

NEBRASKA

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DEPARTMENT OF REVENUE

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

CHASE 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 Chase 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 Chase 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: Dottie Bartels, Chase 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.

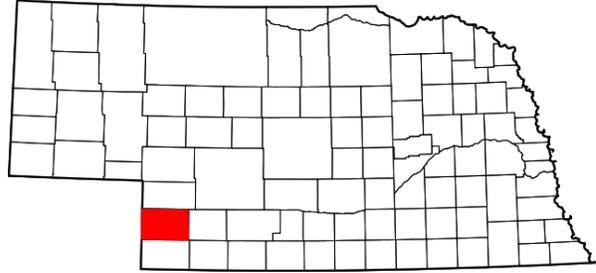
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

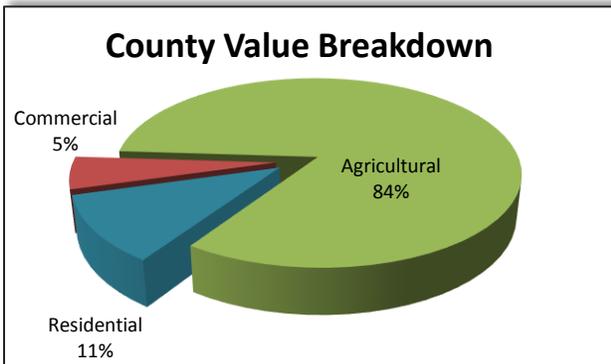
**Further information may be found in Exhibit 94*

County Overview

With a total area of 894 miles, Chase had 3,956 residents, per the Census Bureau Quick Facts for 2015, a slight population decline from the 2010 US Census. In a review of the past fifty-five years, Chase has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 78% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Chase convene in and around Imperial, the county seat. Per the latest information available from the U.S. Census Bureau, there were 156 employer establishments in Chase, a 5% expansion over the preceding year. County-wide employment was at 2,310 people, a 4% gain relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
IMPERIAL	1,982	2,071	4%
LAMAR	19	23	21%
WAUNETA	625	577	-8%

Simultaneously, the agricultural economy has remained another strong anchor for Chase that has fortified the local rural area economies. Chase is included in the Upper Republican Natural Resources Districts (NRD). A mix of grass and irrigated land makes up a majority of the land in the county.

2017 Residential Correlation for Chase County

Assessment Actions

The community of Wauneta was reappraised for 2017, it included a review and inspection, new photos, updated sketches and an update to June 2014 cost indexes. A three year timeframe was used for the depreciation model that would be applied to the population. Lot values were studied and left unchanged for 2017.

For the City of Imperial, which continues to have an active and strong market, the costing was updated to June 2014, and the depreciation model was left as is. Some lot values were adjusted in rural 6-38 and 7-38, all others remained the same.

Smaller villages were reviewed for compliance and the only change was to lot values in the subdivision of 6-37 in Enders.

All pickup work was completed in a timely manner.

Description of Analysis

An analysis of the economic factors within Chase County resulted in restructuring of the valuation groupings. Valuation grouping (01) Imperial remained unchanged while Valuation Grouping (02) Wauneta was combined with (04) Enders and (06) Rural; the remainder of the county. Imperial is the county seat and primary source of businesses, retail, schools and medical facilities. There is also prominent car dealerships, grain-handling facility, fertilizer plant and implement dealer. The smaller villages and rural area have few services.

Valuation Grouping	Description
01	Imperial
02	Remainder of County (Lamar, Wauneta, Enders and Rural)

The statistical sample of 110 sales is adequate and reliable for the measurement of the residential class. All three measures of central tendency are within the prescribed parameters and supportive of one another. However, the coefficient of dispersion is slightly above the standard and the price related differential is indicating some regressivity.

The 2017 County Abstract of Assessment as compared to the 2016 Certificate of Taxes Levied (CTL) notes a difference in value of 10.82% excluding growth and is reflective of the assessment actions taken for 2017.

The population in Chase County has indicated slight increases since the 2006 census and over the last ten years the residential valuation has experienced an annual percent change of 4.95% without growth. The rate of change is similar to others in the region that will range from two to five percent.

2017 Residential Correlation for Chase County

Assessment Practice Review

Each year all counties within the state undergo a thorough review of assessment practices. The purpose is to observe how the assessments actions taken affected the uniform and proportionate valuation of the three property classes.

Part of the review involved examining the values as reported on the Assessed Value Update to the property record cards for accuracy. The reported values were correct. The next step was to do a comparison of the current year's value to the prior year's value; this analysis would determine if sold and unsold properties were moving at a similar rate and supportive of the assessment actions. Large changes could be attributable to such things as; substantially changed properties or changes made by the board of equalization; these changes were explained. The analysis showed no apparent bias in the treatment of sold properties.

An audit of the Real Estate Transfer Statements determines timeliness and accuracy; the audit concluded the information was exact and the statements are filed in a timely manner. A tracking file monitors monthly filings of sales information into the state sales file. The tracking file revealed some inconsistency in the filings; occasionally reminders were sent to encourage monthly filings.

The qualification and verification process of sales for Chase County entails questionnaires going out to the buyer, and sometimes the seller for the agricultural land. The office estimates an approximate 66% return. A tracking file provides confirmation of when the questionnaires are sent and returned. If further questions arise, a phone call is made to the agent signing the transfer statement. A review of the non-qualified sales is done to make sure the reasons for disqualification are sufficient and documented. The review showed no apparent bias in the qualification determination of the sold parcels and all available arm's-length transactions are being used in the measurement of the residential class.

Chase County's three-year plan and six-year plan both indicate that Imperial inspections will begin in 2017. This will include new photos, sketches, a lot study and depreciation models with anticipated new values going on in 2018. The county assessor and staff do the residential review work in-house.

Equalization and Quality of Assessment

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.

2017 Residential Correlation for Chase County

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	74	95.90	99.34	95.32	16.72	104.22
02	36	99.42	100.87	85.85	15.82	117.28
____ALL____	110	98.00	99.77	92.97	16.38	107.31

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Chase County is 98%.

2017 Commercial Correlation for Chase County

Assessment Actions

Stanard Appraisal Services conducted a physical review and reappraisal of all improved commercial properties. New photos were taken, measurements reviewed, cost indexes were updated to June 2016, depreciation models were built and rent data was collected when possible. There are a limited number of commercial sales to work from in the analysis of the commercial market. The pickup work was also completed in a timely manner.

Description of Analysis

As part of the three-year plan and six-year physical inspection and review cycle Chase County procured an appraisal firm to review and reappraise all commercial property for assessment year 2017.

After a re-examination of the unique economic characteristics affecting the commercial property within Chase County, one valuation grouping identified and supported the commercial market.

The statistical sampling comprises eight sales that makeup five different occupancy codes. The statistics will demonstrate measures of central tendency that correlate with one another and remarkable qualitative measures, all within prescribed the prescribed parameters. This is not uncommon following a reappraisal.

The 2017 County Abstract of Assessment as compared to the 2016 Certificate of Taxes Levied notes a difference in value of 3.64% excluding growth and reflective of the assessment actions taken for 2017.

Chase has experienced an average annual percent increase to commercial valuations of approximately 1% over the last ten years. This would be similar to the movement over time of counties in the same area that have experienced an average annual percent increase over ten years of approximately 1%.

The net taxable sales are still reflecting the exemption of sales tax for the repair and parts of agricultural equipment and machinery from collection. Even though the net taxable sales are indicating a modest decline, a trend will show the commercial and industrial values to be less affected and both are still moving in a positive direction.

Assessment Practice Review

All counties within the State of Nebraska annually undergo a review of assessment practices. This review determines if the assessment actions have affected the uniform and proportionate valuation of the residential, commercial and agricultural classes of property.

2017 Commercial Correlation for Chase County

Part of the review was to look at the values as reported on the Assessed Value Update and compare them to the property record cards. The values were accurate for both. A comparison was also made of the 2017 values to the 2016 values. The trend indicated both the sold and unsold were moving at a similar rate and were reflective of the assessment actions. The analysis showed no apparent bias in the treatment of sold properties.

Audits of the Real Estate Transfer Statements verify that the statements are filed in a timely manner and the data is correct. The state sales file is monitored for the monthly submission of sales information from the counties' CAMA system.

A verification process is in place for the qualification and verification of sales, utilizing questionnaires that are tracked by date sent and received. The Division reviewed the non-qualified sales to ensure that comments for disqualification were logical and well documented. The county maintains a reasonable and consistent percent of sales utilization. There is no apparent bias in the qualification determination of the sold parcels and all available arm's-length transactions are used in the measurement of the commercial class.

Equalization and Quality of Assessment

The commercial sample is too small to have any degree of certainty in the information. However, all analysis and assessment practices indicate that Chase County is in compliance with acceptable mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	8	95.12	94.79	93.87	06.19	100.98
<u> </u> ALL <u> </u>	<u>8</u>	95.12	94.79	93.87	06.19	100.98

Level of Value

Based on analysis of all available information, Chase County has achieved the statutory level of value of 100% for the commercial property class.

2017 Agricultural Correlation for Chase County

Assessment Actions

The county assessor states a sales study was completed and analyzed to set the values. Most of the agricultural values remained status quo for assessment year 2017, only the Conservation Reserve Enhancement Program (CREP) per acre value was lowered to 3240.

Acres in the Conservation Reserve Program (CRP) were reviewed. A letter was sent by the county assessor to those taxpayers who had acres expiring in 2016. Updates to value were made on the acres not re-enrolled.

Description of Analysis

Chase County is located in the southwest corner of the state. The land is well suited for crop production; irrigation wells saturate the western two-thirds of the county. The land use is a mixture of 47% grass, 33% irrigated and 20% dry. Government programs exist throughout the county for CRP and the Conservation Reserve Enhancement Program (CREP). Another factor in land management is the sharing of a well from an adjoining parcel to apply water to the parcel without the well.

Unique economic characteristics cannot be defined from the market that would suggest market areas be created. Surrounding counties are Lincoln (market area 3), Perkins, Hayes, Hitchcock and Dundy. The State of Colorado borders Chase on the west. The market in Chase continues to be higher than the neighboring counties of Hayes, Hitchcock and Dundy. The county assessor has valued CREP at irrigated value, and has developed a value for land in CRP. CREP sales are subject to a number of market influences making analysis difficult, but sales involving CRP or CREP acres need continuous monitoring to assure equalization exists as observed in the market. Sales of land being irrigated from adjoining parcels should also be monitored to determine if a subclass adjustment is indicated by the market.

Chase County remains somewhat equalized with adjoining counties just slightly above most in the irrigation and dry. The statistical sampling of 59 sales within Chase County was found to be sufficient and reliable for the measurement of the agricultural class. When the oldest year of sales within the sampling were removed and newer sales are included, the data remained and reflective of general market trends.

Assessment Practice Review

An annual comprehensive review of the assessment practices will be done for all counties throughout the state. The purpose of the review is to ensure uniform and proportionate valuation of all classes of property.

A review of the sales was conducted with the county assessor to determine if non-agricultural influences existed and that all sales were properly coded. The verification process includes the

2017 Agricultural Correlation for Chase County

usage of questionnaires that are tracked by date sent and returned. Documentation has improved for reasons to disqualify and the percent of sales utilization remains consistent.

All physical inspections are done in-house; the unimproved agricultural land and improvements will be reviewed comparing prior imagery to the most current imagery. Variances will be flagged for on-site inspections. Farm Service Agency and Upper Republican Natural Resource District maps help identify land use along with information provided by landowners. Agricultural home sites and rural residential home sites are identical. The valuation of the agricultural homes is applied consistently the same as other residential property, and the outbuildings, whether on agricultural or rural residential land, are valued using a schedule developed by the county assessor.

Equalization

Comparison of Chase County values to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at a uniform level. The assessment action taken for 2017 parallel the movement of the agricultural market across this region. Agricultural improvements, homes and outbuildings, were reviewed and revalued during 2014-2015.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	23	68.99	73.82	72.40	19.21	101.96
1	23	68.99	73.82	72.40	19.21	101.96
<u>Dry</u>						
County	10	70.88	71.90	74.09	16.32	97.04
1	10	70.88	71.90	74.09	16.32	97.04
<u>Grass</u>						
County	15	69.20	69.20	71.21	12.31	97.18
1	15	69.20	69.20	71.21	12.31	97.18
<u>ALL</u>						
	58	69.41	72.92	70.78	18.87	103.02

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

Level of Value

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

2017 Opinions of the Property Tax Administrator for Chase 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	98	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Chase County

Residential Real Property - Current

Number of Sales	110	Median	98.00
Total Sales Price	\$13,622,614	Mean	99.77
Total Adj. Sales Price	\$13,622,614	Wgt. Mean	92.97
Total Assessed Value	\$12,665,535	Average Assessed Value of the Base	\$93,158
Avg. Adj. Sales Price	\$123,842	Avg. Assessed Value	\$115,141

Confidence Interval - Current

95% Median C.I	93.76 to 100.68
95% Wgt. Mean C.I	88.21 to 97.74
95% Mean C.I	95.30 to 104.24
% of Value of the Class of all Real Property Value in the County	11.18
% of Records Sold in the Study Period	6.23
% of Value Sold in the Study Period	7.70

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	109	93	93.46
2015	101	97	97.11
2014	84	100	99.96
2013	91	93	93.47

2017 Commission Summary for Chase County

Commercial Real Property - Current

Number of Sales	8	Median	95.12
Total Sales Price	\$1,310,752	Mean	94.79
Total Adj. Sales Price	\$1,341,902	Wgt. Mean	93.87
Total Assessed Value	\$1,259,630	Average Assessed Value of the Base	\$167,918
Avg. Adj. Sales Price	\$167,738	Avg. Assessed Value	\$157,454

Confidence Interval - Current

95% Median C.I	74.99 to 109.05
95% Wgt. Mean C.I	87.73 to 100.01
95% Mean C.I	86.80 to 102.78
% of Value of the Class of all Real Property Value in the County	5.41
% of Records Sold in the Study Period	1.69
% of Value Sold in the Study Period	1.58

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	13	100	80.59
2015	13	100	88.59
2014	13	100	99.91
2013	14		98.50

**15 Chase
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 : 110
 Total Sales Price : 13,622,614
 Total Adj. Sales Price : 13,622,614
 Total Assessed Value : 12,665,535
 Avg. Adj. Sales Price : 123,842
 Avg. Assessed Value : 115,141

MEDIAN : 98
 WGT. MEAN : 93
 MEAN : 100
 COD : 16.38
 PRD : 107.31

COV : 23.97
 STD : 23.91
 Avg. Abs. Dev : 16.05
 MAX Sales Ratio : 227.98
 MIN Sales Ratio : 46.83

95% Median C.I. : 93.76 to 100.68
 95% Wgt. Mean C.I. : 88.21 to 97.74
 95% Mean C.I. : 95.30 to 104.24

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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-14 To 31-DEC-14	9	100.64	115.09	107.56	23.41	107.00	71.36	227.98	93.07 to 120.94	67,333	72,424
01-JAN-15 To 31-MAR-15	6	105.47	104.98	106.85	12.24	98.25	81.51	121.28	81.51 to 121.28	107,333	114,680
01-APR-15 To 30-JUN-15	18	95.93	97.56	97.73	10.82	99.83	66.90	126.70	90.70 to 108.72	161,622	157,951
01-JUL-15 To 30-SEP-15	19	100.68	103.05	94.92	14.58	108.57	69.67	136.63	89.10 to 118.95	96,079	91,196
01-OCT-15 To 31-DEC-15	16	92.21	93.78	87.93	15.77	106.65	65.68	122.12	75.70 to 108.26	111,945	98,436
01-JAN-16 To 31-MAR-16	15	97.68	93.97	82.44	14.65	113.99	55.56	123.09	81.00 to 109.97	155,767	128,409
01-APR-16 To 30-JUN-16	11	94.05	100.49	96.43	16.30	104.21	74.05	144.10	83.92 to 134.48	118,073	113,859
01-JUL-16 To 30-SEP-16	16	89.88	98.74	90.27	24.01	109.38	46.83	189.89	80.33 to 105.24	138,219	124,765
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	52	99.36	103.46	98.85	14.83	104.66	66.90	227.98	95.94 to 106.52	115,090	113,764
01-OCT-15 To 30-SEP-16	58	93.67	96.47	88.37	18.02	109.17	46.83	189.89	89.49 to 100.86	131,688	116,376
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	59	98.64	99.06	95.38	13.70	103.86	65.68	136.63	93.29 to 105.61	121,522	115,913
<u>ALL</u>	110	98.00	99.77	92.97	16.38	107.31	46.83	227.98	93.76 to 100.68	123,842	115,141

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	74	95.90	99.34	95.32	16.72	104.22	65.68	189.89	90.70 to 100.68	138,519	132,035
02	36	99.42	100.67	85.85	15.82	117.26	46.83	227.98	96.39 to 106.52	93,672	80,414
<u>ALL</u>	110	98.00	99.77	92.97	16.38	107.31	46.83	227.98	93.76 to 100.68	123,842	115,141

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	109	98.01	100.26	93.32	16.05	107.44	55.56	227.98	93.76 to 100.86	124,061	115,768
06	1	46.83	46.83	46.83	00.00	100.00	46.83	46.83	N/A	100,000	46,833
07											
<u>ALL</u>	110	98.00	99.77	92.97	16.38	107.31	46.83	227.98	93.76 to 100.68	123,842	115,141

**15 Chase
RESIDENTIAL**

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Number of Sales : 110
 Total Sales Price : 13,622,614
 Total Adj. Sales Price : 13,622,614
 Total Assessed Value : 12,665,535
 Avg. Adj. Sales Price : 123,842
 Avg. Assessed Value : 115,141

MEDIAN : 98
 WGT. MEAN : 93
 MEAN : 100
 COD : 16.38
 PRD : 107.31

COV : 23.97
 STD : 23.91
 Avg. Abs. Dev : 16.05
 MAX Sales Ratio : 227.98
 MIN Sales Ratio : 46.83

95% Median C.I. : 93.76 to 100.68
 95% Wgt. Mean C.I. : 88.21 to 97.74
 95% Mean C.I. : 95.30 to 104.24

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	6	97.52	96.23	95.85	15.03	100.40	62.32	119.46	62.32 to 119.46	22,250	21,328	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	110	98.00	99.77	92.97	16.38	107.31	46.83	227.98	93.76 to 100.68	123,842	115,141	
Greater Than 14,999	110	98.00	99.77	92.97	16.38	107.31	46.83	227.98	93.76 to 100.68	123,842	115,141	
Greater Than 29,999	104	98.00	99.98	92.95	16.47	107.56	46.83	227.98	93.76 to 100.68	129,703	120,554	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	6	97.52	96.23	95.85	15.03	100.40	62.32	119.46	62.32 to 119.46	22,250	21,328	
30,000 TO 59,999	22	110.74	118.98	118.63	19.28	100.30	70.05	227.98	99.45 to 127.04	41,159	48,829	
60,000 TO 99,999	29	98.48	102.52	102.79	14.70	99.74	65.68	144.10	93.76 to 111.63	79,982	82,218	
100,000 TO 149,999	21	96.69	93.73	94.31	14.13	99.39	46.83	121.28	83.92 to 105.90	120,844	113,971	
150,000 TO 249,999	23	90.26	89.75	89.36	10.94	100.44	70.88	126.70	80.86 to 96.71	187,213	167,298	
250,000 TO 499,999	8	86.96	89.87	89.39	08.35	100.54	74.03	108.72	74.03 to 108.72	346,313	309,580	
500,000 TO 999,999	1	55.56	55.56	55.56	00.00	100.00	55.56	55.56	N/A	650,000	361,128	
1,000,000 +												
___ ALL ___	110	98.00	99.77	92.97	16.38	107.31	46.83	227.98	93.76 to 100.68	123,842	115,141	

**15 Chase
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 : 8
 Total Sales Price : 1,310,752
 Total Adj. Sales Price : 1,341,902
 Total Assessed Value : 1,259,630
 Avg. Adj. Sales Price : 167,738
 Avg. Assessed Value : 157,454

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 95
 COD : 06.19
 PRD : 100.98

COV : 10.09
 STD : 09.56
 Avg. Abs. Dev : 05.89
 MAX Sales Ratio : 109.05
 MIN Sales Ratio : 74.99

95% Median C.I. : 74.99 to 109.05
 95% Wgt. Mean C.I. : 87.73 to 100.01
 95% Mean C.I. : 86.80 to 102.78

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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	1	98.78	98.78	98.78	00.00	100.00	98.78	98.78	N/A	95,000	93,837
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	3	95.57	95.86	94.13	02.31	101.84	92.70	99.32	N/A	273,333	257,284
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	1	74.99	74.99	74.99	00.00	100.00	74.99	74.99	N/A	133,902	100,414
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	93.26	93.26	93.26	00.00	100.00	93.26	93.26	N/A	28,000	26,114
01-OCT-15 To 31-DEC-15	1	109.05	109.05	109.05	00.00	100.00	109.05	109.05	N/A	115,000	125,408
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	1	94.67	94.67	94.67	00.00	100.00	94.67	94.67	N/A	150,000	142,006
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	4	97.18	96.59	94.61	02.53	102.09	92.70	99.32	N/A	228,750	216,422
01-OCT-14 To 30-SEP-15	2	84.13	84.13	78.15	10.86	107.65	74.99	93.26	N/A	80,951	63,264
01-OCT-15 To 30-SEP-16	2	101.86	101.86	100.91	07.06	100.94	94.67	109.05	N/A	132,500	133,707
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	3	95.57	95.86	94.13	02.31	101.84	92.70	99.32	N/A	273,333	257,284
01-JAN-15 To 31-DEC-15	3	93.26	92.43	90.98	12.17	101.59	74.99	109.05	N/A	92,301	83,979
<u>ALL</u>	8	95.12	94.79	93.87	06.19	100.98	74.99	109.05	74.99 to 109.05	167,738	157,454

VALUATION GROUPING											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	8	95.12	94.79	93.87	06.19	100.98	74.99	109.05	74.99 to 109.05	167,738	157,454
<u>ALL</u>	8	95.12	94.79	93.87	06.19	100.98	74.99	109.05	74.99 to 109.05	167,738	157,454

PROPERTY TYPE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	8	95.12	94.79	93.87	06.19	100.98	74.99	109.05	74.99 to 109.05	167,738	157,454
04											
<u>ALL</u>	8	95.12	94.79	93.87	06.19	100.98	74.99	109.05	74.99 to 109.05	167,738	157,454

**15 Chase
COMMERCIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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 Avg. Assessed Value : 157,454

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 95
 COD : 06.19
 PRD : 100.98

COV : 10.09
 STD : 09.56
 Avg. Abs. Dev : 05.89
 MAX Sales Ratio : 109.05
 MIN Sales Ratio : 74.99

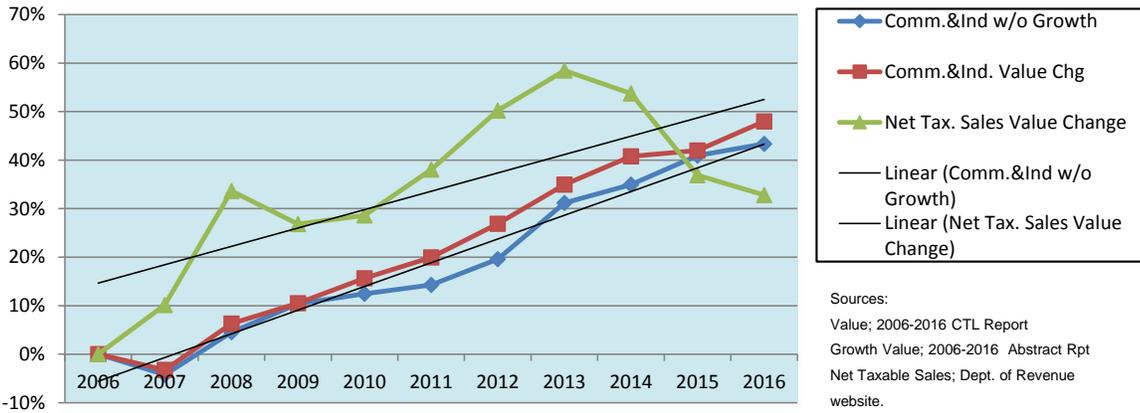
95% Median C.I. : 74.99 to 109.05
 95% Wgt. Mean C.I. : 87.73 to 100.01
 95% Mean C.I. : 86.80 to 102.78

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	93.26	93.26	93.26	00.00	100.00	93.26	93.26	N/A	28,000	26,114	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	8	95.12	94.79	93.87	06.19	100.98	74.99	109.05	74.99 to 109.05	167,738	157,454	
Greater Than 14,999	8	95.12	94.79	93.87	06.19	100.98	74.99	109.05	74.99 to 109.05	167,738	157,454	
Greater Than 29,999	7	95.57	95.01	93.88	06.70	101.20	74.99	109.05	74.99 to 109.05	187,700	176,217	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	93.26	93.26	93.26	00.00	100.00	93.26	93.26	N/A	28,000	26,114	
30,000 TO 59,999												
60,000 TO 99,999	1	98.78	98.78	98.78	00.00	100.00	98.78	98.78	N/A	95,000	93,837	
100,000 TO 149,999	4	97.45	94.73	94.08	09.70	100.69	74.99	109.05	N/A	123,476	116,165	
150,000 TO 249,999	1	94.67	94.67	94.67	00.00	100.00	94.67	94.67	N/A	150,000	142,006	
250,000 TO 499,999												
500,000 TO 999,999	1	92.70	92.70	92.70	00.00	100.00	92.70	92.70	N/A	575,000	533,014	
1,000,000 +												
___ ALL ___	8	95.12	94.79	93.87	06.19	100.98	74.99	109.05	74.99 to 109.05	167,738	157,454	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
344	1	92.70	92.70	92.70	00.00	100.00	92.70	92.70	N/A	575,000	533,014	
349	1	98.78	98.78	98.78	00.00	100.00	98.78	98.78	N/A	95,000	93,837	
350	2	85.28	85.28	84.72	12.07	100.66	74.99	95.57	N/A	126,951	107,548	
353	3	99.32	101.01	100.40	04.82	100.61	94.67	109.05	N/A	130,000	130,523	
471	1	93.26	93.26	93.26	00.00	100.00	93.26	93.26	N/A	28,000	26,114	
___ ALL ___	8	95.12	94.79	93.87	06.19	100.98	74.99	109.05	74.99 to 109.05	167,738	157,454	

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	\$ 51,079,791	\$ 384,576	0.75%	\$ 50,695,215	-	\$ 34,416,701	-
2007	\$ 49,422,386	\$ 495,612	1.00%	\$ 48,926,774	-4.22%	\$ 37,901,924	10.13%
2008	\$ 54,296,011	\$ 915,735	1.69%	\$ 53,380,276	8.01%	\$ 46,003,020	21.37%
2009	\$ 56,452,017	\$ 57,325	0.10%	\$ 56,394,692	3.87%	\$ 43,642,197	-5.13%
2010	\$ 59,078,830	\$ 1,630,098	2.76%	\$ 57,448,732	1.77%	\$ 44,266,683	1.43%
2011	\$ 61,275,013	\$ 2,897,786	4.73%	\$ 58,377,227	-1.19%	\$ 47,504,337	7.31%
2012	\$ 64,817,879	\$ 3,732,884	5.76%	\$ 61,084,995	-0.31%	\$ 51,702,077	8.84%
2013	\$ 68,931,302	\$ 1,928,755	2.80%	\$ 67,002,547	3.37%	\$ 54,534,234	5.48%
2014	\$ 71,909,127	\$ 2,971,128	4.13%	\$ 68,937,999	0.01%	\$ 52,908,609	-2.98%
2015	\$ 72,524,646	\$ 532,357	0.73%	\$ 71,992,289	0.12%	\$ 47,120,295	-10.94%
2016	\$ 75,590,358	\$ 2,361,174	3.12%	\$ 73,229,184	0.97%	\$ 45,708,731	-3.00%
Ann %chg	4.00%			Average	1.24%	3.55%	3.25%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-4.22%	-3.24%	10.13%
2008	4.50%	6.30%	33.66%
2009	10.41%	10.52%	26.81%
2010	12.47%	15.66%	28.62%
2011	14.29%	19.96%	38.03%
2012	19.59%	26.90%	50.22%
2013	31.17%	34.95%	58.45%
2014	34.96%	40.78%	53.73%
2015	40.94%	41.98%	36.91%
2016	43.36%	47.98%	32.81%

County Number: 15
 County Name: Chase

15 Chase
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 : 58
Total Sales Price : 61,655,620
Total Adj. Sales Price : 61,655,620
Total Assessed Value : 43,640,763
Avg. Adj. Sales Price : 1,063,028
Avg. Assessed Value : 752,427

MEDIAN : 69
WGT. MEAN : 71
MEAN : 73
COD : 18.87
PRD : 103.02

COV : 25.00
STD : 18.23
Avg. Abs. Dev : 13.10
MAX Sales Ratio : 123.16
MIN Sales Ratio : 34.67

95% Median C.I. : 67.75 to 75.36
95% Wgt. Mean C.I. : 65.33 to 76.23
95% Mean C.I. : 68.23 to 77.61

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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	63.87	70.21	66.38	31.25	105.77	34.67	113.72	34.67 to 113.72	857,375	569,091	
01-JAN-14 To 31-MAR-14	6	70.37	79.81	71.10	15.59	112.25	67.97	123.16	67.97 to 123.16	1,097,600	780,405	
01-APR-14 To 30-JUN-14	6	62.03	63.59	62.48	22.13	101.78	44.91	81.36	44.91 to 81.36	775,333	484,425	
01-JUL-14 To 30-SEP-14	3	63.01	69.48	67.66	23.47	102.69	50.53	94.89	N/A	1,045,000	707,058	
01-OCT-14 To 31-DEC-14	4	75.06	78.11	87.32	23.57	89.45	47.71	114.60	N/A	1,387,500	1,211,502	
01-JAN-15 To 31-MAR-15	10	69.72	73.11	69.98	19.19	104.47	48.29	110.52	54.39 to 93.77	984,702	689,096	
01-APR-15 To 30-JUN-15	3	65.51	66.31	65.39	02.76	101.41	64.00	69.42	N/A	1,096,667	717,086	
01-JUL-15 To 30-SEP-15	2	69.40	69.40	69.40	00.00	100.00	69.40	69.40	N/A	243,500	168,991	
01-OCT-15 To 31-DEC-15	6	75.12	79.07	63.61	18.12	124.30	56.17	114.43	56.17 to 114.43	1,504,833	957,280	
01-JAN-16 To 31-MAR-16	5	82.68	78.92	76.43	07.68	103.26	64.48	88.42	N/A	1,488,000	1,137,321	
01-APR-16 To 30-JUN-16	5	67.99	69.74	77.84	06.13	89.59	62.17	82.35	N/A	956,200	744,278	
01-JUL-16 To 30-SEP-16												
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	23	68.99	70.89	67.18	22.95	105.52	34.67	123.16	54.88 to 79.06	923,113	620,125	
01-OCT-14 To 30-SEP-15	19	69.40	72.70	74.20	16.79	97.98	47.71	114.60	63.72 to 77.92	1,009,159	748,748	
01-OCT-15 To 30-SEP-16	16	75.12	76.11	71.30	13.59	106.75	56.17	114.43	65.34 to 83.40	1,328,125	946,980	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	19	71.18	72.70	73.06	20.36	99.51	44.91	123.16	52.54 to 79.06	1,048,558	766,114	
01-JAN-15 To 31-DEC-15	21	69.40	73.49	66.76	16.17	110.08	48.29	114.43	64.00 to 77.92	1,078,715	720,185	
<u>ALL</u>	58	69.41	72.92	70.78	18.87	103.02	34.67	123.16	67.75 to 75.36	1,063,028	752,427	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	58	69.41	72.92	70.78	18.87	103.02	34.67	123.16	67.75 to 75.36	1,063,028	752,427	
<u>ALL</u>	58	69.41	72.92	70.78	18.87	103.02	34.67	123.16	67.75 to 75.36	1,063,028	752,427	

15 Chase
AGRICULTURAL LAND

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 MAX Sales Ratio : 123.16
 MIN Sales Ratio : 34.67

95% Median C.I. : 67.75 to 75.36
 95% Wgt. Mean C.I. : 65.33 to 76.23
 95% Mean C.I. : 68.23 to 77.61

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	71.18	71.18	71.18	00.00	100.00	71.18	71.18	N/A	2,750,000	1,957,476
1	1	71.18	71.18	71.18	00.00	100.00	71.18	71.18	N/A	2,750,000	1,957,476
_____Dry_____											
County	7	71.52	72.12	74.57	13.94	96.71	44.91	88.42	44.91 to 88.42	478,686	356,969
1	7	71.52	72.12	74.57	13.94	96.71	44.91	88.42	44.91 to 88.42	478,686	356,969
_____Grass_____											
County	14	68.60	69.18	71.23	13.29	97.12	34.67	93.77	62.17 to 80.00	923,487	657,799
1	14	68.60	69.18	71.23	13.29	97.12	34.67	93.77	62.17 to 80.00	923,487	657,799
_____ALL_____	58	69.41	72.92	70.78	18.87	103.02	34.67	123.16	67.75 to 75.36	1,063,028	752,427

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	23	68.99	73.82	72.40	19.21	101.96	48.29	114.60	64.48 to 77.92	1,249,413	904,602
1	23	68.99	73.82	72.40	19.21	101.96	48.29	114.60	64.48 to 77.92	1,249,413	904,602
_____Dry_____											
County	10	70.88	71.90	74.09	16.32	97.04	44.91	94.29	50.53 to 88.42	457,580	339,011
1	10	70.88	71.90	74.09	16.32	97.04	44.91	94.29	50.53 to 88.42	457,580	339,011
_____Grass_____											
County	15	69.20	69.20	71.21	12.31	97.18	34.67	93.77	63.05 to 77.99	872,388	621,209
1	15	69.20	69.20	71.21	12.31	97.18	34.67	93.77	63.05 to 77.99	872,388	621,209
_____ALL_____	58	69.41	72.92	70.78	18.87	103.02	34.67	123.16	67.75 to 75.36	1,063,028	752,427

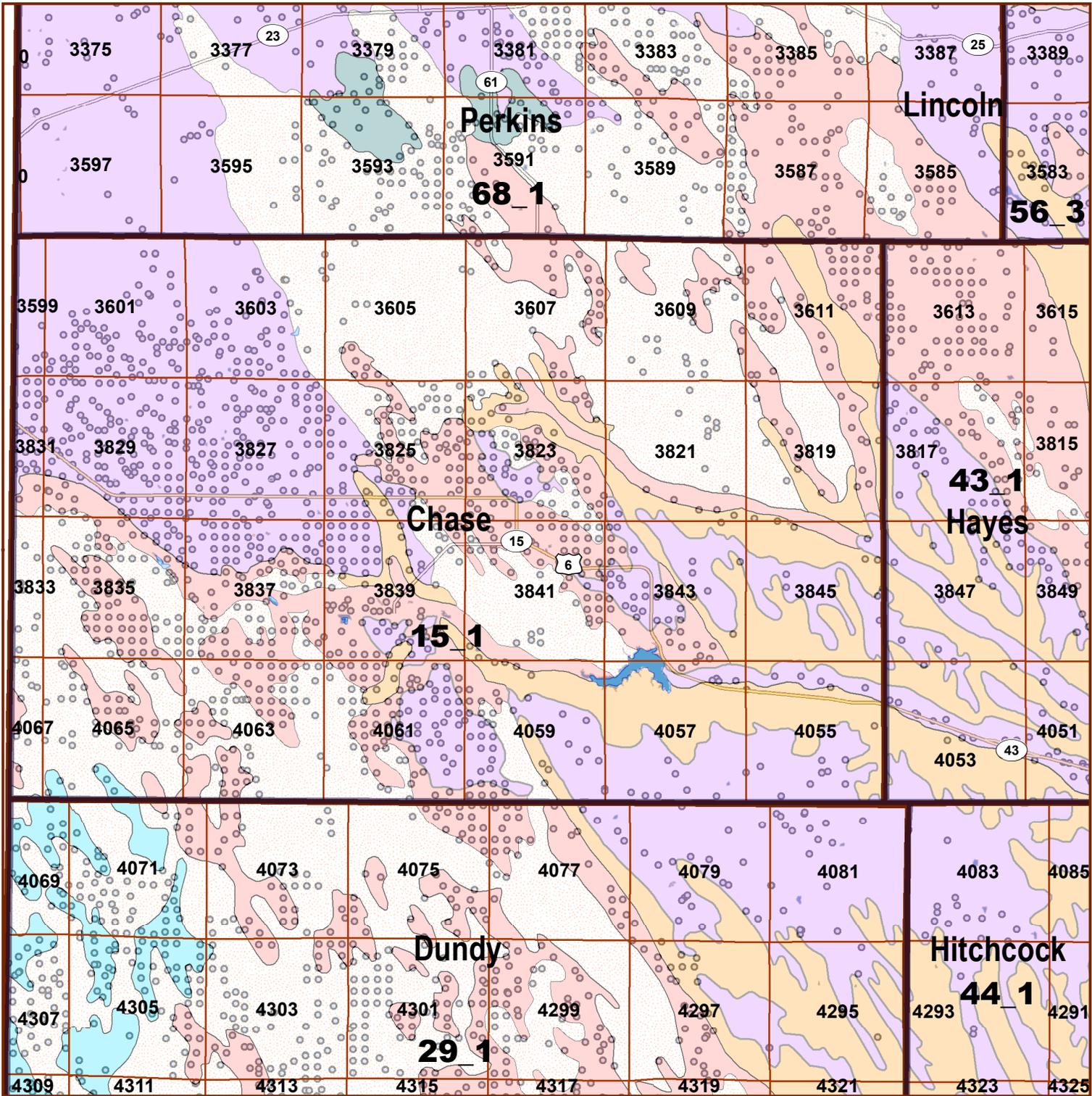
Chase County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Chase	1	4,445	4,445	4,445	4,445	4,190	4,190	4,190	4,190	4312
Perkins	1	n/a	3,960	3,953	3,828	3,868	3,707	3,752	3,746	3872
Lincoln	3	n/a	3,814	3,860	3,860	3,856	3,731	3,844	3,801	3831
Hayes	1	3,240	3,240	2,905	2,905	2,745	2,745	2,550	2,550	2958
Hitchcock	1	3,240	3,240	2,905	2,905	2,745	2,745	2,550	2,550	2958
Dundy	1	n/a	3,204	3,260	3,266	3,182	3,200	3,256	3,273	3246

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Chase	1	1,520	1,520	1,520	1,520	1,400	1,400	1,320	1,320	1481
Perkins	1	n/a	1,475	1,475	1,375	1,375	1,375	1,295	1,295	1424
Lincoln	3	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1350
Hayes	1	1,380	1,380	1,240	1,240	1,195	1,195	1,130	1,130	1316
Hitchcock	1	1,380	1,380	1,240	1,240	1,195	1,195	1,130	1,130	1316
Dundy	1	n/a	1,578	1,580	1,580	854	855	855	855	1349

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Chase	1	1,666	867	1,013	744	794	812	671	653	692
Perkins	1	n/a	650	650	650	650	650	650	650	650
Lincoln	3	720	720	720	720	720	635	635	628	638
Hayes	1	490	490	490	490	490	490	490	490	490
Hitchcock	1	585	585	585	631	585	585	585	585	586
Dundy	1	n/a	525	525	525	525	526	525	525	525

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



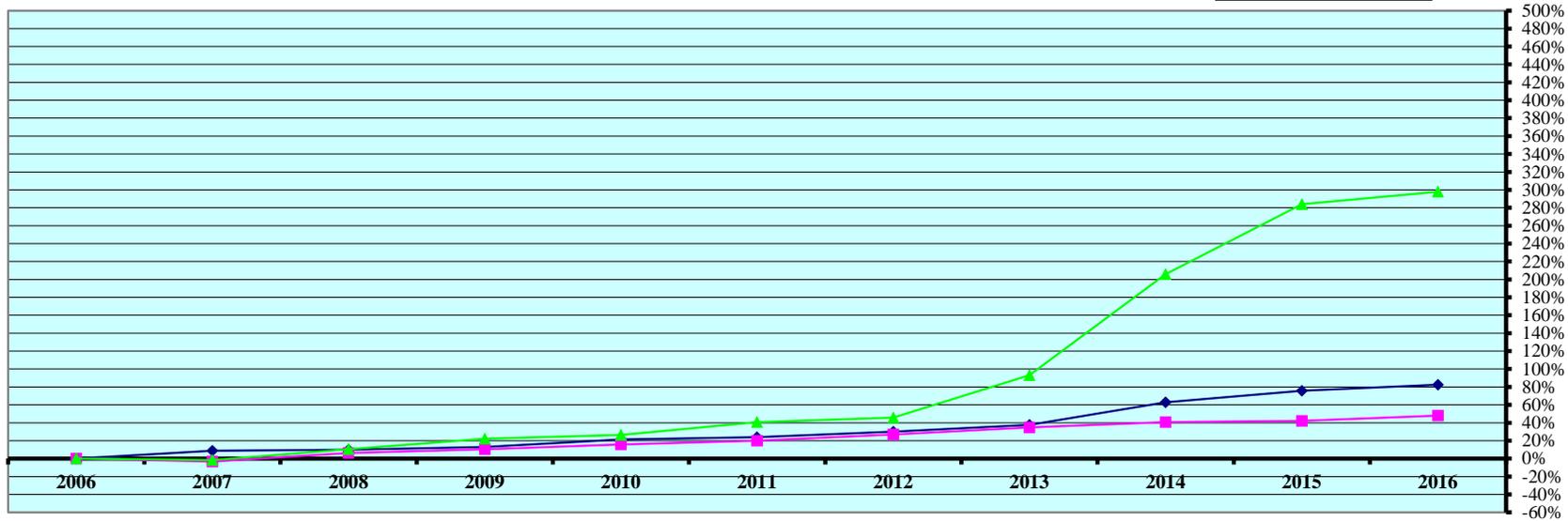
Legend

- 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

Chase 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	80,127,077	--	--	--	51,079,791	--	--	--	290,069,967	--	--	--
2007	87,193,727	7,066,650	8.82%	8.82%	49,422,386	-1,657,405	-3.24%	-3.24%	285,087,375	-4,982,592	-1.72%	-1.72%
2008	88,095,662	901,935	1.03%	9.94%	54,296,011	4,873,625	9.86%	6.30%	320,246,056	35,158,681	12.33%	10.40%
2009	90,571,997	2,476,335	2.81%	13.04%	56,452,017	2,156,006	3.97%	10.52%	354,471,954	34,225,898	10.69%	22.20%
2010	97,359,787	6,787,790	7.49%	21.51%	59,078,830	2,626,813	4.65%	15.66%	366,883,231	12,411,277	3.50%	26.48%
2011	99,293,990	1,934,203	1.99%	23.92%	61,275,013	2,196,183	3.72%	19.96%	408,377,859	41,494,628	11.31%	40.79%
2012	104,175,471	4,881,481	4.92%	30.01%	64,817,879	3,542,866	5.78%	26.90%	422,905,646	14,527,787	3.56%	45.79%
2013	110,373,242	6,197,771	5.95%	37.75%	68,931,302	4,113,423	6.35%	34.95%	559,953,254	137,047,608	32.41%	93.04%
2014	130,590,257	20,217,015	18.32%	62.98%	71,909,127	2,977,825	4.32%	40.78%	887,347,091	327,393,837	58.47%	205.91%
2015	140,837,993	10,247,736	7.85%	75.77%	72,524,646	615,519	0.86%	41.98%	1,113,914,369	226,567,278	25.53%	284.02%
2016	146,226,343	5,388,350	3.83%	82.49%	75,590,358	3,065,712	4.23%	47.98%	1,154,093,816	40,179,447	3.61%	297.87%

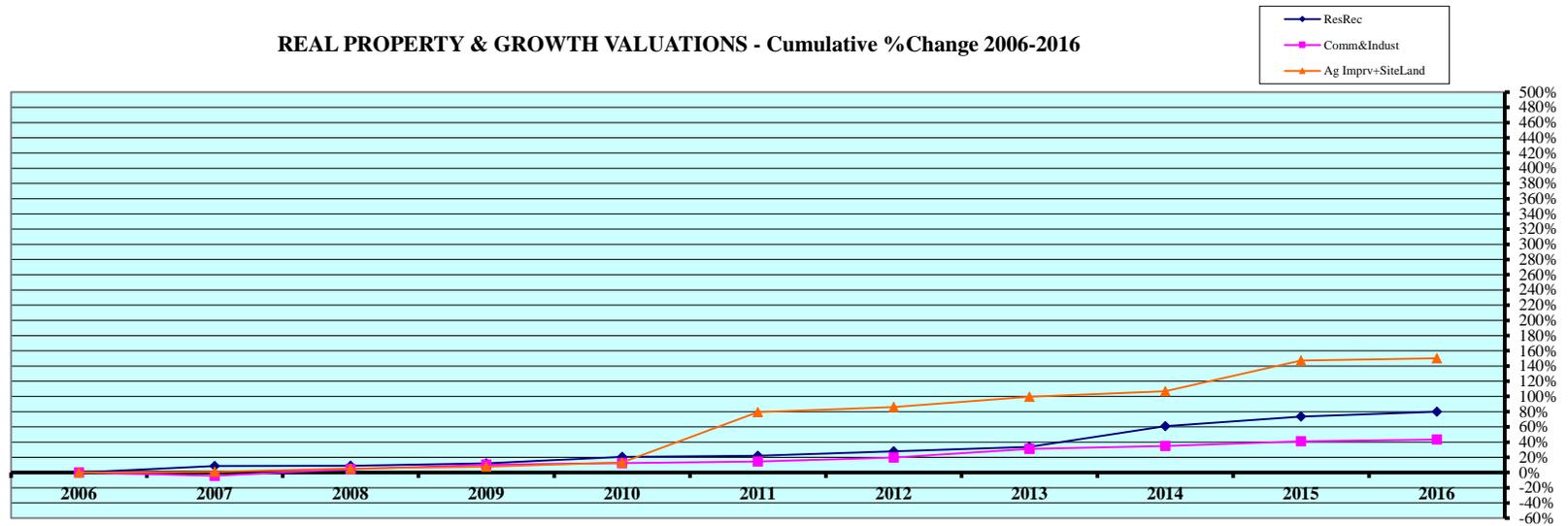
Rate Annual %chg: Residential & Recreational 6.20% Commercial & Industrial 4.00% Agricultural Land 14.81%

Cnty# 15
 County CHASE

CHART 1 EXHIBIT 15B 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	80,127,077	455,957	0.57%	79,671,120	--	--	51,079,791	384,576	0.75%	50,695,215	--	--	
2007	87,193,727	158,432	0.18%	87,035,295	8.62%	8.62%	49,422,386	495,612	1.00%	48,926,774	-4.22%	-4.22%	
2008	88,095,662	886,932	1.01%	87,208,730	0.02%	8.84%	54,296,011	915,735	1.69%	53,380,276	8.01%	4.50%	
2009	90,571,997	753,902	0.83%	89,818,095	1.96%	12.09%	56,452,017	57,325	0.10%	56,394,692	3.87%	10.41%	
2010	97,359,787	735,803	0.76%	96,623,984	6.68%	20.59%	59,078,830	1,630,098	2.76%	57,448,732	1.77%	12.47%	
2011	99,293,990	1,416,076	1.43%	97,877,914	0.53%	22.15%	61,275,013	2,897,786	4.73%	58,377,227	-1.19%	14.29%	
2012	104,175,471	1,720,885	1.65%	102,454,586	3.18%	27.87%	64,817,879	3,732,884	5.76%	61,084,995	-0.31%	19.59%	
2013	110,373,242	3,213,783	2.91%	107,159,459	2.86%	33.74%	68,931,302	1,928,755	2.80%	67,002,547	3.37%	31.17%	
2014	130,590,257	1,632,434	1.25%	128,957,823	16.84%	60.94%	71,909,127	2,971,128	4.13%	68,937,999	0.01%	34.96%	
2015	140,837,993	1,823,229	1.29%	139,014,764	6.45%	73.49%	72,524,646	532,357	0.73%	71,992,289	0.12%	40.94%	
2016	146,226,343	2,088,116	1.43%	144,138,227	2.34%	79.89%	75,590,358	2,361,174	3.12%	73,229,184	0.97%	43.36%	
Rate Ann%chg	6.20%				4.95%		4.00%				C & I w/o growth	1.24%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	18,980,810	10,451,810	29,432,620	789,207	2.68%	28,643,413	--	--
2007	19,373,613	10,611,912	29,985,525	289,989	0.97%	29,695,536	0.89%	0.89%
2008	20,624,208	11,045,668	31,669,876	686,351	2.17%	30,983,525	3.33%	5.27%
2009	21,407,080	11,694,687	33,101,767	1,440,420	4.35%	31,661,347	-0.03%	7.57%
2010	20,876,769	13,035,100	33,911,869	600,375	1.77%	33,311,494	0.63%	13.18%
2011	31,153,402	23,636,357	54,789,759	1,992,435	3.64%	52,797,324	55.69%	79.38%
2012	31,659,832	25,892,584	57,552,416	2,746,873	4.77%	54,805,543	0.03%	86.21%
2013	32,256,066	28,884,786	61,140,852	2,440,675	3.99%	58,700,177	1.99%	99.44%
2014	32,942,219	32,670,451	65,612,670	4,749,506	7.24%	60,863,164	-0.45%	106.79%
2015	38,726,382	35,173,157	73,899,539	1,137,278	1.54%	72,762,261	10.90%	147.22%
2016	38,811,306	35,783,542	74,594,848	968,918	1.30%	73,625,930	-0.37%	150.15%
Rate Ann%chg	7.41%	13.10%	9.75%		Ag Imprv+Site w/o growth	7.26%		

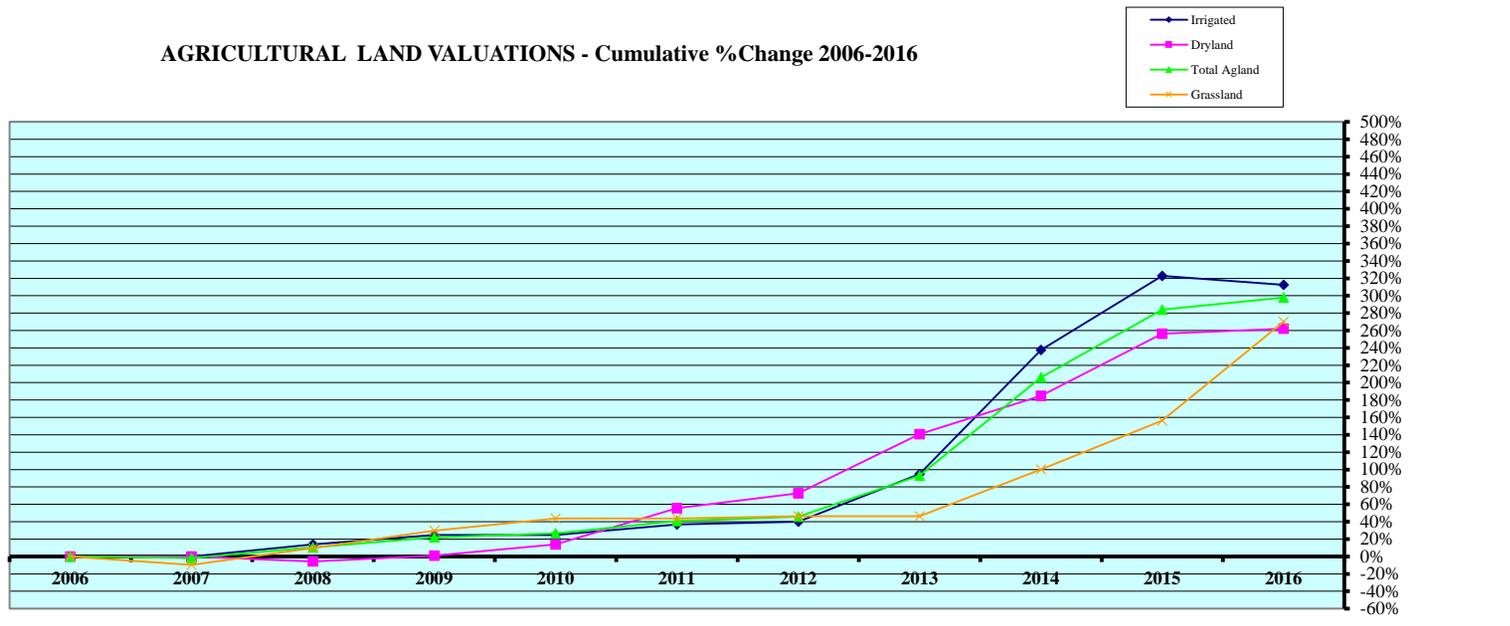
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 15
County CHASE

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	197,375,333	--	--	--	41,796,720	--	--	--	50,882,722	--	--	--
2007	197,331,112	-44,221	-0.02%	-0.02%	41,780,747	-15,973	-0.04%	-0.04%	45,960,209	-4,922,513	-9.67%	-9.67%
2008	225,046,016	27,714,904	14.04%	14.02%	39,403,146	-2,377,601	-5.69%	-5.73%	55,777,822	9,817,613	21.36%	9.62%
2009	246,265,126	21,219,110	9.43%	24.77%	42,173,427	2,770,281	7.03%	0.90%	66,011,386	10,233,564	18.35%	29.73%
2010	246,032,484	-232,642	-0.09%	24.65%	47,637,707	5,464,280	12.96%	13.97%	73,190,566	7,179,180	10.88%	43.84%
2011	270,203,014	24,170,530	9.82%	36.90%	65,016,132	17,378,425	36.48%	55.55%	73,130,774	-59,792	-0.08%	43.72%
2012	276,225,613	6,022,599	2.23%	39.95%	72,195,685	7,179,553	11.04%	72.73%	74,456,424	1,325,650	1.81%	46.33%
2013	384,833,340	108,607,727	39.32%	94.98%	100,596,196	28,400,511	39.34%	140.68%	74,486,211	29,787	0.04%	46.39%
2014	666,469,903	281,636,563	73.18%	237.67%	119,039,542	18,443,346	18.33%	184.81%	101,800,036	27,313,825	36.67%	100.07%
2015	834,531,384	168,061,481	25.22%	322.81%	148,956,123	29,916,581	25.13%	256.38%	130,388,562	28,588,526	28.08%	156.25%
2016	814,388,372	-20,143,012	-2.41%	312.61%	151,339,326	2,383,203	1.60%	262.08%	188,328,903	57,940,341	44.44%	270.12%

Rate Ann.%chg: Irrigated **15.23%** Dryland **13.73%** Grassland **13.98%**

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	15,032	--	--	--	160	--	--	--	290,069,967	--	--	--
2007	15,132	100	0.67%	0.67%	175	15	9.38%	9.38%	285,087,375	-4,982,592	-1.72%	-1.72%
2008	16,326	1,194	7.89%	8.61%	2,746	2,571	1469.14%	1616.25%	320,246,056	35,158,681	12.33%	10.40%
2009	15,402	-924	-5.66%	2.46%	6,613	3,867	140.82%	4033.13%	354,471,954	34,225,898	10.69%	22.20%
2010	15,392	-10	-0.06%	2.39%	7,082	469	7.09%	4326.25%	366,883,231	12,411,277	3.50%	26.48%
2011	15,739	347	2.25%	4.70%	12,200	5,118	72.27%	7525.00%	408,377,859	41,494,628	11.31%	40.79%
2012	15,724	-15	-0.10%	4.60%	12,200	0	0.00%	7525.00%	422,905,646	14,527,787	3.56%	45.79%
2013	21,183	5,459	34.72%	40.92%	16,324	4,124	33.80%	10102.50%	559,953,254	137,047,608	32.41%	93.04%
2014	21,222	39	0.18%	41.18%	16,388	64	0.39%	10142.50%	887,347,091	327,393,837	58.47%	205.91%
2015	21,063	-159	-0.75%	40.12%	17,237	849	5.18%	10673.13%	1,113,914,369	226,567,278	25.53%	284.02%
2016	19,859	-1,204	-5.72%	32.11%	17,356	119	0.69%	10747.50%	1,154,093,816	40,179,447	3.61%	297.87%

Cnty# **15**
County **CHASE**

Rate Ann.%chg: Total Agric Land **14.81%**

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	197,399,263	187,986	1,050			41,778,697	114,245	366			50,902,847	250,706	203		
2007	197,306,822	187,855	1,050	0.02%	0.02%	41,795,486	114,290	366	0.00%	0.00%	45,958,363	250,110	184	-9.50%	-9.50%
2008	221,662,767	193,389	1,146	9.13%	9.15%	40,268,505	109,740	367	0.34%	0.34%	55,987,537	249,341	225	22.20%	10.59%
2009	245,919,534	196,205	1,253	9.35%	19.36%	42,374,306	107,424	394	7.50%	7.86%	66,083,277	248,469	266	18.45%	30.99%
2010	246,103,198	196,456	1,253	-0.05%	19.30%	47,616,348	106,984	445	12.83%	21.71%	73,190,564	248,103	295	10.92%	45.29%
2011	270,382,278	196,226	1,378	9.99%	31.22%	65,037,124	106,972	608	36.60%	66.25%	73,098,357	247,791	295	0.00%	45.29%
2012	276,228,850	195,508	1,413	2.54%	34.55%	72,261,545	107,283	674	10.79%	84.19%	74,423,868	248,080	300	1.69%	47.76%
2013	385,268,241	195,199	1,974	39.70%	87.96%	100,491,968	107,411	936	38.90%	155.84%	74,478,396	248,261	300	0.00%	47.76%
2014	666,498,703	195,237	3,414	72.96%	225.10%	119,133,882	107,297	1,110	18.68%	203.62%	101,763,061	248,202	410	36.67%	101.93%
2015	834,934,414	195,161	4,278	25.32%	307.42%	149,267,645	107,426	1,389	25.14%	279.96%	130,218,422	248,034	525	28.05%	158.57%
2016	815,415,005	189,098	4,312	0.79%	310.65%	152,381,467	102,885	1,481	6.59%	305.01%	187,155,298	258,676	724	37.81%	256.34%

Rate Annual %chg Average Value/Acre: 15.17%

15.01%

13.55%

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	14,637	1,215	12			0	0				290,095,444	554,152	523		
2007	15,032	1,255	12	-0.53%	-0.53%	160	16	10			285,075,863	553,525	515	-1.62%	-1.62%
2008	19,353	1,149	17	40.52%	39.77%	2,472	165	15	50.06%		317,940,634	553,783	574	11.48%	9.67%
2009	15,455	1,030	15	-10.88%	24.55%	6,246	416	15	-0.02%		354,398,818	553,544	640	11.52%	22.30%
2010	15,392	1,026	15	0.00%	24.56%	7,081	472	15	0.04%		366,932,583	553,041	663	3.63%	26.74%
2011	15,668	1,044	15	0.00%	24.55%	12,199	813	15	0.01%		408,545,626	552,845	739	11.38%	41.16%
2012	15,724	1,048	15	0.00%	24.56%	12,200	813	15	0.01%		422,942,187	552,731	765	3.55%	46.17%
2013	21,183	1,059	20	33.32%	66.06%	16,324	816	20	33.23%		560,276,112	552,746	1,014	32.47%	93.63%
2014	21,163	1,058	20	0.00%	66.06%	16,370	819	20	-0.01%		887,433,179	552,613	1,606	58.43%	206.76%
2015	21,063	1,053	20	0.00%	66.06%	17,237	862	20	0.00%		1,114,458,781	552,536	2,017	25.60%	285.29%
2016	19,708	985	20	-0.01%	66.04%	17,356	868	20	0.00%		1,154,988,834	552,513	2,090	3.64%	299.32%

15
CHASE

Rate Annual %chg Average Value/Acre: 14.85%

(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
3,966	CHASE	96,317,030	7,415,615	6,324,391	145,066,416	75,590,358	0	1,159,927	1,154,093,816	38,811,306	35,783,542	1,167,652	1,561,730,053
cnty sectorvalue % of total value:		6.17%	0.47%	0.40%	9.29%	4.84%		0.07%	73.90%	2.49%	2.29%	0.07%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,071	IMPERIAL	11,905,094	1,988,754	552,186	91,723,692	49,164,356	0	0	998,177	0	9,333	0	156,341,592
52.22%	%sector of county sector	12.36%	26.82%	8.73%	63.23%	65.04%			0.09%		0.03%		10.01%
	%sector of municipality	7.61%	1.27%	0.35%	58.67%	31.45%			0.64%		0.01%		100.00%
23	LAMAR	20,927	57,973	2,169	787,087	39,807	0	0	0	0	0	0	907,963
0.58%	%sector of county sector	0.02%	0.78%	0.03%	0.54%	0.05%							0.06%
	%sector of municipality	2.30%	6.38%	0.24%	86.69%	4.38%							100.00%
577	WAUNETA	622,796	815,572	457,537	13,948,882	4,003,058	0	0	180,484	1,935	52,139	0	20,082,403
14.55%	%sector of county sector	0.65%	11.00%	7.23%	9.62%	5.30%			0.02%	0.00%	0.15%		1.29%
	%sector of municipality	3.10%	4.06%	2.28%	69.46%	19.93%			0.90%	0.01%	0.26%		100.00%
2,671	Total Municipalities	12,548,817	2,862,299	1,011,892	106,459,661	53,207,221	0	0	1,178,661	1,935	61,472	0	177,331,958
67.35%	%all municip.sect of cnty	13.03%	38.60%	16.00%	73.39%	70.39%			0.10%	0.00%	0.17%		11.35%

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
15	CHASE

CHART 5

EXHIBIT

15B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,945	Value : 1,470,067,576	Growth 5,787,056	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	178	1,331,206	7	129,820	17	130,450	202	1,591,476	
02. Res Improve Land	1,200	7,464,436	28	453,923	161	3,138,528	1,389	11,056,887	
03. Res Improvements	1,306	118,421,499	29	5,874,794	200	26,318,407	1,535	150,614,700	
04. Res Total	1,484	127,217,141	36	6,458,537	217	29,587,385	1,737	163,263,063	2,499,046
% of Res Total	85.43	77.92	2.07	3.96	12.49	18.12	35.13	11.11	43.18
05. Com UnImp Land	47	970,945	2	15,664	12	32,441	61	1,019,050	
06. Com Improve Land	359	3,989,647	4	101,779	22	1,201,817	385	5,293,243	
07. Com Improvements	380	52,548,993	5	1,723,384	28	19,008,505	413	73,280,882	
08. Com Total	427	57,509,585	7	1,840,827	40	20,242,763	474	79,593,175	1,253,546
% of Com Total	90.08	72.25	1.48	2.31	8.44	25.43	9.59	5.41	21.66
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	1	4,811	1	4,811	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	27	1,155,116	27	1,155,116	
16. Rec Total	0	0	0	0	28	1,159,927	28	1,159,927	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.57	0.08	0.00
Res & Rec Total	1,484	127,217,141	36	6,458,537	245	30,747,312	1,765	164,422,990	2,499,046
% of Res & Rec Total	84.08	77.37	2.04	3.93	13.88	18.70	35.69	11.18	43.18
Com & Ind Total	427	57,509,585	7	1,840,827	40	20,242,763	474	79,593,175	1,253,546
% of Com & Ind Total	90.08	72.25	1.48	2.31	8.44	25.43	9.59	5.41	21.66
17. Taxable Total	1,911	184,726,726	43	8,299,364	285	50,990,075	2,239	244,016,165	3,752,592
% of Taxable Total	85.35	75.70	1.92	3.40	12.73	20.90	45.28	16.60	64.84

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	5	13,713	1,370,567	0	0	0
19. Commercial	2	84,452	3,448,232	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	5	13,713	1,370,567
19. Commercial	0	0	0	2	84,452	3,448,232
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				7	98,165	4,818,799

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	41	2,892,770	41	2,892,770	0
24. Non-Producing	0	0	0	0	32	18,447	32	18,447	0
25. Total	0	0	0	0	73	2,911,217	73	2,911,217	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	246	26	63	335

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	702,244	33	13,694,535	2,011	864,195,596	2,051	878,592,375
28. Ag-Improved Land	3	118,590	16	8,093,323	526	268,141,201	545	276,353,114
29. Ag Improvements	3	58,967	16	2,557,958	563	65,577,780	582	68,194,705
30. Ag Total							2,633	1,223,140,194

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	9	9.00	97,000	
33. HomeSite Improvements	1	0.00	1,935	6	6.00	1,082,104	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	8.60	6,752	
36. FarmSite Improv Land	2	4.44	4,440	15	33.06	47,546	
37. FarmSite Improvements	2	0.00	57,032	14	0.00	1,475,854	
38. FarmSite Total							
39. Road & Ditches	0	4.85	0	0	82.17	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	19	20.00	218,000	19	20.00	218,000	
32. HomeSite Improv Land	312	361.15	4,227,540	321	370.15	4,324,540	
33. HomeSite Improvements	322	323.95	33,597,139	329	329.95	34,681,178	2,034,464
34. HomeSite Total				348	390.15	39,223,718	
35. FarmSite UnImp Land	80	247.39	288,757	83	255.99	295,509	
36. FarmSite Improv Land	493	2,376.44	2,825,274	510	2,413.94	2,877,260	
37. FarmSite Improvements	530	0.00	31,980,641	546	0.00	33,513,527	0
38. FarmSite Total				629	2,669.93	36,686,296	
39. Road & Ditches	0	5,750.88	0	0	5,837.90	0	
40. Other- Non Ag Use	0	0.15	0	0	0.15	0	
41. Total Section VI				977	8,898.13	75,910,014	2,034,464

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	348.45	0.18%	1,548,861	0.19%	4,445.00
46. 1A	40,962.07	21.68%	182,076,437	22.34%	4,445.00
47. 2A1	35,431.29	18.75%	157,492,104	19.33%	4,445.00
48. 2A	13,780.92	7.29%	61,256,200	7.52%	4,445.00
49. 3A1	36,375.68	19.25%	152,414,139	18.70%	4,190.00
50. 3A	16,848.60	8.92%	70,595,661	8.66%	4,190.00
51. 4A1	40,065.29	21.20%	167,873,611	20.60%	4,190.00
52. 4A	5,156.08	2.73%	21,603,990	2.65%	4,190.00
53. Total	188,968.38	100.00%	814,861,003	100.00%	4,312.16
Dry					
54. 1D1	344.20	0.34%	523,184	0.35%	1,520.00
55. 1D	54,005.13	53.16%	82,087,794	54.55%	1,520.00
56. 2D1	14,269.16	14.04%	21,689,125	14.41%	1,520.00
57. 2D	6,960.75	6.85%	10,580,336	7.03%	1,520.00
58. 3D1	11,216.31	11.04%	15,702,834	10.43%	1,400.00
59. 3D	4,671.49	4.60%	6,540,086	4.35%	1,400.00
60. 4D1	7,488.21	7.37%	9,884,417	6.57%	1,320.00
61. 4D	2,641.24	2.60%	3,486,440	2.32%	1,320.00
62. Total	101,596.49	100.00%	150,494,216	100.00%	1,481.29
Grass					
63. 1G1	422.42	0.16%	688,854	0.38%	1,630.73
64. 1G	12,147.84	4.68%	10,837,007	5.96%	892.09
65. 2G1	5,694.49	2.19%	5,834,404	3.21%	1,024.57
66. 2G	12,290.47	4.73%	9,422,254	5.18%	766.63
67. 3G1	6,887.94	2.65%	5,631,429	3.10%	817.58
68. 3G	8,702.52	3.35%	7,203,977	3.96%	827.80
69. 4G1	134,102.25	51.66%	90,342,477	49.68%	673.68
70. 4G	79,354.10	30.57%	51,871,879	28.53%	653.68
71. Total	259,602.03	100.00%	181,832,281	100.00%	700.43
Irrigated Total					
	188,968.38	34.21%	814,861,003	71.03%	4,312.16
Dry Total					
	101,596.49	18.40%	150,494,216	13.12%	1,481.29
Grass Total					
	259,602.03	47.00%	181,832,281	15.85%	700.43
72. Waste	1,025.62	0.19%	20,516	0.00%	20.00
73. Other	1,108.31	0.20%	22,164	0.00%	20.00
74. Exempt	12.01	0.00%	0	0.00%	0.00
75. Market Area Total	552,300.83	100.00%	1,147,230,180	100.00%	2,077.18

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	129.13	547,367	4,525.88	19,520,701	184,313.37	794,792,935	188,968.38	814,861,003
77. Dry Land	116.92	177,285	873.59	1,299,887	100,605.98	149,017,044	101,596.49	150,494,216
78. Grass	143.32	91,725	1,273.89	815,290	258,184.82	180,925,266	259,602.03	181,832,281
79. Waste	0.85	17	15.13	302	1,009.64	20,197	1,025.62	20,516
80. Other	0.00	0	19.08	380	1,089.23	21,784	1,108.31	22,164
81. Exempt	12.01	0	0.00	0	0.00	0	12.01	0
82. Total	390.22	816,394	6,707.57	21,636,560	545,203.04	1,124,777,226	552,300.83	1,147,230,180

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	188,968.38	34.21%	814,861,003	71.03%	4,312.16
Dry Land	101,596.49	18.40%	150,494,216	13.12%	1,481.29
Grass	259,602.03	47.00%	181,832,281	15.85%	700.43
Waste	1,025.62	0.19%	20,516	0.00%	20.00
Other	1,108.31	0.20%	22,164	0.00%	20.00
Exempt	12.01	0.00%	0	0.00%	0.00
Total	552,300.83	100.00%	1,147,230,180	100.00%	2,077.18

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 Champion	14	25,438	64	167,992	69	2,685,703	83	2,879,133	4,765
83.2 Enders	9	16,935	33	107,820	35	1,901,386	44	2,026,141	0
83.3 Imperial	87	1,152,592	766	6,374,104	866	97,874,352	953	105,401,048	1,230,501
83.4 Lamar	22	19,850	21	19,787	21	734,480	43	774,117	0
83.5 Rural Res	25	265,081	188	3,562,939	253	33,219,134	278	37,047,154	1,238,720
83.6 Wauneta	46	116,391	317	824,245	318	15,354,761	364	16,295,397	25,060
84 Residential Total	203	1,596,287	1,389	11,056,887	1,562	151,769,816	1,765	164,422,990	2,499,046

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Champion	0	0	9	19,998	9	214,753	9	234,751	0
85.2	Enders	2	1,331	10	10,238	10	581,455	12	593,024	0
85.3	Imperial	35	933,070	286	3,781,941	303	48,292,469	338	53,007,480	764,388
85.4	Lamar	1	4,446	2	2,942	2	106,749	3	114,137	0
85.5	Rural Comm	13	47,495	25	1,257,276	33	20,121,290	46	21,426,061	489,158
85.6	Wauneta	10	32,708	53	220,848	56	3,964,166	66	4,217,722	0
86	Commercial Total	61	1,019,050	385	5,293,243	413	73,280,882	474	79,593,175	1,253,546

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	396.93	0.16%	661,324	0.38%	1,666.10
88. 1G	10,726.06	4.23%	9,301,488	5.30%	867.19
89. 2G1	4,724.26	1.86%	4,786,556	2.72%	1,013.19
90. 2G	11,473.60	4.52%	8,540,034	4.86%	744.32
91. 3G1	6,159.07	2.43%	4,887,984	2.78%	793.62
92. 3G	8,060.32	3.18%	6,548,931	3.73%	812.49
93. 4G1	133,027.98	52.44%	89,289,695	50.83%	671.21
94. 4G	79,115.49	31.19%	51,638,039	29.40%	652.69
95. Total	253,683.71	100.00%	175,654,051	100.00%	692.41
CRP					
96. 1C1	25.49	0.43%	27,530	0.45%	1,080.03
97. 1C	1,421.78	24.02%	1,535,519	24.85%	1,080.00
98. 2C1	970.23	16.39%	1,047,848	16.96%	1,080.00
99. 2C	816.87	13.80%	882,220	14.28%	1,080.00
100. 3C1	728.87	12.32%	743,445	12.03%	1,020.00
101. 3C	642.20	10.85%	655,046	10.60%	1,020.00
102. 4C1	1,074.27	18.15%	1,052,782	17.04%	980.00
103. 4C	238.61	4.03%	233,840	3.78%	980.01
104. Total	5,918.32	100.00%	6,178,230	100.00%	1,043.92
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	253,683.71	97.72%	175,654,051	96.60%	692.41
CRP Total	5,918.32	2.28%	6,178,230	3.40%	1,043.92
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	259,602.03	100.00%	181,832,281	100.00%	700.43

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

15 Chase

	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	145,066,416	163,263,063	18,196,647	12.54%	2,499,046	10.82%
02. Recreational	1,159,927	1,159,927	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	38,811,306	39,223,718	412,412	1.06%	2,034,464	-4.18%
04. Total Residential (sum lines 1-3)	185,037,649	203,646,708	18,609,059	10.06%	4,533,510	7.61%
05. Commercial	75,590,358	79,593,175	4,002,817	5.30%	1,253,546	3.64%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	75,590,358	79,593,175	4,002,817	5.30%	1,253,546	3.64%
08. Ag-Farmsite Land, Outbuildings	35,783,542	36,686,296	902,754	2.52%	0	2.52%
09. Minerals	1,167,652	2,911,217	1,743,565	149.32	0	149.32%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	36,951,194	39,597,513	2,646,319	7.16%	0	7.16%
12. Irrigated	814,388,372	814,861,003	472,631	0.06%		
13. Dryland	151,339,326	150,494,216	-845,110	-0.56%		
14. Grassland	188,328,903	181,832,281	-6,496,622	-3.45%		
15. Wasteland	19,859	20,516	657	3.31%		
16. Other Agland	17,356	22,164	4,808	27.70%		
17. Total Agricultural Land	1,154,093,816	1,147,230,180	-6,863,636	-0.59%		
18. Total Value of all Real Property (Locally Assessed)	1,451,673,017	1,470,067,576	18,394,559	1.27%	5,787,056	0.87%

2017 Assessment Survey for Chase County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1 clerk
4.	Other part-time employees:
	1 lister
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 195,830
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 5,000 (plus \$15,000 in general fund)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 20,000 plus \$14,000 GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 3,000
12.	Other miscellaneous funds:
	\$ 138,830
13.	Amount of last year's assessor's budget not used:
	unknown

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan T1 owned by Thomson Reuters
2.	CAMA software:
	TerraScan T1 owned by Thomson Reuters
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor's Office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes - chase.assessor.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Assessor's Office
8.	Personal Property software:
	TerraScan owned by Thomson Reuters

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?
	Imperial and Wauneta
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott is contracted for producing mineral valuations and Stanard Appraisal Service is hired as needed.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	TerraScan owned by Thomson Reuters

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Stanard Appraisal Service is hired for the commercial appraisal work.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified credentials.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes with input from the assessor for the commercial properties.

2017 Residential Assessment Survey for Chase County

1.	Valuation data collection done by:																							
	Chase County Assessor's Office																							
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>The remainder of the county. Includes rural residential, Wauneta, Enders, Champion and Lamar.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.	02	The remainder of the county. Includes rural residential, Wauneta, Enders, Champion and Lamar.	AG	Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.												
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																							
	Primarily the cost approach and incorporating the sales in the development of the depreciation models.																							
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?																							
	Depreciation models are built from market data.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	Yes																							
6.	Describe the methodology used to determine the residential lot values?																							
	From the market a per square foot method has been developed.																							
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																							
	No methodology has been implemented for land under development.																							
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01	2012	2014	2013	2013																				
02	2014-2017	2014-2017	2014-2017	2014-2017																				
AG	2015	2014	2014	2014-2015																				
	Imperial costing was updated in 2014. Wauneta was reviewed and revalued in 2016 for 2017.																							

2017 Commercial Assessment Survey for Chase County

1.	Valuation data collection done by:			
	Assessor staff and Stanard Appraisal Service.			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	All commercial within Chase County,		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Cost approach, sales comparison, and income approach when data is available.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Stanard Appraisal Service consults and assists in valuing unique commercial properties.			
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?			
	Sales will be reviewed and models built. The sales will be charted for a cost range per square foot based on occupancy code, quality, condition and age. Plus or minus adjustments will be applied when appropriate to arrive at estimated final values per square foot.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	No			
6.	Describe the methodology used to determine the commercial lot values.			
	A square foot cost was derived from the market, and a per acre value from the market is applied to large parcels.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2016	2016	2016
				<u>Date of Last Inspection</u>
				2016-2017
	Stanard Appraisal reviewed and assisted in the revaluation of commercial parcels.			

2017 Agricultural Assessment Survey for Chase County

1.	Valuation data collection done by:							
	Assessor and staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Unique characteristics cannot be identified that would warrant more than one market area within Chase County.</td> <td style="text-align: center;">yearly</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.	yearly	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.	yearly						
	Each year will review parcels for certified irrigated acres, FSA maps, many of the CRP and CREP acres have been identified. The soil conversion was implemented by the county.							
3.	Describe the process used to determine and monitor market areas.							
	Not applicable.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Property will be identified by its actual use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes - they are the same value.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Not applicable.							

CHASE COUNTY ASSESSOR
921 BROADWAY P O BOX 1299
IMPERIAL, NE 69033
308-882-5207

Dorothy Bartels, Assessor

Terrie State, Deputy

JUNE 15, 2016

PLAN OF ASSESSMENT FOR CHASE COUNTY
ASSESSMENT YEARS 2017, 2018, AND 2019

RE: CHASE COUNTY THREE-YEAR PLAN

INTRODUCTION

PURSUANT TO NEBR. LAWS 2005, LB 263, SECTION 9. The former provisions relating to the assessor's 5-year plan of assessment in Neb. Rev. Stat. 77-1311(8) were repealed and the new language of LB 263 Section 9 instituted a 3-year plan of assessment. LB 263 passed with an emergency clause and was signed by the governor on March 9, 2005 and therefore, these changes are effective immediately.

The County Assessor shall prepare a plan of Assessment each year, shall describe the assessment actions planned for the next assessment year and two years thereafter. A copy of the plan will be submitted to the Department of Property Assessment and Taxation on or before October 31 each year. The plan shall be presented to the county board of equalization on or before July 31. If amendments are made to this plan they must be sent to the Department on or before October 31.

Chase County's office has the Assessor, a deputy assessor, and one full time clerk. Most all of the Appraisal work is done by this staff. Educational requirements set out in Regulation 71 require continuing education for certificate holders approved by the Property Tax Administrator for re-certification. Our budget has adequate funding for the certificate holders in our office to maintain these requirements and be certified.

GENERAL DESCRIPTION OF REAL PROPERTY FOR CHASE COUNTY

Chase County for the year 2016 has 4918 Real Property Records, a Total Value of \$1,454,093,153 and Total growth of \$ 5,418,208 as of March 19, 2016

	Parcels	% of total Parcels	% of Taxable Value Base
Residential	1731	35.20	10.02
Commercial	470	9.56	5.26
Recreational	28	.57	.08
Agricultural	2618	53.23	84.56
Mineral	71	1.44	.08

Chase County for the year 2016 has a total of 552512.85 Acres, with a total value of \$ 1,154,988,834.

	Acres	% of total Ag Acres	% of total Ag Value Base
Irrigation	189,098.40	34.23	70.60
Dry	102,885.01	18.62	13.19
Grassland	258,676.30	46.82	16.20
Waste	985.35	.18	.01
Other	867.79	.16	

Exempt Records for 2016 is 334

Personal Property Schedules filed for Commercial is 286 and for Ag is 385 for a total of 671 schedules for 2016

Homestead Exemptions for the year 2016 totaled 157 parcels.

PROCEDURES MANUAL

Chase County has updated the Office Procedure Manual. This manual outlines Office and Assessment procedures such as Mail, Appraisal Cards, Soil Codes, and Values per Acre, Minerals, Photocopies, Faxes, Searching Fees, and Misc. issues in our office. Assessment procedures will include but not limited to:

- Assessment of Real Property and Personal Property Jan.1, 12:01 is to list and value. 77-1301 & 77-1201
- Permissive Exemption Recommendations. 77-202.01
- Assessor issues notice of approval or denial of applicants of beginning farmer Exemption (Form 1027) 77-5209.02
- Assessor notifies Gov't subdivisions of intent to Tax property not used for Public purpose & not paying an In Lieu of Tax. 77-202.12
- Assessor certifies to the PTA whether agricultural land has influences outside The typical market Reg. 17-003.03
- Inspect and review a portion of the real property parcels in the county such That all real property parcels in the county are inspected and reviewed no Less than every 6 years. 77-1311.03
- Mail Homestead Exemption on or before February 1st with all the statutory Requirements 77-3513, 77-3514
- Assessor completes assessment of real property 77-1301
- Abstract of Real Property to PA&T. 77-1514
- Certify Completion of Real Property Roll and Publish in Newspaper. 77-1315
- Send Notice of Valuation Change to owners of record as of May 20, if that Property has increased or decreased in value: with final date for filing a Valuation protest with the County Board of Equalization – 77-1315
- Recertifies Abstract to PA&T from TERC action. 77-5029

Assessor mails assessment /sales ratio statistics (as determined by TERC) to Media and posts in assessor's office 77-1315
 Prepare Plan of Assessment for Next 3 assessment years, files with Board of Equalization by July 31 and sent to Dept. of Rev. with all amendments by Oct.31. 77-1311.02
 Accept Application & Waiver for late permissive exemptions 77-202.01
 County Board of Equalization & Protest Hearings. 77-1502
 CBE equalizes overvalued, undervalued, and omitted real property 77-1504
 Assessor approves or denies Special Value Application and notifies applicant On or before July 22. 77-1345.01
 Homestead Applications to TC. 77-3517
 Send Homestead Exemption rejection letters 77-3516
 Apply Penalty's applicable to Personal Property Schedules not filed by May 1st Of 10% and if not filed by July 1st a 25% -77-1233.04
 Reject Homestead exemption claimants based on Owner/Occupancy through August 15. 77-3502
 Make a review of the ownership and use of all cemetery real property and Reports such to the County Board. 77-202.10
 Certifies School District Taxable Report to PTA. 79-1016
 Certifies Taxable Valuations and growth value, if applicable, to Political Subdivisions, CRA, and county treasurer. 13-509 &13-518 & 18-2148
 Present annual inventory list to County Board. 23-347
 Average Residential value for Homestead Exemptions & Send to Department of Revenue. 77-3506.02
 Deliver the Tax List to Treasurer for Real and Personal Property along with a signed warrant for collection of taxes. 77-1616
 Certificate of Taxes Levied Report to the Property Tax Commissioner. 77-1613.01
 Certified Homestead Tax Loss to Tax Commissioner. 77-3523
 Qualifications and duties of the Chase County Assessor
 Job Descriptions and qualifications of Office Staff
 521 Procedures and Sales verifications
 Valuations and Definitions
 Accelerations
 Soil Conversion Table
 CBE procedures for hearings 77-1502
 Mineral Interests
 County Policies to follow City Ordinances
 "Steps in a Revaluation" found in the text, Mass Appraisal of Real Property
 This office will value property using Appraisal Techniques according to Nebraska Statues 77-112, 77-1301.01, and all other rules and regulations set forth from Property Assessment and Taxation. Marshall and Swift programs and manuals are used in our office. The Standards on Ratio Studies approved July 1999 by IAAO is also used for appraisal purposes. All the Reports are generated on the administrative software.

Homestead Exemptions: Chase County accepts form 458 for filing between the dates set forth by the Nebraska Department of Revenue. 77-3510 through 77-3528

Personal Property: Chase County accepts filings from January 1 to on or before May 1 of each year. Penalties are applied if applicable. Abstract has to be sent to the Department of Revenue, Property Assessment Division on or before July 20, 2016.

REAL PROPERTY

Property review by Classification in Chase County is done by the assessor's office.

RESIDENTIAL: New cost tables, Marshall & Swift June, 2014, are the current cost tables for Residential. As the residential properties are inspected, measured, and reviewed in each location, value will be implemented as of January 1, of the following year. New depreciation factor will be applied per study from the market in each location. The list of 'Steps in a Revaluation' drawn from the textbook, "Mass Appraisal of Real Property", by International Association of Assessing Officers, 1999, Chapter 2, in particular, will be utilized whether this project is completed by the Assessor's Office or a contracted Appraisal service. We will study market sales of the vacant land to remain equalized for 2017, 2018 and 2019. We completed our update for Rural Houses in 2015 with the new June 2014 cost tables. Assessor's office staff will begin the appraisal process of inspection, photos, sketches, data, and new depreciation analysis for 2016 Abstract. Small villages and cabins updated to the June 2014 costing with new information, photos, sketches, data, and Depreciation analysis was completed for the 2016 Abstract. The village of Wauneta will be reappraised in 2016, inspection, photos, sketches and a new model to determine market depreciation will be completed and implemented to the Wauneta Population. Imperial will be monitored by Statistics to remain in the measurement guidelines. We will continue to monitor our sales and our statistics to stay in compliance in all of our locations. In 2017 Staff will begin the reappraisal process in Imperial. Inspections, update photos, sketches, and data. A new depreciation study from the market will be developed and implemented by January 1, 2018. Wauneta, Small villages, & Cabins will be monitored with the sales to stay in compliance for 2018 and 2019. We will continue to update pictures on files and pickup new construction and additions annually and add to the valuation for the following assessment year. It is confirmed by the Property Assessment and Taxation, that the inspection and review process for the six year cycle is being completed.

COMMERCIAL: All the data information, photos, sketches, and Depreciation analysis was completed and all electronic Record Card were updated. Stanard Appraisal completed all the pickup and we will maintain and study the market and Statistical Measures each year to stay in compliance. Our Cost table for Commercial is June 2012. Beginning in 2016 we will contract with Stanard Appraisal to reappraise all the Commercial Properties. The new values will be applied for 2017 abstract with the cost tables being updated to June 2016. Study of the sales will be completed by Stanard Appraisal to be in compliance with the Statistical Measurements as part of the Equalization process. This reappraisal will include review of all data, photos, sketches, and Depreciation analysis of market sale and all electronic records updated. Our lot values were updated in 2016 and the unimproved land

is continually studied each year to keep our lot values updated. Inspection and review process for the six year cycle will be completed by 2018. Pick-up of new construction and additions to real property will be done by each January for 2018 and 2019 to be reflected on the Abstracts.

UNIMPROVED AGLAND: The Assessor's Staff has kept all Agland maps current with changes and surveys. We are using 2008 soil conversions, from old symbols to new numeric symbols. Plans for 2016 is to update that soil conversion to 2015. We will be starting our review process of all Agland when we receive our 2016 map overlays provided by GIS Workshop. We will begin in the North East Township and continue zigzagging across the County to complete each parcel. We use many resources available to keep the land use current. We physically inspect periodically for sales inspections, pivots, and other concerns in the office. Soil types and LVG's are captured in the TerraScan Computer System. Hard Copies of the Land sheets are placed in each parcel and updated each year. Agland subclasses of Irrigation, Dry, and Grass are studied for level of value and quality of assessment each year. In 2016 Chase County CREP and CRP was classified and identified to further enhance the market study of these land classifications. All Agricultural land parcels will be reviewed by January 1, 2018 via the latest GIS Imagery, by office staff. The unimproved Agland Sales qualified by PA&T are monitored for Statistical Information to set Agricultural Land Values each year. GIS Workshop has had our records on the Website since October 2007, updated nightly. We have completed the process of applying our parcel ID numbers, surveys, land use layer, registered wells, E911 layer, railroad layer, and the soil layer on our GIS. New oblique aerial photos were flown in spring of 2012. Our present software is Arc GIS Version 10.2.2 installed October 31, 2014. Chase County has completed the land use acres in conjunction with the certified allocation Natural Resource District Acres. Our GIS has been an extreme asset in this process. We will continue to monitor very closely the water issues in Chase County with the assistance of the NRD. We will continue to monitor and value accordingly with the Market in the next three years. We conduct a sales verification process to ensure each sale is an arm's length transaction. The values created by the Assessor have created equalization within the County and across County lines.

IMPROVEMENTS: The rural area improvements reappraisal was completed in 2015, including inspection, measurement, sketches, and photos. New Electronic Property Record Cards were completed. GIS Workshop new oblique photos will be added to our GIS system. We will compare our oblique photos to discover new improvements 2016-2019. All new construction discovered with photos or building permits such as machine sheds, bins, etc. are picked-up annually and valued each year for the next assessment year.

Legislative changes effecting classification of Real Property is implemented and the assessment of Real Property is completed by March 19, (77-1301) each year. Real Property Abstract is filed with Property Assessment and Taxation in a timely manner. (77-1514)

Personal Property Abstract is filed with the Property Assessment on or before July 20, 2016.

RESPONSIBILITIES OF ASSESSMENT

Record Maintenance

Chase County Record Cards contain information as set forth in Regulation 10-004.01 including legal description, current owner and address, previous owner, situs address, sketch, photo, book and page of last deed of record, sale date, property type, geo code, map reference data, parcel ID, property classification code, (10-004.02) taxing district, land value and size, building characteristics and annual value postings. Electronic Record Cards are being used now from our Administrative System. The Assessor's Staff keeps the Record Cards current.

Mapping

Chase County Cadastral Maps are dated 1966 and are kept current by the assessor's staff for the taxpayer's convenience. The Geographic Information Systems is currently being used for all of the mapping purposes. Maps can be created for many uses. The Assessor's office staff maintains, updates, and continues to keep very current and accurate Records.

Software

On August 22, 2001, Chase County converted to TerraScan Administrative System. The Marshall and Swift cost tables are used in Chase County.

Computerized

Chase County has all the equipment to use our TerraScan System. Our PCs are updated every 4 to 5 years. We have a Konica Minolta bizhub with the capability to copy, print, fax, and scan. This printer is networked to all of our PC's. The Fax Machine in our office is a Brothers brand. We take all of our photos for our record cards with a digital camera. Our budget allows us to update our equipment as needed to keep our records current and up-to-date.

Depreciation

Our Sales Analysis is done in the location of Residential and Commercial to determine the depreciation. Our vacant land in each subdivision are studied and analyzed in Residential and Commercial, to determine lot or land values. Our Agland has special value of 75% of actual market value as per legislation. All the sales are studied and the land classifications are studied to determine the market value. Irrigation, Dry, and Grass classifications are studied individually using 80% majority land use.

Pick-up

Defined in Reg 50-001.06 - The Assessor does Chase County Residential and Ag Outbuildings pick-up work. Commercial pick up is contracted by Stanard Appraisal. Residential, Commercial, and Ag Outbuilding improvements are reported by Rural Zoning administrator, City building inspectors, personal knowledge, and third party or self reporting. In our local newspapers we publish, 77-1318.01. Our pick-up work is completed by December 31 each year for the following year assessment.

Sales Review

Timely filing of the 521's- Reg. 12-003, Auth. Directive 12-7
Assessor shall forward the completed "original" Real Estate Transfer Statement, Form 521, for all deeds recorded, on or before the 15th of the second month following the month the deed was

recorded to: Nebraska Dept. of Revenue, P. O. Box 94818, Lincoln, NE 68509-4818. Assessor shall process the sales file electronically. The Assessor and Staff verify Chase County sales. Verification forms from the Assessor's Office are sent to the buyer of each sale. If no information is returned, or the information is questionable, the Assessor contacts personally or via telephone, the seller, buyer, broker, or any other party knowledgeable of the sale. The use of this information is to confirm an "arm's length transaction", and qualification or non-qualification of the Sale. Other resources used for verification are personal knowledge of sale property and publicized information from broker. Corrections to the sale property data, if necessary, are made at the proper time.

Staff

Chase County has an Assessor, Deputy Assessor, and one Clerk. Responsibilities are shared to achieve our work satisfactorily for all deadlines and reports. The Assessor and the Deputy Assessor attend IAAO classes, workshops, and mandatory educational classes to keep their Certifications current and up-to- date. The Clerk attends educational classes to assist her in her office duties. Assessor and Staff prepare and file all reports required by law/regulation, In a timely manner.

Conclusion

Chase County will continue in the next three years to implement the latest technology, maintain assessment records, and follow Assessment procedures as set forth by The Department of Revenue, Property Assessment and Taxation Division, and the Tax Equalization and Review Commission. The Commissioners, the Board of Equalization, for Chase County continues to support the Assessor's Office to maintain the resources needed for the future achievement of the assessment actions planned.

Respectfully submitted,

Dorothy Bartels
Chase County Assessor

CC: Board of Equalization

CC: Department of Revenue