



2016 REPORTS & OPINIONS

NUCKOLLS COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Nuckolls 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 Nuckolls 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: Susan Rogers, Nuckolls County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

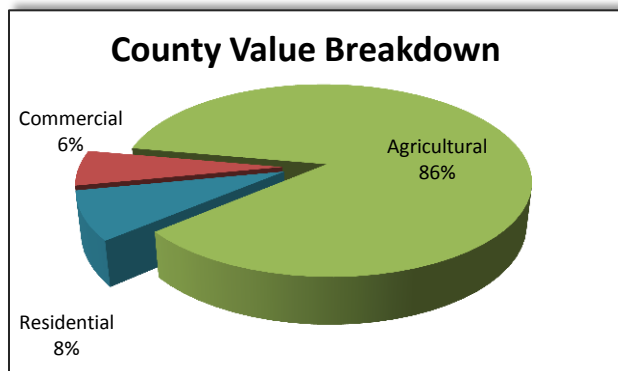
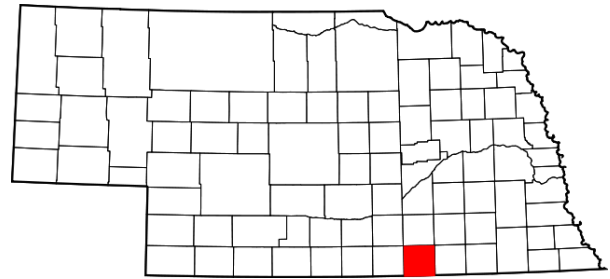
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

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

County Overview

With a total area of 575 square miles, Nuckolls had 4,369 residents, per the Census Bureau Quick Facts for 2014, a 3% population decline from the 2010 US Census. In a review of the past fifty years, Nuckolls has seen a steady drop in population of 47% (Nebraska Department of Economic Development). Reports indicated that 74% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Nuckolls convene in and around Superior, the largest town in the county. Per the latest information available from the U.S. Census Bureau, there were 170 employer establishments in Nuckolls. County-wide employment was at 2,370 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Nuckolls that has fortified the local rural area economies. Nuckolls is included in both the Little Blue and Lower Republican Natural Resources District/s (NRD). A mix of dry and grass land makes up the majority of the land in the county. When compared against the value of sales by commodity group of the other counties in Nebraska, Nuckolls ranks fifth in sheep, goats, wool, mohair, and milk. In top livestock inventory items, Nuckolls ranks eighth in sheep and lambs (USDA AgCensus).

Nuckolls County Quick Facts	
Founded	1860
Namesake	Nuckolls brothers – LaFayette, the youngest Nebraska Territory legislature member, and Stephen, a businessman
Region	Central
County Seat	Nelson
Other Communities	Hardy Lawrence Nelson Nora Oak Ruskin Superior
Most Populated	Superior (1,918) -2% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Nuckolls County

Assessment Actions

Within the residential class of Nuckolls County (County), the physical inspection of residential properties is broken up among five years of the inspection and review cycle. Residential parcels are also reviewed in the other year of the inspection and review cycle on an as needed basis. The current year fell within that year. A sales study and market analysis for all residential valuation groupings was conducted to see if adjustments or studies were warranted. As a result, minimal valuation changes occurred in Lawrence, Nelson, and Ruskin of no more than 5% to any one area.

Description of Analysis

Residential parcels have been stratified by the county assessor into eight valuation groupings. Three valuation groupings held over 80% of the qualified sales, with Superior containing three times the amount of sales of any other valuation grouping.

Valuation Grouping	Description
1	Nelson
2	Hardy
3	Lawrence
4	Nora
5	Oak
6	Ruskin
7	Superior
8	Rural Acreages

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

The qualitative measures and measures of central tendency for the residential class as a whole revealed no outliers. Further, the individual valuation groupings also contained no extreme outliers. All were relatively close to the prescribed parameters for each measurement. The valuation grouping that strayed the farthest from the desired price related differential (PRD) and demonstrated the largest sales ratio differences was Superior, the valuation grouping scheduled to be inspected by the assessor's office in the next year.

The Division initiated an examination of the county's residential market trends. An examination of trends over the past five years in the county showed that there were 10% less sales in the current assessment year than in 2012. However, as evidenced by the study year statistics below, the overall number of qualified sales and represented valuation groupings showed an increase of between the two years of the current study period.

2016 Residential Correlation for Nuckolls County

Study Yrs						
01-OCT-13 To 30-SEP-14	38	97.19	95.62	95.42	08.89	100.21
01-OCT-14 To 30-SEP-15	44	94.03	103.33	95.71	20.12	107.98

In a comparison of assessment year 2015 to assessment year 2016, the overall number of qualified sales increased over 10%. Additionally, the statistics between two years suggests that the residential market is increasing. Based on these observations, the residential market is determined to currently be showing steady growth in the county.

Assessment Practice Review

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

The county assessor's office reviews all sales and a questionnaire slip is left for the buyer during the physical sales review. Follow-up phone calls are also made. If the questionnaire is not received, a questionnaire is then sent to the seller. Once a questionnaire is received by the office, updates to the property record card are made and a qualification determination is made. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The assessor's office offered reasoning for over 90% of the sales that require them and, of those, the reasoning was considered adequate.

Market characteristic similarities organize the valuation groupings in the county. Town and geographic regions are typically considered valuation groupings as they have unique residential markets. Valuation groupings are reviewed annually to ensure that they continue to be accurate representations for the county's market. Based on the review for the current assessment year, the county assessor supplied updated descriptions of these valuation groupings which provide further distinguishing information. These can be found in the residential appraisal survey.

The county has had a self-imposed cycle of inspection and review in place for a number of cycles. It is reviewed and revised as needed. The county has a contract with Stanard Appraisal Services. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As inspections are completed, property records are updated, as are cost and depreciation tables. In this assessment year, the county reviewed residential parcels as needed, but will begin the five years of residential parcel inspections and reviews for the next assessment year. The Division found that the county has a systematic schedule that has been used for several inspection and review cycles.

Equalization and Quality of Assessment

2016 Residential Correlation for Nuckolls County

The adjustments made for the year affected three valuation groupings very minimally.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	17	94.44	98.43	99.65	18.01	98.78
03	8	97.73	96.88	93.88	05.12	103.20
05	1	88.56	88.56	88.56	00.00	100.00
06	5	103.63	103.90	110.84	13.52	93.74
07	51	95.84	100.46	94.54	15.31	106.26
____ALL____	82	96.10	99.76	95.59	14.84	104.36

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

Level of Value

Based on a review of all available information discussed in this report, the level of value of the residential class of real property in Nuckolls County is 96%.

2016 Commercial Correlation for Nuckolls County

Assessment Actions

Within the commercial class of Nuckolls County (County), the physical inspection of commercial properties is completed by the county assessor in one year of the inspection and review cycle. Commercial parcels are also reviewed in the other years of the inspection and review cycle on an as needed basis. The current assessment year was the year for the county-wide commercial inspection and revaluation. Additionally, inspections were made around the county on an as needed basis. As a result of these inspections, increases to valuations were made in Hardy, Lawrence, Ruskin, Superior, and in Rural Acreages. These values varied from 1% to 13%.

Description of Analysis

Commercial parcels have been stratified by the county assessor into eight valuation groupings. 75% of the qualified sales for the current assessment year occurred in Superior, the largest town in the county.

Valuation Grouping	Description
1	Nelson
2	Hardy
3	Lawrence
4	Nora
5	Oak
6	Ruskin
7	Superior
8	Rural Acreages

A review of the county's statistical analysis showed eight commercial sales, representing three of the eight valuation groupings. The qualitative measurements and the measures of central tendency were in the acceptable range for the commercial class. No extreme outliers were noted by the Division.

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

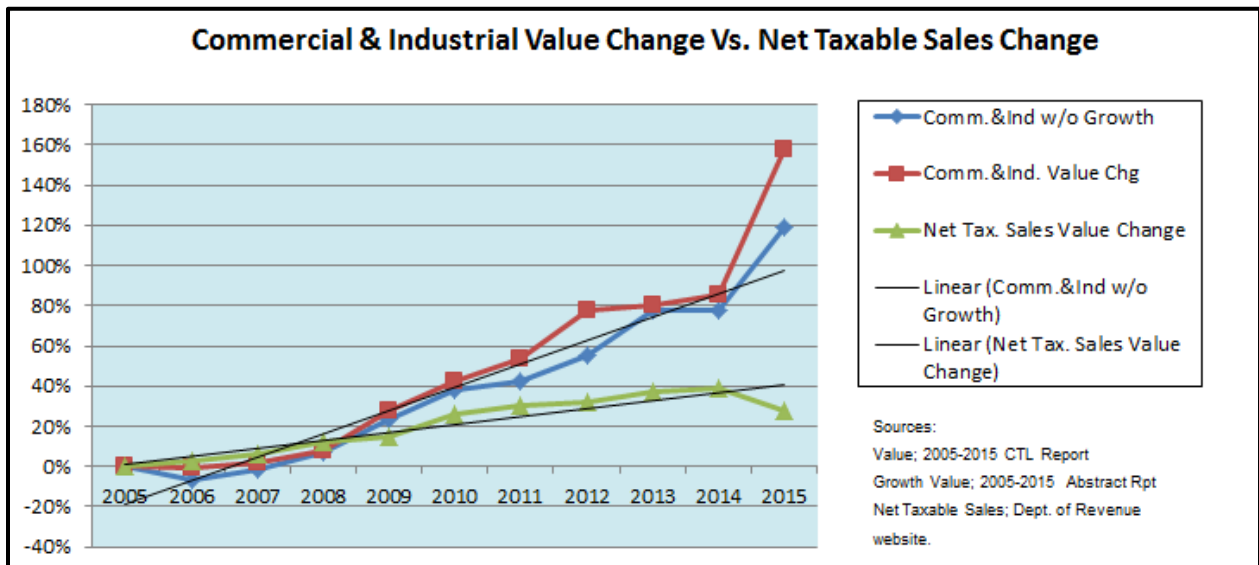
The Division initiated an examination of the county's commercial market trends. The number of qualified sales in the county for 2016 represents a 40% decline in sales from 2015. This corresponds to the overall trend observed over the past five years in the county. Compared to assessment year 2012, there were 50% less sales for assessment year 2016.

2016 Commercial Correlation for Nuckolls County

If the market were increasing or decreasing, in addition to qualified sale fluctuations, the expectation would be a statistical measurement difference between the three years of the study period. As observed below, though, the commercial market does not reflect fluctuations in those statistics. While the number of available sales has been decreasing over time in the county, it would appear that the market is steady, from this review.

Study Yrs						
01-OCT-12 To 30-SEP-13	2	103.69	103.69	97.70	06.34	106.13
01-OCT-13 To 30-SEP-14	3	106.38	105.36	97.61	05.89	107.94
01-OCT-14 To 30-SEP-15	3	104.00	105.13	104.87	04.70	100.25

Further, an analysis of the change in Net Taxable Sales and Commercial and Industrial Assessed Value also provides insight into market trends, both individually and relative to one another. The data supports that assessed values have a relationship with the general economic trends in the county as they have responded to those trends over time. The net taxable sales values have shown an increase at a steady pace, but a slow increase, as would be expected from the first analyses performed. The assessed values show a sizeable increase for 2015, which corresponds to the county's inspection and revaluation for the current assessment year. Additionally, both the net taxable sales values and the assessed values are moving in the same general direction.



As can also be observed in Chart 2 of Exhibit 4B, the commercial market has taken a downward turn in 2015. This drop in the percent of change in Net Taxable Sales is in large part due to the county's reliance on the agricultural economy. The collection of sales tax for the repair and parts of agricultural equipment became exempt from collection as of October 1, 2014, due to a legislative change, and several news sources report that this has resulted in a decline in sales tax receipts.

2016 Commercial Correlation for Nuckolls County

Assessment Practice Review

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

The county assessor's office reviews all sales and a questionnaire slip is left for the buyer during the physical sales review. Follow-up phone calls are also made. If the questionnaire is not received, a questionnaire is then sent to the seller. Once a questionnaire is received by the office, updates to the property record card are made and a qualification determination is made. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The assessor's office offered reasoning for over 90% of the sales that require them and, of those, the reasoning was considered adequate.

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

The county has had a self-imposed cycle of inspection and review in place for a number of cycles. It is reviewed and revised as needed. The county has a contract with Stanard Appraisal Services. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As inspections are completed, property records cards are updated, as are cost and depreciation tables. In this assessment year, the county inspected all commercial parcels. The Division found that the county has a systematic schedule that has been used for several inspection and review cycles.

Equalization and Quality of Assessment

The adjustments made for the year by the county assessor's office occurred throughout the county due to the completed commercial inspection.

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
01	1	113.04	113.04	113.04	00.00	100.00
05	1	97.12	97.12	97.12	00.00	100.00
07	6	105.19	104.78	100.58	05.24	104.18
____ALL____	8	105.19	104.86	100.06	05.82	104.80

2016 Commercial Correlation for Nuckolls County

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

Level of Value

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

2016 Agricultural Correlation Section for Nuckolls County

Assessment Actions

Within the agricultural class of Nuckolls County (County), the physical inspection of agricultural improvements is broken up among two years of the six year inspection and review cycle, with half of the county reviewed each year, beginning in the east and concluding in the west. Agricultural improvement parcels are also reviewed in the other four years of the inspection and review cycle on an as needed basis. The current year fell within one of those years. A market analysis was conducted and home site and farm site values were updated accordingly. The county has continued to work on classification updates to land and has sent letters to landowners informing the taxpayer of any changes found with their land. Taxpayers that have different information were encouraged to bring that information into the county assessor's office. A sales analysis was completed and, as a result, irrigated land values increased approximately 8% county-wide, while dry and grass land values were unchanged for 2016.

Description of Analysis

After an annual examination of the county's agricultural land, the county concluded that it did not have enough discernable geographic or soil differences in sales throughout the county to warrant a change in market areas. As a result, there continues to be a single market area within the county. No special valuation applications are on file with the county assessor and the county recognizes no non-agricultural influences on the agricultural land in the county.

A review of the county's statistical analysis showed sixty-five sales, after ensuring that the acceptable thresholds for adequacy, sale date, and majority land use (MLU) were met. The sample contained a proportionate group of sales for irrigated, dry, and grassland. In the county, the agricultural ground is comprised of dryland, with less grassland and limited irrigated land. In the sample, there are less irrigated sales as would be expected from the county breakdown. However, while the county is one-third grassland, the sample contains as many grass sales as dryland sales, giving a disproportionate weight to the grass MLU. Using the values provided by the county, the statistics were calculated for the agricultural land in the county. The results suggested that the county measured within the acceptable overall median range.

The statistical measures for all three subclasses of property support that all land uses have been assessed within the acceptable range, additionally the historic changes in assessed value over time in the county support that values have been increased with market trends. For the last several years, the county has increased grassland at a rate above irrigated land and close to dryland. Based on historic changes, the statistical analysis, and a value comparison to comparable counties, all agricultural values are believed to be acceptable.

2016 Agricultural Correlation Section for Nuckolls County

Assessment Practice Review

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

The county assessor's office reviews all sales and a questionnaire slip is left for the buyer during the physical sales review. Follow-up phone calls are also made. If the questionnaire is not received, a questionnaire is then sent to the seller. Once a questionnaire is received by the office, updates to the property record card are made and a qualification determination is made. The Division evaluated those qualification determinations to confirm that sales were properly vetted. The county assessor's office offered adequate reasoning for over 90% of the sales that require them.

The county determines their market area annually. To do that, a review of their agricultural sales are undertaken to see if there is a difference in the market depending on where in the county it took place. The relatively similar soil throughout the county does not lend itself to finding enough differences to merit creation of any additional market areas. Additionally, there are neither applications for special valuation nor any recognized non-agricultural influences in the county. Based on these facts, the determination to continue with one market area has been determined to be the accurate course of action in the county.

The county has had a self-imposed cycle of inspection and review in place for a number of cycles. It is reviewed and revised as needed. The county has a contract with Stanard Appraisal Service. The inspection and review consists of a reappraisal, which necessitates an inspection of parcels within the market area as well as both exterior and interior reviews as permitted. As previously described, the county inspects agricultural land over a two-year period, completing a review once every six years. Agricultural land improvements, land use, and primary use are reviewed as part of the agricultural land review. During the review, personal property, well permits, and aerial photographs are all reviewed. Following those reviews, physical inspections of improvements and agricultural use are completed. As changes are found, the land owner is contacted and encouraged to bring in their Farm Services Agency certification. The Division found that the county has a systematic schedule that has been used for several inspection and review cycles.

2016 Agricultural Correlation Section for Nuckolls County

Equalization

After first ensuring that the county measured at an appropriate level for their agricultural land, the county's resulting values were then compared with the average assessed values of the adjoining and comparable counties. The counties considered most similar, though not identical, are Clay, Adams, Thayer, Kearney, and Buffalo market area 4. This determination was made using geographic information, soil maps, and other available information. While all neighboring counties are studied, Fillmore County and Hamilton County are considered comparable to one another but are not considered comparable to the county due to differences in soil and geography. The analysis supports that the county has achieved equalization; all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	12	69.64	79.55	72.16	23.68	110.24
1	12	69.64	79.55	72.16	23.68	110.24
<u> Dry </u>						
County	15	70.68	93.74	82.37	43.66	113.80
1	15	70.68	93.74	82.37	43.66	113.80
<u> Grass </u>						
County	16	70.29	73.16	71.39	21.98	102.48
1	16	70.29	73.16	71.39	21.98	102.48
<u> ALL </u>						
	65	70.28	84.41	76.42	31.33	110.46

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

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

Level of Value

Based on a review of all available information discussed in this report, the level of value of agricultural land in Nuckolls County is 70%.

2016 Opinions of the Property Tax Administrator for Nuckolls 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	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Nuckolls County

Residential Real Property - Current

Number of Sales	82	Median	96.10
Total Sales Price	\$3,856,171	Mean	99.76
Total Adj. Sales Price	\$3,864,171	Wgt. Mean	95.59
Total Assessed Value	\$3,693,810	Average Assessed Value of the Base	\$28,735
Avg. Adj. Sales Price	\$47,124	Avg. Assessed Value	\$45,046

Confidence Interval - Current

95% Median C.I	92.89 to 98.04
95% Wgt. Mean C.I	91.96 to 99.22
95% Mean C.I	94.62 to 104.90
% of Value of the Class of all Real Property Value in the	4.48
% of Records Sold in the Study Period	3.95
% of Value Sold in the Study Period	6.19

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	72	97	96.65
2014	97	97	97.47
2013	103	98	97.61
2012	95	97	97.18

2016 Commission Summary for Nuckolls County

Commercial Real Property - Current

Number of Sales	8	Median	105.19
Total Sales Price	\$787,000	Mean	104.86
Total Adj. Sales Price	\$787,000	Wgt. Mean	100.06
Total Assessed Value	\$787,505	Average Assessed Value of the Base	\$133,959
Avg. Adj. Sales Price	\$98,375	Avg. Assessed Value	\$98,438

Confidence Interval - Current

95% Median C.I	95.45 to 114.25
95% Wgt. Mean C.I	94.79 to 105.34
95% Mean C.I	98.71 to 111.01
% of Value of the Class of all Real Property Value in the County	3.91
% of Records Sold in the Study Period	2.06
% of Value Sold in the Study Period	1.52

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	13	100	98.85
2014	13	97	97.22
2013	16		99.81
2012	16		103.25

65 Nuckolls

PAD 2016 R&O Statistics (Using 2016 Values)

RESIDENTIAL

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 82
 Total Sales Price : 3,856,171
 Total Adj. Sales Price : 3,864,171
 Total Assessed Value : 3,693,810
 Avg. Adj. Sales Price : 47,124
 Avg. Assessed Value : 45,046

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 100
 COD : 14.84
 PRD : 104.36

COV : 23.79
 STD : 23.73
 Avg. Abs. Dev : 14.26
 MAX Sales Ratio : 224.47
 MIN Sales Ratio : 44.69

95% Median C.I. : 92.89 to 98.04
 95% Wgt. Mean C.I. : 91.96 to 99.22
 95% Mean C.I. : 94.62 to 104.90

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	11	97.10	96.99	97.36	02.17	99.62	92.10	102.28	94.27 to 101.06	61,038	59,427
01-JAN-14 To 31-MAR-14	5	92.61	95.94	91.10	07.05	105.31	88.60	112.50	N/A	27,950	25,463
01-APR-14 To 30-JUN-14	11	101.40	103.74	102.08	05.89	101.63	91.71	118.39	97.06 to 116.38	35,864	36,609
01-JUL-14 To 30-SEP-14	11	92.57	85.99	87.25	16.10	98.56	44.69	110.93	46.54 to 105.85	36,982	32,265
01-OCT-14 To 31-DEC-14	6	94.16	104.24	97.76	21.07	106.63	73.82	153.13	73.82 to 153.13	78,500	76,741
01-JAN-15 To 31-MAR-15	5	92.81	107.59	94.33	25.00	114.06	73.52	146.71	N/A	42,140	39,750
01-APR-15 To 30-JUN-15	20	92.75	104.94	97.46	21.26	107.67	68.44	224.47	88.04 to 102.99	50,825	49,534
01-JUL-15 To 30-SEP-15	13	97.23	98.78	91.29	15.51	108.20	65.15	126.58	75.05 to 121.00	42,577	38,869
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	38	97.19	95.62	95.42	08.69	100.21	44.69	118.39	94.27 to 100.80	42,433	40,490
01-OCT-14 To 30-SEP-15	44	94.03	103.33	95.71	20.12	107.96	65.15	224.47	91.06 to 102.99	51,175	48,981
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	33	97.06	96.73	95.28	13.08	101.52	44.69	153.13	92.48 to 101.71	42,789	40,769
<u>ALL</u>	82	96.10	99.76	95.59	14.84	104.36	44.69	224.47	92.89 to 98.04	47,124	45,046

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	17	94.44	98.43	99.65	18.01	98.78	46.54	156.28	80.54 to 122.52	35,929	35,805
03	8	97.73	96.88	93.88	05.12	103.20	84.99	110.93	84.99 to 110.93	56,813	53,333
05	1	88.56	88.56	88.56	00.00	100.00	88.56	88.56	N/A	33,000	29,225
06	5	103.63	103.90	110.84	13.52	93.74	82.52	126.58	N/A	17,700	19,618
07	51	95.84	100.46	94.54	15.31	106.26	44.69	224.47	92.81 to 99.44	52,497	49,630
<u>ALL</u>	82	96.10	99.76	95.59	14.84	104.36	44.69	224.47	92.89 to 98.04	47,124	45,046

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	82	96.10	99.76	95.59	14.84	104.36	44.69	224.47	92.89 to 98.04	47,124	45,046
06											
07											
<u>ALL</u>	82	96.10	99.76	95.59	14.84	104.36	44.69	224.47	92.89 to 98.04	47,124	45,046

**65 Nuckolls
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 : 82
 Total Sales Price : 3,856,171
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 Avg. Assessed Value : 45,046

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 100
 COD : 14.84
 PRD : 104.36

COV : 23.79
 STD : 23.73
 Avg. Abs. Dev : 14.26
 MAX Sales Ratio : 224.47
 MIN Sales Ratio : 44.69

95% Median C.I. : 92.89 to 98.04
 95% Wgt. Mean C.I. : 91.96 to 99.22
 95% Mean C.I. : 94.62 to 104.90

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	3	103.63	102.89	100.31	06.42	102.57	92.55	112.50	N/A	5,334	5,350	
Less Than 15,000	14	95.25	96.77	91.56	17.25	105.69	46.54	146.71	79.27 to 112.50	9,750	8,927	
Less Than 30,000	31	101.40	108.42	109.18	19.69	99.30	46.54	224.47	94.44 to 112.50	15,734	17,179	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	79	95.97	99.64	95.57	15.06	104.26	44.69	224.47	92.89 to 97.41	48,711	46,554	
Greater Than 14,999	68	96.25	100.37	95.74	14.35	104.84	44.69	224.47	92.89 to 98.04	54,819	52,483	
Greater Than 29,999	51	93.89	94.49	93.63	10.94	100.92	44.69	142.55	92.10 to 97.28	66,204	61,986	
<u>Incremental Ranges</u>												
0 TO 4,999	3	103.63	102.89	100.31	06.42	102.57	92.55	112.50	N/A	5,334	5,350	
5,000 TO 14,999	11	94.26	95.10	90.40	19.36	105.20	46.54	146.71	74.58 to 121.00	10,955	9,903	
15,000 TO 29,999	17	105.54	118.01	116.03	20.85	101.71	88.62	224.47	96.52 to 133.85	20,662	23,974	
30,000 TO 59,999	25	94.30	95.31	95.08	13.17	100.24	44.69	142.55	92.10 to 100.07	41,070	39,050	
60,000 TO 99,999	19	92.81	94.56	94.19	10.26	100.39	65.15	123.26	88.04 to 100.80	72,141	67,949	
100,000 TO 149,999	5	92.57	90.25	89.71	05.43	100.60	75.05	97.28	N/A	120,000	107,648	
150,000 TO 249,999	2	94.23	94.23	93.86	01.86	100.39	92.48	95.97	N/A	189,500	177,865	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	82	96.10	99.76	95.59	14.84	104.36	44.69	224.47	92.89 to 98.04	47,124	45,046	

65 Nuckolls
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 8
Total Sales Price : 787,000
Total Adj. Sales Price : 787,000
Total Assessed Value : 787,505
Avg. Adj. Sales Price : 98,375
Avg. Assessed Value : 98,438

MEDIAN : 105
WGT. MEAN : 100
MEAN : 105
COD : 05.82
PRD : 104.80

COV : 07.01
STD : 07.35
Avg. Abs. Dev : 06.12
MAX Sales Ratio : 114.25
MIN Sales Ratio : 95.45

95% Median C.I. : 95.45 to 114.25
95% Wgt. Mean C.I. : 94.79 to 105.34
95% Mean C.I. : 98.71 to 111.01

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	1	110.25	110.25	110.25	00.00	100.00	110.25	110.25	N/A	18,000	19,845
01-JUL-13 To 30-SEP-13	1	97.12	97.12	97.12	00.00	100.00	97.12	97.12	N/A	387,000	375,855
01-OCT-13 To 31-DEC-13	1	114.25	114.25	114.25	00.00	100.00	114.25	114.25	N/A	4,000	4,570
01-JAN-14 To 31-MAR-14	1	106.38	106.38	106.38	00.00	100.00	106.38	106.38	N/A	17,000	18,085
01-APR-14 To 30-JUN-14	1	95.45	95.45	95.45	00.00	100.00	95.45	95.45	N/A	100,000	95,450
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	3	104.00	105.13	104.87	04.70	100.25	98.36	113.04	N/A	87,000	91,233
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	2	103.69	103.69	97.70	06.34	106.13	97.12	110.25	N/A	202,500	197,850
01-OCT-13 To 30-SEP-14	3	106.38	105.36	97.61	05.89	107.94	95.45	114.25	N/A	40,333	39,368
01-OCT-14 To 30-SEP-15	3	104.00	105.13	104.87	04.70	100.25	98.36	113.04	N/A	87,000	91,233
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	3	110.25	107.21	97.87	05.18	109.54	97.12	114.25	N/A	136,333	133,423
01-JAN-14 To 31-DEC-14	2	100.92	100.92	97.04	05.42	104.00	95.45	106.38	N/A	58,500	56,768
<u>ALL</u>	8	105.19	104.86	100.06	05.82	104.80	95.45	114.25	95.45 to 114.25	98,375	98,438

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1	113.04	113.04	113.04	00.00	100.00	113.04	113.04	N/A	75,000	84,780
05	1	97.12	97.12	97.12	00.00	100.00	97.12	97.12	N/A	387,000	375,855
07	6	105.19	104.78	100.58	05.24	104.18	95.45	114.25	95.45 to 114.25	54,167	54,478
<u>ALL</u>	8	105.19	104.86	100.06	05.82	104.80	95.45	114.25	95.45 to 114.25	98,375	98,438

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	8	105.19	104.86	100.06	05.82	104.80	95.45	114.25	95.45 to 114.25	98,375	98,438
04											
<u>ALL</u>	8	105.19	104.86	100.06	05.82	104.80	95.45	114.25	95.45 to 114.25	98,375	98,438

65 Nuckolls
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 8
Total Sales Price : 787,000
Total Adj. Sales Price : 787,000
Total Assessed Value : 787,505
Avg. Adj. Sales Price : 98,375
Avg. Assessed Value : 98,438

MEDIAN : 105
WGT. MEAN : 100
MEAN : 105
COD : 05.82
PRD : 104.80

COV : 07.01
STD : 07.35
Avg. Abs. Dev : 06.12
MAX Sales Ratio : 114.25
MIN Sales Ratio : 95.45

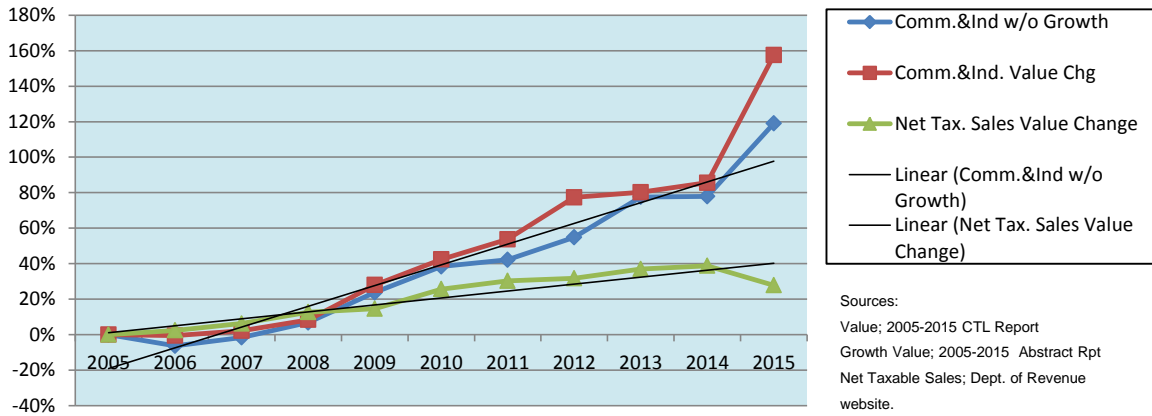
95% Median C.I. : 95.45 to 114.25
95% Wgt. Mean C.I. : 94.79 to 105.34
95% Mean C.I. : 98.71 to 111.01

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	114.25	114.25	114.25	00.00	100.00	114.25	114.25	N/A	4,000	4,570	
Less Than 15,000	1	114.25	114.25	114.25	00.00	100.00	114.25	114.25	N/A	4,000	4,570	
Less Than 30,000	3	110.25	110.29	108.97	02.38	101.21	106.38	114.25	N/A	13,000	14,167	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	7	104.00	103.51	99.99	05.32	103.52	95.45	113.04	95.45 to 113.04	111,857	111,848	
Greater Than 14,999	7	104.00	103.51	99.99	05.32	103.52	95.45	113.04	95.45 to 113.04	111,857	111,848	
Greater Than 29,999	5	98.36	101.59	99.60	04.97	102.00	95.45	113.04	N/A	149,600	149,001	
<u>Incremental Ranges</u>												
0 TO 4,999	1	114.25	114.25	114.25	00.00	100.00	114.25	114.25	N/A	4,000	4,570	
5,000 TO 14,999												
15,000 TO 29,999	2	108.32	108.32	108.37	01.79	99.95	106.38	110.25	N/A	17,500	18,965	
30,000 TO 59,999												
60,000 TO 99,999	2	105.70	105.70	105.46	06.94	100.23	98.36	113.04	N/A	77,500	81,733	
100,000 TO 149,999	2	99.73	99.73	99.85	04.29	99.88	95.45	104.00	N/A	103,000	102,843	
150,000 TO 249,999												
250,000 TO 499,999	1	97.12	97.12	97.12	00.00	100.00	97.12	97.12	N/A	387,000	375,855	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	8	105.19	104.86	100.06	05.82	104.80	95.45	114.25	95.45 to 114.25	98,375	98,438	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
344	1	97.12	97.12	97.12	00.00	100.00	97.12	97.12	N/A	387,000	375,855	
350	1	113.04	113.04	113.04	00.00	100.00	113.04	113.04	N/A	75,000	84,780	
352	1	98.36	98.36	98.36	00.00	100.00	98.36	98.36	N/A	80,000	78,685	
353	4	105.19	104.02	101.09	04.09	102.90	95.45	110.25	N/A	60,250	60,904	
406	1	114.25	114.25	114.25	00.00	100.00	114.25	114.25	N/A	4,000	4,570	
<u>ALL</u>	8	105.19	104.86	100.06	05.82	104.80	95.45	114.25	95.45 to 114.25	98,375	98,438	

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	\$ 17,885,485	\$ 46,490	0.26%	\$ 17,838,995	-	\$ 30,473,922	-
2006	\$ 17,790,535	\$ 1,028,680	5.78%	\$ 16,761,855	-6.28%	\$ 31,212,316	2.42%
2007	\$ 18,276,075	\$ 675,390	3.70%	\$ 17,600,685	-1.07%	\$ 32,388,253	3.77%
2008	\$ 19,376,405	\$ 275,610	1.42%	\$ 19,100,795	4.51%	\$ 34,332,402	6.00%
2009	\$ 22,898,930	\$ 768,420	3.36%	\$ 22,130,510	14.21%	\$ 34,930,321	1.74%
2010	\$ 25,480,350	\$ 725,485	2.85%	\$ 24,754,865	8.10%	\$ 38,290,720	9.62%
2011	\$ 27,490,175	\$ 2,062,595	7.50%	\$ 25,427,580	-0.21%	\$ 39,697,533	3.67%
2012	\$ 31,710,325	\$ 4,006,320	12.63%	\$ 27,704,005	0.78%	\$ 40,157,782	1.16%
2013	\$ 32,241,295	\$ 481,825	1.49%	\$ 31,759,470	0.15%	\$ 41,746,216	3.96%
2014	\$ 33,198,405	\$ 1,373,450	4.14%	\$ 31,824,955	-1.29%	\$ 42,314,180	1.36%
2015	\$ 46,056,625	\$ 6,888,530	14.96%	\$ 39,168,095	17.98%	\$ 38,960,859	-7.92%
Ann %chg	9.92%			Average	3.69%	3.71%	2.58%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-6.28%	-0.53%	2.42%
2007	-1.59%	2.18%	6.28%
2008	6.79%	8.34%	12.66%
2009	23.73%	28.03%	14.62%
2010	38.41%	42.46%	25.65%
2011	42.17%	53.70%	30.27%
2012	54.90%	77.30%	31.78%
2013	77.57%	80.27%	36.99%
2014	77.94%	85.62%	38.85%
2015	118.99%	157.51%	27.85%

County Number: 65
 County Name: Nuckolls

65 Nuckolls
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 : 65
Total Sales Price : 41,424,842
Total Adj. Sales Price : 41,049,242
Total Assessed Value : 31,370,538
Avg. Adj. Sales Price : 631,527
Avg. Assessed Value : 482,624

MEDIAN : 70
WGT. MEAN : 76
MEAN : 84
COD : 31.33
PRD : 110.46

COV : 39.07
STD : 32.98
Avg. Abs. Dev : 22.02
MAX Sales Ratio : 205.03
MIN Sales Ratio : 34.37

95% Median C.I. : 67.82 to 82.73
95% Wgt. Mean C.I. : 70.34 to 82.50
95% Mean C.I. : 76.39 to 92.43

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	7	70.54	75.18	70.85	18.34	106.11	55.59	113.68	55.59 to 113.68	1,162,619	823,703
01-JAN-13 To 31-MAR-13	5	59.67	61.46	56.51	14.95	108.76	48.81	75.44	N/A	461,265	260,670
01-APR-13 To 30-JUN-13	6	69.60	84.52	77.92	29.58	108.47	59.32	151.76	59.32 to 151.76	419,590	326,938
01-JUL-13 To 30-SEP-13	4	77.42	86.70	82.40	21.95	105.22	69.15	122.82	N/A	1,328,387	1,094,647
01-OCT-13 To 31-DEC-13	6	83.30	86.20	75.38	32.97	114.35	51.74	146.83	51.74 to 146.83	489,442	368,926
01-JAN-14 To 31-MAR-14	10	65.26	79.40	71.71	25.16	110.72	61.49	162.56	62.00 to 94.01	699,180	501,370
01-APR-14 To 30-JUN-14	4	97.85	103.12	81.31	36.78	126.82	65.78	151.00	N/A	490,312	398,652
01-JUL-14 To 30-SEP-14	1	70.14	70.14	70.14	00.00	100.00	70.14	70.14	N/A	360,000	252,500
01-OCT-14 To 31-DEC-14	11	69.60	74.18	75.67	21.80	98.03	34.37	106.26	61.37 to 100.92	420,989	318,543
01-JAN-15 To 31-MAR-15	5	87.56	107.43	94.16	31.48	114.09	68.34	205.03	N/A	531,312	500,304
01-APR-15 To 30-JUN-15	5	112.83	116.40	97.94	25.58	118.85	61.02	182.58	N/A	439,780	430,733
01-JUL-15 To 30-SEP-15	1	70.13	70.13	70.13	00.00	100.00	70.13	70.13	N/A	1,037,457	727,525
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	22	70.41	76.70	73.37	21.79	104.54	48.81	151.76	61.00 to 81.90	830,716	609,522
01-OCT-13 To 30-SEP-14	21	68.48	85.42	74.08	33.64	115.31	51.74	162.56	63.66 to 96.87	583,319	432,112
01-OCT-14 To 30-SEP-15	22	83.67	91.15	84.44	30.31	107.95	34.37	205.03	67.82 to 101.42	478,354	403,940
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	21	70.28	79.92	75.39	27.87	106.01	48.81	151.76	59.67 to 91.72	622,574	469,387
01-JAN-14 To 31-DEC-14	26	68.15	80.48	74.33	27.35	108.27	34.37	162.56	63.66 to 84.61	536,305	398,645
<u>ALL</u>	65	70.28	84.41	76.42	31.33	110.46	34.37	205.03	67.82 to 82.73	631,527	482,624

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	65	70.28	84.41	76.42	31.33	110.46	34.37	205.03	67.82 to 82.73	631,527	482,624
<u>ALL</u>	65	70.28	84.41	76.42	31.33	110.46	34.37	205.03	67.82 to 82.73	631,527	482,624

65 Nuckolls
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 : 65
 Total Sales Price : 41,424,842
 Total Adj. Sales Price : 41,049,242
 Total Assessed Value : 31,370,538
 Avg. Adj. Sales Price : 631,527
 Avg. Assessed Value : 482,624

MEDIAN : 70
 WGT. MEAN : 76
 MEAN : 84
 COD : 31.33
 PRD : 110.46

COV : 39.07
 STD : 32.98
 Avg. Abs. Dev : 22.02
 MAX Sales Ratio : 205.03
 MIN Sales Ratio : 34.37

95% Median C.I. : 67.82 to 82.73
 95% Wgt. Mean C.I. : 70.34 to 82.50
 95% Mean C.I. : 76.39 to 92.43

Printed:4/27/2016 9:01:37AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	5	69.15	87.11	71.26	28.71	122.24	66.17	162.56	N/A	1,126,946	803,067
1	5	69.15	87.11	71.26	28.71	122.24	66.17	162.56	N/A	1,126,946	803,067
_____Dry_____											
County	12	76.40	89.04	80.50	34.88	110.61	51.74	151.76	59.67 to 113.68	416,295	335,114
1	12	76.40	89.04	80.50	34.88	110.61	51.74	151.76	59.67 to 113.68	416,295	335,114
_____Grass_____											
County	12	64.40	67.51	67.76	18.51	99.63	34.37	88.96	59.32 to 81.90	476,802	323,101
1	12	64.40	67.51	67.76	18.51	99.63	34.37	88.96	59.32 to 81.90	476,802	323,101
_____ALL_____	65	70.28	84.41	76.42	31.33	110.46	34.37	205.03	67.82 to 82.73	631,527	482,624

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	12	69.64	79.55	72.16	23.68	110.24	48.81	162.56	65.78 to 91.72	987,195	712,317
1	12	69.64	79.55	72.16	23.68	110.24	48.81	162.56	65.78 to 91.72	987,195	712,317
_____Dry_____											
County	15	70.68	93.74	82.37	43.66	113.80	51.74	205.03	64.34 to 113.68	461,036	379,763
1	15	70.68	93.74	82.37	43.66	113.80	51.74	205.03	64.34 to 113.68	461,036	379,763
_____Grass_____											
County	16	70.29	73.16	71.39	21.98	102.48	34.37	124.15	61.49 to 87.56	444,064	317,038
1	16	70.29	73.16	71.39	21.98	102.48	34.37	124.15	61.49 to 87.56	444,064	317,038
_____ALL_____	65	70.28	84.41	76.42	31.33	110.46	34.37	205.03	67.82 to 82.73	631,527	482,624

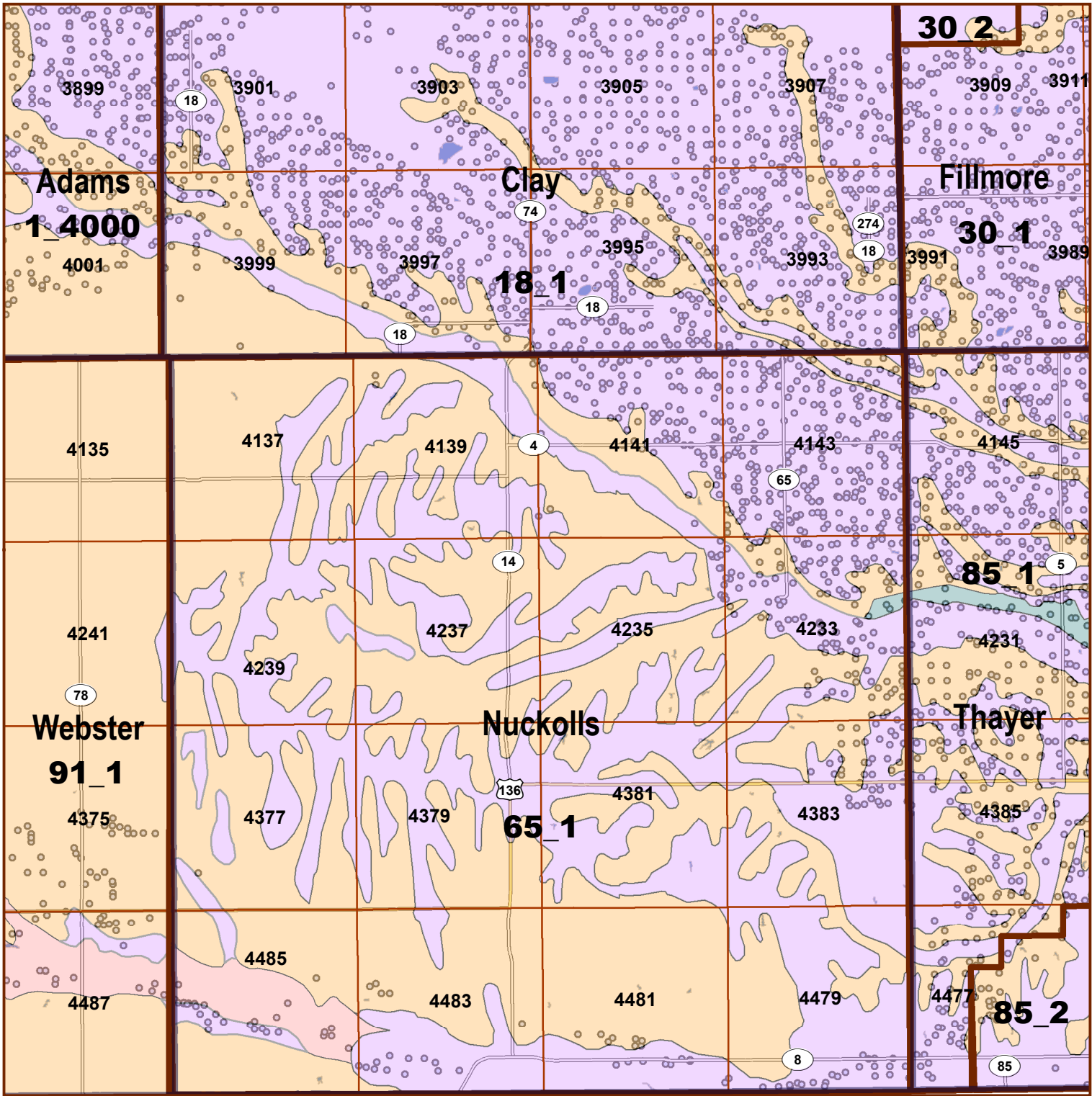
Nuckolls County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nuckolls	1	6,850	6,850	5,900	5,500	5,350	5,200	5,100	5,100	6,384
Adams	4000	6,800	6,700	6,500	6,300	6,100	5,900	5,700	5,500	6,548
Buffalo	4	6,650	6,648	6,400	6,250	5,850	5,700	5,500	5,450	6,533
Clay	1	6,835	6,835	6,630	6,630	6,475	n/a	6,325	6,325	6,733
Kearney	1	n/a	6,799	6,300	6,000	5,000	3,500	3,500	3,500	6,028
Phelps	1	4,896	6,100	5,100	4,697	4,500	4,300	4,200	3,800	5,737
Thayer	1	7,300	7,300	7,225	6,899	6,650	6,445	6,400	6,400	7,048

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nuckolls	1	3,500	3,500	3,300	3,300	3,100	3,100	3,000	2,996	3,381
Adams	4000	3,325	3,135	2,945	2,755	2,755	2,755	2,565	2,565	3,031
Buffalo	4	n/a	2,900	2,700	2,600	2,450	2,400	2,325	2,300	2,716
Clay	1	3,645	3,495	3,365	3,265	3,160	n/a	3,060	3,060	3,403
Kearney	1	n/a	3,500	3,100	3,100	2,500	2,000	2,000	2,000	3,097
Phelps	1	3,000	3,000	2,900	2,700	2,600	2,500	2,300	2,000	2,849
Thayer	1	4,675	4,675	4,500	4,500	4,165	4,100	4,100	4,099	4,470

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nuckolls	1	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410
Adams	4000	1,595	1,595	1,540	1,485	1,430	1,405	1,405	1,405	1,454
Buffalo	4	1,700	1,700	1,675	1,650	1,625	1,600	1,500	1,525	1,570
Clay	1	1,530	1,530	1,530	1,530	1,455	n/a	1,455	1,455	1,477
Kearney	1	n/a	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Phelps	1	1,510	1,885	1,784	1,681	1,523	1,598	1,353	1,314	1,517
Thayer	1	1,485	1,485	1,465	1,465	1,450	1,450	1,450	1,400	1,437

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



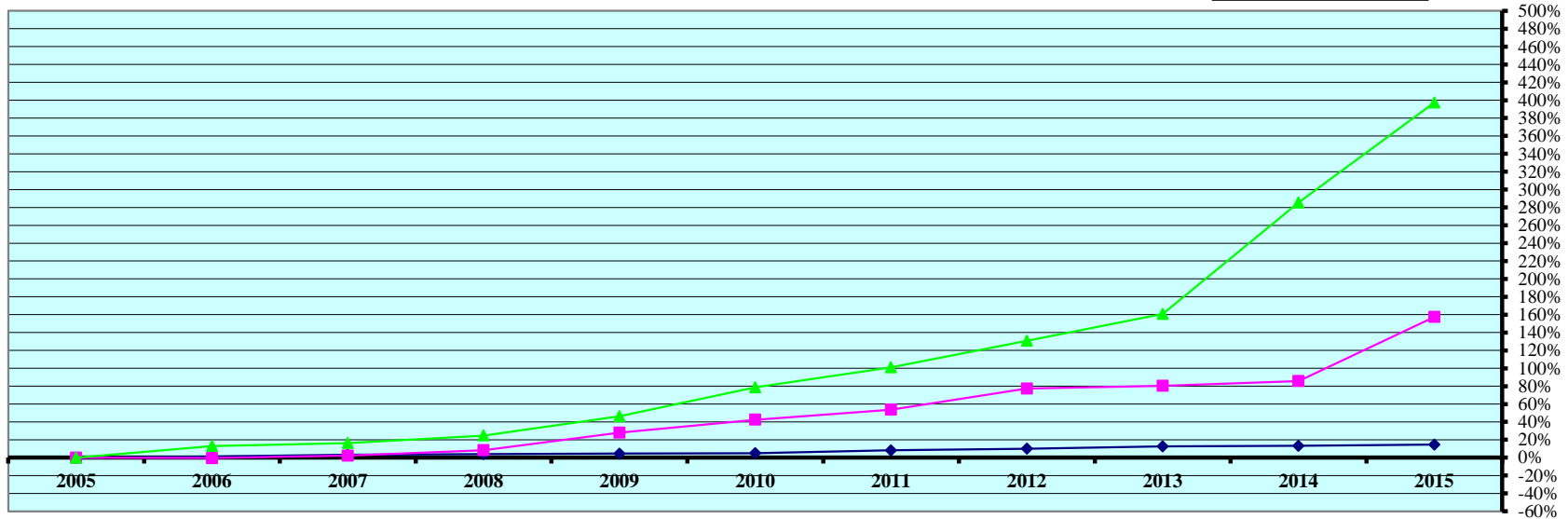
Legend

- 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

Nuckolls 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	50,798,100	--	--	--	17,885,485	--	--	--	223,931,375	--	--	--
2006	51,431,400	633,300	1.25%	1.25%	17,790,535	-94,950	-0.53%	-0.53%	252,952,930	29,021,555	12.96%	12.96%
2007	52,391,220	959,820	1.87%	3.14%	18,276,075	485,540	2.73%	2.18%	260,681,465	7,728,535	3.06%	16.41%
2008	52,768,650	377,430	0.72%	3.88%	19,376,405	1,100,330	6.02%	8.34%	279,333,720	18,652,255	7.16%	24.74%
2009	53,096,150	327,500	0.62%	4.52%	22,898,930	3,522,525	18.18%	28.03%	327,929,375	48,595,655	17.40%	46.44%
2010	53,335,615	239,465	0.45%	5.00%	25,480,350	2,581,420	11.27%	42.46%	400,198,140	72,268,765	22.04%	78.71%
2011	54,941,130	1,605,515	3.01%	8.16%	27,490,175	2,009,825	7.89%	53.70%	450,163,306	49,965,166	12.49%	101.03%
2012	55,862,360	921,230	1.68%	9.97%	31,710,325	4,220,150	15.35%	77.30%	516,988,095	66,824,789	14.84%	130.87%
2013	57,216,435	1,354,075	2.42%	12.63%	32,241,295	530,970	1.67%	80.27%	584,129,885	67,141,790	12.99%	160.85%
2014	57,501,925	285,490	0.50%	13.20%	33,198,405	957,110	2.97%	85.62%	863,628,755	279,498,870	47.85%	285.67%
2015	58,214,845	712,920	1.24%	14.60%	46,056,625	12,858,220	38.73%	157.51%	1,113,523,870	249,895,115	28.94%	397.26%

Rate Annual %chg: Residential & Recreational 1.37%

Commercial & Industrial 9.92%

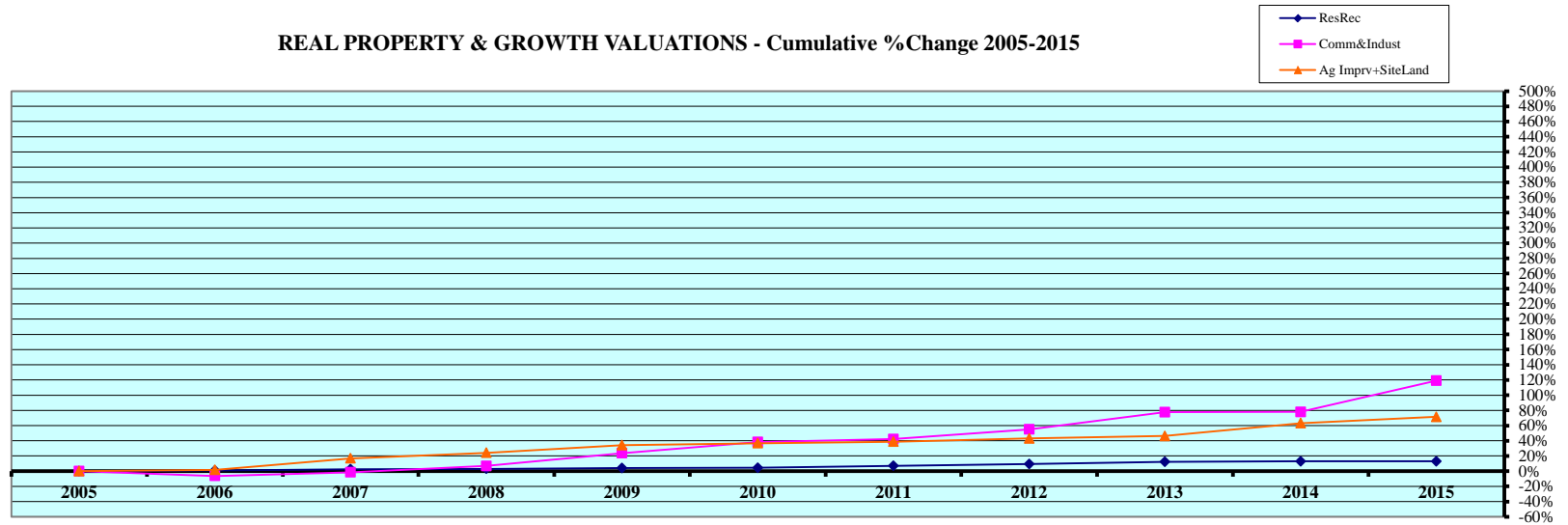
Agricultural Land 17.40%

Cnty# 65
 County NUCKOLLS

CHART 1 EXHIBIT 65B 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	50,798,100	707,735	1.39%	50,090,365	--	--	17,885,485	46,490	0.26%	17,838,995	--	--	
2006	51,431,400	256,685	0.50%	51,174,715	0.74%	0.74%	17,790,535	1,028,680	5.78%	16,761,855	-6.28%	-6.28%	
2007	52,391,220	263,910	0.50%	52,127,310	1.35%	2.62%	18,276,075	675,390	3.70%	17,600,685	-1.07%	-1.59%	
2008	52,768,650	410,055	0.78%	52,358,595	-0.06%	3.07%	19,376,405	275,610	1.42%	19,100,795	4.51%	6.79%	
2009	53,096,150	281,640	0.53%	52,814,510	0.09%	3.97%	22,898,930	768,420	3.36%	22,130,510	14.21%	23.73%	
2010	53,335,615	310,265	0.58%	53,025,350	-0.13%	4.38%	25,480,350	725,485	2.85%	24,754,865	8.10%	38.41%	
2011	54,941,130	536,520	0.98%	54,404,610	2.00%	7.10%	27,490,175	2,062,595	7.50%	25,427,580	-0.21%	42.17%	
2012	55,862,360	283,960	0.51%	55,578,400	1.16%	9.41%	31,710,325	4,006,320	12.63%	27,704,005	0.78%	54.90%	
2013	57,216,435	236,270	0.41%	56,980,165	2.00%	12.17%	32,241,295	481,825	1.49%	31,759,470	0.15%	77.57%	
2014	57,501,925	161,210	0.28%	57,340,715	0.22%	12.88%	33,198,405	1,373,450	4.14%	31,824,955	-1.29%	77.94%	
2015	58,214,845	850,955	1.46%	57,363,890	-0.24%	12.93%	46,056,625	6,888,530	14.96%	39,168,095	17.98%	118.99%	
Rate Ann%chg	1.37%			Resid & Rec. w/o growth			9.92%			C & I w/o growth			3.69%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	25,986,400	13,514,835	39,501,235	1,378,610	3.49%	--	--
2006	27,700,725	14,332,190	42,032,915	1,866,920	4.44%	1.68%	1.68%
2007	32,494,860	14,747,990	47,242,850	1,072,005	2.27%	9.84%	16.88%
2008	35,163,740	14,983,465	50,147,205	1,087,195	2.17%	3.85%	24.20%
2009	38,732,530	15,297,315	54,029,845	963,420	1.78%	5.82%	34.34%
2010	39,163,985	16,040,365	55,204,350	1,177,175	2.13%	0.00%	36.77%
2011	39,198,480	17,504,444	56,702,924	1,848,720	3.26%	-0.63%	38.87%
2012	39,454,570	18,263,885	57,718,455	1,213,985	2.10%	-0.35%	43.04%
2013	40,860,885	20,119,270	60,980,155	3,164,320	5.19%	0.17%	46.36%
2014	44,264,040	24,291,990	68,556,030	4,127,585	6.02%	5.65%	63.10%
2015	46,908,980	25,442,470	72,351,450	4,613,265	6.38%	-1.19%	71.48%
Rate Ann%chg	6.08%	6.53%	6.24%	Ag Imprv+Site w/o growth		2.48%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

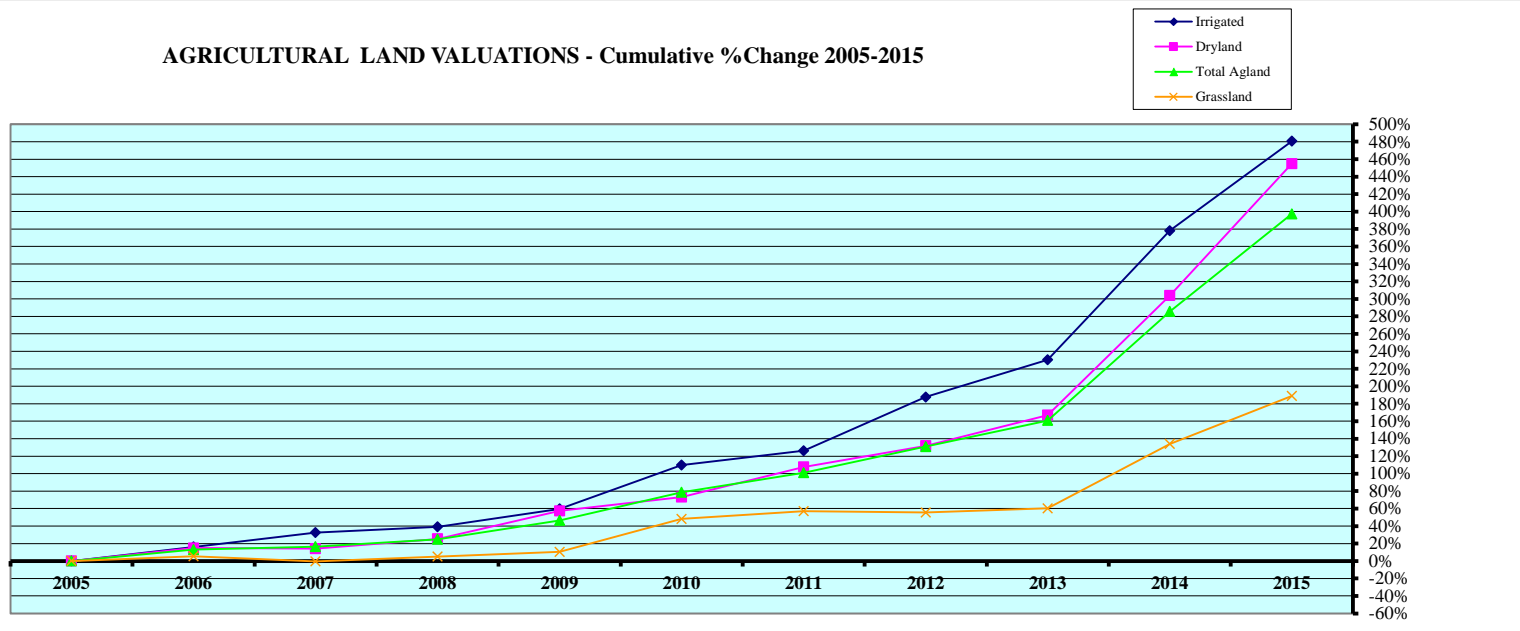
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 65
County NUCKOLLS

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	71,593,490	--	--	--	96,923,145	--	--	--	55,387,900	--	--	--
2006	83,185,955	11,592,465	16.19%	16.19%	111,374,770	14,451,625	14.91%	14.91%	58,365,365	2,977,465	5.38%	5.38%
2007	94,869,055	11,683,100	14.04%	32.51%	110,635,410	-739,360	-0.66%	14.15%	55,150,395	-3,214,970	-5.51%	-0.43%
2008	99,637,330	4,768,275	5.03%	39.17%	121,494,045	10,858,635	9.81%	25.35%	58,176,160	3,025,765	5.49%	5.03%
2009	114,302,485	14,665,155	14.72%	59.65%	152,409,810	30,915,765	25.45%	57.25%	61,190,975	3,014,815	5.18%	10.48%
2010	150,289,190	35,986,705	31.48%	109.92%	167,832,980	15,423,170	10.12%	73.16%	82,045,425	20,854,450	34.08%	48.13%
2011	161,875,195	11,586,005	7.71%	126.10%	201,236,662	33,403,682	19.90%	107.62%	86,967,539	4,922,114	6.00%	57.02%
2012	205,953,335	44,078,140	27.23%	187.67%	224,755,060	23,518,398	11.69%	131.89%	86,157,625	-809,914	-0.93%	55.55%
2013	236,549,730	30,596,395	14.86%	230.41%	258,740,260	33,985,200	15.12%	166.95%	88,709,535	2,551,910	2.96%	60.16%
2014	342,318,875	105,769,145	44.71%	378.14%	391,555,860	132,815,600	51.33%	303.99%	129,626,170	40,916,635	46.12%	134.03%
2015	415,644,725	73,325,850	21.42%	480.56%	537,688,605	146,132,745	37.32%	454.76%	160,095,790	30,469,620	23.51%	189.04%

Rate Ann.%chg: Irrigated **19.23%** Dryland **18.69%** Grassland **11.20%**

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	26,840	--	--	--	0	--	--	--	223,931,375	--	--	--
2006	26,840	0	0.00%	0.00%	0	0			252,952,930	29,021,555	12.96%	12.96%
2007	26,605	-235	-0.88%	-0.88%	0	0			260,681,465	7,728,535	3.06%	16.41%
2008	26,185	-420	-1.58%	-2.44%	0	0			279,333,720	18,652,255	7.16%	24.74%
2009	26,105	-80	-0.31%	-2.74%	0	0			327,929,375	48,595,655	17.40%	46.44%
2010	30,545	4,440	17.01%	13.80%	0	0			400,198,140	72,268,765	22.04%	78.71%
2011	28,205	-2,340	-7.66%	5.09%	55,705	55,705			450,163,306	49,965,166	12.49%	101.03%
2012	56,550	28,345	100.50%	110.69%	65,525	9,820	17.63%		516,988,095	66,824,789	14.84%	130.87%
2013	62,010	5,460	9.66%	131.04%	68,350	2,825	4.31%		584,129,885	67,141,790	12.99%	160.85%
2014	57,790	-4,220	-6.81%	115.31%	70,060	1,710	2.50%		863,628,755	279,498,870	47.85%	285.67%
2015	74,795	17,005	29.43%	178.67%	19,955	-50,105	-71.52%		1,113,523,870	249,895,115	28.94%	397.26%

Cnty# **65**
County **NUCKOLLS**

Rate Ann.%chg: Total Agric Land **17.40%**

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	71,478,625	58,638	1,219			96,984,805	161,151	602			55,391,190	128,462	431		
2006	83,352,320	59,604	1,398	14.72%	14.72%	111,260,100	160,338	694	15.30%	15.30%	58,357,285	128,248	455	5.53%	5.53%
2007	94,301,615	60,337	1,563	11.76%	28.21%	110,822,275	159,704	694	0.00%	15.30%	55,235,060	128,104	431	-5.24%	0.00%
2008	99,404,385	60,794	1,635	4.62%	34.14%	121,677,485	159,442	763	9.98%	26.81%	58,183,120	127,916	455	5.49%	5.49%
2009	114,973,365	61,309	1,875	14.69%	53.84%	152,070,640	159,017	956	25.31%	58.90%	61,194,505	127,811	479	5.26%	11.04%
2010	150,403,250	62,082	2,423	29.19%	98.74%	167,703,170	159,062	1,054	10.25%	75.19%	82,040,835	127,023	646	34.90%	49.79%
2011	161,876,690	62,074	2,608	7.64%	113.93%	201,342,530	159,037	1,266	20.08%	110.36%	86,930,880	127,000	684	5.98%	58.75%
2012	206,026,320	63,222	3,259	24.96%	167.34%	224,678,585	159,273	1,411	11.42%	134.40%	86,158,635	125,646	686	0.18%	59.03%
2013	235,936,865	65,969	3,577	9.75%	193.40%	259,027,030	158,789	1,631	15.64%	171.05%	88,721,665	123,426	719	4.83%	66.71%
2014	341,955,385	67,070	5,098	42.55%	318.25%	391,480,090	160,291	2,442	49.72%	305.82%	129,838,050	120,874	1,074	49.43%	149.12%
2015	413,562,140	68,867	6,005	17.79%	392.64%	538,766,550	159,482	3,378	38.32%	461.33%	160,546,350	119,759	1,341	24.80%	210.90%

Rate Annual %chg Average Value/Acre: 17.29%

18.83%

12.01%

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	26,840	814	33			0	0				223,881,460	349,064	641		
2006	26,840	814	33	0.00%	0.00%	0	0				252,996,545	349,004	725	13.02%	13.02%
2007	26,605	806	33	0.09%	0.09%	0	0				260,385,555	348,951	746	2.94%	16.34%
2008	26,605	806	33	0.00%	0.09%	0	0				279,291,595	348,957	800	7.26%	24.79%
2009	26,185	792	33	0.16%	0.25%	0	0				328,264,695	348,929	941	17.54%	46.68%
2010	30,545	786	39	17.49%	17.79%	0	0				400,177,800	348,953	1,147	21.90%	78.80%
2011	40,510	771	53	35.20%	59.25%	0	0				450,190,610	348,881	1,290	12.52%	101.19%
2012	56,550	565	100	90.36%	203.15%	0	0				516,920,090	348,706	1,482	14.88%	131.13%
2013	62,010	539	115	15.08%	248.87%	0	0				583,747,570	348,722	1,674	12.92%	161.00%
2014	57,790	502	115	0.00%	248.87%	0	0				863,331,315	348,738	2,476	47.89%	285.98%
2015	55,610	483	115	0.00%	248.87%	0	0				1,112,930,650	348,591	3,193	28.97%	397.78%

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NUCKOLLS

Rate Annual %chg Average Value/Acre: 17.41%

(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
4,500	NUCKOLLS	59,103,464	38,604,695	23,270,678	58,214,845	44,733,440	1,323,185	0	1,113,523,870	46,908,980	25,442,470	0	1,411,125,627
cnty sectorvalue % of total value:		4.19%	2.74%	1.65%	4.13%	3.17%	0.09%		78.91%	3.32%	1.80%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
159	HARDY	466,757	41,929	8,997	976,785	1,734,830	0	0	793,475	0	3,785	0	4,026,558
3.53%	%sector of county sector	0.79%	0.11%	0.04%	1.68%	3.88%			0.07%		0.01%		0.29%
	%sector of municipality	11.59%	1.04%	0.22%	24.26%	43.08%			19.71%		0.09%		100.00%
304	LAWRENCE	661,979	94,825	6,539	6,219,610	855,175	0	0	192,875	0	8,340	0	8,039,343
6.76%	%sector of county sector	1.12%	0.25%	0.03%	10.68%	1.91%			0.02%		0.03%		0.57%
	%sector of municipality	8.23%	1.18%	0.08%	77.36%	10.64%			2.40%		0.10%		100.00%
488	NELSON	254,857	386,393	51,319	8,323,480	1,678,800	0	0	234,515	0	17,825	0	10,947,189
10.84%	%sector of county sector	0.43%	1.00%	0.22%	14.30%	3.75%			0.02%		0.07%		0.78%
	%sector of municipality	2.33%	3.53%	0.47%	76.03%	15.34%			2.14%		0.16%		100.00%
21	NORA	1,190	1,601	344	362,370	247,915	0	0	359,270	0	9,930	0	982,620
0.47%	%sector of county sector	0.00%	0.00%	0.00%	0.62%	0.55%			0.03%		0.04%		0.07%
	%sector of municipality	0.12%	0.16%	0.04%	36.88%	25.23%			36.56%		1.01%		100.00%
66	OAK	13,571	0	0	564,015	410,145	0	0	125,210	0	0	0	1,112,941
1.47%	%sector of county sector	0.02%			0.97%	0.92%			0.01%				0.08%
	%sector of municipality	1.22%			50.68%	36.85%			11.25%				100.00%
123	RUSKIN	662,151	85,337	12,379	2,579,100	1,864,710	0	0	270,970	0	70,070	0	5,544,717
2.73%	%sector of county sector	1.12%	0.22%	0.05%	4.43%	4.17%			0.02%		0.28%		0.39%
	%sector of municipality	11.94%	1.54%	0.22%	46.51%	33.63%			4.89%		1.26%		100.00%
1,957	SUPERIOR	4,261,875	580,812	1,151,807	38,804,485	19,895,675	225,035	0	73,790	0	26,605	0	65,020,084
43.49%	%sector of county sector	7.21%	1.50%	4.95%	66.66%	44.48%	17.01%		0.01%		0.10%		4.61%
	%sector of municipality	6.55%	0.89%	1.77%	59.68%	30.60%	0.35%		0.11%		0.04%		100.00%
3,118	Total Municipalities	6,322,380	1,190,897	1,231,385	57,829,845	26,687,250	225,035	0	2,050,105	0	136,555	0	95,673,452
69.29%	%all municip.sect of cnty	10.70%	3.08%	5.29%	99.34%	59.66%	17.01%		0.18%		0.54%		6.78%

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
65	NUCKOLLS

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EXHIBIT

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Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	717,840	14,657,935	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	717,840	14,657,935
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	717,840	14,657,935

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	244	0	635	879

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	86	1,894,580	0	0	1,994	800,743,595	2,080	802,638,175
28. Ag-Improved Land	14	532,460	0	0	957	349,432,970	971	349,965,430
29. Ag Improvements	13	147,035	0	0	1,047	66,433,880	1,060	66,580,915
30. Ag Total							3,140	1,219,184,520

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	1	1.00	7,500	0	0.00	0	
33. HomeSite Improvements	1	0.00	14,180	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	3	5.20	3,900	0	0.00	0	
37. FarmSite Improvements	13	0.00	132,855	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	2	4.16	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	43	42.46	318,420	43	42.46	318,420	
32. HomeSite Improv Land	607	611.53	4,586,555	608	612.53	4,594,055	
33. HomeSite Improvements	643	0.00	42,614,400	644	0.00	42,628,580	863,040
34. HomeSite Total				687	654.99	47,541,055	
35. FarmSite UnImp Land	158	359.29	206,660	158	359.29	206,660	
36. FarmSite Improv Land	798	2,718.56	1,981,270	801	2,723.76	1,985,170	
37. FarmSite Improvements	1,000	0.00	23,819,480	1,013	0.00	23,952,335	748,000
38. FarmSite Total				1,171	3,083.05	26,144,165	
39. Road & Ditches	2,302	7,172.01	0	2,304	7,176.17	0	
40. Other- Non Ag Use	8	93.00	10,705	8	93.00	10,705	
41. Total Section VI				1,858	11,007.21	73,695,925	1,611,040

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	118.56	447,570	2	118.56	447,570

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	14,118.06	20.05%	96,708,620	21.51%	6,849.99
46. 1A	31,927.01	45.34%	218,700,005	48.65%	6,850.00
47. 2A1	6,514.16	9.25%	38,433,575	8.55%	5,900.00
48. 2A	10,361.01	14.71%	56,985,540	12.68%	5,500.00
49. 3A1	1,762.20	2.50%	9,427,790	2.10%	5,350.01
50. 3A	680.72	0.97%	3,539,740	0.79%	5,199.99
51. 4A1	1,995.29	2.83%	10,175,970	2.26%	5,100.00
52. 4A	3,058.02	4.34%	15,595,890	3.47%	5,100.00
53. Total	70,416.47	100.00%	449,567,130	100.00%	6,384.40
Dry					
54. 1D1	22,904.46	14.42%	80,165,535	14.92%	3,500.00
55. 1D	70,502.04	44.37%	246,757,035	45.94%	3,500.00
56. 2D1	5,571.39	3.51%	18,385,575	3.42%	3,300.00
57. 2D	39,160.48	24.65%	129,229,450	24.06%	3,300.00
58. 3D1	3,264.91	2.05%	10,121,230	1.88%	3,100.00
59. 3D	600.18	0.38%	1,860,560	0.35%	3,100.00
60. 4D1	11,230.82	7.07%	33,692,460	6.27%	3,000.00
61. 4D	5,658.90	3.56%	16,955,520	3.16%	2,996.26
62. Total	158,893.18	100.00%	537,167,365	100.00%	3,380.68
Grass					
63. 1G1	3,062.72	2.60%	4,178,240	2.65%	1,364.23
64. 1G	11,348.62	9.63%	15,695,150	9.94%	1,383.00
65. 2G1	6,096.03	5.17%	7,027,840	4.45%	1,152.86
66. 2G	31,144.87	26.41%	43,466,655	27.54%	1,395.63
67. 3G1	1,020.04	0.87%	1,437,605	0.91%	1,409.36
68. 3G	884.47	0.75%	313,440	0.20%	354.38
69. 4G1	13,099.37	11.11%	18,397,060	11.65%	1,404.42
70. 4G	51,250.91	43.47%	67,333,800	42.66%	1,313.81
71. Total	117,907.03	100.00%	157,849,790	100.00%	1,338.76
Irrigated Total					
	70,416.47	20.21%	449,567,130	39.25%	6,384.40
Dry Total					
	158,893.18	45.60%	537,167,365	46.89%	3,380.68
Grass Total					
	117,907.03	33.84%	157,849,790	13.78%	1,338.76
72. Waste	560.56	0.16%	70,885	0.01%	126.45
73. Other	693.37	0.20%	833,425	0.07%	1,201.99
74. Exempt	42.65	0.01%	0	0.00%	0.00
75. Market Area Total	348,470.61	100.00%	1,145,488,595	100.00%	3,287.19

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	122.40	750,635	0.00	0	70,294.07	448,816,495	70,416.47	449,567,130
77. Dry Land	354.72	1,214,625	0.00	0	158,538.46	535,952,740	158,893.18	537,167,365
78. Grass	324.62	449,905	0.00	0	117,582.41	157,399,885	117,907.03	157,849,790
79. Waste	4.13	475	0.00	0	556.43	70,410	560.56	70,885
80. Other	0.00	0	0.00	0	693.37	833,425	693.37	833,425
81. Exempt	0.00	0	0.00	0	42.65	0	42.65	0
82. Total	805.87	2,415,640	0.00	0	347,664.74	1,143,072,955	348,470.61	1,145,488,595

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	70,416.47	20.21%	449,567,130	39.25%	6,384.40
Dry Land	158,893.18	45.60%	537,167,365	46.89%	3,380.68
Grass	117,907.03	33.84%	157,849,790	13.78%	1,338.76
Waste	560.56	0.16%	70,885	0.01%	126.45
Other	693.37	0.20%	833,425	0.07%	1,201.99
Exempt	42.65	0.01%	0	0.00%	0.00
Total	348,470.61	100.00%	1,145,488,595	100.00%	3,287.19

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Hardy	44	21,410	81	24,960	81	886,175	125	932,545	0
83.2 Lawrence	18	9,900	176	165,550	176	6,455,125	194	6,630,575	325,835
83.3 Nelson	59	30,910	291	269,855	291	8,223,570	350	8,524,335	131,410
83.4 Nora	14	3,335	15	5,650	15	353,385	29	362,370	0
83.5 Oak	19	1,775	39	6,285	40	558,645	59	566,705	0
83.6 Rural	6	1,355	11	2,880	13	79,100	19	83,335	0
83.7 Rural Acg	64	9,170	17	5,810	17	224,530	81	239,510	0
83.8 Ruskin	30	7,025	86	68,850	88	2,582,095	118	2,657,970	8,575
83.9 Superior	110	107,210	987	1,464,770	992	38,113,200	1,102	39,685,180	663,150
84 Residential Total	364	192,090	1,703	2,014,610	1,713	57,475,825	2,077	59,682,525	1,128,970

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Hardy	9	5,975	17	22,080	18	1,983,970	27	2,012,025	162,060
85.2 Lawrence	8	17,025	26	10,975	26	840,895	34	868,895	11,585
85.3 Nelson	10	1,430	41	20,950	42	1,818,990	52	1,841,370	0
85.4 Nora	6	5,115	1	1,960	1	245,235	7	252,310	0
85.5 Oak	5	5,515	6	6,155	6	404,105	11	415,775	0
85.6 Rural	5	746,780	11	836,845	17	19,343,685	22	20,927,310	1,093,210
85.7 Rural Acg	8	45,085	13	108,495	13	1,686,910	21	1,840,490	21,715
85.8 Ruskin	4	4,760	17	17,490	18	2,186,595	22	2,208,845	298,095
85.9 Superior	33	70,780	157	754,805	159	20,783,385	192	21,608,970	886,665
86 Commercial Total	88	902,465	289	1,779,755	300	49,293,770	388	51,975,990	2,473,330

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	2,954.49	2.65%	4,165,785	2.65%	1,409.98
88. 1G	11,112.01	9.97%	15,667,890	9.97%	1,410.00
89. 2G1	4,885.49	4.38%	6,888,520	4.38%	1,410.00
90. 2G	30,799.25	27.64%	43,426,865	27.64%	1,410.00
91. 3G1	1,019.54	0.92%	1,437,545	0.92%	1,409.99
92. 3G	163.46	0.15%	230,475	0.15%	1,409.98
93. 4G1	13,042.96	11.71%	18,390,565	11.71%	1,410.00
94. 4G	47,444.04	42.58%	66,895,785	42.58%	1,409.99
95. Total	111,421.24	100.00%	157,103,430	100.00%	1,410.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	108.23	1.67%	12,455	1.67%	115.08
106. 1T	236.61	3.65%	27,260	3.65%	115.21
107. 2T1	1,210.54	18.66%	139,320	18.67%	115.09
108. 2T	345.62	5.33%	39,790	5.33%	115.13
109. 3T1	0.50	0.01%	60	0.01%	120.00
110. 3T	721.01	11.12%	82,965	11.12%	115.07
111. 4T1	56.41	0.87%	6,495	0.87%	115.14
112. 4T	3,806.87	58.70%	438,015	58.69%	115.06
113. Total	6,485.79	100.00%	746,360	100.00%	115.08
<hr/>					
Grass Total	111,421.24	94.50%	157,103,430	99.53%	1,410.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	6,485.79	5.50%	746,360	0.47%	115.08
<hr/>					
114. Market Area Total	117,907.03	100.00%	157,849,790	100.00%	1,338.76

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

65 Nuckolls

	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	58,214,845	59,682,525	1,467,680	2.52%	1,128,970	0.58%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	46,908,980	47,541,055	632,075	1.35%	863,040	-0.49%
04. Total Residential (sum lines 1-3)	105,123,825	107,223,580	2,099,755	2.00%	1,992,010	0.10%
05. Commercial	44,733,440	49,952,535	5,219,095	11.67%	2,473,330	6.14%
06. Industrial	1,323,185	2,023,455	700,270	52.92%	0	52.92%
07. Ag-Farmsite Land, Outbuildings	25,442,470	26,144,165	701,695	2.76%	748,000	-0.18%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	71,499,095	78,120,155	6,621,060	9.26%	3,221,330	4.75%
10. Total Non-Agland Real Property	176,622,920	185,354,440	8,731,520	4.94%	5,213,340	1.99%
11. Irrigated	415,644,725	449,567,130	33,922,405	8.16%		
12. Dryland	537,688,605	537,167,365	-521,240	-0.10%		
13. Grassland	160,095,790	157,849,790	-2,246,000	-1.40%		
14. Wasteland	74,795	70,885	-3,910	-5.23%		
15. Other Agland	19,955	833,425	813,470	4,076.52%		
16. Total Agricultural Land	1,113,523,870	1,145,488,595	31,964,725	2.87%		
17. Total Value of all Real Property (Locally Assessed)	1,290,146,790	1,330,843,035	40,696,245	3.15%	5,213,340	2.75%

2016 Assessment Survey for Nuckolls County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1 (2/5 time)
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$153,192
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$21,360
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$60,528
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$3,000 the rest comes out of County General
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,800
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$10,145.09

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS-County Solutions
2.	CAMA software:
	MIPS-County Solutions
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes-nuckolls.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Office Staff maintains the maps and GIS Workshop assists with the software
8.	Personal Property software:
	MIPS-County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes, but limited
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	Superior and Nelson
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Services
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS

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?
	Must be licensed and approved by State Appraisal Board
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?
	The Assessor reviews all work performed by all appraisers and listers and works hand-in-hand with them on establishing the values that are set in place.

2016 Residential Assessment Survey for Nuckolls County

1.	Valuation data collection done by:																				
	Assessor, staff & Stanard Appraisal																				
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%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Nelson is located on Hwy 14 with a population of 488 and is the County seat of Nuckolls County. Nelson plays host to one of the two high schools within the county. There is a convenience store, a full service gas station, 3 repair shops, a bank, satellite medical clinic, two eating establishments, a motel, three active churches and a golf course. There is no longer a grocery store in town.(reviewed with Lawrence)</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Hardy is located on Hwy 8 in southern Nuckolls County with a population of 159. There are no schools, grocery stores, banks or retail stores. There is still a post office outlet, an eating establishment, Aurora Cooperative has a terminal there and there are two active churches, otherwise very limited infrastructure. (reviewed with Nora, Oak, and Ruskin)</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Lawrence is located in the northwestern part of Nuckolls County on Hwy 4 with a population of 304. The town plays host to one of the two elementary schools in Nuckolls County, a bank, bar/restaurant that also provides a limited grocery selection, a couple gas stations/repair shops and a church. Otherwise it is a very limited infrastructure. (reviewed with Nelson)</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Nora is located in a rural setting with a population of 21. There are no post offices, schools, grocery stores, eating establishments, active churches, or infrastructure. Some of the in town parcels are being farmed through even though the streets and alleys have not been vacated. (reviewed with Hardy, Oak, and Ruskin)</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Oak is also located in a rural setting with a population of 66. There are no post offices, schools, grocery stores or banks. However, there is a bar and grill and an active church. There is very limited infrastructure. (reviewed with Hardy, Nora, and Ruskin)</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Ruskin I s located on Hwy 136 with a population of 123. There are no schools, grocery stores or banks. There is a satellite post office, two active churches, and limited infrastructure (reviewed with Hardy, Nora, and Oak)</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Superior is located on the southern border of Nuckolls County where Hwy 14 and Hwy 8 intersect with a population of 1,957. It plays host to a K-12 school all housed under one roof. It has a grocery store, two convenience stores, multiple eating establishments, banks, churches, a post office and an active economy.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Rural Acreages are parcels located throughout Nuckolls County with 20 acres or less. (2 year review process)</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Nelson is located on Hwy 14 with a population of 488 and is the County seat of Nuckolls County. Nelson plays host to one of the two high schools within the county. There is a convenience store, a full service gas station, 3 repair shops, a bank, satellite medical clinic, two eating establishments, a motel, three active churches and a golf course. 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Some of the in town parcels are being farmed through even though the streets and alleys have not been vacated. (reviewed with Hardy, Oak, and Ruskin)	5	Oak is also located in a rural setting with a population of 66. There are no post offices, schools, grocery stores or banks. However, there is a bar and grill and an active church. There is very limited infrastructure. (reviewed with Hardy, Nora, and Ruskin)	6	Ruskin I s located on Hwy 136 with a population of 123. There are no schools, grocery stores or banks. There is a satellite post office, two active churches, and limited infrastructure (reviewed with Hardy, Nora, and Oak)	7	Superior is located on the southern border of Nuckolls County where Hwy 14 and Hwy 8 intersect with a population of 1,957. It plays host to a K-12 school all housed under one roof. 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3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Cost Approach-entered into the CAMA system; depreciation tables are developed Sales Comparison/Market Analysis-Sales are verified, reviewed for accuracy, statistics are run and comparable properties are identified.																				
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?																				

	Nuckolls develops tables with the assistance of appraiser																																																						
5.	Are individual depreciation tables developed for each valuation grouping?																																																						
	Yes, as revaluations for each group are completed																																																						
6.	Describe the methodology used to determine the residential lot values?																																																						
	Front Footage is the norm, however, the county is always analyzing what vacant lots are being sold for to determine if we are still assessing a fair value on the lots.																																																						
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																						
	All sales are reviewed and as much information gathered as to the what were the motivating factors for the sale and if those factors have any effect of the current assessed pricing of those vacant lots. Nuckolls County does not have many true vacant lot sales. Most of them have some sort of improvement on them that is removed by purchaser to make them vacant.																																																						
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2016 Commercial Assessment Survey for Nuckolls County

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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	<p>Cost Approach-entered into the CAMA system; depreciation tables are developed</p> <p>Sales Comparison/Market Analysis-Sales are verified, reviewed for accuracy, statistics are run and comparable properties are identified</p> <p>Income Approach-the assessor and contract appraiser gather as much information for the income approach as possible. People are usually very reluctant to give out much information to be able to use this a reliable approach.</p>																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Gather information to determine the best approach for each property with the contract appraiser																		
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 develops their depreciation tables with the aid of the contract appraiser.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Lot values are determined using square footage and also by using any vacant sales that may occur for analysis purposes.																		

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2007	2016	2016
	2	2016	2007	2016	2016
	3	2016	2007	2016	2016
	4	2016	2007	2016	2016
	5	2016	2007	2016	2016
	6	2016	2007	2016	2016
	7	2016	2007	2016	2016
	8	2016	2007	2016	2016

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

2016 Agricultural Assessment Survey for Nuckolls County

1.	Valuation data collection done by:							
	Assessor, staff & Stanard Appraisal							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Nuckolls County has one ag market area-no substantial countywide economic differences have been determined that affect the selling prices of the agricultural parcels</td> <td style="text-align: center;">2010-2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Nuckolls County has one ag market area-no substantial countywide economic differences have been determined that affect the selling prices of the agricultural parcels	2010-2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Nuckolls County has one ag market area-no substantial countywide economic differences have been determined that affect the selling prices of the agricultural parcels	2010-2016						
	The county has been completely across the county reviewing ag-land uses and continues to review all sales for any changes that may occur. The county will begin a complete review of the ag-lands when the new imagery from GIS Workshop has been received.							
3.	Describe the process used to determine and monitor market areas.							
	Sales are plotted annually; NRD restrictions are reviewed, and all sales are reviewed							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	No differences have been determined in Nuckolls. Reviews land usage annually; reviews hunting leases if available.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	They carry the same value. Sales are reviewed to determine if a premium is being paid due to rural home/acreage location.							
6.								

June 01, 2015
Nuckolls County

3 Year Plan of Assessment- Nuckolls County

Pursuant to section 77-1311.02 as amended by 2005 Neb. Laws LB263, section 9 and LB 334, section 64. Operative date July 1, 2007

The purpose of three-year plan is to inform the County Board of Equalization on or before July 31 each year and the Department of Property Assessment and Taxation on or before October 31 each year, and every three years to update the plan between the adoption of each three-year plan.

Nuckolls County population base is 4,500 per the 2010 Census. This is a decline from the previous Census which indicated the Counties population base at 5,057.

The Assessor's office staff consists of the assessor, deputy assessor and a part-time clerk who works two days a week. All the staff works in every area, real estate, personal property, homesteads exemptions and GIS mapping. The Assessor and Deputy Assessor attend continuing education classes as required to remain certified.

The assessor is responsible for filing the reports as follows:

Abstract- due on or before March 19

Notice of Valuation Change- June 1

Certification of Values- due on or before August 20

School District Taxable Value Report- due on or before August 25

Three-year Plan of Assessment- July 31 and October 31

Generate Tax Roll and deliver to Treasurer on or before November 22

Certificate of Taxes Levied- due on or before December 1

Tax list corrections- reasons

The Assessor's office staff maintains the Cadastral and GIS maps as needed due to any recorded property splits, etc. They are in good condition, kept current with ownership changes and descriptions. The property record cards are in good condition; include the required legal, ownership, classification codes, and valuation by year as required by regulation.

The assessor also completes the 521's as they are brought from the Clerk's Office. Procedure is to change name owner on property record cards, lots and lands books, plat books, computer generated records, treasurers books, sales file and to the Department of Property Assessment and Taxation. The City of Superior and the NRD's serving Nuckolls County requested data as changes are made, now we can do this with computer generated information from the MIPS PC and CAMA programs. The assessor and/or contract appraiser verifies sales by telephone or questionnaire. Also the information that is provided by the Department of Property Assessment and Taxation's reviewer is helpful.

Computers- 3-Dell T3500 PC's

Current programming used-MIPS PC Administration System/CAMA/GIS Arcview

Software vendors-Mips/County Solutions LLC, GIS Workshop and ESRI

Assessment Actions Year 2015-

CAMA system data has been entered on all improvements.

Digital pictures are being taken as a review is done and added to the CAMA system.

The assessor, staff and contract appraisers do all the pick-up work, usually in September through February, so entry of data and pricing can be completed before March 19th deadline. The Cities of Superior and Nelson submit building permits to the Assessor's office on a regular basis. Use good assessment practices to insure acceptable levels of value, quality and uniformity

County-wide in all classes and subclasses of property. Nuckolls County has a maintenance contract with Darrel Stanard of Stanard Appraisal Services Inc. GIS Workshop developed a web site for Nuckolls County, data updated once a day by GIS Workshop. MIPS has also added our information to the Nebraska Assessors Online website, so that our information can be viewed there as well. Aerial photography for Nuckolls County rural sites has been completed. In-depth revaluations were completed for all rural improvements located in the townships of Liberty, Nelson, Highland, Beaver, Bostwick, Alban, St. Stephens and Victor.

Residential

Nuckolls County Assessor, Stanard Appraisal Services inc. and staff completed all pick-up work in a timely manner. The Assessor and Darrel Stanard of Stanard Appraisal Services Inc are in the process of verifying all residential sales. Continue monitoring any changes that may affect the values or have an influence on the market in these parcels and if necessary perform reappraisals before the end of the 6 year cycle and adjust values as necessary.

Commercial

Nuckolls County Assessor, Stanard Appraisal Services Inc and staff assessed, priced and entered any and all changes to commercial properties. Reappraisal of all Commercial property completed for 2010 tax year, we will be conducting a revaluation of all Commercial properties for tax year 2016. MIPS CAMA Commercial software data has been entered by Nuckolls County staff and Stanard Appraisal. Stanard Appraisal Services Inc and the Assessor are in the continuing process of verifying all the sales.

Agricultural

Nuckolls County Assessor and staff reviewed some rural property, listing any new construction. All pick-up work was completed. After spreadsheet analysis and plotting sales on a map, no potential market areas were identified. After market analysis, all irrigated values were increased an overall average of 40%, dry land values increased 43% on average and grassland values increased 43% for 2015. Continuous updates are being made to the rural property record cards. Continue to use good assessment practices to insure acceptable level of value, quality and uniformity countywide. Nuckolls County staff continues to work and update GIS Data. Parcels entered, working on land use. The aerial photography was done by GIS Workshop, Inc. New soil conversion is in place. All sales are reviewed and verified by the Assessor and staff with assistance from Stanard Appraisal.

2016

Continue to budget for maintenance contract with contract appraisal service. Request County Board to budget for reappraisal contract. This is to ensure that all properties are reappraised within the required six year cycle. Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of

property. The County Board has a fund for GIS, continue to add to fund for maintenance of the GIS program. GIS data is being entered, aerial photography is completed in a timely manner. Do an analysis based on the RCN and sales to determine the valuation of residential properties. Utilize the CAMA system for sales analysis; continue to update programs each year. Review commercial sales, analysis for acceptable levels of quality and uniformity. Continue to correlate information for sales comparison of all properties. Utilize GIS deeded acres for future. Utilize FSA (if provided to us by owners) or NRD's information. Do all pick-up work to be implemented by March 19, deadline. Continue to do sales analysis of commercial sales. Take new digital photos, list and measure as necessary. Continue to do an analysis of the RCN and sales to determine the valuations and if any need for location factors to be applied. Continue with the review and pick-up work. Continue work on GIS mapping. Analysis of the ag-land sales.

Ensure all sales have been reviewed and any changes made in a timely manner. Perform and complete a reappraisal of all commercial properties in Nuckolls County and set new values in accordance with six-year inspection cycle.

2017

Continue to budget for maintenance contract with a contract appraisal service. Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. Complete all pick-up work, data entry in timely manner. Continue to request to add to fund for GIS maintenance. Continue to review all property as required by statute. Request County Board to budget for reappraisal contract. This is to ensure that all properties are reappraised within the required six year cycle. Continue with the revaluation of all properties in the County. Ensure all sales have been reviewed and any changes made in a timely manner. Perform and complete a reappraisal of residential properties located in the city of Superior and set new values in accordance with the six-year inspection cycle

2018

Continue to budget for maintenance contract with a contract appraisal service. Request County Board to budget for reappraisal contract. This is to ensure that all properties are reappraised within the required six year cycle. Use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. Complete all pick-up work, data entry in a timely manner. Continue to fund GIS maintenance. Perform and complete a reappraisal of residential properties located in the towns of Hardy, Ruskin, Nora & Oak and set new values in accordance with the six-year inspection cycle.

Nuckolls County Assessor

Susan M Rogers