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DEPARTMENT OF REVENUE

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

DEUEL 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 Deuel 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 Deuel 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: Jean Timm, Deuel 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.

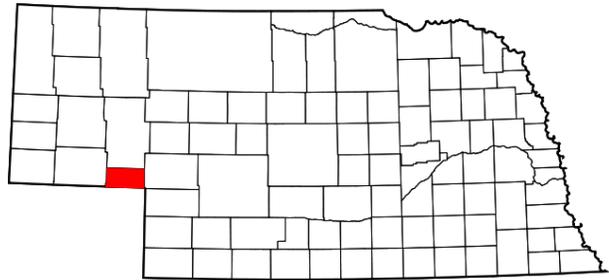
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

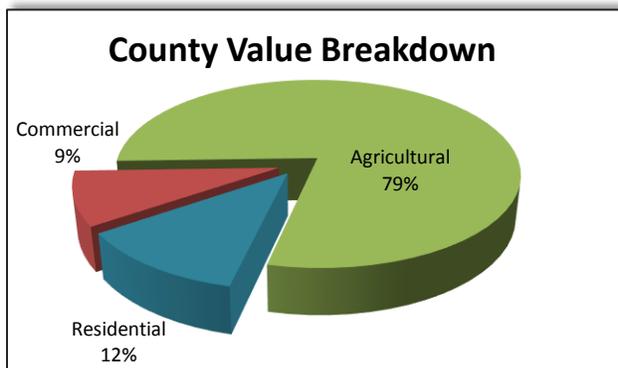
**Further information may be found in Exhibit 94*

County Overview

With a total area of 440 miles, Deuel had 1,921 residents, per the Census Bureau Quick Facts for 2014, a slight population decline from the 2010 US Census. In a review of the past fifty-five years, Deuel has seen a steady drop in population of 39% (Nebraska Department of Economic Development). Reports indicated that 75% 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 Deuel convene in and around Big Springs and Chappell. Per the latest information available from the U.S. Census Bureau, there were sixty-two employer establishments in Deuel, a 6% expansion over the preceding year. County-wide employment was at 1,056 people, a 6% gain relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BIG SPRINGS	418	400	-4%
CHAPPELL	983	929	-5%

Simultaneously, the agricultural economy has remained another strong anchor for Deuel that has fortified the local rural area economies. Deuel is included in the South Platte Natural Resources District (NRD). Dry land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Deuel ranks fourth in both wheat for grain and all

wheat for grain. In top livestock inventory items, Deuel ranks second in poultry chickens (USDA AgCensus).

When compared against the top crops of the other counties in Nebraska, Deuel ranks fourth in both wheat for grain and all wheat for grain. In top livestock inventory items, Deuel ranks second in poultry chickens (USDA AgCensus).

2017 Residential Correlation for Deuel County

Assessment Actions

For the current assessment year, the county reviewed all sold and unsold property in Chappell that had similar characteristics. A new lot value study was conducted for the entire county and a cost index of 2015 was implemented.

Description of Analysis

The residential class consists of three valuation groupings that reflect the assessor location as noted in the table below.

Valuation Grouping	Description
10	All residential properties within the city of Chappell.
20	Residential parcels within the village of Big Springs.
80	All rural residential properties outside of the above two valuation groupings.

Analysis of the statistical profile indicates fifty qualified residential sales, with representation of all three valuation groupings. Two of the three overall measures of central tendency are within acceptable range, as well as both qualitative statistics. Sales occurring within each valuation group are representative (percentage-wise) with the residential base. Therefore, the sample is adequate for measurement. As shown by an examination of the two-year study period, there is about a 4% increase in the market and is consistent for the two major valuation groupings. This in general reflects a moderately rising residential market in the Panhandle.

Study Yrs						
10/01/2014 To 09/30/2015	24	95.29	94.46	90.42	08.98	104.47
10/01/2015 To 09/30/2016	26	91.45	90.06	90.15	10.46	99.90

Assessment Practice Review

The Division conducts an annual comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three classes of property.

One of the areas addressed included sales qualification and verification. Deuel County's sales verification process includes a questionnaire to all buyers of real property within the county, with the exception of those transactions normally suggested for exclusion by the IAAO. The response rate is significantly lower than that for most Panhandle counties. This has been discussed with the county assessor with the assessment practice suggestion from another Panhandle county that she attempt an interview with the owner during the physical inspection process. Non-qualified sales

2017 Residential Correlation for Deuel County

are also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. All non-qualified residential sales were supported and documented. Percent of sales used has been in the 70%+ range for the last three years. The review revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of residential property.

The Division discussed the county's inspection and review cycle for all real property with the county assessor. The county is current with Chappell residential, and Big Springs was last inspected in 2013. Rural residential, including agricultural residences and outbuildings, was last inspected in 2012 and is due for inspection for assessment year 2018.

Also examined were valuation groupings to ensure that as defined they are equally subject to a set of economic forces that affect the value of properties within the designated group. The Division's review and analysis indicates that the county has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment for the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

The valuation grouping substrata indicates that the two largest groupings are within range and qualitative compliance. It appears that the Rural VG 80 is significantly undervalued. The sample is small and of the eight sales, only two are within acceptable range. Of the remaining six sales in the small sample, three are at 82% and less, and three are above 105%. No adjustment will equitably move these into range.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10	29	93.90	94.42	93.93	06.71	100.52
20	13	94.66	92.25	91.55	10.51	100.76
80	8	80.31	83.88	80.03	20.48	104.81
<u>ALL</u>						
10/01/2014 To 09/30/2016	50	93.80	92.17	90.28	09.99	102.09

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Deuel County is 94%.

2017 Commercial Correlation for Deuel County

Assessment Actions

Actions taken by the county assessor to address the commercial property class included the physical review and re-valuation of all commercial property within the county. The county assessor implemented a cost index of 2015, and completed a commercial lot value study.

Description of Analysis

Like the residential property class, the assessor has established three valuation groupings based primarily on assessor location, and these are described in the table below:

Valuation Grouping	Description
10	Chappell—all commercial property within the city of Chappell.
20	Big Springs—the commercial parcels found within the village of Big Springs.
80	Rural—all commercial properties outside of the town and village of Deuel County.

The commercial statistical profile reveals seven qualified sales, and is thus too small to represent the commercial base as a whole. Of the seven sales, only two VG's are represented, as well as five different occupancy codes.

Assessment Practice Review

The Division conducts an annual comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three classes of property.

One important feature of this review addresses both sales qualification and verification. Deuel County's sales verification process includes a questionnaire to all buyers of real property within the county, with the exception of those transactions normally suggested for exclusion by the IAAO. The response rate is significantly lower than that for most Panhandle counties. This has been discussed with the county assessor with the assessment practice suggestion from another Panhandle county that she attempt an interview with the owner during the physical inspection process. Non-qualified sales are also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. All non-qualified commercial sales were supported and documented. The percent of sales used has increased in the last two years. The review revealed

2017 Commercial Correlation for Deuel County

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

Another important part of the review was the examination of the six-year inspection cycle. The county for assessment year 2017 conducted a physical review of all commercial properties within the county, utilizing Tax Valuation, Inc., a contracted appraisal firm, to help review and re-value the most difficult properties.

The Division also examined commercial valuation groups to ensure that as defined they are equally subject to a set of economic forces that affect the value of properties within the designated group. The Division's review and analysis indicates that the county has adequately identified commercial economic areas. The quality of assessment, based on all relevant information and not just the too small sample, for the commercial class of property adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

By using the information available, it is confirmed that the Deuel County assessor's assessment practices are reliable and applied consistently and therefore it is believed that commercial properties are valued in a uniform and proportional manner.

Due to the small sample size it is believed to be an unreliable representation of the commercial class as a whole.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10	5	99.40	101.85	98.52	06.41	103.38
20	2	105.16	105.16	108.76	15.90	96.69
<u>ALL</u>						
10/01/2013 To 09/30/2016	7	99.40	102.80	103.53	09.39	99.29

Level of Value

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

2017 Agricultural Correlation for Deuel County

Assessment Actions

Assessment actions taken by the Deuel County assessor to address agricultural land for assessment year 2017 included the overall increase to grass land by 16.52%.

Description of Analysis

Deuel County has not identified distinct agricultural market areas within the county, and there is only one countywide area used to value agricultural land. Only Deuel's northern neighbor Garden County also values by one market area. Analysis of the sample reveals thirty-two qualified sales, with only the median measure of central tendency within range—however the median is not affected by the absence or presence of outliers. Both qualitative statistics are also within range.

The 80% majority land use (MLU) by Market Area statistical heading indicates that the only land classification that has double-digit sales is dry land, and two of three measures of central tendency are within range. Although there are only three grass sales occurring during the timeframe of the sales study, the county assessor realized that these as well as the general grass market just across her county lines indicated that her grass has historically been lower than her neighbors, and adjusted accordingly.

Assessment Practice Review

Annually, the Division conducts a comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices of the county to ensure that these produce uniform and proportionate valuation of all property.

One feature of this review addresses both sales qualification and verification. Deuel County's sales verification process includes a questionnaire to all buyers of real property within the county, with the exception of those transactions normally suggested for exclusion by the IAAO. The response rate is significantly lower than that for most Panhandle counties (less than 30%). This has been discussed with the county assessor with the assessment practice suggestion from another Panhandle county that she attempt an interview with the owner during the physical inspection process and in the case of agricultural land, perhaps a telephone follow-up. Non-qualified sales are also reviewed to ensure that the grounds for disqualifying sales were supported and documented.

The review includes a dialogue with the county assessor and a consideration of verification documentation. All non-qualified agricultural sales reviewed were supported and documented. The percent of sales used has been in the above 75% range for the last three years. Further, all sales were reviewed to ensure that those sales deemed qualified in the sample were not affected by non-agricultural influences or special factors that would cause a premium to be paid for the land. The review revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of residential property.

The Division also examined the county's inspection and review cycle for agricultural land and improvements. The last complete land use was completed during 2016, and the last review of

2017 Agricultural Correlation for Deuel County

agricultural improvements occurred during assessment year 2012, and is scheduled for assessment year 2018.

Another assessment practice review examines the current use or non-use of agricultural market areas to ensure that the area defined is subject to a set of economic forces that affect the value of land within the described area. After discussion with the county assessor and a review of market activity within the county, the use of only one countywide market area is deemed appropriate.

The last part of the assessment practices review relates to the identification of rural residential and recreational land apart from agricultural land within the county. The county assessor identifies all land by primary use and monitors this for change in use.

Equalization

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites, determined by the quality of amenities on the site (such as well, septic, and electricity).

Only the dry land classification has a significant number of sales and both the median and weighted mean are within range. It is believed that the quality of assessment of agricultural land within Deuel County is compliant with generally accepted mass appraisal standards.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Dry </u>						
County	26	71.76	78.26	74.73	18.70	104.72
1	26	71.76	78.26	74.73	18.70	104.72
<u> Grass </u>						
County	3	70.09	68.21	67.33	02.71	101.31
1	3	70.09	68.21	67.33	02.71	101.31
ALL						
10/01/2013 To 09/30/2016	32	71.76	78.22	76.54	17.77	102.19

Level of Value

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

2017 Opinions of the Property Tax Administrator for Deuel 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	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	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 Deuel County

Residential Real Property - Current

Number of Sales	50	Median	93.80
Total Sales Price	\$3,684,650	Mean	92.17
Total Adj. Sales Price	\$3,684,650	Wgt. Mean	90.28
Total Assessed Value	\$3,326,426	Average Assessed Value of the Base	\$46,630
Avg. Adj. Sales Price	\$73,693	Avg. Assessed Value	\$66,529

Confidence Interval - Current

95% Median C.I	91.10 to 97.27
95% Wgt. Mean C.I	85.52 to 95.03
95% Mean C.I	88.56 to 95.78
% of Value of the Class of all Real Property Value in the County	11.86
% of Records Sold in the Study Period	5.45
% of Value Sold in the Study Period	7.77

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	54	94	93.80
2015	50	94	93.68
2014	48	94	94.40
2013	42	95	94.79

2017 Commission Summary for Deuel County

Commercial Real Property - Current

Number of Sales	7	Median	99.40
Total Sales Price	\$208,700	Mean	102.80
Total Adj. Sales Price	\$208,700	Wgt. Mean	103.53
Total Assessed Value	\$216,065	Average Assessed Value of the Base	\$213,497
Avg. Adj. Sales Price	\$29,814	Avg. Assessed Value	\$30,866

Confidence Interval - Current

95% Median C.I	88.44 to 121.88
95% Wgt. Mean C.I	86.40 to 120.65
95% Mean C.I	90.80 to 114.80
% of Value of the Class of all Real Property Value in the County	9.05
% of Records Sold in the Study Period	4.58
% of Value Sold in the Study Period	0.66

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	4	100	99.64
2015	8	100	99.28
2014	7	100	97.44
2013	8		93.04

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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 : 50
Total Sales Price : 3,684,650
Total Adj. Sales Price : 3,684,650
Total Assessed Value : 3,326,426
Avg. Adj. Sales Price : 73,693
Avg. Assessed Value : 66,529

MEDIAN : 94
WGT. MEAN : 90
MEAN : 92
COD : 09.99
PRD : 102.09

COV : 14.12
STD : 13.01
Avg. Abs. Dev : 09.37
MAX Sales Ratio : 116.74
MIN Sales Ratio : 52.23

95% Median C.I. : 91.10 to 97.27
95% Wgt. Mean C.I. : 85.52 to 95.03
95% Mean C.I. : 88.56 to 95.78

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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>Qtrrs</u>											
01-OCT-14 To 31-DEC-14	8	95.16	97.19	95.33	06.22	101.95	87.56	111.13	87.56 to 111.13	54,250	51,716
01-JAN-15 To 31-MAR-15	3	93.90	101.45	98.27	08.18	103.24	93.70	116.74	N/A	68,333	67,152
01-APR-15 To 30-JUN-15	8	95.92	97.73	97.64	03.76	100.09	92.33	105.93	92.33 to 105.93	75,875	74,081
01-JUL-15 To 30-SEP-15	5	82.74	80.65	74.38	22.30	108.43	52.23	109.11	N/A	101,200	75,271
01-OCT-15 To 31-DEC-15	4	85.40	82.80	87.32	14.93	94.82	61.29	99.09	N/A	75,125	65,601
01-JAN-16 To 31-MAR-16	5	87.06	87.80	87.70	14.58	100.11	70.26	107.93	N/A	64,900	56,915
01-APR-16 To 30-JUN-16	5	86.58	86.82	86.85	07.00	99.97	76.80	98.01	N/A	128,100	111,255
01-JUL-16 To 30-SEP-16	12	94.03	94.78	95.78	07.99	98.96	80.07	106.09	85.75 to 104.95	55,596	53,249
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	24	95.29	94.46	90.42	08.98	104.47	52.23	116.74	92.33 to 102.26	73,000	66,008
01-OCT-15 To 30-SEP-16	26	91.45	90.06	90.15	10.46	99.90	61.29	107.93	82.34 to 98.28	74,333	67,009
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	20	94.58	91.03	88.53	11.40	102.82	52.23	116.74	91.99 to 99.09	80,925	71,643
<u>ALL</u>	50	93.80	92.17	90.28	09.99	102.09	52.23	116.74	91.10 to 97.27	73,693	66,529

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	29	93.90	94.42	93.93	06.71	100.52	70.26	116.74	91.99 to 98.01	75,466	70,884
20	13	94.66	92.25	91.55	10.51	100.76	61.29	111.13	82.34 to 103.39	49,038	44,895
80	8	80.31	83.88	80.03	20.48	104.81	52.23	107.93	52.23 to 107.93	107,331	85,894
<u>ALL</u>	50	93.80	92.17	90.28	09.99	102.09	52.23	116.74	91.10 to 97.27	73,693	66,529

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	50	93.80	92.17	90.28	09.99	102.09	52.23	116.74	91.10 to 97.27	73,693	66,529
06											
07											
<u>ALL</u>	50	93.80	92.17	90.28	09.99	102.09	52.23	116.74	91.10 to 97.27	73,693	66,529

25 Deuel
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 : 50
Total Sales Price : 3,684,650
Total Adj. Sales Price : 3,684,650
Total Assessed Value : 3,326,426
Avg. Adj. Sales Price : 73,693
Avg. Assessed Value : 66,529

MEDIAN : 94
WGT. MEAN : 90
MEAN : 92
COD : 09.99
PRD : 102.09

COV : 14.12
STD : 13.01
Avg. Abs. Dev : 09.37
MAX Sales Ratio : 116.74
MIN Sales Ratio : 52.23

95% Median C.I. : 91.10 to 97.27
95% Wgt. Mean C.I. : 85.52 to 95.03
95% Mean C.I. : 88.56 to 95.78

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	2	99.47	99.47	99.28	04.24	100.19	95.25	103.68	N/A	11,500	11,418	
Less Than 30,000	5	103.39	99.96	99.84	04.03	100.12	92.55	104.95	N/A	17,000	16,972	
___Ranges Excl. Low \$___												
Greater Than 4,999	50	93.80	92.17	90.28	09.99	102.09	52.23	116.74	91.10 to 97.27	73,693	66,529	
Greater Than 14,999	48	93.63	91.87	90.22	10.17	101.83	52.23	116.74	90.91 to 97.27	76,284	68,825	
Greater Than 29,999	45	93.56	91.31	90.05	10.32	101.40	52.23	116.74	90.79 to 96.51	79,992	72,035	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	2	99.47	99.47	99.28	04.24	100.19	95.25	103.68	N/A	11,500	11,418	
15,000 TO 29,999	3	103.39	100.30	100.04	03.99	100.26	92.55	104.95	N/A	20,667	20,676	
30,000 TO 59,999	18	95.42	95.21	95.73	10.83	99.46	61.29	116.74	91.10 to 105.49	41,036	39,285	
60,000 TO 99,999	15	93.90	91.35	92.00	07.31	99.29	73.98	105.93	82.34 to 98.01	77,933	71,697	
100,000 TO 149,999	7	86.58	83.42	83.26	09.29	100.19	61.91	97.27	61.91 to 97.27	119,571	99,556	
150,000 TO 249,999	5	92.33	88.16	89.13	13.46	98.91	52.23	106.09	N/A	171,000	152,416	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ALL___	50	93.80	92.17	90.28	09.99	102.09	52.23	116.74	91.10 to 97.27	73,693	66,529	

25 Deuel
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 : 7
Total Sales Price : 208,700
Total Adj. Sales Price : 208,700
Total Assessed Value : 216,065
Avg. Adj. Sales Price : 29,814
Avg. Assessed Value : 30,866

MEDIAN : 99
WGT. MEAN : 104
MEAN : 103
COD : 09.39
PRD : 99.29

COV : 12.63
STD : 12.98
Avg. Abs. Dev : 09.33
MAX Sales Ratio : 121.88
MIN Sales Ratio : 88.44

95% Median C.I. : 88.44 to 121.88
95% Wgt. Mean C.I. : 86.40 to 120.65
95% Mean C.I. : 90.80 to 114.80

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	1	121.88	121.88	121.88	00.00	100.00	121.88	121.88	N/A	62,000	75,565
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	1	92.78	92.78	92.78	00.00	100.00	92.78	92.78	N/A	30,000	27,835
01-JUL-15 To 30-SEP-15	1	119.61	119.61	119.61	00.00	100.00	119.61	119.61	N/A	7,700	9,210
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	96.22	96.22	96.22	00.00	100.00	96.22	96.22	N/A	27,500	26,460
01-APR-16 To 30-JUN-16	1	88.44	88.44	88.44	00.00	100.00	88.44	88.44	N/A	40,000	35,375
01-JUL-16 To 30-SEP-16	2	100.33	100.33	100.29	00.93	100.04	99.40	101.25	N/A	20,750	20,810
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	1	121.88	121.88	121.88	00.00	100.00	121.88	121.88	N/A	62,000	75,565
01-OCT-14 To 30-SEP-15	2	106.20	106.20	98.26	12.64	108.08	92.78	119.61	N/A	18,850	18,523
01-OCT-15 To 30-SEP-16	4	97.81	96.33	94.91	04.09	101.50	88.44	101.25	N/A	27,250	25,864
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	1	121.88	121.88	121.88	00.00	100.00	121.88	121.88	N/A	62,000	75,565
01-JAN-15 To 31-DEC-15	2	106.20	106.20	98.26	12.64	108.08	92.78	119.61	N/A	18,850	18,523
<u>ALL</u>	7	99.40	102.80	103.53	09.39	99.29	88.44	121.88	88.44 to 121.88	29,814	30,866

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	5	99.40	101.85	98.52	06.41	103.38	92.78	119.61	N/A	21,340	21,025
20	2	105.16	105.16	108.76	15.90	96.69	88.44	121.88	N/A	51,000	55,470
<u>ALL</u>	7	99.40	102.80	103.53	09.39	99.29	88.44	121.88	88.44 to 121.88	29,814	30,866

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	7	99.40	102.80	103.53	09.39	99.29	88.44	121.88	88.44 to 121.88	29,814	30,866
04											
<u>ALL</u>	7	99.40	102.80	103.53	09.39	99.29	88.44	121.88	88.44 to 121.88	29,814	30,866

25 Deuel
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 : 7
Total Sales Price : 208,700
Total Adj. Sales Price : 208,700
Total Assessed Value : 216,065
Avg. Adj. Sales Price : 29,814
Avg. Assessed Value : 30,866

MEDIAN : 99
WGT. MEAN : 104
MEAN : 103
COD : 09.39
PRD : 99.29

COV : 12.63
STD : 12.98
Avg. Abs. Dev : 09.33
MAX Sales Ratio : 121.88
MIN Sales Ratio : 88.44

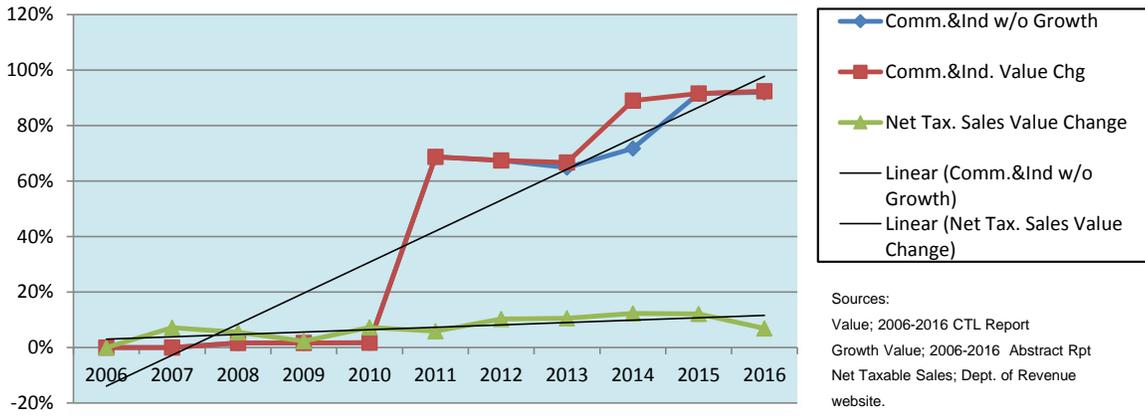
95% Median C.I. : 88.44 to 121.88
95% Wgt. Mean C.I. : 86.40 to 120.65
95% Mean C.I. : 90.80 to 114.80

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	1	119.61	119.61	119.61	00.00	100.00	119.61	119.61	N/A	7,700	9,210	
Less Than 30,000	4	100.33	104.12	100.77	06.29	103.32	96.22	119.61	N/A	19,175	19,323	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	7	99.40	102.80	103.53	09.39	99.29	88.44	121.88	88.44 to 121.88	29,814	30,866	
Greater Than 14,999	6	97.81	100.00	102.91	07.69	97.17	88.44	121.88	88.44 to 121.88	33,500	34,476	
Greater Than 29,999	3	92.78	101.03	105.13	12.02	96.10	88.44	121.88	N/A	44,000	46,258	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	119.61	119.61	119.61	00.00	100.00	119.61	119.61	N/A	7,700	9,210	
15,000 TO 29,999	3	99.40	98.96	98.67	01.69	100.29	96.22	101.25	N/A	23,000	22,693	
30,000 TO 59,999	2	90.61	90.61	90.30	02.39	100.34	88.44	92.78	N/A	35,000	31,605	
60,000 TO 99,999	1	121.88	121.88	121.88	00.00	100.00	121.88	121.88	N/A	62,000	75,565	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	7	99.40	102.80	103.53	09.39	99.29	88.44	121.88	88.44 to 121.88	29,814	30,866	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
344	2	96.09	96.09	95.54	03.44	100.58	92.78	99.40	N/A	25,750	24,603	
346	1	121.88	121.88	121.88	00.00	100.00	121.88	121.88	N/A	62,000	75,565	
353	2	98.74	98.74	98.34	02.55	100.41	96.22	101.25	N/A	23,750	23,355	
406	1	119.61	119.61	119.61	00.00	100.00	119.61	119.61	N/A	7,700	9,210	
528	1	88.44	88.44	88.44	00.00	100.00	88.44	88.44	N/A	40,000	35,375	
___ ALL ___	7	99.40	102.80	103.53	09.39	99.29	88.44	121.88	88.44 to 121.88	29,814	30,866	

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	\$ 11,994,908	\$ 1,335	0.01%	\$ 11,993,573	-	\$ 14,181,715	-
2007	\$ 11,992,955	\$ -	0.00%	\$ 11,992,955	-0.02%	\$ 15,191,848	7.12%
2008	\$ 12,190,667	\$ -	0.00%	\$ 12,190,667	1.65%	\$ 14,966,767	-1.48%
2009	\$ 12,190,667	\$ -	0.00%	\$ 12,190,667	0.00%	\$ 14,500,724	-3.11%
2010	\$ 12,207,730	\$ -	0.00%	\$ 12,207,730	0.14%	\$ 15,209,054	4.88%
2011	\$ 20,234,005	\$ -	0.00%	\$ 20,234,005	65.75%	\$ 15,020,254	-1.24%
2012	\$ 20,080,131	\$ -	0.00%	\$ 20,080,131	-0.76%	\$ 15,635,728	4.10%
2013	\$ 19,998,352	\$ 219,816	1.10%	\$ 19,778,536	-1.50%	\$ 15,680,734	0.29%
2014	\$ 22,667,129	\$ 2,065,860	9.11%	\$ 20,601,269	3.01%	\$ 15,926,289	1.57%
2015	\$ 22,972,950	\$ -	0.00%	\$ 22,972,950	1.35%	\$ 15,904,065	-0.14%
2016	\$ 23,077,890	\$ 51,570	0.22%	\$ 23,026,320	0.23%	\$ 15,155,321	-4.71%
Ann %chg	6.76%			Average	6.99%	1.28%	0.73%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-0.02%	-0.02%	7.12%
2008	1.63%	1.63%	5.54%
2009	1.63%	1.63%	2.25%
2010	1.77%	1.77%	7.24%
2011	68.69%	68.69%	5.91%
2012	67.41%	67.41%	10.25%
2013	64.89%	66.72%	10.57%
2014	71.75%	88.97%	12.30%
2015	91.52%	91.52%	12.14%
2016	91.97%	92.40%	6.87%

County Number	25
County Name	Deuel

25 Deuel
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 : 32
Total Sales Price : 10,865,846
Total Adj. Sales Price : 10,865,846
Total Assessed Value : 8,316,315
Avg. Adj. Sales Price : 339,558
Avg. Assessed Value : 259,885

MEDIAN : 72
WGT. MEAN : 77
MEAN : 78
COD : 17.77
PRD : 102.19

COV : 21.52
STD : 16.83
Avg. Abs. Dev : 12.75
MAX Sales Ratio : 133.50
MIN Sales Ratio : 56.51

95% Median C.I. : 68.05 to 84.93
95% Wgt. Mean C.I. : 71.54 to 81.54
95% Mean C.I. : 72.39 to 84.05

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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
Qrtrs											
01-OCT-13 To 31-DEC-13	4	63.41	63.36	64.89	10.63	97.64	56.51	70.12	N/A	476,278	309,043
01-JAN-14 To 31-MAR-14	2	64.45	64.45	60.79	08.80	106.02	58.78	70.12	N/A	225,708	137,198
01-APR-14 To 30-JUN-14	3	84.10	88.52	79.18	10.87	111.80	77.03	104.44	N/A	711,333	563,238
01-JUL-14 To 30-SEP-14	2	68.75	68.75	68.88	06.76	99.81	64.10	73.40	N/A	189,700	130,663
01-OCT-14 To 31-DEC-14	3	68.05	70.54	69.05	04.03	102.16	67.68	75.89	N/A	368,832	254,678
01-JAN-15 To 31-MAR-15	3	94.69	87.94	87.86	10.42	100.09	69.75	99.37	N/A	255,306	224,320
01-APR-15 To 30-JUN-15	2	67.60	67.60	68.44	02.87	98.77	65.66	69.54	N/A	315,222	215,725
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	4	83.07	91.18	88.50	22.14	103.03	65.09	133.50	N/A	200,000	176,999
01-JAN-16 To 31-MAR-16	5	69.13	75.89	78.67	16.79	96.47	61.72	99.27	N/A	285,700	224,771
01-APR-16 To 30-JUN-16	4	92.88	90.71	91.29	04.62	99.36	80.86	96.23	N/A	316,140	288,604
01-JUL-16 To 30-SEP-16											
Study Yrs											
01-OCT-13 To 30-SEP-14	11	70.12	71.40	71.08	13.33	100.45	56.51	104.44	56.73 to 84.10	442,721	314,691
01-OCT-14 To 30-SEP-15	8	69.65	76.33	74.65	12.35	102.25	65.66	99.37	65.66 to 99.37	312,857	233,556
01-OCT-15 To 30-SEP-16	13	84.93	85.16	85.49	16.18	99.61	61.72	133.50	65.09 to 96.23	268,697	229,713
Calendar Yrs											
01-JAN-14 To 31-DEC-14	10	71.76	74.36	73.43	12.00	101.27	58.78	104.44	64.10 to 84.10	407,131	298,947
01-JAN-15 To 31-DEC-15	9	80.50	84.86	82.52	19.76	102.84	65.09	133.50	65.66 to 99.37	244,040	201,378
ALL	32	71.76	78.22	76.54	17.77	102.19	56.51	133.50	68.05 to 84.93	339,558	259,885

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	32	71.76	78.22	76.54	17.77	102.19	56.51	133.50	68.05 to 84.93	339,558	259,885
ALL	32	71.76	78.22	76.54	17.77	102.19	56.51	133.50	68.05 to 84.93	339,558	259,885

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
Dry											
County	25	73.40	79.13	75.35	18.11	105.02	56.73	133.50	68.05 to 84.93	273,142	205,809
1	25	73.40	79.13	75.35	18.11	105.02	56.73	133.50	68.05 to 84.93	273,142	205,809
Grass											
County	3	70.09	68.21	67.33	02.71	101.31	64.41	70.12	N/A	253,333	170,570
1	3	70.09	68.21	67.33	02.71	101.31	64.41	70.12	N/A	253,333	170,570
ALL	32	71.76	78.22	76.54	17.77	102.19	56.51	133.50	68.05 to 84.93	339,558	259,885

25 Deuel
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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 Avg. Assessed Value : 259,885

MEDIAN : 72
 WGT. MEAN : 77
 MEAN : 78
 COD : 17.77
 PRD : 102.19

COV : 21.52
 STD : 16.83
 Avg. Abs. Dev : 12.75
 MAX Sales Ratio : 133.50
 MIN Sales Ratio : 56.51

95% Median C.I. : 68.05 to 84.93
 95% Wgt. Mean C.I. : 71.54 to 81.54
 95% Mean C.I. : 72.39 to 84.05

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Dry </u>											
County	26	71.76	78.26	74.73	18.70	104.72	56.51	133.50	67.68 to 84.93	271,571	202,942
1	26	71.76	78.26	74.73	18.70	104.72	56.51	133.50	67.68 to 84.93	271,571	202,942
<u> Grass </u>											
County	3	70.09	68.21	67.33	02.71	101.31	64.41	70.12	N/A	253,333	170,570
1	3	70.09	68.21	67.33	02.71	101.31	64.41	70.12	N/A	253,333	170,570
<u> ALL </u>	32	71.76	78.22	76.54	17.77	102.19	56.51	133.50	68.05 to 84.93	339,558	259,885

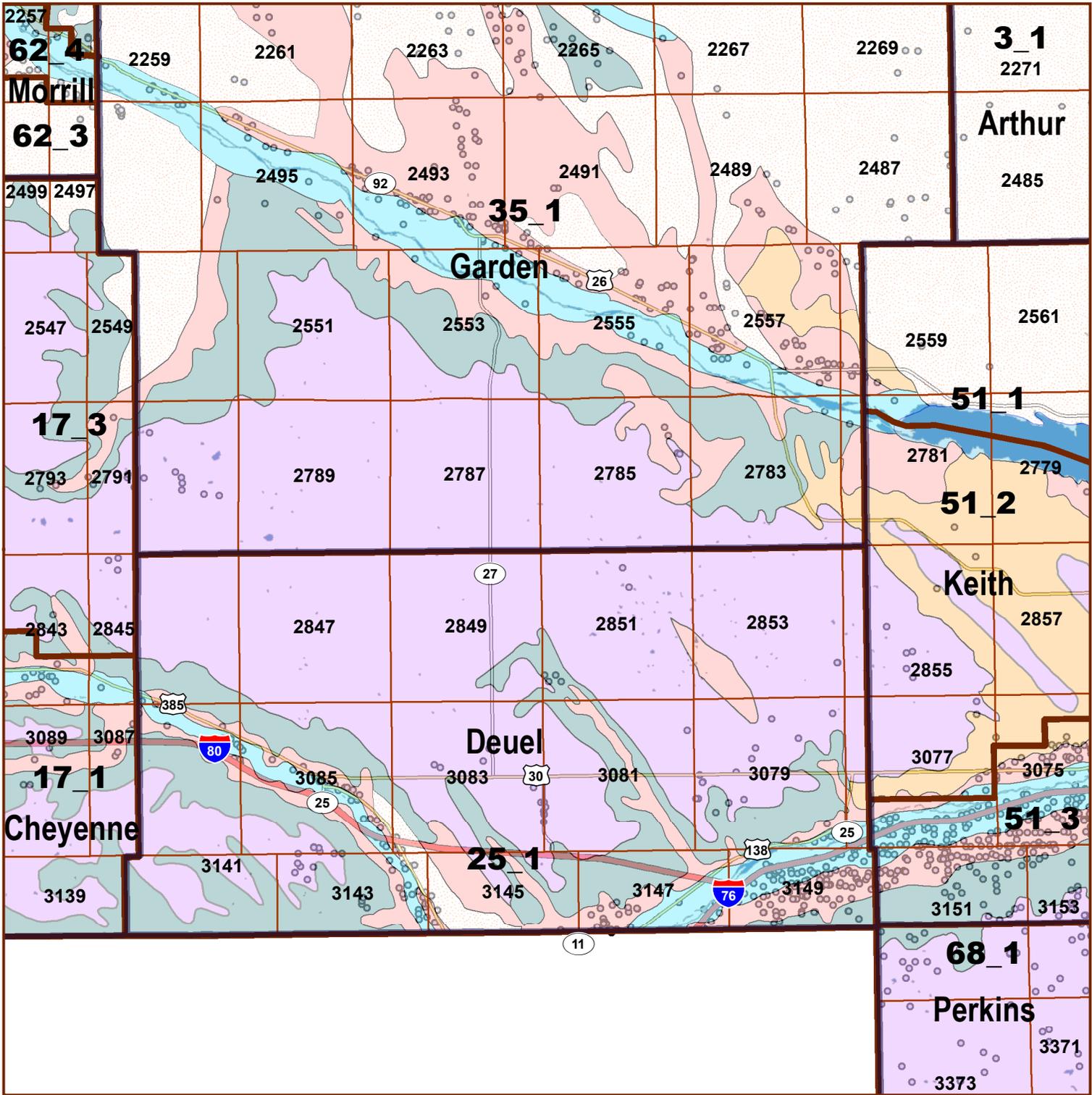
Deuel County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Deuel	1	3030	3026	2946	2952	2973	2701	2695	2466	2937
Keith	2	n/a	3000	n/a	2750	2650	2650	2650	2650	2780
Keith	3	4355	4355	4025	4025	3840	3840	3840	3840	4168
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	2205
Cheyenne	1	n/a	2460	2450	2445	2440	2335	2100	1950	2412
Cheyenne	3	n/a	2780	2775	2770	2765	2600	2525	2480	2751

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Deuel	1	1095	1095	1090	935	935	595	595	585	977
Keith	2	n/a	1070	1040	1040	1005	1005	1005	1005	1054
Keith	3	1540	1540	1430	1430	1325	1325	1295	1295	1472
Garden	1	n/a	835	835	815	815	810	790	790	826
Cheyenne	1	n/a	739	572	639	707	619	569	491	685
Cheyenne	3	n/a	940	935	875	865	850	835	825	921

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Deuel	1	365	365	365	365	365	365	365	365	365
Keith	2	n/a	545	515	515	485	485	470	470	475
Keith	3	555	555	525	525	495	495	480	480	497
Garden	1	n/a	429	415	415	410	410	405	405	405
Cheyenne	1	n/a	436	430	392	381	378	367	300	346
Cheyenne	3	n/a	636	611	606	600	551	551	325	453

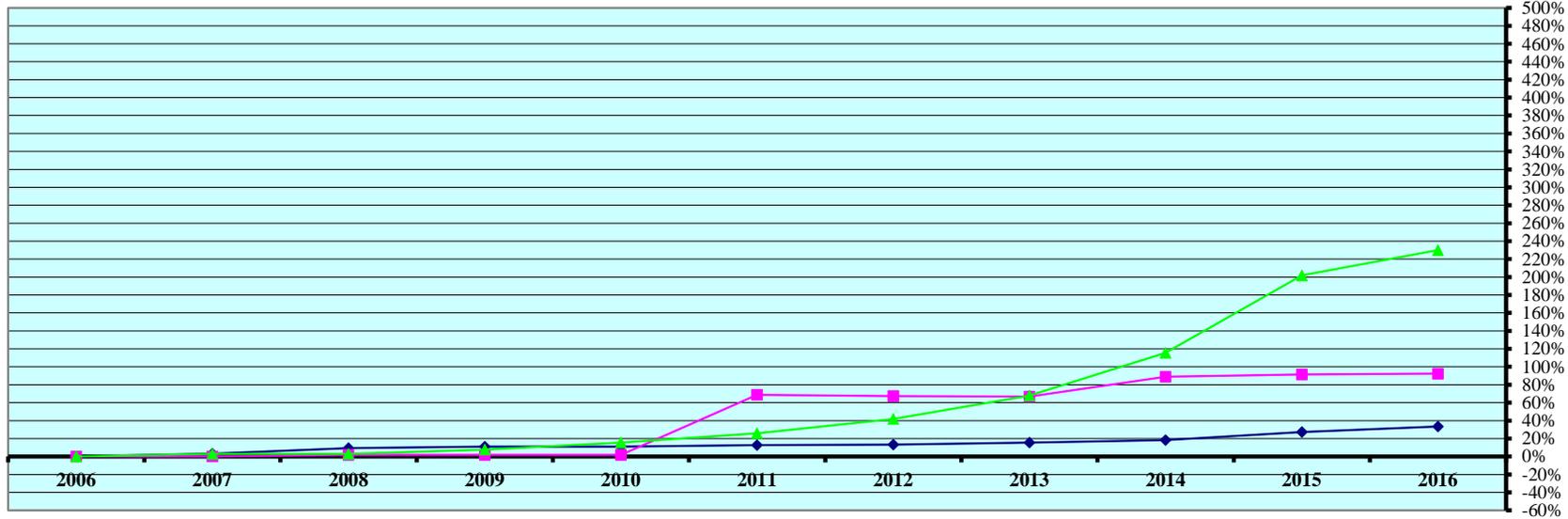
Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



Deuel 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	31,323,465	--	--	--	11,994,908	--	--	--	78,889,320	--	--	--
2007	32,330,576	1,007,111	3.22%	3.22%	11,992,955	-1,953	-0.02%	-0.02%	81,167,140	2,277,820	2.89%	2.89%
2008	34,267,901	1,937,325	5.99%	9.40%	12,190,667	197,712	1.65%	1.63%	81,123,565	-43,575	-0.05%	2.83%
2009	34,730,624	462,723	1.35%	10.88%	12,190,667	0	0.00%	1.63%	84,814,885	3,691,320	4.55%	7.51%
2010	34,797,727	67,103	0.19%	11.09%	12,207,730	17,063	0.14%	1.77%	91,171,505	6,356,620	7.49%	15.57%
2011	35,251,448	453,721	1.30%	12.54%	20,234,005	8,026,275	65.75%	68.69%	99,303,180	8,131,675	8.92%	25.88%
2012	35,434,703	183,255	0.52%	13.13%	20,080,131	-153,874	-0.76%	67.41%	111,807,100	12,503,920	12.59%	41.73%
2013	36,136,652	701,949	1.98%	15.37%	19,998,352	-81,779	-0.41%	66.72%	132,354,295	20,547,195	18.38%	67.77%
2014	37,054,150	917,498	2.54%	18.30%	22,667,129	2,668,777	13.34%	88.97%	169,982,770	37,628,475	28.43%	115.47%
2015	39,902,927	2,848,777	7.69%	27.39%	22,972,950	305,821	1.35%	91.52%	238,136,050	68,153,280	40.09%	201.86%
2016	41,796,102	1,893,175	4.74%	33.43%	23,077,890	104,940	0.46%	92.40%	260,354,300	22,218,250	9.33%	230.02%

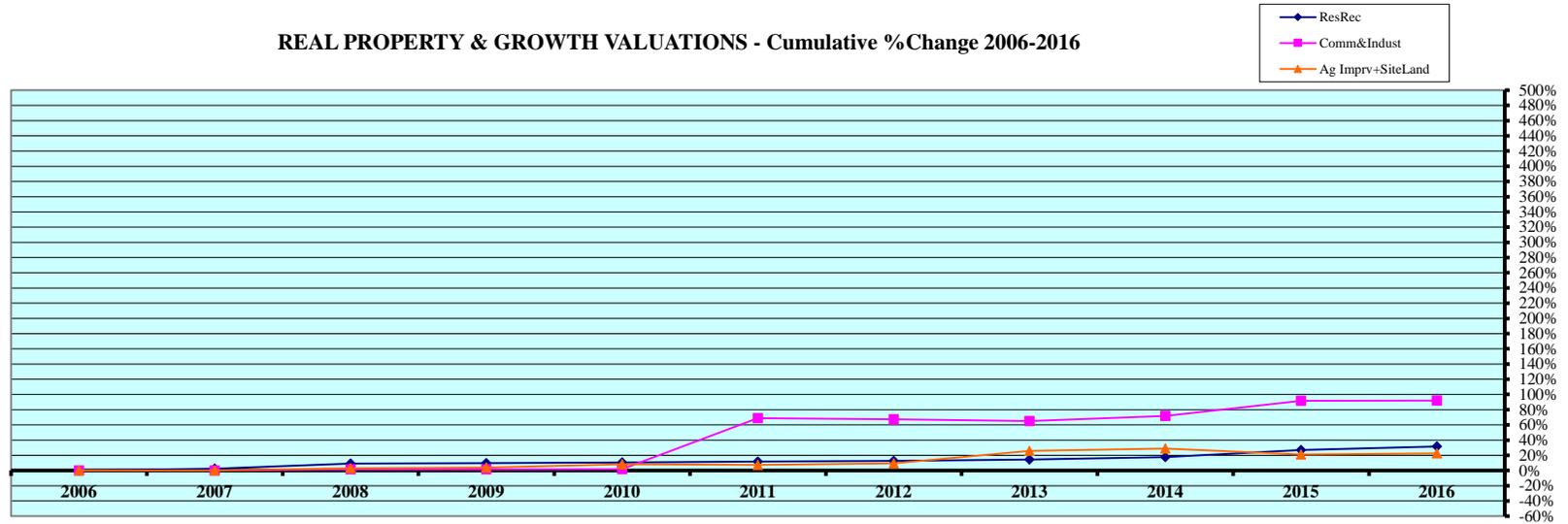
Rate Annual %chg: Residential & Recreational **2.93%** Commercial & Industrial **6.76%** Agricultural Land **12.68%**

Cnty# **25**
County **DEUEL**

CHART 1 EXHIBIT 25B 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	31,323,465	138,042	0.44%	31,185,423	--	--	11,994,908	1,335	0.01%	11,993,573	--	--
2007	32,330,576	236,960	0.73%	32,093,616	2.46%	2.46%	11,992,955	0	0.00%	11,992,955	-0.02%	-0.02%
2008	34,267,901	97,600	0.28%	34,170,301	5.69%	9.09%	12,190,667	0	0.00%	12,190,667	1.65%	1.63%
2009	34,730,624	330,225	0.95%	34,400,399	0.39%	9.82%	12,190,667	0	0.00%	12,190,667	0.00%	1.63%
2010	34,797,727	125,455	0.36%	34,672,272	-0.17%	10.69%	12,207,730	0	0.00%	12,207,730	0.14%	1.77%
2011	35,251,448	277,655	0.79%	34,973,793	0.51%	11.65%	20,234,005	0	0.00%	20,234,005	65.75%	68.69%
2012	35,434,703	163,901	0.46%	35,270,802	0.05%	12.60%	20,080,131	0	0.00%	20,080,131	-0.76%	67.41%
2013	36,136,652	340,292	0.94%	35,796,360	1.02%	14.28%	19,998,352	219,816	1.10%	19,778,536	-1.50%	64.89%
2014	37,054,150	219,884	0.59%	36,834,266	1.93%	17.59%	22,667,129	2,065,860	9.11%	20,601,269	3.01%	71.75%
2015	39,902,927	115,448	0.29%	39,787,479	7.38%	27.02%	22,972,950	0	0.00%	22,972,950	1.35%	91.52%
2016	41,796,102	563,908	1.35%	41,232,194	3.33%	31.63%	23,077,890	51,570	0.22%	23,026,320	0.23%	91.97%
Rate Ann%chg	2.93%				2.26%		6.76%			C & I w/o growth	6.99%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	11,530,671	4,781,070	16,311,741	0	0.00%	16,311,741	--	--
2007	11,680,393	4,730,451	16,410,844	80,430	0.49%	16,330,414	0.11%	0.11%
2008	11,675,852	5,116,573	16,792,425	0	0.00%	16,792,425	2.33%	2.95%
2009	12,038,547	5,343,573	17,382,120	451,328	2.60%	16,930,792	0.82%	3.80%
2010	12,318,697	5,384,369	17,703,066	31,745	0.18%	17,671,321	1.66%	8.33%
2011	12,494,202	5,531,223	18,025,425	499,640	2.77%	17,525,785	-1.00%	7.44%
2012	12,541,042	5,720,960	18,262,002	399,135	2.19%	17,862,867	-0.90%	9.51%
2013	13,087,510	8,213,555	21,301,065	763,812	3.59%	20,537,253	12.46%	25.90%
2014	12,933,070	8,470,990	21,404,060	374,564	1.75%	21,029,496	-1.27%	28.92%
2015	11,853,735	8,165,652	20,019,387	257,161	1.28%	19,762,226	-7.67%	21.15%
2016	11,887,340	8,209,377	20,096,717	106,226	0.53%	19,990,491	-0.14%	22.55%
Rate Ann%chg	0.31%	5.55%	2.11%			Ag Imprv+Site w/o growth	0.64%	

(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.

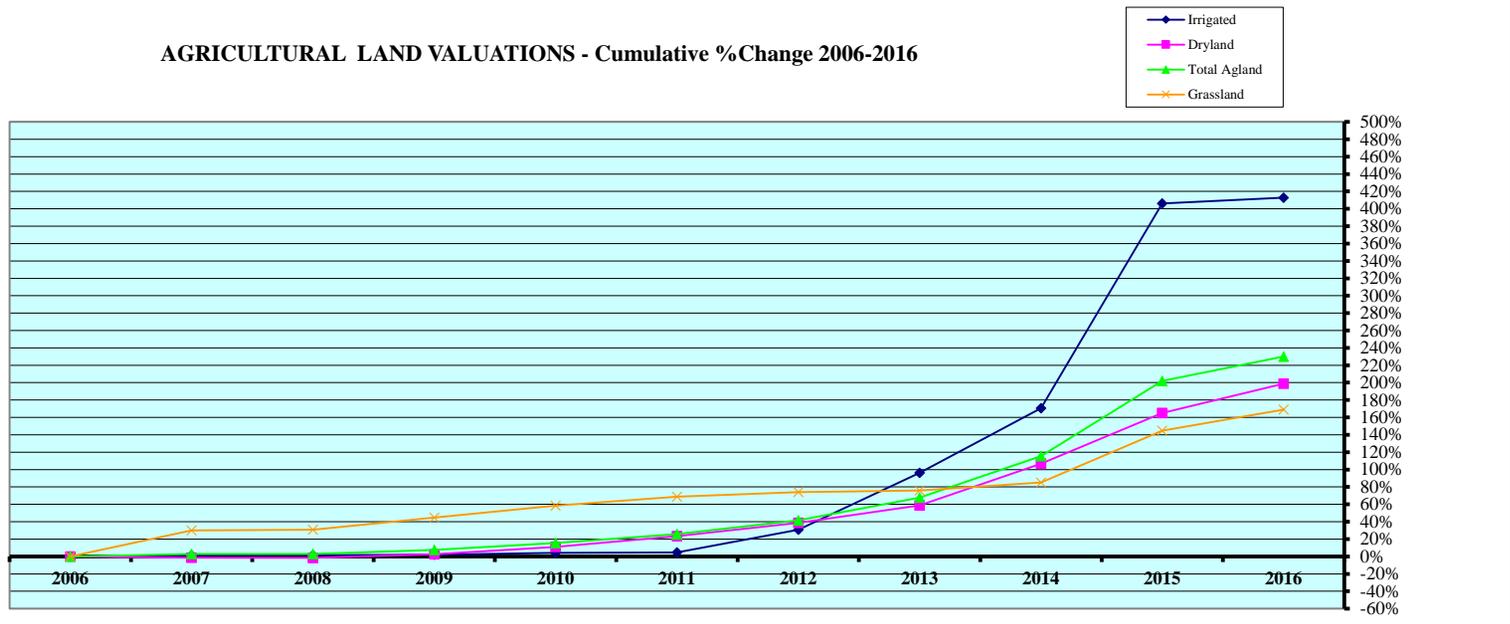
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 25
County DEUEL

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	12,823,175	--	--	--	56,589,085	--	--	--	9,474,465	--	--	--
2007	12,976,640	153,465	1.20%	1.20%	55,869,660	-719,425	-1.27%	-1.27%	12,318,245	2,843,780	30.02%	30.02%
2008	13,006,340	29,700	0.23%	1.43%	55,716,125	-153,535	-0.27%	-1.54%	12,398,505	80,260	0.65%	30.86%
2009	13,077,110	70,770	0.54%	1.98%	58,014,365	2,298,240	4.12%	2.52%	13,720,825	1,322,320	10.67%	44.82%
2010	13,370,650	293,540	2.24%	4.27%	62,762,285	4,747,920	8.18%	10.91%	15,013,365	1,292,540	9.42%	58.46%
2011	13,419,430	48,780	0.36%	4.65%	69,865,300	7,103,015	11.32%	23.46%	15,993,245	979,880	6.53%	68.80%
2012	16,769,550	3,350,120	24.96%	30.78%	78,506,895	8,641,595	12.37%	38.73%	16,497,965	504,720	3.16%	74.13%
2013	25,162,180	8,392,630	50.05%	96.22%	89,835,900	11,329,005	14.43%	58.75%	16,668,230	170,265	1.03%	75.93%
2014	34,701,055	9,538,875	37.91%	170.61%	117,042,940	27,207,040	30.29%	106.83%	17,539,030	870,800	5.22%	85.12%
2015	64,887,050	30,185,995	86.99%	406.01%	150,049,830	33,006,890	28.20%	165.16%	23,184,305	5,645,275	32.19%	144.70%
2016	65,761,470	874,420	1.35%	412.83%	169,109,735	19,059,905	12.70%	198.84%	25,483,095	2,298,790	9.92%	168.97%

Rate Ann.%chg: Irrigated **17.76%** Dryland **11.57%** Grassland **10.40%**

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	2,595	--	--	--	0	--	--	--	78,889,320	--	--	--
2007	2,595	0	0.00%	0.00%	0	0			81,167,140	2,277,820	2.89%	2.89%
2008	2,595	0	0.00%	0.00%	0	0			81,123,565	-43,575	-0.05%	2.83%
2009	2,585	-10	-0.39%	-0.39%	0	0			84,814,885	3,691,320	4.55%	7.51%
2010	2,205	-380	-14.70%	-15.03%	23,000	23,000			91,171,505	6,356,620	7.49%	15.57%
2011	2,205	0	0.00%	-15.03%	23,000	0	0.00%		99,303,180	8,131,675	8.92%	25.88%
2012	2,205	0	0.00%	-15.03%	30,485	7,485	32.54%		111,807,100	12,503,920	12.59%	41.73%
2013	0	-2,205	-100.00%	-100.00%	687,985	657,500	2156.80%		132,354,295	20,547,195	18.38%	67.77%
2014	0	0		-100.00%	699,745	11,760	1.71%		169,982,770	37,628,475	28.43%	115.47%
2015	0	0		-100.00%	14,865	-684,880	-97.88%		238,136,050	68,153,280	40.09%	201.86%
2016	0	0		-100.00%	0	-14,865	-100.00%		260,354,300	22,218,250	9.33%	230.02%

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Rate Ann.%chg: Total Agric Land **12.68%**

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	12,544,065	19,837	632			56,687,870	179,776	315			9,499,800	70,337	135		
2007	12,976,640	20,473	634	0.23%	0.23%	55,866,310	179,285	312	-1.18%	-1.18%	12,318,200	70,161	176	29.99%	29.99%
2008	13,006,340	20,517	634	0.01%	0.25%	55,715,875	178,785	312	0.01%	-1.17%	12,398,505	70,570	176	0.07%	30.08%
2009	13,008,935	20,521	634	0.00%	0.25%	58,148,305	178,782	325	4.37%	3.15%	13,658,770	70,570	194	10.16%	43.30%
2010	13,364,025	20,631	648	2.18%	2.44%	62,895,370	178,405	353	8.39%	11.80%	15,029,510	70,832	212	9.63%	57.10%
2011	13,383,825	20,612	649	0.24%	2.68%	69,887,220	177,953	393	11.40%	24.55%	16,022,570	70,992	226	6.37%	67.11%
2012	16,769,550	20,688	811	24.84%	28.19%	78,666,420	178,041	442	12.51%	40.12%	16,401,000	70,837	232	2.59%	71.43%
2013	25,168,525	21,957	1,146	41.41%	81.27%	89,864,790	176,129	510	15.47%	61.81%	16,675,850	72,752	229	-1.00%	69.71%
2014	34,506,340	21,873	1,578	37.63%	149.47%	116,881,190	175,844	665	30.27%	110.79%	17,633,645	72,688	243	5.84%	79.62%
2015	64,966,830	21,965	2,958	87.48%	367.72%	150,116,835	173,076	867	30.49%	175.06%	23,158,680	75,275	308	26.82%	127.79%
2016	65,353,815	22,260	2,936	-0.74%	364.27%	169,410,130	173,556	976	12.54%	209.56%	25,190,435	74,524	338	9.87%	150.27%

Rate Annual %chg Average Value/Acre: 16.59%

11.96%

9.61%

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	2,575	258	10			0	0				78,734,310	270,207	291		
2007	2,595	260	10	0.19%	0.19%	0	0				81,163,745	270,178	300	3.10%	3.10%
2008	2,595	260	10	0.00%	0.19%	0	0				81,123,315	270,132	300	-0.03%	3.06%
2009	2,585	259	10	0.00%	0.19%	0	0				84,818,595	270,132	314	4.56%	7.76%
2010	2,585	259	10	0.00%	0.19%	0	0				91,291,490	270,127	338	7.63%	15.98%
2011	2,205	221	10	0.00%	0.19%	0	0				99,295,820	269,778	368	8.91%	26.32%
2012	2,205	221	10	0.00%	0.19%	0	0				111,839,175	269,787	415	12.63%	42.27%
2013	0	0				0	310	0			131,709,165	271,149	486	17.18%	66.70%
2014	0	0				0	303	0			169,021,175	270,708	624	28.54%	114.28%
2015	0	0				0	309	0			238,242,345	270,625	880	41.00%	202.12%
2016	0	0				0	298	0			259,954,380	270,639	961	9.11%	229.64%

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Rate Annual %chg Average Value/Acre: 12.67%

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 2,420	Value : 361,044,955	Growth 8,193,868
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	42	137,967	0	0	87	72,935	129	210,902	
02. Res Improve Land	658	2,675,895	0	0	116	2,116,120	774	4,792,015	
03. Res Improvements	666	31,123,528	0	0	123	6,679,876	789	37,803,404	
04. Res Total	708	33,937,390	0	0	210	8,868,931	918	42,806,321	263,433
% of Res Total	77.12	79.28	0.00	0.00	22.88	20.72	37.93	11.86	3.22
05. Com UnImp Land	9	74,275	0	0	6	98,045	15	172,320	
06. Com Improve Land	100	1,184,385	0	0	26	777,045	126	1,961,430	
07. Com Improvements	107	14,616,650	0	0	31	15,914,585	138	30,531,235	
08. Com Total	116	15,875,310	0	0	37	16,789,675	153	32,664,985	7,800,075
% of Com Total	75.82	48.60	0.00	0.00	24.18	51.40	6.32	9.05	95.19
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	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	708	33,937,390	0	0	210	8,868,931	918	42,806,321	263,433
% of Res & Rec Total	77.12	79.28	0.00	0.00	22.88	20.72	37.93	11.86	3.22
Com & Ind Total	116	15,875,310	0	0	37	16,789,675	153	32,664,985	7,800,075
% of Com & Ind Total	75.82	48.60	0.00	0.00	24.18	51.40	6.32	9.05	95.19
17. Taxable Total	824	49,812,700	0	0	247	25,658,606	1,071	75,471,306	8,063,508
% of Taxable Total	76.94	66.00	0.00	0.00	23.06	34.00	44.26	20.90	98.41

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

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	80	80,000	80	80,000	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	80	80,000	80	80,000	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	66	0	36	102

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	5,970	0	0	958	196,913,375	959	196,919,345
28. Ag-Improved Land	0	0	0	0	295	71,581,000	295	71,581,000
29. Ag Improvements	0	0	0	0	310	16,993,304	310	16,993,304
30. Ag Total							1,269	285,493,649

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	0.16	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	4	11.44	56,440	4	11.44	56,440	
32. HomeSite Improv Land	177	184.82	1,978,105	177	184.82	1,978,105	
33. HomeSite Improvements	187	0.00	10,210,510	187	0.00	10,210,510	44,990
34. HomeSite Total				191	196.26	12,245,055	
35. FarmSite UnImp Land	21	40.42	65,560	21	40.42	65,560	
36. FarmSite Improv Land	265	998.48	1,769,550	265	998.48	1,769,550	
37. FarmSite Improvements	299	0.00	6,782,794	299	0.00	6,782,794	85,370
38. FarmSite Total				320	1,038.90	8,617,904	
39. Road & Ditches	1,047	3,763.99	0	1,048	3,764.15	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				511	4,999.31	20,862,959	130,360

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	801.64	3.58%	2,428,960	3.69%	3,029.99
46. 1A	4,724.94	21.08%	14,297,765	21.72%	3,026.02
47. 2A1	5,059.08	22.57%	14,901,725	22.64%	2,945.54
48. 2A	5,728.43	25.56%	16,907,845	25.68%	2,951.57
49. 3A1	3,201.61	14.28%	9,517,940	14.46%	2,972.86
50. 3A	872.11	3.89%	2,355,775	3.58%	2,701.24
51. 4A1	1,851.81	8.26%	4,990,305	7.58%	2,694.83
52. 4A	174.53	0.78%	430,410	0.65%	2,466.11
53. Total	22,414.15	100.00%	65,830,725	100.00%	2,937.02
Dry					
54. 1D1	100.80	0.06%	110,375	0.07%	1,094.99
55. 1D	45,768.45	26.44%	50,116,455	29.64%	1,095.00
56. 2D1	53,248.49	30.76%	58,040,885	34.32%	1,090.00
57. 2D	13,782.07	7.96%	12,886,270	7.62%	935.00
58. 3D1	35,710.45	20.63%	33,389,340	19.74%	935.00
59. 3D	8,782.46	5.07%	5,225,545	3.09%	595.00
60. 4D1	13,672.12	7.90%	8,134,900	4.81%	595.00
61. 4D	2,056.37	1.19%	1,203,015	0.71%	585.02
62. Total	173,121.21	100.00%	169,106,785	100.00%	976.81
Grass					
63. 1G1	43.16	0.06%	15,795	0.05%	365.96
64. 1G	2,610.03	3.50%	1,335,515	4.50%	511.69
65. 2G1	4,958.50	6.64%	2,054,400	6.92%	414.32
66. 2G	8,465.82	11.34%	3,449,835	11.62%	407.50
67. 3G1	3,882.28	5.20%	1,748,135	5.89%	450.29
68. 3G	2,699.09	3.61%	1,164,875	3.92%	431.58
69. 4G1	15,851.22	21.23%	6,542,675	22.03%	412.76
70. 4G	36,167.79	48.43%	13,381,950	45.07%	370.00
71. Total	74,677.89	100.00%	29,693,180	100.00%	397.62
Irrigated Total					
	22,414.15	8.29%	65,830,725	24.88%	2,937.02
Dry Total					
	173,121.21	64.00%	169,106,785	63.90%	976.81
Grass Total					
	74,677.89	27.61%	29,693,180	11.22%	397.62
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	300.12	0.11%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	270,513.37	100.00%	264,630,690	100.00%	978.25

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	1.99	5,970	0.00	0	22,412.16	65,824,755	22,414.15	65,830,725
77. Dry Land	0.00	0	0.00	0	173,121.21	169,106,785	173,121.21	169,106,785
78. Grass	0.00	0	0.00	0	74,677.89	29,693,180	74,677.89	29,693,180
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	300.12	0	300.12	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	1.99	5,970	0.00	0	270,511.38	264,624,720	270,513.37	264,630,690

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	22,414.15	8.29%	65,830,725	24.88%	2,937.02
Dry Land	173,121.21	64.00%	169,106,785	63.90%	976.81
Grass	74,677.89	27.61%	29,693,180	11.22%	397.62
Waste	0.00	0.00%	0	0.00%	0.00
Other	300.12	0.11%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	270,513.37	100.00%	264,630,690	100.00%	978.25

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 Big Springs	15	30,002	214	941,285	214	8,253,704	229	9,224,991	868
83.2 Chappell	27	107,965	444	1,734,610	453	22,871,309	480	24,713,884	16,995
83.3 Rural	87	72,935	116	2,116,120	122	6,678,391	209	8,867,446	245,570
84 Residential Total	129	210,902	774	4,792,015	789	37,803,404	918	42,806,321	263,433

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Big Springs	2	11,025	31	230,905	36	5,270,345	38	5,512,275	1,806,300
85.2 Chappell	6	52,250	64	521,480	65	5,112,770	71	5,686,500	0
85.3 Rural	7	109,045	31	1,209,045	37	20,148,120	44	21,466,210	5,993,775
86 Commercial Total	15	172,320	126	1,961,430	138	30,531,235	153	32,664,985	7,800,075

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	43.03	0.06%	15,700	0.06%	364.86
88. 1G	1,575.28	2.31%	574,960	2.31%	364.99
89. 2G1	4,297.62	6.31%	1,568,660	6.31%	365.01
90. 2G	7,493.45	11.00%	2,735,140	11.00%	365.00
91. 3G1	2,987.49	4.39%	1,090,455	4.39%	365.01
92. 3G	2,213.33	3.25%	807,850	3.25%	364.99
93. 4G1	13,805.45	20.27%	5,039,045	20.27%	365.00
94. 4G	35,679.55	52.40%	13,023,100	52.40%	365.00
95. Total	68,095.20	100.00%	24,854,910	100.00%	365.00
CRP					
96. 1C1	0.13	0.00%	95	0.00%	730.77
97. 1C	1,034.75	15.72%	760,555	15.72%	735.01
98. 2C1	660.88	10.04%	485,740	10.04%	734.99
99. 2C	972.37	14.77%	714,695	14.77%	735.00
100. 3C1	894.79	13.59%	657,680	13.59%	735.01
101. 3C	485.76	7.38%	357,025	7.38%	734.98
102. 4C1	2,045.77	31.08%	1,503,630	31.08%	734.99
103. 4C	488.24	7.42%	358,850	7.42%	734.99
104. Total	6,582.69	100.00%	4,838,270	100.00%	735.00
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	68,095.20	91.19%	24,854,910	83.71%	365.00
CRP Total	6,582.69	8.81%	4,838,270	16.29%	735.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	74,677.89	100.00%	29,693,180	100.00%	397.62

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

25 Deuel

	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	41,796,102	42,806,321	1,010,219	2.42%	263,433	1.79%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	11,887,340	12,245,055	357,715	3.01%	44,990	2.63%
04. Total Residential (sum lines 1-3)	53,683,442	55,051,376	1,367,934	2.55%	308,423	1.97%
05. Commercial	23,077,890	32,664,985	9,587,095	41.54%	7,800,075	7.74%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	23,077,890	32,664,985	9,587,095	41.54%	7,800,075	7.74%
08. Ag-Farmsite Land, Outbuildings	8,209,377	8,617,904	408,527	4.98%	85,370	3.94%
09. Minerals	77,000	80,000	3,000	3.90	0	3.90%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	8,286,377	8,697,904	411,527	4.97%	85,370	3.94%
12. Irrigated	65,761,470	65,830,725	69,255	0.11%		
13. Dryland	169,109,735	169,106,785	-2,950	0.00%		
14. Grassland	25,483,095	29,693,180	4,210,085	16.52%		
15. Wasteland	0	0	0			
16. Other Agland	0	0	0			
17. Total Agricultural Land	260,354,300	264,630,690	4,276,390	1.64%		
18. Total Value of all Real Property (Locally Assessed)	345,402,009	361,044,955	15,642,946	4.53%	8,193,868	2.16%

2017 Assessment Survey for Deuel County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	One
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$129,290
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$14,160
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,125
12.	Other miscellaneous funds:
	\$6,155
13.	Amount of last year's assessor's budget not used:
	\$764.76

B. Computer, Automation Information and GIS

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

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?
	Big Springs and Chappell
4.	When was zoning implemented?
	Chappell was zoned in 2002. Big Springs and rural Deuel County were zoned in 1975.

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for mineral appraisals; Tax Valuation, Inc., for specialty commercial.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	No other appraisal services.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Pritchard & Abbott are contracted for mineral interests; Tax Valuation Inc., for specialty commercial properties.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	We require that the appraisal firms be certified.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, for the areas of their appraisal contracts.

2017 Residential Assessment Survey for Deuel County

1.	Valuation data collection done by:										
	The Assessor's staff.										
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Chappell—located on the I-80 corridor is the larger of the two towns in Deuel County. Chappell includes about three times more residential properties, more amenities (paved streets and businesses). There are no operating businesses on the I-80 exchange.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Big Springs—also located along Interstate 80 near the junction of I-80 and I-76. There are operating businesses located on the exchange. The Flying J Truck Stop is the primary local employer for the community.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural—includes all properties not located within the boundaries of the Village of Big Springs or the City of Chappell. These properties are located on acreages with the characteristics of “country living.”</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Chappell—located on the I-80 corridor is the larger of the two towns in Deuel County. Chappell includes about three times more residential properties, more amenities (paved streets and businesses). There are no operating businesses on the I-80 exchange.	20	Big Springs—also located along Interstate 80 near the junction of I-80 and I-76. There are operating businesses located on the exchange. The Flying J Truck Stop is the primary local employer for the community.	80	Rural—includes all properties not located within the boundaries of the Village of Big Springs or the City of Chappell. These properties are located on acreages with the characteristics of “country living.”	AG	Agricultural homes and outbuildings.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>										
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80	Rural—includes all properties not located within the boundaries of the Village of Big Springs or the City of Chappell. These properties are located on acreages with the characteristics of “country living.”										
AG	Agricultural homes and outbuildings.										
3.	List and describe the approach(es) used to estimate the market value of residential properties.										
	The cost approach. We also use a residential worksheet created by the Deputy Assessor, showing all sold and unsold properties for comparability purposes.										
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?										
	Market depreciation has been developed and implemented for use with the residential property class.										
5.	Are individual depreciation tables developed for each valuation grouping?										
	No, the market depreciation tables are for all residential properties within the County.										
6.	Describe the methodology used to determine the residential lot values?										
	The Assessor begins with price per square foot and then makes adjustments for location, etc.										
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?										
	Currently there are no vacant lots being held for sale or resale.										

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>
10	2013	2015	2017	2015
20	2013	2015	2017	2013
80	2013	2015	2017	2012
AG	2013	2015	2017	2012

2017 Commercial Assessment Survey for Deuel County

1.	Valuation data collection done by:																							
	Assessor/staff and Tax Valuation, Inc. (a contracted appraisal service).																							
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Chappell—has a commercial base that includes retail businesses, a bowling alley, gas stations and restaurants.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Big Springs—actually has a larger commercial base due to the businesses located on the I-80 exchange which was annexed into the village of Big Springs.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural Commercial—includes all commercial properties located outside of the village of Big Springs and the city of Chappell.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Chappell—has a commercial base that includes retail businesses, a bowling alley, gas stations and restaurants.	20	Big Springs—actually has a larger commercial base due to the businesses located on the I-80 exchange which was annexed into the village of Big Springs.	80	Rural Commercial—includes all commercial properties located outside of the village of Big Springs and the city of Chappell.												
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80	Rural Commercial—includes all commercial properties located outside of the village of Big Springs and the city of Chappell.																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The cost approach.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	The Deuel County Assessor does not believe that there are any unique commercial properties in the county.																							
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 county uses the market depreciation study that was developed by Stanard Appraisal in 2010.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	No, due to the limited commercial market in Deuel County.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The Assessor uses a square foot value (or an acre value for rural), then makes adjustments for location, etc. After review, an increase was recommended by Tax Valuation, Inc.																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	10	2013	2015	2017	2017	20	2013	2015	2017	2017	80	2013	2015	2017	2017
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10	2013	2015	2017	2017																				
20	2013	2015	2017	2017																				
80	2013	2015	2017	2017																				

2017 Agricultural Assessment Survey for Deuel County

1.	Valuation data collection done by:							
	Assessor/staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>There is only one county-wide market area for agricultural land in Deuel County.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>		There is only one county-wide market area for agricultural land in Deuel County.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
	There is only one county-wide market area for agricultural land in Deuel County.	2016						
	Soils were updated for 2017.							
3.	Describe the process used to determine and monitor market areas.							
	The sales in Deuel County appear to be relatively consistent, and the assessor doesn't see any indication at this time that there is a need for any additional market areas.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The County classifies property as rural residential based on use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes. Farm home site values are determined by the quality of the amenities on the site, such as well, septic system and electricity.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	The Assessor states that she has not identified any parcels enrolled in the Wetlands Reserve Program in Deuel County.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	N/A							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
7c.	Describe the non-agricultural influences recognized within the county.							
	N/A							
7d.	Where is the influenced area located within the county?							
	N/A							
7e.	Describe in detail how the special values were arrived at in the influenced area(s).							

	N/A
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2017 Plan of Assessment for Deuel County Assessor's Office Assessment Years 2017, 2018 and 2019

Date: October 14, 2016

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the "plan"), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. 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. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization and the Assessor may amend the plan, if necessary after the budget is approved by the County Board. A copy of the plan and any amendments shall be mailed to the Department of Property Assessment and Taxation 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 the Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade." Neb. Rev. Stat. 77-112 (Reissue 2003)

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 75% of actual value for agricultural and horticultural land; and
3. 75% of actual value for agricultural and horticultural land which 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. Reference, Neb. Rev. Stat. 77-201 (R. S. Supp. 2004)

General Description of Real Property in Deuel County:

Per the 2016 County Abstract, Deuel County consists of 2,332 parcels with the following real property types:

	<u>No. of Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base of Real Estate</u>
Residential	838	36.00	12.10
Commercial	150	6.50	6.69
Mineral	77	3.00	.03
Agricultural	1267	54.50	81.18
Total	2332	100.00	100.00

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NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

Deuel County has 270,592.78 acres of agricultural land. Irrigated land accounts for 8.24%, 64.12% is Dry, 27.54% is Grass. Land classified as "other" accounts for .10% of the total.

New property: For assessment year 2016, 26 building permits and/or information statements were filed for new property construction/additions in the county. The total growth was \$721,704.

Current Resources:

A. *Staff/Budget/Training:*

The Deuel County Assessor's office staff consists of the assessor, deputy and one clerk. We submitted a budget request for 2016-2017 in the amount of \$129,290.00. This budget was approved without amendment by the County Board.

The cost for required training/continuing education has been incorporated into the budget. All 3 staff members hold Assessor Certificates.

B. *Cadastral Maps accuracy/condition, other land use maps, aerial photos:*

The cadastral maps were updated in 1997 and are kept current by the staff. Even though this information is kept current on the GIS system, which was implemented in 2012, we frequently refer to the cadastral books for additional information.

All rural improved records contain an aerial photo taken in 1987. It is unknown what year the overlays were created.

C. *Property Record Cards:*

The property record cards are detailed, current and complete and meet the standards set by the department.

The property cards contain the following:

- Parcel identification number
- Owner's name and address
- Situs (911 address)
- Tax district code
- School district
- Geo code
- Cadastral Map index
- Current breakdown report
- Current CAMA appraisal report
- Photos
- Sketches
- Notes

D. *Software for CAMA, Assessment Administration:*

Deuel County has contracted with MIPS for CAMA pricing and administration. We are also under contract with GIS Workshop for our GIS system. We have two websites available to the public. www.deuel.gisworkshop.com and www.nebraskaassessorsonline.us

Current Assessment Procedures for Real Property:

A. *Discover, List and Inventory all Property:*

The Assessor processes the Real Estate Transfers, updates the property records and maintains the Sales Reference Book and the Land Sales Map. The assessor and clerk maintain the Cadastral Books.

These steps are followed:

- 1) Fill out Sales Worksheets, using the "Real Estate – Form 521 Electronic tab on PC-Admin.
 - 2) Save updates to Sales file and Property Record.
 - 3) Scan & save all deeds, attachments, surveys, 521's along with any other pertinent documents. (521 folder on the assessor's desktop. When the MIPS program is updated we'll save these documents to each property record. These documents are available upon request only.)
 - 4) File a copy of 521, worksheet and updated breakdown with photo in the appropriate section of sales file book
 - 5) Send out questionnaire, add returned questionnaires to Sales File
 - 6) File update property breakdown sheet in record card.
 - 7) Update address book
 - 8) Update record label
 - 9) Update the Ag Sales Map
 - 10) Update the Cadastral Map
 - 11) Update GIS, if necessary
 - 12) Scan and email original copies of the 521's to PAD by the 15th of the following month
- B. Data collection is completed by the Deputy and clerk. Improvements are priced by the Deputy using the current CAMA program (Cost Approach). We are currently using the 2012 costing table.
- C. The Assessor reviews the sales ratios to determine if any assessment action is needed.
- D. The Assessor reviews assessment/sale ratios with the liaison after assessment actions are completed and discusses areas of concern.
- E. The Assessor is responsible for Public Notices and maintains a file of all publications.

Other functions performed by the Assessor's office, but not limited to:

1. The Assessor makes all ownership changes. Record maintenance and mapping updates are the responsibility of the entire staff.
2. The Assessor is responsible for the filing of all Administrative Reports required by law/regulation:
 - a. Abstracts (Real and Personal)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update with the Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of all Exempt Property and Taxable Government Owned Property
 - i. Annual Plan of Assessment Report
3. Personal Property - The entire staff administers the annual filings of schedules. Personal Property filings can now be made online. The assessor prepares subsequent notices for incomplete filings or failure to file and penalties applied, as required.

4. Permissive Exemptions – The assessor administers the annual filings of applications for new or continued exempt use, reviews and makes recommendations to the county board.
5. Taxable Government Owned Property – the annual review of government owned property not used for public purpose and the sending of notices of intent to tax is the responsibility of the assessor.
6. Homestead Exemptions – The entire staff assists the taxpayer with the annual filings of application. The assessor approves or denies each application based on the value of the property and sends out taxpayer notifications.
7. Centrally Assessed – The assessor reviews the valuations as certified by PA&T for railroads and public service entities, establishes assessment records and tax billing for the tax list.
8. Tax Districts and Tax Rates – The assessor prepares the tax lists and certifies it to the County Treasurer for real property, personal property and centrally assessed property.
9. Tax List Corrections - The assessor and/or the deputy prepares and presents the tax list correction documents for county board approval and delivers the corrections to the Treasurer.
10. County Board of Equalizations – The assessor provides information regarding protest and attends the county board of equalization meetings for these protests. The deputy assessor will attend in the absence of the assessor
11. TERC Appeals – The assessor prepares information and attends taxpayer appeal hearings before TERC. It is the assessor’s duty to defend the valuation established by the assessor’s office.
12. Education – The Assessor and the Deputy Assessor will attend meetings, workshops and educational classes to obtain the required 60 hours of continuing education to maintain their assessor certification.
13. GIS mapping – All GIS maps are updated at the time of any change. The mapping is maintained by the clerk.

Current Assessment Procedures for Real Property:

Approaches to value:

A. Cost Approach; cost manual used, date of manual and latest depreciation study.

The Marshall Swift manual was updated in 2015. We have the MIPS V3.032 which utilizes pricing from 2012. Our records show the Replacement Cost New of improvements as well as the depreciation. We converted to the current MIPS PC-ADMIN program in September 2010 and are current with all updates to the programming.

Market Approach; sales comparison: We perform extensive sales studies. All improvements are on or being entered into the comparison spreadsheet.

Income Approach; income and expense data collection/analysis from the market: Deuel is a small, rural county. We do not feel the income approach is applicable or workable for the majority of our properties.

B. Reconciliation of Final Value and Documentation: The market is analyzed based on the standard approach to valuation, with the final value based on the most appropriate method.

C. Each record contains all required information including: an index, current valuation sheet, CAMA worksheet and sketch and color photos of improvements.

Level of Value, Quality and Uniformity for assessment year 2016:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	94%	10.19	105.92
Commercial	99%	7.47	102.18
Agricultural	71%	25.00	108.09

Action Planned for Assessment Year 2017:

Residential:

1. We will continue to monitor Residential properties for changes and sales.
2. We will begin the review of rural properties
3. All property valuations will be updated by March 19, 2017.

Commercial:

1. Tax Valuation, Inc. will complete the physical inspection & review of all Commercial properties in Deuel County.
2. All properties will have updated pictures.
3. All sketches will be reviewed for accuracy.
4. We will use Tax Valuation, Inc.'s market derived depreciation spreadsheet to assure uniformity in the assessment of all commercial properties.

Agricultural:

1. We will continue to monitor Agricultural land sales.
2. Due to a new USDA land study, we will be implementing several changes in land use classifications

Action Planned for Assessment Year 2018:

Residential:

1. We will continue to monitor all Residential properties for changes and sales.
2. We will begin the review of rural improved properties.
- 3.

Commercial:

1. We will monitor all Commercial properties and complete all pickup work.

Agricultural:

1. We will continue to monitor Agricultural land sales.

Action Planned for Assessment Year 2019:

Residential:

1. We will continue to monitor Big Springs and Chappell residential properties for changes and sales.
2. We will complete the review of rural improvements.
3. We will begin the review of Big Springs residential properties using the depreciation spreadsheet to assure uniformity in the assessment of all improvements.

Commercial:

1. We will continue to monitor Commercial sales.

Agricultural:

1. We will continue to monitor Agricultural land sales.

Respectfully submitted,
Jean M. Timm,
Deuel County Assessor
Dated: 10-14-2016



Signed and submitted to:
Deuel County Board of Equalization