

2007 KIMBALL COUNTY'S SHOW CAUSE HEARING ON COMMERCIAL PROPERTY

To begin with, I need to make a correction to Deed 68, page 754, if the Commission will allow me to. The land and improvement value was reported wrong on our 521 and I found it while working on this order. The values are reversed. The total value is correct.

Exhibit One: the PA & T Preliminary Statistics

The overall median level was 90.91%

The location median level was : Kimball (31 sales) 90.82%

Rural (3 sales) 86.75%

Bushnell (2 sales) 189.47%

I had studied the sales and determined that the City of Kimball and Rural needed an adjustment of 5%, and also that the subclass, multiple residences needed revalued. We were revaluing residential property in the city of Kimball so we did the apartments also.

Exhibit Two. All commercial sales in Kimball County

Exhibit Three. Commercial sales broke down into subclasses and different locations.

Points of arguments:

1. The first two sales are located in Bushnell. Bushnell is a village of fewer than 500 people. The only commercial building left in Bushnell is a post office. The last business building was the Kimball County Bank. It was closed and the building sold to the Village of Bushnell to be used for storage. The two sales in Bushnell had at one time been used to generate an income, but now are only used for personal reasons such as storage or a personal garage. Also the Village of Dix had no sales.
2. The next sets of sales are sales located in the City of Kimball. As you can see from the use at sale time and the use at present time are identifiable commercial property. These sales are scattered along highway 30, 1st and 2nd street and a couple odd streets. None of these sales are located on the two main commercial blocks of Kimball. This median ratio is 95.70%
3. The next sets of 3 sales are multiple residences. These properties as all multiple residences were revalued as a subclass for 2007. The ratios on these properties prior to the revaluation were below the acceptable range. The median ratio is 99.78%
4. The next sets of sales are the vacant sales. Three sales are along the I-80 Interstate at different locations. The buyer at the Wyoming intersection just called wanting a 911 address for the new home he is building. Possible use change. Kimball County has not had recent developments along the interstate. This probably will be changing with the expressway bypass moving forward.
5. The next sale is a site being purchased for Rural Electric to build a substation. These sales for Rural Electric sites do not happen frequently.

RECEIVED

APR 30 2007

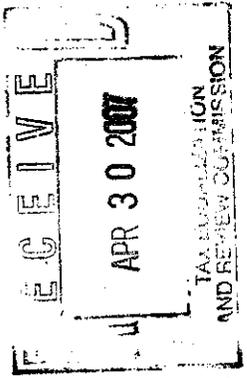
TAX EQUALIZATION AND REVENUE COMMISSION

EXHIBIT

2007 Equal.

1 A 2

200



6. These sales are vacant sales with in the city limits. The second vacant site is where the last oil well in the city limits is located. The buyer of the lot is the Operator of the well. 1) located south Highway 71. 2) Northwest Kimball 3) Northeast Kimball in residential area. This property had to be rezoned by the City of Kimball in order for owner to build a service garage.
7. These last 7 sales are of buildings that have been purchased and now only used for personal storage and or personal garages. They have been used in the past for commercial purposes but now are not. With the exception of the first three, they are located in commercial zoning.

Exhibit Four. PA & T Statistics, if the order is 9% decrease to commercial improved parcels land and improvements. Provided by Mark Loose, Liaison

Kimball County commercial base is very broad. Our downtown area consists of 2 blocks north of the stoplight. The businesses there are a theatre, 1 dress shop, hardware store, 4 taverns, and laundry mat. Museum, Alco store, jewelry store, 2 pharmacies, bank, insurance, 2 restaurants, a couple of office buildings, city and police office. In the county, we have not experienced sales of commercial property. We have Clean Harbors, a waste incinerator, oil operators, pipe threading business, welding business, motels, etc.

Until a few years ago, Kimball had a lot of farm stores, oil field equipment repair and equipment stores. With the economy, these businesses have gone out leaving a lot of empty buildings. These buildings have and are being purchased for personal use. It is hard to know what class of property they should be listed under.

As you can see from my breakdowns, I do not feel that a decrease of 9% across the board of Kimball Counties improved properties should be made and would definitely not improve the valuation assessments. The true commercial property is at 95.70% and the multiple residences at 99.78%. The other subclasses are below 10 sales and are very hard to make a reasonable decision on. Bushnell is a small village with probably only 1 usable commercial property. The Village of Dix had no sales. I do not believe an adjustment should be made to them. Also, there were only 3 rural sales.

Kimball County's commercial property is very broad as you can see. We have begun to reprice the commercial property for 2008 assessment year.

Note: The order was very confusing at what the Commission wanted decreased. I read the order two different ways.

Alice Rypcher
Kimball County Assessor