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DEPARTMENT OF REVENUE

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

CUSTER 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 Custer 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 Custer 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: Connie Braithwaite, Custer 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.

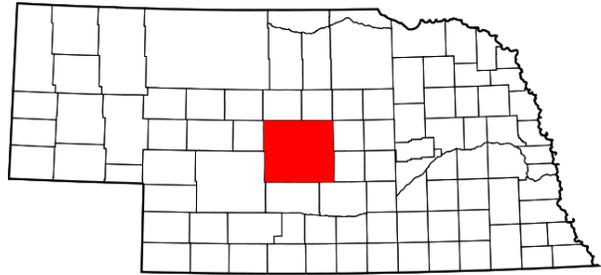
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

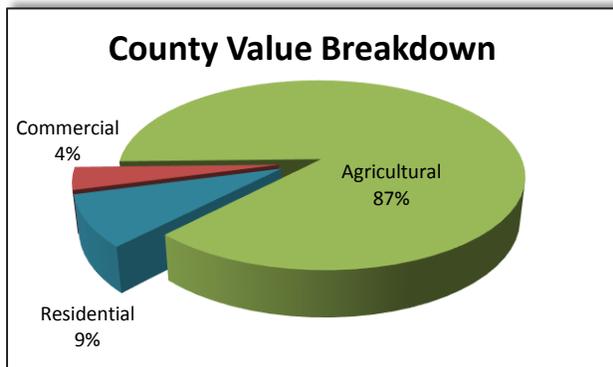
**Further information may be found in Exhibit 94*

County Overview

With a total area of 2,576 miles, Custer had 10,806 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, Custer has seen a steady drop in population of 35% (Nebraska Department of Economic Development). Reports indicated that 73% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Custer convene in and around Broken Bow, the county seat. Per the latest information available from the U.S. Census Bureau, there were 380 employer establishments in Custer. Countywide employment was at 6,190 people, a 3% improvement over the preceding year and a 7% gain relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
ANSELMO	159	145	-9%
ANSLEY	520	441	-15%
ARNOLD	630	597	-5%
BERWYN	134	83	-38%
BROKEN BOW	3,491	3,559	2%
CALLAWAY	637	574	-10%
COMSTOCK	110	93	-15%
MASON CITY	178	171	-4%
MERNA	391	363	-7%
OCONTO	141	151	7%
SARGENT	649	525	-19%

Simultaneously, the agricultural economy has remained another strong anchor for Custer that has fortified the local rural area economies. Custer is included in both the Central Platte and Lower Loup Natural Resources Districts (NRD). Grassland makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Custer ranks first in corn for grain. In value of sales by commodity group, Custer ranks third in grains, oilseeds, dry beans, and dry peas and fourth in cattle and calves (USDA AgCensus).

2017 Residential Correlation for Custer County

Assessment Actions

The county physically inspected the villages of Ansley, Comstock, Mason City and Sargent along with the townships of Garfield, Myrtle, Sargent, Spring Creek, Comstock, Algernon, Ansley Douglas and Westerville. Once the physical inspection was complete the county updated land values and depreciation in these communities.

Additionally, a market analysis was completed. As a result, the depreciation table in Callaway was updated and the land tables in the Rural and Broken Bow were increased to bring the properties into an acceptable range.

Description of Analysis

The county assessor has identified six valuation groupings in the residential class. These groupings are based on local economic influences.

Valuation Grouping	Description
1	Broken Bow
2	Callaway
3	Ansley, Arnold, Merna
4	Anselmo, Mason City, Oconto, Sargent
5	Berwyn, Comstock
6	Rural

Two out of the measures of central tendency are within the acceptable range. The mean is being influenced by low dollar sales. The COD and PRD are above the prescribed parameter but are also being affect by low dollar sales. Once removed these qualitative statistics fall closer to the acceptable range.

SALE PRICE *							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>							
Less Than	5,000	7	150.17	159.27	155.98	35.93	102.11
Less Than	15,000	30	145.14	159.71	157.33	35.74	101.51
Less Than	30,000	64	130.40	139.23	127.88	33.58	108.88
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	300	95.57	101.87	92.27	21.87	110.40
Greater Than	14,999	277	95.03	97.06	91.72	17.83	105.82
Greater Than	29,999	243	93.78	93.68	90.98	15.29	102.97

2017 Residential Correlation for Custer County

A comparison of the County Abstract of Assessment compared to the 2016 Certificate of Taxes Levied show a 7.75% increase to the residential class excluding growth. This mimics the changes to the statistical sample and supports the reported assessment actions.

All valuation groupings with a sufficient number of sales have a median within the acceptable range with the exception of valuation grouping (4). This grouping is comprised of four small towns that have unorganized residential markets. A wider variance in qualitative statistics is expected in smaller, heterogeneous villages. Almost forty percent of the sample is comprised of sales under fifteen thousand dollars. Almost half of the sales under fifteen thousand in the entire sample are in valuation grouping (4). The review of the low dollars show ratios ranging from 81% to 306%. With the exception of a few outliers, the nominal differences between the selling price and assessed value are minimal. These low dollar sales are having an impact on the statistics. Removing these sales improves both the measures of central tendency and the qualitative statistics. An adjustment to the median would not improve equalization and would result in the higher dollar properties' assessment level to be assessed at the low end of the range.

SALE PRICE *							
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
Less Than	5,000	4	169.37	169.72	166.84	43.55	101.73
Less Than	15,000	14	189.58	181.03	180.33	35.92	100.39
Less Than	30,000	21	133.12	158.28	139.23	47.24	113.68
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	32	102.07	127.77	100.61	38.50	127.00
Greater Than	15,000	22	98.24	101.50	94.29	15.84	107.65
Greater Than	30,000	15	96.27	96.24	92.02	11.04	104.59

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One of the areas addressed included sales qualification and verification. The county has a consistent process for both sales qualification and verification. The county assessor utilizes a sales questionnaire to obtain sales details. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review of Custer County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

Several reviews are conducted throughout the year to test the accuracy of the data being submitted to the State and to ensure that sales are being timely submitted as well. The Real Estate Transfer Statements reviewed were accurately reported in the State sales file. A review was conducted of

2017 Residential Correlation for Custer County

the assessed values updated in the sales file as compared to the county's property record card to ensure that values are being properly updated. Lastly, an examination of the electronic tracking file indicated that the county was timely submitting sales to the State. It is believed that the county complies with data submission timelines and that the sales and value information is accurate as well.

The county's inspection and review cycle for all real property was discussed with the county assessor. Review work is completed in-house by a lister and other office staff. The inspection includes an exterior inspection of the property. Review of property record cards support that the inspection work is completed timely and thoroughly documented.

Valuation groups were examined to ensure that the groupings defined are equally subject to a similar set of economic forces that impact market value. The county has defined six separate and distinct groupings for the residential class. Broken Bow is the county seat and is a trade center of the region with many opportunities for employment available. The remaining smaller villages are grouped by economic factors such as amenities. The county has adequately combined similar economic drivers to create these valuation groupings.

An additional section of the review covers the evaluation of the vacant land methodologies. The county reviews land yearly for areas that were physically inspected. Land values are updated as needed.

Equalization and Quality of Assessment

The individual groupings with the exception of group (4) are within the acceptable range. Although group (4) is above the statistical range, the same appraisal methods and assessment practices are applied to all valuation groupings and they are deemed to be at an acceptable level of value. A review of the statistics and assessment practices suggest that the assessments within the county are uniformly assessed and considered equalized. The overall quality of assessment in the county is considered in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	145	93.26	95.50	90.92	17.29	105.04
02	32	99.26	110.92	102.77	26.83	107.93
03	58	97.52	104.90	89.59	23.72	117.09
04	36	102.96	132.43	101.30	42.32	130.73
05	7	93.14	91.86	86.49	12.93	106.21
06	29	93.25	96.00	91.73	17.15	104.65
___ALL___	307	96.17	103.18	92.32	22.84	111.76

2017 Residential Correlation for Custer County

Level of Value

Based on analysis of all available information, the level of value of residential property in Custer County is 96%

2017 Commercial Correlation for Custer County

Assessment Actions

Pick up work was completed timely for the 2017 assessment year.

Description of Analysis

Five valuation groupings make up the commercial class in Custer County. Of the five groupings, only Broken Bow (1) has an active and stable commercial market. The remaining four valuation groupings small villages that are stratified by economic similarities. Broken Bow is the only grouping with a sufficient number of sales individually.

Valuation Grouping	Description
01	Broken Bow
02	Arnold, Merna
03	Ansley, Callaway
04	Mason City, Sargent
05	Anselmo, Berwyn, Comstock, Oconto

The statistical sample shows that the median and weighted mean are within the acceptable range. The statistics are being impacted by outliers in the small villages. Upon removal of two high outlier sales (ratios over 300%), both from the small villages, all three measures of central tendency and the qualitative statistics fall within the acceptable parameter.

A review of both the 2017 Abstract of Assessment, Form 45 compared to the 2016 Certificate of Taxes Levied and the sales file show less than a 1% change in value. This supports the reported assessment actions by the county.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One of the areas addressed included sales qualification and verification. A contract appraiser is hired to review sales in the commercial class, including interviews with business owners to discover the details of the transaction and determine if any personal property was included in the sale. A review of the non-qualified sales was conducted to ensure that the grounds for disqualifying sales were supported and documented. The review of Custer County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

2017 Commercial Correlation for Custer County

Several reviews are conducted throughout the year to test the accuracy of the data being submitted to the State and to ensure that sales are being timely submitted as well. The Real Estate Transfer Statements reviewed were accurately reported in the State sales file. A review of the assessed values of the sold parcels in comparison the values of the unsold parcels indicated that values were uniformly assessed between the sold and unsold commercial parcels. Lastly, an examination of the electronic tracking file indicated that the county was timely submitting sales to the State. It is believed that the county complies with data submission timelines and that the sales and value information is accurate as well.

The county’s inspection and review cycle for all real property was discussed with the county assessor. Review work is completed by a contract appraiser and office staff. The inspection includes physical inspection of the property. Review of property record cards support that the inspection work is completed timely and thoroughly documented.

Valuation groups were examined to ensure that the groupings defined are equally subject to a similar set of economic forces that impact market value. The county has defined five separate and distinct groupings for the commercial class. Broken Bow is the county seat and is a trade center of the region with many opportunities for employment available. The remaining smaller villages are grouped by economic factors such as amenities and reflect the valuation models used by the county.

Equalization and Quality of Assessment

The statistics display a median within the acceptable range for valuation groupings (1), (2) and (3). Groups (4) and (5) consist of small villages with unorganized commercial markets. All villages have been valued using the cost approach with economic depreciation that varies by grouping. The depreciation models are well documented using a consistent approach; therefore, all valuation groupings are believed to be uniformly assessed. In the commercial class, the quality of assessment complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	23	93.86	90.63	94.26	15.87	96.15
02	9	98.12	97.94	98.90	17.05	99.03
03	9	99.95	110.28	91.97	28.80	119.91
04	8	118.64	152.97	161.59	60.84	94.87
05	5	114.99	124.05	63.63	54.96	194.96
____ALL____	54	95.52	107.45	95.58	33.35	112.42

2017 Commercial Correlation for Custer County

Level of Value

Based on analysis of all available information, the level of value of the commercial property in Custer County is 96%.

2017 Agricultural Correlation for Custer County

Assessment Actions

A sales study was conducted for agricultural land in the county. Irrigated values were increased 5-6% in market area (1) and (3). Grassland increased 14% in area (1), 2% in area (2), 6% in area (3), and 3% in area (4) and (5). There were no changes to the dryland.

Description of Analysis

Custer County is divided into five market areas. Market area (4) and (5) have been valued the same for a number of years, therefore, are combined within the statistical profile. Market areas are drawn around soils and topographical difference. The majority of the county is grassland with quality farmland in some areas. All surrounding counties are comparable with the exception of Lincoln County. The northern portion of Lincoln County is part of the Sand Hills and the soil differs from the loamier soils found on the southwestern edge of Custer County.

All market areas have a median within the acceptable range with the exception of Market area (2) in the Northwestern portion of the county is part of the Nebraska Sand Hills. An economic bubble surrounding high cattle prices and subsidy payments occurred during the study period that artificially inflated the selling prices of this region. Custer County had only two sales of their own and set their values to create equalization between counties.

Although the median is out in area (1) in the grass subclass, the profile of sales is non-proportionate and heavily weighted to the middle year with only one sale in the newest year. An adjustment to the median would put the values similar to Valley and Sherman, which both have been higher historically. The fourteen percent adjustment by the county assessor is similar to adjustments taken throughout the region. The resulting values set by the county transition well between adjoining counties and is thought to be within the acceptable range.

A review of the 80% majority land use show an overall acceptable level of value for both grass and irrigated subclasses. The dryland has an insufficient number of sales for statistical measurement. Increases taken by the county are typical for the region and blend well with surrounding counties. All values are thought to be within the acceptable range.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One of the areas addressed included sales qualification and verification. The county has a consistent process for both sales qualification and verification. The county assessor utilizes a sales questionnaire to obtain sales details. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review of

2017 Agricultural Correlation for Custer County

Custer County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

Multiple audits are conducted throughout the year to test the accuracy of the data being submitted to the State and to ensure that sales are being timely submitted as well. The Real Estate Transfer Statements reviewed were accurately reported in the State sales file. Lastly, an examination of the electronic tracking file indicated that the county was timely submitting sales to the State. It is believed that the county complies with data submission timelines and that the sales and value information is accurate as well.

The county's inspection and review cycle for all real property was discussed with the county assessor. Review work is completed in-house by a lister and other office staff. Inspection of agricultural homes and improvements are completed simultaneously with the review of residential parcels. Land use is completed biennially using updated aerial imagery. Review of property record cards support that the inspection work is completed timely and thoroughly documented.

Market areas were examined to ensure that the groupings defined are equally subject to a similar set of economic forces that impact market value. The county has two distinct and separate geographic areas, the Sand Hills and the loamier rolling hills. These two areas are identified as area (2) and area (1). Area (3) transitions between these two areas while market area (4) and (5) are used to identify where more canyons exist.

Equalization

The statistics overall support that county has uniformly assessed all agricultural parcels. The county does use subclasses for irrigated parcels without wells, canyon adjustments, and sand adjustments that may not be adequately supported by the market. The Division will continue to work with the county to identify market data regarding these subclasses. Since the subclasses represent minor portions of the county and there is not conclusive evidence regarding the value of these uses, values are believed to be equitably assessed. The quality of the agricultural class complies with professionally accepted standards.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	36	70.81	77.21	74.69	24.22	103.37
2	2	64.07	64.07	64.17	10.27	99.84
3	5	69.49	67.25	65.37	22.67	102.88
5	17	72.38	76.63	68.52	21.69	111.84
____ALL____	60	70.49	75.78	71.20	23.15	106.43

2017 Agricultural Correlation for Custer County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	18	70.04	74.12	73.55	21.92	100.77
1	11	70.01	76.62	75.57	21.64	101.39
3	1	45.21	45.21	45.21	00.00	100.00
5	6	75.55	74.34	71.03	17.67	104.66
<u> Dry </u>						
County	2	73.00	73.00	78.27	28.93	93.27
1	2	73.00	73.00	78.27	28.93	93.27
<u> Grass </u>						
County	28	68.96	70.80	66.05	19.04	107.19
1	14	65.00	69.27	68.55	18.69	101.05
2	2	64.07	64.07	64.17	10.27	99.84
3	4	74.79	72.76	68.40	18.21	106.37
5	8	69.29	74.19	63.89	23.06	116.12
<u> ALL </u>	60	70.49	75.78	71.20	23.15	106.43

Level of Value

Based on the analysis of all available information, the level of value of agricultural land in Custer County is 70%.

2017 Opinions of the Property Tax Administrator for Custer County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Custer County

Residential Real Property - Current

Number of Sales	307	Median	96.17
Total Sales Price	\$27,492,852	Mean	103.18
Total Adj. Sales Price	\$27,492,852	Wgt. Mean	92.32
Total Assessed Value	\$25,382,590	Average Assessed Value of the Base	\$63,744
Avg. Adj. Sales Price	\$89,553	Avg. Assessed Value	\$82,679

Confidence Interval - Current

95% Median C.I	94.23 to 97.89
95% Wgt. Mean C.I	90.01 to 94.64
95% Mean C.I	99.07 to 107.29
% of Value of the Class of all Real Property Value in the County	8.59
% of Records Sold in the Study Period	6.53
% of Value Sold in the Study Period	8.48

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	319	97	97.07
2015	289	94	93.58
2014	273	95	94.50
2013	197	98	97.64

2017 Commission Summary for Custer County

Commercial Real Property - Current

Number of Sales	54	Median	95.52
Total Sales Price	\$7,007,723	Mean	107.45
Total Adj. Sales Price	\$7,027,723	Wgt. Mean	95.58
Total Assessed Value	\$6,717,086	Average Assessed Value of the Base	\$172,313
Avg. Adj. Sales Price	\$130,143	Avg. Assessed Value	\$124,390

Confidence Interval - Current

95% Median C.I	87.35 to 99.95
95% Wgt. Mean C.I	89.09 to 102.07
95% Mean C.I	91.21 to 123.69
% of Value of the Class of all Real Property Value in the County	4.03
% of Records Sold in the Study Period	6.62
% of Value Sold in the Study Period	4.78

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	51	96	96.21
2015	52		94.29
2014	50	0	95.10
2013	47		95.58

**21 Custer
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 : 307
 Total Sales Price : 27,492,852
 Total Adj. Sales Price : 27,492,852
 Total Assessed Value : 25,382,590
 Avg. Adj. Sales Price : 89,553
 Avg. Assessed Value : 82,679

MEDIAN : 96
 WGT. MEAN : 92
 MEAN : 103
 COD : 22.84
 PRD : 111.76

COV : 35.62
 STD : 36.75
 Avg. Abs. Dev : 21.97
 MAX Sales Ratio : 305.70
 MIN Sales Ratio : 42.80

95% Median C.I. : 94.23 to 97.89
 95% Wgt. Mean C.I. : 90.01 to 94.64
 95% Mean C.I. : 99.07 to 107.29

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-14 To 31-DEC-14	33	97.28	102.08	94.10	15.32	108.48	62.40	185.70	93.26 to 105.77	84,232	79,265
01-JAN-15 To 31-MAR-15	40	101.43	116.54	100.71	23.26	115.72	63.58	258.80	98.81 to 107.94	92,715	93,374
01-APR-15 To 30-JUN-15	32	96.49	99.17	94.67	11.03	104.75	74.36	196.63	92.15 to 100.40	83,116	78,689
01-JUL-15 To 30-SEP-15	48	96.18	104.09	95.44	19.08	109.06	50.05	210.65	93.52 to 104.43	90,582	86,450
01-OCT-15 To 31-DEC-15	43	96.81	108.04	93.68	31.08	115.33	56.00	279.52	84.23 to 104.32	77,265	72,380
01-JAN-16 To 31-MAR-16	22	80.77	96.80	83.97	29.49	115.28	61.60	305.70	73.41 to 102.97	106,738	89,633
01-APR-16 To 30-JUN-16	36	89.40	93.99	85.78	25.77	109.57	42.80	228.15	82.01 to 97.99	80,089	68,703
01-JUL-16 To 30-SEP-16	53	90.86	100.32	88.31	25.60	113.60	44.79	250.24	82.23 to 97.01	102,701	90,691
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	153	98.27	105.88	96.46	17.92	109.77	50.05	258.80	96.28 to 100.47	88,208	85,087
01-OCT-15 To 30-SEP-16	154	90.19	100.49	88.33	28.33	113.77	42.80	305.70	85.76 to 95.24	90,889	80,287
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	163	98.27	107.22	96.27	21.83	111.37	50.05	279.52	96.08 to 100.64	86,127	82,914
<u>ALL</u>	307	96.17	103.18	92.32	22.84	111.76	42.80	305.70	94.23 to 97.89	89,553	82,679

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	145	93.26	95.50	90.92	17.29	105.04	52.17	210.65	88.69 to 96.52	98,444	89,506
02	32	99.26	110.92	102.77	26.83	107.93	53.77	226.86	86.03 to 109.87	71,836	73,826
03	58	97.52	104.90	89.59	23.72	117.09	44.79	209.91	93.52 to 102.88	64,772	58,031
04	36	102.96	132.43	101.30	42.32	130.73	42.80	305.70	94.47 to 132.29	34,115	34,560
05	7	93.14	91.86	86.49	12.93	106.21	65.03	110.04	65.03 to 110.04	34,129	29,518
06	29	93.25	96.00	91.73	17.15	104.65	56.00	151.17	84.23 to 101.05	196,414	180,179
<u>ALL</u>	307	96.17	103.18	92.32	22.84	111.76	42.80	305.70	94.23 to 97.89	89,553	82,679

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	293	96.08	102.80	91.72	23.04	112.08	42.80	305.70	93.29 to 97.75	89,273	81,883
06											
07	14	97.54	111.18	104.10	18.69	106.80	87.97	162.11	91.65 to 139.22	95,429	99,341
<u>ALL</u>	307	96.17	103.18	92.32	22.84	111.76	42.80	305.70	94.23 to 97.89	89,553	82,679

**21 Custer
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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 Avg. Assessed Value : 82,679

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 WGT. MEAN : 92
 MEAN : 103
 COD : 22.84
 PRD : 111.76

COV : 35.62
 STD : 36.75
 Avg. Abs. Dev : 21.97
 MAX Sales Ratio : 305.70
 MIN Sales Ratio : 42.80

95% Median C.I. : 94.23 to 97.89
 95% Wgt. Mean C.I. : 90.01 to 94.64
 95% Mean C.I. : 99.07 to 107.29

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	7	150.17	159.27	155.98	35.93	102.11	81.34	258.80	81.34 to 258.80	3,200	4,991	
Less Than 15,000	30	145.14	159.71	157.33	35.74	101.51	72.34	305.70	110.59 to 185.70	8,420	13,247	
Less Than 30,000	64	130.40	139.23	127.88	33.58	108.88	59.90	305.70	105.43 to 140.76	15,656	20,020	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	300	95.57	101.87	92.27	21.87	110.40	42.80	305.70	93.52 to 97.51	91,568	84,492	
Greater Than 14,999	277	95.03	97.06	91.72	17.83	105.82	42.80	210.65	92.93 to 96.72	98,340	90,199	
Greater Than 29,999	243	93.78	93.68	90.98	15.29	102.97	42.80	196.63	91.57 to 95.88	109,016	99,182	
<u>Incremental Ranges</u>												
0 TO 4,999	7	150.17	159.27	155.98	35.93	102.11	81.34	258.80	81.34 to 258.80	3,200	4,991	
5,000 TO 14,999	23	140.91	159.85	157.46	36.09	101.52	72.34	305.70	109.56 to 193.45	10,008	15,759	
15,000 TO 29,999	34	107.65	121.15	117.95	29.83	102.71	59.90	210.65	97.51 to 133.75	22,041	25,997	
30,000 TO 59,999	61	98.97	102.04	99.81	18.64	102.23	50.05	196.63	94.69 to 105.77	44,684	44,597	
60,000 TO 99,999	70	94.31	93.86	94.06	14.53	99.79	42.80	175.73	89.41 to 96.68	80,310	75,536	
100,000 TO 149,999	54	91.19	89.32	88.86	13.98	100.52	44.79	154.88	82.48 to 95.24	126,230	112,163	
150,000 TO 249,999	52	91.31	89.25	89.45	11.75	99.78	54.15	119.06	85.44 to 96.72	179,965	160,972	
250,000 TO 499,999	6	84.14	84.40	84.62	10.14	99.74	66.71	102.97	66.71 to 102.97	328,150	277,668	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	307	96.17	103.18	92.32	22.84	111.76	42.80	305.70	94.23 to 97.89	89,553	82,679	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	36	Median :	103	COV :	49.57	95% Median C.I. :	94.47 to 132.29
Total Sales Price :	1,228,128	Wgt. Mean :	101	STD :	65.65	95% Wgt. Mean C.I. :	90.34 to 112.27
Total Adj. Sales Price :	1,228,128	Mean :	132	Avg. Abs. Dev :	43.57	95% Mean C.I. :	110.98 to 153.88
Total Assessed Value :	1,244,149						
Avg. Adj. Sales Price :	34,115	COD :	42.32	MAX Sales Ratio :	305.70		
Avg. Assessed Value :	34,560	PRD :	130.73	MIN Sales Ratio :	42.80		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2014 To 12/31/2014	4	136.53	141.13	128.21	16.19	110.08	105.77	185.70	N/A	20,500	26,283
01/01/2015 To 03/31/2015	5	114.47	158.18	102.94	51.94	153.66	93.29	258.80	N/A	52,700	54,248
04/01/2015 To 06/30/2015	3	97.51	98.32	97.07	03.08	101.29	94.23	103.22	N/A	23,000	22,325
07/01/2015 To 09/30/2015	5	101.44	120.41	102.22	26.84	117.79	90.73	185.26	N/A	46,920	47,961
10/01/2015 To 12/31/2015	7	100.78	132.79	105.76	46.51	125.56	63.12	279.52	63.12 to 279.52	38,486	40,702
01/01/2016 To 03/31/2016	3	110.59	174.58	135.99	59.76	128.38	107.44	305.70	N/A	14,543	19,776
04/01/2016 To 06/30/2016	4	89.46	112.47	72.13	53.87	155.93	42.80	228.15	N/A	49,000	35,346
07/01/2016 To 09/30/2016	5	94.47	122.38	107.68	39.90	113.65	81.34	250.24	N/A	14,000	15,075
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	17	105.77	132.50	105.25	33.94	125.89	90.73	258.80	94.23 to 185.26	38,182	40,185
10/01/2015 To 09/30/2016	19	100.78	132.37	96.89	49.73	136.62	42.80	305.70	85.76 to 193.45	30,475	29,526
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	20	101.11	130.87	103.16	38.98	126.86	63.12	279.52	94.23 to 133.12	41,825	43,147

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
04	36	102.96	132.43	101.30	42.32	130.73	42.80	305.70	94.47 to 132.29	34,115	34,560

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	36	Median :	103	COV :	49.57	95% Median C.I. :	94.47 to 132.29
Total Sales Price :	1,228,128	Wgt. Mean :	101	STD :	65.65	95% Wgt. Mean C.I. :	90.34 to 112.27
Total Adj. Sales Price :	1,228,128	Mean :	132	Avg. Abs. Dev :	43.57	95% Mean C.I. :	110.98 to 153.88
Total Assessed Value :	1,244,149						
Avg. Adj. Sales Price :	34,115	COD :	42.32	MAX Sales Ratio :	305.70		
Avg. Assessed Value :	34,560	PRD :	130.73	MIN Sales Ratio :	42.80		

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	4	169.37	169.72	166.84	43.55	101.73	81.34	258.80	N/A	3,225	5,381
Less Than 15,000	14	189.58	181.03	180.33	35.92	100.39	81.34	305.70	85.76 to 258.80	7,152	12,897
Less Than 30,000	21	133.12	158.28	139.23	47.24	113.68	63.12	305.70	97.51 to 228.07	11,506	16,020
__ Ranges Excl. Low \$ __											
Greater Than 4,999	32	102.07	127.77	100.61	38.50	127.00	42.80	305.70	94.23 to 132.29	37,976	38,207
Greater Than 15,000	22	98.24	101.50	94.29	15.84	107.65	42.80	185.26	93.15 to 105.77	51,273	48,345
Greater Than 30,000	15	96.27	96.24	92.02	11.04	104.59	42.80	132.29	91.51 to 105.46	65,767	60,516
__ Incremental Ranges __											
0 TO 4,999	4	169.37	169.72	166.84	43.55	101.73	81.34	258.80	N/A	3,225	5,381
5,000 TO 14,999	10	189.58	185.56	182.33	34.73	101.77	83.16	305.70	85.76 to 279.52	8,723	15,904
15,000 TO 29,999	7	101.44	112.77	110.14	25.03	102.39	63.12	185.26	63.12 to 185.26	20,214	22,265
30,000 TO 59,999	9	102.69	103.76	102.40	07.65	101.33	90.73	132.29	94.23 to 107.44	39,167	40,108
60,000 TO 99,999	3	88.23	77.27	74.73	21.91	103.40	42.80	100.78	N/A	76,333	57,044
100,000 TO 149,999	2	92.33	92.33	92.27	00.89	100.07	91.51	93.15	N/A	107,500	99,190
150,000 TO 249,999	1	93.29	93.29	93.29		100.00	93.29	93.29	N/A	190,000	177,254
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	04	Total	Increase	0%

What IF

21 Custer
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 : 54
Total Sales Price : 7,007,723
Total Adj. Sales Price : 7,027,723
Total Assessed Value : 6,717,086
Avg. Adj. Sales Price : 130,143
Avg. Assessed Value : 124,390

MEDIAN : 96
WGT. MEAN : 96
MEAN : 107
COD : 33.35
PRD : 112.42

COV : 56.66
STD : 60.88
Avg. Abs. Dev : 31.86
MAX Sales Ratio : 432.95
MIN Sales Ratio : 46.96

95% Median C.I. : 87.35 to 99.95
95% Wgt. Mean C.I. : 89.09 to 102.07
95% Mean C.I. : 91.21 to 123.69

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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>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	2	59.38	59.38	48.22	19.70	123.14	47.68	71.07	N/A	32,750	15,792
01-JAN-14 To 31-MAR-14	3	115.82	119.06	116.97	12.99	101.79	98.12	143.23	N/A	264,863	309,813
01-APR-14 To 30-JUN-14	5	112.55	131.15	99.81	25.80	131.40	99.07	200.40	N/A	452,200	451,335
01-JUL-14 To 30-SEP-14	1	70.78	70.78	70.78	00.00	100.00	70.78	70.78	N/A	54,500	38,574
01-OCT-14 To 31-DEC-14	4	87.78	84.73	85.30	08.33	99.33	67.49	95.85	N/A	150,250	128,162
01-JAN-15 To 31-MAR-15	6	95.86	101.12	95.88	16.08	105.47	79.83	133.54	79.83 to 133.54	96,917	92,922
01-APR-15 To 30-JUN-15	7	97.20	102.34	95.52	08.11	107.14	93.86	116.42	93.86 to 116.42	85,256	81,433
01-JUL-15 To 30-SEP-15	4	95.52	169.69	115.39	99.03	147.06	54.77	432.95	N/A	96,200	111,002
01-OCT-15 To 31-DEC-15	6	111.07	110.44	100.76	23.34	109.61	64.60	153.96	64.60 to 153.96	94,125	94,838
01-JAN-16 To 31-MAR-16	8	76.83	84.21	72.38	22.37	116.34	62.56	147.46	62.56 to 147.46	75,912	54,947
01-APR-16 To 30-JUN-16	3	73.88	101.17	61.60	56.19	164.24	52.54	177.08	N/A	91,667	56,464
01-JUL-16 To 30-SEP-16	5	84.95	123.89	82.41	66.03	150.33	46.96	294.20	N/A	48,200	39,720
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	11	99.95	109.32	102.54	29.93	106.61	47.68	200.40	70.78 to 143.80	288,690	296,025
01-OCT-14 To 30-SEP-15	21	95.44	111.46	96.31	28.51	115.73	54.77	432.95	88.21 to 105.76	103,052	99,249
01-OCT-15 To 30-SEP-16	22	82.51	102.69	81.55	42.58	125.92	46.96	294.20	66.30 to 124.01	76,729	62,573
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	13	99.07	109.43	100.71	23.91	108.66	67.49	200.40	87.35 to 143.23	285,468	287,487
01-JAN-15 To 31-DEC-15	23	97.20	115.85	100.60	30.71	115.16	54.77	432.95	93.86 to 116.42	92,515	93,070
<u>ALL</u>	54	95.52	107.45	95.58	33.35	112.42	46.96	432.95	87.35 to 99.95	130,143	124,390

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	23	93.86	90.63	94.26	15.87	96.15	52.54	147.46	80.06 to 95.85	262,254	247,209
02	9	98.12	97.94	98.90	17.05	99.03	64.60	131.10	75.29 to 117.57	34,422	34,042
03	9	99.95	110.28	91.97	28.80	119.91	70.78	177.08	78.76 to 153.96	45,722	42,051
04	8	118.64	152.97	161.59	60.84	94.67	54.77	432.95	54.77 to 432.95	21,913	35,408
05	5	114.99	124.05	63.63	54.96	194.96	46.96	294.20	N/A	19,858	12,635
<u>ALL</u>	54	95.52	107.45	95.58	33.35	112.42	46.96	432.95	87.35 to 99.95	130,143	124,390

**21 Custer
COMMERCIAL**

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Qualified

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 MEAN : 107
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 PRD : 112.42

COV : 56.66
 STD : 60.88
 Avg. Abs. Dev : 31.86
 MAX Sales Ratio : 432.95
 MIN Sales Ratio : 46.96

95% Median C.I. : 87.35 to 99.95
 95% Wgt. Mean C.I. : 89.09 to 102.07
 95% Mean C.I. : 91.21 to 123.69

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	90.61	90.61	79.40	47.38	114.12	47.68	133.54	N/A	50,750	40,297
03	52	95.52	108.10	95.82	32.91	112.82	46.96	432.95	87.35 to 99.95	133,197	127,625
04											
<u>ALL</u>	<u>54</u>	<u>95.52</u>	<u>107.45</u>	<u>95.58</u>	<u>33.35</u>	<u>112.42</u>	<u>46.96</u>	<u>432.95</u>	<u>87.35 to 99.95</u>	<u>130,143</u>	<u>124,390</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	4	158.41	170.52	156.60	48.47	108.89	71.07	294.20	N/A	1,698	2,658
Less Than 15,000	7	116.42	138.68	95.21	60.01	145.66	46.96	294.20	46.96 to 294.20	4,470	4,256
Less Than 30,000	19	113.27	135.21	133.93	48.05	100.96	46.96	432.95	84.03 to 147.46	14,373	19,250
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	50	94.79	102.41	95.52	28.94	107.21	46.96	432.95	84.95 to 99.07	140,419	134,129
Greater Than 14,999	47	95.44	102.80	95.58	26.99	107.55	47.68	432.95	87.35 to 99.07	148,860	142,283
Greater Than 29,999	35	93.86	92.39	94.03	19.19	98.26	47.68	153.96	79.83 to 97.20	192,990	181,467
<u>Incremental Ranges</u>											
0 TO 4,999	4	158.41	170.52	156.60	48.47	108.89	71.07	294.20	N/A	1,698	2,658
5,000 TO 14,999	3	64.60	96.21	78.20	67.14	123.03	46.96	177.08	N/A	8,167	6,386
15,000 TO 29,999	12	109.52	133.18	138.94	41.23	95.85	54.77	432.95	87.35 to 143.80	20,150	27,997
30,000 TO 59,999	12	106.79	111.33	109.74	20.36	101.45	70.78	153.96	93.26 to 133.54	44,417	48,743
60,000 TO 99,999	7	78.36	74.87	75.67	12.76	98.94	47.68	94.13	47.68 to 94.13	75,399	57,051
100,000 TO 149,999	2	87.75	87.75	87.04	08.76	100.82	80.06	95.44	N/A	121,250	105,532
150,000 TO 249,999	9	79.83	78.41	80.18	18.49	97.79	52.54	95.85	62.56 to 95.60	178,611	143,211
250,000 TO 499,999	3	90.85	92.51	92.55	03.76	99.96	88.21	98.46	N/A	319,749	295,912
500,000 TO 999,999	1	115.82	115.82	115.82	00.00	100.00	115.82	115.82	N/A	726,589	841,517
1,000,000 +	1	99.07	99.07	99.07	00.00	100.00	99.07	99.07	N/A	2,158,000	2,137,837
<u>ALL</u>	<u>54</u>	<u>95.52</u>	<u>107.45</u>	<u>95.58</u>	<u>33.35</u>	<u>112.42</u>	<u>46.96</u>	<u>432.95</u>	<u>87.35 to 99.95</u>	<u>130,143</u>	<u>124,390</u>

21 Custer
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 : 54
 Total Sales Price : 7,007,723
 Total Adj. Sales Price : 7,027,723
 Total Assessed Value : 6,717,086
 Avg. Adj. Sales Price : 130,143
 Avg. Assessed Value : 124,390

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 107
 COD : 33.35
 PRD : 112.42

COV : 56.66
 STD : 60.88
 Avg. Abs. Dev : 31.86
 MAX Sales Ratio : 432.95
 MIN Sales Ratio : 46.96

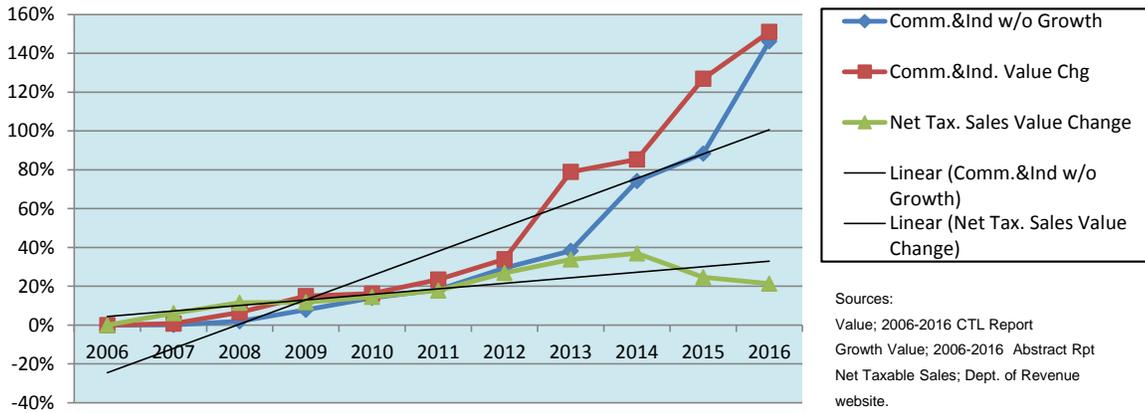
95% Median C.I. : 87.35 to 99.95
 95% Wgt. Mean C.I. : 89.09 to 102.07
 95% Mean C.I. : 91.21 to 123.69

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
319	1	99.07	99.07	99.07	00.00	100.00	99.07	99.07	N/A	2,158,000	2,137,837
326	4	114.49	132.33	110.65	22.78	119.59	99.95	200.40	N/A	22,448	24,838
340	1	153.96	153.96	153.96	00.00	100.00	153.96	153.96	N/A	35,000	53,886
343	1	98.46	98.46	98.46	00.00	100.00	98.46	98.46	N/A	300,000	295,393
344	5	75.29	77.58	80.64	11.95	96.21	66.30	93.86	N/A	115,400	93,062
350	1	131.10	131.10	131.10	00.00	100.00	131.10	131.10	N/A	45,000	58,997
351	4	63.25	81.62	62.37	38.06	130.86	52.54	147.46	N/A	125,125	78,039
352	3	93.26	91.49	83.98	30.69	108.94	47.68	133.54	N/A	50,500	42,408
353	11	94.13	97.94	101.38	18.73	96.61	71.07	143.80	73.88 to 117.57	143,849	145,834
384	1	64.60	64.60	64.60	00.00	100.00	64.60	64.60	N/A	6,500	4,199
386	2	90.43	90.43	83.46	11.72	108.35	79.83	101.03	N/A	90,500	75,530
387	2	94.95	94.95	94.93	00.95	100.02	94.05	95.85	N/A	184,000	174,672
406	6	101.94	132.12	97.42	38.78	135.62	84.03	294.20	84.03 to 294.20	52,583	51,229
421	1	177.08	177.08	177.08	00.00	100.00	177.08	177.08	N/A	5,000	8,854
442	3	124.01	203.91	194.66	101.65	104.75	54.77	432.95	N/A	30,267	58,918
470	1	88.21	88.21	88.21	00.00	100.00	88.21	88.21	N/A	250,000	220,527
471	2	120.22	120.22	118.41	19.15	101.53	97.20	143.23	N/A	51,000	60,388
476	2	79.07	79.07	75.39	10.48	104.88	70.78	87.35	N/A	37,750	28,459
491	1	46.96	46.96	46.96	00.00	100.00	46.96	46.96	N/A	13,000	6,105
528	2	86.90	86.90	88.72	09.83	97.95	78.36	95.44	N/A	90,648	80,426
<u> ALL </u>	<u>54</u>	95.52	107.45	95.58	33.35	112.42	46.96	432.95	87.35 to 99.95	130,143	124,390

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	\$ 53,364,822	\$ 24,233	0.05%	\$ 53,340,589	-	\$ 79,315,840	-
2007	\$ 53,807,703	\$ 390,998	0.73%	\$ 53,416,705	0.10%	\$ 84,183,995	6.14%
2008	\$ 56,850,813	\$ 2,417,717	4.25%	\$ 54,433,096	1.16%	\$ 88,512,923	5.14%
2009	\$ 61,362,153	\$ 3,798,058	6.19%	\$ 57,564,095	1.25%	\$ 88,661,972	0.17%
2010	\$ 62,016,021	\$ 1,164,811	1.88%	\$ 60,851,210	-0.83%	\$ 90,807,944	2.42%
2011	\$ 65,894,597	\$ 2,817,027	4.28%	\$ 63,077,570	1.71%	\$ 93,422,072	2.88%
2012	\$ 71,455,590	\$ 2,392,367	3.35%	\$ 69,063,223	4.81%	\$ 100,655,831	7.74%
2013	\$ 95,472,318	\$ 21,698,853	22.73%	\$ 73,773,465	3.24%	\$ 106,188,797	5.50%
2014	\$ 98,892,429	\$ 5,917,537	5.98%	\$ 92,974,892	-2.62%	\$ 108,634,566	2.30%
2015	\$ 121,121,620	\$ 20,596,128	17.00%	\$ 100,525,492	1.65%	\$ 98,875,022	-8.98%
2016	\$ 133,964,781	\$ 2,567,352	1.92%	\$ 131,397,429	8.48%	\$ 96,227,974	-2.68%
Ann %chg	9.64%			Average	1.90%	2.48%	2.06%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.10%	0.83%	6.14%
2008	2.00%	6.53%	11.60%
2009	7.87%	14.99%	11.78%
2010	14.03%	16.21%	14.49%
2011	18.20%	23.48%	17.78%
2012	29.42%	33.90%	26.91%
2013	38.24%	78.90%	33.88%
2014	74.23%	85.31%	36.96%
2015	88.37%	126.97%	24.66%
2016	146.22%	151.04%	21.32%

County Number: 21
 County Name: Custer

21 Custer
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 60
Total Sales Price : 44,263,118
Total Adj. Sales Price : 44,162,768
Total Assessed Value : 31,444,402
Avg. Adj. Sales Price : 736,046
Avg. Assessed Value : 524,073

MEDIAN : 70
WGT. MEAN : 71
MEAN : 76
COD : 23.15
PRD : 106.43

COV : 28.82
STD : 21.84
Avg. Abs. Dev : 16.32
MAX Sales Ratio : 162.47
MIN Sales Ratio : 45.21

95% Median C.I. : 66.91 to 78.90
95% Wgt. Mean C.I. : 65.21 to 77.19
95% Mean C.I. : 70.25 to 81.31

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	6	78.20	76.48	73.98	09.90	103.38	58.86	94.03	58.86 to 94.03	776,094	574,161
01-JAN-14 To 31-MAR-14	13	78.71	74.96	68.14	23.26	110.01	45.21	120.00	53.97 to 92.66	833,468	567,916
01-APR-14 To 30-JUN-14	6	73.91	71.30	71.43	18.78	99.82	47.44	92.71	47.44 to 92.71	972,483	694,639
01-JUL-14 To 30-SEP-14	1	68.23	68.23	68.23	00.00	100.00	68.23	68.23	N/A	1,276,000	870,565
01-OCT-14 To 31-DEC-14	4	63.50	71.06	67.97	24.94	104.55	51.88	105.37	N/A	453,500	308,257
01-JAN-15 To 31-MAR-15	5	61.55	63.55	60.97	10.28	104.23	52.04	72.38	N/A	554,410	338,043
01-APR-15 To 30-JUN-15	7	77.45	81.00	96.99	25.85	83.51	54.00	117.22	54.00 to 117.22	603,271	585,128
01-JUL-15 To 30-SEP-15	1	162.47	162.47	162.47	00.00	100.00	162.47	162.47	N/A	80,000	129,979
01-OCT-15 To 31-DEC-15	4	69.11	75.78	59.51	22.18	127.34	53.01	111.88	N/A	317,552	188,986
01-JAN-16 To 31-MAR-16	6	75.09	76.26	66.92	23.74	113.96	47.01	102.51	47.01 to 102.51	883,834	591,462
01-APR-16 To 30-JUN-16	5	70.64	71.73	67.46	09.31	106.33	57.49	84.97	N/A	1,164,240	785,360
01-JUL-16 To 30-SEP-16	2	83.31	83.31	71.33	22.49	116.80	64.57	102.04	N/A	138,430	98,748
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	26	78.20	74.21	70.20	18.61	105.71	45.21	120.00	59.54 to 83.92	869,329	610,241
01-OCT-14 To 30-SEP-15	17	68.42	78.32	80.43	29.67	97.38	51.88	162.47	58.57 to 103.50	522,879	420,537
01-OCT-15 To 30-SEP-16	17	70.34	75.64	66.52	19.99	113.71	47.01	111.88	58.27 to 99.56	745,369	495,824
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	24	68.67	73.11	69.10	24.04	105.80	45.21	120.00	55.89 to 88.28	823,333	568,931
01-JAN-15 To 31-DEC-15	17	70.34	79.43	79.95	28.53	99.35	52.04	162.47	59.12 to 103.50	490,892	392,473
<u>ALL</u>	60	70.49	75.78	71.20	23.15	106.43	45.21	162.47	66.91 to 78.90	736,046	524,073

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	36	70.81	77.21	74.69	24.22	103.37	47.44	162.47	61.55 to 83.92	662,006	494,473
2	2	64.07	64.07	64.17	10.27	99.84	57.49	70.64	N/A	1,895,599	1,216,460
3	5	69.49	67.25	65.37	22.67	102.88	45.21	92.66	N/A	777,309	508,122
5	17	72.38	76.63	68.52	21.69	111.84	47.01	111.88	58.57 to 99.56	744,282	509,991
<u>ALL</u>	60	70.49	75.78	71.20	23.15	106.43	45.21	162.47	66.91 to 78.90	736,046	524,073

21 Custer
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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WGT. MEAN : 71
MEAN : 76
COD : 23.15
PRD : 106.43

COV : 28.82
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Avg. Abs. Dev : 16.32
MAX Sales Ratio : 162.47
MIN Sales Ratio : 45.21

95% Median C.I. : 66.91 to 78.90
95% Wgt. Mean C.I. : 65.21 to 77.19
95% Mean C.I. : 70.25 to 81.31

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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	3	83.92	91.33	84.71	19.83	107.81	70.07	120.00	N/A	905,000	766,610
1	3	83.92	91.33	84.71	19.83	107.81	70.07	120.00	N/A	905,000	766,610
_____Dry_____											
County	1	94.12	94.12	94.12	00.00	100.00	94.12	94.12	N/A	366,000	344,497
1	1	94.12	94.12	94.12	00.00	100.00	94.12	94.12	N/A	366,000	344,497
_____Grass_____											
County	25	68.42	69.25	65.70	17.73	105.40	47.01	99.56	60.22 to 77.45	724,901	476,248
1	13	68.42	70.05	69.01	18.08	101.51	47.44	95.64	55.89 to 84.97	384,935	265,646
2	2	64.07	64.07	64.17	10.27	99.84	57.49	70.64	N/A	1,895,599	1,216,460
3	3	69.49	70.31	66.55	21.05	105.65	48.78	92.66	N/A	972,182	646,982
5	7	68.23	68.80	63.63	17.63	108.13	47.01	99.56	47.01 to 99.56	915,804	582,703
_____ALL_____	60	70.49	75.78	71.20	23.15	106.43	45.21	162.47	66.91 to 78.90	736,046	524,073

80%MLU By Market Area

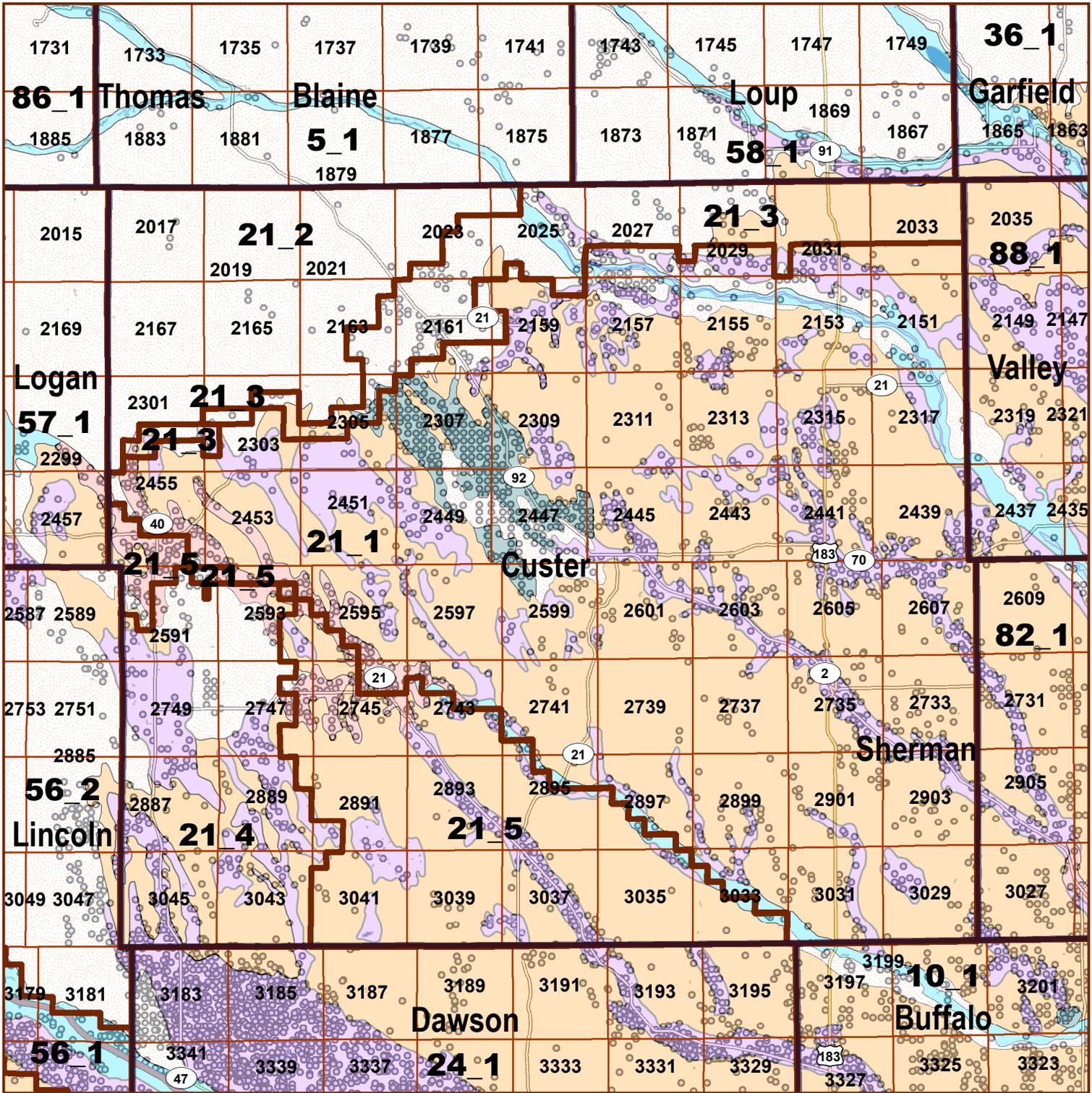
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	18	70.04	74.12	73.55	21.92	100.77	45.21	120.00	58.57 to 78.98	1,095,073	805,470
1	11	70.01	76.62	75.57	21.64	101.39	53.97	120.00	54.43 to 117.22	1,258,911	951,363
3	1	45.21	45.21	45.21	00.00	100.00	45.21	45.21	N/A	508,000	229,653
5	6	75.55	74.34	71.03	17.67	104.66	52.04	105.37	52.04 to 105.37	892,550	633,969
_____Dry_____											
County	2	73.00	73.00	78.27	28.93	93.27	51.88	94.12	N/A	293,000	229,322
1	2	73.00	73.00	78.27	28.93	93.27	51.88	94.12	N/A	293,000	229,322
_____Grass_____											
County	28	68.96	70.80	66.05	19.04	107.19	47.01	111.88	60.22 to 77.86	673,799	445,046
1	14	65.00	69.27	68.55	18.69	101.05	47.44	95.64	55.89 to 84.97	375,071	257,096
2	2	64.07	64.07	64.17	10.27	99.84	57.49	70.64	N/A	1,895,599	1,216,460
3	4	74.79	72.76	68.40	18.21	106.37	48.78	92.66	N/A	844,637	577,739
5	8	69.29	74.19	63.89	23.06	116.12	47.01	111.88	47.01 to 111.88	805,703	514,760
_____ALL_____	60	70.49	75.78	71.20	23.15	106.43	45.21	162.47	66.91 to 78.90	736,046	524,073

Custer County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Custer	1	n/a	5,887	5,561	4,992	4,712	4,305	4,285	4,269	5,141
Valley	1	n/a	5,060	5,060	4,350	4,110	4,110	3,360	3,360	4,411
Sherman	1	n/a	4,820	4,645	4,645	4,485	4,485	4,380	4,375	4,540
Buffalo	1	5,850	5,850	5,600	5,500	4,915	5,150	4,725	4,725	5,274
Custer	2	n/a	2,039	1,861	1,926	n/a	2,026	2,075	2,076	2,056
Blaine	1	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Logan	1	3,740	3,740	3,600	3,460	2,955	2,955	2,600	2,485	3,094
Thomas	1	n/a	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100
Custer	3	n/a	4,389	3,972	3,729	3,452	3,341	2,447	2,450	3,290
Loup	1	n/a	4,000	4,000	3,500	3,500	3,100	3,100	2,000	3,390
Garfield	1	n/a	4,180	4,180	3,565	3,565	3,160	3,160	2,705	3,423
Custer	4	n/a	4,866	4,457	3,762	3,481	3,365	3,154	2,957	3,997
Custer	5	n/a	4,849	4,448	3,750	3,464	3,352	3,139	2,940	4,118
Dawson	1	n/a	5,365	4,975	4,497	4,055	3,774	3,546	3,300	4,953
Lincoln	2	2,500	2,500	2,473	2,500	2,500	2,466	2,491	2,490	2,490

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Custer	1	n/a	2,589	2,290	2,165	2,045	1,865	1,860	1,855	2,151
Valley	1	n/a	2,150	2,150	2,150	2,115	2,115	2,115	1,980	2,096
Sherman	1	n/a	2,180	2,070	2,070	1,960	1,960	1,850	1,850	1,946
Buffalo	1	2,750	2,750	2,550	2,550	2,375	2,275	2,225	2,225	2,424
Custer	2	n/a	540	530	530	530	530	530	530	532
Blaine	1	n/a	720	n/a	n/a	n/a	720	720	720	720
Logan	1	1,625	1,625	1,560	1,560	1,440	1,440	1,210	1,210	1,441
Thomas	1	n/a	n/a							
Custer	3	n/a	1,400	1,390	1,390	1,380	1,380	1,375	1,375	1,384
Loup	1	n/a	925	n/a	925	865	780	780	780	849
Garfield	1	n/a	1,735	1,735	1,520	1,520	1,265	1,265	1,190	1,420
Custer	4	n/a	2,095	1,910	1,610	1,495	1,445	1,355	1,275	1,665
Custer	5	n/a	2,095	1,910	1,610	1,495	1,445	1,355	1,275	1,692
Dawson	1	n/a	2,450	2,205	2,010	1,995	1,799	1,555	1,540	1,996
Lincoln	2	n/a	2,095	1,910	1,610	1,495	1,445	1,355	1,275	1,665

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Custer	1	n/a	1,221	1,215	1,215	1,210	1,210	1,151	1,112	1,126
Valley	1	n/a	1,401	1,402	1,362	1,400	1,317	1,231	1,258	1,267
Sherman	1	n/a	1,485	1,430	1,430	1,360	1,360	1,340	1,339	1,347
Buffalo	1	1,700	1,700	1,675	1,650	1,625	1,600	1,550	1,525	1,558
Custer	2	n/a	530	530	530	530	535	536	531	532
Blaine	1	n/a	720	n/a	720	720	720	570	570	574
Logan	1	525	525	525	525	525	526	527	525	525
Thomas	1	n/a	n/a	465	465	465	465	465	465	465
Custer	3	n/a	961	963	955	961	955	934	793	831
Loup	1	n/a	900	899	900	770	770	770	770	771
Garfield	1	n/a	1,190	1,190	1,190	1,100	1,100	918	757	818
Custer	4	n/a	1,070	1,065	1,065	1,060	1,060	987	854	901
Custer	5	n/a	1,080	1,066	1,067	1,066	1,060	1,051	994	1,006
Dawson	1	n/a	1,665	1,430	1,295	1,240	1,140	1,110	1,100	1,142
Lincoln	2	595	595	595	595	595	525	525	524	525



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

Custer 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	172,338,208	--	--	--	53,364,822	--	--	--	734,688,457	--	--	--
2007	180,097,090	7,758,882	4.50%	4.50%	53,807,703	442,881	0.83%	0.83%	750,587,423	15,898,966	2.16%	2.16%
2008	195,114,153	15,017,063	8.34%	13.22%	56,850,813	3,043,110	5.66%	6.53%	825,542,058	74,954,635	9.99%	12.37%
2009	200,316,275	5,202,122	2.67%	16.23%	61,362,153	4,511,340	7.94%	14.99%	877,231,579	51,689,521	6.26%	19.40%
2010	212,676,530	12,360,255	6.17%	23.41%	62,016,021	653,868	1.07%	16.21%	998,770,078	121,538,499	13.85%	35.94%
2011	215,564,008	2,887,478	1.36%	25.08%	65,894,597	3,878,576	6.25%	23.48%	1,115,974,878	117,204,800	11.73%	51.90%
2012	220,037,146	4,473,138	2.08%	27.68%	71,455,590	5,560,993	8.44%	33.90%	1,261,712,318	145,737,440	13.06%	71.73%
2013	228,243,419	8,206,273	3.73%	32.44%	95,472,318	24,016,728	33.61%	78.90%	1,420,070,927	158,358,609	12.55%	93.29%
2014	242,100,352	13,856,933	6.07%	40.48%	98,892,429	3,420,111	3.58%	85.31%	1,836,742,818	416,671,891	29.34%	150.00%
2015	259,107,974	17,007,622	7.03%	50.35%	121,121,620	22,229,191	22.48%	126.97%	2,398,726,828	561,984,010	30.60%	226.50%
2016	272,988,217	13,880,243	5.36%	58.40%	133,964,781	12,843,161	10.60%	151.04%	2,630,205,520	231,478,692	9.65%	258.00%

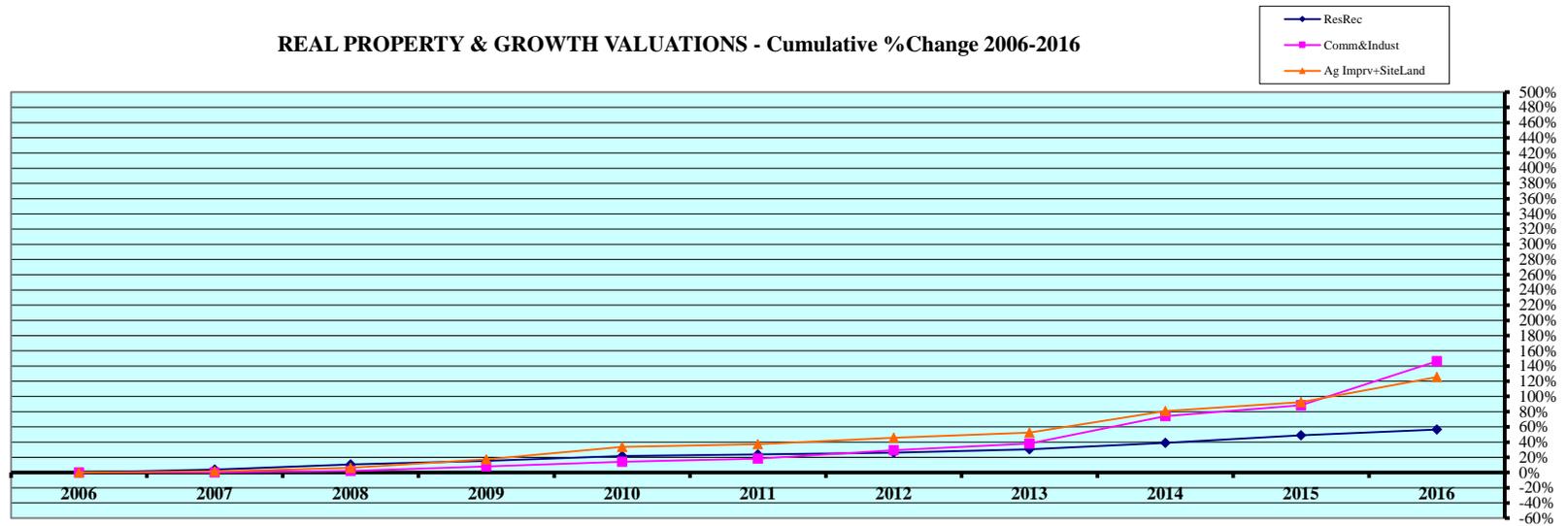
Rate Annual %chg: Residential & Recreational 4.71% Commercial & Industrial 9.64% Agricultural Land 13.60%

Cnty# 21
 County CUSTER

CHART 1 EXHIBIT 21B 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	172,338,208	2,533,673	1.47%	169,804,535	--	--	53,364,822	24,233	0.05%	53,340,589	--	--	
2007	180,097,090	848,068	0.47%	179,249,022	4.01%	4.01%	53,807,703	390,998	0.73%	53,416,705	0.10%	0.10%	
2008	195,114,153	4,601,509	2.36%	190,512,644	5.78%	10.55%	56,850,813	2,417,717	4.25%	54,433,096	1.16%	2.00%	
2009	200,316,275	1,794,526	0.90%	198,521,749	1.75%	15.19%	61,362,153	3,798,058	6.19%	57,564,095	1.25%	7.87%	
2010	212,676,530	2,974,889	1.40%	209,701,641	4.69%	21.68%	62,016,021	1,164,811	1.88%	60,851,210	-0.83%	14.03%	
2011	215,564,008	2,419,110	1.12%	213,144,898	0.22%	23.68%	65,894,597	2,817,027	4.28%	63,077,570	1.71%	18.20%	
2012	220,037,146	2,782,231	1.26%	217,254,915	0.78%	26.06%	71,455,590	2,392,367	3.35%	69,063,223	4.81%	29.42%	
2013	228,243,419	3,420,351	1.50%	224,823,068	2.18%	30.45%	95,472,318	21,698,853	22.73%	73,773,465	3.24%	38.24%	
2014	242,100,352	2,790,879	1.15%	239,309,473	4.85%	38.86%	98,892,429	5,917,537	5.98%	92,974,892	-2.62%	74.23%	
2015	259,107,974	2,564,572	0.99%	256,543,402	5.97%	48.86%	121,121,620	20,596,128	17.00%	100,525,492	1.65%	88.37%	
2016	272,988,217	3,342,769	1.22%	269,645,448	4.07%	56.46%	133,964,781	2,567,352	1.92%	131,397,429	8.48%	146.22%	
Rate Ann%chg	4.71%					3.43%	9.64%					C & I w/o growth	1.90%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% 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	Growth Value				
2006	67,112,216	33,756,444	100,868,660	2,888,484	2.86%	97,980,176	--	--
2007	69,350,546	34,180,449	103,530,995	1,043,857	1.01%	102,487,138	1.60%	1.60%
2008	73,840,363	37,219,388	111,059,751	3,981,635	3.59%	107,078,116	3.43%	6.16%
2009	79,857,399	44,722,819	124,580,218	6,139,103	4.93%	118,441,115	6.65%	17.42%
2010	90,085,744	48,821,299	138,907,043	4,101,500	2.95%	134,805,543	8.21%	33.64%
2011	91,006,289	50,401,672	141,407,961	2,958,714	2.09%	138,449,247	-0.33%	37.26%
2012	96,093,917	56,735,986	152,829,903	5,838,701	3.82%	146,991,202	3.95%	45.73%
2013	98,188,616	63,180,045	161,368,661	7,658,684	4.75%	153,709,977	0.58%	52.39%
2014	107,937,571	83,812,907	191,750,478	9,366,814	4.88%	182,383,664	13.02%	80.81%
2015	111,013,136	93,617,793	204,630,929	10,573,126	5.17%	194,057,803	1.20%	92.39%
2016	119,479,445	117,510,961	236,990,406	9,563,459	4.04%	227,426,947	11.14%	125.47%
Rate Ann%chg	5.94%	13.28%	8.92%	Ag Imprv+Site w/o growth		4.94%		

(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.

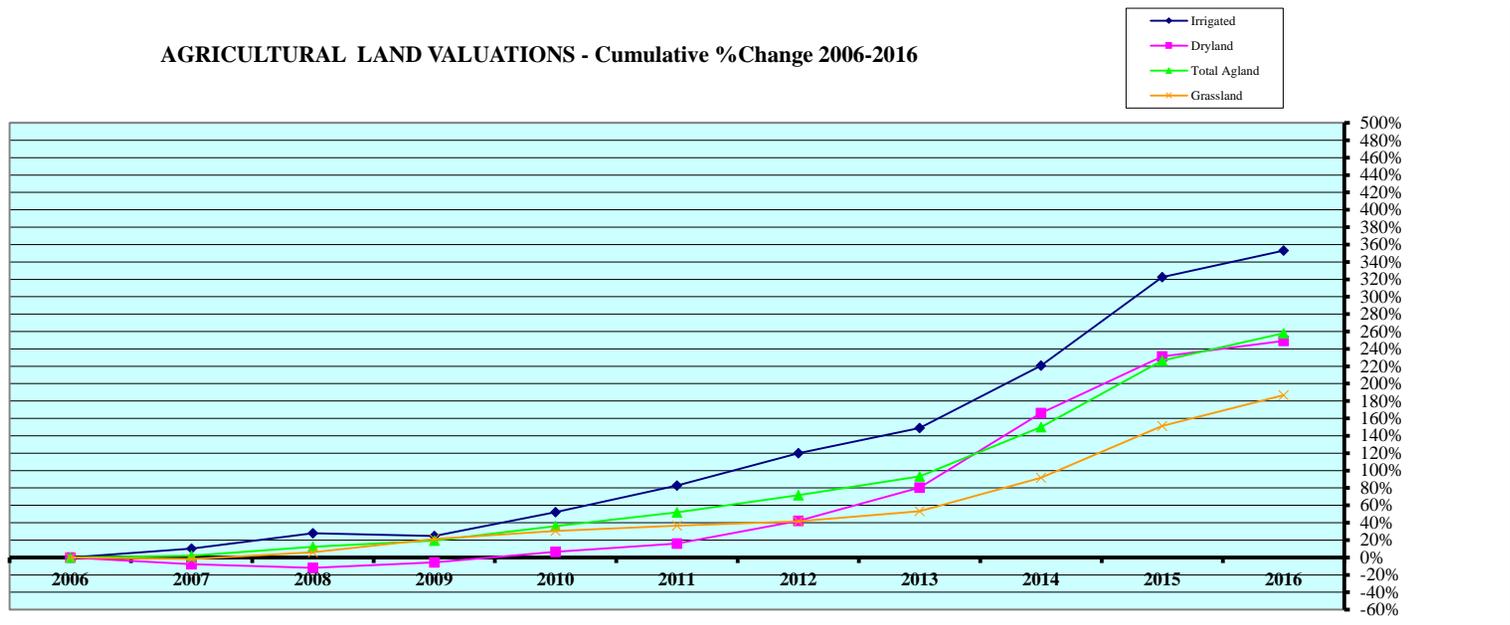
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 21
County CUSTER

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	282,661,315	--	--	--	86,968,049	--	--	--	364,728,290	--	--	--
2007	311,623,934	28,962,619	10.25%	10.25%	80,361,248	-6,606,801	-7.60%	-7.60%	358,279,599	-6,448,691	-1.77%	-1.77%
2008	361,614,077	49,990,143	16.04%	27.93%	76,616,848	-3,744,400	-4.66%	-11.90%	387,059,355	28,779,756	8.03%	6.12%
2009	352,632,893	-8,981,184	-2.48%	24.75%	82,069,364	5,452,516	7.12%	-5.63%	442,412,251	55,352,896	14.30%	21.30%
2010	430,052,040	77,419,147	21.95%	52.14%	92,753,865	10,684,501	13.02%	6.65%	475,855,612	33,443,361	7.56%	30.47%
2011	516,330,331	86,278,291	20.06%	82.67%	100,823,823	8,069,958	8.70%	15.93%	498,687,513	22,831,901	4.80%	36.73%
2012	621,591,602	105,261,271	20.39%	119.91%	123,727,480	22,903,657	22.72%	42.27%	516,251,196	17,563,683	3.52%	41.54%
2013	703,820,011	82,228,409	13.23%	149.00%	156,892,448	33,164,968	26.80%	80.40%	559,208,381	42,957,185	8.32%	53.32%
2014	906,219,601	202,399,590	28.76%	220.60%	231,343,898	74,451,450	47.45%	166.01%	699,014,392	139,806,011	25.00%	91.65%
2015	1,194,149,215	287,929,614	31.77%	322.47%	288,090,133	56,746,235	24.53%	231.26%	916,335,375	217,320,983	31.09%	151.24%
2016	1,280,583,842	86,434,627	7.24%	353.05%	303,669,459	15,579,326	5.41%	249.17%	1,045,809,707	129,474,332	14.13%	186.74%

Rate Ann.%chg: Irrigated **16.31%** Dryland **13.32%** Grassland **11.11%**

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	319,202	--	--	--	11,601	--	--	--	734,688,457	--	--	--
2007	311,042	-8,160	-2.56%	-2.56%	11,600	-1	-0.01%	-0.01%	750,587,423	15,898,966	2.16%	2.16%
2008	245,858	-65,184	-20.96%	-22.98%	5,920	-5,680	-48.97%	-48.97%	825,542,058	74,954,635	9.99%	12.37%
2009	111,151	-134,707	-54.79%	-65.18%	5,920	0	0.00%	-48.97%	877,231,579	51,689,521	6.26%	19.40%
2010	83,755	-27,396	-24.65%	-73.76%	24,806	18,886	319.02%	113.83%	998,770,078	121,538,499	13.85%	35.94%
2011	83,531	-224	-0.27%	-73.83%	49,680	24,874	100.27%	328.24%	1,115,974,878	117,204,800	11.73%	51.90%
2012	97,360	13,829	16.56%	-69.50%	44,680	-5,000	-10.06%	285.14%	1,261,712,318	145,737,440	13.06%	71.73%
2013	111,523	14,163	14.55%	-65.06%	38,564	-6,116	-13.69%	232.42%	1,420,070,927	158,358,609	12.55%	93.29%
2014	113,809	2,286	2.05%	-64.35%	51,118	12,554	32.55%	340.63%	1,836,742,818	416,671,891	29.34%	150.00%
2015	104,737	-9,072	-7.97%	-67.19%	47,368	-3,750	-7.34%	308.31%	2,398,726,828	561,984,010	30.60%	226.50%
2016	108,066	3,329	3.18%	-66.14%	34,446	-12,922	-27.28%	196.92%	2,630,205,520	231,478,692	9.65%	258.00%

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Rate Ann.%chg: Total Agric Land **13.60%**

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	299,607,708	218,501	1,371			87,140,670	183,507	475			364,594,276	1,197,623	304		
2007	306,708,355	243,390	1,260	-8.10%	-8.10%	81,583,878	169,836	480	1.16%	1.16%	358,920,850	1,187,559	302	-0.72%	-0.72%
2008	361,896,640	276,253	1,310	3.96%	-4.46%	76,635,465	154,553	496	3.22%	4.42%	387,078,363	1,172,349	330	9.24%	8.46%
2009	352,679,603	277,696	1,270	-3.05%	-7.38%	82,133,190	162,440	506	1.97%	6.48%	442,329,287	1,167,463	379	14.75%	24.46%
2010	430,085,562	278,456	1,545	21.62%	12.64%	92,902,824	161,040	577	14.10%	21.49%	479,577,174	1,166,550	411	8.51%	35.04%
2011	515,934,505	279,399	1,847	19.56%	34.67%	101,034,812	160,133	631	9.37%	32.87%	498,665,660	1,169,050	427	3.76%	40.12%
2012	620,646,764	280,346	2,214	19.89%	61.45%	124,283,233	158,675	783	24.14%	64.94%	516,246,313	1,169,684	441	3.47%	44.98%
2013	702,434,562	281,276	2,497	12.80%	82.13%	156,894,743	157,118	999	27.49%	110.29%	559,507,329	1,170,530	478	8.30%	57.01%
2014	905,781,541	282,018	3,212	28.61%	134.23%	231,795,040	157,284	1,474	47.58%	210.35%	698,973,742	1,169,162	598	25.07%	96.38%
2015	1,194,956,767	282,214	4,234	31.83%	208.80%	288,647,752	156,313	1,847	25.30%	288.87%	916,076,186	1,170,050	783	30.96%	157.18%
2016	1,283,048,478	282,250	4,546	7.36%	231.52%	303,739,938	156,016	1,947	5.43%	309.98%	1,045,611,323	1,170,043	894	14.14%	193.55%

Rate Annual %chg Average Value/Acre: 12.73%

15.15%

11.37%

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	316,305	10,274	31			11,600	15	773			751,670,559	1,609,920	467		
2007	313,463	10,186	31	-0.05%	-0.05%	11,600	15	773	0.00%	0.00%	747,538,146	1,610,987	464	-0.62%	-0.62%
2008	247,214	7,858	31	2.23%	2.19%	5,920	19	308	-60.13%	-60.13%	825,863,602	1,611,032	513	10.47%	9.79%
2009	109,846	3,181	35	9.78%	12.18%	5,920	19	308	0.00%	-60.13%	877,257,846	1,610,800	545	6.24%	16.64%
2010	83,310	2,394	35	0.77%	13.04%	678,031	2,571	264	-14.46%	-65.89%	1,003,326,901	1,611,010	623	14.36%	33.39%
2011	83,863	2,410	35	0.00%	13.05%	27,770	139	200	-24.17%	-74.14%	1,115,746,610	1,611,130	693	11.20%	48.32%
2012	97,143	2,210	44	26.27%	42.74%	44,680	223	200	0.00%	-74.14%	1,261,318,133	1,611,139	783	13.05%	67.68%
2013	111,284	2,280	49	11.04%	58.50%	38,638	193	200	0.00%	-74.14%	1,418,986,556	1,611,398	881	12.48%	88.60%
2014	114,396	2,341	49	0.14%	58.73%	51,118	197	260	30.00%	-66.38%	1,836,715,837	1,611,002	1,140	29.47%	144.19%
2015	104,723	2,134	49	0.41%	59.38%	47,368	182	260	0.00%	-66.38%	2,399,832,796	1,610,894	1,490	30.67%	219.07%
2016	108,221	2,206	49	-0.01%	59.36%	34,446	132	260	0.00%	-66.38%	2,632,542,406	1,610,647	1,634	9.71%	250.07%

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CUSTER

Rate Annual %chg Average Value/Acre: 13.35%

(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
10,939	CUSTER	167,903,603	30,498,032	84,747,714	272,988,217	125,266,035	8,698,746	0	2,630,205,520	119,479,445	117,510,961	0	3,557,298,273
cnty.sectorvalue % of total value:		4.72%	0.86%	2.38%	7.67%	3.52%	0.24%		73.94%	3.36%	3.30%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
145	ANSELMO	1,878,204	338,595	1,232,187	2,004,421	1,130,060	0	0	3,972	0	0	0	6,587,439
1.33%	%sector of county sector	1.12%	1.11%	1.45%	0.73%	0.90%			0.00%				0.19%
	%sector of municipality	28.51%	5.14%	18.71%	30.43%	17.15%			0.06%				100.00%
441	ANSLEY	1,659,333	837,013	1,802,758	8,508,327	2,594,706	0	0	9,848	0	7,482	0	15,419,467
4.03%	%sector of county sector	0.99%	2.74%	2.13%	3.12%	2.07%			0.00%		0.01%		0.43%
	%sector of municipality	10.76%	5.43%	11.69%	55.18%	16.83%			0.06%		0.05%		100.00%
597	ARNOLD	520,644	589,512	58,419	17,533,182	2,182,080	0	0	52,112	0	0	0	20,935,949
5.46%	%sector of county sector	0.31%	1.93%	0.07%	6.42%	1.74%			0.00%				0.59%
	%sector of municipality	2.49%	2.82%	0.28%	83.75%	10.42%			0.25%				100.00%
83	BERWYN	33,892	300,458	928,324	1,626,945	179,404	0	0	73,955	33,513	1,888	0	3,178,379
0.76%	%sector of county sector	0.02%	0.99%	1.10%	0.60%	0.14%			0.00%	0.03%	0.00%		0.09%
	%sector of municipality	1.07%	9.45%	29.21%	51.19%	5.64%			2.33%	1.05%	0.06%		100.00%
3,559	BROKEN BOW	6,790,365	2,305,313	2,371,314	107,674,034	53,430,257	421,669	0	62,108	0	0	0	173,055,060
32.53%	%sector of county sector	4.04%	7.56%	2.80%	39.44%	42.65%	4.85%		0.00%				4.86%
	%sector of municipality	3.92%	1.33%	1.37%	62.22%	30.87%	0.24%		0.04%				100.00%
574	CALLAWAY	2,127,237	304,494	44,869	18,184,208	5,474,469	0	0	126,384	30,378	28,169	0	26,320,208
5.25%	%sector of county sector	1.27%	1.00%	0.05%	6.66%	4.37%			0.00%	0.03%	0.02%		0.74%
	%sector of municipality	8.08%	1.16%	0.17%	69.09%	20.80%			0.48%	0.12%	0.11%		100.00%
93	COMSTOCK	7,722	96,971	5,173	1,797,455	174,963	0	0	8,018	0	0	0	2,090,302
0.65%	%sector of county sector	0.00%	0.32%	0.01%	0.66%	0.14%			0.00%				0.06%
	%sector of municipality	0.37%	4.64%	0.25%	85.99%	8.37%			0.38%				100.00%
171	MASON CITY	392,268	444,343	1,307,942	2,589,202	314,280	0	0	61,270	57,102	39,065	0	5,205,472
1.56%	%sector of county sector	0.23%	1.46%	0.95%	0.95%	0.25%			0.00%	0.05%	0.03%		0.15%
	%sector of municipality	7.54%	8.54%	25.13%	49.74%	6.04%			1.18%	1.10%	0.75%		100.00%
363	MERNA	646,361	503,963	1,045,849	9,085,695	2,654,654	0	0	351,027	0	0	0	14,287,549
3.32%	%sector of county sector	0.38%	1.65%	1.23%	3.33%	2.12%			0.01%				0.40%
	%sector of municipality	4.52%	3.53%	7.32%	63.59%	18.58%			2.46%				100.00%
151	OCONTO	37,101	134,090	4,945	2,544,865	265,080	0	0	13,052	0	62,958	0	3,062,091
1.38%	%sector of county sector	0.02%	0.44%	0.01%	0.93%	0.21%			0.00%		0.05%		0.09%
	%sector of municipality	1.21%	4.38%	0.16%	83.11%	8.66%			0.43%		2.06%		100.00%
525	SARGENT	462,442	369,191	21,738	9,581,093	4,373,591	0	0	512,744	0	0	0	15,320,799
4.80%	%sector of county sector	0.28%	1.21%	0.03%	3.51%	3.49%			0.02%				0.43%
	%sector of municipality	3.02%	2.41%	0.14%	62.54%	28.55%			3.35%				100.00%
6,702	Total Municipalities	14,555,569	6,223,943	8,823,518	181,129,427	72,773,544	421,669	0	1,274,490	120,993	139,562	0	285,462,715
61.27%	%all municip.sect of cnty	8.67%	20.41%	10.41%	66.35%	58.10%	4.85%		0.05%	0.10%	0.12%		8.02%

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
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CHART 5

EXHIBIT

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Total Real Property Sum Lines 17, 25, & 30	Records : 14,488	Value : 3,485,054,949	Growth 21,486,902	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	620	2,288,803	153	1,671,287	68	1,074,698	841	5,034,788	
02. Res Improve Land	3,208	20,504,651	304	12,271,038	280	13,490,272	3,792	46,265,961	
03. Res Improvements	3,243	177,811,803	305	35,974,664	309	34,380,849	3,857	248,167,316	
04. Res Total	3,863	200,605,257	458	49,916,989	377	48,945,819	4,698	299,468,065	5,312,421
% of Res Total	82.23	66.99	9.75	16.67	8.02	16.34	32.43	8.59	24.72
05. Com UnImp Land	138	1,565,285	16	139,268	8	35,619,674	162	37,324,227	
06. Com Improve Land	564	14,319,349	42	1,791,036	14	685,938	620	16,796,323	
07. Com Improvements	584	59,588,225	45	8,179,493	21	10,020,646	650	77,788,364	
08. Com Total	722	75,472,859	61	10,109,797	29	46,326,258	812	131,908,914	6,201,846
% of Com Total	88.92	57.22	7.51	7.66	3.57	35.12	5.60	3.78	28.86
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	2	176,701	2	367,706	0	0	4	544,407	
11. Ind Improvements	2	244,968	2	7,909,371	0	0	4	8,154,339	
12. Ind Total	2	421,669	2	8,277,077	0	0	4	8,698,746	0
% of Ind Total	50.00	4.85	50.00	95.15	0.00	0.00	0.03	0.25	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	3,863	200,605,257	458	49,916,989	377	48,945,819	4,698	299,468,065	5,312,421
% of Res & Rec Total	82.23	66.99	9.75	16.67	8.02	16.34	32.43	8.59	24.72
Com & Ind Total	724	75,894,528	63	18,386,874	29	46,326,258	816	140,607,660	6,201,846
% of Com & Ind Total	88.73	53.98	7.72	13.08	3.55	32.95	5.63	4.03	28.86
17. Taxable Total	4,587	276,499,785	521	68,303,863	406	95,272,077	5,514	440,075,725	11,514,267
% of Taxable Total	83.19	62.83	9.45	15.52	7.36	21.65	38.06	12.63	53.59

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	12	95,049	2,139,375	0	0	0
19. Commercial	24	2,294,118	19,945,239	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	12	95,049	2,139,375
19. Commercial	0	0	0	24	2,294,118	19,945,239
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				36	2,389,167	22,084,614

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	511	51	539	1,101

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	47	1,230,969	21	1,660,897	6,727	1,922,375,543	6,795	1,925,267,409
28. Ag-Improved Land	6	166,029	18	1,360,077	2,093	920,786,121	2,117	922,312,227
29. Ag Improvements	9	256,834	18	1,785,749	2,152	195,357,005	2,179	197,399,588
30. Ag Total							8,974	3,044,979,224

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	4	4.00	64,130	14	15.00	313,065	
33. HomeSite Improvements	4	4.00	135,210	14	15.00	1,504,151	
34. HomeSite Total							
35. FarmSite UnImp Land	12	15.77	28,794	7	33.17	80,262	
36. FarmSite Improv Land	2	2.06	16,360	17	44.35	242,031	
37. FarmSite Improvements	9	0.00	121,624	17	0.00	281,598	
38. FarmSite Total							
39. Road & Ditches	0	1.30	0	0	10.75	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	16	16.01	310,200	16	16.01	310,200	
32. HomeSite Improv Land	1,329	1,433.61	28,216,652	1,347	1,452.61	28,593,847	
33. HomeSite Improvements	1,329	1,402.60	100,852,372	1,347	1,421.60	102,491,733	9,972,635
34. HomeSite Total				1,363	1,468.62	131,395,780	
35. FarmSite UnImp Land	42	228.39	823,955	61	277.33	933,011	
36. FarmSite Improv Land	1,743	2,845.73	27,495,005	1,762	2,892.14	27,753,396	
37. FarmSite Improvements	2,065	0.00	94,504,633	2,091	0.00	94,907,855	0
38. FarmSite Total				2,152	3,169.47	123,594,262	
39. Road & Ditches	0	15,335.33	0	0	15,347.38	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				3,515	19,985.47	254,990,042	9,972,635

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	14	2,512.94	867,200	14	2,512.94	867,200

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	0.00	0.00%	0	0.00%	0.00
46. 1A	79,516.84	40.34%	468,092,228	46.19%	5,886.71
47. 2A1	14,412.78	7.31%	80,154,954	7.91%	5,561.38
48. 2A	24,068.08	12.21%	120,156,357	11.86%	4,992.35
49. 3A1	14,986.90	7.60%	70,617,803	6.97%	4,711.97
50. 3A	6,129.93	3.11%	26,391,270	2.60%	4,305.31
51. 4A1	26,327.65	13.36%	112,825,272	11.13%	4,285.43
52. 4A	31,677.12	16.07%	135,243,399	13.34%	4,269.43
53. Total	197,119.30	100.00%	1,013,481,283	100.00%	5,141.46
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	26,640.24	26.84%	68,977,841	32.31%	2,589.23
56. 2D1	8,679.74	8.74%	19,876,682	9.31%	2,290.01
57. 2D	9,478.36	9.55%	20,520,662	9.61%	2,165.00
58. 3D1	15,725.06	15.84%	32,157,772	15.06%	2,045.00
59. 3D	1,295.76	1.31%	2,416,596	1.13%	1,865.00
60. 4D1	20,322.79	20.47%	37,797,534	17.70%	1,859.86
61. 4D	17,125.07	17.25%	31,766,158	14.88%	1,854.95
62. Total	99,267.02	100.00%	213,513,245	100.00%	2,150.90
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	18,510.26	2.99%	22,598,149	3.24%	1,220.84
65. 2G1	15,806.36	2.56%	19,204,778	2.76%	1,215.00
66. 2G	15,084.11	2.44%	18,333,800	2.63%	1,215.44
67. 3G1	8,252.43	1.33%	9,985,499	1.43%	1,210.01
68. 3G	9,145.44	1.48%	11,066,024	1.59%	1,210.00
69. 4G1	51,456.48	8.32%	59,226,562	8.50%	1,151.00
70. 4G	500,162.70	80.88%	556,150,517	79.84%	1,111.94
71. Total	618,417.78	100.00%	696,565,329	100.00%	1,126.37
Irrigated Total					
Irrigated Total	197,119.30	21.52%	1,013,481,283	52.69%	5,141.46
Dry Total					
Dry Total	99,267.02	10.84%	213,513,245	11.10%	2,150.90
Grass Total					
Grass Total	618,417.78	67.50%	696,565,329	36.21%	1,126.37
72. Waste	1,286.26	0.14%	64,386	0.00%	50.06
73. Other	67.65	0.01%	27,329	0.00%	403.98
74. Exempt	5,284.81	0.58%	0	0.00%	0.00
75. Market Area Total	916,158.01	100.00%	1,923,651,572	100.00%	2,099.69

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	16.36	0.96%	33,365	0.95%	2,039.43
47. 2A1	45.73	2.68%	85,117	2.43%	1,861.29
48. 2A	42.62	2.50%	82,068	2.34%	1,925.57
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	331.06	19.42%	670,584	19.13%	2,025.57
51. 4A1	656.30	38.50%	1,361,850	38.85%	2,075.04
52. 4A	612.81	35.94%	1,272,420	36.30%	2,076.37
53. Total	1,704.88	100.00%	3,505,404	100.00%	2,056.10
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	70.96	15.88%	38,318	16.13%	539.99
56. 2D1	42.08	9.41%	22,303	9.39%	530.01
57. 2D	38.92	8.71%	20,629	8.68%	530.04
58. 3D1	1.35	0.30%	716	0.30%	530.37
59. 3D	73.28	16.40%	38,838	16.35%	529.99
60. 4D1	106.42	23.81%	56,403	23.74%	530.00
61. 4D	113.94	25.49%	60,388	25.42%	530.00
62. Total	446.95	100.00%	237,595	100.00%	531.59
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	139.05	0.08%	73,697	0.08%	530.00
65. 2G1	193.29	0.11%	102,444	0.11%	530.00
66. 2G	1,403.50	0.82%	743,862	0.82%	530.00
67. 3G1	338.34	0.20%	179,322	0.20%	530.01
68. 3G	3,448.02	2.02%	1,843,233	2.03%	534.58
69. 4G1	13,867.66	8.13%	7,432,818	8.19%	535.98
70. 4G	151,286.36	88.64%	80,373,622	88.57%	531.27
71. Total	170,676.22	100.00%	90,748,998	100.00%	531.70
Irrigated Total					
Irrigated Total	1,704.88	0.99%	3,505,404	3.71%	2,056.10
Dry Total					
Dry Total	446.95	0.26%	237,595	0.25%	531.59
Grass Total					
Grass Total	170,676.22	98.72%	90,748,998	96.04%	531.70
72. Waste	55.66	0.03%	1,394	0.00%	25.04
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	161.89	0.09%	0	0.00%	0.00
75. Market Area Total	172,883.71	100.00%	94,493,391	100.00%	546.57

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3,196.10	18.17%	14,027,875	24.23%	4,389.06
47. 2A1	699.01	3.97%	2,776,702	4.80%	3,972.34
48. 2A	4,254.66	24.18%	15,866,139	27.41%	3,729.12
49. 3A1	745.59	4.24%	2,573,982	4.45%	3,452.28
50. 3A	1,503.77	8.55%	5,023,500	8.68%	3,340.60
51. 4A1	3,672.09	20.87%	8,986,202	15.52%	2,447.16
52. 4A	3,522.12	20.02%	8,629,726	14.91%	2,450.15
53. Total	17,593.34	100.00%	57,884,126	100.00%	3,290.12
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,695.92	15.40%	2,374,288	15.58%	1,400.00
56. 2D1	187.25	1.70%	260,285	1.71%	1,390.04
57. 2D	2,820.77	25.61%	3,920,877	25.73%	1,390.00
58. 3D1	1,204.63	10.94%	1,662,384	10.91%	1,380.00
59. 3D	624.21	5.67%	861,406	5.65%	1,379.99
60. 4D1	2,590.77	23.52%	3,562,337	23.37%	1,375.01
61. 4D	1,889.76	17.16%	2,598,478	17.05%	1,375.03
62. Total	11,013.31	100.00%	15,240,055	100.00%	1,383.79
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,868.91	1.87%	1,795,215	2.17%	960.57
65. 2G1	828.93	0.83%	798,389	0.96%	963.16
66. 2G	5,511.28	5.53%	5,265,653	6.35%	955.43
67. 3G1	2,340.72	2.35%	2,250,440	2.72%	961.43
68. 3G	2,146.83	2.15%	2,050,226	2.47%	955.00
69. 4G1	12,065.14	12.10%	11,270,379	13.60%	934.13
70. 4G	74,930.59	75.16%	59,444,850	71.73%	793.33
71. Total	99,692.40	100.00%	82,875,152	100.00%	831.31
Irrigated Total	17,593.34	13.70%	57,884,126	37.10%	3,290.12
Dry Total	11,013.31	8.58%	15,240,055	9.77%	1,383.79
Grass Total	99,692.40	77.66%	82,875,152	53.12%	831.31
72. Waste	79.37	0.06%	3,172	0.00%	39.96
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	314.65	0.25%	0	0.00%	0.00
75. Market Area Total	128,378.42	100.00%	156,002,505	100.00%	1,215.18

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	11,920.63	37.39%	58,003,991	45.53%	4,865.85
47. 2A1	2,437.24	7.65%	10,863,614	8.53%	4,457.34
48. 2A	3,363.16	10.55%	12,652,264	9.93%	3,762.02
49. 3A1	4,824.05	15.13%	16,794,451	13.18%	3,481.40
50. 3A	409.32	1.28%	1,377,360	1.08%	3,365.00
51. 4A1	6,740.38	21.14%	21,260,203	16.69%	3,154.15
52. 4A	2,183.93	6.85%	6,458,447	5.07%	2,957.26
53. Total	31,878.71	100.00%	127,410,330	100.00%	3,996.72
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,187.37	29.45%	17,152,562	37.05%	2,095.00
56. 2D1	1,826.10	6.57%	3,487,848	7.53%	1,910.00
57. 2D	2,618.66	9.42%	4,216,052	9.11%	1,610.00
58. 3D1	7,117.38	25.60%	10,640,496	22.98%	1,495.00
59. 3D	123.99	0.45%	179,163	0.39%	1,444.98
60. 4D1	6,405.73	23.04%	8,679,783	18.75%	1,355.00
61. 4D	1,526.19	5.49%	1,945,975	4.20%	1,275.05
62. Total	27,805.42	100.00%	46,301,879	100.00%	1,665.21
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,543.37	5.44%	5,931,441	6.47%	1,070.01
65. 2G1	2,638.76	2.59%	2,810,284	3.06%	1,065.00
66. 2G	3,849.95	3.78%	4,100,201	4.47%	1,065.00
67. 3G1	3,241.52	3.18%	3,436,006	3.75%	1,060.00
68. 3G	585.14	0.57%	620,248	0.68%	1,060.00
69. 4G1	11,067.13	10.87%	10,928,299	11.91%	987.46
70. 4G	74,885.83	73.55%	63,917,046	69.67%	853.53
71. Total	101,811.70	100.00%	91,743,525	100.00%	901.11
Irrigated Total					
	31,878.71	19.72%	127,410,330	47.99%	3,996.72
Dry Total					
	27,805.42	17.20%	46,301,879	17.44%	1,665.21
Grass Total					
	101,811.70	62.98%	91,743,525	34.56%	901.11
72. Waste	106.65	0.07%	5,336	0.00%	50.03
73. Other	52.05	0.03%	13,533	0.01%	260.00
74. Exempt	645.01	0.40%	0	0.00%	0.00
75. Market Area Total	161,654.53	100.00%	265,474,603	100.00%	1,642.23

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	14,440.40	42.67%	70,021,936	50.24%	4,849.03
47. 2A1	3,839.95	11.35%	17,081,105	12.25%	4,448.26
48. 2A	4,849.51	14.33%	18,185,183	13.05%	3,749.90
49. 3A1	2,413.05	7.13%	8,359,970	6.00%	3,464.48
50. 3A	1,284.08	3.79%	4,304,573	3.09%	3,352.26
51. 4A1	4,030.79	11.91%	12,651,416	9.08%	3,138.69
52. 4A	2,987.96	8.83%	8,783,207	6.30%	2,939.53
53. Total	33,845.74	100.00%	139,387,390	100.00%	4,118.31
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,703.72	31.82%	11,949,317	39.41%	2,095.00
56. 2D1	1,964.74	10.96%	3,752,670	12.38%	1,910.01
57. 2D	1,896.50	10.58%	3,053,386	10.07%	1,610.01
58. 3D1	2,716.87	15.16%	4,061,726	13.40%	1,495.00
59. 3D	407.82	2.28%	589,303	1.94%	1,445.01
60. 4D1	2,984.73	16.65%	4,044,343	13.34%	1,355.01
61. 4D	2,249.90	12.55%	2,868,693	9.46%	1,275.03
62. Total	17,924.28	100.00%	30,319,438	100.00%	1,691.53
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,456.91	3.04%	5,891,314	3.26%	1,079.61
65. 2G1	5,588.63	3.11%	5,955,019	3.30%	1,065.56
66. 2G	4,186.65	2.33%	4,468,775	2.47%	1,067.39
67. 3G1	2,861.44	1.59%	3,049,193	1.69%	1,065.61
68. 3G	1,197.05	0.67%	1,268,873	0.70%	1,060.00
69. 4G1	12,262.73	6.83%	12,890,490	7.14%	1,051.19
70. 4G	147,949.40	82.42%	147,098,219	81.44%	994.25
71. Total	179,502.81	100.00%	180,621,883	100.00%	1,006.23
Irrigated Total	33,845.74	14.59%	139,387,390	39.78%	4,118.31
Dry Total	17,924.28	7.73%	30,319,438	8.65%	1,691.53
Grass Total	179,502.81	77.38%	180,621,883	51.55%	1,006.23
72. Waste	695.50	0.30%	34,813	0.01%	50.05
73. Other	13.80	0.01%	3,587	0.00%	259.93
74. Exempt	674.90	0.29%	0	0.00%	0.00
75. Market Area Total	231,982.13	100.00%	350,367,111	100.00%	1,510.32

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	213.60	1,094,572	247.61	1,335,115	281,680.76	1,339,238,846	282,141.97	1,341,668,533
77. Dry Land	26.79	64,118	245.05	566,081	156,185.14	304,982,013	156,456.98	305,612,212
78. Grass	112.36	129,024	412.98	483,729	1,169,575.57	1,141,942,134	1,170,100.91	1,142,554,887
79. Waste	0.00	0	13.80	691	2,209.64	108,410	2,223.44	109,101
80. Other	0.00	0	0.00	0	133.50	44,449	133.50	44,449
81. Exempt	79.76	0	271.57	0	6,729.93	0	7,081.26	0
82. Total	352.75	1,287,714	919.44	2,385,616	1,609,784.61	2,786,315,852	1,611,056.80	2,789,989,182

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	282,141.97	17.51%	1,341,668,533	48.09%	4,755.30
Dry Land	156,456.98	9.71%	305,612,212	10.95%	1,953.33
Grass	1,170,100.91	72.63%	1,142,554,887	40.95%	976.46
Waste	2,223.44	0.14%	109,101	0.00%	49.07
Other	133.50	0.01%	44,449	0.00%	332.95
Exempt	7,081.26	0.44%	0	0.00%	0.00
Total	1,611,056.80	100.00%	2,789,989,182	100.00%	1,731.78

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 Anselmo	37	28,466	94	212,684	95	1,763,271	132	2,004,421	0
83.2 Ansley	56	273,175	257	1,696,914	258	9,154,919	314	11,125,008	14,651
83.3 Area 1	195	2,255,814	514	21,972,808	535	61,179,834	730	85,408,456	1,560,415
83.4 Area 2	0	0	0	0	3	293,593	3	293,593	0
83.5 Area 3	23	47,968	14	416,224	15	550,091	38	1,014,283	0
83.6 Area 4	2	40,460	25	1,202,057	27	2,403,288	29	3,645,805	133,959
83.7 Area 5	12	365,427	51	2,202,669	55	4,842,073	67	7,410,169	40,558
83.8 Arnold	50	131,100	348	1,603,886	349	18,055,628	399	19,790,614	285,760
83.9 Berwyn	28	33,182	56	198,183	56	1,456,632	84	1,687,997	30,742
83.10 Broken Bow	130	1,147,022	1,347	11,297,248	1,374	102,842,156	1,504	115,286,426	3,084,024
83.11 Callaway	72	259,460	285	1,233,227	285	20,190,593	357	21,683,280	65,653
83.12 Comstock	74	110,089	82	372,901	82	1,944,034	156	2,427,024	8,365
83.13 Mason City	47	72,174	111	732,812	111	2,570,030	158	3,375,016	649
83.14 Merna	23	75,848	192	742,893	194	8,271,221	217	9,089,962	12,306
83.15 Oconto	21	24,994	97	241,943	97	2,277,928	118	2,544,865	0
83.16 Sargent	71	169,609	319	2,139,512	320	10,365,996	391	12,675,117	69,310
83.17 [none]	0	0	0	0	1	6,029	1	6,029	6,029
84 Residential Total	841	5,034,788	3,792	46,265,961	3,857	248,167,316	4,698	299,468,065	5,312,421

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Anselmo	7	8,500	14	36,005	17	856,906	24	901,411	0
85.2	Ansley	8	33,133	43	281,355	45	2,884,147	53	3,198,635	612,415
85.3	Area 1	24	35,867,956	56	2,702,200	65	28,269,965	89	66,840,121	4,863,511
85.4	Area 3	1	228,649	0	0	0	0	1	228,649	0
85.5	Area 5	2	13,791	7	72,952	7	1,061,287	9	1,148,030	0
85.6	Arnold	17	58,733	56	331,536	56	2,237,691	73	2,627,960	420,199
85.7	Berwyn	1	2,091	9	20,179	10	157,134	11	179,404	0
85.8	Broken Bow	44	960,904	276	13,172,701	282	40,160,691	326	54,294,296	305,721
85.9	Callaway	3	9,732	37	173,886	39	3,264,520	42	3,448,138	0
85.10	Comstock	9	2,597	18	26,016	19	146,350	28	174,963	0
85.11	Mason City	5	2,897	17	32,593	18	278,790	23	314,280	0
85.12	Merna	10	20,178	21	80,343	24	2,549,776	34	2,650,297	0
85.13	Oconto	9	4,143	8	18,343	8	241,800	17	264,286	0
85.14	Sargent	22	110,923	62	392,621	64	3,833,646	86	4,337,190	0
86	Commercial Total	162	37,324,227	624	17,340,730	654	85,942,703	816	140,607,660	6,201,846

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	0.00	0.00%	0	0.00%	0.00
88. 1G	18,510.26	2.99%	22,598,149	3.24%	1,220.84
89. 2G1	15,806.36	2.56%	19,204,778	2.76%	1,215.00
90. 2G	15,084.11	2.44%	18,333,800	2.63%	1,215.44
91. 3G1	8,252.43	1.33%	9,985,499	1.43%	1,210.01
92. 3G	9,145.44	1.48%	11,066,024	1.59%	1,210.00
93. 4G1	51,456.48	8.32%	59,226,562	8.50%	1,151.00
94. 4G	500,162.70	80.88%	556,150,517	79.84%	1,111.94
95. Total	618,417.78	100.00%	696,565,329	100.00%	1,126.37
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	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
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Grass Total	618,417.78	100.00%	696,565,329	100.00%	1,126.37
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	618,417.78	100.00%	696,565,329	100.00%	1,126.37

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	139.05	0.08%	73,697	0.08%	530.00
89. 2G1	193.29	0.11%	102,444	0.11%	530.00
90. 2G	1,403.50	0.82%	743,862	0.82%	530.00
91. 3G1	338.34	0.20%	179,322	0.20%	530.01
92. 3G	3,448.02	2.02%	1,843,233	2.03%	534.58
93. 4G1	13,867.66	8.13%	7,432,818	8.19%	535.98
94. 4G	151,286.36	88.64%	80,373,622	88.57%	531.27
95. Total	170,676.22	100.00%	90,748,998	100.00%	531.70
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	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
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Grass Total	170,676.22	100.00%	90,748,998	100.00%	531.70
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	170,676.22	100.00%	90,748,998	100.00%	531.70

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	1,868.91	1.87%	1,795,215	2.17%	960.57
89. 2G1	828.93	0.83%	798,389	0.96%	963.16
90. 2G	5,511.28	5.53%	5,265,653	6.35%	955.43
91. 3G1	2,340.72	2.35%	2,250,440	2.72%	961.43
92. 3G	2,146.83	2.15%	2,050,226	2.47%	955.00
93. 4G1	12,065.14	12.10%	11,270,379	13.60%	934.13
94. 4G	74,930.59	75.16%	59,444,850	71.73%	793.33
95. Total	99,692.40	100.00%	82,875,152	100.00%	831.31
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	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
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Grass Total	99,692.40	100.00%	82,875,152	100.00%	831.31
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	99,692.40	100.00%	82,875,152	100.00%	831.31

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	5,543.37	5.44%	5,931,441	6.47%	1,070.01
89. 2G1	2,638.76	2.59%	2,810,284	3.06%	1,065.00
90. 2G	3,849.95	3.78%	4,100,201	4.47%	1,065.00
91. 3G1	3,241.52	3.18%	3,436,006	3.75%	1,060.00
92. 3G	585.14	0.57%	620,248	0.68%	1,060.00
93. 4G1	11,067.13	10.87%	10,928,299	11.91%	987.46
94. 4G	74,885.83	73.55%	63,917,046	69.67%	853.53
95. Total	101,811.70	100.00%	91,743,525	100.00%	901.11
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	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	101,811.70	100.00%	91,743,525	100.00%	901.11
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	101,811.70	100.00%	91,743,525	100.00%	901.11

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	5,456.91	3.04%	5,891,314	3.26%	1,079.61
89. 2G1	5,588.63	3.11%	5,955,019	3.30%	1,065.56
90. 2G	4,186.65	2.33%	4,468,775	2.47%	1,067.39
91. 3G1	2,861.44	1.59%	3,049,193	1.69%	1,065.61
92. 3G	1,197.05	0.67%	1,268,873	0.70%	1,060.00
93. 4G1	12,262.73	6.83%	12,890,490	7.14%	1,051.19
94. 4G	147,949.40	82.42%	147,098,219	81.44%	994.25
95. Total	179,502.81	100.00%	180,621,883	100.00%	1,006.23
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	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	179,502.81	100.00%	180,621,883	100.00%	1,006.23
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	179,502.81	100.00%	180,621,883	100.00%	1,006.23

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

21 Custer

	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	272,988,217	299,468,065	26,479,848	9.70%	5,312,421	7.75%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	119,479,445	131,395,780	11,916,335	9.97%	9,972,635	1.63%
04. Total Residential (sum lines 1-3)	392,467,662	430,863,845	38,396,183	9.78%	15,285,056	5.89%
05. Commercial	125,266,035	131,908,914	6,642,879	5.30%	6,201,846	0.35%
06. Industrial	8,698,746	8,698,746	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	133,964,781	140,607,660	6,642,879	4.96%	6,201,846	0.33%
08. Ag-Farmsite Land, Outbuildings	117,510,961	123,594,262	6,083,301	5.18%	0	5.18%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	117,510,961	123,594,262	6,083,301	5.18%	0	5.18%
12. Irrigated	1,280,583,842	1,341,668,533	61,084,691	4.77%		
13. Dryland	303,669,459	305,612,212	1,942,753	0.64%		
14. Grassland	1,045,809,707	1,142,554,887	96,745,180	9.25%		
15. Wasteland	108,066	109,101	1,035	0.96%		
16. Other Agland	34,446	44,449	10,003	29.04%		
17. Total Agricultural Land	2,630,205,520	2,789,989,182	159,783,662	6.07%		
18. Total Value of all Real Property (Locally Assessed)	3,274,148,924	3,485,054,949	210,906,025	6.44%	21,486,902	5.79%

2017 Assessment Survey for Custer County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	1 part-time lister
5.	Number of shared employees:
	1
6.	Assessor's requested budget for current fiscal year:
	\$192,142.60
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	n/a
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$50,100
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,800 for the GIS System; the clerk controls a budget for the computer system for the entire courthouse that includes the CAMA system and any computer equipment needs.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$500
12.	Other miscellaneous funds:
	n/a
13.	Amount of last year's assessor's budget not used:
	None

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The maintenance of the cadastral maps is shared between the Assessor's office and the Register of Deeds office. The maps that are currently in use are not digitized and were flown in the 1970's.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, custer.gisworkshop.com
7.	Who maintains the GIS software and maps?
	The office staff has all be trained to maintain the GIS system, the vendor will also assist with maintenance.
8.	Personal Property software:
	TerraScan

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?
	Ansley, Arnold and Broken Bow
4.	When was zoning implemented?
	2005

D. Contracted Services

1.	Appraisal Services:
	The county contracts with Stanard Appraisal Services for the commercial class of property only.
2.	GIS Services:
	GIS Workshop, Inc.
3.	Other services:
	none

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, only for the commercial class
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The contract does not specify certifications or qualifications; however, the appriaisal service does employ both a Certified General and a Licensed appraiser who will both work within the county.
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?
	Generally, the appraiser will establish valuation models, with final valuation determinations being made by the assessor.

2017 Residential Assessment Survey for Custer County

1.	Valuation data collection done by:																
	The part-time lister																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Only the cost approach is used.																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	The physical depreciation table is Marshall and Swift depreciation; economic depreciation is developed using local market information.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	The physical depreciation table is the same; however, economic depreciation is developed by area.																
6.	Describe the methodology used to determine the residential lot values?																
	Lot values are established using a price per square foot analysis.																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																

Vacant lots being held for sale or resale are valued the same as any other lot within the same neighborhood.

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2013	2013	2016	2012-2013
02	2013	2013	2013	2014
03	2013	2013	2011-2016	2011-2016
04	2009-2013	2013	2011-2016	2011-2016
05	2011-2012	2013	2011-2012	2012-2016
06	2009-2013	2013	2016	2011-2016
Ag	2009-2013	2013	2016	2011-2016

In Custer County, all appraisal tables are updated at least once during the six year inspection cycle; this includes updated costing, updated depreciation, and a land study. Due to the size of the county, the review work is divided by location rather than by valuation grouping. Therefore, a portion of the rural is reviewed and revalued each year as are some of the towns/villages. In 2013, because the rural properties seemed to be under assessed new land and cost tables were implemented for all rural properties. As the remainder of the cycle is completed the rest of the valuation groupings will be updated to the 2013 costing. In order to equalize changes made to the reviewed area with areas not reviewed, a sales study is conducted annually and economic depreciation and land tables are updated in the unreviewed areas as warranted to ensure all areas are consistently at uniform portions of market value.

2017 Commercial Assessment Survey for Custer County

1.	Valuation data collection done by:												
	Stanard Appraisal Services												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	All three approaches were developed by the contract appraisal service this year for Broken Bow; within the Villages, the cost approach is primarily relied upon.												
3a.	Describe the process used to determine the value of unique commercial properties.												
	Unique commercial properties are valued by the contract appraisal service using sales data from outside the county when appropriate and available.												
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 is developed using Marshall and Swift physical depreciation with additional forms of depreciation arrived from the market.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	A depreciation study was used for all properties in the county with economic depreciation applied by location. The valuation groupings have been structured to reflect differences in economic depreciation.												
6.	Describe the methodology used to determine the commercial lot values.												
	A sales price per square foot analysis is used to determine commercial lot values.												

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2016	2011	2016	2016
	02	2015	2011	2011	2012
	03	2015	2011	2011	2012
	04	2015	2011	2011	2012
	05	2015	2011	2011	2012

2017 Agricultural Assessment Survey for Custer County

1.	Valuation data collection done by:																
	The part-time lister																
2.	List each market area, and describe the location and the specific characteristics that make each unique.																
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	The updated soil conversion was completed for the 2017 assessment year																
3.	Describe the process used to determine and monitor market areas.																
	When the market areas were established factors such as soil type, irrigation potential, land use, and topography were considered. Each year the assessor plots sales on a county map to monitor market differences in the established areas.																
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																
	All parcels under 40 acres that do not have common ownership with adjoining agricultural parcels are reviewed to determine land use.																
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?																
	Farm home sites and rural residential home sites are valued using the same tables; however, there are two home site values used. One value exists for the majority of the county, but a lower value is used in the more remote areas of the Sandhills.																
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																
	Lands enrolled in the Wetland Reserve Program are assessed at 100% of the market value of grass land in the county.																

CUSTER COUNTY PLAN OF ASSESSMENT ASSESSMENT YEARS 2016, 2017 AND 2018

Introduction

Pursuant to LB 263, Section 9 the assessor shall submit a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter to the county board of equalization on or before July 31, 2016. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. After the budget is approved by the county board a copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31 each year.

Real Property Assessment Requirements

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land that meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Custer County

Per the 2015 county abstract, Custer County consists of the following real property types;

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value</u>
Residential	4699	32.52%	8.69%
Commercial	815	5.64%	3.79%
Industrial	4	.03%	.30%
Recreational	0	.00%	.00%
Agricultural	8930	61.81%	87.22%
Special Value	0	.00%	.00%

Agricultural land-taxable acres were 1,610,893.97 Acres.

Other pertinent facts: Custer County is predominately agricultural and 72% is grassland.

For more information see 2016 Reports and Opinions, Abstract, and Assessor Survey.

Current Resources

A. Staff/Budget/Training:

Assessor/\$52,570/I hold the assessor's certificate when I passed the test in the early 1980's. I have attended many of the IAAO courses and classes of the PA&T. I have all the hours needed at this time to keep the certificate current.

Deputy Assessor/\$39,427/She also holds the assessor's certificate, passing the test in 2015.

3 full time clerks-One clerk has over 10 years experience in the assessor's office and one was hired in January 2015 and one was hired in June 2015. 1 part-time lister. The lister was hired in June 2016.

- B.** The Cadastral Maps were flown in the 1970's but are in good condition. They are kept current with monthly land sales. The county board agreed to hire GIS Workshop to measure acres within soil types and land use.
- C.** The Property Record cards list all information required by statute with current photos and sketches.
- D.** The county uses the TERASCAN software package. There are 5 terminals and 1 public-use terminal.
- E.** The county has a Web-site with all parcels listed.

Current Assessment Procedures for Real Property

- A. Discovery:** The County now has zoning and has a zoning administrator. Before any construction is allowed, the property owner must file a permit with the zoning administrator and in turn the assessor is notified. At the beginning of the year each property is reviewed for % of completion and valued accordingly. In Real Estate Transfers the name is changed within the month the deed is filed, cadastral maps updated, and a sales review is mailed to the new owner.
- B. Data Collection:** The part-time lister travels throughout the different areas each year, measuring each home, and outbuilding, taking new pictures, and interviewing each property owner as to the interior work. In new construction & remodeling the property is inspected inside and out. As sales occur, the sale is used for 3 years to set property values.

C. Review assessment sales ratio studies before assessment actions: The area Field Liaison works very hard with the assessor and staff and with the help of an excel program we enter sales data to be able to adjust the problem areas.

D. Approaches to Value:

1. **Market Approach;** sales comparison: Using the sales of the various styles, conditions, and ages, I use the information to adjust the depreciation.
2. **Cost Approach:** The RCN (replacement cost new) is figured with the July 2013 Marshall and Swift values from the TerraScan software system.
3. **Income Approach:** income and expense data collection/analysis from the market is done by the Commercial Appraiser that is hired to value commercial and industrial properties.
4. **Sales of agricultural land** are mapped out and when a trend in sales indicate a market area change is required will be the only time areas will change. One market area is set with soil type boundaries and one with natural boundaries such as rivers.

After assessment action, a review of the sales ratio is a top priority.

Notices of valuation changes are mailed to all property owners that have a change of value on June 1 and notices are also published in the local newspaper.

Level of Value, Quality and Uniformity of Assessment Year 2016

<u>Property Class</u>	<u>Median</u>
Residential	97%
Commercial	96%
Agricultural Land	69%
Special Value Ag-land	00%

For more information regarding statistical measures see 2016 Reports and Opinions.

2014 ACTION TAKEN

Began the 6 year cycle of review of the different areas in the county. Reviewed with new pictures and revalued using the Marshall & Swift 2013 cost to build update in the Terra Scan system the townships Custer, Wood River, Loup, Grant, Delight, Wayne, Elim. And the villages of Oconto and Callaway.

2015 ACTION TAKEN

Reviewed with new pictures and revalued using the Marshall & Swift 2013 cost to build update in the Terra Scan system the townships of Arnold, Hayes, Cliff, Kilfoil and the village of Arnold.

RESIDENTIAL PLAN:

2016 Review of the villages of Anselmo, and Merna and improvements in the townships of Victory, Triumph, Ryno, Milburn, West Union and maintain the level of assessment as required by statute. Adjust the city of Broken Bow because the sales assessment ration indicate a problem.

2017 Review villages of Comstock and Sargent and the improvements in the townships of Garfield, Lillian, Sargent, Corner, Comstock, Spring Creek and Myrtle, Douglas Grove, Westerville and maintain the level assessment as required by statute.

2018 Review villages of Ansley, Mason City, Berwyn and the improvements in the townships of Ansley, Algernon, East Custer and Berwyn and maintain the level assessment as required by statute.

COMMERCIAL:

2016 Value new construction and with the help of Stanard Appraisal Service, review to adjust depreciation because of the growth and sales.

2017 Begin the 6 year cycle review for all commercials in Custer County with Stanard Appraisal Service.

2018 Apply the new values from the 6 year cycle of revaluation.

AGRICULTURAL LAND:

2016 The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

2017 The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

2018 The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

Other functions preformed by the assessor's office, but not limited to:

I will continue to maintain the parcel records on each property owner making changes monthly of ownership and maintain accurate cadastral maps with ownership changes.

I will continually perform the duties required of me by law to serve the property owners of Custer County and to maintain equality in assessment for all. I will file all the administrative reports required by law/regulations such as abstracts, both real and personal property, the assessor's survey, the sales information to PA&T rosters & annual assessed value updates, school district taxable value report, homestead exemption tax loss report, and certificate of taxes levied report. I will certify the value to political subdivisions, and report the current values to the Board of Education Lands & Funds of properties they own and report the exempt property and taxable property owned by

governmental subdivisions. I will also report to the county board the annual plan of assessment.

I will continually administer the annual filing of all personal property schedules and notify the taxpayer of incomplete filings, failure to file and penalties applied.

I will send the applications for annual filings for permissive exemptions, review and make recommendations to the county board.

I will administer approximately 650 annual filings of applications for homestead exemptions and assist where necessary and continue to monitor approval/denial process and send out denial notification.

I will continue to review the centrally assessed valuation certified by PA&T for railroads and public service entities, and establish assessment records and tax billing for tax list.

I will continue to manage the record/valuation information for properties in community redevelopment project (TIFF) and administer the reports and allocate the ad valorem tax.

I will continue to manage the tax entity boundaries making changes only when legal changes dictate and review the tax rates used for the tax billing process.

I will continue to prepare tax lists and certify these to the county treasurer for real estate, personal, and centrally assessed.

I will continue to attend the county board of equalization meetings for valuation protests and assemble and provide necessary information.

I will prepare information and attend taxpayer appeal hearings before TERC (tax equalization and review commission) to defend county valuations.

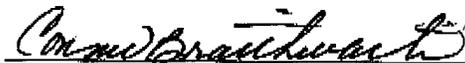
I will continue to attend hearing if applicable to the county, defend values and/or implement orders of the TERC.

I will continue to attend meetings, workshops, and educational classes to obtain required hours of continuing education for maintaining my assessor's certificate.

CONCLUSION:

The assessor maintains three budgets; the assessor's functions budget, the reappraisal budget and the GIS budget. The assessor's office budget will be \$181,267. The reappraisal budget will be \$45,100 and the GIS budget will be \$12,800.

Respectfully submitted:



Custer County Assessor