



2016 REPORTS & OPINIONS

NEMAHA COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
PO Box 94818 • Lincoln, Nebraska 68509-4818
Phone: 402-471-5729 • revenue.nebraska.gov

April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Nemaha 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 Nemaha 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: Mallory Lempka, Nemaha County Assessor

Table of Contents

2016 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

[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.

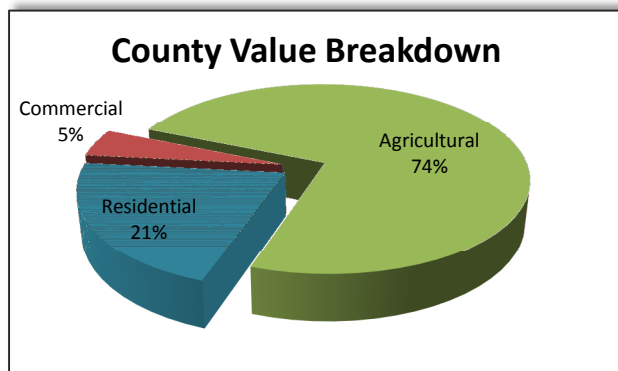
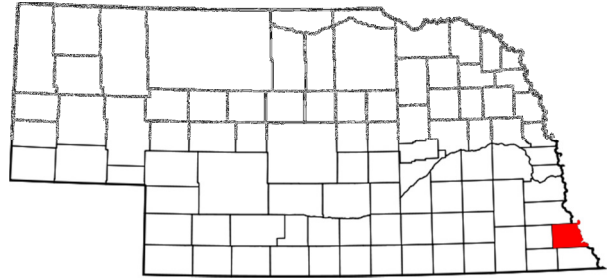
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on 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 407 square miles, Nemaha had 7,175 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, Nemaha has seen a steady drop in population of 21% (Nebraska Department of Economic Development). Reports indicated that 70% of county residents were homeowners and 82% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Nemaha convene in and around Auburn, the county seat. Per the latest information available from the U.S. Census Bureau, there were 191 employer establishments in Nemaha. County-wide employment was at 3,613 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Nemaha that has fortified the local rural area economies. Nemaha is included in the Nemaha Natural Resources District (NRD). Dry land makes up the majority of the land in the county.

Nemaha County Quick Facts	
Founded	1855
Namesake	“Miry Water” in Oto
Region	Southeast
County Seat	Auburn
Other Communities	Brock Brownville Johnson Julian Nemaha Peru
Most Populated	Auburn (3,385) -2% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Nemaha County

Assessment Actions

For the current assessment year, the County conducted a statistical analysis of the residential class of properties. The county implemented adjustments to the valuation group 05 which represents, the rural residential properties, to bring the level of value within the statutory range. Additionally, all pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

Residential parcels are valued utilizing 5 valuation groupings that are based on the county assessor locations or towns in the county. Two of the groupings comprise the residential parcels inside specific towns, and two groupings consist of the combination of smaller villages based on similar attributes that affect the market values. The remaining group is for the rural residential parcels in the County.

Valuation Grouping	Assessor Location
01	Auburn
02	Brock, Julian, Peru, and Nemaha
03	Brownville
04	Johnson
05	Rural

For the residential property class, a review of Nemaha's statistical analysis profiles 236 residential sales, representing the valuation groupings. Valuation group 01 (Auburn) constitutes about 55% of the sales in the residential class of property and is the major trade center of the county.

Two of the three measures of central tendency for the residential class of properties are within acceptable range (the median and the weighted mean). The mean or arithmetic average is skewed by outlying sales and dramatic improvement is observed when low dollar sales are removed as evident in the statistics of sales with a selling price of greater than 14,999. The measures of central tendency offer support of each other. All of the valuation groups fall within the acceptable range for the calculated median.

The indicated trend for the residential market demonstrates an increasing market. A 3% increase for the county as a whole is observed for the two year study period as evidenced by examining the study year statistics. This upward trend is consistent through all of the valuation groups in the county. This indicates that overall, residential value within the county has followed the general residential market activity as observed in the southeast area of the state.

2016 Residential Correlation for Nemaha County

Study Yrs				
10/01/2013 To 09/30/2014	120	100.26	111.66	96.02
10/01/2014 To 09/30/2015	101	96.93	127.24	95.64

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Nemaha County Assessor has developed a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire to aid in the verification of all the residential sales. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Nemaha County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. For residential property the rural residential properties along with ag improvements have not been inspected during the current six-year review cycle. However, the county has submitted a plan to address the rural residential parcels during the current calendar year. The county felt it was necessary to prioritize the commercial class this year while also converting to a different administrative data system. The county assessor and staff have been aggressive in their approach to bring all the inspections up to date and also have incorporated technology to aid in the assessment of the residential class.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. Based on all relevant information the quality of assessment of the residential class, despite the need for a current physical review of rural residential adheres to professionally accepted mass appraisal standards.

2016 Residential Correlation for Nemaha County

Equalization and Quality of Assessment

VALUATION GROUPING				
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN
01	130	99.31	126.89	96.70
02	19	100.30	115.96	100.27
03	9	94.57	105.52	93.86
04	43	99.22	110.47	102.08
05	20	93.54	92.56	87.23

Even though the rural residential will be reviewed and a newer cost index implemented in the next assessment year, the overall quality of assessment in the county is considered in compliance. A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

Level of Value

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

2016 Commercial Correlation for Nemaha County

Assessment Actions

For the current assessment year, the county assessor conducted the physical review of all commercial property. This review consisted of on-site inspections of all the commercial properties. The data was entered into the Vanguard CAMA system for pricing. A land study was also completed for the class. Additionally, all pickup work was completed by the county, as were onsite inspections of any remodeling and new additions.

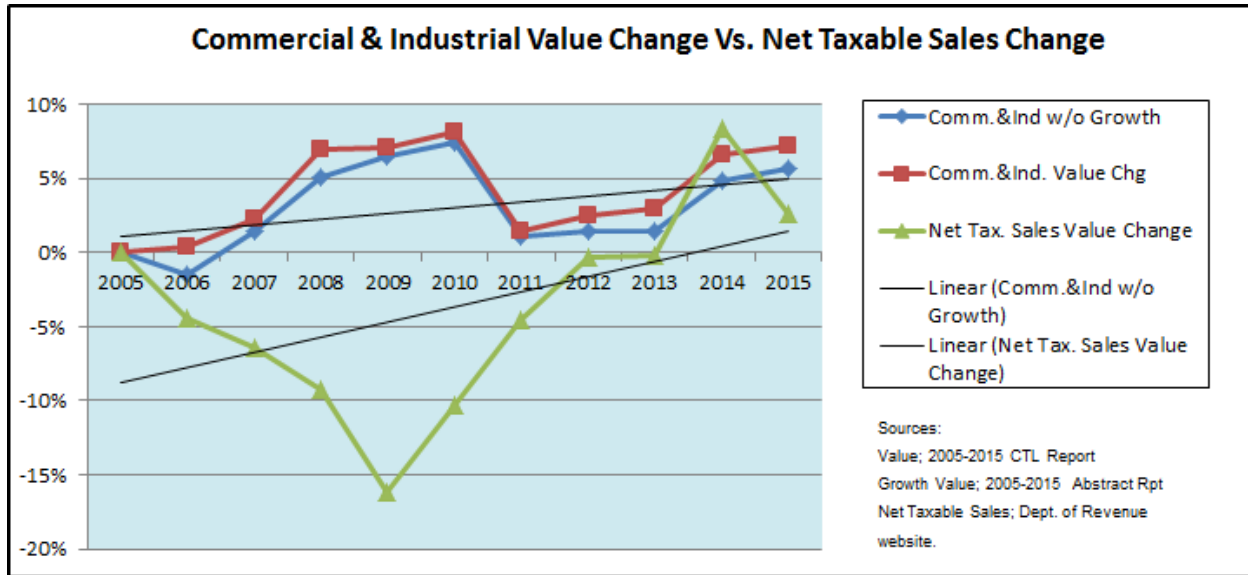
Description of Analysis

Valuation Grouping	Assessor Location
01	Auburn
02	Remainder of the County

For the commercial property class, a review of the Nemaha statistical profile includes 16 commercial sales, representing the two valuation groupings. Valuation group 01 constitutes about 69% of the sample and this accurately reflects the composition of the commercial population. Because of the small number of sales in the other valuation group, valuation group 01 will be examined as a possible representation of overall commercial level of value. Only one of the three measures of central tendency for this valuation group is within acceptable range (the median).

Determination of overall commercial activity within the county included the Analysis of Net Taxable Sales—non-Motor Vehicle (http://revenue.nebraska.gov/research/salestax_data.html)—that would be one modest indicator of commercial market activity, or as noted on the website “general sales and economic activity for selected locations”. The Net Taxable Sales by business classification is comprised of nine codes—from Agriculture to Public Administration. The three largest business classifications in Nemaha County that provide the bulk of Net Taxable Sales are: Retail Trade, Other Services, and Accommodation and Food Services.

2016 Commercial Correlation for Nemaha County



Net Taxable Sales for the last eleven years indicates an average of 0.41% net increase over this period of time. Comparing this figure to the Annual % Change in assessed value shown in Chart 2 of Exhibit 7B (-0.44% annual percent change excluding growth for the same time period) indicates less than one point difference.

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Nemaha County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Nemaha County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. While this has been a concern in the past, the current county assessor has made great strides in bring the inspections current. The county had scheduled to complete the commercial class during the 2016 calendar year. They expedited the project to complete the inspection and review for the 2016 assessment year. This likely explains the increase in commercial property

2016 Commercial Correlation for Nemaha County

value of just over 30% as seen in the comparison of the 2016 abstract to the 2015 Certificate of Taxes Levied.

Valuation groups were also examined to ensure that the group is equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

Valuation Grouping 01 (Auburn) will be considered as the best indicator of the level of value and is an indication of the small but steady growth in the commercial activity.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	11	99.72	108.50	106.72	20.31	101.67
02	5	105.70	99.59	93.85	09.50	106.12
<hr/>						
ALL						
10/01/2012 To 09/30/2015	16	101.59	105.72	104.45	17.30	101.22

It is believed that the commercial class of property in Nemaha County is in compliance for equalization and quality of assessment and adheres to acceptable mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Nemaha County is 100% of market value.

2016 Agricultural Correlation for Nemaha County

Assessment Actions

A systematic review of land use was conducted this year. The review was primarily conducted using aerial imagery. When additional information was needed, the taxpayer was contacted to verify Farm Service Agency (FSA) certifications and/or a physical inspection was completed. The county continually verifies sales and completed all pick-up work for the year.

An analysis was conducted for the sales, as a result all values increased between 2 and 3% on average for 2016.

Description of Analysis

In Nemaha County the majority land use is for dry crop land representing 74% of the agricultural class. Grass constitutes approximately 21% with only just over 4% irrigated.

The agricultural profile of 63 sales reveals that only the weighted mean measure of central tendency is outside the range. The county has only one market area for the county. A review of the statistical profile for the 80% MLU by Market Area indicates that the dry land is within the acceptable range by market area. Both the irrigated and grass land uses have a very limited number of sales. In looking at the abstract the same approximate value change is noted for both the irrigated and grass land.

Assessment Practice Review

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

One assessment practice reviewed is that of sales qualification and verification. Nemaha County's process consists of a mailed questionnaire sent to one or both parties of an agricultural transaction. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented. The review also includes a dialogue with the county Assessor and a consideration of verification documentation. It is the practice of the county Assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land.

The inspection and review cycle for all real property was also examined. Within the agricultural class rural dwellings and outbuildings are reviewed at the same time as the rural residential review. Land use was updated for this assessment year, via comparison of each record to the information supplied by aerial imagery. Also, Conservation Reserve Program acres are confirmed on a yearly basis.

2016 Agricultural Correlation for Nemaha County

The review process also examines if agricultural market areas are needed to ensure that all areas are equally subject to a set of economic forces that impact the value of land within the delineated areas. The summary of the market area analysis concluded that the county's determination that market areas for the agricultural land class are not necessary is reasonable.

Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. The primary procedure to distinguish whether the parcel is rural residential or recreational involves the stated use by the taxpayer via the sales verification questionnaire with the addition of any observations of the assessor.

Equalization

All dwellings located on both agricultural and residential-use land are valued using the same cost index and depreciation schedule. Farm home sites carry the same value as rural residential home sites, because the county Assessor believes there are very minimal market differences between them.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Nemaha County complies with professionally accepted mass appraisal practices.

80%MLU By Market Area				
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN
<u> Irrigated </u>				
County	1	55.04	55.04	55.04
8300	1	55.04	55.04	55.04
<u> Dry </u>				
County	39	69.17	72.82	68.90
8300	39	69.17	72.82	68.90
<u> Grass </u>				
County	3	67.57	66.53	67.78
8300	3	67.57	66.53	67.78
<hr/>				
<u> ALL </u>	63	69.05	74.79	68.23

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nemaha County is 69%.

2016 Opinions of the Property Tax Administrator for Nemaha 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	99	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Nemaha County

Residential Real Property - Current

Number of Sales	221	Median	99.38
Total Sales Price	\$17,404,808	Mean	121.35
Total Adj. Sales Price	\$17,464,808	Wgt. Mean	98.09
Total Assessed Value	\$17,132,094	Average Assessed Value of the Base	\$64,991
Avg. Adj. Sales Price	\$79,026	Avg. Assessed Value	\$77,521

Confidence Interval - Current

95% Median C.I	97.58 to 100.73
95% Wgt. Mean C.I	93.80 to 102.39
95% Mean C.I	110.97 to 131.73
% of Value of the Class of all Real Property Value in the	18.60
% of Records Sold in the Study Period	7.09
% of Value Sold in the Study Period	8.45

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	243	99	98.56
2014	208	97	96.92
2013	209	97	97.17
2012	202	97	96.59

2016 Commission Summary for Nemaha County

Commercial Real Property - Current

Number of Sales	16	Median	101.59
Total Sales Price	\$1,197,266	Mean	105.72
Total Adj. Sales Price	\$1,197,266	Wgt. Mean	104.45
Total Assessed Value	\$1,250,570	Average Assessed Value of the Base	\$76,315
Avg. Adj. Sales Price	\$74,829	Avg. Assessed Value	\$78,161

Confidence Interval - Current

95% Median C.I	95.74 to 111.88
95% Wgt. Mean C.I	84.93 to 123.98
95% Mean C.I	90.68 to 120.76
% of Value of the Class of all Real Property Value in the County	3.26
% of Records Sold in the Study Period	3.43
% of Value Sold in the Study Period	3.52

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	48	100	91.03
2014	44	95	94.76
2013	36	97	96.96
2012	28		99.74

**64 Nemaha
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 : 221
 Total Sales Price : 17,404,808
 Total Adj. Sales Price : 17,464,808
 Total Assessed Value : 17,132,094
 Avg. Adj. Sales Price : 79,026
 Avg. Assessed Value : 77,521

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 121
 COD : 35.76
 PRD : 123.71

COV : 64.85
 STD : 78.70
 Avg. Abs. Dev : 35.54
 MAX Sales Ratio : 615.87
 MIN Sales Ratio : 16.78

95% Median C.I. : 97.58 to 100.73
 95% Wgt. Mean C.I. : 93.80 to 102.39
 95% Mean C.I. : 110.97 to 131.73

Printed:3/21/2016 1:42:39PM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	21	100.68	121.00	103.59	25.86	116.81	83.31	304.70	95.40 to 125.53	63,476	65,753
01-JAN-14 To 31-MAR-14	23	100.61	116.13	95.53	25.36	121.56	65.82	393.42	99.94 to 110.78	94,291	90,077
01-APR-14 To 30-JUN-14	32	99.30	106.02	99.76	11.99	106.28	86.19	195.53	97.58 to 104.70	81,028	80,834
01-JUL-14 To 30-SEP-14	44	97.72	122.65	97.38	37.34	125.95	59.45	577.19	92.77 to 104.56	77,001	74,982
01-OCT-14 To 31-DEC-14	19	99.92	139.31	98.15	59.61	141.94	30.80	528.75	80.80 to 181.80	69,285	67,999
01-JAN-15 To 31-MAR-15	25	96.40	139.61	102.09	60.08	136.75	40.91	615.87	86.24 to 121.36	87,452	89,281
01-APR-15 To 30-JUN-15	26	94.80	113.02	92.33	37.28	122.41	16.78	440.70	90.02 to 110.55	86,048	79,448
01-JUL-15 To 30-SEP-15	31	99.24	120.69	98.29	38.58	122.79	39.43	380.93	93.69 to 114.44	72,330	71,095
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	120	100.31	116.68	98.48	26.01	118.48	59.45	577.19	98.56 to 101.52	79,022	77,821
01-OCT-14 To 30-SEP-15	101	97.20	126.90	97.64	47.90	129.97	16.78	615.87	94.62 to 101.26	79,032	77,164
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	118	100.10	119.55	97.71	31.46	122.35	30.80	577.19	97.79 to 101.52	80,220	78,387
<u>ALL</u>	221	99.38	121.35	98.09	35.76	123.71	16.78	615.87	97.58 to 100.73	79,026	77,521

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	130	99.82	128.97	99.66	43.08	129.41	30.80	615.87	96.93 to 102.43	85,501	85,211
02	19	100.30	119.97	98.88	27.86	121.33	55.33	225.29	94.67 to 139.00	36,916	36,502
03	9	94.57	106.68	93.93	29.27	113.57	54.31	229.29	72.57 to 116.20	70,389	66,114
04	43	99.94	113.18	102.07	25.34	110.88	16.78	440.70	97.32 to 101.29	49,992	51,024
05	20	92.05	97.31	89.77	20.40	108.40	59.45	181.80	84.50 to 110.78	143,259	128,601
<u>ALL</u>	221	99.38	121.35	98.09	35.76	123.71	16.78	615.87	97.58 to 100.73	79,026	77,521

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	214	99.23	120.56	97.84	35.19	123.22	16.78	615.87	97.58 to 100.61	81,272	79,518
06											
07	7	132.25	145.58	158.94	36.51	91.59	75.75	283.67	75.75 to 283.67	10,357	16,462
<u>ALL</u>	221	99.38	121.35	98.09	35.76	123.71	16.78	615.87	97.58 to 100.73	79,026	77,521

**64 Nemaha
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 : 221
 Total Sales Price : 17,404,808
 Total Adj. Sales Price : 17,464,808
 Total Assessed Value : 17,132,094
 Avg. Adj. Sales Price : 79,026
 Avg. Assessed Value : 77,521

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 121
 COD : 35.76
 PRD : 123.71

COV : 64.85
 STD : 78.70
 Avg. Abs. Dev : 35.54
 MAX Sales Ratio : 615.87
 MIN Sales Ratio : 16.78

95% Median C.I. : 97.58 to 100.73
 95% Wgt. Mean C.I. : 93.80 to 102.39
 95% Mean C.I. : 110.97 to 131.73

Printed:3/21/2016 1:42:39PM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	10	124.10	198.30	184.35	80.68	107.57	75.75	528.75	100.50 to 440.70	8,365	15,421	
Less Than 15,000	30	167.34	199.03	188.36	57.19	105.66	30.80	528.75	103.48 to 220.30	8,688	16,365	
Less Than 30,000	63	128.40	167.43	150.96	52.34	110.91	30.80	528.75	104.00 to 166.50	16,092	24,291	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	211	98.93	117.70	97.68	32.65	120.50	16.78	615.87	97.32 to 100.39	82,375	80,464	
Greater Than 14,999	191	98.45	109.15	96.73	24.69	112.84	16.78	615.87	96.88 to 99.95	90,074	87,126	
Greater Than 29,999	158	96.29	102.98	94.84	21.52	108.58	16.78	615.87	93.78 to 98.45	104,120	98,745	
<u>Incremental Ranges</u>												
0 TO 4,999	10	124.10	198.30	184.35	80.68	107.57	75.75	528.75	100.50 to 440.70	8,365	15,421	
5,000 TO 14,999	20	191.73	199.39	190.25	45.85	104.80	30.80	393.42	103.05 to 283.67	8,850	16,837	
15,000 TO 29,999	33	114.44	138.70	138.01	32.34	100.50	94.78	288.55	102.54 to 136.07	22,822	31,497	
30,000 TO 59,999	40	97.87	129.06	122.70	48.01	105.18	16.78	615.87	94.18 to 110.14	43,624	53,525	
60,000 TO 99,999	51	98.56	99.63	98.94	12.49	100.70	45.12	148.62	93.99 to 101.52	76,874	76,057	
100,000 TO 149,999	37	97.93	92.94	91.97	10.77	101.05	40.91	115.94	92.96 to 99.94	124,335	114,348	
150,000 TO 249,999	22	87.07	85.67	85.95	09.18	99.67	71.55	98.93	74.97 to 93.78	179,822	154,549	
250,000 TO 499,999	8	86.16	87.89	87.52	13.81	100.42	59.45	112.05	59.45 to 112.05	278,625	243,860	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	221	99.38	121.35	98.09	35.76	123.71	16.78	615.87	97.58 to 100.73	79,026	77,521	

**64 Nemaha
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 : 16
 Total Sales Price : 1,197,266
 Total Adj. Sales Price : 1,197,266
 Total Assessed Value : 1,250,570
 Avg. Adj. Sales Price : 74,829
 Avg. Assessed Value : 78,161

MEDIAN : 102
 WGT. MEAN : 104
 MEAN : 106
 COD : 17.30
 PRD : 101.22

COV : 26.71
 STD : 28.24
 Avg. Abs. Dev : 17.58
 MAX Sales Ratio : 170.49
 MIN Sales Ratio : 68.83

95% Median C.I. : 95.74 to 111.88
 95% Wgt. Mean C.I. : 84.93 to 123.98
 95% Mean C.I. : 90.68 to 120.76

Printed:3/21/2016 1:42:42PM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	1	69.86	69.86	69.86	00.00	100.00	69.86	69.86	N/A	12,000	8,383
01-JAN-13 To 31-MAR-13	3	102.19	93.96	83.90	10.34	111.99	73.98	105.70	N/A	64,667	54,258
01-APR-13 To 30-JUN-13	1	68.83	68.83	68.83	00.00	100.00	68.83	68.83	N/A	70,000	48,183
01-JUL-13 To 30-SEP-13	4	110.10	120.78	102.13	17.57	118.26	96.32	166.60	N/A	125,317	127,991
01-OCT-13 To 31-DEC-13	1	170.49	170.49	170.49	00.00	100.00	170.49	170.49	N/A	135,000	230,161
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	3	100.98	103.33	104.31	03.21	99.06	99.65	109.36	N/A	53,667	55,982
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	1	95.74	95.74	95.74	00.00	100.00	95.74	95.74	N/A	75,000	71,808
01-APR-15 To 30-JUN-15	2	105.80	105.80	100.71	05.75	105.05	99.72	111.88	N/A	24,500	24,675
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	9	102.19	100.41	94.09	19.95	106.72	68.83	166.60	69.86 to 113.63	86,363	81,256
01-OCT-13 To 30-SEP-14	4	105.17	120.12	134.50	18.84	89.31	99.65	170.49	N/A	74,000	99,527
01-OCT-14 To 30-SEP-15	3	99.72	102.45	97.71	05.40	104.85	95.74	111.88	N/A	41,333	40,386
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	9	105.70	111.59	105.87	22.71	105.40	68.83	170.49	73.98 to 166.60	100,030	105,898
01-JAN-14 To 31-DEC-14	3	100.98	103.33	104.31	03.21	99.06	99.65	109.36	N/A	53,667	55,982
<u>ALL</u>	16	101.59	105.72	104.45	17.30	101.22	68.83	170.49	95.74 to 111.88	74,829	78,161

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	11	99.72	108.50	106.72	20.31	101.67	69.86	170.49	73.98 to 166.60	89,661	95,686
02	5	105.70	99.59	93.85	09.50	106.12	68.83	111.88	N/A	42,200	39,605
<u>ALL</u>	16	101.59	105.72	104.45	17.30	101.22	68.83	170.49	95.74 to 111.88	74,829	78,161

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	170.49	170.49	170.49	00.00	100.00	170.49	170.49	N/A	135,000	230,161
03	15	100.98	101.40	96.06	13.98	105.56	68.83	166.60	95.74 to 109.36	70,818	68,027
04											
<u>ALL</u>	16	101.59	105.72	104.45	17.30	101.22	68.83	170.49	95.74 to 111.88	74,829	78,161

**64 Nemaha
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 : 16	MEDIAN : 102	COV : 26.71	95% Median C.I. : 95.74 to 111.88
Total Sales Price : 1,197,266	WGT. MEAN : 104	STD : 28.24	95% Wgt. Mean C.I. : 84.93 to 123.98
Total Adj. Sales Price : 1,197,266	MEAN : 106	Avg. Abs. Dev : 17.58	95% Mean C.I. : 90.68 to 120.76
Total Assessed Value : 1,250,570			
Avg. Adj. Sales Price : 74,829	COD : 17.30	MAX Sales Ratio : 170.49	
Avg. Assessed Value : 78,161	PRD : 101.22	MIN Sales Ratio : 68.83	

Printed:3/21/2016 1:42:42PM

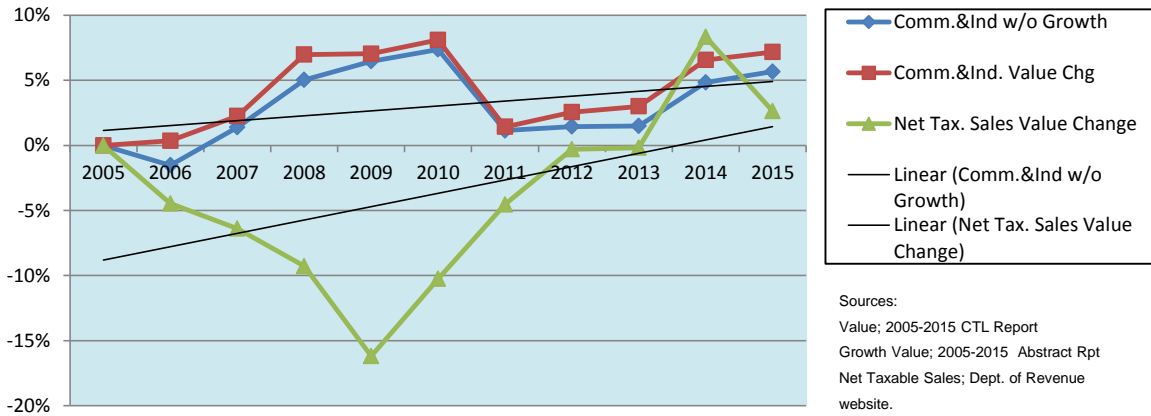
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	111.88	111.88	111.88	00.00	100.00	111.88	111.88	N/A	4,000	4,475
Less Than 15,000	3	105.70	95.81	90.11	13.25	106.33	69.86	111.88	N/A	8,667	7,809
Less Than 30,000	4	108.79	113.51	125.21	23.65	90.66	69.86	166.60	N/A	12,013	15,041
Ranges Excl. Low \$											
Greater Than 4,999	15	100.98	105.31	104.43	17.86	100.84	68.83	170.49	95.74 to 109.36	79,551	83,073
Greater Than 14,999	13	100.98	108.00	104.77	17.87	103.08	68.83	170.49	95.74 to 113.63	90,097	94,396
Greater Than 29,999	12	100.35	103.12	103.58	14.03	99.56	68.83	170.49	95.74 to 109.36	95,768	99,201
Incremental Ranges											
0 TO 4,999	1	111.88	111.88	111.88	00.00	100.00	111.88	111.88	N/A	4,000	4,475
5,000 TO 14,999	2	87.78	87.78	86.15	20.41	101.89	69.86	105.70	N/A	11,000	9,477
15,000 TO 29,999	1	166.60	166.60	166.60	00.00	100.00	166.60	166.60	N/A	22,051	36,736
30,000 TO 59,999	5	100.98	103.23	103.04	03.26	100.18	99.65	113.63	N/A	46,800	48,222
60,000 TO 99,999	4	101.16	95.13	94.89	12.69	100.25	68.83	109.36	N/A	69,759	66,196
100,000 TO 149,999	2	122.24	122.24	123.71	39.48	98.81	73.98	170.49	N/A	131,000	162,059
150,000 TO 249,999											
250,000 TO 499,999	1	96.32	96.32	96.32	00.00	100.00	96.32	96.32	N/A	374,180	360,394
500,000 TO 999,999											
1,000,000 +											
ALL	16	101.59	105.72	104.45	17.30	101.22	68.83	170.49	95.74 to 111.88	74,829	78,161

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	2	103.95	103.95	102.71	01.69	101.21	102.19	105.70	N/A	33,500	34,409
300	1	170.49	170.49	170.49	00.00	100.00	170.49	170.49	N/A	135,000	230,161
306	1	96.32	96.32	96.32	00.00	100.00	96.32	96.32	N/A	374,180	360,394
344	1	113.63	113.63	113.63	00.00	100.00	113.63	113.63	N/A	41,000	46,590
350	1	109.36	109.36	109.36	00.00	100.00	109.36	109.36	N/A	70,000	76,549
353	4	87.48	89.18	81.90	19.73	108.89	69.86	111.88	N/A	49,250	40,336
386	1	95.74	95.74	95.74	00.00	100.00	95.74	95.74	N/A	75,000	71,808
406	2	103.11	103.11	104.04	03.36	99.11	99.65	106.57	N/A	50,518	52,557
419	1	68.83	68.83	68.83	00.00	100.00	68.83	68.83	N/A	70,000	48,183
442	2	133.16	133.16	121.71	25.11	109.41	99.72	166.60	N/A	33,526	40,806
ALL	16	101.59	105.72	104.45	17.30	101.22	68.83	170.49	95.74 to 111.88	74,829	78,161

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	\$ 26,190,395	\$ 60,820	0.23%	\$ 26,129,575	-	\$ 36,482,194	-
2006	\$ 26,280,985	\$ 490,210	1.87%	\$ 25,790,775	-1.53%	\$ 34,853,241	-4.47%
2007	\$ 26,779,665	\$ 222,275	0.83%	\$ 26,557,390	1.05%	\$ 34,145,842	-2.03%
2008	\$ 28,018,010	\$ 509,215	1.82%	\$ 27,508,795	2.72%	\$ 33,094,241	-3.08%
2009	\$ 28,034,850	\$ 151,920	0.54%	\$ 27,882,930	-0.48%	\$ 30,572,024	-7.62%
2010	\$ 28,313,170	\$ 191,795	0.68%	\$ 28,121,375	0.31%	\$ 32,739,367	7.09%
2011	\$ 26,563,740	\$ 76,445	0.29%	\$ 26,487,295	-6.45%	\$ 34,826,264	6.37%
2012	\$ 26,856,815	\$ 286,530	1.07%	\$ 26,570,285	0.02%	\$ 36,370,273	4.43%
2013	\$ 26,975,655	\$ 392,985	1.46%	\$ 26,582,670	-1.02%	\$ 36,419,279	0.13%
2014	\$ 27,909,905	\$ 454,500	1.63%	\$ 27,455,405	1.78%	\$ 39,524,838	8.53%
2015	\$ 28,068,105	\$ 393,865	1.40%	\$ 27,674,240	-0.84%	\$ 37,444,650	-5.26%
Ann %chg	0.69%			Average	-0.44%	0.89%	0.41%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-1.53%	0.35%	-4.47%
2007	1.40%	2.25%	-6.40%
2008	5.03%	6.98%	-9.29%
2009	6.46%	7.04%	-16.20%
2010	7.37%	8.11%	-10.26%
2011	1.13%	1.43%	-4.54%
2012	1.45%	2.54%	-0.31%
2013	1.50%	3.00%	-0.17%
2014	4.83%	6.57%	8.34%
2015	5.67%	7.17%	2.64%

County Number: 64
 County Name: Nemaha

64 Nemaha
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 : 63
Total Sales Price : 35,496,913
Total Adj. Sales Price : 35,496,913
Total Assessed Value : 24,219,656
Avg. Adj. Sales Price : 563,443
Avg. Assessed Value : 384,439

MEDIAN : 69
WGT. MEAN : 68
MEAN : 75
COD : 20.62
PRD : 109.61

COV : 28.93
STD : 21.64
Avg. Abs. Dev : 14.24
MAX Sales Ratio : 160.06
MIN Sales Ratio : 50.38

95% Median C.I. : 65.39 to 74.25
95% Wgt. Mean C.I. : 64.42 to 72.04
95% Mean C.I. : 69.45 to 80.13

Printed:3/21/2016 1:42:46PM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	13	76.15	83.39	77.08	24.98	108.19	55.04	148.64	60.49 to 97.35	623,973	480,987
01-JAN-13 To 31-MAR-13	5	71.61	73.17	61.36	15.46	119.25	50.53	103.08	N/A	836,565	513,307
01-APR-13 To 30-JUN-13	5	69.05	69.03	64.69	14.73	106.71	52.27	91.57	N/A	342,896	221,827
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13	7	67.08	71.79	65.31	15.53	109.92	50.38	97.94	50.38 to 97.94	624,433	407,826
01-JAN-14 To 31-MAR-14	9	74.25	84.51	72.75	28.78	116.16	55.61	160.06	60.85 to 110.57	450,123	327,451
01-APR-14 To 30-JUN-14	4	75.69	79.85	73.59	17.48	108.51	65.67	102.35	N/A	392,114	288,544
01-JUL-14 To 30-SEP-14	2	70.09	70.09	75.42	14.21	92.93	60.13	80.05	N/A	113,332	85,474
01-OCT-14 To 31-DEC-14	4	68.60	69.69	71.61	13.82	97.32	56.26	85.29	N/A	446,917	320,024
01-JAN-15 To 31-MAR-15	5	75.07	74.80	67.49	12.50	110.83	56.58	91.31	N/A	607,400	409,962
01-APR-15 To 30-JUN-15	4	60.43	60.68	59.77	11.72	101.52	52.69	69.17	N/A	491,750	293,926
01-JUL-15 To 30-SEP-15	5	58.06	59.67	59.36	05.08	100.52	56.18	64.16	N/A	895,805	531,717
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	23	71.71	78.05	70.87	22.21	110.13	50.53	148.64	62.76 to 81.00	609,085	431,674
01-OCT-13 To 30-SEP-14	22	68.09	78.30	69.75	23.06	112.26	50.38	160.06	65.12 to 87.67	464,421	323,953
01-OCT-14 To 30-SEP-15	18	64.16	66.32	63.56	13.59	104.34	52.69	91.31	56.58 to 73.03	626,150	398,011
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	17	68.93	71.39	63.60	15.74	112.25	50.38	103.08	60.37 to 87.67	604,020	384,144
01-JAN-14 To 31-DEC-14	19	73.03	78.89	72.73	21.94	108.47	55.61	160.06	64.16 to 85.29	401,784	292,225
<u>ALL</u>	63	69.05	74.79	68.23	20.62	109.61	50.38	160.06	65.39 to 74.25	563,443	384,439

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
8300	63	69.05	74.79	68.23	20.62	109.61	50.38	160.06	65.39 to 74.25	563,443	384,439
<u>ALL</u>	63	69.05	74.79	68.23	20.62	109.61	50.38	160.06	65.39 to 74.25	563,443	384,439

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
<u>Dry</u>											
County	15	74.30	82.63	78.34	20.83	105.48	54.51	148.64	69.17 to 94.41	428,464	335,637
8300	15	74.30	82.63	78.34	20.83	105.48	54.51	148.64	69.17 to 94.41	428,464	335,637
<u>Grass</u>											
County	2	63.85	63.85	66.51	05.83	96.00	60.13	67.57	N/A	186,350	123,950
8300	2	63.85	63.85	66.51	05.83	96.00	60.13	67.57	N/A	186,350	123,950
<u>ALL</u>	63	69.05	74.79	68.23	20.62	109.61	50.38	160.06	65.39 to 74.25	563,443	384,439

64 Nemaha
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 : 63
 Total Sales Price : 35,496,913
 Total Adj. Sales Price : 35,496,913
 Total Assessed Value : 24,219,656
 Avg. Adj. Sales Price : 563,443
 Avg. Assessed Value : 384,439

MEDIAN : 69
 WGT. MEAN : 68
 MEAN : 75
 COD : 20.62
 PRD : 109.61

COV : 28.93
 STD : 21.64
 Avg. Abs. Dev : 14.24
 MAX Sales Ratio : 160.06
 MIN Sales Ratio : 50.38

95% Median C.I. : 65.39 to 74.25
 95% Wgt. Mean C.I. : 64.42 to 72.04
 95% Mean C.I. : 69.45 to 80.13

Printed:3/21/2016 1:42:46PM

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	1	55.04	55.04	55.04	00.00	100.00	55.04	55.04	N/A	1,311,836	722,075
8300	1	55.04	55.04	55.04	00.00	100.00	55.04	55.04	N/A	1,311,836	722,075
_____Dry_____											
County	39	69.17	72.82	68.90	17.65	105.69	50.53	148.64	64.16 to 74.57	571,991	394,110
8300	39	69.17	72.82	68.90	17.65	105.69	50.53	148.64	64.16 to 74.57	571,991	394,110
_____Grass_____											
County	3	67.57	66.53	67.78	05.80	98.16	60.13	71.90	N/A	162,414	110,084
8300	3	67.57	66.53	67.78	05.80	98.16	60.13	71.90	N/A	162,414	110,084
_____ALL_____											
	63	69.05	74.79	68.23	20.62	109.61	50.38	160.06	65.39 to 74.25	563,443	384,439

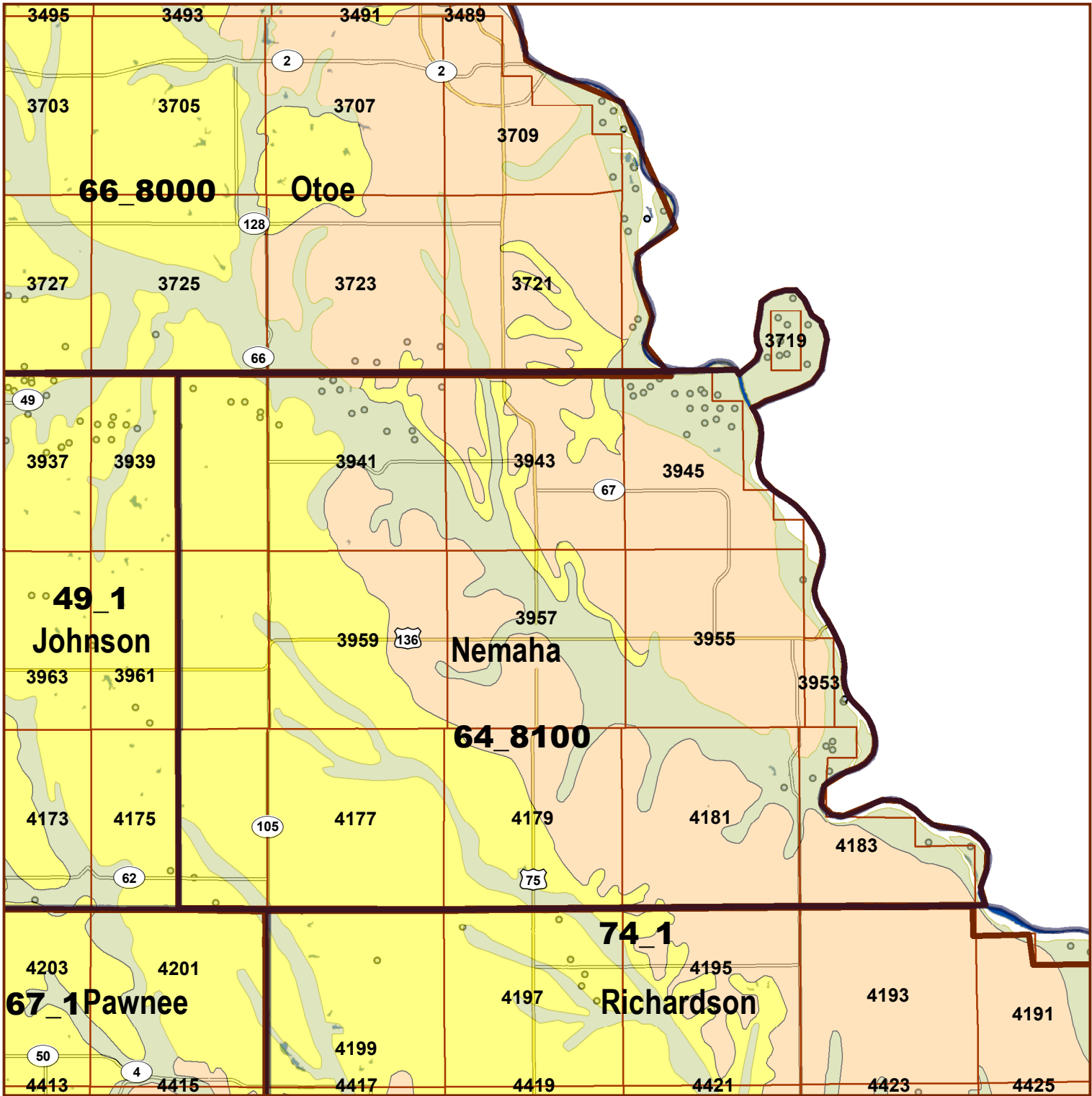
Nemaha County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nemaha	8100	5,775	5,550	5,250	5,150	5,050	4,950	4,150	4,050	5,131
Johnson	1	7,342	5,983	6,820	5,379	4,800	n/a	3,250	2,770	5,248
Otoe	8000	5,600	5,600	5,500	5,500	5,000	5,000	4,200	4,200	5,210
Richardson	50	5,450	5,325	4,153	4,845	4,715	4,615	3,148	3,195	4,723

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nemaha	8100	4,900	4,749	4,449	4,200	3,900	3,749	2,850	2,600	3,942
Johnson	1	4,214	3,894	3,810	3,305	3,310	3,312	2,500	1,870	3,171
Otoe	8000	4,600	4,600	4,350	4,300	4,200	4,200	3,600	3,100	4,203
Richardson	50	4,675	4,585	4,247	4,209	4,062	3,965	2,916	2,770	4,047

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nemaha	8100	2,250	2,100	1,925	1,825	1,775	1,725	1,575	1,450	1,691
Johnson	1	2,811	2,746	2,282	1,803	1,982	1,980	1,880	1,410	1,872
Otoe	8000	2,290	2,250	2,200	2,190	2,050	2,030	1,800	1,600	2,006
Richardson	50	2,365	2,275	2,030	1,950	1,875	1,760	1,725	1,500	1,792

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



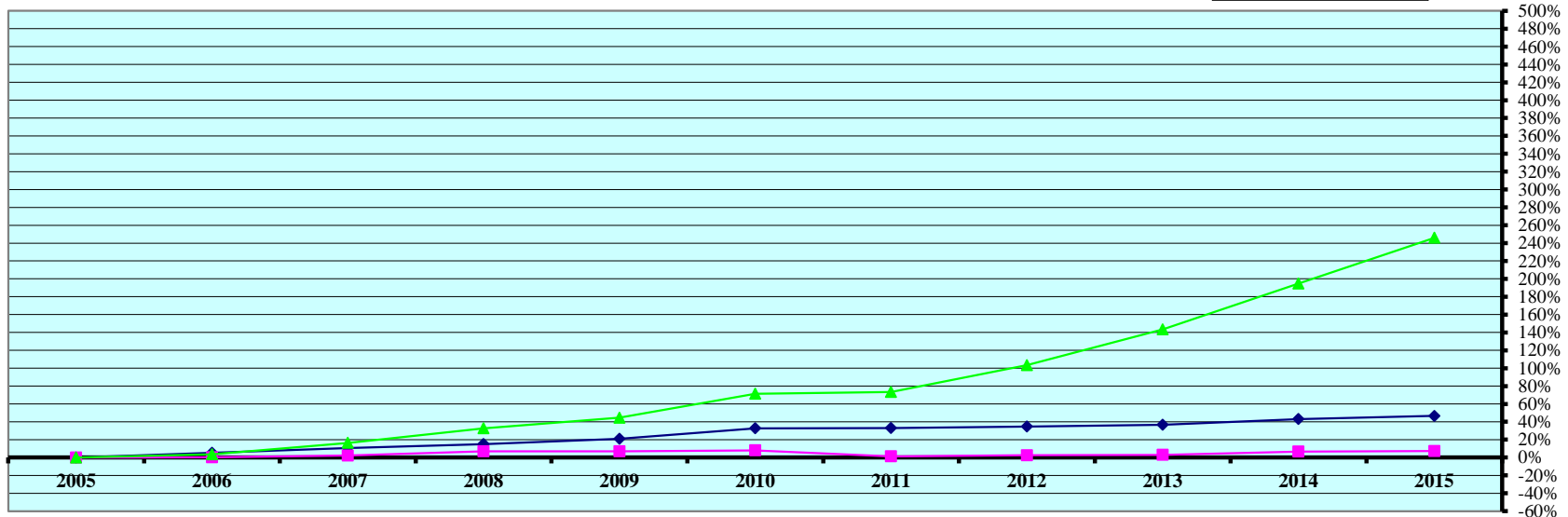
Legend

- 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

Nemaha 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	134,274,250	--	--	--	26,190,395	--	--	--	226,925,045	--	--	--
2006	141,386,685	7,112,435	5.30%	5.30%	26,280,985	90,590	0.35%	0.35%	235,140,205	8,215,160	3.62%	3.62%
2007	148,331,515	6,944,830	4.91%	10.47%	26,779,665	498,680	1.90%	2.25%	264,259,930	29,119,725	12.38%	16.45%
2008	154,482,150	6,150,635	4.15%	15.05%	28,018,010	1,238,345	4.62%	6.98%	301,026,100	36,766,170	13.91%	32.65%
2009	162,579,335	8,097,185	5.24%	21.08%	28,034,850	16,840	0.06%	7.04%	328,121,010	27,094,910	9.00%	44.59%
2010	178,100,445	15,521,110	9.55%	32.64%	28,313,170	278,320	0.99%	8.11%	388,748,440	60,627,430	18.48%	71.31%
2011	178,713,840	613,395	0.34%	33.10%	26,563,740	-1,749,430	-6.18%	1.43%	393,465,705	4,717,265	1.21%	73.39%
2012	180,883,130	2,169,290	1.21%	34.71%	26,856,815	293,075	1.10%	2.54%	461,261,700	67,795,995	17.23%	103.27%
2013	183,621,625	2,738,495	1.51%	36.75%	26,975,655	118,840	0.44%	3.00%	552,215,055	90,953,355	19.72%	143.35%
2014	192,104,890	8,483,265	4.62%	43.07%	27,909,905	934,250	3.46%	6.57%	668,898,125	116,683,070	21.13%	194.77%
2015	196,831,550	4,726,660	2.46%	46.59%	28,068,105	158,200	0.57%	7.17%	784,976,115	116,077,990	17.35%	245.92%

Rate Annual %chg: Residential & Recreational 3.90%

Commercial & Industrial 0.69%

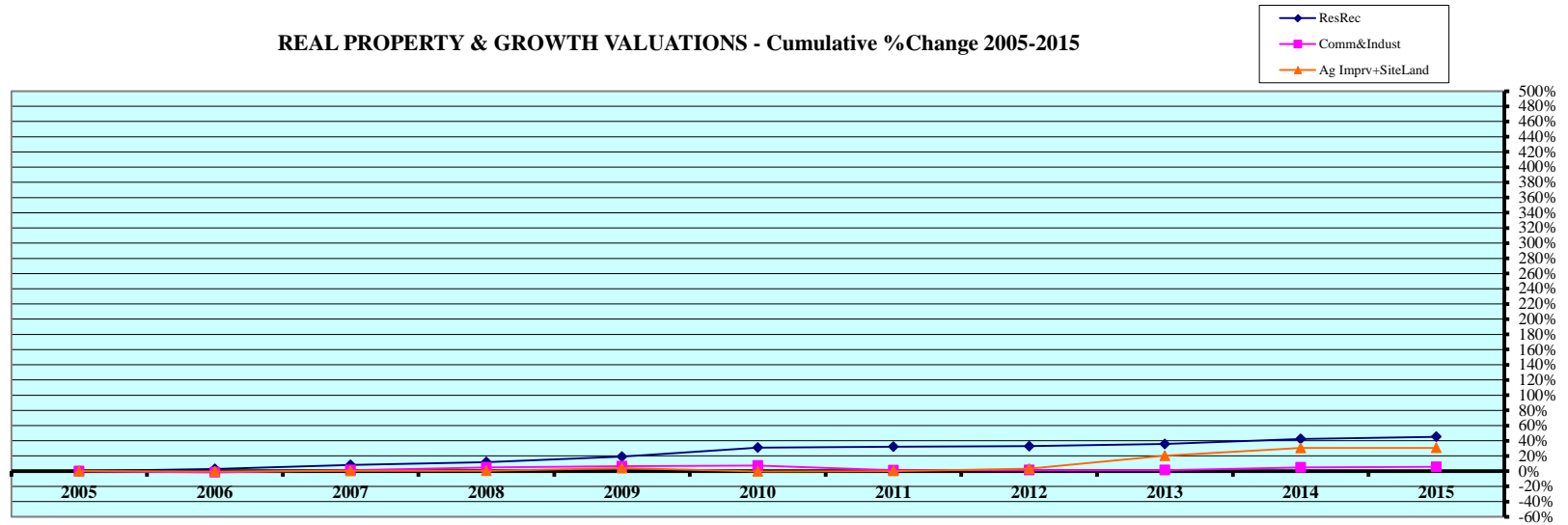
Agricultural Land 13.21%

Cnty# 64
 County NEMAHA

CHART 1 EXHIBIT 64B 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	134,274,250	2,540,100	1.89%	131,734,150	--	--	26,190,395	60,820	0.23%	26,129,575	--	--	
2006	141,386,685	3,048,690	2.16%	138,337,995	3.03%	3.03%	26,280,985	490,210	1.87%	25,790,775	-1.53%	-1.53%	
2007	148,331,515	2,904,005	1.96%	145,427,510	2.86%	8.31%	26,779,665	222,275	0.83%	26,557,390	1.05%	1.40%	
2008	154,482,150	4,124,590	2.67%	150,357,560	1.37%	11.98%	28,018,010	509,215	1.82%	27,508,795	2.72%	5.03%	
2009	162,579,335	2,786,920	1.71%	159,792,415	3.44%	19.00%	28,034,850	151,920	0.54%	27,882,930	-0.48%	6.46%	
2010	178,100,445	2,132,690	1.20%	175,967,755	8.24%	31.05%	28,313,170	191,795	0.68%	28,121,375	0.31%	7.37%	
2011	178,713,840	1,350,485	0.76%	177,363,355	-0.41%	32.09%	26,563,740	76,445	0.29%	26,487,295	-6.45%	1.13%	
2012	180,883,130	2,460,250	1.36%	178,422,880	-0.16%	32.88%	26,856,815	286,530	1.07%	26,570,285	0.02%	1.45%	
2013	183,621,625	1,417,155	0.77%	182,204,470	0.73%	35.70%	26,975,655	392,985	1.46%	26,582,670	-1.02%	1.50%	
2014	192,104,890	1,024,177	0.53%	191,080,713	4.06%	42.31%	27,909,905	454,500	1.63%	27,455,405	1.78%	4.83%	
2015	196,831,550	1,858,478	0.94%	194,973,072	1.49%	45.21%	28,068,105	393,865	1.40%	27,674,240	-0.84%	5.67%	
Rate Ann%chg	3.90%			Resid & Rec. w/o growth			2.46%			C & I w/o growth			-0.44%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2005	23,007,355	8,770,740	31,778,095	832,895	2.62%	30,945,200	--	--
2006	23,137,370	9,086,850	32,224,220	548,975	1.70%	31,675,245	-0.32%	-0.32%
2007	23,191,560	9,233,395	32,424,955	551,500	1.70%	31,873,455	-1.09%	0.30%
2008	23,801,070	9,729,215	33,530,285	1,561,080	4.66%	31,969,205	-1.41%	0.60%
2009	23,753,200	9,905,180	33,658,380	538,230	1.60%	33,120,150	-1.22%	4.22%
2010	22,738,235	9,617,885	32,356,120	636,360	1.97%	31,719,760	-5.76%	-0.18%
2011	23,097,370	9,822,450	32,919,820	1,068,220	3.24%	31,851,600	-1.56%	0.23%
2012	23,309,110	10,356,190	33,665,300	862,075	2.56%	32,803,225	-0.35%	3.23%
2013	27,292,160	13,192,450	40,484,610	2,284,580	5.64%	38,200,030	13.47%	20.21%
2014	26,918,115	14,532,330	41,450,445	0	0.00%	41,450,445	2.39%	30.44%
2015	26,679,910	14,831,540	41,511,450	0	0.00%	41,511,450	0.15%	30.63%
Rate Ann%chg	1.49%	5.39%	2.71%	Ag Imprv+Site w/o growth			0.43%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes 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.

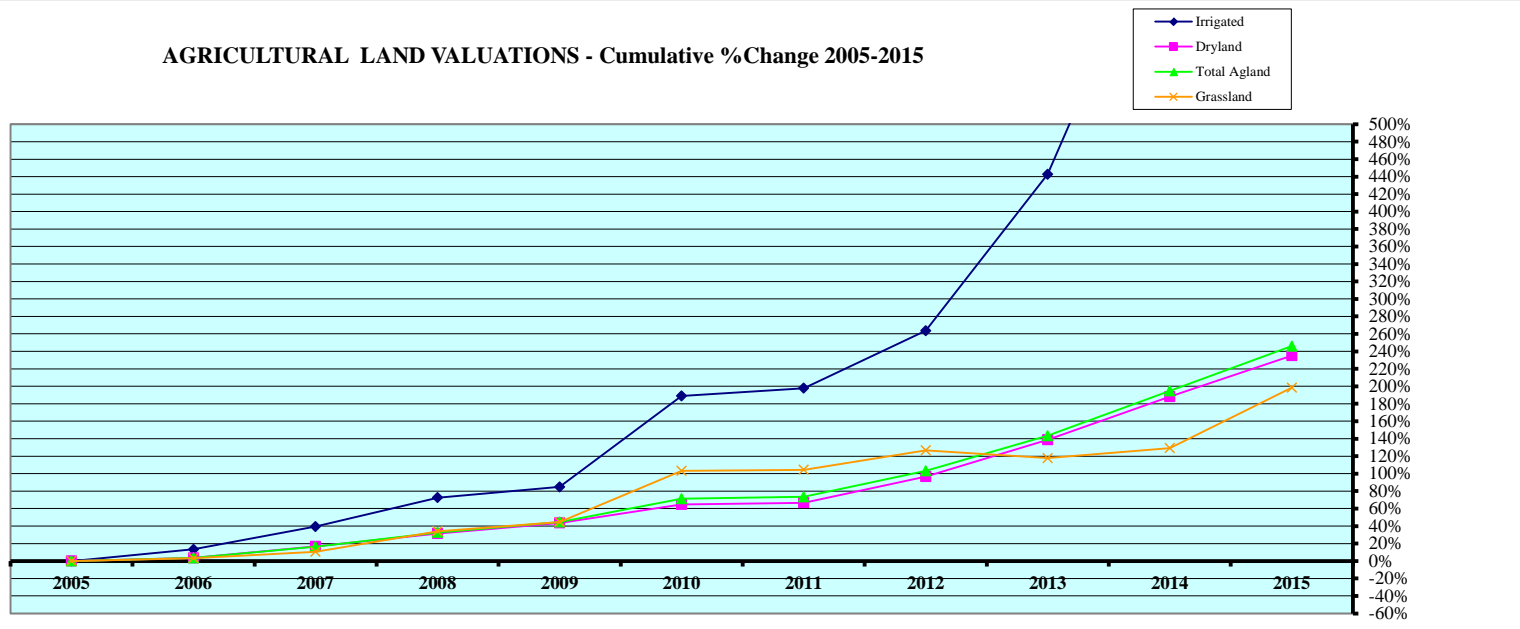
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 64
County NEMAHA

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	4,975,465	--	--	--	198,506,785	--	--	--	23,269,670	--	--	--
2006	5,641,145	665,680	13.38%	13.38%	205,339,670	6,832,885	3.44%	3.44%	24,033,055	763,385	3.28%	3.28%
2007	6,940,645	1,299,500	23.04%	39.50%	231,457,025	26,117,355	12.72%	16.60%	25,743,855	1,710,800	7.12%	10.63%
2008	8,583,450	1,642,805	23.67%	72.52%	261,113,055	29,656,030	12.81%	31.54%	31,194,050	5,450,195	21.17%	34.05%
2009	9,192,380	608,930	7.09%	84.75%	285,141,730	24,028,675	9.20%	43.64%	33,651,115	2,457,065	7.88%	44.61%
2010	14,374,105	5,181,725	56.37%	188.90%	326,962,960	41,821,230	14.67%	64.71%	47,275,210	13,624,095	40.49%	103.16%
2011	14,818,015	443,910	3.09%	197.82%	330,944,070	3,981,110	1.22%	66.72%	47,566,685	291,475	0.62%	104.41%
2012	18,093,400	3,275,385	22.10%	263.65%	390,098,855	59,154,785	17.87%	96.52%	52,721,930	5,155,245	10.84%	126.57%
2013	27,003,080	8,909,680	49.24%	442.72%	473,995,090	83,896,235	21.51%	138.78%	50,685,785	-2,036,145	-3.86%	117.82%
2014	43,001,065	15,997,985	59.25%	764.26%	572,062,600	98,067,510	20.69%	188.18%	53,345,040	2,659,255	5.25%	129.25%
2015	49,649,995	6,648,930	15.46%	897.90%	665,385,815	93,323,215	16.31%	235.20%	69,450,145	16,105,105	30.19%	198.46%

Rate Ann.%chg: Irrigated **25.87%** Dryland **12.86%** Grassland **11.55%**

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	105,675	--	--	--	67,450	--	--	--	226,925,045	--	--	--
2006	105,735	60	0.06%	0.06%	20,600	-46,850	-69.46%	-69.46%	235,140,205	8,215,160	3.62%	3.62%
2007	102,030	-3,705	-3.50%	-3.45%	16,375	-4,225	-20.51%	-75.72%	264,259,930	29,119,725	12.38%	16.45%
2008	119,170	17,140	16.80%	12.77%	16,375	0	0.00%	-75.72%	301,026,100	36,766,170	13.91%	32.65%
2009	119,410	240	0.20%	13.00%	16,375	0	0.00%	-75.72%	328,121,010	27,094,910	9.00%	44.59%
2010	120,790	1,380	1.16%	14.30%	15,375	-1,000	-6.11%	-77.21%	388,748,440	60,627,430	18.48%	71.31%
2011	121,550	760	0.63%	15.02%	15,385	10	0.07%	-77.19%	393,465,705	4,717,265	1.21%	73.39%
2012	332,190	210,640	173.29%	214.35%	15,325	-60	-0.39%	-77.28%	461,261,700	67,795,995	17.23%	103.27%
2013	531,100	198,910	59.88%	402.58%	0	-15,325	-100.00%	-100.00%	552,215,055	90,953,355	19.72%	143.35%
2014	489,420	-41,680	-7.85%	363.14%	0	0		-100.00%	668,898,125	116,683,070	21.13%	194.77%
2015	490,160	740	0.15%	363.84%	0	0			784,976,115	116,077,990	17.35%	245.92%

Cnty# **64**
County **NEMAHA**

Rate Ann.%chg: Total Agric Land **13.21%**

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	4,542,645	3,720	1,221			198,997,810	183,119	1,087			23,275,740	49,154	474		
2006	5,624,615	4,383	1,283	5.09%	5.09%	205,364,430	182,209	1,127	3.71%	3.71%	24,073,220	49,054	491	3.64%	3.64%
2007	7,094,615	5,064	1,401	9.17%	14.73%	231,582,980	180,225	1,285	14.01%	18.24%	25,768,690	48,619	530	8.00%	11.93%
2008	8,583,450	5,198	1,651	17.86%	35.21%	260,994,395	179,539	1,454	13.13%	33.77%	31,278,365	48,471	645	21.75%	36.27%
2009	9,085,500	5,388	1,686	2.12%	38.08%	285,165,625	179,760	1,586	9.13%	45.98%	33,688,275	47,913	703	8.96%	48.48%
2010	15,497,590	7,269	2,132	26.45%	74.59%	330,444,910	178,327	1,853	16.81%	70.52%	55,373,520	48,641	1,138	61.91%	140.41%
2011	14,789,820	7,563	1,955	-8.29%	60.13%	331,067,510	181,520	1,824	-1.57%	67.83%	47,628,725	45,356	1,050	-7.76%	121.76%
2012	18,093,400	7,499	2,413	23.38%	97.57%	391,423,800	181,236	2,160	18.42%	98.74%	52,817,910	45,162	1,170	11.37%	146.98%
2013	25,703,540	7,545	3,406	41.19%	178.95%	475,620,780	182,243	2,610	20.84%	140.16%	50,865,205	43,805	1,161	-0.71%	145.22%
2014	39,944,350	8,105	4,929	44.68%	303.60%	574,298,850	181,318	3,167	21.36%	191.46%	53,403,410	43,830	1,218	4.93%	157.31%
2015	50,217,315	10,084	4,980	1.04%	307.78%	666,331,450	174,109	3,827	20.83%	252.17%	68,534,295	48,916	1,401	14.99%	195.88%

Rate Annual %chg Average Value/Acre: 15.09%

13.42%

11.46%

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	105,585	3,423	31			19,145	553	35			226,940,925	239,968	946		
2006	105,675	3,426	31	0.00%	0.00%	19,260	551	35	0.87%	0.87%	235,187,200	239,624	981	3.78%	3.78%
2007	101,990	3,400	30	-2.74%	-2.75%	22,140	518	43	22.29%	23.35%	264,570,415	237,826	1,112	13.34%	17.63%
2008	119,170	3,402	35	16.80%	13.59%	16,375	422	39	-9.20%	12.01%	300,991,755	237,032	1,270	14.15%	34.27%
2009	119,090	3,399	35	0.00%	13.59%	16,375	422	39	0.00%	12.01%	328,074,865	236,884	1,385	9.07%	46.45%
2010	118,380	2,363	50	43.00%	62.43%	29,715	771	39	-0.66%	11.27%	401,464,115	237,371	1,691	22.12%	78.84%
2011	120,775	2,411	50	0.00%	62.42%	22,860	645	35	-8.00%	2.37%	393,629,690	237,495	1,657	-2.00%	75.26%
2012	263,080	2,630	100	99.66%	224.29%	30,320	636	48	34.54%	37.73%	462,628,510	237,163	1,951	17.69%	106.27%
2013	295,330	3,050	97	-3.18%	213.96%	18,935	344	55	15.49%	59.07%	552,503,790	236,987	2,331	19.52%	146.52%
2014	508,170	3,202	159	63.87%	414.48%	15,705	331	47	-13.90%	36.96%	668,170,485	236,786	2,822	21.04%	198.38%
2015	506,630	3,138	161	1.75%	423.48%	14,330	317	45	-4.79%	30.40%	785,604,020	236,564	3,321	17.69%	251.15%

64
NEMAHA

Rate Annual %chg Average Value/Acre: 13.38%

(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
7,248	NEMAHA	45,314,669	8,009,767	13,972,892	194,594,090	23,240,120	4,827,985	2,237,460	784,976,115	26,679,910	14,831,540	0	1,118,684,548
cnty.sector.value % of total value:		4.05%	0.72%	1.25%	17.39%	2.08%	0.43%	0.20%	70.17%	2.38%	1.33%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,460	AUBURN	4,217,094	1,214,858	632,282	105,947,390	17,170,170	1,790,365	0	109,805	0	0	0	131,081,964
47.74%	%sector of county sector	9.31%	15.17%	4.53%	54.45%	73.88%	37.08%		0.01%				11.72%
	%sector of municipality	3.22%	0.93%	0.48%	80.83%	13.10%	1.37%		0.08%				100.00%
112	BROCK	727,863	59,651	12,800	2,034,430	707,110	0	0	170,195	900	0	0	3,712,949
1.55%	%sector of county sector	1.61%	0.74%	0.09%	1.05%	3.04%			0.02%	0.00%			0.33%
	%sector of municipality	19.60%	1.61%	0.34%	54.79%	19.04%			4.58%	0.02%			100.00%
132	BROWNVILLE	14,133	74,255	17,673	6,043,775	832,655	0	0	0	0	0	0	6,982,491
1.82%	%sector of county sector	0.03%	0.93%	0.13%	3.11%	3.58%							0.62%
	%sector of municipality	0.20%	1.06%	0.25%	86.56%	11.92%							100.00%
328	JOHNSON	262,916	153,025	25,659	12,850,145	969,430	0	0	0	0	0	0	14,261,175
4.53%	%sector of county sector	0.58%	1.91%	0.18%	6.60%	4.17%							1.27%
	%sector of municipality	1.84%	1.07%	0.18%	90.11%	6.80%							100.00%
59	JULIAN	706	108,648	380,971	1,109,840	60,180	0	0	26,435	0	0	0	1,686,780
0.81%	%sector of county sector	0.00%	1.36%	2.73%	0.57%	0.26%			0.00%				0.15%
	%sector of municipality	0.04%	6.44%	22.59%	65.80%	3.57%			1.57%				100.00%
149	NEMAHA	17,385	49,114	10,539	2,678,185	337,860	0	0	284,690	0	0	0	3,377,773
2.06%	%sector of county sector	0.04%	0.61%	0.08%	1.38%	1.45%			0.04%				0.30%
	%sector of municipality	0.51%	1.45%	0.31%	79.29%	10.00%			8.43%				100.00%
865	PERU	291,705	240,798	35,556	8,490,910	610,450	0	0	37,025	0	0	0	9,706,444
11.93%	%sector of county sector	0.64%	3.01%	0.25%	4.36%	2.63%			0.00%				0.87%
	%sector of municipality	3.01%	2.48%	0.37%	87.48%	6.29%			0.38%				100.00%
5,105	Total Municipalities	5,531,802	1,900,349	1,115,480	139,154,675	20,687,855	1,790,365	0	628,150	900	0	0	170,809,576
70.43%	%all municip.sect of cnty	12.21%	23.73%	7.98%	71.51%	89.02%	37.08%		0.08%	0.00%			15.27%

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
64	NEMAHA

CHART 5

EXHIBIT

64B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,168	Value : 1,089,585,727	Growth 2,252,343	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	365	2,456,736	37	281,469	49	159,166	451	2,897,371	
02. Res Improve Land	2,043	17,181,396	119	2,509,357	395	9,688,626	2,557	29,379,379	
03. Res Improvements	2,084	119,959,200	121	10,047,653	410	38,143,519	2,615	168,150,372	
04. Res Total	2,449	139,597,332	158	12,838,479	459	47,991,311	3,066	200,427,122	1,858,478
% of Res Total	79.88	69.65	5.15	6.41	14.97	23.94	49.71	18.39	82.51
05. Com UnImp Land	63	416,383	0	0	2	33,052	65	449,435	
06. Com Improve Land	351	2,881,686	16	469,130	14	415,637	381	3,766,453	
07. Com Improvements	360	22,887,274	21	1,310,908	15	1,839,155	396	26,037,337	
08. Com Total	423	26,185,343	21	1,780,038	17	2,287,844	461	30,253,225	393,865
% of Com Total	91.76	86.55	4.56	5.88	3.69	7.56	7.47	2.78	17.49
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	116,819	4	245,809	0	0	5	362,628	
11. Ind Improvements	1	1,677,480	4	3,269,412	0	0	5	4,946,892	
12. Ind Total	1	1,794,299	4	3,515,221	0	0	5	5,309,520	0
% of Ind Total	20.00	33.79	80.00	66.21	0.00	0.00	0.08	0.49	0.00
13. Rec UnImp Land	0	0	7	414,859	43	1,744,818	50	2,159,677	
14. Rec Improve Land	0	0	2	36,405	1	45,903	3	82,308	
15. Rec Improvements	0	0	2	33,130	1	3,930	3	37,060	
16. Rec Total	0	0	9	484,394	44	1,794,651	53	2,279,045	0
% of Rec Total	0.00	0.00	16.98	21.25	83.02	78.75	0.86	0.21	0.00
Res & Rec Total	2,449	139,597,332	167	13,322,873	503	49,785,962	3,119	202,706,167	1,858,478
% of Res & Rec Total	78.52	68.87	5.35	6.57	16.13	24.56	50.57	18.60	82.51
Com & Ind Total	424	27,979,642	25	5,295,259	17	2,287,844	466	35,562,745	393,865
% of Com & Ind Total	90.99	78.68	5.36	14.89	3.65	6.43	7.56	3.26	17.49
17. Taxable Total	2,873	167,576,974	192	18,618,132	520	52,073,806	3,585	238,268,912	2,252,343
% of Taxable Total	80.14	70.33	5.36	7.81	14.50	21.86	58.12	21.87	100.00

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	273	8,608,470	4,541,220	0	0	0
19. Commercial	217	10,471,245	12,284,528	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	3	13,095	3,680	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	273	8,608,470	4,541,220
19. Commercial	0	0	0	217	10,471,245	12,284,528
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	3	13,095	3,680
22. Total Sch II				493	19,092,810	16,829,428

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	255	59	113	427

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	55	844,023	143	30,228,988	1,517	462,114,077	1,715	493,187,088
28. Ag-Improved Land	2	241,209	76	21,883,340	767	300,535,886	845	322,660,435
29. Ag Improvements	2	4,470	77	3,012,880	789	32,451,942	868	35,469,292
30. Ag Total							2,583	851,316,815

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	42	42.01	504,120	
33. HomeSite Improvements	1	0.00	900	47	0.00	2,208,355	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	2.51	6,401	
36. FarmSite Improv Land	1	0.46	1,380	59	113.97	287,286	
37. FarmSite Improvements	1	0.00	3,570	73	0.00	804,525	
38. FarmSite Total							
39. Road & Ditches	0	3.98	0	0	262.70	0	
40. Other- Non Ag Use	0	0.00	0	0	40.26	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	9	7.13	85,560	9	7.13	85,560	
32. HomeSite Improv Land	433	452.91	5,434,920	475	494.92	5,939,040	
33. HomeSite Improvements	440	0.00	21,612,769	488	0.00	23,822,024	0
34. HomeSite Total				497	502.05	29,846,624	
35. FarmSite UnImp Land	33	556.95	144,553	34	559.46	150,954	
36. FarmSite Improv Land	588	1,083.87	3,043,498	648	1,198.30	3,332,164	
37. FarmSite Improvements	745	0.00	10,839,173	819	0.00	11,647,268	0
38. FarmSite Total				853	1,757.76	15,130,386	
39. Road & Ditches	0	4,420.69	0	0	4,687.37	0	
40. Other- Non Ag Use	0	133.68	0	0	173.94	0	
41. Total Section VI				1,350	7,121.12	44,977,010	0

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	272.74	233,113
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	10	728.46	830,661	13	1,001.20	1,063,774

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	363.60	3.65%	2,099,791	4.10%	5,775.00
46. 1A	721.95	7.24%	4,006,840	7.83%	5,550.02
47. 2A1	3,986.54	39.98%	20,929,388	40.91%	5,250.01
48. 2A	1,202.25	12.06%	6,191,611	12.10%	5,150.02
49. 3A1	2,261.13	22.68%	11,418,732	22.32%	5,050.01
50. 3A	700.54	7.03%	3,467,684	6.78%	4,950.02
51. 4A1	654.58	6.57%	2,716,525	5.31%	4,150.03
52. 4A	80.06	0.80%	324,248	0.63%	4,050.06
53. Total	9,970.65	100.00%	51,154,819	100.00%	5,130.54
Dry					
54. 1D1	2,277.75	1.31%	11,160,975	1.63%	4,900.00
55. 1D	16,095.38	9.28%	76,437,105	11.19%	4,749.01
56. 2D1	37,293.78	21.51%	165,904,454	24.28%	4,448.58
57. 2D	15,345.88	8.85%	64,452,696	9.43%	4,200.00
58. 3D1	34,853.81	20.11%	135,928,193	19.89%	3,899.95
59. 3D	42,272.17	24.39%	158,479,358	23.19%	3,749.02
60. 4D1	21,498.29	12.40%	61,263,318	8.97%	2,849.68
61. 4D	3,713.97	2.14%	9,656,322	1.41%	2,600.00
62. Total	173,351.03	100.00%	683,282,421	100.00%	3,941.61
Grass					
63. 1G1	310.05	0.63%	397,379	0.56%	1,281.66
64. 1G	2,564.49	5.22%	4,409,478	6.16%	1,719.44
65. 2G1	6,350.64	12.91%	9,358,636	13.07%	1,473.65
66. 2G	4,668.37	9.49%	8,114,391	11.34%	1,738.16
67. 3G1	3,590.36	7.30%	7,865,987	10.99%	2,190.86
68. 3G	5,130.74	10.43%	7,908,862	11.05%	1,541.47
69. 4G1	10,624.42	21.61%	16,577,877	23.16%	1,560.36
70. 4G	15,934.68	32.40%	16,944,006	23.67%	1,063.34
71. Total	49,173.75	100.00%	71,576,616	100.00%	1,455.59
Irrigated Total					
Irrigated Total	9,970.65	4.23%	51,154,819	6.34%	5,130.54
Dry Total					
Dry Total	173,351.03	73.52%	683,282,421	84.74%	3,941.61
Grass Total					
Grass Total	49,173.75	20.86%	71,576,616	8.88%	1,455.59
72. Waste	3,279.56	1.39%	325,949	0.04%	99.39
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	235.58	0.10%	0	0.00%	0.00
75. Market Area Total	235,774.99	100.00%	806,339,805	100.00%	3,419.95

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	852.76	4,426,995	9,117.89	46,727,824	9,970.65	51,154,819
77. Dry Land	245.16	1,007,854	10,526.93	41,983,719	162,578.94	640,290,848	173,351.03	683,282,421
78. Grass	47.67	75,979	3,703.89	4,873,019	45,422.19	66,627,618	49,173.75	71,576,616
79. Waste	0.19	19	307.88	30,788	2,971.49	295,142	3,279.56	325,949
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.09	0	8.53	0	226.96	0	235.58	0
82. Total	293.02	1,083,852	15,391.46	51,314,521	220,090.51	753,941,432	235,774.99	806,339,805

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	9,970.65	4.23%	51,154,819	6.34%	5,130.54
Dry Land	173,351.03	73.52%	683,282,421	84.74%	3,941.61
Grass	49,173.75	20.86%	71,576,616	8.88%	1,455.59
Waste	3,279.56	1.39%	325,949	0.04%	99.39
Other	0.00	0.00%	0	0.00%	0.00
Exempt	235.58	0.10%	0	0.00%	0.00
Total	235,774.99	100.00%	806,339,805	100.00%	3,419.95

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 Auburn	116	1,651,491	1,346	14,014,487	1,380	90,808,503	1,496	106,474,481	1,052,583
83.2 Brock	44	60,598	70	132,134	71	1,834,517	115	2,027,249	23,615
83.3 Brownville	74	331,945	102	545,760	104	5,166,070	178	6,043,775	185,940
83.4 Johnson	35	277,460	166	1,844,095	166	10,736,022	201	12,857,577	144,855
83.5 Julian	20	14,325	42	53,275	42	1,021,665	62	1,089,265	9,000
83.6 Nemaha	24	41,465	91	166,270	94	2,435,580	118	2,643,315	13,660
83.7 Peru	53	92,260	225	424,725	226	7,936,918	279	8,453,903	108,195
83.8 Rural	135	2,587,504	518	12,280,941	535	48,248,157	670	63,116,602	320,630
84 Residential Total	501	5,057,048	2,560	29,461,687	2,618	168,187,432	3,119	202,706,167	1,858,478

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Auburn	31	381,753	242	2,702,299	248	20,162,358	279	23,246,410	0
85.2	Brock	5	17,146	19	50,085	19	1,202,484	24	1,269,715	74,070
85.3	Brownville	8	20,325	17	78,646	18	810,917	26	909,888	0
85.4	Johnson	3	4,690	26	136,899	27	1,378,094	30	1,519,683	0
85.5	Julian	3	1,080	6	6,353	7	19,509	10	26,942	0
85.6	Nemaha	2	1,015	13	18,036	13	448,824	15	467,875	89,690
85.7	Peru	12	19,249	30	41,011	30	804,709	42	864,969	0
85.8	Rural	1	4,177	33	1,095,752	39	6,157,334	40	7,257,263	230,105
86	Commercial Total	65	449,435	386	4,129,081	401	30,984,229	466	35,562,745	393,865

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	38.83	0.18%	87,380	0.24%	2,250.32
88. 1G	1,270.37	5.91%	2,667,777	7.33%	2,100.00
89. 2G1	2,407.83	11.19%	4,635,172	12.74%	1,925.04
90. 2G	2,718.90	12.64%	4,962,059	13.64%	1,825.02
91. 3G1	2,018.77	9.38%	3,583,381	9.85%	1,775.03
92. 3G	2,664.40	12.39%	4,596,157	12.64%	1,725.03
93. 4G1	6,163.84	28.65%	9,708,192	26.69%	1,575.02
94. 4G	4,229.00	19.66%	6,132,310	16.86%	1,450.06
95. Total	21,511.94	100.00%	36,372,428	100.00%	1,690.80
CRP					
96. 1C1	26.67	0.43%	90,678	0.57%	3,400.00
97. 1C	242.94	3.95%	795,639	5.02%	3,275.04
98. 2C1	552.90	8.98%	1,672,545	10.55%	3,025.04
99. 2C	707.74	11.50%	2,034,775	12.84%	2,875.03
100. 3C1	1,571.59	25.53%	4,282,606	27.02%	2,725.01
101. 3C	646.74	10.51%	1,675,065	10.57%	2,590.01
102. 4C1	2,154.81	35.01%	4,794,492	30.25%	2,225.02
103. 4C	251.44	4.09%	502,880	3.17%	2,000.00
104. Total	6,154.83	100.00%	15,848,680	100.00%	2,575.00
Timber					
105. 1T1	244.55	1.14%	219,321	1.13%	896.84
106. 1T	1,051.18	4.89%	946,062	4.89%	900.00
107. 2T1	3,389.91	15.76%	3,050,919	15.76%	900.00
108. 2T	1,241.73	5.77%	1,117,557	5.77%	900.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	1,819.60	8.46%	1,637,640	8.46%	900.00
111. 4T1	2,305.77	10.72%	2,075,193	10.72%	900.00
112. 4T	11,454.24	53.26%	10,308,816	53.26%	900.00
113. Total	21,506.98	100.00%	19,355,508	100.00%	899.96
<hr/>					
Grass Total	21,511.94	43.75%	36,372,428	50.82%	1,690.80
CRP Total	6,154.83	12.52%	15,848,680	22.14%	2,575.00
Timber Total	21,506.98	43.74%	19,355,508	27.04%	899.96
<hr/>					
114. Market Area Total	49,173.75	100.00%	71,576,616	100.00%	1,455.59

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

64 Nemaha

	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	194,594,090	200,427,122	5,833,032	3.00%	1,858,478	2.04%
02. Recreational	2,237,460	2,279,045	41,585	1.86%	0	1.86%
03. Ag-Homesite Land, Ag-Res Dwelling	26,679,910	29,846,624	3,166,714	11.87%	0	11.87%
04. Total Residential (sum lines 1-3)	223,511,460	232,552,791	9,041,331	4.05%	1,858,478	3.21%
05. Commercial	23,240,120	30,253,225	7,013,105	30.18%	393,865	28.48%
06. Industrial	4,827,985	5,309,520	481,535	9.97%	0	9.97%
07. Ag-Farmsite Land, Outbuildings	14,831,540	15,130,386	298,846	2.01%	0	2.01%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	42,899,645	50,693,131	7,793,486	18.17%	393,865	17.25%
10. Total Non-Agland Real Property	266,411,105	283,245,922	16,834,817	6.32%	2,252,343	5.47%
11. Irrigated	49,649,995	51,154,819	1,504,824	3.03%		
12. Dryland	665,385,815	683,282,421	17,896,606	2.69%		
13. Grassland	69,450,145	71,576,616	2,126,471	3.06%		
14. Wasteland	490,160	325,949	-164,211	-33.50%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	784,976,115	806,339,805	21,363,690	2.72%		
17. Total Value of all Real Property (Locally Assessed)	1,051,387,220	1,089,585,727	38,198,507	3.63%	2,252,343	3.42%

2016 Assessment Survey for Nemaha 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
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	169,282
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	62,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	NA
10.	Part of the assessor's budget that is dedicated to the computer system:
	37,000
11.	Amount of the assessor's budget set aside for education/workshops:
	1,500
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	37,000 This amount was set aside for anticipated software conversion to Vanguard

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	NA
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	http://www.nemaha.assessor.gisworkshop.com/
7.	Who maintains the GIS software and maps?
	Assessor and staff
8.	Personal Property software:
	Vanguard

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	Auburn
4.	When was zoning implemented?
	The County is not aware of the date of zoning for the various communities

D. Contracted Services

1.	Appraisal Services:
	Fritz Appraisal & Valuation LLC
2.	GIS Services:
	GIS Workshop
3.	

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?
	Certified General
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 Nemaha County

1.	Valuation data collection done by:																																	
	Assessor and listers and also 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;">01</td> <td>Auburn- County seat and the major trade area of the county.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Villages of Brock, Julian, Peru and Nemaha- Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Johnson, population estimate for 2012 at 327. Between Auburn and Tecumseh located off of US Hyw. 136 and State Hyw 105.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural- rural residential</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Auburn- County seat and the major trade area of the county.	02	Villages of Brock, Julian, Peru and Nemaha- Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City	03	Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism	04	Johnson, population estimate for 2012 at 327. Between Auburn and Tecumseh located off of US Hyw. 136 and State Hyw 105.	05	Rural- rural residential																		
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																																	
01	Auburn- County seat and the major trade area of the county.																																	
02	Villages of Brock, Julian, Peru and Nemaha- Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City																																	
03	Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism																																	
04	Johnson, population estimate for 2012 at 327. Between Auburn and Tecumseh located off of US Hyw. 136 and State Hyw 105.																																	
05	Rural- rural residential																																	
3.	List and describe the approach(es) used to estimate the market value of residential properties.																																	
	The county uses a market approach based on appreciation or depreciation to the cost 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?																																	
	The county uses depreciation developed from the local market of each valuation group.																																	
5.	Are individual depreciation tables developed for each valuation grouping?																																	
	Yes																																	
6.	Describe the methodology used to determine the residential lot values?																																	
	During the review of the valuation group the county conducts a review of the lot values by using vacant lot sales and also by doing an allocation of value on improved sales.																																	
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																	
	They are valued at current market value based on comparable sales.																																	
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">04</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">05</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2007</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	01	2013	2013	2013	2013	02	2014	2014	2014	2014	03	2014	2014	2014	2014	04	2014	2014	2014	2014	05	2008	2007	2008	2007
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																														
01	2013	2013	2013	2013																														
02	2014	2014	2014	2014																														
03	2014	2014	2014	2014																														
04	2014	2014	2014	2014																														
05	2008	2007	2008	2007																														

The valuation groups in Nemaha County are more of a reflection of the appraisal review cycle as much as differences in the market. The county conducts a market analysis for each group and develops depreciation table from that market.

2016 Commercial Assessment Survey for Nemaha County

1.	Valuation data collection done by:			
	Assessor and listers along with contract appraiser			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Auburn- County seat and trade center for the area. wide variety of occupancies included in sales file. Predominately retail sails and offices.		
	02	Remainder of the assessor locations in the county. The locations outside of Auburn do not have an organized market. Small number of sales, tendency for use changes following sales.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Market value based on either a depreciated or appreciated cost approach			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The county relies on researching similar sales from other counties in the state and adjusting to the local market.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	The county uses depreciation tables based on the local market			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales comparison based on local sales. The majority are calculated on a square foot basis while the larger on based on an acre value.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2015	2015	2015
	02	2015	2015	2015
	Other than the city of Auburn, generally not an organized market, with limited amount of sales without much consistency within the class.			

2016 Agricultural Assessment Survey for Nemaha 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="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The county considers the entire county as one market area</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The county considers the entire county as one market area	2014	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	The county considers the entire county as one market area	2014						
	The county conducts a market analysis by reviewing sales in all locations in the county to see if there are any indicators of differing market values for similar types of land. Currently there is no discernable difference so the entire county is considered as one market area.							
3.	Describe the process used to determine and monitor market areas.							
	The county completes an analysis with all of the sales and also reviews by geo code to determine if different factors attribute to different market values. These studies are done to see if they can achieve a reasonable level of value while maintaining the quality of assessment throughout the county.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county determines highest and best use and compares that to current use of the parcel and they conduct a thorough sale verification through the use of questionnaires.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	The county uses current sales in the county for similar properties enrolled in the program and also analyzes sales from outside the county.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	The county conducts sales verifications for the agricultural sales to aid in completing an analysis of the agricultural market. The questionnaire asks the buyer about current land use on the parcel and any anticipated uses for the property. During the sales analysis the county watches for anomalies in the market as well as looking at statistical outliers in the agricultural class of property.							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	The county monitors areas along the Missouri river for recreational influences. Currently there is little indication of recreational influence. There is also some residential pressure in the suburban areas around various towns. The county conducts a spreadsheet analysis on the agricultural sales and applies numerous valuations for the land capability groups to arrive at a best fit so that it will bring all classes of agricultural land to the same level of value. They then consider sales in various areas to see if they sell substantially different than the typical agricultural use.							

2016-2017-2018 PLAN OF ASSESSMENT FOR NEMAHA COUNTY, NE

To: Nemaha County Board of Equalization
Nebraska Department of Revenue--Property Assessment Division

As required by Nebr. Sec. 77-1311.02, R.R.S. as amended by 2007 Neb. Laws LB334, Section 64, the assessor shall prepare a Plan of Assessment on or before June 15 of each year, which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter and submit such plan to the County Board of Equalization on or before July 31 of each year, any may amend the plan, if necessary, after a budget is approved by the County Board, and submit a copy of the plan and any amendments of the Nebraska Department of Revenue, Property Assessment Division on or before October 31 each year. 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.

The following is a plan of assessment for:

Tax Year 2016:

Residential—

1. Complete review of agricultural houses and outbuildings in Township 4. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2017.
2. Pick up new construction and removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Review all commercial and industrial properties. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2016.
2. Pick up new construction and verify removal of buildings.

3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2016.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry.

BUDGET REQUEST FOR 2015-2016:

Requested budget of \$62,000 is needed to:

1. Accomplish a complete review of commercial properties in the county. This would include all related buildings associated with the main structure, new photos of property buildings, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2016.
2. Pick up work for new buildings or structure changes made through out county in all classes. Verify removal of buildings. New value to be applied for 2016.
3. Analyze and possible adjustment to class/subclass of residential properties.
4. Analyze and possible adjustments to class/subclass of commercial/recreational properties.
5. Analyze and possible adjustments to class/subclass of agricultural properties.

TAX YEAR 2017:

Residential—

1. Complete review of agricultural houses and outbuildings in Township 5, 6, & 7. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2017.

2. Apply new values for Township 4 from 2015 review.
3. Pick up new construction and removal of buildings.
4. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
5. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural—

1. New agricultural land study and value will be applied for 2017.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry.

TAX YEAR 2018:

Residential—

1. Complete review of residential properties in Auburn. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2018.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.

4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2018.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry.