerial photos being taken, the county reviews to see if any detectable changes have occurred between the current photos and the previously taken photos. The county reviews all available information, such as FSA maps and

2016 Agricultural Correlation Section for Merrick County

documents from the NRD. The county also physically visits sites to update information. The Division found that the county has a systematic schedule of review that has been followed through numerous cycles.

Equalization

After first ensuring that the county measured at an appropriate level for their agricultural land, the county's resulting values were then compared with the average assessed values of the adjoining and comparable counties. The counties considered most similar, though not identical, are Nance, Howard, Greeley, Valley, and Sherman. This determination was made using geographic information, soil maps, and other available information. As the county assessor will readily state as well, the county has interesting agricultural land that is not comparable to many of its neighboring counties. Those counties to the East and South, namely Polk, York, Hamilton, and Hall, while comparable to one another, are not considered comparable to the county due to differences in soil and geography. The analysis supports that the county has achieved equalization; all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	48	72.24	77.73	73.78	15.48	105.35
1	48	72.24	77.73	73.78	15.48	105.35
<u>Dry</u>						
County	5	87.68	90.32	89.79	25.52	100.59
1	5	87.68	90.32	89.79	25.52	100.59
<u>Grass</u>						
County	15	74.13	69.56	69.26	14.72	100.43
1	15	74.13	69.56	69.26	14.72	100.43
<u>ALL</u>						
	87	75.10	81.20	77.50	19.81	104.77

The 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.

Based on all of the above-mentioned information, the quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

2016 Agricultural Correlation Section for Merrick County

Level of Value

Based on a review of all available information discussed in this report, the level of value of agricultural land in Merrick County is 75%.

2016 Opinions of the Property Tax Administrator for Merrick County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Merrick County

Residential Real Property - Current

Number of Sales	178	Median	94.61
Total Sales Price	\$18,498,624	Mean	93.61
Total Adj. Sales Price	\$18,498,624	Wgt. Mean	93.13
Total Assessed Value	\$17,227,065	Average Assessed Value of the Base	\$73,436
Avg. Adj. Sales Price	\$103,925	Avg. Assessed Value	\$96,781

Confidence Interval - Current

95% Median C.I	92.68 to 97.42
95% Wgt. Mean C.I	90.72 to 95.53
95% Mean C.I	91.02 to 96.20
% of Value of the Class of all Real Property Value in the	17.76
% of Records Sold in the Study Period	4.57
% of Value Sold in the Study Period	6.02

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	184	96	95.57
2014	158	98	97.63
2013	171	98	98.14
2012	173	97	96.80

2016 Commission Summary for Merrick County

Commercial Real Property - Current

Number of Sales	8	Median	99.27
Total Sales Price	\$1,124,500	Mean	94.13
Total Adj. Sales Price	\$884,500	Wgt. Mean	94.31
Total Assessed Value	\$834,195	Average Assessed Value of the Base	\$135,444
Avg. Adj. Sales Price	\$110,563	Avg. Assessed Value	\$104,274

Confidence Interval - Current

95% Median C.I	74.67 to 105.76
95% Wgt. Mean C.I	80.47 to 108.16
95% Mean C.I	83.77 to 104.49
% of Value of the Class of all Real Property Value in the County	3.65
% of Records Sold in the Study Period	1.84
% of Value Sold in the Study Period	1.42

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	12	100	98.63
2014	14	99	99.09
2013	17		98.22
2012	16		92.43

**61 Merrick
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 : 178
 Total Sales Price : 18,498,624
 Total Adj. Sales Price : 18,498,624
 Total Assessed Value : 17,227,065
 Avg. Adj. Sales Price : 103,925
 Avg. Assessed Value : 96,781

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 94
 COD : 13.44
 PRD : 100.52

COV : 18.85
 STD : 17.65
 Avg. Abs. Dev : 12.72
 MAX Sales Ratio : 162.26
 MIN Sales Ratio : 52.70

95% Median C.I. : 92.68 to 97.42
 95% Wgt. Mean C.I. : 90.72 to 95.53
 95% Mean C.I. : 91.02 to 96.20

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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-13 To 31-DEC-13	17	99.24	102.44	101.53	10.14	100.90	80.82	162.26	92.84 to 107.64	102,388	103,956
01-JAN-14 To 31-MAR-14	13	97.80	98.32	95.27	11.87	103.20	70.33	122.10	91.71 to 114.50	113,162	107,809
01-APR-14 To 30-JUN-14	22	94.56	91.74	93.34	13.17	98.29	62.03	129.26	77.48 to 101.35	91,328	85,243
01-JUL-14 To 30-SEP-14	27	91.48	92.44	90.10	14.80	102.60	59.82	154.50	79.73 to 98.13	118,870	107,108
01-OCT-14 To 31-DEC-14	26	96.50	97.86	96.61	14.53	101.29	63.20	159.60	92.14 to 104.31	91,497	88,396
01-JAN-15 To 31-MAR-15	17	95.16	90.65	91.93	12.42	98.61	52.70	125.21	79.05 to 99.17	85,029	78,166
01-APR-15 To 30-JUN-15	39	93.50	90.15	90.58	13.74	99.53	58.07	123.07	86.31 to 97.42	118,793	107,598
01-JUL-15 To 30-SEP-15	17	90.91	89.83	91.11	11.33	98.60	53.37	111.65	81.44 to 100.28	94,756	86,329
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	79	95.97	95.37	94.14	13.25	101.31	59.82	162.26	92.22 to 98.33	106,714	100,456
01-OCT-14 To 30-SEP-15	99	93.87	92.21	92.28	13.50	99.92	52.70	159.60	91.44 to 96.96	101,699	93,849
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	88	94.53	94.74	93.37	14.09	101.47	59.82	159.60	92.15 to 97.80	103,054	96,217
<u>ALL</u>	178	94.61	93.61	93.13	13.44	100.52	52.70	162.26	92.68 to 97.42	103,925	96,781

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	28	97.92	98.32	97.73	02.87	100.60	92.53	122.10	95.71 to 98.83	162,607	158,918
02	3	59.82	70.01	65.32	18.99	107.18	58.07	92.15	N/A	111,333	72,725
03	90	92.21	92.87	92.94	14.26	99.92	53.37	159.60	88.65 to 96.96	98,242	91,302
04	18	94.31	93.74	87.04	19.01	107.70	52.70	162.26	78.14 to 100.28	56,219	48,933
05	2	82.26	82.26	81.66	13.14	100.73	71.45	93.06	N/A	260,500	212,715
06	1	107.64	107.64	107.64	00.00	100.00	107.64	107.64	N/A	242,800	261,350
07	8	94.21	91.52	89.80	08.65	101.92	70.59	107.99	70.59 to 107.99	149,363	134,128
08	23	96.51	97.31	96.02	16.57	101.34	63.20	154.50	81.23 to 107.98	68,304	65,588
09	1	65.89	65.89	65.89	00.00	100.00	65.89	65.89	N/A	70,000	46,125
10	1	86.31	86.31	86.31	00.00	100.00	86.31	86.31	N/A	4,200	3,625
12	3	89.70	86.25	92.93	10.27	92.81	70.71	98.33	N/A	51,333	47,702
<u>ALL</u>	178	94.61	93.61	93.13	13.44	100.52	52.70	162.26	92.68 to 97.42	103,925	96,781

**61 Merrick
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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 95% Mean C.I. : 91.02 to 96.20

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	178	94.61	93.61	93.13	13.44	100.52	52.70	162.26	92.68 to 97.42	103,925	96,781
06											
07											
<u>ALL</u>	178	94.61	93.61	93.13	13.44	100.52	52.70	162.26	92.68 to 97.42	103,925	96,781

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	86.31	86.31	86.31	00.00	100.00	86.31	86.31	N/A	4,200	3,625
Less Than 15,000	4	91.18	89.11	87.93	17.73	101.34	59.58	114.50	N/A	9,050	7,958
Less Than 30,000	16	98.70	99.32	100.19	18.23	99.13	59.58	162.26	81.23 to 114.50	17,156	17,189
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	177	94.65	93.65	93.13	13.47	100.56	52.70	162.26	92.68 to 97.51	104,488	97,308
Greater Than 14,999	174	94.61	93.71	93.14	13.36	100.61	52.70	162.26	92.68 to 97.51	106,106	98,823
Greater Than 29,999	162	94.53	93.04	93.02	12.88	100.02	52.70	159.60	92.53 to 97.17	112,495	104,642
<u>Incremental Ranges</u>											
0 TO 4,999	1	86.31	86.31	86.31	00.00	100.00	86.31	86.31	N/A	4,200	3,625
5,000 TO 14,999	3	96.05	90.04	88.14	19.06	102.16	59.58	114.50	N/A	10,667	9,402
15,000 TO 29,999	12	102.83	102.72	102.05	17.23	100.66	70.71	162.26	81.23 to 119.73	19,858	20,266
30,000 TO 59,999	47	97.17	97.03	95.90	17.09	101.18	52.70	159.60	89.70 to 101.37	45,686	43,812
60,000 TO 99,999	35	92.15	89.69	89.97	12.08	99.69	62.03	122.10	87.93 to 96.91	80,649	72,558
100,000 TO 149,999	42	94.26	90.37	90.47	09.96	99.89	59.82	113.49	84.90 to 97.55	123,236	111,487
150,000 TO 249,999	31	95.71	93.93	94.92	11.33	98.96	58.07	119.43	88.65 to 101.57	195,284	185,363
250,000 TO 499,999	7	98.13	95.25	95.07	07.18	100.19	71.45	109.71	71.45 to 109.71	289,214	274,946
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	178	94.61	93.61	93.13	13.44	100.52	52.70	162.26	92.68 to 97.42	103,925	96,781

**61 Merrick
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 : 8
 Total Sales Price : 1,124,500
 Total Adj. Sales Price : 884,500
 Total Assessed Value : 834,195
 Avg. Adj. Sales Price : 110,563
 Avg. Assessed Value : 104,274

MEDIAN : 99
 WGT. MEAN : 94
 MEAN : 94
 COD : 08.52
 PRD : 99.81

COV : 13.16
 STD : 12.39
 Avg. Abs. Dev : 08.46
 MAX Sales Ratio : 105.76
 MIN Sales Ratio : 74.67

95% Median C.I. : 74.67 to 105.76
 95% Wgt. Mean C.I. : 80.47 to 108.16
 95% Mean C.I. : 83.77 to 104.49

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrrs</u>												
01-OCT-12 To 31-DEC-12	3	99.03	99.60	102.51	03.96	97.16	94.01	105.76	N/A	75,000	76,883	
01-JAN-13 To 31-MAR-13												
01-APR-13 To 30-JUN-13	1	99.50	99.50	99.50	00.00	100.00	99.50	99.50	N/A	8,000	7,960	
01-JUL-13 To 30-SEP-13	1	102.72	102.72	102.72	00.00	100.00	102.72	102.72	N/A	131,500	135,080	
01-OCT-13 To 31-DEC-13	1	74.67	74.67	74.67	00.00	100.00	74.67	74.67	N/A	180,000	134,400	
01-JAN-14 To 31-MAR-14												
01-APR-14 To 30-JUN-14												
01-JUL-14 To 30-SEP-14												
01-OCT-14 To 31-DEC-14												
01-JAN-15 To 31-MAR-15	2	88.67	88.67	95.91	15.44	92.45	74.98	102.35	N/A	170,000	163,053	
01-APR-15 To 30-JUN-15												
01-JUL-15 To 30-SEP-15												
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	5	99.50	100.20	102.52	03.11	97.74	94.01	105.76	N/A	72,900	74,738	
01-OCT-13 To 30-SEP-14	1	74.67	74.67	74.67	00.00	100.00	74.67	74.67	N/A	180,000	134,400	
01-OCT-14 To 30-SEP-15	2	88.67	88.67	95.91	15.44	92.45	74.98	102.35	N/A	170,000	163,053	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	3	99.50	92.30	86.84	09.40	106.29	74.67	102.72	N/A	106,500	92,480	
01-JAN-14 To 31-DEC-14												
<u>ALL</u>	8	99.27	94.13	94.31	08.52	99.81	74.67	105.76	74.67 to 105.76	110,563	104,274	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	8	99.27	94.13	94.31	08.52	99.81	74.67	105.76	74.67 to 105.76	110,563	104,274	
<u>ALL</u>	8	99.27	94.13	94.31	08.52	99.81	74.67	105.76	74.67 to 105.76	110,563	104,274	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02	1	102.72	102.72	102.72	00.00	100.00	102.72	102.72	N/A	131,500	135,080	
03	7	99.03	92.90	92.84	09.23	100.06	74.67	105.76	74.67 to 105.76	107,571	99,874	
04												
<u>ALL</u>	8	99.27	94.13	94.31	08.52	99.81	74.67	105.76	74.67 to 105.76	110,563	104,274	

**61 Merrick
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 : 8
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 Total Assessed Value : 834,195
 Avg. Adj. Sales Price : 110,563
 Avg. Assessed Value : 104,274

MEDIAN : 99
 WGT. MEAN : 94
 MEAN : 94
 COD : 08.52
 PRD : 99.81

COV : 13.16
 STD : 12.39
 Avg. Abs. Dev : 08.46
 MAX Sales Ratio : 105.76
 MIN Sales Ratio : 74.67

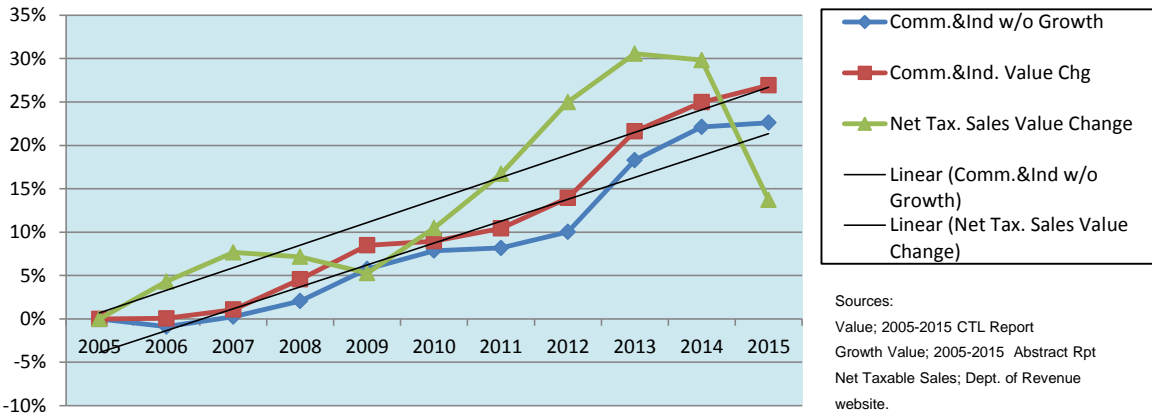
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 95% Wgt. Mean C.I. : 80.47 to 108.16
 95% Mean C.I. : 83.77 to 104.49

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	1	99.50	99.50	99.50	00.00	100.00	99.50	99.50	N/A	8,000	7,960	
Less Than 30,000	1	99.50	99.50	99.50	00.00	100.00	99.50	99.50	N/A	8,000	7,960	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	8	99.27	94.13	94.31	08.52	99.81	74.67	105.76	74.67 to 105.76	110,563	104,274	
Greater Than 14,999	7	99.03	93.36	94.27	09.69	99.03	74.67	105.76	74.67 to 105.76	125,214	118,034	
Greater Than 29,999	7	99.03	93.36	94.27	09.69	99.03	74.67	105.76	74.67 to 105.76	125,214	118,034	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	99.50	99.50	99.50	00.00	100.00	99.50	99.50	N/A	8,000	7,960	
15,000 TO 29,999												
30,000 TO 59,999	2	96.52	96.52	96.02	02.60	100.52	94.01	99.03	N/A	37,500	36,008	
60,000 TO 99,999	1	74.98	74.98	74.98	00.00	100.00	74.98	74.98	N/A	80,000	59,985	
100,000 TO 149,999	1	102.72	102.72	102.72	00.00	100.00	102.72	102.72	N/A	131,500	135,080	
150,000 TO 249,999	2	90.22	90.22	88.80	17.24	101.60	74.67	105.76	N/A	165,000	146,518	
250,000 TO 499,999												
500,000 TO 999,999	1	102.35	102.35	102.35	00.00	100.00	102.35	102.35	N/A	260,000	266,120	
1,000,000 +												
___ ALL ___	8	99.27	94.13	94.31	08.52	99.81	74.67	105.76	74.67 to 105.76	110,563	104,274	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
340	1	99.03	99.03	99.03	00.00	100.00	99.03	99.03	N/A	30,000	29,710	
344	4	96.76	92.63	91.44	08.57	101.30	74.67	102.35	N/A	123,250	112,696	
352	1	102.72	102.72	102.72	00.00	100.00	102.72	102.72	N/A	131,500	135,080	
353	1	74.98	74.98	74.98	00.00	100.00	74.98	74.98	N/A	80,000	59,985	
386	1	105.76	105.76	105.76	00.00	100.00	105.76	105.76	N/A	150,000	158,635	
___ ALL ___	8	99.27	94.13	94.31	08.52	99.81	74.67	105.76	74.67 to 105.76	110,563	104,274	

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	\$ 40,693,435	\$ 504,640	1.24%	\$ 40,188,795	-	\$ 34,241,939	-
2006	\$ 40,713,670	\$ 385,255	0.95%	\$ 40,328,415	-0.90%	\$ 35,712,220	4.29%
2007	\$ 41,129,110	\$ 328,555	0.80%	\$ 40,800,555	0.21%	\$ 36,863,282	3.22%
2008	\$ 42,545,850	\$ 1,016,445	2.39%	\$ 41,529,405	0.97%	\$ 36,694,689	-0.46%
2009	\$ 44,146,415	\$ 1,113,070	2.52%	\$ 43,033,345	1.15%	\$ 36,048,867	-1.76%
2010	\$ 44,333,825	\$ 441,880	1.00%	\$ 43,891,945	-0.58%	\$ 37,822,385	4.92%
2011	\$ 44,933,465	\$ 915,530	2.04%	\$ 44,017,935	-0.71%	\$ 39,962,182	5.66%
2012	\$ 46,370,960	\$ 1,597,345	3.44%	\$ 44,773,615	-0.36%	\$ 42,798,696	7.10%
2013	\$ 49,487,925	\$ 1,359,195	2.75%	\$ 48,128,730	3.79%	\$ 44,706,715	4.46%
2014	\$ 50,857,120	\$ 1,165,085	2.29%	\$ 49,692,035	0.41%	\$ 44,452,055	-0.57%
2015	\$ 51,652,140	\$ 1,757,700	3.40%	\$ 49,894,440	-1.89%	\$ 38,935,045	-12.41%
Ann %chg	2.41%			Average	0.21%	2.94%	1.45%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-0.90%	0.05%	4.29%
2007	0.26%	1.07%	7.66%
2008	2.05%	4.55%	7.16%
2009	5.75%	8.49%	5.28%
2010	7.86%	8.95%	10.46%
2011	8.17%	10.42%	16.71%
2012	10.03%	13.95%	24.99%
2013	18.27%	21.61%	30.56%
2014	22.11%	24.98%	29.82%
2015	22.61%	26.93%	13.71%

County Number: 61
 County Name: Merrick

61 Merrick
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 87
Total Sales Price : 61,298,888
Total Adj. Sales Price : 60,733,888
Total Assessed Value : 47,068,891
Avg. Adj. Sales Price : 698,091
Avg. Assessed Value : 541,022

MEDIAN : 75
WGT. MEAN : 78
MEAN : 81
COD : 19.81
PRD : 104.77

COV : 27.77
STD : 22.55
Avg. Abs. Dev : 14.88
MAX Sales Ratio : 179.82
MIN Sales Ratio : 45.33

95% Median C.I. : 71.61 to 79.49
95% Wgt. Mean C.I. : 73.72 to 81.29
95% Mean C.I. : 76.46 to 85.94

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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
Qrtrs											
01-OCT-12 To 31-DEC-12	18	78.53	88.92	84.22	27.51	105.58	45.33	179.82	68.78 to 95.55	682,871	575,144
01-JAN-13 To 31-MAR-13	8	66.62	80.25	72.65	26.01	110.46	62.21	142.31	62.21 to 142.31	628,080	456,303
01-APR-13 To 30-JUN-13	4	85.74	94.88	86.52	22.46	109.66	67.44	140.59	N/A	735,400	636,247
01-JUL-13 To 30-SEP-13	1	83.41	83.41	83.41	00.00	100.00	83.41	83.41	N/A	235,000	196,010
01-OCT-13 To 31-DEC-13	14	76.09	80.73	78.72	18.27	102.55	54.25	135.62	65.58 to 87.29	572,563	450,739
01-JAN-14 To 31-MAR-14	7	74.13	73.27	67.92	10.31	107.88	62.78	84.35	62.78 to 84.35	636,579	432,375
01-APR-14 To 30-JUN-14	4	81.11	89.06	83.35	15.31	106.85	72.32	121.72	N/A	833,750	694,904
01-JUL-14 To 30-SEP-14	2	87.31	87.31	81.33	09.75	107.35	78.80	95.81	N/A	461,690	375,477
01-OCT-14 To 31-DEC-14	6	68.22	68.09	66.52	06.68	102.36	60.25	77.53	60.25 to 77.53	976,003	649,284
01-JAN-15 To 31-MAR-15	9	79.82	85.83	87.45	17.49	98.15	67.91	118.55	69.07 to 102.29	652,014	570,191
01-APR-15 To 30-JUN-15	10	72.27	71.10	72.90	10.61	97.53	53.18	92.93	54.16 to 80.12	919,120	670,066
01-JUL-15 To 30-SEP-15	4	69.21	73.28	66.63	14.22	109.98	61.28	93.42	N/A	648,828	432,314
Study Yrs											
01-OCT-12 To 30-SEP-13	31	78.65	87.27	81.71	26.15	106.80	45.33	179.82	68.78 to 93.81	661,062	540,130
01-OCT-13 To 30-SEP-14	27	77.53	80.52	76.91	15.76	104.69	54.25	135.62	70.57 to 83.36	619,641	476,575
01-OCT-14 To 30-SEP-15	29	71.70	75.35	74.25	14.11	101.48	53.18	118.55	68.14 to 77.53	810,712	601,977
Calendar Yrs											
01-JAN-13 To 31-DEC-13	27	76.39	82.78	78.32	21.61	105.69	54.25	142.31	67.44 to 83.80	600,634	470,436
01-JAN-14 To 31-DEC-14	19	74.13	76.43	71.74	13.22	106.54	60.25	121.72	66.07 to 81.25	766,866	550,152
ALL	87	75.10	81.20	77.50	19.81	104.77	45.33	179.82	71.61 to 79.49	698,091	541,022

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	87	75.10	81.20	77.50	19.81	104.77	45.33	179.82	71.61 to 79.49	698,091	541,022
ALL	87	75.10	81.20	77.50	19.81	104.77	45.33	179.82	71.61 to 79.49	698,091	541,022

61 Merrick
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 87
Total Sales Price : 61,298,888
Total Adj. Sales Price : 60,733,888
Total Assessed Value : 47,068,891
Avg. Adj. Sales Price : 698,091
Avg. Assessed Value : 541,022

MEDIAN : 75
WGT. MEAN : 78
MEAN : 81
COD : 19.81
PRD : 104.77

COV : 27.77
STD : 22.55
Avg. Abs. Dev : 14.88
MAX Sales Ratio : 179.82
MIN Sales Ratio : 45.33

95% Median C.I. : 71.61 to 79.49
95% Wgt. Mean C.I. : 73.72 to 81.29
95% Mean C.I. : 76.46 to 85.94

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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	72.32	77.49	74.24	14.59	104.38	61.28	132.57	68.78 to 79.49	951,430	706,385
1	31	72.32	77.49	74.24	14.59	104.38	61.28	132.57	68.78 to 79.49	951,430	706,385
_____Dry_____											
County	4	94.99	96.95	100.21	23.17	96.75	62.21	135.62	N/A	132,625	132,903
1	4	94.99	96.95	100.21	23.17	96.75	62.21	135.62	N/A	132,625	132,903
_____Grass_____											
County	12	68.50	67.48	67.06	17.43	100.63	45.33	87.54	54.16 to 82.54	267,745	179,545
1	12	68.50	67.48	67.06	17.43	100.63	45.33	87.54	54.16 to 82.54	267,745	179,545
_____ALL_____	87	75.10	81.20	77.50	19.81	104.77	45.33	179.82	71.61 to 79.49	698,091	541,022

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	48	72.24	77.73	73.78	15.48	105.35	60.25	179.82	68.80 to 75.78	934,025	689,090
1	48	72.24	77.73	73.78	15.48	105.35	60.25	179.82	68.80 to 75.78	934,025	689,090
_____Dry_____											
County	5	87.68	90.32	89.79	25.52	100.59	62.21	135.62	N/A	148,634	133,452
1	5	87.68	90.32	89.79	25.52	100.59	62.21	135.62	N/A	148,634	133,452
_____Grass_____											
County	15	74.13	69.56	69.26	14.72	100.43	45.33	87.54	54.25 to 78.65	269,258	186,492
1	15	74.13	69.56	69.26	14.72	100.43	45.33	87.54	54.25 to 78.65	269,258	186,492
_____ALL_____	87	75.10	81.20	77.50	19.81	104.77	45.33	179.82	71.61 to 79.49	698,091	541,022

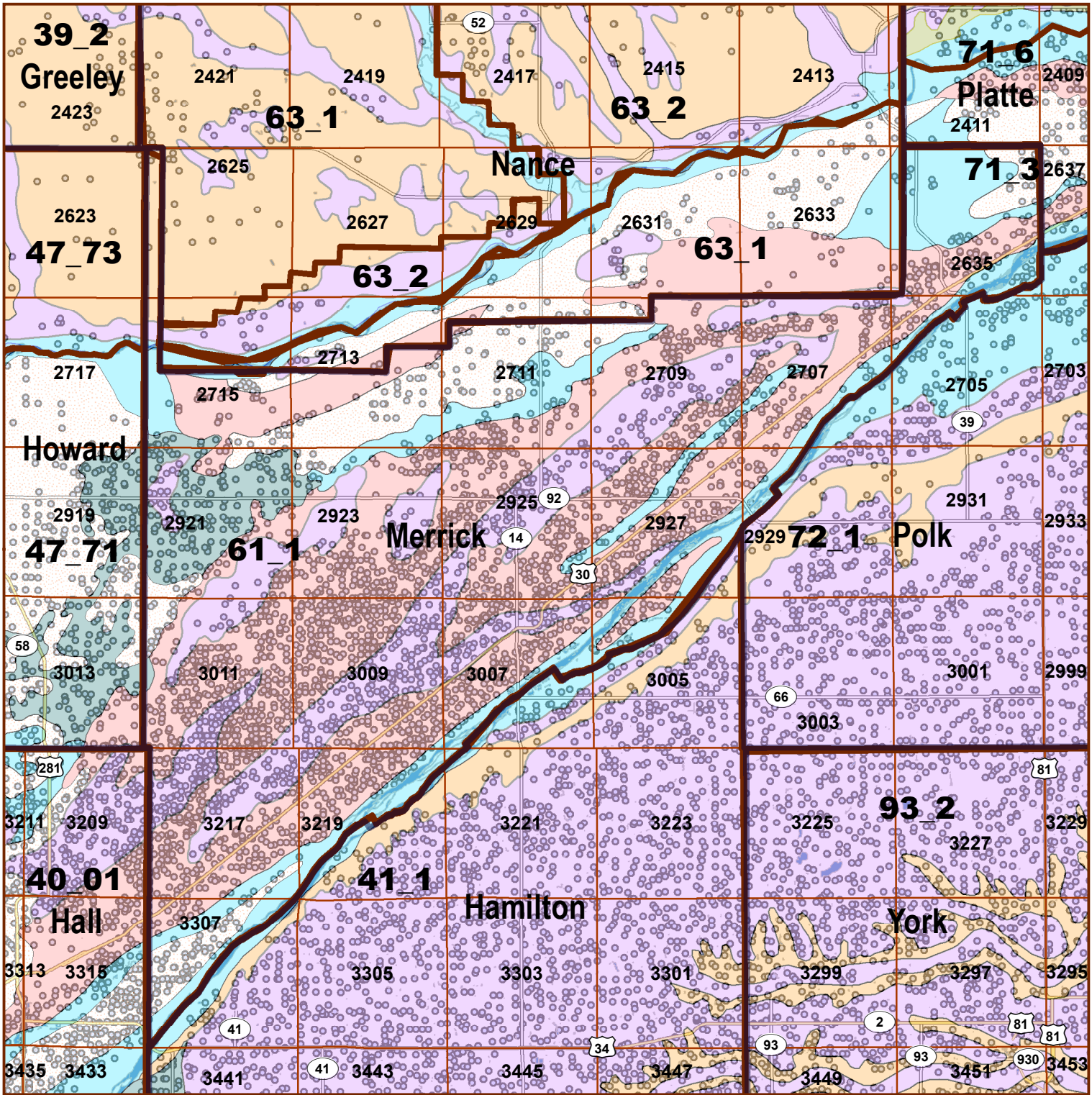
Merrick County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Merrick	1	6,215	5,990	5,765	5,540	5,310	5,200	4,635	4,070	5,424
Greeley	1	n/a	3,875	3,865	3,845	3,825	3,800	3,775	3,750	3,792
Howard	7100	4,950	4,950	4,500	4,400	4,100	3,900	3,600	3,600	4,065
Nance	1	4,958	4,950	4,942	4,928	4,871	4,866	4,838	4,837	4,908
Sherman	1	n/a	4,680	4,510	4,510	4,355	4,355	4,250	4,246	4,406
Valley	1	n/a	5,060	5,060	4,350	4,110	4,110	3,360	3,360	4,411

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Merrick	1	3,410	3,075	2,860	2,725	2,530	2,505	2,200	2,140	2,595
Greeley	1	n/a	2,020	2,010	2,000	1,850	1,830	1,575	1,260	1,693
Howard	7100	2,650	2,650	2,550	2,550	2,450	2,350	2,200	2,050	2,365
Nance	1	3,388	3,390	3,366	3,342	3,340	3,318	3,344	3,345	3,360
Sherman	1	n/a	2,180	2,070	2,070	1,960	1,960	1,850	1,850	1,946
Valley	1	n/a	2,150	2,150	2,150	2,115	2,115	2,115	1,980	2,096

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Merrick	1	2,262	2,120	1,812	1,697	1,581	1,466	1,387	1,282	1,471
Greeley	1	n/a	1,100	1,080	1,020	1,020	955	915	908	920
Howard	7100	1,550	1,550	1,400	1,400	1,350	1,300	1,250	1,250	1,292
Nance	1	1,500	1,501	1,480	1,471	1,470	1,425	1,396	1,396	1,416
Sherman	1	n/a	1,350	1,300	1,300	1,235	1,235	1,220	1,219	1,226
Valley	1	n/a	1,331	1,332	1,304	1,330	1,274	1,115	1,093	1,122

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



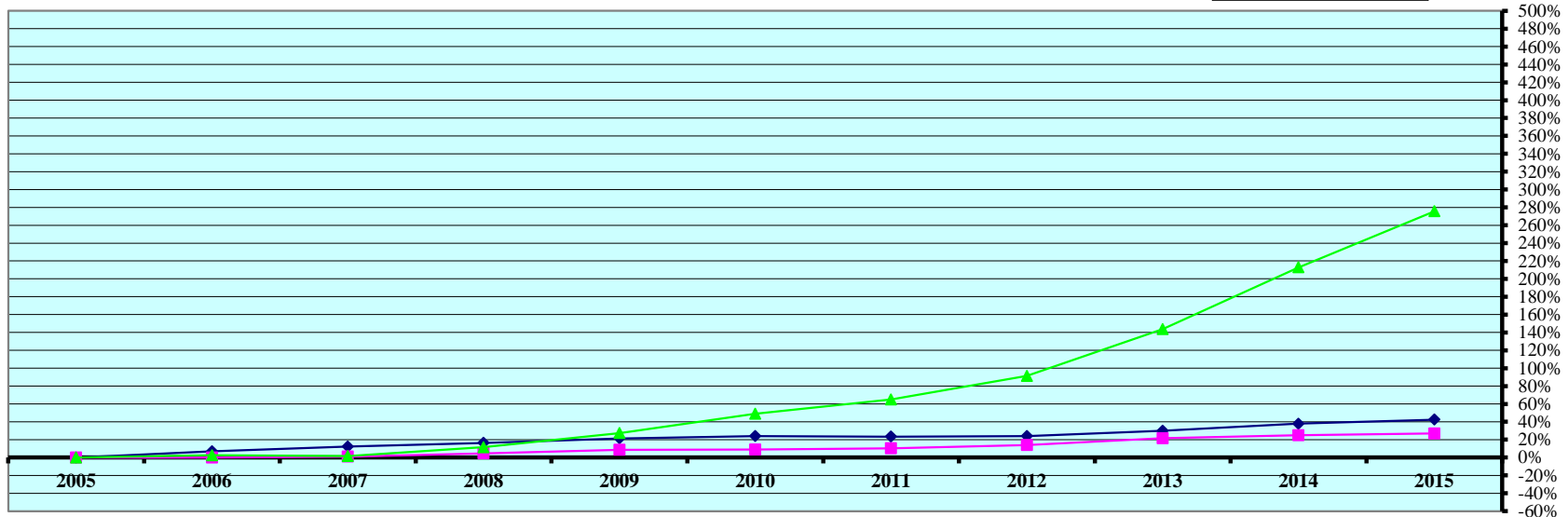
Legend

- 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

Merrick 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	182,427,640	--	--	--	40,693,435	--	--	--	278,153,885	--	--	--
2006	195,132,595	12,704,955	6.96%	6.96%	40,713,670	20,235	0.05%	0.05%	285,012,655	6,858,770	2.47%	2.47%
2007	204,667,285	9,534,690	4.89%	12.19%	41,129,110	415,440	1.02%	1.07%	282,410,190	-2,602,465	-0.91%	1.53%
2008	212,301,755	7,634,470	3.73%	16.38%	42,545,850	1,416,740	3.44%	4.55%	310,079,640	27,669,450	9.80%	11.48%
2009	221,528,144	9,226,389	4.35%	21.43%	44,146,415	1,600,565	3.76%	8.49%	354,107,750	44,028,110	14.20%	27.31%
2010	226,383,394	4,855,250	2.19%	24.09%	44,333,825	187,410	0.42%	8.95%	414,757,500	60,649,750	17.13%	49.11%
2011	225,124,646	-1,258,748	-0.56%	23.40%	44,933,465	599,640	1.35%	10.42%	458,848,745	44,091,245	10.63%	64.96%
2012	226,090,760	966,114	0.43%	23.93%	46,370,960	1,437,495	3.20%	13.95%	531,868,345	73,019,600	15.91%	91.21%
2013	237,026,700	10,935,940	4.84%	29.93%	49,487,925	3,116,965	6.72%	21.61%	677,692,960	145,824,615	27.42%	143.64%
2014	251,523,128	14,496,428	6.12%	37.88%	50,857,120	1,369,195	2.77%	24.98%	870,523,275	192,830,315	28.45%	212.96%
2015	259,910,310	8,387,182	3.33%	42.47%	51,652,140	795,020	1.56%	26.93%	1,044,896,100	174,372,825	20.03%	275.65%

Rate Annual %chg: Residential & Recreational 3.60%

Commercial & Industrial 2.41%

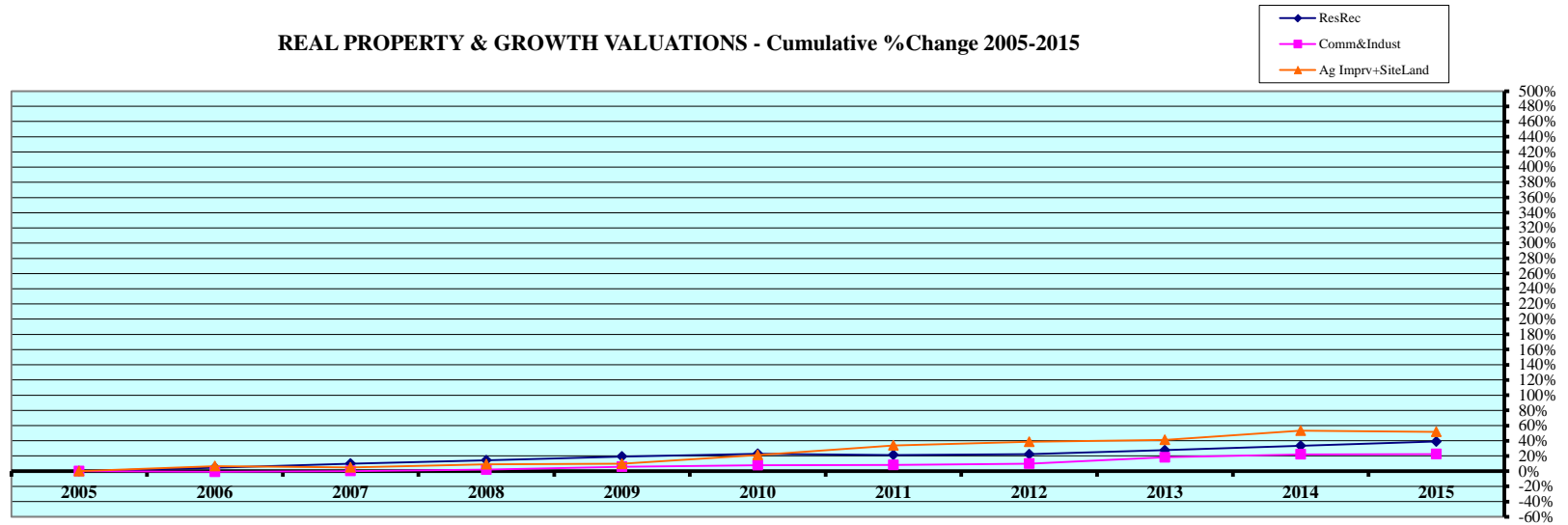
Agricultural Land 14.15%

Cnty# 61
 County MERRICK

CHART 1 EXHIBIT 61B 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	182,427,640	3,848,250	2.11%	178,579,390	--	--	40,693,435	504,640	1.24%	40,188,795	--	--	
2006	195,132,595	4,150,005	2.13%	190,982,590	4.69%	4.69%	40,713,670	385,255	0.95%	40,328,415	-0.90%	-0.90%	
2007	204,667,285	4,045,670	1.98%	200,621,615	2.81%	9.97%	41,129,110	328,555	0.80%	40,800,555	0.21%	0.26%	
2008	212,301,755	3,800,310	1.79%	208,501,445	1.87%	14.29%	42,545,850	1,016,445	2.39%	41,529,405	0.97%	2.05%	
2009	221,528,144	4,132,165	1.87%	217,395,979	2.40%	19.17%	44,146,415	1,113,070	2.52%	43,033,345	1.15%	5.75%	
2010	226,383,394	2,554,115	1.13%	223,829,279	1.04%	22.69%	44,333,825	441,880	1.00%	43,891,945	-0.58%	7.86%	
2011	225,124,646	3,817,220	1.70%	221,307,426	-2.24%	21.31%	44,933,465	915,530	2.04%	44,017,935	-0.71%	8.17%	
2012	226,090,760	3,044,711	1.35%	223,046,049	-0.92%	22.27%	46,370,960	1,597,345	3.44%	44,773,615	-0.36%	10.03%	
2013	237,026,700	4,339,865	1.83%	232,686,835	2.92%	27.55%	49,487,925	1,359,195	2.75%	48,128,730	3.79%	18.27%	
2014	251,523,128	8,331,960	3.31%	243,191,168	2.60%	33.31%	50,857,120	1,165,085	2.29%	49,692,035	0.41%	22.11%	
2015	259,910,310	6,396,170	2.46%	253,514,140	0.79%	38.97%	51,652,140	1,757,700	3.40%	49,894,440	-1.89%	22.61%	
Rate Ann%chg	3.60%			Resid & Rec. w/o growth			1.60%			C & I w/o growth			0.21%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2005	36,720,210	19,117,280	55,837,490	988,050	1.77%	54,849,440	--	--
2006	38,512,880	21,861,640	60,374,520	792,785	1.31%	59,581,735	6.71%	6.71%
2007	38,333,075	21,457,205	59,790,280	1,169,290	1.96%	58,620,990	-2.90%	4.99%
2008	40,625,805	21,603,235	62,229,040	1,324,610	2.13%	60,904,430	1.86%	9.07%
2009	40,234,645	22,967,520	63,202,165	1,916,045	3.03%	61,286,120	-1.52%	9.76%
2010	43,774,645	24,701,676	68,476,321	795,400	1.16%	67,680,921	7.09%	21.21%
2011	51,183,080	25,246,545	76,429,625	1,616,785	2.12%	74,812,840	9.25%	33.98%
2012	52,931,560	26,141,960	79,073,520	1,618,300	2.05%	77,455,220	1.34%	38.72%
2013	53,834,465	27,851,845	81,686,310	2,816,934	3.45%	78,869,376	-0.26%	41.25%
2014	57,150,555	29,849,026	86,999,581	1,428,740	1.64%	85,570,841	4.76%	53.25%
2015	57,543,160	31,858,474	89,401,634	4,666,025	5.22%	84,735,609	-2.60%	51.75%
Rate Ann%chg	4.59%	5.24%	4.82%	Ag Imprv+Site w/o growth		2.37%		

(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.

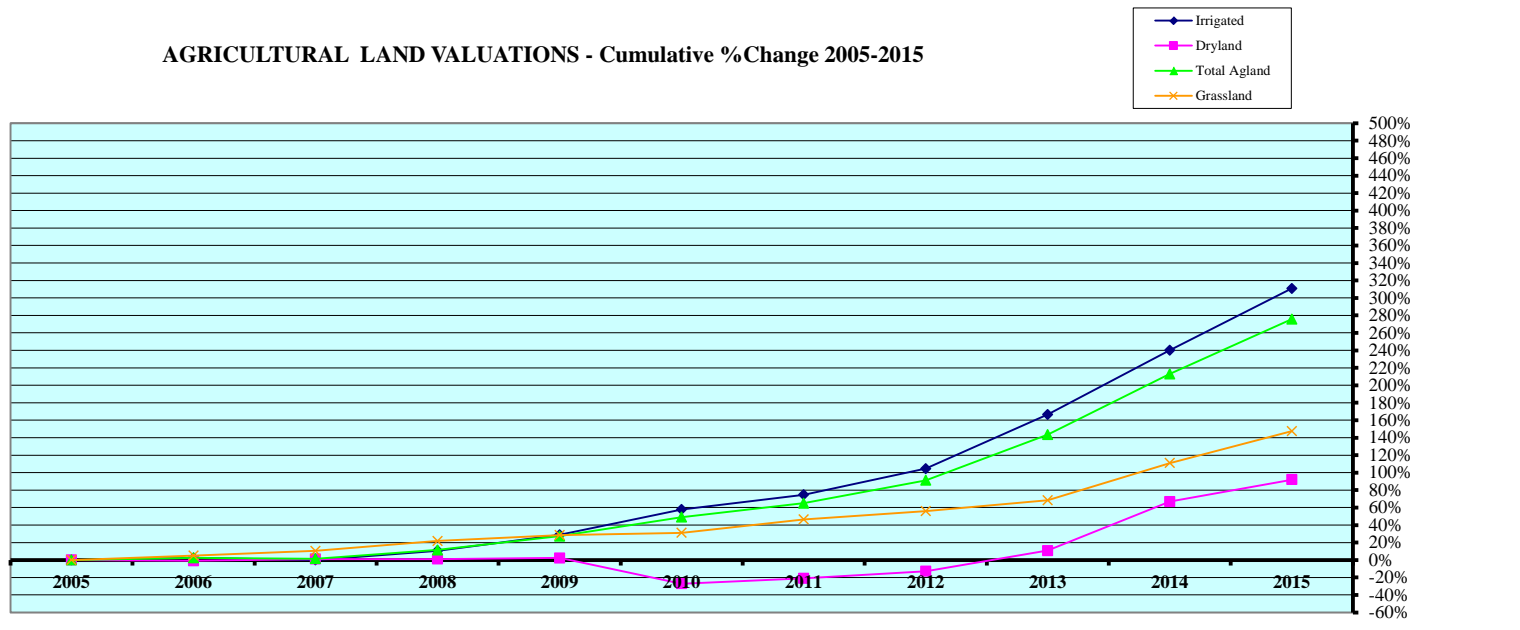
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 61
County MERRICK

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	219,735,225	--	--	--	19,901,865	--	--	--	36,620,960	--	--	--
2006	224,757,055	5,021,830	2.29%	2.29%	19,712,285	-189,580	-0.95%	-0.95%	38,475,350	1,854,390	5.06%	5.06%
2007	219,639,740	-5,117,315	-2.28%	-0.04%	20,118,825	406,540	2.06%	1.09%	40,436,745	1,961,395	5.10%	10.42%
2008	242,856,585	23,216,845	10.57%	10.52%	20,130,890	12,065	0.06%	1.15%	44,607,615	4,170,870	10.31%	21.81%
2009	282,925,145	40,068,560	16.50%	28.76%	20,361,330	230,440	1.14%	2.31%	47,097,170	2,489,555	5.58%	28.61%
2010	346,951,250	64,026,105	22.63%	57.90%	14,504,450	-5,856,880	-28.76%	-27.12%	48,014,325	917,155	1.95%	31.11%
2011	383,691,385	36,740,135	10.59%	74.62%	15,710,270	1,205,820	8.31%	-21.06%	53,620,830	5,606,505	11.68%	46.42%
2012	449,471,560	65,780,175	17.14%	104.55%	17,349,120	1,638,850	10.43%	-12.83%	57,076,620	3,455,790	6.44%	55.86%
2013	585,738,230	136,266,670	30.32%	166.57%	22,039,185	4,690,065	27.03%	10.74%	61,667,900	4,591,280	8.04%	68.40%
2014	747,241,200	161,502,970	27.57%	240.06%	33,213,685	11,174,500	50.70%	66.89%	77,283,550	15,615,650	25.32%	111.04%
2015	902,660,135	155,418,935	20.80%	310.79%	38,214,595	5,000,910	15.06%	92.02%	90,653,370	13,369,820	17.30%	147.55%

Rate Ann.%chg: Irrigated **15.18%** Dryland **6.74%** Grassland **9.49%**

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	0	--	--	--	1,895,835	--	--	--	278,153,885	--	--	--
2006	0	0			2,067,965	172,130	9.08%	9.08%	285,012,655	6,858,770	2.47%	2.47%
2007	0	0			2,214,880	146,915	7.10%	16.83%	282,410,190	-2,602,465	-0.91%	1.53%
2008	0	0			2,484,550	269,670	12.18%	31.05%	310,079,640	27,669,450	9.80%	11.48%
2009	0	0			3,724,105	1,239,555	49.89%	96.44%	354,107,750	44,028,110	14.20%	27.31%
2010	0	0			5,287,475	1,563,370	41.98%	178.90%	414,757,500	60,649,750	17.13%	49.11%
2011	0	0			5,826,260	538,785	10.19%	207.32%	458,848,745	44,091,245	10.63%	64.96%
2012	0	0			7,971,045	2,144,785	36.81%	320.45%	531,868,345	73,019,600	15.91%	91.21%
2013	0	0			8,247,645	276,600	3.47%	335.04%	677,692,960	145,824,615	27.42%	143.64%
2014	0	0			12,784,840	4,537,195	55.01%	574.36%	870,523,275	192,830,315	28.45%	212.96%
2015	45,175	45,175			13,322,825	537,985	4.21%	602.74%	1,044,896,100	174,372,825	20.03%	275.65%

Cnty# **61**
County **MERRICK**

Rate Ann.%chg: Total Agric Land **14.15%**

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	219,775,380	169,628	1,296			19,883,405	29,111	683			36,680,210	78,148	469		
2006	224,625,155	169,405	1,326	2.34%	2.34%	19,809,240	29,001	683	0.01%	0.01%	38,358,625	77,709	494	5.17%	5.17%
2007	219,495,815	170,105	1,290	-2.69%	-0.41%	20,240,525	28,145	719	5.28%	5.29%	40,455,840	78,011	519	5.06%	10.49%
2008	242,787,245	172,088	1,411	9.34%	8.89%	20,209,355	26,533	762	5.91%	11.51%	44,615,270	77,523	576	10.97%	22.61%
2009	282,804,930	172,234	1,642	16.38%	26.73%	20,450,535	26,115	783	2.81%	14.65%	47,023,420	77,363	608	5.62%	29.50%
2010	348,217,130	186,148	1,871	13.93%	44.38%	14,568,065	17,968	811	3.53%	18.70%	47,503,940	72,261	657	8.15%	40.06%
2011	383,599,305	185,505	2,068	10.54%	59.60%	15,548,200	17,770	875	7.92%	28.10%	53,180,745	72,575	733	11.47%	56.12%
2012	448,506,345	185,227	2,421	17.10%	86.89%	17,377,110	17,964	967	10.56%	41.63%	56,916,200	73,446	775	5.76%	65.10%
2013	586,015,500	186,929	3,135	29.47%	141.96%	22,051,610	17,539	1,257	29.98%	84.08%	61,691,435	72,558	850	9.72%	81.14%
2014	745,756,805	187,861	3,970	26.63%	206.39%	33,724,165	16,916	1,994	58.56%	191.88%	77,497,975	68,787	1,127	32.51%	140.03%
2015	903,310,330	188,270	4,798	20.86%	270.32%	38,183,405	16,197	2,357	18.25%	245.14%	90,556,205	69,096	1,311	16.33%	179.22%

Rate Annual %chg Average Value/Acre: 13.99%

13.19%

10.81%

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	0	0				1,194,110	7,655	156			277,533,105	284,542	975		
2006	0	0				1,221,310	7,815	156	0.19%	0.19%	284,014,330	283,930	1,000	2.56%	2.56%
2007	0	0				1,223,405	7,831	156	-0.04%	0.15%	281,415,585	284,092	991	-0.97%	1.56%
2008	0	0				1,415,405	8,087	175	12.03%	12.20%	309,027,275	284,231	1,087	9.76%	11.47%
2009	0	0				2,530,330	8,220	308	75.88%	97.33%	352,809,215	283,932	1,243	14.29%	27.40%
2010	0	0				4,559,775	9,772	467	51.59%	199.13%	414,848,910	286,149	1,450	16.67%	48.64%
2011	0	0				4,719,155	10,097	467	0.17%	199.63%	457,047,405	285,947	1,598	10.25%	63.87%
2012	0	0				6,589,465	11,382	579	23.86%	271.13%	529,389,120	288,019	1,838	14.99%	88.45%
2013	0	0				6,749,730	11,637	580	0.19%	271.83%	676,508,275	288,663	2,344	27.51%	140.28%
2014	0	0				10,893,030	18,534	588	1.33%	276.78%	867,871,975	292,098	2,971	26.78%	204.62%
2015	0	0				10,822,930	18,407	588	0.04%	276.94%	1,042,872,870	291,970	3,572	20.22%	266.21%

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MERRICK

Rate Annual %chg Average Value/Acre: 13.86%

(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
7,845	MERRICK	87,009,595	27,375,417	95,990,870	258,979,665	50,251,190	1,400,950	930,645	1,044,896,100	57,543,160	31,858,474	585	1,656,236,651
cnty.sector.value % of total value:		5.25%	1.65%	5.80%	15.64%	3.03%	0.08%	0.06%	63.09%	3.47%	1.92%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,934	CENTRAL CITY	13,974,676	1,862,566	6,067,110	80,213,380	20,970,700	1,400,950	0	450,960	11,350	208,725	0	125,160,417
37.40%	%sector of county sector	16.06%	6.80%	6.32%	30.97%	41.73%	100.00%		0.04%	0.02%	0.66%		7.56%
	%sector of municipality	11.17%	1.49%	4.85%	64.09%	16.76%	1.12%		0.36%	0.01%	0.17%		100.00%
287	CHAPMAN	751,144	1,019,568	2,483,101	5,746,830	2,637,685	0	0	154,800	0	0	0	12,793,128
3.66%	%sector of county sector	0.86%	3.72%	2.59%	2.22%	5.25%			0.01%				0.77%
	%sector of municipality	5.87%	7.97%	19.41%	44.92%	20.62%			1.21%				100.00%
369	CLARKS	926,541	1,185,614	1,412,548	6,739,420	2,573,405	0	0	0	0	0	0	12,837,528
4.70%	%sector of county sector	1.06%	4.33%	1.47%	2.60%	5.12%							0.78%
	%sector of municipality	7.22%	9.24%	11.00%	52.50%	20.05%							100.00%
472	PALMER	976,769	124,825	51,094	9,231,690	4,187,115	0	0	14,820	0	5,725	0	14,592,038
6.02%	%sector of county sector	1.12%	0.46%	0.05%	3.56%	8.33%			0.00%		0.02%		0.88%
	%sector of municipality	6.69%	0.86%	0.35%	63.27%	28.69%			0.10%		0.04%		100.00%
362	SILVER CREEK	725,320	360,773	1,464,026	9,412,945	2,066,570	0	0	0	0	0	0	14,029,634
4.61%	%sector of county sector	0.83%	1.32%	1.53%	3.63%	4.11%							0.85%
	%sector of municipality	5.17%	2.57%	10.44%	67.09%	14.73%							100.00%
4,424	Total Municipalities	17,354,450	4,553,346	11,477,879	111,344,265	32,435,475	1,400,950	0	620,580	11,350	214,450	0	179,412,745
56.39%	%all municip.sect of cnty	19.95%	16.63%	11.96%	42.99%	64.55%	100.00%		0.06%	0.02%	0.67%		10.83%

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 : 7,244	Value : 1,609,924,408	Growth 15,794,453	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	179	985,975	12	107,135	630	9,149,260	821	10,242,370	
02. Res Improve Land	1,834	12,178,985	148	2,153,300	837	18,150,245	2,819	32,482,530	
03. Res Improvements	1,891	100,985,845	153	11,214,496	1,006	130,105,377	3,050	242,305,718	
04. Res Total	2,070	114,150,805	165	13,474,931	1,636	157,404,882	3,871	285,030,618	8,083,063
% of Res Total	53.47	40.05	4.26	4.73	42.26	55.22	53.44	17.70	51.18
05. Com UnImp Land	55	510,595	1	6,640	19	790,845	75	1,308,080	
06. Com Improve Land	277	3,458,620	2	33,680	34	1,315,590	313	4,807,890	
07. Com Improvements	298	29,958,455	2	710,710	55	20,596,425	355	51,265,590	
08. Com Total	353	33,927,670	3	751,030	74	22,702,860	430	57,381,560	1,353,430
% of Com Total	82.09	59.13	0.70	1.31	17.21	39.56	5.94	3.56	8.57
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	4	297,345	0	0	0	0	4	297,345	
11. Ind Improvements	4	1,103,605	0	0	0	0	4	1,103,605	
12. Ind Total	4	1,400,950	0	0	0	0	4	1,400,950	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.06	0.09	0.00
13. Rec UnImp Land	1	0	0	0	18	500,425	19	500,425	
14. Rec Improve Land	0	0	0	0	4	380,390	4	380,390	
15. Rec Improvements	0	0	0	0	4	49,830	4	49,830	
16. Rec Total	1	0	0	0	22	930,645	23	930,645	0
% of Rec Total	4.35	0.00	0.00	0.00	95.65	100.00	0.32	0.06	0.00
Res & Rec Total	2,071	114,150,805	165	13,474,931	1,658	158,335,527	3,894	285,961,263	8,083,063
% of Res & Rec Total	53.18	39.92	4.24	4.71	42.58	55.37	53.75	17.76	51.18
Com & Ind Total	357	35,328,620	3	751,030	74	22,702,860	434	58,782,510	1,353,430
% of Com & Ind Total	82.26	60.10	0.69	1.28	17.05	38.62	5.99	3.65	8.57
17. Taxable Total	2,428	149,479,425	168	14,225,961	1,732	181,038,387	4,328	344,743,773	9,436,493
% of Taxable Total	56.10	43.36	3.88	4.13	40.02	52.51	59.75	21.41	59.75

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	41	224,005	5,476,329	0	0	0
19. Commercial	7	163,430	5,506,460	0	0	0
20. Industrial	3	182,345	27,205,190	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	41	224,005	5,476,329
19. Commercial	0	0	0	7	163,430	5,506,460
20. Industrial	0	0	0	3	182,345	27,205,190
21. Other	0	0	0	0	0	0
22. Total Sch II				51	569,780	38,187,979

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	1	0	0	0	4	585	5	585	0
25. Total	1	0	0	0	4	585	5	585	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	224	2	653	879

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	218,950	2	12,480	2,065	781,501,855	2,073	781,733,285
28. Ag-Improved Land	2	25,385	0	0	1,206	409,930,320	1,208	409,955,705
29. Ag Improvements	2	12,425	0	0	836	73,478,635	838	73,491,060
30. Ag Total							2,911	1,265,180,050

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	2	3.53	8,825	0	0.00	0	
37. FarmSite Improvements	2	0.00	12,425	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	0.11	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	22	52.00	780,000	22	52.00	780,000	
32. HomeSite Improv Land	467	508.00	7,620,000	467	508.00	7,620,000	
33. HomeSite Improvements	470	0.00	44,945,145	470	0.00	44,945,145	76,800
34. HomeSite Total				492	560.00	53,345,145	
35. FarmSite UnImp Land	17	37.54	93,850	17	37.54	93,850	
36. FarmSite Improv Land	728	2,432.48	6,080,590	730	2,436.01	6,089,415	
37. FarmSite Improvements	815	0.00	28,533,490	817	0.00	28,545,915	6,281,160
38. FarmSite Total				834	2,473.55	34,729,180	
39. Road & Ditches	2,735	5,545.98	0	2,736	5,546.09	0	
40. Other- Non Ag Use	26	2,874.58	1,458,360	26	2,874.58	1,458,360	
41. Total Section VI				1,326	11,454.22	89,532,685	6,357,960

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	2	255.80	172,185	2	255.80	172,185

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	8	249.19	970,105	8	249.19	970,105
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	6,595.05	3.50%	40,988,170	4.01%	6,214.99
46. 1A	14,862.38	7.90%	89,025,760	8.72%	5,990.01
47. 2A1	37,811.19	20.09%	217,981,595	21.35%	5,765.00
48. 2A	46,134.56	24.51%	255,585,380	25.03%	5,540.00
49. 3A1	3,072.26	1.63%	16,313,715	1.60%	5,310.00
50. 3A	59,193.69	31.44%	307,807,070	30.14%	5,200.00
51. 4A1	17,139.29	9.10%	79,440,615	7.78%	4,635.00
52. 4A	3,438.67	1.83%	13,995,440	1.37%	4,070.02
53. Total	188,247.09	100.00%	1,021,137,745	100.00%	5,424.45
Dry					
54. 1D1	204.47	1.27%	697,260	1.66%	3,410.08
55. 1D	962.82	5.96%	2,960,680	7.06%	3,075.01
56. 2D1	2,458.14	15.22%	7,030,260	16.77%	2,859.99
57. 2D	4,448.18	27.54%	12,121,330	28.92%	2,725.01
58. 3D1	238.11	1.47%	602,430	1.44%	2,530.05
59. 3D	4,215.79	26.10%	10,560,520	25.20%	2,504.99
60. 4D1	3,046.81	18.86%	6,703,000	15.99%	2,200.01
61. 4D	578.46	3.58%	1,237,910	2.95%	2,140.01
62. Total	16,152.78	100.00%	41,913,390	100.00%	2,594.81
Grass					
63. 1G1	265.75	0.38%	587,605	0.58%	2,211.12
64. 1G	584.79	0.85%	1,226,705	1.21%	2,097.68
65. 2G1	2,133.73	3.09%	3,836,980	3.79%	1,798.25
66. 2G	11,761.71	17.03%	19,901,680	19.64%	1,692.07
67. 3G1	1,346.98	1.95%	2,121,610	2.09%	1,575.09
68. 3G	20,335.78	29.44%	29,778,320	29.38%	1,464.33
69. 4G1	20,632.79	29.87%	28,496,380	28.12%	1,381.12
70. 4G	12,006.44	17.38%	15,400,450	15.20%	1,282.68
71. Total	69,067.97	100.00%	101,349,730	100.00%	1,467.39
Irrigated Total					
Irrigated Total	188,247.09	64.37%	1,021,137,745	86.86%	5,424.45
Dry Total					
Dry Total	16,152.78	5.52%	41,913,390	3.57%	2,594.81
Grass Total					
Grass Total	69,067.97	23.62%	101,349,730	8.62%	1,467.39
72. Waste	131.52	0.04%	39,450	0.00%	299.95
73. Other	18,836.61	6.44%	11,207,050	0.95%	594.96
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	292,435.97	100.00%	1,175,647,365	100.00%	4,020.19

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	41.30	217,865	2.40	12,480	188,203.39	1,020,907,400	188,247.09	1,021,137,745
77. Dry Land	5.51	15,465	0.00	0	16,147.27	41,897,925	16,152.78	41,913,390
78. Grass	0.00	0	0.00	0	69,067.97	101,349,730	69,067.97	101,349,730
79. Waste	0.00	0	0.00	0	131.52	39,450	131.52	39,450
80. Other	5.80	2,180	0.00	0	18,830.81	11,204,870	18,836.61	11,207,050
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	52.61	235,510	2.40	12,480	292,380.96	1,175,399,375	292,435.97	1,175,647,365

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	188,247.09	64.37%	1,021,137,745	86.86%	5,424.45
Dry Land	16,152.78	5.52%	41,913,390	3.57%	2,594.81
Grass	69,067.97	23.62%	101,349,730	8.62%	1,467.39
Waste	131.52	0.04%	39,450	0.00%	299.95
Other	18,836.61	6.44%	11,207,050	0.95%	594.96
Exempt	0.00	0.00%	0	0.00%	0.00
Total	292,435.97	100.00%	1,175,647,365	100.00%	4,020.19

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 Acreage	542	6,026,705	616	9,396,010	647	78,769,530	1,189	94,192,245	1,329,130
83.2 Archer	6	27,370	25	72,640	25	859,615	31	959,625	0
83.3 Cc Lakes	6	47,900	9	477,740	70	6,337,670	76	6,863,310	369,695
83.4 Cc River	58	1,658,105	33	1,294,025	33	6,277,695	91	9,229,825	1,081,405
83.5 Central City	105	689,215	1,172	9,256,085	1,196	72,671,560	1,301	82,616,860	2,146,495
83.6 Chapman	17	94,835	111	687,030	137	5,064,465	154	5,846,330	118,235
83.7 Clarks	15	49,520	178	680,880	178	5,860,050	193	6,590,450	547,680
83.8 Clarks Lakes	17	656,300	118	6,556,605	125	27,943,822	142	35,156,727	1,804,352
83.9 Gi Subs	2	17,400	142	2,063,810	144	10,219,221	146	12,300,431	121,626
83.10 Palmer	31	52,745	189	409,150	193	9,077,385	224	9,539,280	280,685
83.11 Rural	27	1,298,195	27	495,965	72	8,039,550	99	9,833,710	63,105
83.12 Sc Lakes	1	13,495	19	314,640	19	2,461,655	20	2,789,790	16,865
83.13 Shoups	0	0	0	0	28	505,350	28	505,350	88,010
83.14 Silver Creek	13	111,010	184	1,158,340	187	8,267,980	200	9,537,330	115,780
84 Residential Total	840	10,742,795	2,823	32,862,920	3,054	242,355,548	3,894	285,961,263	8,083,063

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Acreage	10	44,815	23	330,090	25	9,244,220	35	9,619,125	376,025
85.2	Archer	4	6,680	6	21,930	6	411,100	10	439,710	0
85.3	Cc Lakes	0	0	0	0	2	29,220	2	29,220	0
85.4	Central City	32	453,855	153	3,212,315	164	20,172,940	196	23,839,110	561,280
85.5	Chapman	2	3,000	14	116,950	16	2,517,735	18	2,637,685	0
85.6	Clarks	5	8,725	32	167,220	35	2,942,065	40	3,118,010	0
85.7	Clarks Lakes	0	0	0	0	1	9,670	1	9,670	0
85.8	Palmer	9	19,855	47	101,035	51	4,142,440	60	4,263,330	41,495
85.9	Rural	5	742,990	10	1,024,915	24	10,991,895	29	12,759,800	369,450
85.10	Silver Creek	8	28,160	32	130,780	35	1,907,910	43	2,066,850	5,180
86	Commercial Total	75	1,308,080	317	5,105,235	359	52,369,195	434	58,782,510	1,353,430

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	251.52	0.37%	568,825	0.57%	2,261.55
88. 1G	569.29	0.84%	1,206,875	1.21%	2,119.97
89. 2G1	2,072.62	3.05%	3,755,175	3.76%	1,811.80
90. 2G	11,590.59	17.05%	19,674,640	19.68%	1,697.47
91. 3G1	1,317.62	1.94%	2,082,695	2.08%	1,580.65
92. 3G	20,019.32	29.45%	29,350,065	29.36%	1,466.09
93. 4G1	20,286.04	29.85%	28,128,955	28.14%	1,386.62
94. 4G	11,861.92	17.45%	15,208,670	15.21%	1,282.14
95. Total	67,968.92	100.00%	99,975,900	100.00%	1,470.91
CRP					
96. 1C1	14.23	1.45%	18,780	1.43%	1,319.75
97. 1C	13.55	1.38%	18,855	1.43%	1,391.51
98. 2C1	61.11	6.23%	81,805	6.22%	1,338.65
99. 2C	171.12	17.45%	227,040	17.27%	1,326.79
100. 3C1	29.36	2.99%	38,915	2.96%	1,325.44
101. 3C	316.46	32.27%	428,255	32.57%	1,353.27
102. 4C1	230.40	23.49%	309,250	23.52%	1,342.23
103. 4C	144.52	14.74%	191,780	14.59%	1,327.01
104. Total	980.75	100.00%	1,314,680	100.00%	1,340.48
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	1.95	1.65%	975	1.65%	500.00
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	116.35	98.35%	58,175	98.35%	500.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	118.30	100.00%	59,150	100.00%	500.00
<hr/>					
Grass Total	67,968.92	98.41%	99,975,900	98.64%	1,470.91
CRP Total	980.75	1.42%	1,314,680	1.30%	1,340.48
Timber Total	118.30	0.17%	59,150	0.06%	500.00
<hr/>					
114. Market Area Total	69,067.97	100.00%	101,349,730	100.00%	1,467.39

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

61 Merrick

	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	258,979,665	285,030,618	26,050,953	10.06%	8,083,063	6.94%
02. Recreational	930,645	930,645	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	57,543,160	53,345,145	-4,198,015	-7.30%	76,800	-7.43%
04. Total Residential (sum lines 1-3)	317,453,470	339,306,408	21,852,938	6.88%	8,159,863	4.31%
05. Commercial	50,251,190	57,381,560	7,130,370	14.19%	1,353,430	11.50%
06. Industrial	1,400,950	1,400,950	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	31,858,474	34,729,180	2,870,706	9.01%	6,281,160	-10.71%
08. Minerals	585	585	0	0.00	0	0.00
09. Total Commercial (sum lines 5-8)	83,511,199	93,512,275	10,001,076	11.98%	7,634,590	2.83%
10. Total Non-Agland Real Property	400,964,669	434,277,043	33,312,374	8.31%	15,794,453	4.37%
11. Irrigated	902,660,135	1,021,137,745	118,477,610	13.13%		
12. Dryland	38,214,595	41,913,390	3,698,795	9.68%		
13. Grassland	90,653,370	101,349,730	10,696,360	11.80%		
14. Wasteland	45,175	39,450	-5,725	-12.67%		
15. Other Agland	13,322,825	11,207,050	-2,115,775	-15.88%		
16. Total Agricultural Land	1,044,896,100	1,175,647,365	130,751,265	12.51%		
17. Total Value of all Real Property (Locally Assessed)	1,445,860,769	1,609,924,408	164,063,639	11.35%	15,794,453	10.25%

2016 Assessment Survey for Merrick County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1 - Shared with planning and zoning
5.	Number of shared employees:
	1 (same person as the one part-time employee)
6.	Assessor's requested budget for current fiscal year:
	Office Budget Only \$144,135 - GIS maintenance now part of the assessor's budget
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	Mileage \$2,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$65,590
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$6,600-Request software to compliment surveyor
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,700
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$27,835.00

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS/County Solutions
2.	CAMA software:
	MIPS/County Solutions
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor's Office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; merrick.gisworkshop
7.	Who maintains the GIS software and maps?
	GIS Workshop maintains the software and the assessor and staff maintain the maps.
8.	Personal Property software:
	MIPS/County Solutions

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?
	Central City, Chapman, Clarks, Palmer, Silver Creek
4.	When was zoning implemented?
	1970's

D. Contracted Services

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

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?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Per State qualifications
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2016 Residential Assessment Survey for Merrick County

1.	Valuation data collection done by:																												
	Assessor Staff and Contract 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="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>(Acreages): Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>(Central City Lakes): Five different lakes in the Central City Area; majority are IOLL, all have similar further development restrictions.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>(Central City): The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>(Chapman/Clarks): Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>(CC River): Located along the Platte River in a new subdivision; new homes with year round living.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>(Clarks Lakes): Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>(Grand Island Subdivisions): All parcels in this area are generally newer than 1940.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>(Palmer/Silver Creek): Parcels in this area seem to be influenced by the strong community attitude.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>(Silver Creek Lakes): Located around Thunderbird Lake. Houses are generally newer and of average quality. Sale activity is generally limited for these generally seasonal dwellings.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>(Shoups): Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>(WRP): All sales of remaining non-agricultural interests in WRP tracts.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>(Archer): Unincorporated village</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	(Acreages): Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.	2	(Central City Lakes): Five different lakes in the Central City Area; majority are IOLL, all have similar further development restrictions.	3	(Central City): The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.	4	(Chapman/Clarks): Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.	5	(CC River): Located along the Platte River in a new subdivision; new homes with year round living.	6	(Clarks Lakes): Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.	7	(Grand Island Subdivisions): All parcels in this area are generally newer than 1940.	8	(Palmer/Silver Creek): Parcels in this area seem to be influenced by the strong community attitude.	9	(Silver Creek Lakes): Located around Thunderbird Lake. Houses are generally newer and of average quality. Sale activity is generally limited for these generally seasonal dwellings.	10	(Shoups): Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.	11	(WRP): All sales of remaining non-agricultural interests in WRP tracts.	12	(Archer): Unincorporated village	Ag	Agricultural outbuildings and improvements
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																												
	Cost approach with market derived depreciation, and sales comparison approach																												
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?																												
	Developed using market derived information.																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	Yes																												
6.	Describe the methodology used to determine the residential lot values?																												

Vacant lot sales study.

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

This is hired out to an appraisal service. Each set of lots being held for resale are individually studies and compared to the market. The absorption rate is determined and used to calculate the value of hte property. These proeprties are reviewed annually for any necessary adjustments.

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2011	2016	2016	2016
2	2009	2011	2009	2014
3	2012	2011	2012	2013
4	2012	2011	2012	2012
5	2009	2011	2009	2014
6	2009	2013	2009	2014
7	2013	2011	2013	2013
8	2012	2011	2012	2012
9	2009	2015	2009	2014
10	2009	2015	2009	2014
11	2011	2006	2011	2015
12	2012	2011	2012	2012
Ag	2011	2016	2016	2016

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

2016 Commercial Assessment Survey for Merrick County

1.	Valuation data collection done by:				
	Contract Appraiser – Stanard Appraisal Services, Inc.				
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>			
	1	All commercial is grouped together for analysis of comparables. All commercial parcels in the county have the same general market characteristics.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	All three approaches are used and reconciled in the commercial valuation.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	This is handled by contract appraiser, Stanard Appraisal Services, Inc.				
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?				
	Local market information				
5.	Are individual depreciation tables developed for each valuation grouping?				
	Yes (only one valuation grouping)				
6.	Describe the methodology used to determine the commercial lot values.				
	Vacant lot sales were used to determine assessed values.				
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>
	1	2013	2008	2013	2013
	Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.				

2016 Agricultural Assessment Survey for Merrick County

1.	Valuation data collection done by:						
	Assessor and Staff						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 60%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 25%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.</td> <td style="text-align: center;">ongoing</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.	ongoing
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.	ongoing					
3.	Describe the process used to determine and monitor market areas.						
	The county reviews sale information annually and identifies common characteristics of the parcels. Similar parcels are grouped together based on how the market appears to recognize those parcels.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Sales analysis						
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.						
	Analysis of comparable sales						
	<i><u>If your county has special value applications, please answer the following</u></i>						
7a.	How many special valuation applications are on file?						
	7						
7b.	What process was used to determine if non-agricultural influences exist in the county?						
	Sales Review						

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

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. Each year, the assessor shall present the plan to the county board of equalization.

Assessment Actions Planned for Assessment Year 2016

Residential

The county will complete the appraisal update of rural residential improvements started in 2015. These properties will be valued using the cost approach using market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

Assessment Actions Planned for Assessment Year 2017

Residential

The county plans to review the towns of Silver Creek, Clarks, Palmer, Chapman and the village of Archer. This will include drive by inspections along with taking new digital pictures. These properties will be valued using the cost approach using market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

Assessment Actions Planned for Assessment Year 2018

Residential

The county plans to review the Grand Island Subs along with the city of Central City. This will include drive by inspections along with taking new digital pictures. These properties will be valued using the cost approach using market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

Agricultural

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Conclusion:

In order to achieve assessment actions, \$132,900 is requested to be budgeted for the office including wages for assessor staff. An additional \$65,590 is requested for contract appraisal services including \$4,000 for Terc review.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Assessor signature: _____

Date _____

**An additional \$11,235 was added by the board for GIS Maintenance Contracts including mapping on line. Previously this was supported by the Inheritance Fund rather than taxes.

Assessment Actions Planned for Assessment year 2015

Residential

The county plans to begin the review of rural improvements. This will include drive-by-inspections along with taking new digital pictures. This will include acreages and farms along with any outbuildings. There are approximately 1530 in the rural area. These properties will be valued using the cost approach with market derived depreciation. Sales review and pick-up will be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to cooperate with the NRD's to monitor land use changes along with GIS, FSA records, owner information, and property inspections.

Assessment Actions Planned for Assessment Year 2016

Residential

The county will complete the appraisal update of rural residential improvements started in 2015. These properties will be valued using the cost approach using market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

RECEIVED
MAR 01 2016
NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

JANET L. PLACKE
MERRICK COUNTY ASSESSOR
MERRICK COUNTY COURT HOUSE
P.O. BOX 27
CENTRAL CITY, NE 68826
(308) 946-2443
Fax 308-946-2332

February 25, 2016

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, Ne 68509-8919

Re: Special Value for 2016

Merrick County submits this report pursuant to Title 350, Neb Regulation 11-005.04.

I have reviewed the eight Special Valuation Applications on file in Merrick County.

Although, Merrick County has Special Valuation Applications on file it has not instituted Special Valuation as there is no evidence of any outside influence on the agricultural land values. The parcels identified in the Special Value Applications are valued the same as other agricultural land in the county

The Special Valuation Applications on file are for parcels equally located between the north and south half of the county.

Sincerely,



Jan Placke
Merrick County Assessor