



**2016 REPORTS & OPINIONS**

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**PAWNEE 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 Pawnee 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 Pawnee 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: Jonathon Bailey, Pawnee County Assessor

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## Introduction

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[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:

| <b>Property Class</b> | <b>COD</b> | <b>PRD</b> |
|-----------------------|------------|------------|
| 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.

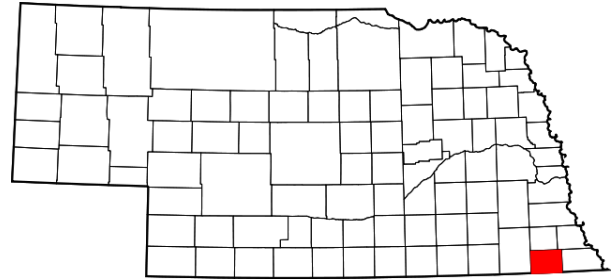
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

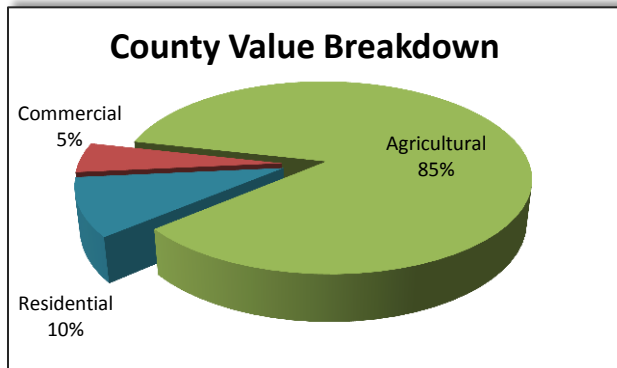
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 431 square miles, Pawnee had 2,702 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, Pawnee has seen a steady drop in population of 50% (Nebraska Department of Economic Development). Reports indicated that 76% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Pawnee convene in and around Pawnee City. Per the latest information available from the U.S. Census Bureau, there were sixty-six employer establishments in Pawnee. County-wide employment was at 1,622, a 6% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Pawnee that has fortified the local rural area economies. Pawnee is included in both the Lower Big Blue and Nemaha Natural Resources District/s (NRD). Grass land makes up the majority of the land in the county.

| Pawnee County Quick Facts |  |
|---------------------------|--|
| Founded                   | 1854   |
| Namesake                  | Pawnee Native American tribe                               |
| Region                    | Southeast  |
| County Seat               | Pawnee City  |
| Other Communities         | Burchard<br>Du Bois<br>Lewiston<br>Steinauer<br>Table Rock |
| Most Populated            | Pawnee City (852)<br>-3% from 2010 US Census               |

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

## 2016 Residential Correlation for Pawnee County

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### *Assessment Actions*

For the current assessment year, the County conducted a statistical analysis of the residential class of properties. Additionally, all pickup work was completed by the county, including onsite inspections of any remodeling or additions.

### *Description of Analysis*

Residential parcels are valued utilizing 7 valuation groupings that are based on the county assessor locations or towns in the county. Five of the groupings comprise the residential parcels inside specific towns, and two groupings consist of rural residential parcels and also a recreational area in the County.

| Valuation Grouping | Assessor Location |
|--------------------|-------------------|
| 01                 | Pawnee City       |
| 02                 | Burchard          |
| 03                 | Dubois            |
| 04                 | Fraziers Lake     |
| 05                 | Rural             |
| 06                 | Steinauer         |
| 07                 | Table Rock        |

For the residential property class, a review of Pawnee Counties statistical analysis profiles 75 residential sales, representing the valuation groupings. Valuation group 01 constitutes about 53% of the sales in the residential class of property and is the county seat and is the retail anchor of the county.

Of the three measures of central tendency for the residential class of properties only the median is within acceptable range. These measures provide little support for each other but within the sample the median provides the clearest indication of the level of value. Almost a third of the sales have sale prices under 15,000 and over half are less than 30,000. All of the valuation groups fall within the acceptable range for the calculated median.

| Study Yrs              |    |       |        |       |
|------------------------|----|-------|--------|-------|
| 01-OCT-13 To 30-SEP-14 | 36 | 92.32 | 101.41 | 88.84 |
| 01-OCT-14 To 30-SEP-15 | 39 | 96.66 | 130.83 | 87.07 |

The indicated trend for the overall residential market demonstrates a decreasing market in the county. A 4% decrease for the county as a whole is observed for the two year study period as



## 2016 Residential Correlation for Pawnee County

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evidenced by examining the study year statistics. This trend is inconsistent through all of the valuation groups in the county. In valuation group 01 there is an increase in the market of about 2%. The measured increase for Pawnee City is more in line with the general residential market activity as observed in the southeast area of the state. This also speaks to a less organized market in the other valuation groups of the county and also the effect of the low dollar sales. The low dollar sales tend to impact the less populated valuation groups to a higher degree.

### *Assessment Practice Review*

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

One of the areas addressed included sales qualification and verification. The Pawnee County Assessor has developed a consistent procedure for both sales qualification and verification. The county assessor has more than likely physically reviewed all of the residential parcels at one time and he is very aware of the market in the county. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Pawnee County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county has consistently stayed on schedule to comply with six year inspection and review requirement as evidenced by the six year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in his approach to bring all the inspections up to date and also have incorporated technology to aid in the assessment of the residential class.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county typically bases the assessment decisions and review based on the individual towns and will adjust those with a separate economic depreciation if needed.

In the past the county had failed to submit sales information to the state sales file in a timely fashion. While the delay never interfered with a review of the assessment practices the sales from the county were not always available to other users of the state sales file. The county has vastly improved the submission of sales over the past year and has submitted sales routinely.

## 2016 Residential Correlation for Pawnee County

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Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

| VALUATION GROUPING |           |        |        |          |        |        |
|--------------------|-----------|--------|--------|----------|--------|--------|
| RANGE              | COUNT     | MEDIAN | MEAN   | WGT.MEAN | COD    | PRD    |
| 01                 | 40        | 92.53  | 106.55 | 86.01    | 30.63  | 123.88 |
| 02                 | 5         | 157.50 | 171.55 | 132.64   | 30.98  | 129.34 |
| 03                 | 7         | 91.18  | 109.32 | 86.82    | 32.05  | 125.92 |
| 04                 | 3         | 84.25  | 102.76 | 90.89    | 22.93  | 113.06 |
| 05                 | 5         | 83.55  | 155.62 | 82.43    | 101.15 | 188.79 |
| 06                 | 4         | 87.61  | 88.82  | 92.29    | 11.93  | 96.24  |
| 07                 | 9         | 137.43 | 130.73 | 94.65    | 31.02  | 138.12 |
| 09                 | 2         | 125.03 | 125.03 | 84.51    | 35.50  | 147.95 |
| <u>ALL</u>         | <u>75</u> | 93.46  | 116.71 | 87.86    | 40.05  | 132.84 |

### *Level of Value*

Based on analysis of all available information, the level of value of the residential class of real property in Pawnee County is 93%.

## 2016 Commercial Correlation for Pawnee County

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### *Assessment Actions*

For the current assessment year, the county assessor conducted a physical review of all commercial property, and the new data was entered and a cost index of 2015 was implemented. As part of the review the property record card was updated with new photos as well as any changes for condition or physical changes to the property. Measurements were reviewed and updated. Additionally, all pickup work was completed by the county, as were onsite inspections of any remodeling and new additions.

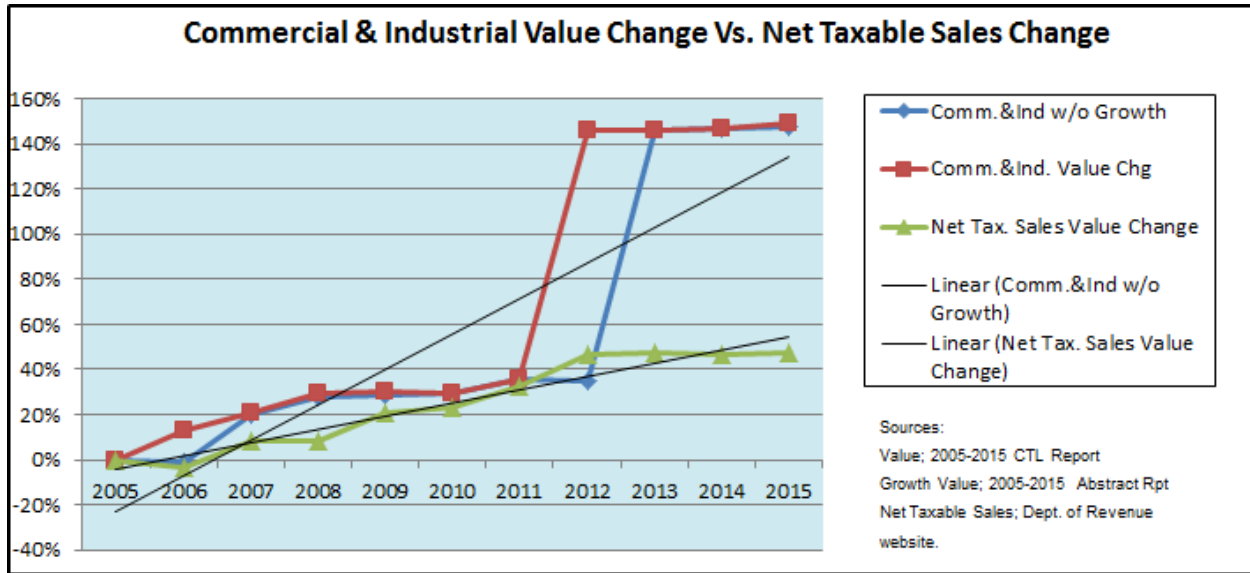
### *Description of Analysis*

| <b>Valuation Grouping</b> | <b>Assessor Location</b>       |
|---------------------------|--------------------------------|
| <b>01</b>                 | <b>Pawnee City</b>             |
| <b>03</b>                 | <b>Remainder of the county</b> |

For the commercial property class, a review the Pawnee statistical analysis contains only 9 sales between the two valuation groupings. Of the measures of central tendency, only the weighted mean is within the range with the median just over at 101. There is limited support from these measures for any of the statistics derived from the sample. The qualitative measures are likewise compromised from the data in the statistical profile. Both of these are outside the recommended range.

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

## 2016 Commercial Correlation for Pawnee County



Net Taxable Sales for the last eleven years indicates an average of 3.95% net increase over this period of time. Comparing this figure to the Annual Percent Change in Assessed Value shown in Chart 2 of Exhibit 7B (1.42% annual percent change excluding growth for the same time period) indicates a three and a half point difference.

This would tend to indicate that overall, commercial value within the county has led a general indicator of commercial market activity. Furthermore, if one looks at the chart that compares the 2016 Form 45 with the 2015 Certificate of taxes levied one can see where there was a 17% and a 35% increase in the commercial and industrial classes of property excluding growth. This is attributable to the inspection and review of the commercial class and the effect on a relatively small base of value.

### ***Assessment Practice Review***

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

One of the areas addressed included sales qualification and verification. The Pawnee County Assessor has developed a consistent procedure for both sales qualification and verification. The county assessor has likely physically reviewed all of the commercial parcels at one time and he is very aware of the market in the county. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review

## 2016 Commercial Correlation for Pawnee County

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includes a dialogue with the county assessor and a consideration of verification documentation. The review of Pawnee County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county has consistently stayed on schedule to comply with six year inspection and review requirement as evidenced by the six year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in his approach to bring all the inspections up to date and has also incorporated technology to aid in the assessment of the commercial class.

In the past the county had failed to submit sales information to the state sales file in a timely fashion. While the delay never interfered with a review of the assessment practices, the sales from the county were not always available to other users of the state sales file. The county has vastly improved the submission of sales over the past year and has submitted sales routinely.

Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

The sales file consists of 9 sales. The sample is considered to be inadequate for statistical measurement. However, the assessment practices are considered reliable and were applied consistently.

| VALUATION GROUPING | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD    | PRD    |
|--------------------|-------|--------|--------|----------|--------|--------|
| RANGE              |       |        |        |          |        |        |
| 01                 | 4     | 108.77 | 111.26 | 95.34    | 13.39  | 116.70 |
| 03                 | 5     | 101.12 | 255.88 | 97.66    | 160.94 | 262.01 |
| ___ALL___          | 9     | 101.12 | 191.60 | 95.54    | 95.81  | 200.54 |

### *Level of Value*

Based on analysis of all available information, the level of value of the commercial class in Pawnee County is determined to be at the statutory level of 100% of market value.

## 2016 Agricultural Correlation for Pawnee County

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### *Assessor Actions*

A sales analysis was completed, as a result grass land values increased approximately 18% throughout the county, and crop land values were decreased approximately 5% for 2016.

### *Description of Analysis*

The majority of agricultural land in Pawnee County is grassland; about 42% of the acres are dry cropland with less than 1% being irrigated. The entire county is considered as one market area.

Review of the statistical profile supports that all land uses have been valued within the acceptable range. The adjustments made by the assessor are similar to the general market trends in this portion of the state. Pawnee County has observed a softening in the dryland market. It may be more noticeable in the county because of lower quality land as compared to neighboring counties. And while the market has held for higher productive soils others with limitations have not fared as well. Irrigated and dry land, are subject to similar economic forces and tend to move similarly in the market. The county assessor increased grass land as well as land enrolled in a Conservation Reserve Program (CRP) and timbered grass. The county has the highest percentage of grass of any of the other counties in southeast Nebraska. This also reflects that the topography and soils in the county are more suitable for grazing than cropping.

The agricultural values established by the county assessor are reasonably comparable to the surrounding counties, when considering the influences of irrigation and productivity of the other counties.

### *Assessment Practice Review*

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

One of the areas addressed included sales qualification and verification. The Pawnee County Assessor has developed a consistent procedure for both sales qualification and verification. The county assessor has more than likely physically reviewed all of the residential parcels at one time and he is very aware of the market in the county. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Pawnee County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county has consistently stayed on schedule to comply with six year inspection and

## 2016 Agricultural Correlation for Pawnee County

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review requirement as evidenced by the six year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in his approach to bring all the inspections up to date and also have incorporated technology to aid in the assessment of the residential class.

In the past the county had failed to submit sales information to the state sales file in a timely fashion. While the delay never interfered with a review of the assessment practices the sales from the county were not always available to other users of the state sales file. The county has vastly improved the submission of sales over the past year and has submitted sales routinely.

Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization*

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

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

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

| <b>80%MLU By Market Area</b> |       |        |       |          |
|------------------------------|-------|--------|-------|----------|
| RANGE                        | COUNT | MEDIAN | MEAN  | WGT.MEAN |
| ____Dry____                  |       |        |       |          |
| County                       | 6     | 73.94  | 82.85 | 73.98    |
| 1                            | 6     | 73.94  | 82.85 | 73.98    |
| ____Grass____                |       |        |       |          |
| County                       | 15    | 72.00  | 74.67 | 71.89    |
| 1                            | 15    | 72.00  | 74.67 | 71.89    |
| ____ALL____                  | 34    | 72.09  | 75.12 | 71.85    |

## 2016 Agricultural Correlation for Pawnee County

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### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Pawnee County is 72%.



## 2016 Opinions of the Property Tax Administrator for Pawnee 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 |
|----------------------------------|----------------|--|----------------------------|
| <b>Residential Real Property</b> | <b>93</b>      | Meets generally accepted mass appraisal practices. | No recommendation.         |
|                                  |                |  |                            |
| <b>Commercial Real Property</b>  | <b>100</b>     | Meets generally accepted mass appraisal practices. | No recommendation.         |
|                                  |                |  |                            |
| <b>Agricultural Land</b>         | <b>72</b>      | 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.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2016 Commission Summary for Pawnee County

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### Residential Real Property - Current

|                        |             |                                    |          |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales        | 75          | Median                             | 93.46    |
| Total Sales Price      | \$3,151,900 | Mean                               | 116.71   |
| Total Adj. Sales Price | \$3,210,567 | Wgt. Mean                          | 87.86    |
| Total Assessed Value   | \$2,820,910 | Average Assessed Value of the Base | \$27,814 |
| Avg. Adj. Sales Price  | \$42,808    | Avg. Assessed Value                | \$37,612 |

### Confidence Interval - Current

|   |                  |
|---|------------------|
| 95% Median C.I  | 88.75 to 101.76  |
| 95% Wgt. Mean C.I   | 77.28 to 98.44   |
| 95% Mean C.I  | 102.62 to 130.80 |
| % of Value of the Class of all Real Property Value in the | 5.33             |
| % of Records Sold in the Study Period                     | 5.66             |
| % of Value Sold in the Study Period                       | 7.66             |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2015 | 74              | 95  | 95.37  |
| 2014 | 63              | 97  | 97.00  |
| 2013 | 42              | 96  | 96.22  |
| 2012 | 60              | 97  | 96.89  |

## 2016 Commission Summary for Pawnee County

### Commercial Real Property - Current

|                        |             |                                    |           |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales        | 9           | Median                             | 101.12    |
| Total Sales Price      | \$1,820,690 | Mean                               | 191.60    |
| Total Adj. Sales Price | \$1,820,690 | Wgt. Mean                          | 95.54     |
| Total Assessed Value   | \$1,739,430 | Average Assessed Value of the Base | \$70,935  |
| Avg. Adj. Sales Price  | \$202,299   | Avg. Assessed Value                | \$193,270 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 92.04 to 320.00 |
| 95% Wgt. Mean C.I  | 88.36 to 102.72 |
| 95% Mean C.I   | 41.17 to 342.03 |
| % of Value of the Class of all Real Property Value in the County | 2.61            |
| % of Records Sold in the Study Period                            | 3.54            |
| % of Value Sold in the Study Period                              | 9.65            |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2015 | 10              | 100 | 82.15  |
| 2014 | 10              | 100 | 78.89  |
| 2013 | 12              |     | 93.70  |
| 2012 | 13              |     | 86.93  |

**67 Pawnee  
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 : 75  
 Total Sales Price : 3,151,900  
 Total Adj. Sales Price : 3,210,567  
 Total Assessed Value : 2,820,910  
 Avg. Adj. Sales Price : 42,808  
 Avg. Assessed Value : 37,612

MEDIAN : 93  
 WGT. MEAN : 88  
 MEAN : 117  
 COD : 40.05  
 PRD : 132.84

COV : 53.34  
 STD : 62.25  
 Avg. Abs. Dev : 37.43  
 MAX Sales Ratio : 447.14  
 MIN Sales Ratio : 38.04

95% Median C.I. : 88.75 to 101.76  
 95% Wgt. Mean C.I. : 77.28 to 98.44  
 95% Mean C.I. : 102.62 to 130.80

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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 | 7     | 95.60  | 105.28 | 93.30    | 20.85 | 112.84 | 77.36  | 153.36 | 77.36 to 153.36 | 25,500               | 23,792         |
| 01-JAN-14 To 31-MAR-14 | 5     | 154.40 | 149.15 | 148.73   | 07.97 | 100.28 | 127.06 | 168.94 | N/A             | 15,460               | 22,993         |
| 01-APR-14 To 30-JUN-14 | 15    | 87.16  | 87.85  | 82.12    | 14.26 | 106.98 | 56.17  | 145.00 | 78.44 to 96.69  | 44,460               | 36,511         |
| 01-JUL-14 To 30-SEP-14 | 9     | 91.18  | 94.50  | 87.00    | 12.40 | 108.62 | 75.13  | 120.33 | 80.65 to 111.41 | 57,211               | 49,774         |
| 01-OCT-14 To 31-DEC-14 | 8     | 81.69  | 122.23 | 113.79   | 64.07 | 107.42 | 43.28  | 226.19 | 43.28 to 226.19 | 22,125               | 25,175         |
| 01-JAN-15 To 31-MAR-15 | 9     | 137.43 | 143.60 | 94.00    | 36.62 | 152.77 | 76.35  | 306.75 | 83.04 to 186.90 | 30,089               | 28,284         |
| 01-APR-15 To 30-JUN-15 | 17    | 93.41  | 110.38 | 77.69    | 39.52 | 142.08 | 38.04  | 244.67 | 71.39 to 151.26 | 64,098               | 49,798         |
| 01-JUL-15 To 30-SEP-15 | 5     | 135.25 | 191.11 | 102.44   | 67.31 | 186.56 | 90.90  | 447.14 | N/A             | 47,100               | 48,247         |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-OCT-13 To 30-SEP-14 | 36    | 92.32  | 101.41 | 88.84    | 22.16 | 114.15 | 56.17  | 168.94 | 87.10 to 99.02  | 39,933               | 35,476         |
| 01-OCT-14 To 30-SEP-15 | 39    | 96.66  | 130.83 | 87.07    | 54.84 | 150.26 | 38.04  | 447.14 | 87.47 to 141.00 | 45,461               | 39,584         |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                 |                      |                |
| 01-JAN-14 To 31-DEC-14 | 37    | 89.44  | 105.18 | 91.36    | 30.94 | 115.13 | 43.28  | 226.19 | 84.25 to 99.02  | 38,814               | 35,459         |
| <u>ALL</u>             | 75    | 93.46  | 116.71 | 87.86    | 40.05 | 132.84 | 38.04  | 447.14 | 88.75 to 101.76 | 42,808               | 37,612         |

**VALUATION GROUPING**

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD    | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|--------|--------|-------|--------|-----------------|----------------------|----------------|
| 01         | 40    | 92.53  | 106.55 | 86.01    | 30.63  | 123.88 | 38.04 | 226.19 | 87.47 to 102.06 | 52,764               | 45,384         |
| 02         | 5     | 157.50 | 171.55 | 132.64   | 30.98  | 129.34 | 87.94 | 306.75 | N/A             | 10,600               | 14,060         |
| 03         | 7     | 91.18  | 109.32 | 86.82    | 32.05  | 125.92 | 72.07 | 244.67 | 72.07 to 244.67 | 17,443               | 15,144         |
| 04         | 3     | 84.25  | 102.76 | 90.89    | 22.93  | 113.06 | 83.04 | 141.00 | N/A             | 4,100                | 3,727          |
| 05         | 5     | 83.55  | 155.62 | 82.43    | 101.15 | 188.79 | 56.17 | 447.14 | N/A             | 56,500               | 46,572         |
| 06         | 4     | 87.61  | 88.82  | 92.29    | 11.93  | 96.24  | 78.30 | 101.76 | N/A             | 56,775               | 52,400         |
| 07         | 9     | 137.43 | 130.73 | 94.65    | 31.02  | 138.12 | 61.93 | 217.36 | 76.35 to 186.90 | 38,389               | 36,333         |
| 09         | 2     | 125.03 | 125.03 | 84.51    | 35.50  | 147.95 | 80.65 | 169.40 | N/A             | 28,750               | 24,298         |
| <u>ALL</u> | 75    | 93.46  | 116.71 | 87.86    | 40.05  | 132.84 | 38.04 | 447.14 | 88.75 to 101.76 | 42,808               | 37,612         |

**PROPERTY TYPE \***

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01         | 72    | 94.53  | 117.29 | 87.85    | 40.26 | 133.51 | 38.04 | 447.14 | 88.91 to 101.76 | 44,420               | 39,024         |
| 06         | 3     | 84.25  | 102.76 | 90.89    | 22.93 | 113.06 | 83.04 | 141.00 | N/A             | 4,100                | 3,727          |
| 07         |       |        |        |          |       |        |       |        |                 |                      |                |
| <u>ALL</u> | 75    | 93.46  | 116.71 | 87.86    | 40.05 | 132.84 | 38.04 | 447.14 | 88.75 to 101.76 | 42,808               | 37,612         |

**67 Pawnee  
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 : 75  
 Total Sales Price : 3,151,900  
 Total Adj. Sales Price : 3,210,567  
 Total Assessed Value : 2,820,910  
 Avg. Adj. Sales Price : 42,808  
 Avg. Assessed Value : 37,612

MEDIAN : 93  
 WGT. MEAN : 88  
 MEAN : 117  
 COD : 40.05  
 PRD : 132.84

COV : 53.34  
 STD : 62.25  
 Avg. Abs. Dev : 37.43  
 MAX Sales Ratio : 447.14  
 MIN Sales Ratio : 38.04

95% Median C.I. : 88.75 to 101.76  
 95% Wgt. Mean C.I. : 77.28 to 98.44  
 95% Mean C.I. : 102.62 to 130.80

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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            | 12    | 143.00 | 173.48 | 176.76   | 50.07 | 98.14  | 79.13 | 447.14 | 88.75 to 244.67  | 2,492      | 4,404     |      |
| Less Than 15,000           | 23    | 141.00 | 161.76 | 154.73   | 37.44 | 104.54 | 77.36 | 447.14 | 120.33 to 169.40 | 5,604      | 8,672     |      |
| Less Than 30,000           | 41    | 127.06 | 139.30 | 120.05   | 38.49 | 116.03 | 43.28 | 447.14 | 96.66 to 153.36  | 12,924     | 15,516    |      |
| <u>Ranges Excl. Low \$</u> |       |        |        |          |       |        |       |        |                  |            |           |      |
| Greater Than 4,999         | 63    | 91.64  | 105.90 | 87.03    | 30.89 | 121.68 | 38.04 | 226.19 | 87.47 to 96.91   | 50,487     | 43,937    |      |
| Greater Than 14,999        | 52    | 89.23  | 96.78  | 85.07    | 23.77 | 113.77 | 38.04 | 218.44 | 84.81 to 95.60   | 59,263     | 50,413    |      |
| Greater Than 29,999        | 34    | 87.74  | 89.47  | 81.50    | 18.60 | 109.78 | 38.04 | 218.44 | 78.84 to 93.41   | 78,843     | 64,258    |      |
| <u>Incremental Ranges</u>  |       |        |        |          |       |        |       |        |                  |            |           |      |
| 0 TO 4,999                 | 12    | 143.00 | 173.48 | 176.76   | 50.07 | 98.14  | 79.13 | 447.14 | 88.75 to 244.67  | 2,492      | 4,404     |      |
| 5,000 TO 14,999            | 11    | 140.17 | 148.97 | 148.08   | 22.97 | 100.60 | 77.36 | 226.19 | 84.25 to 190.60  | 9,000      | 13,327    |      |
| 15,000 TO 29,999           | 18    | 96.98  | 110.60 | 108.90   | 30.10 | 101.56 | 43.28 | 217.36 | 87.16 to 127.06  | 22,278     | 24,261    |      |
| 30,000 TO 59,999           | 19    | 91.64  | 97.36  | 95.69    | 20.55 | 101.75 | 61.93 | 218.44 | 78.84 to 96.91   | 44,868     | 42,935    |      |
| 60,000 TO 99,999           | 9     | 83.55  | 81.20  | 79.10    | 12.70 | 102.65 | 56.17 | 101.76 | 68.50 to 96.77   | 84,796     | 67,077    |      |
| 100,000 TO 149,999         | 2     | 90.47  | 90.47  | 90.51    | 03.32 | 99.96  | 87.47 | 93.46  | N/A              | 136,000    | 123,095   |      |
| 150,000 TO 249,999         | 3     | 76.35  | 80.79  | 80.85    | 06.89 | 99.93  | 75.13 | 90.90  | N/A              | 169,333    | 136,907   |      |
| 250,000 TO 499,999         | 1     | 38.04  | 38.04  | 38.04    | 00.00 | 100.00 | 38.04 | 38.04  | N/A              | 285,000    | 108,405   |      |
| 500,000 TO 999,999         |       |        |        |          |       |        |       |        |                  |            |           |      |
| 1,000,000 +                |       |        |        |          |       |        |       |        |                  |            |           |      |
| <u>ALL</u>                 | 75    | 93.46  | 116.71 | 87.86    | 40.05 | 132.84 | 38.04 | 447.14 | 88.75 to 101.76  | 42,808     | 37,612    |      |

**67 Pawnee**  
**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 : 9  
Total Sales Price : 1,820,690  
Total Adj. Sales Price : 1,820,690  
Total Assessed Value : 1,739,430  
Avg. Adj. Sales Price : 202,299  
Avg. Assessed Value : 193,270

MEDIAN : 101  
WGT. MEAN : 96  
MEAN : 192  
COD : 95.81  
PRD : 200.54

COV : 102.14  
STD : 195.70  
Avg. Abs. Dev : 96.88  
MAX Sales Ratio : 676.00  
MIN Sales Ratio : 90.25

95% Median C.I. : 92.04 to 320.00  
95% Wgt. Mean C.I. : 88.36 to 102.72  
95% Mean C.I. : 41.17 to 342.03

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| <b>DATE OF SALE *</b>  |       |        |        |          |       |        |        |        |                 |         | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|---------|----------------------|----------------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. |         |                      |                |
| <u>Qtrts</u>           |       |        |        |          |       |        |        |        |                 |         |                      |                |
| 01-OCT-12 To 31-DEC-12 | 1     | 90.25  | 90.25  | 90.25    | 00.00 | 100.00 | 90.25  | 90.25  | N/A             | 10,000  | 9,025                |                |
| 01-JAN-13 To 31-MAR-13 |       |        |        |          |       |        |        |        |                 |         |                      |                |
| 01-APR-13 To 30-JUN-13 | 2     | 96.56  | 96.56  | 97.20    | 04.68 | 99.34  | 92.04  | 101.07 | N/A             | 105,000 | 102,063              |                |
| 01-JUL-13 To 30-SEP-13 | 1     | 101.12 | 101.12 | 101.12   | 00.00 | 100.00 | 101.12 | 101.12 | N/A             | 52,000  | 52,580               |                |
| 01-OCT-13 To 31-DEC-13 |       |        |        |          |       |        |        |        |                 |         |                      |                |
| 01-JAN-14 To 31-MAR-14 |       |        |        |          |       |        |        |        |                 |         |                      |                |
| 01-APR-14 To 30-JUN-14 |       |        |        |          |       |        |        |        |                 |         |                      |                |
| 01-JUL-14 To 30-SEP-14 | 3     | 116.46 | 114.65 | 94.90    | 12.26 | 120.81 | 92.33  | 135.16 | N/A             | 515,897 | 489,573              |                |
| 01-OCT-14 To 31-DEC-14 |       |        |        |          |       |        |        |        |                 |         |                      |                |
| 01-JAN-15 To 31-MAR-15 | 1     | 320.00 | 320.00 | 320.00   | 00.00 | 100.00 | 320.00 | 320.00 | N/A             | 500     | 1,600                |                |
| 01-APR-15 To 30-JUN-15 | 1     | 676.00 | 676.00 | 676.00   | 00.00 | 100.00 | 676.00 | 676.00 | N/A             | 500     | 3,380                |                |
| 01-JUL-15 To 30-SEP-15 |       |        |        |          |       |        |        |        |                 |         |                      |                |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                 |         |                      |                |
| 01-OCT-12 To 30-SEP-13 | 4     | 96.56  | 96.12  | 97.69    | 05.16 | 98.39  | 90.25  | 101.12 | N/A             | 68,000  | 66,433               |                |
| 01-OCT-13 To 30-SEP-14 | 3     | 116.46 | 114.65 | 94.90    | 12.26 | 120.81 | 92.33  | 135.16 | N/A             | 515,897 | 489,573              |                |
| 01-OCT-14 To 30-SEP-15 | 2     | 498.00 | 498.00 | 498.00   | 35.74 | 100.00 | 320.00 | 676.00 | N/A             | 500     | 2,490                |                |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                 |         |                      |                |
| 01-JAN-13 To 31-DEC-13 | 3     | 101.07 | 98.08  | 97.98    | 03.00 | 100.10 | 92.04  | 101.12 | N/A             | 87,333  | 85,568               |                |
| 01-JAN-14 To 31-DEC-14 | 3     | 116.46 | 114.65 | 94.90    | 12.26 | 120.81 | 92.33  | 135.16 | N/A             | 515,897 | 489,573              |                |
| <u>ALL</u>             | 9     | 101.12 | 191.60 | 95.54    | 95.81 | 200.54 | 90.25  | 676.00 | 92.04 to 320.00 | 202,299 | 193,270              |                |

| <b>VALUATION GROUPING</b> |       |        |        |          |        |        |       |        |                 |         | Avg. Adj. Sale Price | Avg. Assd. Val |
|---------------------------|-------|--------|--------|----------|--------|--------|-------|--------|-----------------|---------|----------------------|----------------|
| RANGE                     | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD    | PRD    | MIN   | MAX    | 95%_Median_C.I. |         |                      |                |
| 01                        | 4     | 108.77 | 111.26 | 95.34    | 13.39  | 116.70 | 92.33 | 135.16 | N/A             | 416,923 | 397,501              |                |
| 03                        | 5     | 101.12 | 255.88 | 97.66    | 160.94 | 262.01 | 90.25 | 676.00 | N/A             | 30,600  | 29,885               |                |
| <u>ALL</u>                | 9     | 101.12 | 191.60 | 95.54    | 95.81  | 200.54 | 90.25 | 676.00 | 92.04 to 320.00 | 202,299 | 193,270              |                |

| <b>PROPERTY TYPE *</b> |       |        |        |          |       |        |       |        |                 |         | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|---------|----------------------|----------------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. |         |                      |                |
| 02                     |       |        |        |          |       |        |       |        |                 |         |                      |                |
| 03                     | 9     | 101.12 | 191.60 | 95.54    | 95.81 | 200.54 | 90.25 | 676.00 | 92.04 to 320.00 | 202,299 | 193,270              |                |
| 04                     |       |        |        |          |       |        |       |        |                 |         |                      |                |
| <u>ALL</u>             | 9     | 101.12 | 191.60 | 95.54    | 95.81 | 200.54 | 90.25 | 676.00 | 92.04 to 320.00 | 202,299 | 193,270              |                |

**67 Pawnee**  
**COMMERCIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

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MEAN : 192  
COD : 95.81  
PRD : 200.54

COV : 102.14  
STD : 195.70  
Avg. Abs. Dev : 96.88  
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MIN Sales Ratio : 90.25

95% Median C.I. : 92.04 to 320.00  
95% Wgt. Mean C.I. : 88.36 to 102.72  
95% Mean C.I. : 41.17 to 342.03

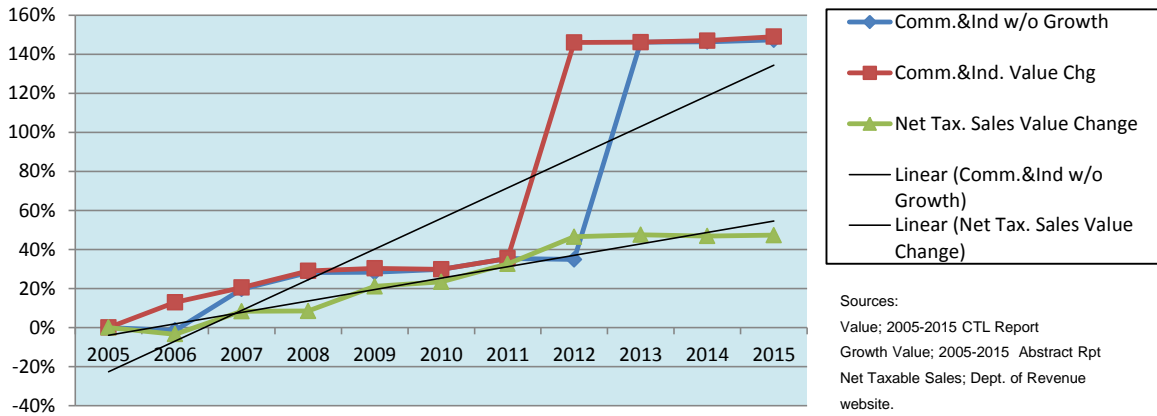
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| <b>SALE PRICE *</b>        |       |        |        |          |       |        |        |        |                 |            | Avg. Adj. | Avg. |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| 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            | 2     | 498.00 | 498.00 | 498.00   | 35.74 | 100.00 | 320.00 | 676.00 | N/A             | 500        | 2,490     |      |
| Less Than 15,000           | 3     | 320.00 | 362.08 | 127.32   | 61.02 | 284.39 | 90.25  | 676.00 | N/A             | 3,667      | 4,668     |      |
| Less Than 30,000           | 4     | 227.58 | 305.35 | 132.55   | 84.65 | 230.37 | 90.25  | 676.00 | N/A             | 8,250      | 10,935    |      |
| <u>Ranges Excl. Low \$</u> |       |        |        |          |       |        |        |        |                 |            |           |      |
| Greater Than 4,999         | 7     | 101.07 | 104.06 | 95.32    | 11.04 | 109.17 | 90.25  | 135.16 | 90.25 to 135.16 | 259,956    | 247,779   |      |
| Greater Than 14,999        | 6     | 101.10 | 106.36 | 95.34    | 11.10 | 111.56 | 92.04  | 135.16 | 92.04 to 135.16 | 301,615    | 287,571   |      |
| Greater Than 29,999        | 5     | 101.07 | 100.60 | 94.85    | 06.57 | 106.06 | 92.04  | 116.46 | N/A             | 357,538    | 339,138   |      |
| <u>Incremental Ranges</u>  |       |        |        |          |       |        |        |        |                 |            |           |      |
| 0 TO 4,999                 | 2     | 498.00 | 498.00 | 498.00   | 35.74 | 100.00 | 320.00 | 676.00 | N/A             | 500        | 2,490     |      |
| 5,000 TO 14,999            | 1     | 90.25  | 90.25  | 90.25    | 00.00 | 100.00 | 90.25  | 90.25  | N/A             | 10,000     | 9,025     |      |
| 15,000 TO 29,999           | 1     | 135.16 | 135.16 | 135.16   | 00.00 | 100.00 | 135.16 | 135.16 | N/A             | 22,000     | 29,735    |      |
| 30,000 TO 59,999           | 1     | 101.12 | 101.12 | 101.12   | 00.00 | 100.00 | 101.12 | 101.12 | N/A             | 52,000     | 52,580    |      |
| 60,000 TO 99,999           | 1     | 92.04  | 92.04  | 92.04    | 00.00 | 100.00 | 92.04  | 92.04  | N/A             | 90,000     | 82,840    |      |
| 100,000 TO 149,999         | 2     | 108.77 | 108.77 | 108.94   | 07.08 | 99.84  | 101.07 | 116.46 | N/A             | 122,845    | 133,833   |      |
| 150,000 TO 249,999         |       |        |        |          |       |        |        |        |                 |            |           |      |
| 250,000 TO 499,999         |       |        |        |          |       |        |        |        |                 |            |           |      |
| 500,000 TO 999,999         |       |        |        |          |       |        |        |        |                 |            |           |      |
| 1,000,000 +                | 1     | 92.33  | 92.33  | 92.33    | 00.00 | 100.00 | 92.33  | 92.33  | N/A             | 1,400,000  | 1,292,605 |      |
| <u>ALL</u>                 | 9     | 101.12 | 191.60 | 95.54    | 95.81 | 200.54 | 90.25  | 676.00 | 92.04 to 320.00 | 202,299    | 193,270   |      |

| <b>OCCUPANCY CODE</b> |       |        |        |          |       |        |        |        |                 |            | Avg. Adj. | Avg. |
|-----------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE                 | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |      |
| Blank                 | 2     | 96.58  | 96.58  | 95.37    | 04.70 | 101.27 | 92.04  | 101.12 | N/A             | 71,000     | 67,710    |      |
| 330                   | 1     | 92.33  | 92.33  | 92.33    | 00.00 | 100.00 | 92.33  | 92.33  | N/A             | 1,400,000  | 1,292,605 |      |
| 344                   | 1     | 90.25  | 90.25  | 90.25    | 00.00 | 100.00 | 90.25  | 90.25  | N/A             | 10,000     | 9,025     |      |
| 353                   | 1     | 676.00 | 676.00 | 676.00   | 00.00 | 100.00 | 676.00 | 676.00 | N/A             | 500        | 3,380     |      |
| 406                   | 3     | 116.46 | 179.18 | 109.37   | 62.67 | 163.83 | 101.07 | 320.00 | N/A             | 82,063     | 89,755    |      |
| 528                   | 1     | 135.16 | 135.16 | 135.16   | 00.00 | 100.00 | 135.16 | 135.16 | N/A             | 22,000     | 29,735    |      |
| <u>ALL</u>            | 9     | 101.12 | 191.60 | 95.54    | 95.81 | 200.54 | 90.25  | 676.00 | 92.04 to 320.00 | 202,299    | 193,270   |      |



### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



| Tax Year        | Value         | Growth Value | % Growth of Value | Value Exclud. Growth | Ann.%chg w/o grwth | Net Taxable Sales Value | % Chg Net Tax. Sales |
|-----------------|---------------|--------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2005            | \$ 5,159,070  | \$ -         | 0.00%             | \$ 5,159,070         | -                  | \$ 7,741,189            | -                    |
| 2006            | \$ 5,824,455  | \$ 738,770   | 12.68%            | \$ 5,085,685         | -1.42%             | \$ 7,478,085            | -3.40%               |
| 2007            | \$ 6,218,785  | \$ 43,265    | 0.70%             | \$ 6,175,520         | 6.03%              | \$ 8,384,529            | 12.12%               |
| 2008            | \$ 6,656,715  | \$ 43,265    | 0.65%             | \$ 6,613,450         | 6.35%              | \$ 8,397,452            | 0.15%                |
| 2009            | \$ 6,723,945  | \$ 104,270   | 1.55%             | \$ 6,619,675         | -0.56%             | \$ 9,371,573            | 11.60%               |
| 2010            | \$ 6,695,410  | \$ -         | 0.00%             | \$ 6,695,410         | -0.42%             | \$ 9,551,932            | 1.92%                |
| 2011            | \$ 6,987,960  | \$ -         | 0.00%             | \$ 6,987,960         | 4.37%              | \$ 10,262,739           | 7.44%                |
| 2012            | \$ 12,693,810 | \$ 5,737,880 | 45.20%            | \$ 6,955,930         | -0.46%             | \$ 11,338,121           | 10.48%               |
| 2013            | \$ 12,702,695 | \$ 4,460     | 0.04%             | \$ 12,698,235        | 0.03%              | \$ 11,424,437           | 0.76%                |
| 2014            | \$ 12,740,080 | \$ 28,115    | 0.22%             | \$ 12,711,965        | 0.07%              | \$ 11,374,684           | -0.44%               |
| 2015            | \$ 12,846,320 | \$ 85,695    | 0.67%             | \$ 12,760,625        | 0.16%              | \$ 11,401,829           | 0.24%                |
| <b>Ann %chg</b> | 9.55%         |              |                   | <b>Average</b>       | <b>1.42%</b>       | <b>4.37%</b>            | <b>4.09%</b>         |

| Tax Year | Cumulative Change   |                 |                     |
|----------|---------------------|-----------------|---------------------|
|          | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2005     | -                   | -               | -                   |
| 2006     | -1.42%              | 12.90%          | -3.40%              |
| 2007     | 19.70%              | 20.54%          | 8.31%               |
| 2008     | 28.19%              | 29.03%          | 8.48%               |
| 2009     | 28.31%              | 30.33%          | 21.06%              |
| 2010     | 29.78%              | 29.78%          | 23.39%              |
| 2011     | 35.45%              | 35.45%          | 32.57%              |
| 2012     | 34.83%              | 146.05%         | 46.46%              |
| 2013     | 146.13%             | 146.22%         | 47.58%              |
| 2014     | 146.40%             | 146.95%         | 46.94%              |
| 2015     | 147.34%             | 149.00%         | 47.29%              |

County Number   
 County Name

**67 Pawnee**  
**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 : 34  
Total Sales Price : 10,343,948  
Total Adj. Sales Price : 10,343,948  
Total Assessed Value : 7,431,613  
Avg. Adj. Sales Price : 304,234  
Avg. Assessed Value : 218,577

MEDIAN : 72  
WGT. MEAN : 72  
MEAN : 75  
COD : 19.31  
PRD : 104.55

COV : 27.78  
STD : 20.87  
Avg. Abs. Dev : 13.92  
MAX Sales Ratio : 139.82  
MIN Sales Ratio : 44.59

95% Median C.I. : 66.52 to 76.09  
95% Wgt. Mean C.I. : 66.29 to 77.40  
95% Mean C.I. : 68.10 to 82.14

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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 |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <b>Qtrts</b>           |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-12 To 31-DEC-12 | 8     | 72.71  | 80.76  | 72.72    | 23.17 | 111.06 | 52.84 | 133.19 | 52.84 to 133.19 | 322,049              | 234,199        |
| 01-JAN-13 To 31-MAR-13 | 1     | 80.29  | 80.29  | 80.29    | 00.00 | 100.00 | 80.29 | 80.29  | N/A             | 155,000              | 124,450        |
| 01-APR-13 To 30-JUN-13 | 1     | 75.70  | 75.70  | 75.70    | 00.00 | 100.00 | 75.70 | 75.70  | N/A             | 423,500              | 320,575        |
| 01-JUL-13 To 30-SEP-13 |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-13 To 31-DEC-13 | 3     | 105.82 | 104.46 | 89.31    | 22.70 | 116.96 | 67.75 | 139.82 | N/A             | 323,283              | 288,728        |
| 01-JAN-14 To 31-MAR-14 | 3     | 66.52  | 63.53  | 64.69    | 11.08 | 98.21  | 50.98 | 73.09  | N/A             | 511,602              | 330,950        |
| 01-APR-14 To 30-JUN-14 | 4     | 48.85  | 49.87  | 49.58    | 08.72 | 100.58 | 44.59 | 57.20  | N/A             | 265,801              | 131,778        |
| 01-JUL-14 To 30-SEP-14 | 2     | 74.05  | 74.05  | 76.03    | 02.77 | 97.40  | 72.00 | 76.09  | N/A             | 105,000              | 79,830         |
| 01-OCT-14 To 31-DEC-14 | 5     | 75.45  | 76.36  | 76.37    | 09.64 | 99.99  | 62.82 | 91.33  | N/A             | 395,614              | 302,131        |
| 01-JAN-15 To 31-MAR-15 | 6     | 69.15  | 73.84  | 73.09    | 13.30 | 101.03 | 62.51 | 94.35  | 62.51 to 94.35  | 176,021              | 128,657        |
| 01-APR-15 To 30-JUN-15 |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JUL-15 To 30-SEP-15 | 1     | 75.49  | 75.49  | 75.49    | 00.00 | 100.00 | 75.49 | 75.49  | N/A             | 377,000              | 284,600        |
| <b>Study Yrs</b>       |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-12 To 30-SEP-13 | 10    | 75.67  | 80.21  | 73.49    | 18.44 | 109.14 | 52.84 | 133.19 | 64.75 to 96.61  | 315,490              | 231,861        |
| 01-OCT-13 To 30-SEP-14 | 12    | 67.14  | 70.96  | 67.39    | 27.00 | 105.30 | 44.59 | 139.82 | 50.98 to 76.09  | 314,822              | 212,150        |
| 01-OCT-14 To 30-SEP-15 | 12    | 73.82  | 75.03  | 75.26    | 11.28 | 99.69  | 62.51 | 94.35  | 64.36 to 83.52  | 284,266              | 213,933        |
| <b>Calendar Yrs</b>    |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JAN-13 To 31-DEC-13 | 5     | 80.29  | 93.88  | 84.68    | 25.46 | 110.86 | 67.75 | 139.82 | N/A             | 309,670              | 262,242        |
| 01-JAN-14 To 31-DEC-14 | 14    | 69.26  | 65.71  | 66.66    | 16.53 | 98.57  | 44.59 | 91.33  | 50.98 to 76.09  | 341,863              | 227,877        |
| <b>ALL</b>             | 34    | 72.09  | 75.12  | 71.85    | 19.31 | 104.55 | 44.59 | 139.82 | 66.52 to 76.09  | 304,234              | 218,577        |

**AREA (MARKET)**

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1          | 34    | 72.09  | 75.12 | 71.85    | 19.31 | 104.55 | 44.59 | 139.82 | 66.52 to 76.09  | 304,234              | 218,577        |
| <b>ALL</b> | 34    | 72.09  | 75.12 | 71.85    | 19.31 | 104.55 | 44.59 | 139.82 | 66.52 to 76.09  | 304,234              | 218,577        |

**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 |
|--------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <b>Dry</b>   |       |        |       |          |       |        |       |        |                 |                      |                |
| County       | 2     | 71.73  | 71.73 | 71.34    | 05.55 | 100.55 | 67.75 | 75.70  | N/A             | 468,955              | 334,553        |
| 1            | 2     | 71.73  | 71.73 | 71.34    | 05.55 | 100.55 | 67.75 | 75.70  | N/A             | 468,955              | 334,553        |
| <b>Grass</b> |       |        |       |          |       |        |       |        |                 |                      |                |
| County       | 14    | 71.62  | 70.01 | 69.47    | 13.86 | 100.78 | 50.98 | 96.61  | 57.20 to 80.29  | 210,266              | 146,074        |
| 1            | 14    | 71.62  | 70.01 | 69.47    | 13.86 | 100.78 | 50.98 | 96.61  | 57.20 to 80.29  | 210,266              | 146,074        |
| <b>ALL</b>   | 34    | 72.09  | 75.12 | 71.85    | 19.31 | 104.55 | 44.59 | 139.82 | 66.52 to 76.09  | 304,234              | 218,577        |

**67 Pawnee**  
**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 : 34  
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 Total Adj. Sales Price : 10,343,948  
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 Avg. Adj. Sales Price : 304,234  
 Avg. Assessed Value : 218,577

MEDIAN : 72  
 WGT. MEAN : 72  
 MEAN : 75  
 COD : 19.31  
 PRD : 104.55

COV : 27.78  
 STD : 20.87  
 Avg. Abs. Dev : 13.92  
 MAX Sales Ratio : 139.82  
 MIN Sales Ratio : 44.59

95% Median C.I. : 66.52 to 76.09  
 95% Wgt. Mean C.I. : 66.29 to 77.40  
 95% Mean C.I. : 68.10 to 82.14

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**80%MLU By Market Area**

| RANGE                  | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <b>_____Dry_____</b>   |       |        |       |          |       |        |       |        |                 |                      |                |
| County                 | 6     | 73.94  | 82.85 | 73.98    | 18.19 | 111.99 | 67.75 | 133.19 | 67.75 to 133.19 | 419,938              | 310,670        |
| 1                      | 6     | 73.94  | 82.85 | 73.98    | 18.19 | 111.99 | 67.75 | 133.19 | 67.75 to 133.19 | 419,938              | 310,670        |
| <b>_____Grass_____</b> |       |        |       |          |       |        |       |        |                 |                      |                |
| County                 | 15    | 72.00  | 74.67 | 71.89    | 19.15 | 103.87 | 50.98 | 139.82 | 62.51 to 80.29  | 203,248              | 146,123        |
| 1                      | 15    | 72.00  | 74.67 | 71.89    | 19.15 | 103.87 | 50.98 | 139.82 | 62.51 to 80.29  | 203,248              | 146,123        |
| <b>_____ALL_____</b>   |       |        |       |          |       |        |       |        |                 |                      |                |
|                        | 34    | 72.09  | 75.12 | 71.85    | 19.31 | 104.55 | 44.59 | 139.82 | 66.52 to 76.09  | 304,234              | 218,577        |

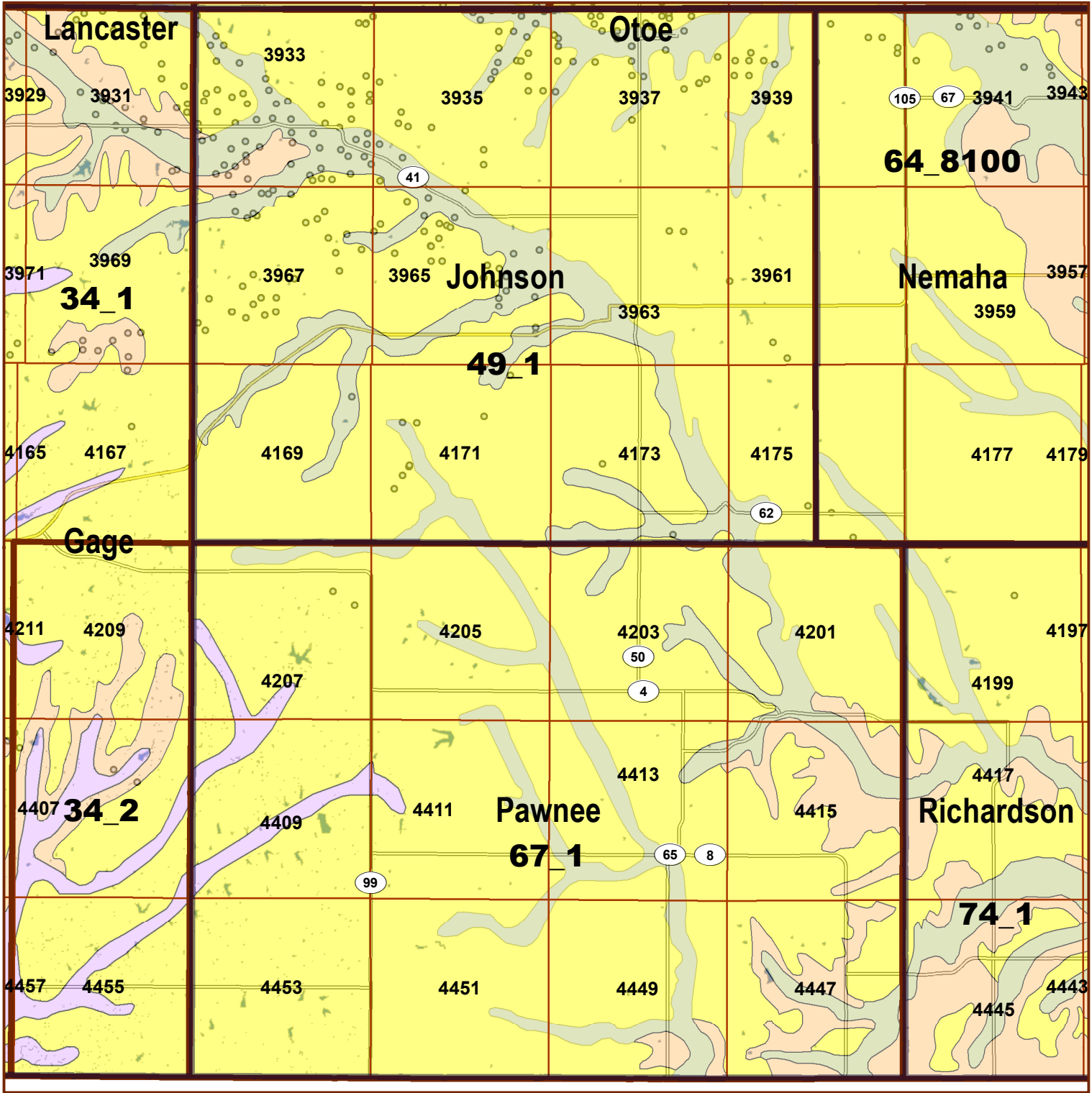
## Pawnee County 2016 Average Acre Value Comparison

| County            | Mkt Area | 1A1   | 1A    | 2A1   | 2A    | 3A1   | 3A    | 4A1   | 4A    | WEIGHTED AVG IRR |
|-------------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| <b>Pawnee</b>     | 1        | 4,220 | 4,220 | n/a   | 3,660 | 2,965 | n/a   | 2,735 | 2,735 | <b>3,649</b>     |
| <b>Gage</b>       | 2        | 5,190 | 5,190 | 4,580 | 4,418 | 3,980 | n/a   | 3,737 | 3,920 | <b>4,328</b>     |
| <b>Johnson</b>    | 1        | 7,342 | 5,983 | 6,820 | 5,379 | 4,800 | n/a   | 3,250 | 2,770 | <b>5,248</b>     |
| <b>Nemaha</b>     | 1        | 5,775 | 5,550 | 5,250 | 5,150 | 5,050 | 4,950 | 4,150 | 4,050 | <b>5,131</b>     |
| <b>Richardson</b> | 50       | 5,450 | 5,325 | 4,153 | 4,845 | 4,715 | 4,615 | 3,148 | 3,195 | <b>4,723</b>     |
|                   |          |       |       |       |       |       |       |       |       |                  |

| County            | Mkt Area | 1D1   | 1D    | 2D1   | 2D    | 3D1   | 3D    | 4D1   | 4D    | WEIGHTED AVG DRY |
|-------------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| <b>Pawnee</b>     | 1        | 3,515 | 3,515 | 3,050 | 3,050 | 2,470 | 2,375 | 2,280 | 2,280 | <b>2,811</b>     |
| <b>Gage</b>       | 2        | 3,810 | 3,810 | 3,630 | 3,630 | 2,790 | n/a   | 2,230 | 2,230 | <b>3,127</b>     |
| <b>Johnson</b>    | 1        | 4,214 | 3,894 | 3,810 | 3,305 | 3,310 | 3,312 | 2,500 | 1,870 | <b>3,171</b>     |
| <b>Nemaha</b>     | 1        | 4,900 | 4,749 | 4,449 | 4,200 | 3,900 | 3,749 | 2,850 | 2,600 | <b>3,942</b>     |
| <b>Richardson</b> | 50       | 4,675 | 4,585 | 4,247 | 4,209 | 4,062 | 3,965 | 2,916 | 2,770 | <b>4,047</b>     |
|                   |          |       |       |       |       |       |       |       |       |                  |

| County            | Mkt Area | 1G1   | 1G    | 2G1   | 2G    | 3G1   | 3G    | 4G1   | 4G    | WEIGHTED AVG GRASS |
|-------------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|
| <b>Pawnee</b>     | 1        | 2,308 | 2,312 | 2,020 | 2,112 | 1,800 | 1,775 | 1,750 | 1,750 | <b>1,884</b>       |
| <b>Gage</b>       | 2        | 2,060 | 2,060 | 1,875 | 1,875 | 1,685 | n/a   | 1,565 | 1,565 | <b>1,684</b>       |
| <b>Johnson</b>    | 1        | 2,811 | 2,746 | 2,282 | 1,803 | 1,982 | 1,980 | 1,880 | 1,410 | <b>1,872</b>       |
| <b>Nemaha</b>     | 1        | 2,250 | 2,100 | 1,925 | 1,825 | 1,775 | 1,725 | 1,575 | 1,450 | <b>1,691</b>       |
| <b>Richardson</b> | 50       | 2,365 | 2,275 | 2,030 | 1,950 | 1,875 | 1,760 | 1,725 | 1,500 | <b>1,792</b>       |
|                   |          |       |       |       |       |       |       |       |       |                    |

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



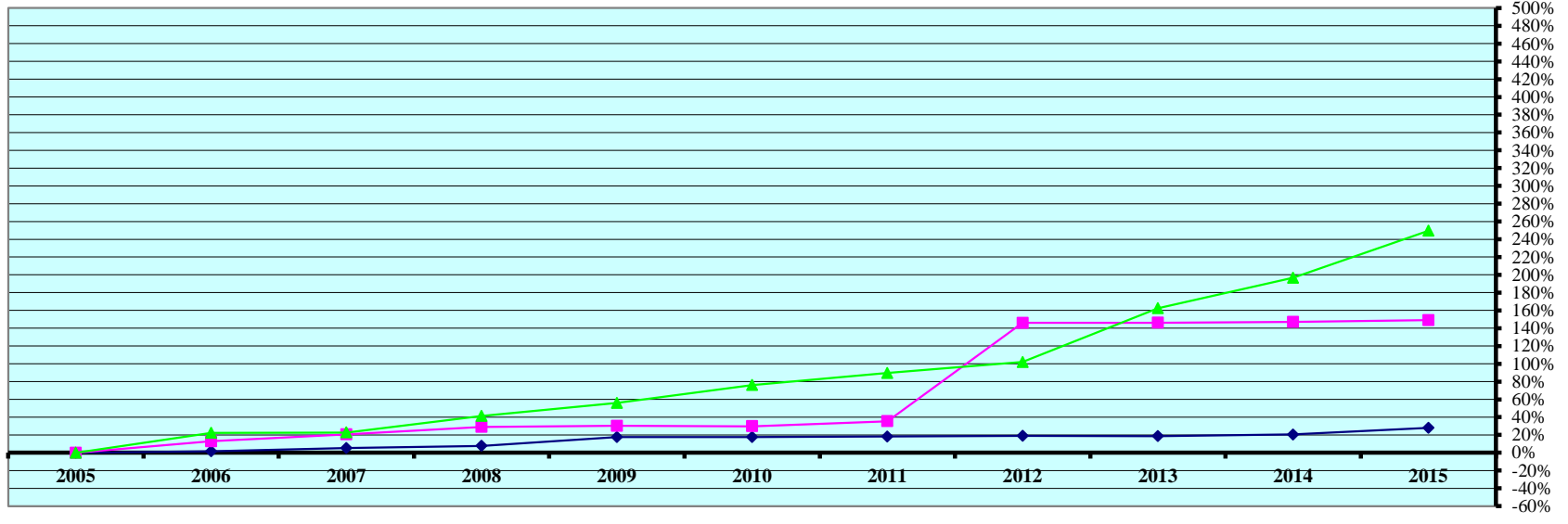
**Legend**

- 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

## Pawnee County Map



### REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



| Tax Year | Residential & Recreational <sup>(1)</sup> |                |          |           | Commercial & Industrial <sup>(1)</sup> |                |          |           | Total Agricultural Land <sup>(1)</sup> |                |          |           |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
|          | Value                                     | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value                                  | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value                                  | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2005     | 28,396,990                                | --             | --       | --        | 5,159,070                              | --             | --       | --        | 164,948,540                            | --             | --       | --        |
| 2006     | 28,866,855                                | 469,865        | 1.65%    | 1.65%     | 5,824,455                              | 665,385        | 12.90%   | 12.90%    | 201,944,995                            | 36,996,455     | 22.43%   | 22.43%    |
| 2007     | 29,900,895                                | 1,034,040      | 3.58%    | 5.30%     | 6,218,785                              | 394,330        | 6.77%    | 20.54%    | 202,532,610                            | 587,615        | 0.29%    | 22.79%    |
| 2008     | 30,585,360                                | 684,465        | 2.29%    | 7.71%     | 6,656,715                              | 437,930        | 7.04%    | 29.03%    | 233,180,810                            | 30,648,200     | 15.13%   | 41.37%    |
| 2009     | 33,390,570                                | 2,805,210      | 9.17%    | 17.58%    | 6,723,945                              | 67,230         | 1.01%    | 30.33%    | 257,488,455                            | 24,307,645     | 10.42%   | 56.10%    |
| 2010     | 33,380,245                                | -10,325        | -0.03%   | 17.55%    | 6,695,410                              | -28,535        | -0.42%   | 29.78%    | 290,604,355                            | 33,115,900     | 12.86%   | 76.18%    |
| 2011     | 33,558,530                                | 178,285        | 0.53%    | 18.18%    | 6,987,960                              | 292,550        | 4.37%    | 35.45%    | 312,928,020                            | 22,323,665     | 7.68%    | 89.71%    |
| 2012     | 33,785,785                                | 227,255        | 0.68%    | 18.98%    | 12,693,810                             | 5,705,850      | 81.65%   | 146.05%   | 333,259,625                            | 20,331,605     | 6.50%    | 102.04%   |
| 2013     | 33,720,375                                | -65,410        | -0.19%   | 18.75%    | 12,702,695                             | 8,885          | 0.07%    | 146.22%   | 432,959,075                            | 99,699,450     | 29.92%   | 162.48%   |
| 2014     | 34,223,675                                | 503,300        | 1.49%    | 20.52%    | 12,740,080                             | 37,385         | 0.29%    | 146.95%   | 489,500,360                            | 56,541,285     | 13.06%   | 196.76%   |
| 2015     | 36,296,100                                | 2,072,425      | 6.06%    | 27.82%    | 12,846,320                             | 106,240        | 0.83%    | 149.00%   | 576,673,485                            | 87,173,125     | 17.81%   | 249.61%   |

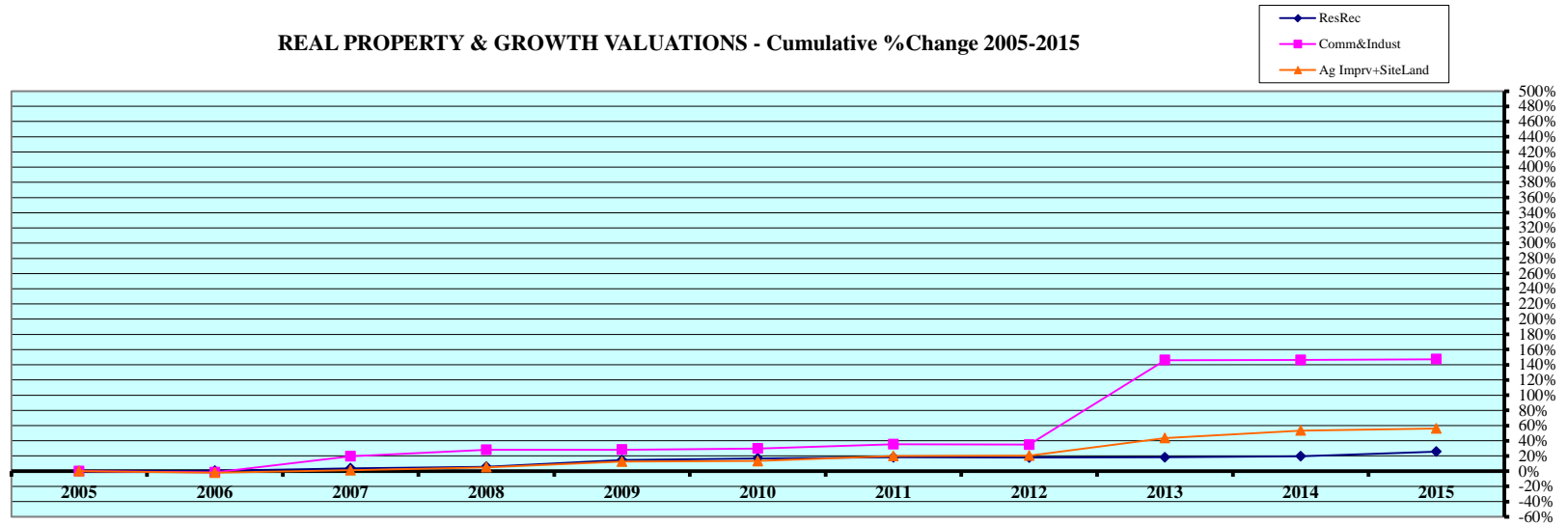
Rate Annual %chg: Residential & Recreational 2.48% Commercial & Industrial 9.55% Agricultural Land 13.33%

Cnty# 67  
 County PAWNEE

CHART 1 EXHIBIT 67B 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 <sup>(1)</sup> |              |                   |                         |                    |                     | Commercial & Industrial <sup>(1)</sup> |              |                   |                      |                    |                     |              |
|--------------|---|--------------|-------------------|-------------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|--------------|
|              | Value                                     | Growth Value | % growth of value | Value Exclud. Growth    | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value                                  | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |              |
| 2005         | 28,396,990                                | 441,080      | 1.55%             | 27,955,910              | --                 | --                  | 5,159,070                              | 0            | 0.00%             | 5,159,070            | --                 | --                  |              |
| 2006         | 28,866,855                                | 276,505      | 0.96%             | 28,590,350              | 0.68%              | 0.68%               | 5,824,455                              | 738,770      | 12.68%            | 5,085,685            | -1.42%             | -1.42%              |              |
| 2007         | 29,900,895                                | 432,045      | 1.44%             | 29,468,850              | 2.09%              | 3.77%               | 6,218,785                              | 43,265       | 0.70%             | 6,175,520            | 6.03%              | 19.70%              |              |
| 2008         | 30,585,360                                | 536,435      | 1.75%             | 30,048,925              | 0.50%              | 5.82%               | 6,656,715                              | 43,265       | 0.65%             | 6,613,450            | 6.35%              | 28.19%              |              |
| 2009         | 33,390,570                                | 803,650      | 2.41%             | 32,586,920              | 6.54%              | 14.75%              | 6,723,945                              | 104,270      | 1.55%             | 6,619,675            | -0.56%             | 28.31%              |              |
| 2010         | 33,380,245                                | 201,660      | 0.60%             | 33,178,585              | -0.63%             | 16.84%              | 6,695,410                              | 0            | 0.00%             | 6,695,410            | -0.42%             | 29.78%              |              |
| 2011         | 33,558,530                                | 0            | 0.00%             | 33,558,530              | 0.53%              | 18.18%              | 6,987,960                              | 0            | 0.00%             | 6,987,960            | 4.37%              | 35.45%              |              |
| 2012         | 33,785,785                                | 345,430      | 1.02%             | 33,440,355              | -0.35%             | 17.76%              | 12,693,810                             | 5,737,880    | 45.20%            | 6,955,930            | -0.46%             | 34.83%              |              |
| 2013         | 33,720,375                                | 150,265      | 0.45%             | 33,570,110              | -0.64%             | 18.22%              | 12,702,695                             | 4,460        | 0.04%             | 12,698,235           | 0.03%              | 146.13%             |              |
| 2014         | 34,223,675                                | 285,765      | 0.83%             | 33,937,910              | 0.65%              | 19.51%              | 12,740,080                             | 28,115       | 0.22%             | 12,711,965           | 0.07%              | 146.40%             |              |
| 2015         | 36,296,100                                | 576,590      | 1.59%             | 35,719,510              | 4.37%              | 25.79%              | 12,846,320                             | 85,695       | 0.67%             | 12,760,625           | 0.16%              | 147.34%             |              |
| Rate Ann%chg | <b>2.48%</b>                              |              |                   | Resid & Rec. w/o growth |                    |                     | <b>9.55%</b>                           |              |                   | C & I w/o growth     |                    |                     | <b>1.42%</b> |

| Tax Year     | Ag Improvements & Site Land <sup>(1)</sup> |                            |                           |                          |                   | 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         | 18,691,800                                 | 8,769,690                  | 27,461,490                | 437,485                  | 1.59%             | 27,024,005         | --                  |
| 2006         | 19,323,840                                 | 8,329,030                  | 27,652,870                | 713,670                  | 2.58%             | 26,939,200         | -1.90%              |
| 2007         | 19,808,320                                 | 8,594,410                  | 28,402,730                | 605,445                  | 2.13%             | 27,797,285         | 0.52%               |
| 2008         | 20,181,945                                 | 9,429,335                  | 29,611,280                | 741,045                  | 2.50%             | 28,870,235         | 1.65%               |
| 2009         | 20,688,555                                 | 10,255,695                 | 30,944,250                | 45,155                   | 0.15%             | 30,899,095         | 4.35%               |
| 2010         | 21,389,930                                 | 10,361,215                 | 31,751,145                | 636,860                  | 2.01%             | 31,114,285         | 0.55%               |
| 2011         | 21,970,505                                 | 10,937,870                 | 32,908,375                | 0                        | 0.00%             | 32,908,375         | 3.64%               |
| 2012         | 23,009,665                                 | 11,543,720                 | 34,553,385                | 1,507,025                | 4.36%             | 33,046,360         | 0.42%               |
| 2013         | 26,755,920                                 | 14,183,600                 | 40,939,520                | 1,495,010                | 3.65%             | 39,444,510         | 14.16%              |
| 2014         | 28,272,160                                 | 14,841,600                 | 43,113,760                | 973,965                  | 2.26%             | 42,139,795         | 2.93%               |
| 2015         | 28,921,360                                 | 15,643,380                 | 44,564,740                | 1,667,725                | 3.74%             | 42,897,015         | -0.50%              |
| Rate Ann%chg | <b>4.46%</b>                               | <b>5.96%</b>               | <b>4.96%</b>              | Ag Imprv+Site w/o growth |                   | <b>2.58%</b>       |                     |

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

Sources:

Value; 2005 - 2015 CTL

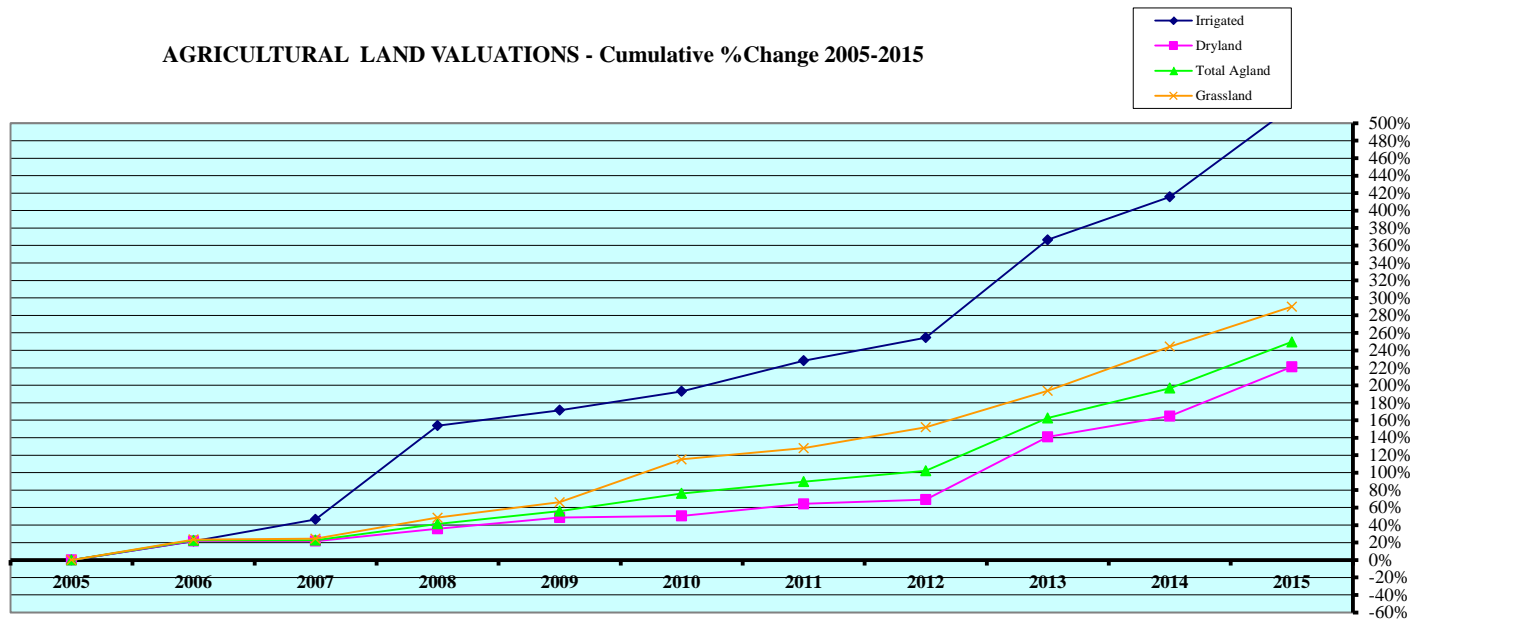
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 67  
County PAWNEE

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     | 666,325        | --        | --      | --        | 100,758,535 | --         | --      | --        | 63,169,930  | --         | --      | --        |
| 2006     | 810,110        | 143,785   | 21.58%  | 21.58%    | 122,631,340 | 21,872,805 | 21.71%  | 21.71%    | 77,989,755  | 14,819,825 | 23.46%  | 23.46%    |
| 2007     | 976,100        | 165,990   | 20.49%  | 46.49%    | 122,535,365 | -95,975    | -0.08%  | 21.61%    | 78,507,330  | 517,575    | 0.66%   | 24.28%    |
| 2008     | 1,691,740      | 715,640   | 73.32%  | 153.89%   | 136,836,115 | 14,300,750 | 11.67%  | 35.81%    | 93,769,675  | 15,262,345 | 19.44%  | 48.44%    |
| 2009     | 1,808,695      | 116,955   | 6.91%   | 171.44%   | 149,742,675 | 12,906,560 | 9.43%   | 48.62%    | 104,929,775 | 11,160,100 | 11.90%  | 66.11%    |
| 2010     | 1,952,555      | 143,860   | 7.95%   | 193.03%   | 151,616,935 | 1,874,260  | 1.25%   | 50.48%    | 135,890,430 | 30,960,655 | 29.51%  | 115.12%   |
| 2011     | 2,187,380      | 234,825   | 12.03%  | 228.28%   | 165,469,445 | 13,852,510 | 9.14%   | 64.22%    | 144,088,070 | 8,197,640  | 6.03%   | 128.10%   |
| 2012     | 2,361,960      | 174,580   | 7.98%   | 254.48%   | 170,466,175 | 4,996,730  | 3.02%   | 69.18%    | 159,231,960 | 15,143,890 | 10.51%  | 152.07%   |
| 2013     | 3,108,115      | 746,155   | 31.59%  | 366.46%   | 242,784,380 | 72,318,205 | 42.42%  | 140.96%   | 185,470,450 | 26,238,490 | 16.48%  | 193.61%   |
| 2014     | 3,436,080      | 327,965   | 10.55%  | 415.68%   | 266,614,205 | 23,829,825 | 9.82%   | 164.61%   | 217,515,410 | 32,044,960 | 17.28%  | 244.33%   |
| 2015     | 4,122,390      | 686,310   | 19.97%  | 518.68%   | 323,576,535 | 56,962,330 | 21.37%  | 221.14%   | 246,383,700 | 28,868,290 | 13.27%  | 290.03%   |

Rate Ann.%chg: Irrigated **19.99%** Dryland **12.37%** Grassland **14.58%**

| Tax Year | Waste Land <sup>(1)</sup> |           |         |           | Other Agland <sup>(1)</sup> |           |         |           | Total Agricultural |            |         |           |
|----------|---------------------------|-----------|---------|-----------|-----------------------------|-----------|---------|-----------|--------------------|------------|---------|-----------|
|          | Value                     | Value Chg | Ann%chg | Cmltv%chg | Value                       | Value Chg | Ann%chg | Cmltv%chg | Value              | Value Chg  | Ann%chg | Cmltv%chg |
| 2005     | 261,915                   | --        | --      | --        | 91,835                      | --        | --      | --        | 164,948,540        | --         | --      | --        |
| 2006     | 401,695                   | 139,780   | 53.37%  | 53.37%    | 112,095                     | 20,260    | 22.06%  | 22.06%    | 201,944,995        | 36,996,455 | 22.43%  | 22.43%    |
| 2007     | 401,695                   | 0         | 0.00%   | 53.37%    | 112,120                     | 25        | 0.02%   | 22.09%    | 202,532,610        | 587,615    | 0.29%   | 22.79%    |
| 2008     | 792,330                   | 390,635   | 97.25%  | 202.51%   | 90,950                      | -21,170   | -18.88% | -0.96%    | 233,180,810        | 30,648,200 | 15.13%  | 41.37%    |
| 2009     | 916,360                   | 124,030   | 15.65%  | 249.87%   | 90,950                      | 0         | 0.00%   | -0.96%    | 257,488,455        | 24,307,645 | 10.42%  | 56.10%    |
| 2010     | 1,053,485                 | 137,125   | 14.96%  | 302.22%   | 90,950                      | 0         | 0.00%   | -0.96%    | 290,604,355        | 33,115,900 | 12.86%  | 76.18%    |
| 2011     | 1,092,175                 | 38,690    | 3.67%   | 317.00%   | 90,950                      | 0         | 0.00%   | -0.96%    | 312,928,020        | 22,323,665 | 7.68%   | 89.71%    |
| 2012     | 1,108,580                 | 16,405    | 1.50%   | 323.26%   | 90,950                      | 0         | 0.00%   | -0.96%    | 333,259,625        | 20,331,605 | 6.50%   | 102.04%   |
| 2013     | 1,499,830                 | 391,250   | 35.29%  | 472.64%   | 96,300                      | 5,350     | 5.88%   | 4.86%     | 432,959,075        | 99,699,450 | 29.92%  | 162.48%   |
| 2014     | 1,827,665                 | 327,835   | 21.86%  | 597.81%   | 107,000                     | 10,700    | 11.11%  | 16.51%    | 489,500,360        | 56,541,285 | 13.06%  | 196.76%   |
| 2015     | 2,472,660                 | 644,995   | 35.29%  | 844.07%   | 118,200                     | 11,200    | 10.47%  | 28.71%    | 576,673,485        | 87,173,125 | 17.81%  | 249.61%   |

Cnty# **67**  
County **PAWNEE**

Rate Ann.%chg: Total Agric Land **13.33%**



**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)<sup>(1)</sup>**

| 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     | 666,325        | 584   | 1,141              |                     |                       | 100,975,785 | 132,680 | 761                |                     |                       | 62,955,640  | 124,838 | 504                |                     |                       |
| 2006     | 810,110        | 584   | 1,387              | 21.58%              | 21.58%                | 123,428,695 | 132,366 | 932                | 22.53%              | 22.53%                | 77,307,340  | 125,104 | 618                | 22.54%              | 22.54%                |
| 2007     | 810,110        | 584   | 1,387              | 0.00%               | 21.58%                | 122,908,625 | 131,302 | 936                | 0.39%               | 23.00%                | 78,268,100  | 126,356 | 619                | 0.24%               | 22.83%                |
| 2008     | 1,050,950      | 706   | 1,489              | 7.31%               | 30.47%                | 138,000,575 | 131,310 | 1,051              | 12.27%              | 38.09%                | 93,113,735  | 126,615 | 735                | 18.72%              | 45.83%                |
| 2009     | 1,808,695      | 1,081 | 1,673              | 12.40%              | 46.65%                | 150,067,265 | 129,996 | 1,154              | 9.84%               | 51.69%                | 104,686,750 | 127,214 | 823                | 11.90%              | 63.18%                |
| 2010     | 1,952,555      | 1,081 | 1,806              | 7.95%               | 58.32%                | 169,760,510 | 129,884 | 1,307              | 13.22%              | 71.74%                | 119,149,130 | 127,301 | 936                | 13.74%              | 85.60%                |
| 2011     | 2,187,380      | 1,081 | 2,024              | 12.03%              | 77.36%                | 168,081,420 | 114,846 | 1,464              | 11.98%              | 92.31%                | 141,929,710 | 142,392 | 997                | 6.49%               | 97.65%                |
| 2012     | 2,361,960      | 1,081 | 2,185              | 7.98%               | 91.51%                | 170,693,120 | 109,243 | 1,563              | 6.76%               | 105.31%               | 159,039,680 | 147,931 | 1,075              | 7.86%               | 113.19%               |
| 2013     | 3,108,115      | 1,081 | 2,875              | 31.59%              | 152.01%               | 242,788,970 | 109,389 | 2,219              | 42.05%              | 191.64%               | 185,298,540 | 147,799 | 1,254              | 16.61%              | 148.61%               |
| 2014     | 3,436,080      | 1,081 | 3,179              | 10.55%              | 178.60%               | 266,346,335 | 109,368 | 2,435              | 9.72%               | 220.00%               | 217,701,310 | 148,074 | 1,470              | 17.27%              | 191.54%               |
| 2015     | 4,122,390      | 1,081 | 3,814              | 19.97%              | 234.25%               | 323,751,840 | 109,708 | 2,951              | 21.18%              | 287.76%               | 246,361,590 | 147,748 | 1,667              | 13.41%              | 230.65%               |

Rate Annual %chg Average Value/Acre: 12.83%

14.51%

12.70%

| Tax Year | WASTE LAND <sup>(2)</sup> |       |                    |                     |                       | OTHER AGLAND <sup>(2)</sup> |       |                    |                     |                       | TOTAL AGRICULTURAL LAND <sup>(1)</sup> |         |                    |                     |                       |
|----------|---------------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|-------|--------------------|---------------------|-----------------------|--|---------|--------------------|---------------------|-----------------------|
|          | 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     | 262,080                   | 2,728 | 96                 |                     |                       | 94,660                      | 213   | 443                |                     |                       | 164,954,490                            | 261,044 | 632                |                     |                       |
| 2006     | 400,975                   | 2,726 | 147                | 53.09%              | 53.09%                | 115,445                     | 213   | 541                | 21.96%              | 21.96%                | 202,062,565                            | 260,994 | 774                | 22.52%              | 22.52%                |
| 2007     | 401,695                   | 2,734 | 147                | -0.08%              | 52.96%                | 114,725                     | 206   | 556                | 2.84%               | 25.42%                | 202,503,255                            | 261,182 | 775                | 0.15%               | 22.70%                |
| 2008     | 796,605                   | 2,743 | 290                | 97.62%              | 202.29%               | 0                           | 0     |                    |                     |                       | 232,961,865                            | 261,374 | 891                | 14.96%              | 41.05%                |
| 2009     | 915,160                   | 2,714 | 337                | 16.13%              | 251.05%               | 0                           | 0     |                    |                     |                       | 257,477,870                            | 261,004 | 986                | 10.68%              | 56.11%                |
| 2010     | 205,325                   | 1,467 | 140                | -58.49%             | 45.72%                | 0                           | 0     |                    |                     |                       | 291,067,520                            | 259,732 | 1,121              | 13.60%              | 77.34%                |
| 2011     | 1,088,360                 | 2,714 | 401                | 186.43%             | 317.40%               | 90,950                      | 107   | 850                |                     | 91.70%                | 313,377,820                            | 261,140 | 1,200              | 7.08%               | 89.91%                |
| 2012     | 1,102,340                 | 2,723 | 405                | 0.95%               | 321.35%               | 90,950                      | 107   | 850                | 0.00%               | 91.70%                | 333,288,050                            | 261,085 | 1,277              | 6.38%               | 102.02%               |
| 2013     | 1,489,985                 | 2,740 | 544                | 34.35%              | 466.08%               | 96,300                      | 107   | 900                | 5.88%               | 102.98%               | 432,781,910                            | 261,116 | 1,657              | 29.84%              | 162.29%               |
| 2014     | 1,835,265                 | 2,755 | 666                | 22.50%              | 593.43%               | 107,000                     | 107   | 1,000              | 11.11%              | 125.53%               | 489,425,990                            | 261,385 | 1,872              | 12.97%              | 196.32%               |
| 2015     | 2,449,260                 | 2,730 | 897                | 34.67%              | 833.85%               | 128,400                     | 107   | 1,200              | 20.00%              | 170.64%               | 576,813,480                            | 261,374 | 2,207              | 17.86%              | 249.24%               |

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**PAWNEE**

Rate Annual %chg Average Value/Acre: 13.32%

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

2015 County and Municipal Valuations by Property Type

| Pop.                                | County:                   | Personal Prop | StateAsd PP | StateAsdReal  | Residential | Commercial | Industrial | Recreation | Agland      | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
|-------------------------------------|---------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|-------------|------------|------------|----------|-------------|
| 2,773                               | PAWNEE                    | 21,040,720    | 4,748,835   | 12,317,923    | 35,818,525  | 8,035,490  | 4,810,830  | 477,575    | 576,673,485 | 28,921,360 | 15,643,380 | 0        | 708,488,123 |
| cnty.sector.value % of total value: |                           | 2.97%         | 0.67%       | 1.74%         | 5.06%       | 1.13%      | 0.68%      | 0.07%      | 81.39%      | 4.08%      | 2.21%      |          | 100.00%     |
| Pop.                                | Municipality:             | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland      | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 82                                  | BURCHARD                  | 103,790       | 36,497      | 7,832         | 1,215,775   | 191,350    | 0          | 0          | 0           | 0          | 0          | 0        | 1,555,244   |
| 2.96%                               | %sector of county sector  | 0.49%         | 0.77%       | 0.06%         | 3.39%       | 2.38%      |            |            |             |            |            |          | 0.22%       |
|                                     | %sector of municipality   | 6.67%         | 2.35%       | 0.50%         | 78.17%      | 12.30%     |            |            |             |            |            |          | 100.00%     |
| 147                                 | DUBOIS                    | 11,425        | 38,085      | 8,172         | 3,048,410   | 534,350    | 0          | 0          | 0           | 0          | 0          | 0        | 3,640,442   |
| 5.30%                               | %sector of county sector  | 0.05%         | 0.80%       | 0.07%         | 8.51%       | 6.65%      |            |            |             |            |            |          | 0.51%       |
|                                     | %sector of municipality   | 0.31%         | 1.05%       | 0.22%         | 83.74%      | 14.68%     |            |            |             |            |            |          | 100.00%     |
| 68                                  | LEWISTON                  | 2,760         | 6,057       | 1,300         | 1,133,200   | 62,050     | 0          | 0          | 0           | 0          | 0          | 0        | 1,205,367   |
| 2.45%                               | %sector of county sector  | 0.01%         | 0.13%       | 0.01%         | 3.16%       | 0.77%      |            |            |             |            |            |          | 0.17%       |
|                                     | %sector of municipality   | 0.23%         | 0.50%       | 0.11%         | 94.01%      | 5.15%      |            |            |             |            |            |          | 100.00%     |
| 878                                 | PAWNEE CITY               | 621,980       | 502,162     | 332,665       | 16,588,580  | 3,665,320  | 0          | 0          | 0           | 0          | 0          | 0        | 21,710,707  |
| 31.66%                              | %sector of county sector  | 2.96%         | 10.57%      | 2.70%         | 46.31%      | 45.61%     |            |            |             |            |            |          | 3.06%       |
|                                     | %sector of municipality   | 2.86%         | 2.31%       | 1.53%         | 76.41%      | 16.88%     |            |            |             |            |            |          | 100.00%     |
| 75                                  | STEINAUER                 | 67,660        | 29,310      | 6,289         | 1,459,880   | 54,190     | 0          | 0          | 0           | 0          | 0          | 0        | 1,617,329   |
| 2.70%                               | %sector of county sector  | 0.32%         | 0.62%       | 0.05%         | 4.08%       | 0.67%      |            |            |             |            |            |          | 0.23%       |
|                                     | %sector of municipality   | 4.18%         | 1.81%       | 0.39%         | 90.26%      | 3.35%      |            |            |             |            |            |          | 100.00%     |
| 269                                 | TABLE ROCK                | 170,460       | 300,499     | 1,076,017     | 5,214,320   | 852,635    | 38,645     | 0          | 54,035      | 0          | 0          | 0        | 7,706,611   |
| 9.70%                               | %sector of county sector  | 0.81%         | 6.33%       | 8.74%         | 14.56%      | 10.61%     | 0.80%      |            | 0.01%       |            |            |          | 1.09%       |
|                                     | %sector of municipality   | 2.21%         | 3.90%       | 13.96%        | 67.66%      | 11.06%     | 0.50%      |            | 0.70%       |            |            |          | 100.00%     |
| Total Municipalities                |                           | 978,075       | 912,610     | 1,432,275     | 28,660,165  | 5,359,895  | 38,645     | 0          | 54,035      | 0          | 0          | 0        | 37,435,700  |
| 54.78%                              | %all municip.sect of cnty | 4.65%         | 19.22%      | 11.63%        | 80.01%      | 66.70%     | 0.80%      |            | 0.01%       |            |            |          | 5.28%       |

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

| Cnty# | County |
|-------|--------|
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CHART 5

EXHIBIT

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Page 5

|  |                        |                            |                         |                                   |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|
| <b>Total Real Property</b><br>Sum Lines 17, 25, & 30 | <b>Records : 4,055</b> | <b>Value : 691,508,595</b> | <b>Growth 4,194,450</b> | <b>Sum Lines 17, 25, &amp; 41</b> |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|

**Schedule I : Non-Agricultural Records**

|                                 | Urban   |            | SubUrban |           | Rural   |           | Total   |            | Growth    |
|---------------------------------|---------|------------|----------|-----------|---------|-----------|---------|------------|-----------|
|                                 | Records | Value      | Records  | Value     | Records | Value     | Records | Value      |           |
| <b>01. Res UnImp Land</b>       | 231     | 547,340    | 5        | 13,400    | 4       | 22,330    | 240     | 583,070    |           |
| <b>02. Res Improve Land</b>     | 852     | 2,155,870  | 23       | 178,890   | 93      | 798,475   | 968     | 3,133,235  |           |
| <b>03. Res Improvements</b>     | 860     | 26,082,615 | 26       | 1,403,615 | 101     | 5,124,060 | 987     | 32,610,290 |           |
| <b>04. Res Total</b>            | 1,091   | 28,785,825 | 31       | 1,595,905 | 105     | 5,944,865 | 1,227   | 36,326,595 | 203,815   |
| <b>% of Res Total</b>           | 88.92   | 79.24      | 2.53     | 4.39      | 8.56    | 16.37     | 30.26   | 5.25       | 4.86      |
| <b>05. Com UnImp Land</b>       | 48      | 114,060    | 9        | 80,085    | 3       | 34,635    | 60      | 228,780    |           |
| <b>06. Com Improve Land</b>     | 162     | 501,515    | 5        | 73,405    | 8       | 60,135    | 175     | 635,055    |           |
| <b>07. Com Improvements</b>     | 171     | 9,584,475  | 10       | 722,550   | 10      | 372,710   | 191     | 10,679,735 |           |
| <b>08. Com Total</b>            | 219     | 10,200,050 | 19       | 876,040   | 13      | 467,480   | 251     | 11,543,570 | 2,131,685 |
| <b>% of Com Total</b>           | 87.25   | 88.36      | 7.57     | 7.59      | 5.18    | 4.05      | 6.19    | 1.67       | 50.82     |
| <b>09. Ind UnImp Land</b>       | 0       | 0          | 0        | 0         | 0       | 0         | 0       | 0          |           |
| <b>10. Ind Improve Land</b>     | 1       | 8,455      | 1        | 50,655    | 1       | 18,685    | 3       | 77,795     |           |
| <b>11. Ind Improvements</b>     | 1       | 15,060     | 1        | 6,225,085 | 1       | 155,930   | 3       | 6,396,075  |           |
| <b>12. Ind Total</b>            | 1       | 23,515     | 1        | 6,275,740 | 1       | 174,615   | 3       | 6,473,870  | 0         |
| <b>% of Ind Total</b>           | 33.33   | 0.36       | 33.33    | 96.94     | 33.33   | 2.70      | 0.07    | 0.94       | 0.00      |
| <b>13. Rec UnImp Land</b>       | 0       | 0          | 0        | 0         | 54      | 108,840   | 54      | 108,840    |           |
| <b>14. Rec Improve Land</b>     | 0       | 0          | 1        | 9,500     | 38      | 118,465   | 39      | 127,965    |           |
| <b>15. Rec Improvements</b>     | 0       | 0          | 1        | 1,360     | 42      | 260,550   | 43      | 261,910    |           |
| <b>16. Rec Total</b>            | 0       | 0          | 1        | 10,860    | 96      | 487,855   | 97      | 498,715    | 5,405     |
| <b>% of Rec Total</b>           | 0.00    | 0.00       | 1.03     | 2.18      | 98.97   | 97.82     | 2.39    | 0.07       | 0.13      |
| <b>Res &amp; Rec Total</b>      | 1,091   | 28,785,825 | 32       | 1,606,765 | 201     | 6,432,720 | 1,324   | 36,825,310 | 209,220   |
| <b>% of Res &amp; Rec Total</b> | 82.40   | 78.17      | 2.42     | 4.36      | 15.18   | 17.47     | 32.65   | 5.33       | 4.99      |
| <b>Com &amp; Ind Total</b>      | 220     | 10,223,565 | 20       | 7,151,780 | 14      | 642,095   | 254     | 18,017,440 | 2,131,685 |
| <b>% of Com &amp; Ind Total</b> | 86.61   | 56.74      | 7.87     | 39.69     | 5.51    | 3.56      | 6.26    | 2.61       | 50.82     |
| <b>17. Taxable Total</b>        | 1,311   | 39,009,390 | 52       | 8,758,545 | 215     | 7,074,815 | 1,578   | 54,842,750 | 2,340,905 |
| <b>% of Taxable Total</b>       | 83.08   | 71.13      | 3.30     | 15.97     | 13.62   | 12.90     | 38.91   | 7.93       | 55.81     |

Schedule II : Tax Increment Financing (TIF)

|                  | Urban   |            |              | SubUrban |            |              |
|------------------|---------|------------|--------------|----------|------------|--------------|
|                  | Records | Value Base | Value Excess | Records  | Value Base | Value Excess |
| 18. Residential  | 0       | 0          | 0            | 0        | 0          | 0            |
| 19. Commercial   | 1       | 26,385     | 734,025      | 0        | 0          | 0            |
| 20. Industrial   | 0       | 0          | 0            | 0        | 0          | 0            |
| 21. Other        | 0       | 0          | 0            | 0        | 0          | 0            |
|                  | Rural   |            |              | Total    |            |              |
|                  | Records | Value Base | Value Excess | Records  | Value Base | Value Excess |
| 18. Residential  | 0       | 0          | 0            | 0        | 0          | 0            |
| 19. Commercial   | 0       | 0          | 0            | 1        | 26,385     | 734,025      |
| 20. Industrial   | 0       | 0          | 0            | 0        | 0          | 0            |
| 21. Other        | 0       | 0          | 0            | 0        | 0          | 0            |
| 22. Total Sch II |         |            |              | 1        | 26,385     | 734,025      |

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 | 100           | 15               | 90            | 205           |

Schedule V : Agricultural Records

|                      | Urban   |         | SubUrban |           | Rural   |             | Total   |             |
|----------------------|---------|---------|----------|-----------|---------|-------------|---------|-------------|
|                      | Records | Value   | Records  | Value     | Records | Value       | Records | Value       |
| 27. Ag-Vacant Land   | 1       | 193,200 | 26       | 2,977,340 | 1,523   | 328,140,790 | 1,550   | 331,311,330 |
| 28. Ag-Improved Land | 0       | 0       | 28       | 2,198,595 | 969     | 263,968,390 | 997     | 266,166,985 |
| 29. Ag Improvements  | 0       | 0       | 14       | 1,053,280 | 913     | 38,134,250  | 927     | 39,187,530  |
| 30. Ag Total         |         |         |          |           |         |             | 2,477   | 636,665,845 |

Schedule VI : Agricultural Records :Non-Agricultural Detail

|                           | Urban   |          |            | SubUrban     |                 |                   | Growth           |
|---------------------------|---------|----------|------------|--------------|-----------------|-------------------|------------------|
|                           | Records | Acres    | Value      | Records      | Acres           | Value             |                  |
| 31. HomeSite UnImp Land   | 0       | 0.00     | 0          | 1            | 0.06            | 470               |                  |
| 32. HomeSite Improv Land  | 0       | 0.00     | 0          | 9            | 11.00           | 85,800            |                  |
| 33. HomeSite Improvements | 0       | 0.00     | 0          | 10           | 0.00            | 589,155           |                  |
| 34. HomeSite Total        |         |          |            |              |                 |                   |                  |
| 35. FarmSite UnImp Land   | 0       | 0.00     | 0          | 3            | 2.00            | 4,600             |                  |
| 36. FarmSite Improv Land  | 0       | 0.00     | 0          | 10           | 18.00           | 41,400            |                  |
| 37. FarmSite Improvements | 0       | 0.00     | 0          | 13           | 0.00            | 464,125           |                  |
| 38. FarmSite Total        |         |          |            |              |                 |                   |                  |
| 39. Road & Ditches        | 0       | 0.00     | 0          | 31           | 51.89           | 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   | 39      | 36.38    | 283,765    | 40           | 36.44           | 284,235           |                  |
| 32. HomeSite Improv Land  | 483     | 488.50   | 3,810,300  | 492          | 499.50          | 3,896,100         |                  |
| 33. HomeSite Improvements | 508     | 0.00     | 24,940,955 | 518          | 0.00            | 25,530,110        | 0                |
| 34. HomeSite Total        |         |          |            | <b>558</b>   | <b>535.94</b>   | <b>29,710,445</b> |                  |
| 35. FarmSite UnImp Land   | 63      | 52.00    | 119,600    | 66           | 54.00           | 124,200           |                  |
| 36. FarmSite Improv Land  | 768     | 1,210.50 | 2,784,155  | 778          | 1,228.50        | 2,825,555         |                  |
| 37. FarmSite Improvements | 883     | 0.00     | 13,193,295 | 896          | 0.00            | 13,657,420        | 1,853,545        |
| 38. FarmSite Total        |         |          |            | <b>962</b>   | <b>1,282.50</b> | <b>16,607,175</b> |                  |
| 39. Road & Ditches        | 2,086   | 5,273.95 | 0          | 2,117        | 5,325.84        | 0                 |                  |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          | 0            | 0.00            | 0                 |                  |
| 41. Total Section VI      |         |          |            | <b>1,520</b> | <b>7,144.28</b> | <b>46,317,620</b> | <b>1,853,545</b> |

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 | 10      | 1,407.98 | 2,631,945 | 10       | 1,407.98 | 2,631,945 |

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                      | 51.00             | 4.72%          | 215,220            | 5.46%          | 4,220.00                |
| 46. 1A                       | 336.53            | 31.13%         | 1,420,155          | 36.01%         | 4,220.00                |
| 47. 2A1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 48. 2A                       | 382.82            | 35.42%         | 1,401,120          | 35.52%         | 3,660.00                |
| 49. 3A1                      | 252.60            | 23.37%         | 748,965            | 18.99%         | 2,965.02                |
| 50. 3A                       | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 51. 4A1                      | 36.00             | 3.33%          | 98,460             | 2.50%          | 2,735.00                |
| 52. 4A                       | 22.00             | 2.04%          | 60,170             | 1.53%          | 2,735.00                |
| <b>53. Total</b>             | <b>1,080.95</b>   | <b>100.00%</b> | <b>3,944,090</b>   | <b>100.00%</b> | <b>3,648.73</b>         |
| <b>Dry</b>                   |                   |                |                    |                |                         |
| 54. 1D1                      | 3,888.70          | 3.55%          | 13,668,840         | 4.43%          | 3,515.02                |
| 55. 1D                       | 11,221.64         | 10.23%         | 39,444,325         | 12.80%         | 3,515.02                |
| 56. 2D1                      | 1,943.99          | 1.77%          | 5,929,180          | 1.92%          | 3,050.01                |
| 57. 2D                       | 40,306.85         | 36.75%         | 122,935,990        | 39.88%         | 3,050.00                |
| 58. 3D1                      | 36,689.51         | 33.45%         | 90,623,135         | 29.40%         | 2,470.00                |
| 59. 3D                       | 243.81            | 0.22%          | 579,060            | 0.19%          | 2,375.05                |
| 60. 4D1                      | 13,234.38         | 12.07%         | 30,174,345         | 9.79%          | 2,280.00                |
| 61. 4D                       | 2,145.03          | 1.96%          | 4,890,670          | 1.59%          | 2,280.00                |
| <b>62. Total</b>             | <b>109,673.91</b> | <b>100.00%</b> | <b>308,245,545</b> | <b>100.00%</b> | <b>2,810.56</b>         |
| <b>Grass</b>                 |                   |                |                    |                |                         |
| 63. 1G1                      | 1,018.77          | 0.69%          | 2,062,460          | 0.75%          | 2,024.46                |
| 64. 1G                       | 7,496.43          | 5.07%          | 16,666,005         | 6.05%          | 2,223.19                |
| 65. 2G1                      | 4,342.19          | 2.94%          | 7,132,855          | 2.59%          | 1,642.69                |
| 66. 2G                       | 25,275.61         | 17.10%         | 51,414,450         | 18.66%         | 2,034.15                |
| 67. 3G1                      | 61,860.32         | 41.86%         | 113,813,665        | 41.30%         | 1,839.85                |
| 68. 3G                       | 569.24            | 0.39%          | 1,009,880          | 0.37%          | 1,774.08                |
| 69. 4G1                      | 25,048.36         | 16.95%         | 46,592,515         | 16.91%         | 1,860.10                |
| 70. 4G                       | 22,170.75         | 15.00%         | 36,879,800         | 13.38%         | 1,663.44                |
| <b>71. Total</b>             | <b>147,781.67</b> | <b>100.00%</b> | <b>275,571,630</b> | <b>100.00%</b> | <b>1,864.72</b>         |
| <b>Irrigated Total</b>       |                   |                |                    |                |                         |
| <b>Irrigated Total</b>       | <b>1,080.95</b>   | <b>0.41%</b>   | <b>3,944,090</b>   | <b>0.67%</b>   | <b>3,648.73</b>         |
| <b>Dry Total</b>             |                   |                |                    |                |                         |
| <b>Dry Total</b>             | <b>109,673.91</b> | <b>41.96%</b>  | <b>308,245,545</b> | <b>52.21%</b>  | <b>2,810.56</b>         |
| <b>Grass Total</b>           |                   |                |                    |                |                         |
| <b>Grass Total</b>           | <b>147,781.67</b> | <b>56.54%</b>  | <b>275,571,630</b> | <b>46.68%</b>  | <b>1,864.72</b>         |
| 72. Waste                    | 2,751.07          | 1.05%          | 2,476,560          | 0.42%          | 900.22                  |
| 73. Other                    | 92.00             | 0.04%          | 110,400            | 0.02%          | 1,200.00                |
| 74. Exempt                   | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| <b>75. Market Area Total</b> | <b>261,379.60</b> | <b>100.00%</b> | <b>590,348,225</b> | <b>100.00%</b> | <b>2,258.59</b>         |

Schedule X : Agricultural Records :Ag Land Total

|                      | Urban         |                | SubUrban        |                  | Rural             |                    | Total             |                    |
|----------------------|---------------|----------------|-----------------|------------------|-------------------|--------------------|-------------------|--------------------|
|                      | Acres         | Value          | Acres           | Value            | Acres             | Value              | Acres             | Value              |
| <b>76. Irrigated</b> | 0.00          | 0              | 0.00            | 0                | 1,080.95          | 3,944,090          | 1,080.95          | 3,944,090          |
| <b>77. Dry Land</b>  | 0.00          | 0              | 1,378.99        | 3,692,045        | 108,294.92        | 304,553,500        | 109,673.91        | 308,245,545        |
| <b>78. Grass</b>     | 109.50        | 190,600        | 749.02          | 1,342,260        | 146,923.15        | 274,038,770        | 147,781.67        | 275,571,630        |
| <b>79. Waste</b>     | 2.00          | 2,600          | 15.00           | 9,360            | 2,734.07          | 2,464,600          | 2,751.07          | 2,476,560          |
| <b>80. Other</b>     | 0.00          | 0              | 0.00            | 0                | 92.00             | 110,400            | 92.00             | 110,400            |
| <b>81. Exempt</b>    | 0.00          | 0              | 0.00            | 0                | 0.00              | 0                  | 0.00              | 0                  |
| <b>82. Total</b>     | <b>111.50</b> | <b>193,200</b> | <b>2,143.01</b> | <b>5,043,665</b> | <b>259,125.09</b> | <b>585,111,360</b> | <b>261,379.60</b> | <b>590,348,225</b> |

|                  | Acres             | % of Acres*    | Value              | % of Value*    | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| <b>Irrigated</b> | 1,080.95          | 0.41%          | 3,944,090          | 0.67%          | 3,648.73                |
| <b>Dry Land</b>  | 109,673.91        | 41.96%         | 308,245,545        | 52.21%         | 2,810.56                |
| <b>Grass</b>     | 147,781.67        | 56.54%         | 275,571,630        | 46.68%         | 1,864.72                |
| <b>Waste</b>     | 2,751.07          | 1.05%          | 2,476,560          | 0.42%          | 900.22                  |
| <b>Other</b>     | 92.00             | 0.04%          | 110,400            | 0.02%          | 1,200.00                |
| <b>Exempt</b>    | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| <b>Total</b>     | <b>261,379.60</b> | <b>100.00%</b> | <b>590,348,225</b> | <b>100.00%</b> | <b>2,258.59</b>         |



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 Burchard                         | 27                     | 25,295       | 58                   | 71,190       | 59                  | 1,140,075    | 86             | 1,236,560    | 0             |
| 83.2 Co Recreation                    | 1                      | 7,140        | 1                    | 11,645       | 2                   | 47,455       | 3              | 66,240       | 0             |
| 83.3 Dubois                           | 32                     | 111,350      | 91                   | 169,970      | 92                  | 2,817,530    | 124            | 3,098,850    | 50,550        |
| 83.4 Dubois Suburban                  | 1                      | 2,400        | 0                    | 0            | 0                   | 0            | 1              | 2,400        | 0             |
| 83.5 Frazier Lake                     | 52                     | 44,250       | 36                   | 43,500       | 39                  | 200,070      | 91             | 287,820      | 5,405         |
| 83.6 Lewiston                         | 12                     | 19,940       | 37                   | 82,180       | 38                  | 1,033,700    | 50             | 1,135,820    | 0             |
| 83.7 Pawnee City                      | 88                     | 210,795      | 455                  | 1,344,510    | 460                 | 15,163,015   | 548            | 16,718,320   | 112,440       |
| 83.8 Pawnee City Sub                  | 2                      | 6,840        | 23                   | 186,690      | 25                  | 1,399,465    | 27             | 1,592,995    | 24,540        |
| 83.9 Rural Residential                | 2                      | 59,350       | 93                   | 860,220      | 101                 | 5,096,455    | 103            | 6,016,025    | 16,285        |
| 83.10 Steinauer                       | 27                     | 50,500       | 49                   | 99,500       | 49                  | 1,301,855    | 76             | 1,451,855    | 0             |
| 83.11 Table Rock                      | 50                     | 154,050      | 164                  | 391,795      | 165                 | 4,672,580    | 215            | 5,218,425    | 0             |
| 84 Residential Total                  | 294                    | 691,910      | 1,007                | 3,261,200    | 1,030               | 32,872,200   | 1,324          | 36,825,310   | 209,220       |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> |              | <u>Improved Land</u> |              | <u>Improvements</u> |              | <u>Total</u>   |              | <u>Growth</u> |
|--------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
|              |                          | <u>Records</u>         | <u>Value</u> | <u>Records</u>       | <u>Value</u> | <u>Records</u>      | <u>Value</u> | <u>Records</u> | <u>Value</u> |               |
| 85.1         | Burchard                 | 8                      | 9,555        | 13                   | 41,955       | 15                  | 4,060,445    | 23             | 4,111,955    | 1,918,380     |
| 85.2         | Dubois                   | 9                      | 19,865       | 18                   | 48,375       | 20                  | 521,445      | 29             | 589,685      | 0             |
| 85.3         | Lewiston                 | 2                      | 990          | 8                    | 12,315       | 9                   | 44,330       | 11             | 57,635       | 0             |
| 85.4         | Pawnee City              | 14                     | 37,200       | 85                   | 391,160      | 89                  | 10,457,020   | 103            | 10,885,380   | 69,455        |
| 85.5         | Pawnee City Sub          | 1                      | 11,860       | 1                    | 19,500       | 1                   | 132,105      | 2              | 163,465      | 0             |
| 85.6         | Rural                    | 5                      | 54,595       | 7                    | 95,930       | 8                   | 662,175      | 13             | 812,700      | 131,240       |
| 85.7         | Steinauer                | 0                      | 0            | 6                    | 7,950        | 6                   | 73,035       | 6              | 80,985       | 0             |
| 85.8         | Table Rock               | 21                     | 94,715       | 40                   | 95,665       | 46                  | 1,125,255    | 67             | 1,315,635    | 12,610        |
| 86           | Commercial Total         | 60                     | 228,780      | 178                  | 712,850      | 194                 | 17,075,810   | 254            | 18,017,440   | 2,131,685     |

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                | 707.31     | 0.60%       | 1,632,650   | 0.73%       | 2,308.25                |
| 88. 1G                 | 6,783.50   | 5.75%       | 15,682,160  | 7.06%       | 2,311.81                |
| 89. 2G1                | 2,345.38   | 1.99%       | 4,736,690   | 2.13%       | 2,019.58                |
| 90. 2G                 | 23,111.02  | 19.59%      | 48,816,935  | 21.97%      | 2,112.28                |
| 91. 3G1                | 51,121.81  | 43.34%      | 92,022,810  | 41.41%      | 1,800.07                |
| 92. 3G                 | 518.14     | 0.44%       | 919,705     | 0.41%       | 1,775.01                |
| 93. 4G1                | 14,930.30  | 12.66%      | 26,126,440  | 11.76%      | 1,749.89                |
| 94. 4G                 | 18,444.14  | 15.64%      | 32,277,430  | 14.53%      | 1,750.01                |
| 95. Total              | 117,961.60 | 100.00%     | 222,214,820 | 100.00%     | 1,883.79                |
| <b>CRP</b>             |            |             |             |             |                         |
| 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               | 9,071.34   | 47.24%      | 19,956,965  | 48.48%      | 2,200.00                |
| 101. 3C                | 31.50      | 0.16%       | 69,300      | 0.17%       | 2,200.00                |
| 102. 4C1               | 9,373.44   | 48.81%      | 19,684,215  | 47.82%      | 2,100.00                |
| 103. 4C                | 725.70     | 3.78%       | 1,451,400   | 3.53%       | 2,000.00                |
| 104. Total             | 19,201.98  | 100.00%     | 41,161,880  | 100.00%     | 2,143.63                |
| <b>Timber</b>          |            |             |             |             |                         |
| 105. 1T1               | 311.46     | 2.93%       | 429,810     | 3.52%       | 1,379.98                |
| 106. 1T                | 712.93     | 6.71%       | 983,845     | 8.07%       | 1,380.00                |
| 107. 2T1               | 1,996.81   | 18.81%      | 2,396,165   | 19.65%      | 1,200.00                |
| 108. 2T                | 2,164.59   | 20.39%      | 2,597,515   | 21.30%      | 1,200.00                |
| 109. 3T1               | 1,667.17   | 15.70%      | 1,833,890   | 15.04%      | 1,100.00                |
| 110. 3T                | 19.60      | 0.18%       | 20,875      | 0.17%       | 1,065.05                |
| 111. 4T1               | 744.62     | 7.01%       | 781,860     | 6.41%       | 1,050.01                |
| 112. 4T                | 3,000.91   | 28.26%      | 3,150,970   | 25.84%      | 1,050.00                |
| 113. Total             | 10,618.09  | 100.00%     | 12,194,930  | 100.00%     | 1,148.51                |
| <hr/>                  |            |             |             |             |                         |
| Grass Total            | 117,961.60 | 79.82%      | 222,214,820 | 80.64%      | 1,883.79                |
| CRP Total              | 19,201.98  | 12.99%      | 41,161,880  | 14.94%      | 2,143.63                |
| Timber Total           | 10,618.09  | 7.18%       | 12,194,930  | 4.43%       | 1,148.51                |
| <hr/>                  |            |             |             |             |                         |
| 114. Market Area Total | 147,781.67 | 100.00%     | 275,571,630 | 100.00%     | 1,864.72                |

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

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|   | 2015 CTL<br>County Total | 2016 Form 45<br>County Total | Value Difference<br>(2016 form 45 - 2015 CTL) | Percent<br>Change | 2016 Growth<br>(New Construction Value) | Percent Change<br>excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential   | 35,818,525               | 36,326,595                   | 508,070                                       | 1.42%             | 203,815                                 | 0.85%                          |
| 02. Recreational  | 477,575                  | 498,715                      | 21,140  | 4.43%             | 5,405                                   | 3.29%                          |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 28,921,360               | 29,710,445                   | 789,085                                       | 2.73%             | 0                                       | 2.73%                          |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>65,217,460</b>        | <b>66,535,755</b>            | <b>1,318,295</b>                              | <b>2.02%</b>      | <b>209,220</b>                          | <b>1.70%</b>                   |
| 05. Commercial  | 8,035,490                | 11,543,570                   | 3,508,080                                     | 43.66%            | 2,131,685                               | 17.13%                         |
| 06. Industrial  | 4,810,830                | 6,473,870                    | 1,663,040                                     | 34.57%            | 0                                       | 34.57%                         |
| 07. Ag-Farmsite Land, Outbuildings                                | 15,643,380               | 16,607,175                   | 963,795                                       | 6.16%             | 1,853,545                               | -5.69%                         |
| 08. Minerals  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| <b>09. Total Commercial (sum lines 5-8)</b>                       | <b>28,489,700</b>        | <b>34,624,615</b>            | <b>6,134,915</b>                              | <b>21.53%</b>     | <b>3,985,230</b>                        | <b>7.55%</b>                   |
| <b>10. Total Non-Agland Real Property</b>                         | <b>93,707,160</b>        | <b>101,160,370</b>           | <b>7,453,210</b>                              | <b>7.95%</b>      | <b>4,194,450</b>                        | <b>3.48%</b>                   |
| 11. Irrigated   | 4,122,390                | 3,944,090                    | -178,300                                      | -4.33%            |   |                                |
| 12. Dryland   | 323,576,535              | 308,245,545                  | -15,330,990                                   | -4.74%            |   |                                |
| 13. Grassland   | 246,383,700              | 275,571,630                  | 29,187,930                                    | 11.85%            |   |                                |
| 14. Wasteland   | 2,472,660                | 2,476,560                    | 3,900   | 0.16%             |   |                                |
| 15. Other Agland  | 118,200                  | 110,400                      | -7,800  | -6.60%            |   |                                |
| <b>16. Total Agricultural Land</b>                                | <b>576,673,485</b>       | <b>590,348,225</b>           | <b>13,674,740</b>                             | <b>2.37%</b>      |   |                                |
| <b>17. Total Value of all Real Property</b><br>(Locally Assessed) | <b>670,380,645</b>       | <b>691,508,595</b>           | <b>21,127,950</b>                             | <b>3.15%</b>      | <b>4,194,450</b>                        | <b>2.53%</b>                   |

## 2016 Assessment Survey for Pawnee County

### A. Staffing and Funding Information

|            |  |
|------------|--|
| <b>1.</b>  | <b>Deputy(ies) on staff:</b>   |
|            | 1  |
| <b>2.</b>  | <b>Appraiser(s) on staff:</b>  |
|            | 0  |
| <b>3.</b>  | <b>Other full-time employees:</b>  |
|            | 0  |
| <b>4.</b>  | <b>Other part-time employees:</b>  |
|            | 0  |
| <b>5.</b>  | <b>Number of shared employees:</b>   |
|            | 0  |
| <b>6.</b>  | <b>Assessor's requested budget for current fiscal year:</b>                        |
|            | 80,925   |
| <b>7.</b>  |  |
|            |  |
| <b>8.</b>  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>         |
|            | 8,800  |
| <b>9.</b>  |  |
|            |  |
| <b>10.</b> | <b>Part of the assessor's budget that is dedicated to the computer system:</b>     |
|            | This is budgeted out of county general in the amount of 9,700 for MIPS programing. |
| <b>11.</b> | <b>Amount of the assessor's budget set aside for education/workshops:</b>          |
|            | 800  |
| <b>12.</b> |  |
|            |  |
| <b>13.</b> | <b>Amount of last year's assessor's budget not used:</b>                           |
|            | 1,000  |

## B. Computer, Automation Information and GIS

|    |   |
|----|---|
| 1. | <b>Administrative software:</b>   |
|    | MIPS  |
| 2. | <b>CAMA software:</b>   |
|    | MIPS  |
| 3. | <b>Are cadastral maps currently being used?</b>                                     |
|    | Yes   |
| 4. | <b>If so, who maintains the Cadastral Maps?</b>                                     |
|    | Assesspr  |
| 5. | <b>Does the county have GIS software?</b>   |
|    | Yes   |
| 6. | <b>Is GIS available to the public? If so, what is the web address?</b>              |
|    | <a href="http://www.pawnee.gisworkshop.com/">http://www.pawnee.gisworkshop.com/</a> |
| 7. | <b>Who maintains the GIS software and maps?</b>                                     |
|    | GIS Workshop  |
| 8. | <b>Personal Property software:</b>  |
|    | MIPS  |

## C. Zoning Information

|    |   |
|----|---|
| 1. | <b>Does the county have zoning?</b>                 |
|    | Yes   |
| 2. | <b>If so, is the zoning countywide?</b>             |
|    | Yes   |
| 3. | <b>What municipalities in the county are zoned?</b> |
|    | Pawnee City   |
| 4. | <b>When was zoning implemented?</b>                 |
|    | 2001  |

**D. Contracted Services**

|           |                            |
|-----------|----------------------------|
| <b>1.</b> | <b>Appraisal Services:</b> |
|           | Tax Valuation Inc.         |
| <b>2.</b> | <b>GIS Services:</b>       |
|           | GIS Workshop               |
| <b>3.</b> |                            |
|           |                            |

**E. Appraisal /Listing Services**

|           |  |
|-----------|--|
| <b>1.</b> | <b>Does the county employ outside help for appraisal or listing services?</b>                    |
|           | Yes, for listing services.   |
| <b>2.</b> | <b>If so, is the appraisal or listing service performed under contract?</b>                      |
|           | No   |
| <b>3.</b> | <b>What appraisal certifications or qualifications does the County require?</b>                  |
|           | None   |
| <b>4.</b> | <b>Have the existing contracts been approved by the PTA?</b>                                     |
|           | NA   |
| <b>5.</b> | <b>Does the appraisal or listing service providers establish assessed values for the county?</b> |
|           | No   |

## 2016 Residential Assessment Survey for Pawnee County

| <b>1.</b>                 | <b>Valuation data collection done by:</b>  |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
|---------------------------|--|---------------------------|--|----|---|----|----------------------------|----|--|----|---|----|--|----|----------------------|----|----------------------------|
|                           | Assessor and Ron Elliot.   |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| <b>2.</b>                 | <b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>  |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
|                           | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Pawnee City – County Seat and predominate trade area for the County</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Burchard – Smaller village</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Dubois – Small village, limited commercial offerings</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Fraziers Lake – Recreational area predominately comprised of mobile homes</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural – Area of the county outside of any municipal jurisdiction</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Steinauer- No retail</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Table Rock- Limited retail</td> </tr> </tbody> </table> | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 01 | Pawnee City – County Seat and predominate trade area for the County | 02 | Burchard – Smaller village | 03 | Dubois – Small village, limited commercial offerings | 04 | Fraziers Lake – Recreational area predominately comprised of mobile homes | 05 | Rural – Area of the county outside of any municipal jurisdiction | 06 | Steinauer- No retail | 07 | Table Rock- Limited retail |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u>   |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| 01                        | Pawnee City – County Seat and predominate trade area for the County  |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| 02                        | Burchard – Smaller village   |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| 03                        | Dubois – Small village, limited commercial offerings   |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| 04                        | Fraziers Lake – Recreational area predominately comprised of mobile homes  |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| 05                        | Rural – Area of the county outside of any municipal jurisdiction   |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| 06                        | Steinauer- No retail   |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| 07                        | Table Rock- Limited retail   |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| <b>3.</b>                 | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>   |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
|                           | RCNLD using market study for each valuation group.   |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| <b>4.</b>                 | <b>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?</b>  |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
|                           | The County develops depreciation tables based on local market information.   |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| <b>5.</b>                 | <b>Are individual depreciation tables developed for each valuation grouping?</b>   |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
|                           | Yes  |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| <b>6.</b>                 | <b>Describe the methodology used to determine the residential lot values?</b>  |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
|                           | The county uses a sq. foot basis which is derived from a market study and sales analysis.  |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
| <b>7.</b>                 | <b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>   |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
|                           | Currently vacant lots are valued at current market value.  |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |
|                           |  |                           |  |    |   |    |                            |    |  |    |   |    |  |    |                      |    |                            |



| 8. | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|----|---------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
|    | 01                        | 2013                               | 2013                   | 2013                           | 2013                           |
|    | 02                        | 2014                               | 2013                   | 2014                           | 2014                           |
|    | 03                        | 2014                               | 2013                   | 2014                           | 2014                           |
|    | 04                        | 2014                               | 2013                   | 2014                           | 2013                           |
|    | 05                        | 2007                               | 2007                   | 2014                           | 2012                           |
|    | 06                        | 2014                               | 2013                   | 2014                           | 2014                           |
|    | 07                        | 2014                               | 2013                   | 2014                           | 2014                           |

The County relies on these valuation groups because of the similar amenities available and has determined that the unique location reflects the variable market influences. The inspection and review schedule also influences the groupings.

## 2016 Commercial Assessment Survey for Pawnee County

| <b>1.</b>                 | <b>Valuation data collection done by:</b>   |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
|---------------------------|---|------------------------|--------------------------------|--------------------------------|---------------------------|--|------------------------|--|--------------------------------|--|------|------|------|------|----|------|------|------|------|
|                           | Assessor and lister   |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
| <b>2.</b>                 | <b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>   |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
|                           | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Pawnee City – County seat and predominate trade center for the county.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Remainder of the County, comprised of the small towns of Lewiston, DuBois, Steinauer, and Table Rock. This grouping also includes the various commercial properties located in rural Pawnee County</td> </tr> </tbody> </table>   |                        |                                |                                | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 01                     | Pawnee City – County seat and predominate trade center for the county. | 03                             | Remainder of the County, comprised of the small towns of Lewiston, DuBois, Steinauer, and Table Rock. This grouping also includes the various commercial properties located in rural Pawnee County |      |      |      |      |    |      |      |      |      |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u>  |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
| 01                        | Pawnee City – County seat and predominate trade center for the county.  |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
| 03                        | Remainder of the County, comprised of the small towns of Lewiston, DuBois, Steinauer, and Table Rock. This grouping also includes the various commercial properties located in rural Pawnee County  |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
| <b>3.</b>                 | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>   |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
|                           | Market approach developed from a depreciated cost basis. The county also analyzes sales from other similar counties to aid in determining the market for various occupancies. The county used the state sales file to locate sales and verified with the individual counties web sites.   |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
| <b>3a.</b>                | <b>Describe the process used to determine the value of unique commercial properties.</b>  |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
|                           | The County uses Marshall and Swift costing in their CAMA system and the county assessor will use sales from other counties to help substantiate market value.   |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
| <b>4.</b>                 | <b>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?</b>   |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
|                           | The county develops a depreciation study from the market.   |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
| <b>5.</b>                 | <b>Are individual depreciation tables developed for each valuation grouping?</b>  |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
|                           | Depreciation tables are developed on the valuation groups. But the county develops tables for different occupancy codes within the valuation groups.  |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
| <b>6.</b>                 | <b>Describe the methodology used to determine the commercial lot values.</b>  |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
|                           | The county uses a market approach in determining lot values and generally prices them out using a square foot basis.  |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
| <b>7.</b>                 | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table> |                        |                                |                                | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u>           | <u>Date of Costing</u> | <u>Date of Lot Value Study</u>   | <u>Date of Last Inspection</u> | 01   | 2015 | 2015 | 2015 | 2015 | 03 | 2015 | 2015 | 2015 | 2015 |
| <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u>  | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
| 01                        | 2015  | 2015                   | 2015                           | 2015                           |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
| 03                        | 2015  | 2015                   | 2015                           | 2015                           |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |
|                           | The valuation groups represent the appraisal cycle of the County. They have typically reviewed Pawnee City in one year and will then review the balance of the county during another year.  |                        |                                |                                |                           |  |                        |  |                                |  |      |      |      |      |    |      |      |      |      |

## 2016 Agricultural Assessment Survey for Pawnee County

| <b>1.</b>          | <b>Valuation data collection done by:</b>  |                                |                    |  |                                |   |  |      |
|--------------------|--|--------------------------------|--------------------|--|--------------------------------|---|--|------|
|                    | Assessor   |                                |                    |  |                                |   |  |      |
| <b>2.</b>          | <b>List each market area, and describe the location and the specific characteristics that make each unique.</b>  |                                |                    |  |                                |   |  |      |
|                    | <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>There are no noted characteristics to differentiate more than one market are in the County</td> <td style="text-align: center;">2010</td> </tr> </tbody> </table> |                                | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | There are no noted characteristics to differentiate more than one market are in the County | 2010 |
| <u>Market Area</u> | <u>Description of unique characteristics</u>   | <u>Year Land Use Completed</u> |                    |  |                                |   |  |      |
| 1                  | There are no noted characteristics to differentiate more than one market are in the County   | 2010                           |                    |  |                                |   |  |      |
|                    | The entire county is considered as one market area.  |                                |                    |  |                                |   |  |      |
| <b>3.</b>          | <b>Describe the process used to determine and monitor market areas.</b>  |                                |                    |  |                                |   |  |      |
|                    | The Assessor conducts a sales analysis by majority land use to see if the sales trends are generally the same for each geographic area of the County.  |                                |                    |  |                                |   |  |      |
| <b>4.</b>          | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>  |                                |                    |  |                                |   |  |      |
|                    | Any land that is not used for recreation, residential or commercial use in the county is considered agricultural land. This could be described as classifying by the present use of the property. This generally follows the zoning that is allowed in the county.   |                                |                    |  |                                |   |  |      |
| <b>5.</b>          | <b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>   |                                |                    |  |                                |   |  |      |
|                    | Yes  |                                |                    |  |                                |   |  |      |
| <b>6.</b>          | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>  |                                |                    |  |                                |   |  |      |
|                    | Currently there are no WRP parcels in the county.  |                                |                    |  |                                |   |  |      |

PAWNEE COUNTY ASSESSOR'S OFFICE

PAWNEE CITY, NE

In accordance with 77-1311 section 9, as amended by LB 263, the Pawnee County Assessor's office has made a six-year plan to inspect properties in Pawnee County. The schedule of inspections is to be as follows

2016: Residential in Townships of Turkey Creek, Steinauer, Clear Creek and Table Rock

2017: Residential in Townships of Mission Creek, West Branch, Clay and South Fork

2018: Residential in Townships of Plum Creek, Miles, Pawnee and Sheridan

2019: Pawnee City residential

2020: Burchard, Du Bois, Lewiston, Steinauer and Table Rock residential

2021: County wide Commercial

The purpose of the inspections is to make sure all information on the property record card of each parcel is correct and to correct any information that is needed and to take an updated picture of the parcel. The Assessor's office shall then make any changes that are needed to have all parcels comply with the ruling and guidelines set forth by the statutes of the Legislative body and the Department of Revenue, Property Tax Division.

This may include updated Marshall & Swift pricing, either Marshall & Swift or in house depreciation schedules, based on the study of sales rosters, that will give a uniform level of assessment to all classes and subclasses of property.

This schedule of events may change based on the need of the properties to meet the level of assessment set forth by the state or if the budgeted amount needed to make these inspections may change on a yearly basis.

Jonathan Bailey

Pawnee County Assessor