

NEBRASKA

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DEPARTMENT OF REVENUE

**2017 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BURT COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Burt 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 Burt 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: Joni Renshaw, Burt County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

<u>Property Class</u>	<u>COD</u>	<u>PRD</u>
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 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.

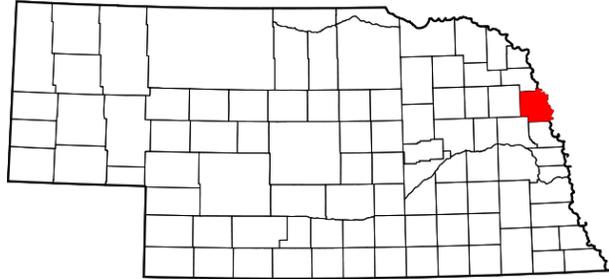
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

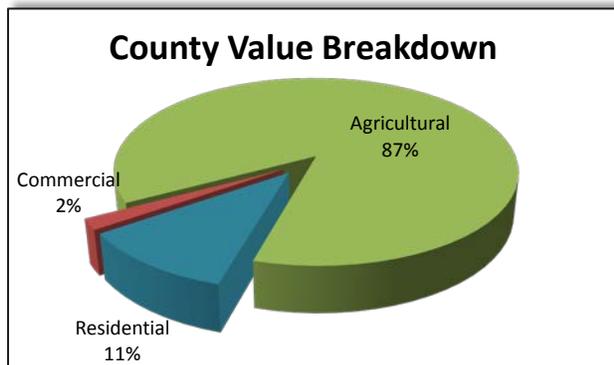
**Further information may be found in Exhibit 94*

County Overview

With a total area of 492 miles, Burt has 6,585 residents, per the Census Bureau Quick Facts for 2015, a 4% population decline from the 2010 US Census. In a review of the past fifty-five years, Burt has seen a steady drop in population of 35% (Nebraska Department of Economic Development). Reports indicate that 80% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Burt convene in and around Tekamah, the county seat. Per the latest information available from the U.S. Census Bureau, there are 200 employer establishments in Burt, a 3% expansion over the preceding year. Countywide employment is at 3,501 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
CRAIG	241	199	-17%
DECATUR	618	481	-22%
LYONS	963	851	-12%
OAKLAND	1,367	1,244	-9%
TEKAMAH	1,892	1,823	-4%

Simultaneously, the agricultural economy has remained another strong anchor for Burt that has fortified the local rural area economies. Burt is included in both the Papio-Missouri River and Lower Elkhorn Natural Resources Districts (NRD). Dry land makes up a majority of the land in the county.

2017 Residential Correlation for Burt County

Assessment Actions

As part of the six-year review and inspection, Burt County reviewed Everett and Logan townships for both residential and farm buildings to determine current condition and market value as well as updating the depreciation and effective age. The county also continued with the review in the town of Lyons. A market analysis of the remainder of the residential class was reviewed with adjustments to rural residential and well as lot values in Tekamah to reflect the current market value. The county completed all pick up and permit work for the residential class.

Description of Analysis

Residential parcels are valued utilizing six valuation groupings. These are based on the assessor locations or towns in the county.

Valuation Grouping	Assessor Location
01	Tekamah
05	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

For the residential property class, a review of Burt County's statistical profile shows 183 residential sales, representing all the valuation groupings. All valuation groupings with an adequate number of sales display a median within the acceptable range. Additionally, two of the three measures of central tendency for the residential class of properties are within acceptable range. In looking at the sales by sale price there are six sales with an average selling price of under 10,000 as well as three sales with an average of over 300,000 these sales impact the overall statistics including the PRD and COD.

The 2017 County Abstract of Assessment as compared to the 2016 Certificate of Taxes Levied (CTL) notes a difference in value of 3.22% excluding growth and is reflective of the assessment actions taken for 2017. The change in the study period years for the profile is just over 7 points.

2017 Residential Correlation for Burt County

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes, 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 Burt County Assessor has developed a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire to aid in the verification of all the residential sales. When additional information is necessary to verify the transaction a follow up phone call will be to parties associated with the transaction. The county physically reviews all sale and updates the property record card along with a current photo of the improvements. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales are supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Burt County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property. For the residential class, 60% of the sales were determined to be qualified for the inclusion into the sales file.

A review of the county's process and documentation for the inspection and review cycle for all real property was conducted with the county assessor. For residential property areas of concern existed for Lyons and Tekamah, However, the county reviewed the town of Lyons for the current year as evident by the assessment actions. The assessor and staff have been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the residential class including Pictometry, aerial imagery and Vanguard.

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

2017 Residential Correlation for Burt County

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	60	95.01	97.09	90.94	15.80	106.76
05	42	99.93	148.00	97.06	63.46	152.48
10	28	93.90	104.45	94.74	23.71	110.25
15	12	92.84	100.85	90.83	22.17	111.03
20	5	96.91	111.56	101.72	23.88	109.67
25	36	95.62	103.46	93.93	24.49	110.15
<u>ALL</u>						
10/01/2014 To 09/30/2016	183	95.93	111.80	93.33	30.83	119.79

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Burt County is 96%.

2017 Commercial Correlation for Burt County

Assessment Actions

The county completed a review of the commercial properties in Decatur and Tekamah. The county updated photos and conducted physical inspections for all the properties. The county completed the review of Lyons and Oakland. The county continued with the conversion to the Vanguard CAMA system, the commercial properties are still priced from the previous version. The county conducted a sales analysis and determined that no adjustments were necessary after updating Vanguard. The county also completed the pick-up and permit work for the year.

Description of Analysis

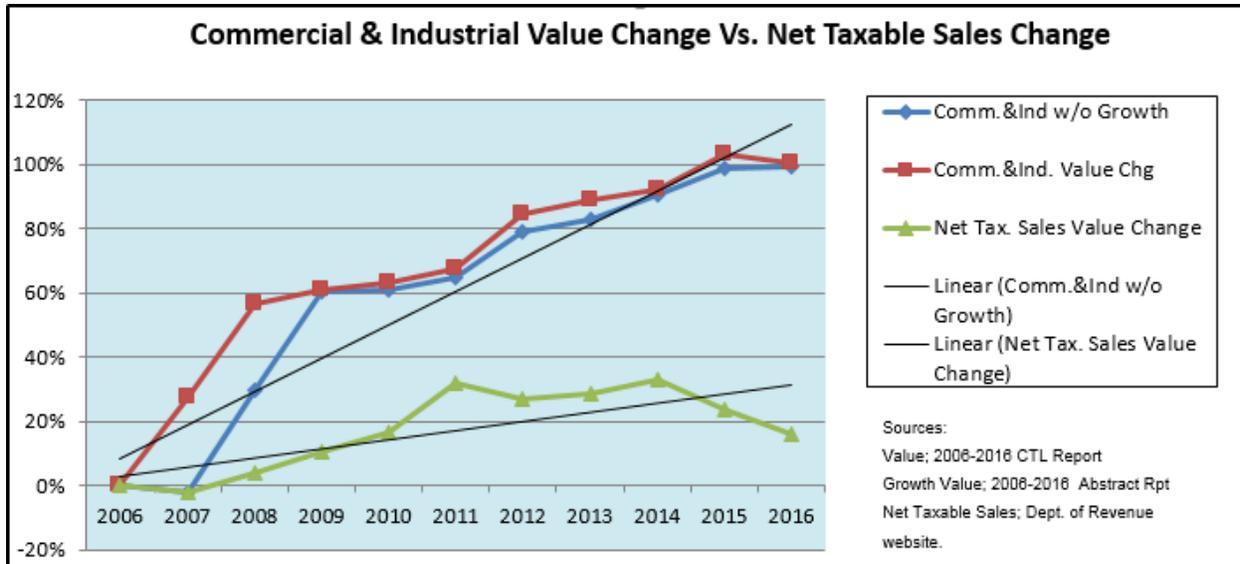
Burt County utilizes five valuation groups for the commercial class of properties.

Valuation Grouping	Assessor Location
01	Tekamah
05	Oakland
10	Lyons
20	Craig
25	Rural

There are 21 sales in the statistical profile for the county. The three measures of central tendency are within the range and within one point of each demonstrating strong support for the statistics. The PRD is within the recommended range with the COD being above the range.

In looking at the assessed value change, versus the net taxable sales change, one can see where the trend for the value has increased at a greater amount than the taxable sales. It appears that the values have kept pace with the sales.

2017 Commercial Correlation for Burt County



Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Burt County Assessor has developed a consistent procedure for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all the commercial sales. When additional information is necessary to verify the transaction a follow up phone call will be to parties associated with the transaction. The county physically reviews all sales and updates the property record card along with a current photo of the improvements. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales are supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Burt County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property.

A review of the county's process and documentation for the inspection and review cycle for all real property was conducted with the county assessor. The county assessor and staff have been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the commercial class including Pictometry, aerial imagery and Vanguard.

2017 Commercial Correlation for Burt County

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 commercial property class.

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

Equalization and Quality of Assessment

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.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	7	95.01	99.62	93.91	16.03	106.08
05	4	67.02	70.61	74.50	24.34	94.78
10	7	109.00	100.53	113.15	33.00	88.85
20	2	102.57	102.57	61.27	69.92	167.41
25	1	119.59	119.59	119.59		100.00
<u>ALL</u>						
10/01/2013 To 09/30/2016	21	96.69	95.63	96.52	31.75	99.08

Level of Value

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

2017 Agricultural Correlation for Burt County

Assessment Actions

The county conducted a sales analysis for the agricultural class of property. The sales were reviewed and plotted to verify accuracy of the market area determination of the county. The review also identifies any adjustments or other assessment actions that may be necessary to properly value the agricultural land. Land use changes were monitored by reviewing maps and aerial imagery. The county continues to monitor remedial action taken to reclaim land after the flooding several years ago. Everett and Logan townships in the northwestern part of the county were reviewed for 2017. This review consists of updating the property record card with new photos and by reviewing measurements. Efforts are made to conduct interior inspection of the residences. Call backs are left if no one is home and every effort is made to set up appointments for those. . The soil survey was implemented, all permit, and pick-up work was completed for the class.

Description of Analysis

Burt County is divided into two market areas. Market Area 1 is the eastern portion of the county. Thurston County borders to the north and Washington to the south. The Missouri River is the eastern boundary of the market area. This market area consists of about 56% dry land, 28% irrigated land, and 10% grass.

Market Area 2 is the western portion of the county and is bordered on the West by Cuming County and the southern border is a small portion of Dodge and Washington counties. Dry land accounts for 78% of the acres with irrigated at 9% and grass at 10%.

The agricultural statistical sample consists of 60 agricultural sales. All measures of central tendency are in the range with a four-point spread demonstrating moderate support for each other. In reviewing the change in the median over the study period one can observe a balanced file as for time of sale but with an overall flat market. The mix of sales and timing of those skew the medians for the market areas when considering the land use.

A review of the 80% majority land use by market area also demonstrates a consistent valuation effort with both areas dry medians with two points of each other. A secondary review demonstrated that by analyzing sales from the same general agricultural market the counties values continued to demonstrate an acceptable level of value.

The counties schedule of values was compared to the adjoining counties with similar markets and it appears that the values are relatively similar.

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

2017 Agricultural Correlation for Burt County

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 Burt County Assessor has developed a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire to aid in the verification of all the commercial sales. When additional information is necessary to verify the transaction a follow up phone call will be to parties associated with the transaction. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales are supported and documented. A review of outlier sales and sales where adjoining property owners may have affected the price offered for the property. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Burt County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property.

A review of the county's process and documentation for the inspection and review cycle for all real property was conducted with the county assessor. The county assessor and staff have been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the commercial class including Pictometry, aerial imagery and Vanguard CAMA system.

Equalization

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

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

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

2017 Agricultural Correlation for Burt County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	8	77.65	77.67	75.21	12.54	103.27
1	7	77.74	77.85	74.84	14.07	104.02
2	1	76.41	76.41	76.41		100.00
<u>Dry</u>						
County	35	74.38	73.83	71.40	18.37	103.40
1	16	72.69	64.82	63.60	20.59	101.92
2	19	75.02	81.42	78.45	16.44	103.79
<u>Grass</u>						
County	6	51.11	49.81	52.58	14.07	94.73
1	5	49.58	46.81	46.25	11.25	101.21
2	1	64.82	64.82	64.82		100.00
ALL						
10/01/2013 To 09/30/2016	60	72.69	70.80	69.21	22.48	102.30

Level of Value

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

Burt County Assessor's Office

111 N 13th Street, Suite10

Tekamah, NE 68061

Phone - 402.374.2926 * Fax - 402.374.2956

Joni L. Renshaw	Jeanice Bowers	Dan Magill	Lori Sadler	Jay Johnson	Jan Rasmussen
County Assessor	Deputy Assessor	Sales/Review	Office Clerk	Reviewer	Clerk/Reviewer

February 23, 2017

Dear Ms. Sorensen:

Concerning Burt County being a county needing special valuation procedures. Please see below for our current methodology concerning the few parcels where application has been made for special value.

Burt County Special Valuation Methodology:

- *Due to the application of a few taxpayers, Burt County has implemented a special valuation process.*
- *This is reported on lines 43 and 44 of Form 45 of the County Abstract of Assessment for Real Property.*
- *The market analysis that has been performed over the past years has not demonstrated that there are consistently measureable non-agricultural influences in the Burt County market.*
- *In my opinion, the valuations that have been prepared for the agricultural land in Burt County do not reflect any non-agricultural influence. As a result, the special valuation process that is in place in Burt County has identical values for special value and recapture value.*
- *This is demonstrated in the county's Abstract on lines 43 and 44 of Form 45.*

I hope this explanation of the situation in Burt County and our methodology will suffice. If you need anything further, please contact me.

Sincerely,

Joni L. Renshaw
Burt County Assessor

2017 Opinions of the Property Tax Administrator for Burt 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 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Burt County

Residential Real Property - Current

Number of Sales	183	Median	95.93
Total Sales Price	\$16,870,127	Mean	111.80
Total Adj. Sales Price	\$16,870,127	Wgt. Mean	93.33
Total Assessed Value	\$15,744,601	Average Assessed Value of the Base	\$64,040
Avg. Adj. Sales Price	\$92,186	Avg. Assessed Value	\$86,036

Confidence Interval - Current

95% Median C.I	93.26 to 98.92
95% Wgt. Mean C.I	89.70 to 96.96
95% Mean C.I	96.94 to 126.66
% of Value of the Class of all Real Property Value in the County	10.90
% of Records Sold in the Study Period	5.62
% of Value Sold in the Study Period	7.56

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	205	97	96.76
2015	172	98	97.62
2014	135	98	98.36
2013	157	98	98.28

2017 Commission Summary for Burt County

Commercial Real Property - Current

Number of Sales	21	Median	96.69
Total Sales Price	\$1,071,775	Mean	95.63
Total Adj. Sales Price	\$1,071,775	Wgt. Mean	96.52
Total Assessed Value	\$1,034,528	Average Assessed Value of the Base	\$125,074
Avg. Adj. Sales Price	\$51,037	Avg. Assessed Value	\$49,263

Confidence Interval - Current

95% Median C.I	76.32 to 121.69
95% Wgt. Mean C.I	83.30 to 109.75
95% Mean C.I	77.40 to 113.86
% of Value of the Class of all Real Property Value in the County	2.85
% of Records Sold in the Study Period	4.83
% of Value Sold in the Study Period	1.90

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	22	100	93.66
2015	23	100	94.71
2014	19	100	95.87
2013	20		99.53

11 Burt
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 183
 Total Sales Price : 16,870,127
 Total Adj. Sales Price : 16,870,127
 Total Assessed Value : 15,744,601
 Avg. Adj. Sales Price : 92,186
 Avg. Assessed Value : 86,036

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 112
 COD : 30.83
 PRD : 119.79

COV : 91.75
 STD : 102.58
 Avg. Abs. Dev : 29.58
 MAX Sales Ratio : 1295.57
 MIN Sales Ratio : 53.13

95% Median C.I. : 93.26 to 98.92
 95% Wgt. Mean C.I. : 89.70 to 96.96
 95% Mean C.I. : 96.94 to 126.66

Printed:3/29/2017 10:20:15AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	28	98.10	108.04	93.96	23.94	114.99	70.51	193.61	86.29 to 114.66	86,911	81,660
01-JAN-15 To 31-MAR-15	20	97.24	97.17	92.81	11.77	104.70	53.13	119.58	93.55 to 107.27	99,382	92,240
01-APR-15 To 30-JUN-15	23	100.68	104.05	99.67	14.21	104.39	68.70	184.20	95.12 to 104.39	91,587	91,289
01-JUL-15 To 30-SEP-15	25	96.56	104.61	97.00	17.11	107.85	62.21	179.81	94.02 to 111.28	85,958	83,377
01-OCT-15 To 31-DEC-15	18	94.90	194.29	94.71	120.01	205.14	62.32	1295.57	83.43 to 125.19	94,556	89,550
01-JAN-16 To 31-MAR-16	17	87.93	116.33	93.15	41.04	124.88	73.12	349.45	78.65 to 100.15	84,656	78,856
01-APR-16 To 30-JUN-16	18	100.46	106.59	91.15	23.44	116.94	65.25	189.39	87.75 to 127.37	93,056	84,820
01-JUL-16 To 30-SEP-16	34	89.38	90.85	87.35	18.93	104.01	58.01	180.55	78.93 to 99.20	99,335	86,766
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	96	97.83	103.92	95.84	17.48	108.43	53.13	193.61	95.86 to 101.34	90,381	86,618
01-OCT-15 To 30-SEP-16	87	90.46	120.49	90.67	46.96	132.89	58.01	1295.57	85.47 to 96.54	94,178	85,394
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	86	97.73	121.50	96.17	36.12	126.34	53.13	1295.57	95.75 to 100.68	92,385	88,846
<u>ALL</u>	183	95.93	111.80	93.33	30.83	119.79	53.13	1295.57	93.26 to 98.92	92,186	86,036

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	60	95.01	97.09	90.94	15.80	106.76	53.13	180.55	90.31 to 99.20	112,509	102,319
05	42	99.93	148.00	97.06	63.46	152.48	68.28	1295.57	93.43 to 108.90	70,134	68,076
10	28	93.90	104.45	94.74	23.71	110.25	58.45	189.39	84.56 to 100.15	51,359	48,658
15	12	92.84	100.85	90.83	22.17	111.03	65.75	169.88	78.65 to 121.63	52,250	47,461
20	5	96.91	111.56	101.72	23.88	109.67	85.47	179.81	N/A	40,520	41,216
25	36	95.62	103.46	93.93	24.49	110.15	62.21	349.45	85.47 to 106.95	136,286	128,007
<u>ALL</u>	183	95.93	111.80	93.33	30.83	119.79	53.13	1295.57	93.26 to 98.92	92,186	86,036

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	183	95.93	111.80	93.33	30.83	119.79	53.13	1295.57	93.26 to 98.92	92,186	86,036
06											
07											
<u>ALL</u>	183	95.93	111.80	93.33	30.83	119.79	53.13	1295.57	93.26 to 98.92	92,186	86,036

11 Burt
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 183
 Total Sales Price : 16,870,127
 Total Adj. Sales Price : 16,870,127
 Total Assessed Value : 15,744,601
 Avg. Adj. Sales Price : 92,186
 Avg. Assessed Value : 86,036

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 112
 COD : 30.83
 PRD : 119.79

COV : 91.75
 STD : 102.58
 Avg. Abs. Dev : 29.58
 MAX Sales Ratio : 1295.57
 MIN Sales Ratio : 53.13

95% Median C.I. : 93.26 to 98.92
 95% Wgt. Mean C.I. : 89.70 to 96.96
 95% Mean C.I. : 96.94 to 126.66

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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												
Less Than 15,000	6	249.42	445.69	434.97	120.62	102.46	78.65	1295.57	78.65 to 1295.57	9,083	39,510	
Less Than 30,000	29	125.94	194.76	158.20	74.88	123.11	68.28	1295.57	108.90 to 179.81	18,867	29,848	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	183	95.93	111.80	93.33	30.83	119.79	53.13	1295.57	93.26 to 98.92	92,186	86,036	
Greater Than 14,999	177	95.85	100.48	92.22	19.33	108.96	53.13	349.45	92.78 to 97.96	95,004	87,613	
Greater Than 29,999	154	94.09	96.18	91.15	16.51	105.52	53.13	349.45	90.41 to 96.54	105,993	96,617	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	6	249.42	445.69	434.97	120.62	102.46	78.65	1295.57	78.65 to 1295.57	9,083	39,510	
15,000 TO 29,999	23	120.41	129.30	127.58	25.55	101.35	68.28	193.61	100.15 to 154.97	21,420	27,328	
30,000 TO 59,999	39	96.91	107.31	105.86	22.32	101.37	58.45	349.45	94.67 to 108.48	42,149	44,617	
60,000 TO 99,999	48	98.34	99.40	98.89	12.85	100.52	71.39	151.28	92.78 to 101.63	77,375	76,518	
100,000 TO 149,999	34	89.14	89.75	89.37	14.81	100.43	53.13	120.23	82.20 to 97.37	124,329	111,110	
150,000 TO 249,999	30	88.17	86.00	85.97	11.76	100.03	62.21	117.58	80.75 to 92.15	193,600	166,447	
250,000 TO 499,999	3	73.93	74.46	74.72	03.80	99.65	70.51	78.93	N/A	310,000	231,642	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	183	95.93	111.80	93.33	30.83	119.79	53.13	1295.57	93.26 to 98.92	92,186	86,036	

11 Burt
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 21
Total Sales Price : 1,071,775
Total Adj. Sales Price : 1,071,775
Total Assessed Value : 1,034,528
Avg. Adj. Sales Price : 51,037
Avg. Assessed Value : 49,263

MEDIAN : 97
WGT. MEAN : 97
MEAN : 96
COD : 31.75
PRD : 99.08

COV : 41.88
STD : 40.05
Avg. Abs. Dev : 30.70
MAX Sales Ratio : 174.29
MIN Sales Ratio : 22.06

95% Median C.I. : 76.32 to 121.69
95% Wgt. Mean C.I. : 83.30 to 109.75
95% Mean C.I. : 77.40 to 113.86

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	3	97.48	96.02	87.88	09.38	109.26	81.57	109.00	N/A	157,333	138,257
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	3	57.71	61.75	66.99	38.04	92.18	30.85	96.69	N/A	12,667	8,485
01-JUL-14 To 30-SEP-14	2	101.38	101.38	111.67	17.97	90.79	83.16	119.59	N/A	57,500	64,209
01-OCT-14 To 31-DEC-14	3	126.44	126.50	126.93	02.55	99.66	121.69	131.36	N/A	56,667	71,929
01-JAN-15 To 31-MAR-15	1	76.32	76.32	76.32	00.00	100.00	76.32	76.32	N/A	17,375	13,260
01-APR-15 To 30-JUN-15	2	73.86	73.86	79.63	28.65	92.75	52.70	95.01	N/A	27,500	21,898
01-JUL-15 To 30-SEP-15	1	135.31	135.31	135.31	00.00	100.00	135.31	135.31	N/A	47,000	63,594
01-OCT-15 To 31-DEC-15	1	97.51	97.51	97.51	00.00	100.00	97.51	97.51	N/A	49,900	48,655
01-JAN-16 To 31-MAR-16	1	83.14	83.14	83.14	00.00	100.00	83.14	83.14	N/A	40,000	33,255
01-APR-16 To 30-JUN-16	2	169.88	169.88	167.76	02.60	101.26	165.47	174.29	N/A	6,750	11,324
01-JUL-16 To 30-SEP-16	2	36.48	36.48	46.10	39.53	79.13	22.06	50.90	N/A	27,000	12,446
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	8	89.93	84.51	90.98	23.55	92.89	30.85	119.59	30.85 to 119.59	78,125	71,080
01-OCT-14 To 30-SEP-15	7	121.69	105.55	116.26	19.85	90.79	52.70	135.31	52.70 to 135.31	41,339	48,062
01-OCT-15 To 30-SEP-16	6	90.33	98.90	82.24	51.88	120.26	22.06	174.29	22.06 to 174.29	26,233	21,575
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	8	108.14	95.94	114.45	26.66	83.83	30.85	131.36	30.85 to 131.36	40,375	46,208
01-JAN-15 To 31-DEC-15	5	95.01	91.37	100.02	21.85	91.35	52.70	135.31	N/A	33,855	33,861
<u>ALL</u>	21	96.69	95.63	96.52	31.75	99.08	22.06	174.29	76.32 to 121.69	51,037	49,263

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7	95.01	99.62	93.91	16.03	106.08	81.57	135.31	81.57 to 135.31	96,000	90,150
05	4	67.02	70.61	74.50	24.34	94.78	50.90	97.51	N/A	29,819	22,216
10	7	109.00	100.53	113.15	33.00	88.85	22.06	165.47	22.06 to 165.47	24,857	28,126
20	2	102.57	102.57	61.27	69.92	167.41	30.85	174.29	N/A	8,250	5,055
25	1	119.59	119.59	119.59	00.00	100.00	119.59	119.59	N/A	90,000	107,628
<u>ALL</u>	21	96.69	95.63	96.52	31.75	99.08	22.06	174.29	76.32 to 121.69	51,037	49,263

11 Burt
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 21
Total Sales Price : 1,071,775
Total Adj. Sales Price : 1,071,775
Total Assessed Value : 1,034,528
Avg. Adj. Sales Price : 51,037
Avg. Assessed Value : 49,263

MEDIAN : 97
WGT. MEAN : 97
MEAN : 96
COD : 31.75
PRD : 99.08

COV : 41.88
STD : 40.05
Avg. Abs. Dev : 30.70
MAX Sales Ratio : 174.29
MIN Sales Ratio : 22.06

95% Median C.I. : 76.32 to 121.69
95% Wgt. Mean C.I. : 83.30 to 109.75
95% Mean C.I. : 77.40 to 113.86

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	21	96.69	95.63	96.52	31.75	99.08	22.06	174.29	76.32 to 121.69	51,037	49,263
04											
<u>ALL</u>	21	96.69	95.63	96.52	31.75	99.08	22.06	174.29	76.32 to 121.69	51,037	49,263

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	174.29	174.29	174.29	00.00	100.00	174.29	174.29	N/A	3,500	6,100
Less Than 15,000	6	83.36	93.23	81.44	67.61	114.48	22.06	174.29	22.06 to 174.29	8,250	6,719
Less Than 30,000	10	79.74	86.83	78.77	48.78	110.23	22.06	174.29	30.85 to 165.47	12,988	10,231
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	20	95.85	91.70	96.27	29.59	95.25	22.06	165.47	76.32 to 119.59	53,414	51,421
Greater Than 14,999	15	96.69	96.59	97.26	21.14	99.31	50.90	135.31	81.57 to 121.69	68,152	66,281
Greater Than 29,999	11	97.51	103.64	98.97	21.10	104.72	50.90	135.31	81.57 to 131.36	85,627	84,747
<u>Incremental Ranges</u>											
0 TO 4,999	1	174.29	174.29	174.29	00.00	100.00	174.29	174.29	N/A	3,500	6,100
5,000 TO 14,999	5	57.71	77.02	74.37	76.78	103.56	22.06	165.47	N/A	9,200	6,842
15,000 TO 29,999	4	79.74	77.22	77.13	15.94	100.12	52.70	96.69	N/A	20,094	15,499
30,000 TO 59,999	6	96.26	98.05	97.63	22.54	100.43	50.90	135.31	50.90 to 135.31	41,983	40,987
60,000 TO 99,999	3	121.69	124.21	124.07	03.22	100.11	119.59	131.36	N/A	75,000	93,053
100,000 TO 149,999											
150,000 TO 249,999	1	97.48	97.48	97.48	00.00	100.00	97.48	97.48	N/A	175,000	170,590
250,000 TO 499,999	1	81.57	81.57	81.57	00.00	100.00	81.57	81.57	N/A	290,000	236,550
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	21	96.69	95.63	96.52	31.75	99.08	22.06	174.29	76.32 to 121.69	51,037	49,263

11 Burt
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 21
Total Sales Price : 1,071,775
Total Adj. Sales Price : 1,071,775
Total Assessed Value : 1,034,528
Avg. Adj. Sales Price : 51,037
Avg. Assessed Value : 49,263

MEDIAN : 97
WGT. MEAN : 97
MEAN : 96
COD : 31.75
PRD : 99.08

COV : 41.88
STD : 40.05
Avg. Abs. Dev : 30.70
MAX Sales Ratio : 174.29
MIN Sales Ratio : 22.06

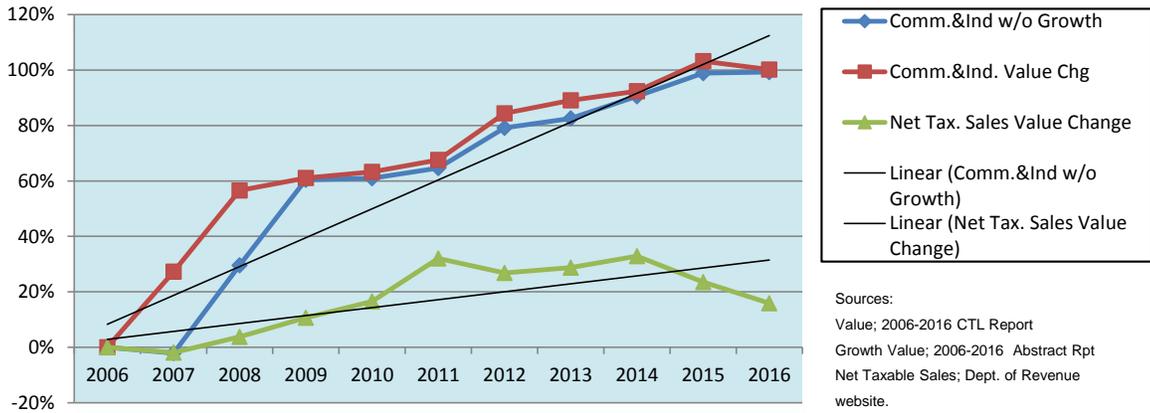
95% Median C.I. : 76.32 to 121.69
95% Wgt. Mean C.I. : 83.30 to 109.75
95% Mean C.I. : 77.40 to 113.86

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	22.06	22.06	22.06	00.00	100.00	22.06	22.06	N/A	9,000	1,985
300	1	81.57	81.57	81.57	00.00	100.00	81.57	81.57	N/A	290,000	236,550
344	2	131.48	131.48	101.16	25.86	129.97	97.48	165.47	N/A	92,500	93,569
350	2	75.22	75.22	108.39	58.99	69.40	30.85	119.59	N/A	51,500	55,819
352	1	97.51	97.51	97.51	00.00	100.00	97.51	97.51	N/A	49,900	48,655
353	6	109.19	109.71	112.67	16.58	97.37	83.14	135.31	83.14 to 135.31	39,167	44,130
406	7	76.32	80.16	90.48	30.36	88.59	50.90	131.36	50.90 to 131.36	28,054	25,383
442	1	174.29	174.29	174.29	00.00	100.00	174.29	174.29	N/A	3,500	6,100
<u>ALL</u>	<u>21</u>	96.69	95.63	96.52	31.75	99.08	22.06	174.29	76.32 to 121.69	51,037	49,263

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
2006	\$ 26,963,540	\$ -	0.00%	\$ 26,963,540	-	\$ 34,683,244	-
2007	\$ 34,314,850	\$ 7,921,850	23.09%	\$ 26,393,000	-2.12%	\$ 34,017,313	-1.92%
2008	\$ 42,220,920	\$ 7,280,590	17.24%	\$ 34,940,330	1.82%	\$ 35,994,976	5.81%
2009	\$ 43,432,085	\$ 167,110	0.38%	\$ 43,264,975	2.47%	\$ 38,372,952	6.61%
2010	\$ 44,017,440	\$ 605,386	1.38%	\$ 43,412,054	-0.05%	\$ 40,417,387	5.33%
2011	\$ 45,187,885	\$ 802,270	1.78%	\$ 44,385,615	0.84%	\$ 45,783,065	13.28%
2012	\$ 49,718,216	\$ 1,404,612	2.83%	\$ 48,313,604	6.92%	\$ 43,993,493	-3.91%
2013	\$ 50,976,261	\$ 1,752,059	3.44%	\$ 49,224,202	-0.99%	\$ 44,648,323	1.49%
2014	\$ 51,858,135	\$ 478,583	0.92%	\$ 51,379,552	0.79%	\$ 46,087,513	3.22%
2015	\$ 54,782,525	\$ 1,161,960	2.12%	\$ 53,620,565	3.40%	\$ 42,829,266	-7.07%
2016	\$ 53,961,160	\$ 230,345	0.43%	\$ 53,730,815	-1.92%	\$ 40,180,341	-6.18%
Ann %chg	7.18%			Average	1.12%	2.37%	1.67%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-2.12%	27.26%	-1.92%
2008	29.58%	56.59%	3.78%
2009	60.46%	61.08%	10.64%
2010	61.00%	63.25%	16.53%
2011	64.61%	67.59%	32.00%
2012	79.18%	84.39%	26.84%
2013	82.56%	89.06%	28.73%
2014	90.55%	92.33%	32.88%
2015	98.86%	103.17%	23.49%
2016	99.27%	100.13%	15.85%

County Number	11
County Name	Burt

11 Burt

PAD 2017 R&O Statistics (Using 2017 Values)

AGRICULTURAL LAND

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 60
 Total Sales Price : 57,653,896
 Total Adj. Sales Price : 57,653,896
 Total Assessed Value : 39,904,009
 Avg. Adj. Sales Price : 960,898
 Avg. Assessed Value : 665,067

MEDIAN : 73
 WGT. MEAN : 69
 MEAN : 71
 COD : 22.48
 PRD : 102.30

COV : 31.75
 STD : 22.48
 Avg. Abs. Dev : 16.34
 MAX Sales Ratio : 130.75
 MIN Sales Ratio : 20.21

95% Median C.I. : 64.82 to 75.02
 95% Wgt. Mean C.I. : 64.97 to 73.46
 95% Mean C.I. : 65.11 to 76.49

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	8	74.62	72.35	76.99	16.91	93.97	24.98	98.51	24.98 to 98.51	931,203	716,900
01-JAN-14 To 31-MAR-14	5	61.78	61.13	61.19	10.70	99.90	47.81	73.67	N/A	1,505,610	921,230
01-APR-14 To 30-JUN-14	2	61.93	61.93	61.67	01.07	100.42	61.27	62.58	N/A	1,269,100	782,683
01-JUL-14 To 30-SEP-14	1	68.49	68.49	68.49	00.00	100.00	68.49	68.49	N/A	1,214,235	831,596
01-OCT-14 To 31-DEC-14	6	83.35	79.68	80.53	19.88	98.94	53.55	112.85	53.55 to 112.85	644,890	519,350
01-JAN-15 To 31-MAR-15	9	65.86	64.17	53.45	15.29	120.06	26.60	77.55	58.81 to 74.88	797,444	426,233
01-APR-15 To 30-JUN-15	6	77.81	71.79	67.72	28.34	106.01	34.38	117.78	34.38 to 117.78	890,691	603,153
01-JUL-15 To 30-SEP-15	4	95.18	98.21	87.88	22.95	111.75	71.71	130.75	N/A	437,699	384,648
01-OCT-15 To 31-DEC-15	7	67.66	61.31	65.48	29.59	93.63	20.21	94.40	20.21 to 94.40	896,948	587,283
01-JAN-16 To 31-MAR-16	6	75.63	79.28	77.50	11.03	102.30	68.60	106.26	68.60 to 106.26	1,877,858	1,455,316
01-APR-16 To 30-JUN-16	4	70.62	76.25	74.78	26.98	101.97	49.58	114.18	N/A	659,761	493,386
01-JUL-16 To 30-SEP-16	2	41.16	41.16	40.08	08.89	102.69	37.50	44.82	N/A	298,841	119,786
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	16	68.98	67.30	68.01	16.15	98.96	24.98	98.51	61.27 to 75.01	1,170,632	796,144
01-OCT-14 To 30-SEP-15	25	74.40	75.17	66.75	23.87	112.61	26.60	130.75	62.80 to 81.24	725,651	484,388
01-OCT-15 To 30-SEP-16	19	69.51	68.01	72.45	25.39	93.87	20.21	114.18	49.58 to 78.67	1,093,816	792,421
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	14	63.68	69.72	66.79	19.80	104.39	47.81	112.85	55.17 to 86.09	1,082,130	722,801
01-JAN-15 To 31-DEC-15	26	74.36	70.39	63.77	24.77	110.38	20.21	130.75	62.33 to 78.67	790,407	504,023
<u>ALL</u>	60	72.69	70.80	69.21	22.48	102.30	20.21	130.75	64.82 to 75.02	960,898	665,067

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	38	66.76	65.35	62.19	27.17	105.08	20.21	130.75	55.17 to 74.34	821,111	510,681
2	22	75.72	80.22	77.49	14.86	103.52	58.81	117.78	69.51 to 86.09	1,202,349	931,734
<u>ALL</u>	60	72.69	70.80	69.21	22.48	102.30	20.21	130.75	64.82 to 75.02	960,898	665,067

11 Burt
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 60
 Total Sales Price : 57,653,896
 Total Adj. Sales Price : 57,653,896
 Total Assessed Value : 39,904,009
 Avg. Adj. Sales Price : 960,898
 Avg. Assessed Value : 665,067

MEDIAN : 73
 WGT. MEAN : 69
 MEAN : 71
 COD : 22.48
 PRD : 102.30

COV : 31.75
 STD : 22.48
 Avg. Abs. Dev : 16.34
 MAX Sales Ratio : 130.75
 MIN Sales Ratio : 20.21

95% Median C.I. : 64.82 to 75.02
 95% Wgt. Mean C.I. : 64.97 to 73.46
 95% Mean C.I. : 65.11 to 76.49

Printed: 3/29/2017 10:20:19AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	7	77.74	77.85	74.84	14.07	104.02	55.17	109.34	55.17 to 109.34	657,343	491,973
1	7	77.74	77.85	74.84	14.07	104.02	55.17	109.34	55.17 to 109.34	657,343	491,973
_____Dry_____											
County	25	74.38	76.50	73.90	15.74	103.52	20.21	117.78	69.51 to 80.61	858,905	634,719
1	9	73.67	69.75	66.17	14.23	105.41	20.21	94.40	68.49 to 81.02	782,911	518,044
2	16	75.02	80.30	77.67	16.37	103.39	58.81	117.78	68.60 to 89.81	901,652	700,348
_____Grass_____											
County	5	52.64	49.86	52.91	15.24	94.24	37.83	64.82	N/A	387,177	204,840
1	4	46.55	46.12	45.67	14.99	100.99	37.83	53.55	N/A	301,053	137,479
2	1	64.82	64.82	64.82	00.00	100.00	64.82	64.82	N/A	731,677	474,288
_____ALL_____	60	72.69	70.80	69.21	22.48	102.30	20.21	130.75	64.82 to 75.02	960,898	665,067

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	8	77.65	77.67	75.21	12.54	103.27	55.17	109.34	55.17 to 109.34	754,832	567,744
1	7	77.74	77.85	74.84	14.07	104.02	55.17	109.34	55.17 to 109.34	657,343	491,973
2	1	76.41	76.41	76.41	00.00	100.00	76.41	76.41	N/A	1,437,255	1,098,140
_____Dry_____											
County	35	74.38	73.83	71.40	18.37	103.40	20.21	117.78	69.51 to 78.67	963,433	687,927
1	16	72.69	64.82	63.60	20.59	101.92	20.21	94.40	47.81 to 74.88	999,995	635,977
2	19	75.02	81.42	78.45	16.44	103.79	58.81	117.78	69.51 to 89.81	932,644	731,675
_____Grass_____											
County	6	51.11	49.81	52.58	14.07	94.73	37.83	64.82	37.83 to 64.82	357,648	188,053
1	5	49.58	46.81	46.25	11.25	101.21	37.83	53.55	N/A	282,842	130,806
2	1	64.82	64.82	64.82	00.00	100.00	64.82	64.82	N/A	731,677	474,288
_____ALL_____	60	72.69	70.80	69.21	22.48	102.30	20.21	130.75	64.82 to 75.02	960,898	665,067

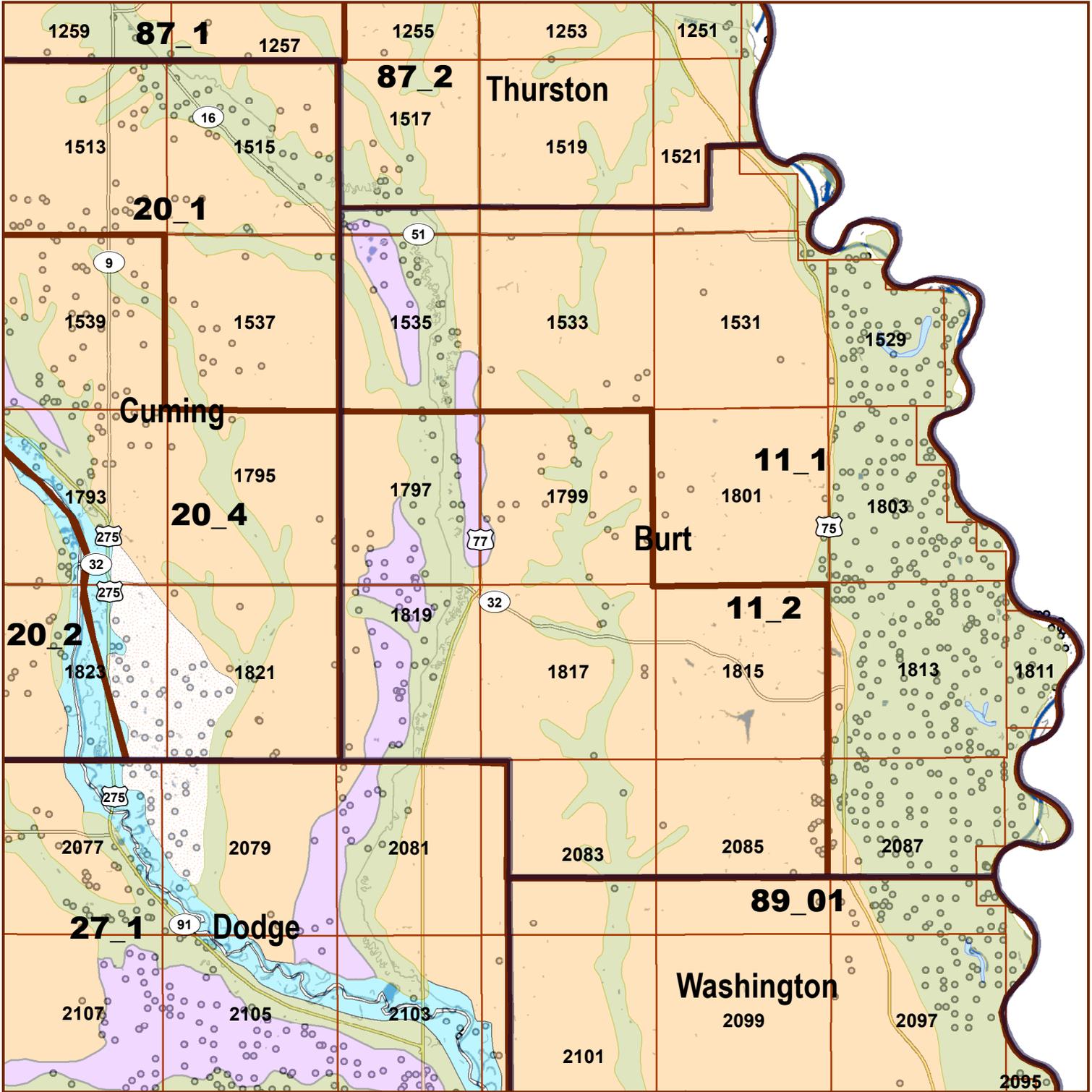
Burt County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Burt	1	6646	6685	5899	5895	4695	5030	4450	3106	5418
Thurston	2	6025	6000	5900	5900	5800	5650	4980	4290	5748
Cuming	1	6730	6732	6346	6323	5839	5841	4921	4832	6305
Washington	1	6720	6690	6095	5905	5655	5565	4470	3470	6082
Burt	2	7460	7425	n/a	6555	6029	6175	4960	3850	6879
Cuming	4	7468	7484	7055	6986	6497	6487	5494	5483	6951
Dodge	1	6737	6521	6302	6100	5869	5670	5455	5240	6214
Washington	1	6720	6690	6095	5905	5655	5565	4470	3470	6082

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Burt	1	6764	6515	5544	5790	4835	4875	4425	3004	5307
Thurston	2	5130	5130	4465	4465	4315	4315	4180	3960	4427
Cuming	1	6405	6410	6030	6025	5511	5512	4581	4590	5865
Washington	1	6690	6655	6065	5845	5625	5530	4435	3405	5981
Burt	2	7425	7385	6730	6490	6178	6140	4925	3780	6573
Cuming	4	7174	7174	6750	6711	6167	5984	4821	5164	6601
Dodge	1	6634	6411	6205	5454	5745	5559	5343	5132	6027
Washington	1	6690	6655	6065	5845	5625	5530	4435	3405	5981

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Burt	1	2470	2380	1860	1965	1873	1830	1765	1581	1863
Thurston	2	1550	1639	1470	1470	1260	1260	1260	1260	1346
Cuming	1	2842	2825	2559	2447	2183	2170	2048	1999	2445
Washington	1	2470	2280	1940	1875	1815	1780	1720	1595	1984
Burt	2	2740	2525	2155	2080	2015	1975	1910	1770	2109
Cuming	4	2836	2836	2562	2446	2172	2371	1920	2074	2402
Dodge	1	2460	2460	2355	2355	2245	2245	2144	2140	2274
Washington	1	2470	2280	1940	1875	1815	1780	1720	1595	1984

Source: 2017 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

Burt County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	148,591,018	--	--	--	26,963,540	--	--	--	412,180,630	--	--	--
2007	150,958,662	2,367,644	1.59%	1.59%	34,314,850	7,351,310	27.26%	27.26%	419,546,355	7,365,725	1.79%	1.79%
2008	159,012,611	8,053,949	5.34%	7.01%	42,220,920	7,906,070	23.04%	56.59%	482,083,100	62,536,745	14.91%	16.96%
2009	163,592,276	4,579,665	2.88%	10.10%	43,432,085	1,211,165	2.87%	61.08%	545,208,340	63,125,240	13.09%	32.27%
2010	170,701,707	7,109,431	4.35%	14.88%	44,017,440	585,355	1.35%	63.25%	645,063,415	99,855,075	18.32%	56.50%
2011	173,130,430	2,428,723	1.42%	16.51%	45,187,885	1,170,445	2.66%	67.59%	677,057,365	31,993,950	4.96%	64.26%
2012	180,294,741	7,164,311	4.14%	21.34%	49,718,216	4,530,331	10.03%	84.39%	744,199,535	67,142,170	9.92%	80.55%
2013	184,301,626	4,006,885	2.22%	24.03%	50,976,261	1,258,045	2.53%	89.06%	952,534,295	208,334,760	27.99%	131.10%
2014	188,208,966	3,907,340	2.12%	26.66%	51,858,135	881,874	1.73%	92.33%	1,112,660,670	160,126,375	16.81%	169.94%
2015	193,307,745	5,098,779	2.71%	30.09%	54,782,525	2,924,390	5.64%	103.17%	1,422,094,890	309,434,220	27.81%	245.02%
2016	200,550,644	7,242,899	3.75%	34.97%	53,961,160	-821,365	-1.50%	100.13%	1,533,479,648	111,384,758	7.83%	272.04%

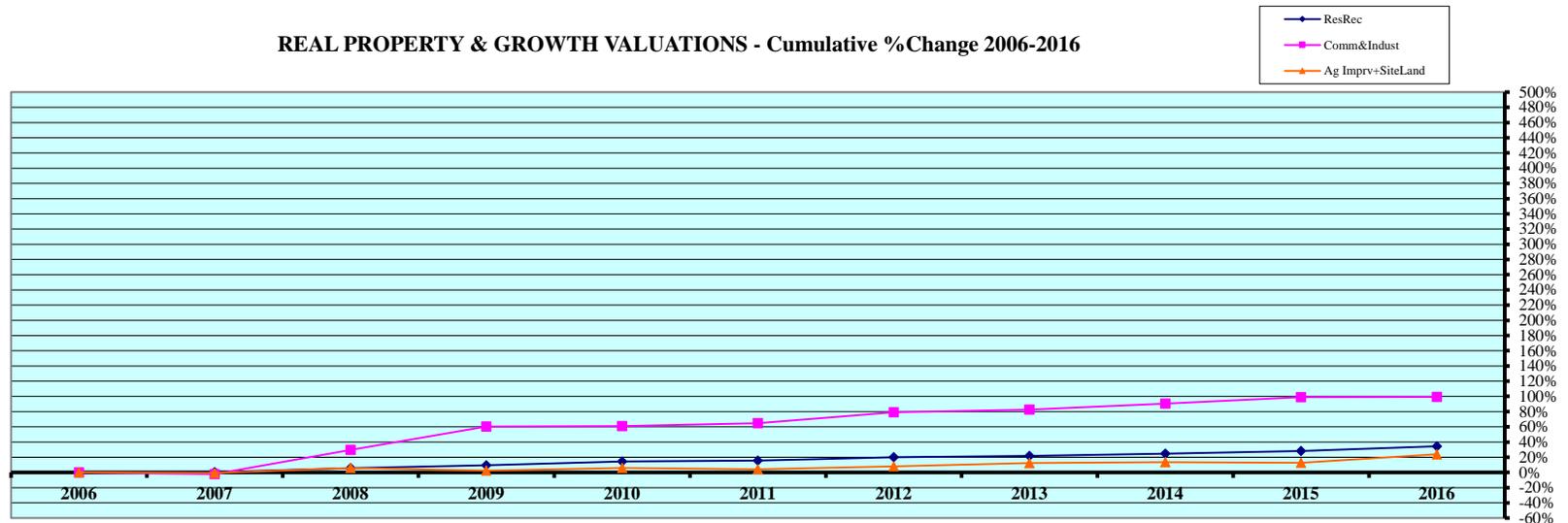
Rate Annual %chg: Residential & Recreational **3.04%** Commercial & Industrial **7.18%** Agricultural Land **14.04%**

Cnty# **11**
County **BURT**

CHART 1 EXHIBIT 11B 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 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	148,591,018	1,926,957	1.30%	146,664,061	--	--	26,963,540	0	0.00%	26,963,540	--	--	
2007	150,958,662	1,767,751	1.17%	149,190,911	0.40%	0.40%	34,314,850	7,921,850	23.09%	26,393,000	-2.12%	-2.12%	
2008	159,012,611	1,828,330	1.15%	157,184,281	4.12%	5.78%	42,220,920	7,280,590	17.24%	34,940,330	1.82%	29.58%	
2009	163,592,276	993,347	0.61%	162,598,929	2.26%	9.43%	43,432,085	167,110	0.38%	43,264,975	2.47%	60.46%	
2010	170,701,707	876,838	0.51%	169,824,869	3.81%	14.29%	44,017,440	605,386	1.38%	43,412,054	-0.05%	61.00%	
2011	173,130,430	1,261,254	0.73%	171,869,176	0.68%	15.67%	45,187,885	802,270	1.78%	44,385,615	0.84%	64.61%	
2012	180,294,741	1,996,779	1.11%	178,297,962	2.98%	19.99%	49,718,216	1,404,612	2.83%	48,313,604	6.92%	79.18%	
2013	184,301,626	3,248,098	1.76%	181,053,528	0.42%	21.85%	50,976,261	1,752,059	3.44%	49,224,202	-0.99%	82.56%	
2014	188,208,966	2,923,747	1.55%	185,285,219	0.53%	24.69%	51,858,135	478,583	0.92%	51,379,552	0.79%	90.55%	
2015	193,307,745	3,025,530	1.57%	190,282,215	1.10%	28.06%	54,782,525	1,161,960	2.12%	53,620,565	3.40%	98.86%	
2016	200,550,644	819,422	0.41%	199,731,222	3.32%	34.42%	53,961,160	230,345	0.43%	53,730,815	-1.92%	99.27%	
Rate Ann%chg	3.04%					1.96%	7.18%					C & I w/o growth	1.12%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2006	51,090,425	27,071,839	78,162,264	1,197,198	1.53%	76,965,066	--
2007	51,087,540	27,022,175	78,109,715	457,660	0.59%	77,652,055	-0.65%
2008	53,474,665	29,448,340	82,923,005	177,430	0.21%	82,745,575	5.94%
2009	51,557,395	29,087,119	80,644,514	700,580	0.87%	79,943,934	-3.59%
2010	50,025,910	32,846,564	82,872,474	151,300	0.18%	82,721,174	2.58%
2011	50,110,770	32,940,210	83,050,980	1,637,465	1.97%	81,413,515	-1.76%
2012	49,502,160	37,150,020	86,652,180	2,235,070	2.58%	84,417,110	1.64%
2013	49,832,335	40,296,075	90,128,410	2,392,995	2.66%	87,735,415	1.25%
2014	48,657,715	41,243,728	89,901,443	1,229,474	1.37%	88,671,969	-1.62%
2015	48,688,555	41,708,141	90,396,696	2,331,326	2.58%	88,065,370	-2.04%
2016	49,947,234	54,009,482	103,956,716	7,112,159	6.84%	96,844,557	7.13%
Rate Ann%chg	-0.23%	7.15%	2.89%	Ag Imprv+Site w/o growth		0.89%	

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

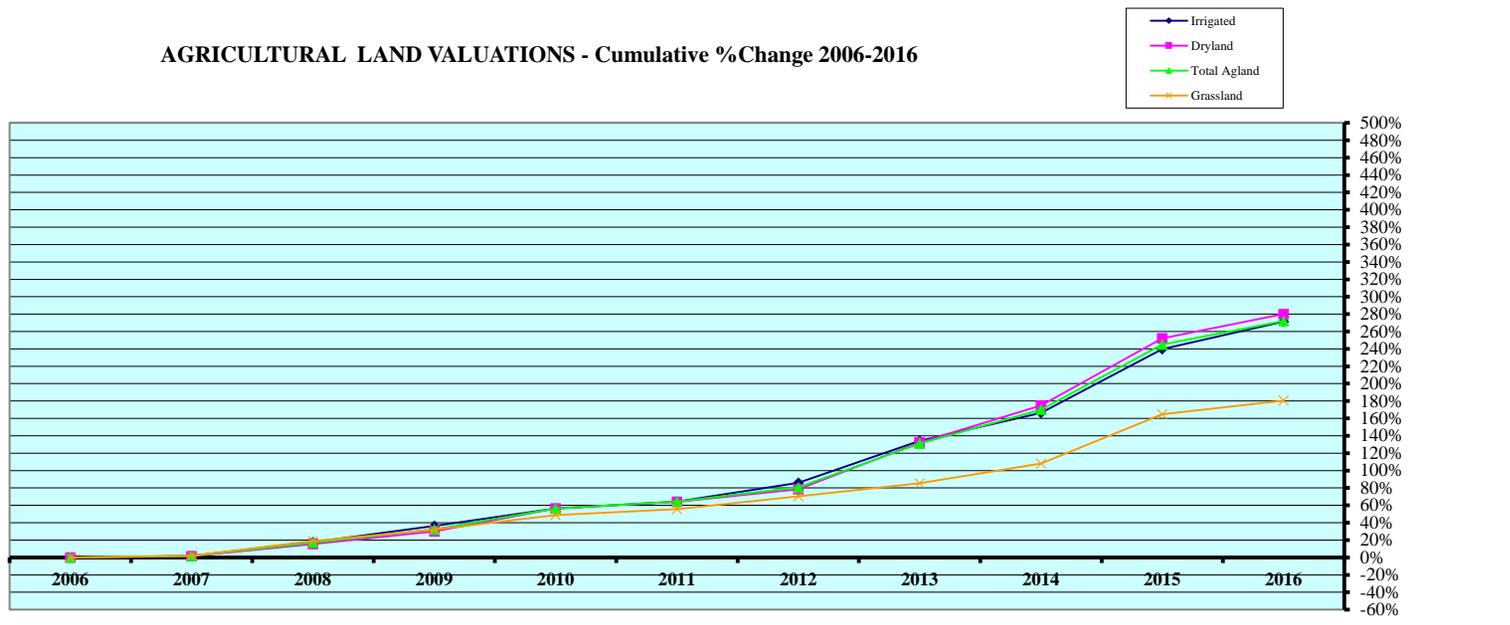
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2017

Cnty# 11
County BURT

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



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
2006	87,486,690	--	--	--	295,465,480	--	--	--	24,898,930	--	--	--
2007	89,097,820	1,611,130	1.84%	1.84%	299,930,345	4,464,865	1.51%	1.51%	25,430,745	531,815	2.14%	2.14%
2008	102,848,905	13,751,085	15.43%	17.56%	340,975,475	41,045,130	13.68%	15.40%	29,605,200	4,174,455	16.41%	18.90%
2009	119,323,355	16,474,450	16.02%	36.39%	383,792,450	42,816,975	12.56%	29.89%	32,864,035	3,258,835	11.01%	31.99%
2010	136,804,405	17,481,050	14.65%	56.37%	461,834,970	78,042,520	20.33%	56.31%	37,014,725	4,150,690	12.63%	48.66%
2011	143,745,215	6,940,810	5.07%	64.31%	484,593,485	22,758,515	4.93%	64.01%	38,736,920	1,722,195	4.65%	55.58%
2012	162,638,110	18,892,895	13.14%	85.90%	527,364,590	42,771,105	8.83%	78.49%	42,438,585	3,701,665	9.56%	70.44%
2013	204,846,145	42,208,035	25.95%	134.15%	686,303,500	158,938,910	30.14%	132.28%	46,192,920	3,754,335	8.85%	85.52%
2014	233,108,795	28,262,650	13.80%	166.45%	812,122,900	125,819,400	18.33%	174.86%	51,808,090	5,615,170	12.16%	108.07%
2015	297,301,985	64,193,190	27.54%	239.83%	1,039,941,480	227,818,580	28.05%	251.97%	65,926,305	14,118,215	27.25%	164.78%
2016	324,948,888	27,646,903	9.30%	271.43%	1,123,102,750	83,161,270	8.00%	280.11%	69,839,642	3,913,337	5.94%	180.49%

Rate Ann.%chg: Irrigated **14.02%** Dryland **14.29%** Grassland **10.86%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	180,140	--	--	--	4,149,390	--	--	--	412,180,630	--	--	--
2007	177,535	-2,605	-1.45%	-1.45%	4,909,910	760,520	18.33%	18.33%	419,546,355	7,365,725	1.79%	1.79%
2008	238,050	60,515	34.09%	32.15%	8,415,470	3,505,560	71.40%	102.81%	482,083,100	62,536,745	14.91%	16.96%
2009	238,940	890	0.37%	32.64%	8,989,560	574,090	6.82%	116.65%	545,208,340	63,125,240	13.09%	32.27%
2010	265,955	27,015	11.31%	47.64%	9,143,360	153,800	1.71%	120.35%	645,063,415	99,855,075	18.32%	56.50%
2011	285,950	19,995	7.52%	58.74%	9,695,795	552,435	6.04%	133.67%	677,057,365	31,993,950	4.96%	64.26%
2012	309,510	23,560	8.24%	71.82%	11,448,740	1,752,945	18.08%	175.91%	744,199,535	67,142,170	9.92%	80.55%
2013	610,055	300,545	97.10%	238.66%	14,581,675	3,132,935	27.36%	251.42%	952,534,295	208,334,760	27.99%	131.10%
2014	593,450	-16,605	-2.72%	229.44%	15,027,435	445,760	3.06%	262.16%	1,112,660,670	160,126,375	16.81%	169.94%
2015	711,290	117,840	19.86%	294.85%	18,213,830	3,186,395	21.20%	338.95%	1,422,094,890	309,434,220	27.81%	245.02%
2016	481,095	-230,195	-32.36%	167.07%	15,107,273	-3,106,557	-17.06%	264.08%	1,533,479,648	111,384,758	7.83%	272.04%

Cnty# **11**
County **BURT**

Rate Ann.%chg: Total Agric Land **14.04%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	87,364,205	56,968	1,534			295,759,210	188,300	1,571			24,859,580	34,857	713		
2007	89,652,705	57,244	1,566	2.13%	2.13%	301,373,845	187,704	1,606	2.22%	2.22%	25,238,150	34,845	724	1.56%	1.56%
2008	103,111,060	56,673	1,819	16.17%	18.64%	341,390,195	185,619	1,839	14.55%	17.10%	29,642,015	34,967	848	17.04%	18.86%
2009	119,324,990	56,496	2,112	16.09%	37.73%	383,885,550	185,405	2,071	12.58%	31.82%	32,818,475	34,847	942	11.10%	32.06%
2010	136,631,230	56,743	2,408	14.00%	57.01%	462,370,640	185,149	2,497	20.61%	58.99%	37,035,950	34,730	1,066	13.23%	49.53%
2011	144,283,020	56,705	2,544	5.67%	65.92%	484,182,735	184,863	2,619	4.88%	66.75%	38,960,420	34,745	1,121	5.15%	57.23%
2012	165,217,495	56,044	2,948	15.86%	92.23%	529,550,960	184,573	2,869	9.54%	82.66%	42,865,310	34,183	1,254	11.83%	75.83%
2013	205,853,635	55,734	3,693	25.29%	140.84%	686,704,615	188,565	3,642	26.93%	131.86%	45,586,130	29,634	1,538	22.67%	115.70%
2014	232,255,085	55,365	4,195	13.58%	173.54%	812,869,900	188,893	4,303	18.17%	173.98%	51,909,765	29,588	1,754	14.05%	146.00%
2015	296,865,880	54,708	5,426	29.35%	253.84%	1,042,398,800	190,380	5,475	27.24%	248.60%	65,909,610	29,458	2,237	27.53%	213.72%
2016	325,126,424	57,024	5,702	5.07%	271.78%	1,120,606,945	188,038	5,959	8.84%	279.42%	70,890,493	29,350	2,415	7.95%	238.68%

Rate Annual %chg Average Value/Acre: 14.03%

14.26%

12.97%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	182,250	3,309	55			4,126,090	9,189	449			412,291,335	292,623	1,409		
2007	179,145	3,252	55	0.00%	0.00%	4,380,405	9,722	451	0.35%	0.35%	420,824,250	292,767	1,437	2.02%	2.02%
2008	240,735	3,206	75	36.34%	36.35%	8,145,210	12,141	671	48.90%	49.42%	482,529,215	292,606	1,649	14.73%	17.04%
2009	238,050	3,170	75	0.00%	36.35%	8,994,810	12,804	702	4.71%	56.46%	545,261,875	292,722	1,863	12.96%	32.21%
2010	269,970	3,173	85	13.28%	54.46%	9,003,525	12,828	702	-0.09%	56.32%	645,311,315	292,623	2,205	18.39%	56.52%
2011	281,385	3,126	90	5.80%	63.42%	9,581,420	13,165	728	3.69%	62.09%	677,288,980	292,604	2,315	4.96%	64.29%
2012	404,010	4,147	97	8.22%	76.86%	11,528,040	13,664	844	15.93%	87.90%	749,565,815	292,612	2,562	10.67%	81.81%
2013	614,880	4,959	124	27.28%	125.11%	13,691,730	13,620	1,005	19.16%	123.90%	952,450,990	292,512	3,256	27.11%	131.10%
2014	600,220	4,842	124	-0.02%	125.07%	14,872,830	14,922	997	-0.85%	121.99%	1,112,507,800	293,610	3,789	16.37%	168.93%
2015	683,865	4,239	161	30.13%	192.88%	18,113,980	14,996	1,208	21.19%	169.02%	1,423,972,135	293,781	4,847	27.92%	244.02%
2016	481,095	3,022	159	-1.31%	189.04%	15,114,235	9,450	1,599	32.41%	256.20%	1,532,219,192	286,884	5,341	10.19%	279.07%

11
BURT

Rate Annual %chg Average Value/Acre: 14.25%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,858	BURT	65,281,365	9,160,773	13,352,745	198,314,739	33,772,190	20,188,970	2,235,905	1,533,479,648	49,947,234	54,009,482	0	1,979,743,051
cnty.sector.value % of total value:		3.30%	0.46%	0.67%	10.02%	1.71%	1.02%	0.11%	77.46%	2.52%	2.73%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
199	CRAIG	430,681	59,900	4,989	3,543,166	88,790	0	0	34,914	0	0	0	4,162,440
2.90%	%sector of county sector	0.66%	0.65%	0.04%	1.79%	0.26%			0.00%				0.21%
	%sector of municipality	10.35%	1.44%	0.12%	85.12%	2.13%			0.84%				100.00%
481	DECATUR	346,413	474,818	121,288	13,639,740	1,779,481	0	332,510	760,978	0	0	0	17,455,228
7.01%	%sector of county sector	0.53%	5.18%	0.91%	6.88%	5.27%		14.87%	0.05%				0.88%
	%sector of municipality	1.98%	2.72%	0.69%	78.14%	10.19%		1.90%	4.36%				100.00%
851	LYONS	1,014,110	363,644	720,182	20,907,652	3,501,434	1,507,325	0	0	2,000	0	0	28,016,347
12.41%	%sector of county sector	1.55%	3.97%	5.39%	10.54%	10.37%	7.47%			0.00%			1.42%
	%sector of municipality	3.62%	1.30%	2.57%	74.63%	12.50%	5.38%			0.01%			100.00%
1,244	OAKLAND	4,123,622	532,084	701,089	36,423,800	8,083,037	174,935	0	146,182	0	0	0	50,184,749
18.14%	%sector of county sector	6.32%	5.81%	5.25%	18.37%	23.93%	0.87%		0.01%				2.53%
	%sector of municipality	8.22%	1.06%	1.40%	72.58%	16.11%	0.35%		0.29%				100.00%
1,823	TEKAMAH	2,507,488	668,545	144,059	58,217,216	10,982,886	257,760	0	349,792	0	8,545	0	73,136,291
26.58%	%sector of county sector	3.84%	7.30%	1.08%	29.36%	32.52%	1.28%		0.02%		0.02%		3.69%
	%sector of municipality	3.43%	0.91%	0.20%	79.60%	15.02%	0.35%		0.48%		0.01%		100.00%
4,598	Total Municipalities	8,422,314	2,098,991	1,691,607	132,731,574	24,435,628	1,940,020	332,510	1,291,866	2,000	8,545	0	172,955,055
67.05%	%all municip.sect of cnty	12.90%	22.91%	12.67%	66.93%	72.35%	9.61%	14.87%	0.08%	0.00%	0.02%		8.74%

Sources: 2016 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2016 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

Cnty#	County
11	BURT

CHART 5

EXHIBIT

11B

Page 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 6,937

Value : 1,911,153,331

Growth 5,715,803

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	380	2,876,690	11	206,768	49	756,393	440	3,839,851	
02. Res Improve Land	2,070	13,542,349	66	1,949,114	454	14,546,398	2,590	30,037,861	
03. Res Improvements	2,108	120,087,112	66	6,670,539	518	45,564,540	2,692	172,322,191	
04. Res Total	2,488	136,506,151	77	8,826,421	567	60,867,331	3,132	206,199,903	2,880,820
% of Res Total	79.44	66.20	2.46	4.28	18.10	29.52	45.15	10.79	50.40
05. Com UnImp Land	43	219,690	5	49,885	5	209,660	53	479,235	
06. Com Improve Land	323	2,221,044	21	623,881	18	158,385	362	3,003,310	
07. Com Improvements	331	21,386,592	21	3,077,053	24	6,200,968	376	30,664,613	
08. Com Total	374	23,827,326	26	3,750,819	29	6,569,013	429	34,147,158	201,245
% of Com Total	87.18	69.78	6.06	10.98	6.76	19.24	6.18	1.79	3.52
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	4	87,685	0	0	2	497,505	6	585,190	
11. Ind Improvements	4	1,923,575	0	0	2	17,751,445	6	19,675,020	
12. Ind Total	4	2,011,260	0	0	2	18,248,950	6	20,260,210	66,196
% of Ind Total	66.67	9.93	0.00	0.00	33.33	90.07	0.09	1.06	1.16
13. Rec UnImp Land	0	0	0	0	2	34,000	2	34,000	
14. Rec Improve Land	0	0	0	0	6	112,000	6	112,000	
15. Rec Improvements	23	345,757	10	68,950	87	1,625,597	120	2,040,304	
16. Rec Total	23	345,757	10	68,950	89	1,771,597	122	2,186,304	8,493
% of Rec Total	18.85	15.81	8.20	3.15	72.95	81.03	1.76	0.11	0.15
Res & Rec Total	2,511	136,851,908	87	8,895,371	656	62,638,928	3,254	208,386,207	2,889,313
% of Res & Rec Total	77.17	65.67	2.67	4.27	20.16	30.06	46.91	10.90	50.55
Com & Ind Total	378	25,838,586	26	3,750,819	31	24,817,963	435	54,407,368	267,441
% of Com & Ind Total	86.90	47.49	5.98	6.89	7.13	45.62	6.27	2.85	4.68
17. Taxable Total	2,889	162,690,494	113	12,646,190	687	87,456,891	3,689	262,793,575	3,156,754
% of Taxable Total	78.31	61.91	3.06	4.81	18.62	33.28	53.18	13.75	55.23

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	13,415	571,825	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	13,415	571,825
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	13,415	571,825

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	240	30	132	402

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	821,454	156	54,330,492	2,144	989,152,769	2,309	1,044,304,715
28. Ag-Improved Land	1	4,150	54	27,461,828	857	493,357,520	912	520,823,498
29. Ag Improvements	2	6,225	54	5,864,930	883	77,360,388	939	83,231,543
30. Ag Total							3,248	1,648,359,756

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	33	36.88	663,840	
33. HomeSite Improvements	1	0.00	1,000	33	0.00	3,731,148	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	0.83	4,150	53	183.84	919,200	
37. FarmSite Improvements	1	0.00	5,225	51	0.00	2,133,782	
38. FarmSite Total							
39. Road & Ditches	0	0.91	0	0	228.07	0	
40. Other- Non Ag Use	0	0.00	0	0	230.03	167,922	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	5	5.43	97,740	5	5.43	97,740	
32. HomeSite Improv Land	471	493.00	8,874,000	504	529.88	9,537,840	
33. HomeSite Improvements	473	0.00	40,825,883	507	0.00	44,558,031	1,126,317
34. HomeSite Total				512	535.31	54,193,611	
35. FarmSite UnImp Land	54	70.80	354,000	54	70.80	354,000	
36. FarmSite Improv Land	826	3,246.04	16,230,200	880	3,430.71	17,153,550	
37. FarmSite Improvements	828	0.00	36,534,505	880	0.00	38,673,512	1,432,732
38. FarmSite Total				934	3,501.51	56,181,062	
39. Road & Ditches	0	5,876.00	0	0	6,104.98	0	
40. Other- Non Ag Use	0	5,653.32	4,126,926	0	5,883.35	4,294,848	
41. Total Section VI				1,446	16,025.15	114,669,521	2,559,049

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	10,608.80	23.25%	70,507,423	28.52%	6,646.13
46. 1A	825.42	1.81%	5,517,955	2.23%	6,685.03
47. 2A1	4,781.24	10.48%	28,204,602	11.41%	5,899.01
48. 2A	5,138.55	11.26%	30,291,791	12.25%	5,895.01
49. 3A1	22,977.46	50.35%	107,886,204	43.64%	4,695.31
50. 3A	310.72	0.68%	1,562,922	0.63%	5,030.00
51. 4A1	132.40	0.29%	589,180	0.24%	4,450.00
52. 4A	862.37	1.89%	2,678,640	1.08%	3,106.14
53. Total	45,636.96	100.00%	247,238,717	100.00%	5,417.51
Dry					
54. 1D1	12,027.59	13.19%	81,355,915	16.82%	6,764.11
55. 1D	14,493.62	15.90%	94,426,245	19.52%	6,515.02
56. 2D1	3,198.00	3.51%	17,730,704	3.66%	5,544.31
57. 2D	8,071.89	8.85%	46,736,254	9.66%	5,790.00
58. 3D1	22,488.63	24.67%	108,735,990	22.48%	4,835.15
59. 3D	7,036.30	7.72%	34,302,099	7.09%	4,875.02
60. 4D1	20,300.62	22.27%	89,830,649	18.57%	4,425.02
61. 4D	3,551.66	3.90%	10,669,814	2.21%	3,004.18
62. Total	91,168.31	100.00%	483,787,670	100.00%	5,306.53
Grass					
63. 1G1	568.21	3.44%	1,561,257	4.05%	2,747.68
64. 1G	2,056.94	12.46%	5,846,713	15.15%	2,842.43
65. 2G1	315.52	1.91%	814,531	2.11%	2,581.55
66. 2G	1,145.03	6.93%	2,713,899	7.03%	2,370.16
67. 3G1	1,523.39	9.23%	3,733,147	9.67%	2,450.55
68. 3G	827.68	5.01%	2,010,310	5.21%	2,428.85
69. 4G1	6,538.66	39.60%	15,368,402	39.83%	2,350.39
70. 4G	3,536.83	21.42%	6,538,842	16.95%	1,848.79
71. Total	16,512.26	100.00%	38,587,101	100.00%	2,336.88
Irrigated Total					
	45,636.96	28.13%	247,238,717	31.65%	5,417.51
Dry Total					
	91,168.31	56.20%	483,787,670	61.93%	5,306.53
Grass Total					
	16,512.26	10.18%	38,587,101	4.94%	2,336.88
72. Waste	1,956.87	1.21%	321,273	0.04%	164.18
73. Other	6,941.77	4.28%	11,200,705	1.43%	1,613.52
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	162,216.17	100.00%	781,135,466	100.00%	4,815.40

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,440.92	30.46%	25,669,263	33.04%	7,460.00
46. 1A	2,228.77	19.73%	16,548,650	21.30%	7,425.01
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	2,871.53	25.42%	18,822,899	24.23%	6,555.01
49. 3A1	1,121.42	9.93%	6,761,574	8.70%	6,029.48
50. 3A	1,497.44	13.26%	9,246,719	11.90%	6,175.02
51. 4A1	116.77	1.03%	579,179	0.75%	4,960.00
52. 4A	18.00	0.16%	69,300	0.09%	3,850.00
53. Total	11,294.85	100.00%	77,697,584	100.00%	6,879.03
Dry					
54. 1D1	11,846.39	12.19%	87,959,595	13.77%	7,425.01
55. 1D	29,136.95	29.98%	215,176,991	33.69%	7,385.02
56. 2D1	182.93	0.19%	1,231,119	0.19%	6,730.00
57. 2D	12,199.82	12.55%	79,176,836	12.40%	6,490.00
58. 3D1	11,060.61	11.38%	68,329,835	10.70%	6,177.76
59. 3D	22,079.21	22.72%	135,566,356	21.22%	6,140.00
60. 4D1	9,571.05	9.85%	47,137,608	7.38%	4,925.02
61. 4D	1,098.54	1.13%	4,152,483	0.65%	3,780.00
62. Total	97,175.50	100.00%	638,730,823	100.00%	6,572.96
Grass					
63. 1G1	341.85	2.70%	1,031,754	3.22%	3,018.15
64. 1G	2,636.38	20.82%	7,730,374	24.16%	2,932.19
65. 2G1	58.33	0.46%	196,085	0.61%	3,361.65
66. 2G	1,854.75	14.64%	4,153,454	12.98%	2,239.36
67. 3G1	849.01	6.70%	2,235,796	6.99%	2,633.42
68. 3G	1,116.08	8.81%	2,699,362	8.44%	2,418.61
69. 4G1	4,523.85	35.72%	11,280,247	35.25%	2,493.51
70. 4G	1,285.48	10.15%	2,674,056	8.36%	2,080.20
71. Total	12,665.73	100.00%	32,001,128	100.00%	2,526.59
Irrigated Total					
Irrigated Total	11,294.85	9.05%	77,697,584	10.32%	6,879.03
Dry Total					
Dry Total	97,175.50	77.90%	638,730,823	84.87%	6,572.96
Grass Total					
Grass Total	12,665.73	10.15%	32,001,128	4.25%	2,526.59
72. Waste	1,062.27	0.85%	159,354	0.02%	150.01
73. Other	2,542.23	2.04%	3,965,880	0.53%	1,560.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	124,740.58	100.00%	752,554,769	100.00%	6,032.96

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	2,131.46	12,544,845	54,800.35	312,391,456	56,931.81	324,936,301
77. Dry Land	138.00	812,318	10,145.25	61,959,861	178,060.56	1,059,746,314	188,343.81	1,122,518,493
78. Grass	0.00	0	1,835.03	4,799,697	27,342.96	65,788,532	29,177.99	70,588,229
79. Waste	2.17	358	333.67	53,447	2,683.30	426,822	3,019.14	480,627
80. Other	5.32	8,778	421.11	683,508	9,057.57	14,474,299	9,484.00	15,166,585
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	145.49	821,454	14,866.52	80,041,358	271,944.74	1,452,827,423	286,956.75	1,533,690,235

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	56,931.81	19.84%	324,936,301	21.19%	5,707.46
Dry Land	188,343.81	65.63%	1,122,518,493	73.19%	5,959.94
Grass	29,177.99	10.17%	70,588,229	4.60%	2,419.23
Waste	3,019.14	1.05%	480,627	0.03%	159.19
Other	9,484.00	3.31%	15,166,585	0.99%	1,599.18
Exempt	0.00	0.00%	0	0.00%	0.00
Total	286,956.75	100.00%	1,533,690,235	100.00%	5,344.67

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 Craig	34	216,694	112	276,847	113	3,161,446	147	3,654,987	138,303
83.2 Decatur	97	859,664	270	1,498,597	318	11,801,695	415	14,159,956	266,109
83.3 Lyons	65	354,992	418	1,402,910	418	19,424,638	483	21,182,540	139,836
83.4 Oakland	50	227,651	519	2,993,219	519	33,700,403	569	36,921,273	237,014
83.5 R-arizona	21	297,343	140	2,990,538	234	11,120,331	255	14,408,212	99,986
83.6 R-bell Creek	3	27,678	46	1,582,667	50	5,792,600	53	7,402,945	0
83.7 R-craig Rural	3	58,181	41	1,566,463	43	3,926,302	46	5,550,946	231,051
83.8 R-decatur Rural	5	67,353	30	906,231	41	2,733,688	46	3,707,272	124,905
83.9 R-everett	4	156,775	26	1,078,843	30	3,750,151	34	4,985,769	266,352
83.10 R-logan	1	1,650	61	2,407,516	66	6,810,957	67	9,220,123	258,971
83.11 R-oakland Rural	2	2,920	23	785,168	26	2,683,890	28	3,471,978	120,122
83.12 R-pershing	4	108,124	24	887,250	26	2,473,193	30	3,468,567	539,673
83.13 R-quinnebaugh	5	31,480	16	258,519	18	1,358,231	23	1,648,230	5,195
83.14 R-riverside	9	82,552	21	403,342	40	2,716,072	49	3,201,966	23,152
83.15 R-silver Creek	1	4,640	27	1,166,541	34	3,171,706	35	4,342,887	28,473
83.16 R-summit	4	158,465	72	2,574,964	74	7,392,505	78	10,125,934	16,589
83.17 Tekamah	134	1,217,689	750	7,370,246	762	52,344,687	896	60,932,622	393,582
84 Residential Total	442	3,873,851	2,596	30,149,861	2,812	174,362,495	3,254	208,386,207	2,889,313

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Craig	9	19,955	13	17,180	13	53,790	22	90,925	0
85.2 Decatur	6	20,475	30	132,045	31	1,883,058	37	2,035,578	107,578
85.3 Lyons	9	33,160	73	286,370	75	4,795,913	84	5,115,443	120,776
85.4 Oakland	9	31,725	96	479,193	99	7,256,036	108	7,766,954	25,098
85.5 R-arizona	1	152,090	12	321,525	14	2,183,965	15	2,657,580	0
85.6 R-bell Creek	0	0	2	28,115	2	2,840,465	2	2,868,580	0
85.7 R-craig Rural	1	3,920	1	5,660	1	7,330	2	16,910	0
85.8 R-decatur Rural	1	2,610	4	20,330	5	2,693,155	6	2,716,095	0
85.9 R-everett	2	14,245	1	9,560	1	226,910	3	250,715	0
85.10 R-logan	2	46,155	5	33,100	5	115,866	7	195,121	0
85.11 R-oakland Rural	1	32,300	5	745,510	5	18,142,635	6	18,920,445	0
85.12 R-pershing	1	5,100	3	18,730	4	568,297	5	592,127	0
85.13 R-quinnebaugh	1	3,125	1	610	1	2,590	2	6,325	0
85.14 R-riverside	0	0	5	38,850	5	107,140	5	145,990	0
85.15 R-silver Creek	0	0	0	0	1	1,000	1	1,000	0
85.16 R-summit	0	0	2	57,781	3	140,113	3	197,894	0
85.17 Tekamah	10	114,375	115	1,393,941	117	9,321,370	127	10,829,686	13,989
86 Commercial Total	53	479,235	368	3,588,500	382	50,339,633	435	54,407,368	267,441

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	461.81	4.42%	1,140,491	5.86%	2,469.61
88. 1G	1,414.24	13.55%	3,365,892	17.31%	2,380.00
89. 2G1	191.22	1.83%	355,623	1.83%	1,859.76
90. 2G	858.68	8.23%	1,687,326	8.68%	1,965.02
91. 3G1	900.03	8.62%	1,685,401	8.67%	1,872.61
92. 3G	455.01	4.36%	832,672	4.28%	1,830.01
93. 4G1	3,512.89	33.65%	6,200,320	31.88%	1,765.02
94. 4G	2,645.19	25.34%	4,181,575	21.50%	1,580.82
95. Total	10,439.07	100.00%	19,449,300	100.00%	1,863.13
CRP					
96. 1C1	106.40	1.75%	420,766	2.20%	3,954.57
97. 1C	642.70	10.58%	2,480,821	12.96%	3,860.00
98. 2C1	124.30	2.05%	458,908	2.40%	3,691.94
99. 2C	286.35	4.71%	1,026,573	5.36%	3,585.03
100. 3C1	623.36	10.26%	2,047,746	10.70%	3,285.01
101. 3C	372.67	6.14%	1,177,638	6.15%	3,160.00
102. 4C1	3,025.77	49.82%	9,168,082	47.91%	3,030.00
103. 4C	891.64	14.68%	2,357,267	12.32%	2,643.74
104. Total	6,073.19	100.00%	19,137,801	100.00%	3,151.19
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	10,439.07	63.22%	19,449,300	50.40%	1,863.13
CRP Total	6,073.19	36.78%	19,137,801	49.60%	3,151.19
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	16,512.26	100.00%	38,587,101	100.00%	2,336.88

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	244.33	3.30%	669,464	4.29%	2,740.00
88. 1G	1,674.08	22.62%	4,227,603	27.08%	2,525.33
89. 2G1	6.00	0.08%	12,930	0.08%	2,155.00
90. 2G	1,624.74	21.95%	3,379,461	21.65%	2,080.00
91. 3G1	393.82	5.32%	793,555	5.08%	2,015.02
92. 3G	642.31	8.68%	1,268,576	8.13%	1,975.02
93. 4G1	1,973.47	26.66%	3,769,335	24.14%	1,910.00
94. 4G	842.42	11.38%	1,491,086	9.55%	1,770.00
95. Total	7,401.17	100.00%	15,612,010	100.00%	2,109.40
CRP					
96. 1C1	97.52	1.85%	362,290	2.21%	3,715.03
97. 1C	962.30	18.28%	3,502,771	21.37%	3,640.00
98. 2C1	52.33	0.99%	183,155	1.12%	3,500.00
99. 2C	230.01	4.37%	773,993	4.72%	3,365.04
100. 3C1	455.19	8.65%	1,442,241	8.80%	3,168.44
101. 3C	473.77	9.00%	1,430,786	8.73%	3,020.00
102. 4C1	2,550.38	48.44%	7,510,912	45.83%	2,945.02
103. 4C	443.06	8.42%	1,182,970	7.22%	2,670.00
104. Total	5,264.56	100.00%	16,389,118	100.00%	3,113.10
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	7,401.17	58.43%	15,612,010	48.79%	2,109.40
CRP Total	5,264.56	41.57%	16,389,118	51.21%	3,113.10
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	12,665.73	100.00%	32,001,128	100.00%	2,526.59

**2017 County Abstract of Assessment for Real Property, Form 45
Compared with the 2016 Certificate of Taxes Levied Report (CTL)**

11 Burt

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	198,314,739	206,199,903	7,885,164	3.98%	2,880,820	2.52%
02. Recreational	2,235,905	2,186,304	-49,601	-2.22%	8,493	-2.60%
03. Ag-Homesite Land, Ag-Res Dwelling	49,947,234	54,193,611	4,246,377	8.50%	1,126,317	6.25%
04. Total Residential (sum lines 1-3)	250,497,878	262,579,818	12,081,940	4.82%	4,015,630	3.22%
05. Commercial	33,772,190	34,147,158	374,968	1.11%	201,245	0.51%
06. Industrial	20,188,970	20,260,210	71,240	0.35%	66,196	0.02%
07. Total Commercial (sum lines 5-6)	53,961,160	54,407,368	446,208	0.83%	267,441	0.33%
08. Ag-Farmsite Land, Outbuildings	49,742,739	56,181,062	6,438,323	12.94%	1,432,732	10.06%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	4,266,743	4,294,848	28,105	0.66%		
11. Total Non-Agland (sum lines 8-10)	54,009,482	60,475,910	6,466,428	11.97%	1,432,732	9.32%
12. Irrigated	324,948,888	324,936,301	-12,587	0.00%		
13. Dryland	1,123,102,750	1,122,518,493	-584,257	-0.05%		
14. Grassland	69,839,642	70,588,229	748,587	1.07%		
15. Wasteland	481,095	480,627	-468	-0.10%		
16. Other Agland	15,107,273	15,166,585	59,312	0.39%		
17. Total Agricultural Land	1,533,479,648	1,533,690,235	210,587	0.01%		
18. Total Value of all Real Property (Locally Assessed)	1,891,948,168	1,911,153,331	19,205,163	1.02%	5,715,803	0.71%

2017 Assessment Survey for Burt County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	Part-time for commercial
3.	Other full-time employees:
	3
4.	Other part-time employees:
	4
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$140,995
7.	Adopted budget, or granted budget if different from above:
	140,995
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	146,031
10.	Part of the assessor's budget that is dedicated to the computer system:
	31,700 This amount includes GIS, ESRI, MIPS and Vanguard
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500.00
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	13,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard Appraisals, Inc.
2.	CAMA software:
	Vanguard Appraisals, Inc.
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor/staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. http://burt.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GISworkshop
8.	Personal Property software:
	Vanguard Appraisals, Inc.

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Decatur, Lyons, Oakland, Tekamah
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	GIS Workshop
3.	

E. Appraisal /Listing Services

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

2017 Residential Assessment Survey for Burt County

1.	Valuation data collection done by:																
	Assessor and staff																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Tekamah- County seat, full retail, grade school and high school (includes Herman)</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Oakland- full retail, grade school and high school (includes Craig)</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Lyons- retail, restaurants, grocery, high School (includes Decatur)</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Decatur- retail, restaurants, grocery (no school - joined Lyons)</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Craig- limited retail, bar, no grocery, no school (with Oakland)</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Tekamah- County seat, full retail, grade school and high school (includes Herman)	5	Oakland- full retail, grade school and high school (includes Craig)	10	Lyons- retail, restaurants, grocery, high School (includes Decatur)	15	Decatur- retail, restaurants, grocery (no school - joined Lyons)	20	Craig- limited retail, bar, no grocery, no school (with Oakland)	25	Rural	AG	Agricultural Homes and Outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																
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20	Craig- limited retail, bar, no grocery, no school (with Oakland)																
25	Rural																
AG	Agricultural Homes and Outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Cost approach and sales study to determine market and depreciation analysis.																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	Costing tables, multipliers, etc. are from the vendor but depreciation is based on local market information and applied as an economic adjustment.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes, they have different economic depreciations.																
6.	Describe the methodology used to determine the residential lot values?																
	Sales study from the market with adjustments for accessibility, etc.																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	There have been no applications in the county.																

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2011	2008	2016	2010
	5	2011	2008	2011	2011
	10	2009	2008	2016	2016
	15	2013	2008	2013	2013
	20	2012	2008	2012	2012
	25	2009	2008	2016	2011-2017
	AG	2009	2008	2016	2011-2017

The valuation groupings reflect the appraisal cycle of the county as much as unique markets. The county reviews these in separate cycles and applies depreciation based on the local market. The rural residential is an ongoing review by townships. Everett and Logan townships were completed for 2017.

2017 Commercial Assessment Survey for Burt County

1.	Valuation data collection done by:														
	Assessor and Staff														
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:														
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15	Decatur-29 improved commercial parcels. Active commercial														
20	Craig-13 improved commercial parcels.														
25	Rural-37 improved commercial parcels.														
3.	List and describe the approach(es) used to estimate the market value of commercial properties.														
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.														
3a.	Describe the process used to determine the value of unique commercial properties.														
	The County relies on sales of similar property across the state and then adjust those to the local market. The County will search the state sales file and rely on their contract appraiser to make any necessary adjustments.														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	Costing tables, multipliers, etc. are from vendor. The depreciation based on our own local market information (economic)														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Yes, several have different economic depreciations.														
6.	Describe the methodology used to determine the commercial lot values.														
	Sales study of the market														

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2014	2012	2012	2016
	5	2014	2009	2009	2016
	10	2014	2009	2009	2016
	15	2014	2009	2009	2016
	20	2014	2009	2009	2016
	25	2014	2009	2009	2016

The valuation groups are based on current assessor locations in the county. Each town has its own unique economic depreciation that is based on reviewing the sales and the local knowledge the assessor and staff have about that town. Tekamah and Oakland are fairly similar though Tekamah has lost more businesses because it is easier for people to travel t o Blair, Fremont, or Omaha. Decatur seems to benefit from travel across the bridge to Iowa. Improved parcel counts were based on 2016 County abstract.

The county is presently converting to the Vaguard system and as such is using a modified CAMA system. The cost table in the Vanguard CAMAVISION is based on 2008 costs but they are adjusted annually.

2017 Agricultural Assessment Survey for Burt County

1.	Valuation data collection done by:										
	Assessor and staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Mainly flat river bottom land (North and Eastern GEO codes)</td> <td style="text-align: center;">2014-2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>More hills and valleys (South and Western GEO codes)</td> <td style="text-align: center;">2014-2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Mainly flat river bottom land (North and Eastern GEO codes)	2014-2016	2	More hills and valleys (South and Western GEO codes)	2014-2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Mainly flat river bottom land (North and Eastern GEO codes)	2014-2016									
2	More hills and valleys (South and Western GEO codes)	2014-2016									
3.	Describe the process used to determine and monitor market areas.										
	Market areas are determined through market analysis and are delineated by both topography and market activity. Boundaries currently follow township lines.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Parcels less than 20 acres are checked for current use. It is classified accordingly. Some parcels are mixed use with several acres of residential and additional acres being farmed or grazed. Currently do not have a recreational class.										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	Yes.										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	We originally checked with Cuming County's sales on Wetland Reserve to have a starting value. Since that time, we have moved them to 100% of market after the Tax Equalization and Review Commission made their ruling. We currently track the sales every year that occur on WRP to see if any adjustments are necessary. All Wetland Reserve Program acres are given their own separate classification (WRP).										
	<i><u>If your county has special value applications, please answer the following</u></i>										
7a.	How many special valuation applications are on file?										
	Each sale is reviewed and questionnaires are mailed if any question as to the future use or other influences.										
7b.	What process was used to determine if non-agricultural influences exist in the county?										
	Currently we have not experienced any non-agricultural influences. Our commercial and residential are both rather static and do not create any influence on the agricultural. We are predominantly an agricultural county.										
	<i><u>If your county recognizes a special value, please answer the following</u></i>										
7c.	Describe the non-agricultural influences recognized within the county.										
	We have 13 applications and they are coded as such, but there is not a difference in value as there are no outside influences at this time.										

7d.	Where is the influenced area located within the county?
	There is not an influenced area at this time.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	We are not seeing anything but uninfluenced agland sales in Burt County. We study our sales of agland over three years to determine the value of the LCG's

Burt County's 3 Year Plan of Assessment June 15, 2016

PLAN OF ASSESSMENT REQUIREMENTS

This plan of assessment is required by law, as amended by Neb. Laws 2005, LB 263, Section 9. The former provisions relating to the assessors' 5-year plan of assessment in Neb. Rev. Stat 77-1311(8) were repealed. On or before June 15th each year the county assessor shall prepare a plan of assessment and present it to the county board of equalization on or before July 31st. The county assessor may amend the plan of assessment, if necessary, after the budget is approved by the county board. The plan shall be updated annually before its adoption. The updates shall examine the level, quality, and uniformity of assessment in the County and shall describe the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete these actions. A copy of the plan and any amendments shall be mailed to the Department of Revenue, Property Assessment Division, on or before October 31st each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
 - 2) 75% of actual value for agricultural land and horticultural land; and
 - 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344.
- Reference: Neb. Rev. Stat. 77-201 (R.S. Supp 2007)

GENERAL COUNTY DESCRIPTION

Burt County has a total count of 6,901 parcels as reported on the 2016 County Abstract. Per the 2016 County Abstract, Burt County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3,106	45.01%	10.48%
Commercial	428	6.20%	1.80%
Industrial	6	.09%	1.07%
Recreational	125	1.81%	.12%
Agricultural	3,236	46.89%	86.53%

Agricultural land – 286,884.26 taxable acres

New Property: For assessment year 2016, an estimated 163 building permits and/or information statements were filed for new property construction/additions to the county.

The county handled 1,399 personal property schedules for 2016. The office also processed 367 homestead applications. Approximately 60 permissive exemptions are applied for each year through the County Assessor's Office.

The Burt County Assessor has the required assessor certification, several IAAO educational course certifications and numerous assessor workshops of assessment education. She has a continuing education requirement pursuant to Section 77-414 of 40 hours prior to December 31, 2002 and thereafter, 60 hours of continued education as required within the following 4-year period. She has completed the required IAAO Course 101 – Fundamentals of Real Property Appraisal and IAAO Course 300 – Fundamentals of Mass Appraisal.

The County Assessor's Office has a deputy and two full-time clerks to carry out the responsibilities and duties of the office with the assessor. The deputy has the necessary certification to hold the position and will fulfill the continuing education requirement of 60 hours required within the next 4-year period. The county does have a part-time appraiser and two part-time lister/reviewers for "pickup work" and other needed valuation projects being completed to keep Burt County in line with uniform and proportionate valuations.

The current 2016-2017 budget for the office is being reviewed by the County Board. The general fund request is \$140,995.00 which includes the Assessor,

Deputy, and one clerk's salaries. The appraisal budget request is \$146,031.00 which includes the payroll for one regular clerk and three part-time employees. This amount includes a \$13,031 bill that was to have been paid to GIS Workshop out of the 2015-2016 budget for an annotation layer showing subdivisions and lot measurements. The actual remaining request for the 2016-2017 year is \$133,000.00. This also funds all cadastral map work, appraisal schooling, GIS system, and data service contracts and fees. The GIS yearly maintenance contract amount has now been added to the appraisal budget from 2015-2016 going forward. A new WebGIS is being developed for Burt County by GIS Workshop. The maintenance and support costs on this web hosting will cost \$3,800.00 annually.

PROCEDURES

A procedures manual is in place with continual updating that describes the procedures and operations of the office. The manual adheres to the statutes, regulations and directives that apply to the Assessor's Office. A copy of this is entered into the record at the County Board of Equalization meetings each year as part of the process of hearing protests.

CADASTRAL MAPS

The cadastral maps are updated on a daily basis as sales and other changes arise. The city maps were completed with all information having been proofed by the Assessor's Office staff over the last 3-4 years. The maps are currently in the process of being revised and updated by a local surveyor to improve the readability. We hope to be able to continue on with the rural maps if we are allowed to budget for them.

PROPERTY RECORD CARDS

Regulation 10-004 requires the assessor to prepare and maintain a property record file for each parcel of real property including improvements on leased land in the county. New property record cards have been made for all residential, commercial, agricultural, exempt, and leased improvements. The new cards will contain all the required information including ownership, legal description, classification codes, and tax districts.

REPORT GENERATION

The County Assessor has basic duties and requirements in filing administrative reports with the Property Tax Administrator that may be different than those specified in statute to ensure proper administration of the law. They include the County Real Estate Abstract due March 19th, 3 Year Plan of Assessment to be presented to the county board of equalization by July 31st, and due with the Department of Revenue, Property Assessment Division, by October 31st, Certification of Values to School Districts and Political Subdivisions due August 20th, School District Taxable Value Report due August 25th, Average Residential Value for Homestead Exemption by September 1st, generate Tax Roll to be given to the County Treasurer by November 22nd, and Certificate of Taxes Levied Report due December 1st. Taxpayer appeals must be handled during the months of June and July. Regulation 10-002.09 requires tax list corrections created because of undervalued or overvalued real property and omitted real property must be reported to the County Board of Equalization by July 25th. Clerical error may be corrected as needed. Beginning in 2016, the Assessor will be filing a personal property abstract by July 19th and a Tax Loss Summary Certificate, Form 259P, by November 30th showing the tax revenue loss due to the new Personal Property Tax Relief Act.

The assessor must do an annual review of all government owned property and if not used for public purpose, send notices of intent to tax, and place on the tax roll. All centrally assessed property valuations must be reviewed after being certified by PAD for railroads and public service entities along with establishing assessment records and tax billing for the tax list. The assessor also manages school district and other entity boundary changes necessary for correct assessment and tax information. This process includes the input and review of all tax rates for the billing process. We prepare and certify the tax lists/books to the county treasurer for real, personal property, and centrally assessed. The assessor prepares all tax list correction documents for county board approval. The assessor must attend all County Board of Equalization meetings for valuation protests where information is assembled and provided. The assessor must prepare information and attend taxpayer appeal hearings before the Tax Equalization and Review Commission where we also defend the valuation. During TERC Statewide Equalization, we attend hearings if applicable to county, defend values and/or implement orders of the TERC.

There are many numerous other deadlines that the assessor must meet throughout the year. All administrative reports are prepared by the County

Assessor by their due dates and will continue to be done in a timely fashion as part of Burt County's assessment plan.

HOMESTEAD EXEMPTIONS

Statutes 77-3510 through 77-3528 require the County Assessor to furnish forms for persons desiring to make application for Homestead Exemption. Applications are furnished and accepted along with an income statement between the dates of February 1st and June 30th of each year. The County Assessor must approve or disapprove the applications based on conformity to law. Notices shall be sent to rejected applicants by July 31st of each year except in the case of change of ownership or occupancy from January 1st through August 15th. Notice will be sent within a reasonable time. Approved applications will be sent to the Tax Commissioner on or before August 1st of each year. The County Assessor and clerical staff will process the applications and place them on the tax roll after their approval by the State based on income.

Per section 77-3506.02, the county assessor is required to certify to the Department of Revenue the average assessed value of single-family residential property in the county and to report the computed exempt amounts pursuant to section 77-3501.01 on or before September 1st each year.

PERSONAL PROPERTY

The Burt County Assessor's office will require that all taxable personal property be lawfully assessed throughout the county according to the requirements of the statutes and regulations. All schedules are to be filed by May 1st to be considered timely. From May 1 to June 30, all schedules received by the office have a 10% penalty applied. After June 30, a 25% penalty is assessed. Postcards are mailed around February 1 to remind taxpayers that it is the beginning of personal property season. Advertisements are placed in the three county newspapers to remind taxpayers of the deadlines and to alert new personal property owners of the requirements for filing a timely schedule with the appropriate information. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants are provided with their clients' forms when requested, which they compute and return to our office. Legislation has eliminated the 13AG's and the taxpayer's federal income tax depreciation schedule will be our only source of information in the future. We have been requiring them and have close to 95% compliance. The assessor and staff process Personal Property schedules. The new Personal Property Tax Relief Act took effect in 2016 which required

more diligence in making sure schedules were filed timely to qualify for the exemption which had a maximum of \$10,000. It was also necessary to double check on filing locations and allowed us to require the filing of the federal depreciation schedule to be eligible for the exemption.

REAL PROPERTY

All real property is assessed each year as of January 1, 12:01 a.m. following the statutes. The assessment level of residential and commercial property will be set between 92-100% of actual market value. The agricultural land will be assessed at 69-75% of actual market value. Valuation notices will be sent out on or before June 1st of each year to every owner of record in which the assessed valuation changed from the previous year.

Real property is updated annually through maintenance and "pickup work". We plan to finish by the end of February, to allow time for data entry and completion of value generation. We do sales analysis with assistance of our liaison to determine what assessment actions need to be implemented. This is an ongoing study with all data available on spread-sheets in our computers. Information is updated and areas for adjustment are determined along with the information provided from the current rosters.

The mass appraisal process for valuing properties in the county mainly is performed with the cost approach and market approach. We use the Marshall and Swift costing data supplied through MIPS/County Solutions. We do a depreciation study on an annual basis to determine any actions that may need to be taken. The income approach was applied on the contracted commercial reappraisal. Our part-time appraiser will use the income approach on commercial properties as each area is reviewed. The county plans to accomplish a portion of the required six year inspection process annually and previously was using a system of review that was similar.

Burt County had originally worked with Northeast Data on CAMA and administrative programming. With the death of the owner, we moved to MIPS/County Solutions to fill our needs. After several years, Burt County has signed a contract with Vanguard Appraisals, Inc. to handle our CAMA real estate pricing program and all administrative and report programs. The conversion will again be time consuming and all records will need to be checked and verified.

Countywide zoning was adopted by the Burt County Board effective February 4, 2000. The Assessor's Office works with the zoning administrator in locating new improvements. We also let the administrator know about improvements that need to have an accompanying permit application where they have failed to file one.

The review process in place in Burt County consists of a physical inspection of all properties that are being revalued. If there was any question as to the accuracy of the data, the property was remeasured, confirmed, and/or corrected. Additional information was collected that is necessary for the new CAMA software. The quality and condition of the property are noted as well as any other outstanding facts. A new digital photo was taken of each parcel. With the owner's permission and accompaniment, an interior inspection was performed. If permission was denied or there was no response to our door hanger and follow-up calls, we assumed that the interior condition of the property was the same as the exterior, unless there was evidence otherwise.

REG-50-003 requires the county assessor to determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years. This plan is given in more detail below.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2016

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	97.00	7.32	109.07
Commercial	94.00	21.17	98.75
Agricultural Land	72.00	17.28	102.84

*COD means coefficient of dispersion and PRD means price related differential. The Property Assessment Division no longer includes this information or statistical measures as part of their Reports & Opinions.

ASSESSMENT ACTIONS PLANNED

RESIDENTIAL

2017 - Everett and Logan Townships will be reviewed for both residential and farm buildings to determine current condition and valuation. We continue to check for buildings added to parcels without benefit of building permits and report such to the zoning administrator. We will continue on with the review of

the city residential in Lyons City. We will continue working on depreciation analysis and effective age studies. The COD and PRD will be examined on an annual basis to see if the quality of assessment is appropriate, and what might be done to improve these numbers. Continue to analyze for uniformity and that levels are within the acceptable ranges. We have seen an increase in the market on small rural residential tracts and may have to increase the homesite land value and associated acres to keep up with the current market.

2018 – Summit Township will be reviewed for both residential and farm buildings. We will check the current condition, and as always, watch for any new structures or removal of existing ones. We will also review the city of Tekamah probably continuing the work into 2019.

2019 - Silver Creek and Decatur Townships will be the next areas that we review with attention to both residential and farm buildings. Craig Village will be completely reviewed even though some updates were done for 2016 following the storms/tornado damage of June 2014.

COMMERCIAL

The commercial class of property had a complete reappraisal done in 2000 by Great Plains Appraisal Company. The pricing program that was applied was 1999 and all data was entered in the new CAMA 2000 system. Market, income, and cost approach were all applied in valuing the commercial class. In 2010, All commercial data was moved to the windows version of CAMA 2000 along with the implementation of newer pricing. Jeff Quist has been assisting the office with an updated sales analysis and depreciation study. The Tekamah commercial was revalued using the new MIPS 2 CAMA system for 2014. The COD and PRD will be examined to address the quality of the assessments and their uniformity for all the towns and rural commercial. MIPS 2 CAMA has been replaced by Vanguard Appraisals and all data will need to be checked and reviewed by the office staff. This process will take some time to be completed.

2017 – The commercial in Tekamah will be updated in Vanguard and the review of the commercial properties will continue with completion of Lyons and continue on with Oakland. We will continue to monitor the COD and PRD to see if we are improving our quality of assessments. Our smaller communities have such a wide variance in commercial sales; we may never be able to achieve really tight numbers. Our liaison, along with the Department of Revenue – Property Assessment Division, is working to compile more commercial data that may help the smaller counties have more information to determine our levels of value and be able to compare our sales with other counties. We hope to get some new insight and assistance from Vanguard Appraisal and their appraisal staff.

2018 – We will finish the review of the commercial properties in Oakland if necessary. We will do the small village of Craig and possibly start on the rural commercial if time will allow it. We will also conduct another study on vacant lots if any sales are available.

2019 - We will continue the review of the rural commercial and start over on Tekamah if time and deadlines will allow. We sometime do not have enough sales information to even establish a level of value on the commercial but continue to study the limited number that we have.

AGRICULTURAL

Burt County will study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values will be set for land valuation groups to keep the level of assessment at an acceptable level by statute. The new level has been implemented as changed by the Legislature in 2006. Burt County currently has implemented two market areas and will continue to monitor the market activity to be assured that the market areas are needed. Market areas were adjusted in 2006 with Logan and Everett Townships being moved from Area 2 to Area 1 as their sales showed it was needed. We will continue to review and locate sales of Solomon and Luton soils in Map Area 2 as it is becoming a problem on the west side of the county as well as on the east. We have adjusted both dry and irrigated acres within these soil types. It is classified as 3A1 and 3D1 which falls in with some of the Monona and Moody that are bringing higher prices on the market. We have separated our Solomon and Luton and call them “gumbo” in our current computer pricing program. The problem is in finding enough sales to verify value as it is not very desirable and there are not a lot of sales. The value on these soils is no longer comparable with the Monona and Moody when it comes to sales, but has shown an increase in value over the last few years.

We are implementing wetland reserve pricing on the acres that have been converted and verified as such with the Farm Service Agency. We were originally told that there could be as many as 3,000 acres with the wetland reserve easement. With additional acres still being added, we now have over 5,845 acres that have been converted. This land is actually no longer considered agland once it is implemented and goes on at 100% of market as determined by the Tax Equalization and Review Commission.

In 2010, we implemented the new numeric identifiers from the Natural Resource Conservation Service on our soil surveys. The new numeric system combined several mapping symbols for similar soils, reducing the total number of soils and

creating more uniformity across the state. We will be reviewing all of our soil maps for any changes, especially along the county's boundaries where changes were made to blend soil types. The Natural Resource Conservation Service will not be publishing a book this time. We are implementing a new GIS system to be able to obtain the 2008 soil maps and to assist in determining acres of each soil type on individual parcels. We started with the areas that had experienced changes in classification first as those changes had to be completed for the 2010 tax year. Completion of the total GIS project was in 2015 with some additional layers to be added. Lower Elkhorn Natural Resource District had offered some assistance in the completion of the land use phase as they will need it in determining the number of irrigated acres currently in Burt County. We have had our land maps and administrative information on a WebGIS since 2014 and it is being hosted and maintained by GIS Workshop.

2017 – Besides continuing the study of all agricultural sales on the required 3-year sale period, we will continue to monitor flood damaged land. We had over 4,300 acres of agland that was adjusted in 2012 due to the damages incurred during the flood of 2011. Some was lowered to 4A, 4D, 4G, or even down to waste. We will need to keep in contact with the individual landowners or ag producers to see how the land is responding to their efforts to return it to its former productivity. We have requested their most current FSA Farm Summary Report (Form 578) every couple years to see how it compares with the previous years. They will have to let us know of continuing issues with problem areas so we can address them. We have many parcels covered with deep enough sand that they may never be farmed again. We will also monitor these parcels. We will track any sales that occur on these damaged parcels to see if we can better determine the current market value. We will also physically inspect and review the agland for changes as we do our annual one-sixth of the county this year. We will be implementing a new soil survey for 2017 as required by the Property Assessment Division. This will be accomplished with the help of our GIS system.

2018 – Review data from the GIS program now that the land use is complete along with the new and updated aerial maps from 2015-2016. We may still request new farm summary reports from agland owners if we have any questions that cannot be determined from our GIS system. All those individuals will be contacted about providing us with that information. We need to be watching for land to be removed from CRP with contracts coming up for renewal. We will continue to monitor sales in the northwest corner of the county to see if an additional market area needs to be implemented. We have even considered moving all of the county back into one map area if sales would indicate it was possible. We will be collecting and studying all sales data we can find on wetland reserve acres to establish its current value. We will continue to study the market of the agricultural class on the required 3-year sale period each

year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

2019 – Review all information that we have been able to obtain on land in the CRP program. Implement a study on the available sales data to determine how CRP land compares to both dryland and grassland sales. CRP payments were increased in 2015-2016 to try and encourage farmers to put acres into the program. We hope to be able to use our new GIS system maps to assist in updating areas that were affected by the flooding and seeing if they are being renovated and put back into full farming capabilities. Continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

All school land was valued according to soil and use for 2016. Current soil survey is dated 2008 and is required by the Nebraska Department of Revenue, Property Assessment Division. All school land was updated with the new soil survey and numeric designations. The school land will be updated in 2017 when the new soil survey is implemented on all other agricultural parcels.

New aerial photos were taken of the rural properties by GIS Workshop for use in 2015. They were used to assist in the review of the rural properties as well as a physical inspection of the parcel. Plans have been completed to review two to three townships a year for the next six years. All outbuildings have been measured again, and their condition verified. Each home has been physically inspected or a detailed questionnaire was left for completion. We will be implementing the Vanguard CAMA software during this review and are monitoring the market activity to ensure that the quality and level of assessment are uniform. We are continuing on with our 6 year review cycle of rural land, residences, and outbuildings.

Small tracts continue to be a concern in our sales study. Buyers purchase as much as 20-40 acres to build a home in the country. A home may be located on 1-2 acres but the remainder acres are used as farmland. Some are grazing cattle or allowing the nearest neighbor to farm along with his operation. New legislative statute LB 777 clarified the definition of agricultural and horticultural land versus land associated with a building or enclosed structure. This legislation was needed to support our procedure for valuing these properties. We had raised our homesite value to 14,000 and our building site value to 2,500 for 2008. As we reviewed and studied our rural sales, we found we needed to adjust the building site value from the 3,500 established for 2010 to 4,000 in 2013. We left our home and building sites at their current value for 2016 but will continue to monitor this as sales occur. Recent sales on small tracts may indicate that those

homesites and associated acres need to be valued differently than farm homesites.

SALES REVIEW

Effective January 1, 2009, the prescribed Real Estate Transfer Statement (Form 521) will become a single part form, rather than a multi-part form. The register of deeds shall forward the completed statement to the county assessor. The assessor shall process the statement and submit the original single part Real Estate Transfer Statement to the Department of Revenue according to the instructions of the Property Tax Administrator. See *Neb. Rev. Stat. §76-214*.

The County Assessor shall forward the completed "original" single part Form 521 to the Tax Commissioner on or before the fifteenth of the second month following the month the deed was recorded. This data is to be provided to the Property Assessment Division electronically in 2011 and the county is currently doing so. The office makes every effort to file them as timely as possible. Two full-time employees help with the completion of the 521's and filling out of the supplemental sheets after the review of all transfer statements by the assessor. Verification of all sales is done primarily with a questionnaire that is mailed first to the seller. If additional information is needed, we may call whoever might be able to provide that information. All sales are reviewed with the property card out in the field to see if any major improvements or changes have occurred. A new photo is taken at that time. The office maintains sales books for residential, commercial, small tracts, and farms. All agricultural sales are maintained on a spreadsheet to allow for setting value according to market. The sales review process will continue to be a part of the assessment plan with sales being disallowed as non-qualified based on statutes.

CONCLUSION

The office will continue to do studies annually to determine if values are within range and determine what type of revaluations are needed. We hope to be able to complete the above-mentioned projects for better assessment and data control in the office. The end result should create better efficiency and improved assessment and appraisal practices. It is important that we follow these requirements set forth by law and the Department of Revenue, Property Assessment Division, to prove to the State and our taxpayers that the assessment in our county is being done well.

This process will be accomplished with the current amount of \$140,995.00 for our general budget and the requested \$146,031.00 (minus \$13,031.00 for GIS Workshop annotation layer bill from previous year) for the appraisal budget in 2016-2017.

I attest this to be true and accurate to the best of my knowledge and ability.

Joni L. Renshaw
Burt County Assessor

7/20/16