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DEPARTMENT OF REVENUE

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

DUNDY 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 Dundy 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 Dundy 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: Joanna Niblack, Dundy 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.

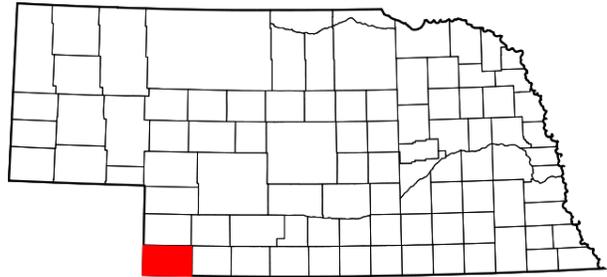
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

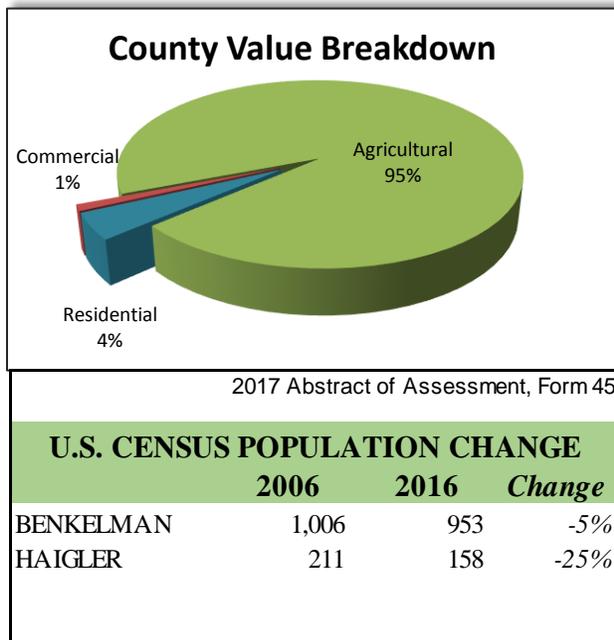
**Further information may be found in Exhibit 94*

County Overview

With a total area of 920 miles, Dundy had 1,799 residents, per the Census Bureau Quick Facts for 2015, reflecting a 5% reduction from the preceding year and an overall population decline from the 2010 US Census of 12%. In a review of the past fifty-five years, Dundy has seen a steady drop in population of 50% (Nebraska Department of Economic Development). Reports indicated that 65% of county residents were homeowners and 80% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Dundy convene in and around the county seat of Benkelman. Per the latest information available from the U.S. Census Bureau, there were sixty-two employer establishments in Dundy, a 6% drop from the preceding year. Countywide employment was at 1,202 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor), but a loss of 4% since last year.



Simultaneously, the agricultural economy has remained another strong anchor for Dundy that has fortified the local rural area economies. Dundy is included in the Upper Republican Natural Resources District (NRD). Grassland makes up a majority of the land in the county.

2017 Residential Correlation for Dundy County

Assessment Actions

Assessment actions for improved Residential property in 2017 included:

- Site reviews were conducted for all reported and discovered additions, alterations, and demolitions. The Community Redevelopment Authority demolished five residential structures. As of 03/01/2017, none of the now-vacant lots have been re-developed or purchased for development.
- Analysis of 51 county-wide Residential improved property sales occurring between 10/01/2014 and 09/30/2016 indicates the statistics, Median – 98, Weighted Mean – 98, Mean – 101, COD – 29, and PRD – 103.

The Benkelman location indicates 37 sales with Median – 100, Weighted Mean – 99, Mean – 106, COD – 27 and PRD – 108.

The Haigler location indicates 10 sales with Median – 87, Weighted Mean – 95, Mean – 87, COD – 37, and PRD – 92.

Other assessor locations, Rural and Rural Sites, involved only four sales, too few to conclude statistical relativity.

- Assessor location Haigler was an issue due to the 10 sales and the out-of-range statistics. Only the weighted mean, 95, was within range. A drive to the Village of Haigler and a street review of the 10 sales provided little additional information.

There are functionally obsolete, uninhabitable, and undesirable properties included in the 10 sales.

If the following sales are removed from the population, the statistics change to seven sales, Median – 95, Weighted Mean – 96, Mean – 96, COD – 35, and PRD – 100.

Sale: 57-404: Garage Only, sale 57-499: Uninhabitable, and sale 57-566: Vacant 13 years,

Haigler residential properties often sell higher than anticipated. That phenomenon may be explained by the desire and intent of residents to own properties contiguous to their homes. It may also be explained by an influx of non-English speaking buyers who do not understand the value of what may be substandard homes being sold by opportunistic owners.

The three sales removed from the Total County Residential Sales changes the County statistics: Median – 100, Weighted Mean – 98, Mean – 104, COD – 29, PRD – 105.

2017 Residential Correlation for Dundy County

There was very little change in the residential value, -0.29% is noted in the 2017 County Abstract of Assessment when compared to the 2016 Certificate of Taxes Levied.

In hindsight, for measurement and valuation purposes, the three sales listed above should be removed from the sales study.

Description of Analysis

There are three valuation groupings identified in Dundy County, each having unique economic characteristics affecting value. All three are represented in the statistical analysis. Benkelman is the county seat and considered the hub of the county and main provider of goods and services. The agricultural economy affects the whole county.

Valuation Grouping	Description
01	Benkelman
02	Haigler
03	Rural Area, Max, Parks and Recreational

The final statistical sampling consisted of 56 residential sales, 38 in valuation grouping (01), 10 in valuation grouping (02) and 8 in valuation grouping (03). Only valuation grouping (01) has enough sales to have a reasonable degree of certainty in the data. As explained in the assessment actions above valuation grouping (02) contains three sales the assessor notes should have been removed, one was a garage, one was uninhabitable and the other has been vacant for thirteen years. Since measurement is conducted on improved residential properties, the garage only should have been disqualified and the other two properties need to be reviewed and properly coded. Due to the elimination of a sale and the remaining sample size, valuation grouping (02) and valuation grouping (03) will be considered too small and unreliable for measurement purposes.

The overall statistics demonstrate the three measures of central tendency are supportive of one another and all within the acceptable range. The coefficient of dispersion is displaying a wider dispersion about the median. However, the price related differential is between the range of 98% - 103%.

Another test was done removing the two lowest sales from the analysis; the median remained at ninety-eight percent. These sales were added back in and then the two highest sales were removed, again the median remained at nine-eight percent. In both instances, there was support for the county overall median of 98%.

2017 Residential Correlation for Dundy County

Assessment Practice Review

Each year the counties will undergo a comprehensive review of assessment practices. The purpose of such a review is to examine specific assessment practices to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of three property classes.

One aspect of the review is to compare the values, as submitted by the county assessor, on the Assessed Value Update to those on the property record cards. Values in both instances were the same and if not they were explainable. In addition, prior year's values were compared to current year values; this would be an indicator that changes were supportive of assessment actions. Both the sold and unsold were found to move at a similar rate and no bias existed in the sold properties.

An audit is done on the accuracy and timeliness of the filing of the Real Estate Transfer Statements. As well, a tracking file is used to monitor the monthly submissions of sales data into the states sales file. The data being submitted is correct and the information is submitted in a timely manner.

In determining the qualification and non-qualification of a sale, the county assessor relies on personal knowledge, personal interviews or phone calls. A review of Dundy County's qualification and verification process reveals all available sales are used for measurement purposes and there is not a bias in the treatment of the sold parcels.

The county assessor does not carry the same value for farm home site as the rural residential site. She notes, "Farm home sites are complementary and often necessary to the farm operation, usually with livestock buildings or other ag-related structures. Prevailing odors adjacent to or upon the home site land, equipment traffic, and fuel and chemical storage all on one acre or compact acres would have a negative impact on the market value of the home site land. Residential home sites stand alone as residential property with a distinct market starting with the land only in newer sites. Farm home sites are included in the property "bundle" in the sales of agricultural property. If the agricultural home site is split off in ownership from the remainder of the farm, it will most likely become a residential home site, revalued accordingly." The agricultural homes and outbuildings are valued the same as all other residential properties. Residential lot values are arrived at from a sales comparison study and applying a square foot methodology.

Equalization and Quality of Assessment

The analysis of residential class is supportive of the indicated overall level of value.

2017 Residential Correlation for Dundy County

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	38	100.21	106.83	99.18	25.82	107.71
02	10	86.91	87.15	94.61	37.35	92.11
03	8	89.35	86.50	92.39	18.10	93.62
<u>ALL</u>						
10/01/2014 To 09/30/2016	56	98.01	100.41	97.08	26.40	103.43

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

Level of Value

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

2017 Commercial Correlation for Dundy County

Assessment Actions

As indicated by the county assessor, assessment actions for improved commercial property in 2017 included:

- Site reviews were conducted for all reported and discovered additions, alterations, and demolitions.
- A 10-year sales study, from 01/01/2006 to 12/31/2016 was conducted. The purpose of the study was to search for arm's-length transactions to determine current market value and to establish an updated depreciation table.

The study revealed 22 improved commercial sales of property that, as of 01/01/2017, have not been significantly altered.

Sales included; 5 metal shop/storage buildings, 4 office buildings, 3 restaurants (two of which were the same property selling twice), 2 retail stores (the same pharmacy selling twice), 1 convenience store, 1 auto service, fuel, tire store, 1 motel, 1 meat processing market, 1 tavern, 1 4-unit apartment building, 1 lumber storage, and 1 lodge being used for storage.

After three attempts to identify market indicators in the commercial sales file, the plan to revalue commercial improvements was abandoned. A commercial depreciation table update from the market was likewise forsaken for lack of positive indicators.

Due to too few recent sales and the variety of occupation codes, 2017 costing of commercial improvements will still be from the 2013 Marshall Valuation Service. The depreciation table remains unchanged in 2017.

Notably, a statistical analysis of the 22 sales during the 10-year period indicates a Median Ratio of 97, Mean Ratio 95, Weighted Mean 76, COD 31, and PRD 125.

Both the 10-year and 3-year analyses use 2016 values.

- Operating Minerals were revalued. New leaseholds were added and temporarily shutdown wells and permanently plugged and abandoned wells were noted.

Description of Analysis

Dundy County is primarily an agricultural county; the economic characteristics affecting value seem to be similar throughout. One valuation grouping is in place for the commercial class of property. Most businesses will convene in and around Benkelman, the county seat.

2017 Commercial Correlation for Dundy County

The final statistical sampling comprises seven sales each with a different occupancy codes. Statistical sampling runs on the premise that the smaller the sample the less reliability there is in the data. A statistical sampling of seven sales is considered unreliable for measurement purposes. A coefficient of dispersion of 57.53 also indicates an exceptionally wide dispersion about the median that will support a conclusion that the information is unreliable.

The commercial class continues to demonstrate a declining market as evidenced in a comparison of the commercial values to the net taxable sales that illustrates another steep decline. Dundy County continues to experience a drop in population, the census records this has been occurring over the last fifty-five years. When comparing the annual percent changes in value without growth over the last ten years to adjoining counties there is a range of a -2.50% to 1.24%, Dundy will fall within that range at .83%.

Assessment Practice Review

An extensive review of the assessment practices of each county is conducted annually. The purpose of such a review is to determine if the assessment actions have affected the uniform and proportionate valuation of all three classes of property.

One facet of the review is to look at the values as reported by the county assessor on the Assessed Value Update and compare them to the values on the property record cards. The expectation would be that both would be identical, as was the case in Dundy County. The 2016 values were also compared to the 2017 values to look for trends in the assessment of the sold and unsold properties. The review indicated both the sold and unsold were moving at a similar rate and were reflective of the assessment actions in that no major changes occurred within the commercial class. There appeared to be no apparent bias in the treatment of the sold properties.

The Real Estate Transfer Statements were audited to verify timely submissions and accuracy of data. The state sales file is monitored for monthly submissions as well. The county is conscientious of filing in a timely manner and making sure the data is correct.

Equalization and Quality of Assessment

The commercial sample is too small to have reliability in the data. However, the analysis indicates assessment practices to be in compliance with mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	7	56.58	70.05	67.11	57.53	104.38
____ALL____	7	56.58	70.05	67.11	57.53	104.38

2017 Commercial Correlation for Dundy County

Level of Value

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

2017 Agricultural Correlation for Dundy County

Assessment Actions

Assessment actions for improved and unimproved Agricultural property in 2017 included:

IMPROVEMENTS

- Site review was conducted for all reported and discovered additions, alterations, and demolitions. Most county roads were driven in advance of the site reviews for the purpose of discovering new and altered structures.

LAND

- The CRP/CREP contract list from the Kansas City FSA office of the USDA was reviewed for ownership. There were 99 active contracts with approximately 66 identifiable owners. Some contracts were with operators, making it difficult or impossible to track fields within legal descriptions. Letters requesting permission to retrieve CRP/CREP locations and acres from the Dundy County FSA were mailed to all identifiable owners. As signed permission letters are returned to the assessor's office, they are presented to FSA for information retrieval. The FSA staff has been very cooperative and timely. 27 signed permission letters have been returned to the assessor's office. 22 of those 27 have, as of the writing of this report, been processed by FSA and inventoried by the assessor in the land classification summaries. Some contracts on the USDA list expired in 2016 and were not re-enrolled into the program. The process will continue for as long as permission letters are received, however, the assessor insists the CRP/CREP data will never be complete or accurate due to the lack of reliable and timely owner participation. Since nothing compels owners to participate, the CRP/CREP file is impossible to maintain.
- Water transfers (irrigated acre allocations), the decertification of irrigated acres, and water purchases were processed for several parcels. The transfer of irrigated acres from one parcel to another is a common practice of water management. Water purchases re-allocate acres from the seller's parcel(s) to those of the buyer. The sales are deeded, with Forms 521 filed. They include the legal description for the seller's properties, but often do not include the destination of the allocation, other than the buyer's name(s). In most, but not all, cases, the NRD will help to identify destination legal descriptions.
- Land use changes, when reported or discovered, were reclassified.
- Grass land was revalued for the entire county, from \$450/acre to \$525/acre. No other changes were made to ag land values.
- CREP acres are still valued as irrigated land **when the irrigation allocation has not been decertified**. Some CREP acres have been identified through the CRP/CREP inventory process, but there is no documentation available of those being involved in sale transfers. One sale, 06/28/2013, (Book 56-Page 680) totaled 3,159 acres with 475 acres of irrigation.

2017 Agricultural Correlation for Dundy County

80 acres (undocumented) were designated as CREP. In August, 2014, 116.4 irrigated acres were transferred to another parcel several miles distant owned by the buyer. The sale was corrupted by the water transfer, but already impossible to designate irrigated land or CREP price. There have been a couple of CREP buy-out incidences, where an owner has paid off the remaining contract period and resumed irrigation. No specific details have been made available to the assessor.

Description of Analysis

Dundy County is located in the southwest corner of the state. Chase County lies to the north, Hayes County to the northeast and Hitchcock County to the east. The topography of the county indicates that the loam and sandy soils allow for pasture and crop production. The makeup of the county is approximately 62% grassland, 21% irrigated and 17% dry cropland. Dundy County is part of the Upper Republican Natural Resource District. Unique economic characteristics cannot be defined from the market that would suggest market areas be created. Dundy County seems to have a weaker agricultural market than Chase, its neighbor to the north, for this reason more emphasis will be placed on Hayes and Hitchcock counties for comparability.

The statistical sampling is made-up of 52 agricultural sales. The overall median of 68% indicates that an acceptable level of value does not exist. However, in the analysis of the agricultural class, the county assessor took into consideration the market not only in Dundy County but those counties most comparable, Hayes and Hitchcock. In examining equalization across county lines the weighted average of the irrigated is \$3246 and comparable with Hayes and Hitchcock counties. A higher increase could elicit possible concerns with equalization and uniform treatment. A sub stat of the irrigation points out that newer sales are experiencing ratios above the standard. The dry land value did not change for 2017 and remains comparable to neighboring counties. The grass value increased by 17% from \$450 to \$525 and is equalized with adjoining counties. The results of the analysis and assessment actions taken have created equalization within and across county lines.

Assessment Practice Review

Each county within the state annually undergoes an extensive review of assessment practices. The purpose of the review is to ensure uniform and proportionate valuation of all three property classes.

The verification and qualification process was discussed with the county assessor. The county assessor relies on personal knowledge or other acceptable means of discovery in the qualification determination. Non-qualified sales will have adequate reasons documented for disqualification. Sales with possible non-agricultural production influences were discussed and reviewed to ensure that they were properly coded for determination of usability. All available sales are being used for the measurement of the agricultural class.

Another aspect of the review is to compare the values as reported on the Assessed Value Update to those on the property record cards. This review confirmed the data submitted was accurate and reliable for measurement. A comparison of the sold and unsold parcels was also done to determine

2017 Agricultural Correlation for Dundy County

if there were both moving at similar rates of if verifiable explanations were available for noticeable differences. The examination revealed no bias in the treatment of sold properties, the changes were reflective of assessment actions and any difference were explainable.

Equalization

An acceptable overall mid-point cannot be established. However, the totality of information gathered indicates that equalization exists within Dundy County and with the comparable counties of Hayes and Hitchcock. A sub stat has been included to demonstrate that the market for the irrigated land is in decline. An upward adjustment to this sub class would not be logical and current data indicates the possibility exists it will have to be decreased next year.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	17	63.24	68.12	66.38	15.54	102.62
1	17	63.24	68.12	66.38	15.54	102.62
<u> Dry </u>						
County	6	71.67	73.51	69.62	23.05	105.59
1	6	71.67	73.51	69.62	23.05	105.59
<u> Grass </u>						
County	25	68.65	69.54	63.55	29.06	109.43
1	25	68.65	69.54	63.55	29.06	109.43
<u> ALL </u>						
	52	67.80	69.40	65.35	23.30	106.20

Level of Value

Based on analysis of all available information, Dundy County has achieved the statutory level of value of 75% for the agricultural property class.

2017 Opinions of the Property Tax Administrator for Dundy County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	98	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	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 Dundy County

Residential Real Property - Current

Number of Sales	56	Median	98.01
Total Sales Price	\$2,704,057	Mean	100.41
Total Adj. Sales Price	\$2,704,057	Wgt. Mean	97.08
Total Assessed Value	\$2,625,199	Average Assessed Value of the Base	\$37,519
Avg. Adj. Sales Price	\$48,287	Avg. Assessed Value	\$46,879

Confidence Interval - Current

95% Median C.I	91.94 to 105.35
95% Wgt. Mean C.I	91.11 to 103.05
95% Mean C.I	91.07 to 109.75
% of Value of the Class of all Real Property Value in the County	4.35
% of Records Sold in the Study Period	6.01
% of Value Sold in the Study Period	7.51

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	55	97	95.51
2015	46	96	96.26
2014	53	100	100.31
2013	44	92	91.54

2017 Commission Summary for Dundy County

Commercial Real Property - Current

Number of Sales	7	Median	56.58
Total Sales Price	\$820,500	Mean	70.05
Total Adj. Sales Price	\$820,500	Wgt. Mean	67.11
Total Assessed Value	\$550,637	Average Assessed Value of the Base	\$39,476
Avg. Adj. Sales Price	\$117,214	Avg. Assessed Value	\$78,662

Confidence Interval - Current

95% Median C.I	17.89 to 146.35
95% Wgt. Mean C.I	26.10 to 108.12
95% Mean C.I	29.77 to 110.33
% of Value of the Class of all Real Property Value in the County	1.04
% of Records Sold in the Study Period	3.30
% of Value Sold in the Study Period	6.58

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	6	100	106.13
2015	5	100	101.03
2014	6	100	82.85
2013	6		68.70

29 Dundy
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 : 56
Total Sales Price : 2,704,057
Total Adj. Sales Price : 2,704,057
Total Assessed Value : 2,625,199
Avg. Adj. Sales Price : 48,287
Avg. Assessed Value : 46,879

MEDIAN : 98
WGT. MEAN : 97
MEAN : 100
COD : 26.40
PRD : 103.43

COV : 35.52
STD : 35.67
Avg. Abs. Dev : 25.87
MAX Sales Ratio : 200.35
MIN Sales Ratio : 39.58

95% Median C.I. : 91.94 to 105.35
95% Wgt. Mean C.I. : 91.11 to 103.05
95% Mean C.I. : 91.07 to 109.75

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	8	109.64	120.42	107.86	27.13	111.64	57.99	200.35	57.99 to 200.35	38,071	41,064
01-JAN-15 To 31-MAR-15	5	109.64	109.81	105.77	35.62	103.82	55.47	195.43	N/A	50,767	53,699
01-APR-15 To 30-JUN-15	9	80.68	79.50	86.37	21.70	92.05	42.51	110.81	60.64 to 98.01	69,556	60,075
01-JUL-15 To 30-SEP-15	9	96.99	97.56	92.83	21.90	105.10	66.21	151.13	68.87 to 132.00	34,556	32,079
01-OCT-15 To 31-DEC-15	11	93.22	89.90	92.40	27.42	97.29	39.58	149.78	56.57 to 137.96	68,182	62,998
01-JAN-16 To 31-MAR-16	4	99.99	94.20	99.97	11.35	94.23	71.20	105.64	N/A	11,675	11,671
01-APR-16 To 30-JUN-16	3	118.63	113.47	115.67	06.12	98.10	100.00	121.79	N/A	32,168	37,209
01-JUL-16 To 30-SEP-16	7	98.27	115.89	110.17	31.78	105.19	60.29	178.23	60.29 to 178.23	45,064	49,647
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	31	98.01	100.19	95.38	28.00	105.04	42.51	200.35	79.31 to 109.64	48,239	46,013
01-OCT-15 To 30-SEP-16	25	98.04	100.69	99.19	24.40	101.51	39.58	178.23	91.94 to 105.64	48,346	47,952
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	34	91.83	92.10	92.27	27.66	99.82	39.58	195.43	69.85 to 100.41	57,083	52,672
<u>ALL</u>	56	98.01	100.41	97.08	26.40	103.43	39.58	200.35	91.94 to 105.35	48,287	46,879

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	38	100.21	106.83	99.18	25.82	107.71	57.99	200.35	93.22 to 109.64	47,289	46,902
02	10	86.91	87.15	94.61	37.35	92.11	39.58	170.94	42.51 to 121.79	22,057	20,868
03	8	89.35	86.50	92.39	18.10	93.62	60.29	116.62	60.29 to 116.62	85,813	79,280
<u>ALL</u>	56	98.01	100.41	97.08	26.40	103.43	39.58	200.35	91.94 to 105.35	48,287	46,879

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	50	98.01	101.09	95.41	26.60	105.95	39.58	200.35	90.43 to 105.35	49,171	46,915
06											
07	6	105.56	94.79	113.84	22.94	83.27	56.57	121.79	56.57 to 121.79	40,917	46,578
<u>ALL</u>	56	98.01	100.41	97.08	26.40	103.43	39.58	200.35	91.94 to 105.35	48,287	46,879

29 Dundy
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 : 56
Total Sales Price : 2,704,057
Total Adj. Sales Price : 2,704,057
Total Assessed Value : 2,625,199
Avg. Adj. Sales Price : 48,287
Avg. Assessed Value : 46,879

MEDIAN : 98
WGT. MEAN : 97
MEAN : 100
COD : 26.40
PRD : 103.43

COV : 35.52
STD : 35.67
Avg. Abs. Dev : 25.87
MAX Sales Ratio : 200.35
MIN Sales Ratio : 39.58

95% Median C.I. : 91.94 to 105.35
95% Wgt. Mean C.I. : 91.11 to 103.05
95% Mean C.I. : 91.07 to 109.75

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	4	74.99	73.12	65.64	32.18	111.40	42.51	100.00	N/A	2,516	1,652	
Less Than 15,000	16	81.57	95.43	99.58	42.28	95.83	42.51	195.43	60.64 to 121.89	7,628	7,597	
Less Than 30,000	30	101.48	109.57	117.16	33.77	93.52	42.51	200.35	91.94 to 132.00	13,835	16,209	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	52	98.03	102.51	97.20	26.39	105.46	39.58	200.35	91.94 to 105.64	51,808	50,358	
Greater Than 14,999	40	98.16	102.41	96.97	22.35	105.61	39.58	200.35	94.92 to 106.69	64,550	62,591	
Greater Than 29,999	26	96.98	89.85	93.44	16.03	96.16	39.58	121.79	79.31 to 98.27	88,038	82,266	
<u>Incremental Ranges</u>												
0 TO 4,999	4	74.99	73.12	65.64	32.18	111.40	42.51	100.00	N/A	2,516	1,652	
5,000 TO 14,999	12	81.57	102.86	102.63	46.52	100.22	56.57	195.43	64.14 to 151.90	9,332	9,578	
15,000 TO 29,999	14	125.32	125.74	124.48	22.54	101.01	60.29	200.35	100.00 to 151.13	20,929	26,053	
30,000 TO 59,999	11	98.01	86.47	87.98	21.53	98.28	39.58	121.79	65.60 to 110.81	42,091	37,031	
60,000 TO 99,999	5	80.53	82.62	83.65	14.39	98.77	57.99	98.27	N/A	65,600	54,872	
100,000 TO 149,999	5	96.97	95.41	94.62	08.50	100.83	76.23	112.59	N/A	127,600	120,733	
150,000 TO 249,999	5	97.31	98.94	99.25	11.33	99.69	80.68	116.62	N/A	172,000	170,712	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	56	98.01	100.41	97.08	26.40	103.43	39.58	200.35	91.94 to 105.35	48,287	46,879	

29 Dundy
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 : 820,500
Total Adj. Sales Price : 820,500
Total Assessed Value : 550,637
Avg. Adj. Sales Price : 117,214
Avg. Assessed Value : 78,662

MEDIAN : 57
WGT. MEAN : 67
MEAN : 70
COD : 57.53
PRD : 104.38

COV : 62.17
STD : 43.55
Avg. Abs. Dev : 32.55
MAX Sales Ratio : 146.35
MIN Sales Ratio : 17.89

95% Median C.I. : 17.89 to 146.35
95% Wgt. Mean C.I. : 26.10 to 108.12
95% Mean C.I. : 29.77 to 110.33

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	2	101.47	101.47	75.25	44.24	134.84	56.58	146.35	N/A	25,250	19,000
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	83.44	83.44	83.44	00.00	100.00	83.44	83.44	N/A	330,000	275,345
01-JAN-16 To 31-MAR-16	2	30.20	30.20	23.20	40.76	130.17	17.89	42.51	N/A	127,500	29,576
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	1	42.55	42.55	42.55	00.00	100.00	42.55	42.55	N/A	15,000	6,382
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759
01-OCT-14 To 30-SEP-15	2	101.47	101.47	75.25	44.24	134.84	56.58	146.35	N/A	25,250	19,000
01-OCT-15 To 30-SEP-16	4	42.53	46.60	56.81	38.56	82.03	17.89	83.44	N/A	150,000	85,220
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759
01-JAN-15 To 31-DEC-15	3	83.44	95.46	82.35	35.86	115.92	56.58	146.35	N/A	126,833	104,448
<u>ALL</u>	7	56.58	70.05	67.11	57.53	104.38	17.89	146.35	17.89 to 146.35	117,214	78,662

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7	56.58	70.05	67.11	57.53	104.38	17.89	146.35	17.89 to 146.35	117,214	78,662
<u>ALL</u>	7	56.58	70.05	67.11	57.53	104.38	17.89	146.35	17.89 to 146.35	117,214	78,662

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	42.55	42.55	42.55	00.00	100.00	42.55	42.55	N/A	15,000	6,382
03	6	70.01	74.63	67.57	50.91	110.45	17.89	146.35	17.89 to 146.35	134,250	90,709
04											
<u>ALL</u>	7	56.58	70.05	67.11	57.53	104.38	17.89	146.35	17.89 to 146.35	117,214	78,662

29 Dundy
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 : 820,500
Total Adj. Sales Price : 820,500
Total Assessed Value : 550,637
Avg. Adj. Sales Price : 117,214
Avg. Assessed Value : 78,662

MEDIAN : 57
WGT. MEAN : 67
MEAN : 70
COD : 57.53
PRD : 104.38

COV : 62.17
STD : 43.55
Avg. Abs. Dev : 32.55
MAX Sales Ratio : 146.35
MIN Sales Ratio : 17.89

95% Median C.I. : 17.89 to 146.35
95% Wgt. Mean C.I. : 26.10 to 108.12
95% Mean C.I. : 29.77 to 110.33

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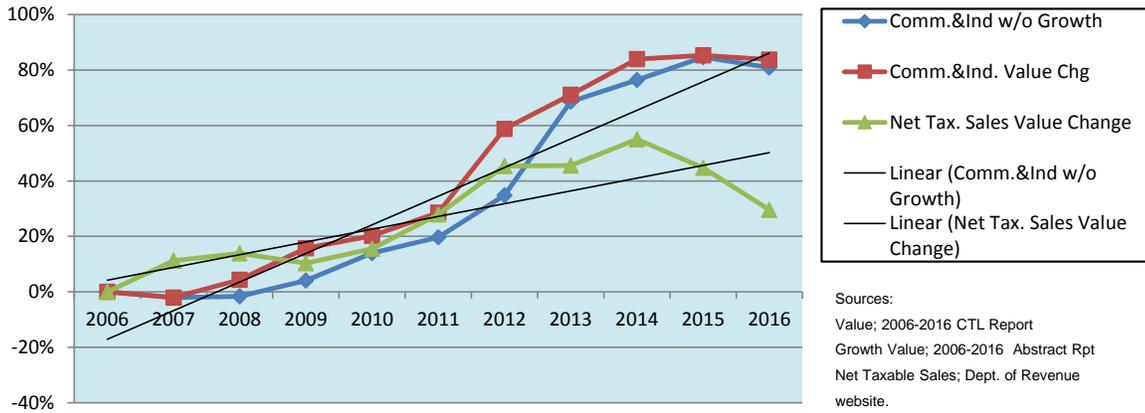
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	146.35	146.35	146.35	00.00	100.00	146.35	146.35	N/A	10,500	15,367
Less Than 30,000	2	94.45	94.45	85.29	54.95	110.74	42.55	146.35	N/A	12,750	10,875
Ranges Excl. Low \$											
Greater Than 4,999	7	56.58	70.05	67.11	57.53	104.38	17.89	146.35	17.89 to 146.35	117,214	78,662
Greater Than 14,999	6	49.57	57.33	66.08	46.44	86.76	17.89	101.03	17.89 to 101.03	135,000	89,212
Greater Than 29,999	5	56.58	60.29	66.53	43.85	90.62	17.89	101.03	N/A	159,000	105,778
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	146.35	146.35	146.35	00.00	100.00	146.35	146.35	N/A	10,500	15,367
15,000 TO 29,999	1	42.55	42.55	42.55	00.00	100.00	42.55	42.55	N/A	15,000	6,382
30,000 TO 59,999	2	49.55	49.55	48.44	14.21	102.29	42.51	56.58	N/A	47,500	23,007
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	2	59.46	59.46	56.09	69.91	106.01	17.89	101.03	N/A	185,000	103,765
250,000 TO 499,999	1	83.44	83.44	83.44	00.00	100.00	83.44	83.44	N/A	330,000	275,345
500,000 TO 999,999											
1,000,000 +											
ALL	7	56.58	70.05	67.11	57.53	104.38	17.89	146.35	17.89 to 146.35	117,214	78,662

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	1	17.89	17.89	17.89	00.00	100.00	17.89	17.89	N/A	200,000	35,770
352	1	42.55	42.55	42.55	00.00	100.00	42.55	42.55	N/A	15,000	6,382
353	1	56.58	56.58	56.58	00.00	100.00	56.58	56.58	N/A	40,000	22,632
406	1	146.35	146.35	146.35	00.00	100.00	146.35	146.35	N/A	10,500	15,367
419	1	83.44	83.44	83.44	00.00	100.00	83.44	83.44	N/A	330,000	275,345
470	1	42.51	42.51	42.51	00.00	100.00	42.51	42.51	N/A	55,000	23,382
528	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759
ALL	7	56.58	70.05	67.11	57.53	104.38	17.89	146.35	17.89 to 146.35	117,214	78,662

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	\$ 4,503,970	\$ 8,560	0.19%	\$ 4,495,410	-	\$ 7,992,384	-
2007	\$ 4,411,689	\$ 1,123	0.03%	\$ 4,410,566	-2.07%	\$ 8,889,667	11.23%
2008	\$ 4,698,970	\$ 268,278	5.71%	\$ 4,430,692	0.43%	\$ 9,099,088	2.36%
2009	\$ 5,212,640	\$ 526,073	10.09%	\$ 4,686,567	-0.26%	\$ 8,814,009	-3.13%
2010	\$ 5,414,076	\$ 281,036	5.19%	\$ 5,133,040	-1.53%	\$ 9,233,038	4.75%
2011	\$ 5,792,723	\$ 401,844	6.94%	\$ 5,390,879	-0.43%	\$ 10,226,610	10.76%
2012	\$ 7,150,312	\$ 1,077,467	15.07%	\$ 6,072,845	4.84%	\$ 11,621,266	13.64%
2013	\$ 7,704,029	\$ 108,672	1.41%	\$ 7,595,357	6.22%	\$ 11,636,115	0.13%
2014	\$ 8,284,947	\$ 339,712	4.10%	\$ 7,945,235	3.13%	\$ 12,388,865	6.47%
2015	\$ 8,345,081	\$ 29,759	0.36%	\$ 8,315,322	0.37%	\$ 11,566,262	-6.64%
2016	\$ 8,277,883	\$ 130,943	1.58%	\$ 8,146,940	-2.37%	\$ 10,359,670	-10.43%
Ann %chg	6.28%			Average	0.83%	4.19%	2.91%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-2.07%	-2.05%	11.23%
2008	-1.63%	4.33%	13.85%
2009	4.05%	15.73%	10.28%
2010	13.97%	20.21%	15.52%
2011	19.69%	28.61%	27.95%
2012	34.83%	58.76%	45.40%
2013	68.64%	71.05%	45.59%
2014	76.41%	83.95%	55.01%
2015	84.62%	85.28%	44.72%
2016	80.88%	83.79%	29.62%

County Number: 29
 County Name: Dundy

29 Dundy
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 : 52
Total Sales Price : 35,097,195
Total Adj. Sales Price : 34,546,445
Total Assessed Value : 22,574,506
Avg. Adj. Sales Price : 664,355
Avg. Assessed Value : 434,125

MEDIAN : 68
WGT. MEAN : 65
MEAN : 69
COD : 23.30
PRD : 106.20

COV : 30.79
STD : 21.37
Avg. Abs. Dev : 15.80
MAX Sales Ratio : 157.50
MIN Sales Ratio : 35.00

95% Median C.I. : 58.94 to 75.00
95% Wgt. Mean C.I. : 60.82 to 69.87
95% Mean C.I. : 63.59 to 75.21

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	9	85.62	84.45	76.21	15.37	110.81	56.17	111.44	67.36 to 103.07	612,833	467,040
01-JAN-14 To 31-MAR-14	1	89.51	89.51	89.51	00.00	100.00	89.51	89.51	N/A	512,700	458,915
01-APR-14 To 30-JUN-14	4	78.28	94.27	69.59	35.23	135.46	63.04	157.50	N/A	659,775	459,130
01-JUL-14 To 30-SEP-14	2	48.94	48.94	54.00	14.18	90.63	42.00	55.88	N/A	462,500	249,750
01-OCT-14 To 31-DEC-14	2	73.09	73.09	61.75	19.72	118.36	58.68	87.50	N/A	839,406	518,356
01-JAN-15 To 31-MAR-15	4	61.71	61.69	56.60	15.78	108.99	49.13	74.20	N/A	705,875	399,518
01-APR-15 To 30-JUN-15	5	63.24	63.68	59.01	12.37	107.91	47.90	76.46	N/A	829,840	489,687
01-JUL-15 To 30-SEP-15	3	68.24	67.72	65.58	07.46	103.26	59.83	75.10	N/A	486,617	319,147
01-OCT-15 To 31-DEC-15	4	56.35	61.14	61.29	18.31	99.76	47.90	83.98	N/A	1,147,925	703,598
01-JAN-16 To 31-MAR-16	7	76.84	72.64	72.63	17.09	100.01	53.58	95.27	53.58 to 95.27	698,750	507,515
01-APR-16 To 30-JUN-16	9	58.08	59.85	60.14	21.66	99.52	35.00	85.98	39.53 to 75.00	569,315	342,378
01-JUL-16 To 30-SEP-16	2	39.17	39.17	36.93	09.93	106.07	35.28	43.05	N/A	118,000	43,578
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	16	84.59	82.78	72.96	22.61	113.46	42.00	157.50	63.04 to 95.98	599,519	437,393
01-OCT-14 To 30-SEP-15	14	65.74	65.32	59.74	13.81	109.34	47.90	87.50	54.77 to 75.10	722,240	431,476
01-OCT-15 To 30-SEP-16	22	58.51	62.27	64.24	23.69	96.93	35.00	95.27	52.25 to 76.84	674,672	433,434
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	9	70.34	78.96	66.57	31.77	118.61	42.00	157.50	55.88 to 89.51	639,512	425,738
01-JAN-15 To 31-DEC-15	16	61.69	63.31	60.03	15.01	105.46	47.90	83.98	53.75 to 74.20	814,016	488,646
<u>ALL</u>	52	67.80	69.40	65.35	23.30	106.20	35.00	157.50	58.94 to 75.00	664,355	434,125

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	52	67.80	69.40	65.35	23.30	106.20	35.00	157.50	58.94 to 75.00	664,355	434,125
<u>ALL</u>	52	67.80	69.40	65.35	23.30	106.20	35.00	157.50	58.94 to 75.00	664,355	434,125

29 Dundy
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 : 52
 Total Sales Price : 35,097,195
 Total Adj. Sales Price : 34,546,445
 Total Assessed Value : 22,574,506
 Avg. Adj. Sales Price : 664,355
 Avg. Assessed Value : 434,125

MEDIAN : 68
 WGT. MEAN : 65
 MEAN : 69
 COD : 23.30
 PRD : 106.20

COV : 30.79
 STD : 21.37
 Avg. Abs. Dev : 15.80
 MAX Sales Ratio : 157.50
 MIN Sales Ratio : 35.00

95% Median C.I. : 58.94 to 75.00
 95% Wgt. Mean C.I. : 60.82 to 69.87
 95% Mean C.I. : 63.59 to 75.21

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	82.81	82.81	80.93	15.06	102.32	70.34	95.27	N/A	647,500	524,000
1	2	82.81	82.81	80.93	15.06	102.32	70.34	95.27	N/A	647,500	524,000
_____Dry_____											
County	6	71.67	73.51	69.62	23.05	105.59	49.13	111.44	49.13 to 111.44	353,583	246,162
1	6	71.67	73.51	69.62	23.05	105.59	49.13	111.44	49.13 to 111.44	353,583	246,162
_____Grass_____											
County	20	61.57	66.12	55.57	32.61	118.99	35.00	157.50	47.90 to 76.46	394,399	219,156
1	20	61.57	66.12	55.57	32.61	118.99	35.00	157.50	47.90 to 76.46	394,399	219,156
_____ALL_____	52	67.80	69.40	65.35	23.30	106.20	35.00	157.50	58.94 to 75.00	664,355	434,125

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	17	63.24	68.12	66.38	15.54	102.62	52.25	95.27	58.68 to 80.80	962,338	638,837
1	17	63.24	68.12	66.38	15.54	102.62	52.25	95.27	58.68 to 80.80	962,338	638,837
_____Dry_____											
County	6	71.67	73.51	69.62	23.05	105.59	49.13	111.44	49.13 to 111.44	353,583	246,162
1	6	71.67	73.51	69.62	23.05	105.59	49.13	111.44	49.13 to 111.44	353,583	246,162
_____Grass_____											
County	25	68.65	69.54	63.55	29.06	109.43	35.00	157.50	54.77 to 85.62	549,450	349,174
1	25	68.65	69.54	63.55	29.06	109.43	35.00	157.50	54.77 to 85.62	549,450	349,174
_____ALL_____	52	67.80	69.40	65.35	23.30	106.20	35.00	157.50	58.94 to 75.00	664,355	434,125

Dundy County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dundy	1	n/a	3,204	3,260	3,266	3,182	3,200	3,256	3,273	3246
Chase	1	4,445	4,445	4,445	4,445	4,190	4,190	4,190	4,190	4312
Hayes	1	3,240	3,240	2,905	2,905	2,745	2,745	2,550	2,550	2958
Hitchcock	1	3,240	3,240	2,905	2,905	2,745	2,745	2,550	2,550	2958

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

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

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

PAD 2017 R&O Statistics 2017 Values

AGRICULTURAL

Type : Qualified

Number of Sales :	17	Median :	63	COV :	18.22	95% Median C.I. :	58.68 to 80.80
Total Sales Price :	16,825,945	Wgt. Mean :	66	STD :	12.41	95% Wgt. Mean C.I. :	60.47 to 72.30
Total Adj. Sales Price :	16,359,745	Mean :	68	Avg. Abs. Dev :	09.83	95% Mean C.I. :	61.74 to 74.50
Total Assessed Value :	10,860,226						
Avg. Adj. Sales Price :	962,338	COD :	15.54	MAX Sales Ratio :	95.27		
Avg. Assessed Value :	638,837	PRD :	102.62	MIN Sales Ratio :	52.25		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013	2	61.77	61.77	61.40	09.07	100.60	56.17	67.36	N/A	1,476,000	906,315
01/01/2014 To 03/31/2014											
04/01/2014 To 06/30/2014	2	66.69	66.69	65.51	05.47	101.80	63.04	70.34	N/A	1,102,500	722,225
07/01/2014 To 09/30/2014	1	55.88	55.88	55.88		100.00	55.88	55.88	N/A	800,000	447,000
10/01/2014 To 12/31/2014	1	58.68	58.68	58.68		100.00	58.68	58.68	N/A	1,500,000	880,250
01/01/2015 To 03/31/2015											
04/01/2015 To 06/30/2015	2	66.95	66.95	67.99	05.54	98.47	63.24	70.66	N/A	512,000	348,108
07/01/2015 To 09/30/2015	1	59.83	59.83	59.83		100.00	59.83	59.83	N/A	754,850	451,656
10/01/2015 To 12/31/2015	2	71.46	71.46	69.33	17.52	103.07	58.94	83.98	N/A	1,332,250	923,708
01/01/2016 To 03/31/2016	5	80.80	79.53	78.47	11.15	101.35	59.05	95.27	N/A	725,000	568,922
04/01/2016 To 06/30/2016	1	52.25	52.25	52.25		100.00	52.25	52.25	N/A	834,395	436,000
07/01/2016 To 09/30/2016											
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	5	63.04	62.56	62.18	08.14	100.61	55.88	70.34	N/A	1,191,400	740,816
10/01/2014 To 09/30/2015	4	61.54	63.10	61.85	06.26	102.02	58.68	70.66	N/A	819,713	507,030
10/01/2015 To 09/30/2016	8	78.82	74.10	71.98	15.64	102.95	52.25	95.27	52.25 to 95.27	890,487	641,003
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	4	60.86	61.99	61.52	07.74	100.76	55.88	70.34	N/A	1,126,250	692,925
01/01/2015 To 12/31/2015	5	63.24	67.33	67.41	11.34	99.88	58.94	83.98	N/A	888,670	599,057

AGRICULTURAL

Type : Qualified

Number of Sales :	17	Median :	63	COV :	18.22	95% Median C.I. :	58.68 to 80.80
Total Sales Price :	16,825,945	Wgt. Mean :	66	STD :	12.41	95% Wgt. Mean C.I. :	60.47 to 72.30
Total Adj. Sales Price :	16,359,745	Mean :	68	Avg. Abs. Dev :	09.83	95% Mean C.I. :	61.74 to 74.50
Total Assessed Value :	10,860,226						
Avg. Adj. Sales Price :	962,338	COD :	15.54	MAX Sales Ratio :	95.27		
Avg. Assessed Value :	638,837	PRD :	102.62	MIN Sales Ratio :	52.25		

AREA (MARKET)

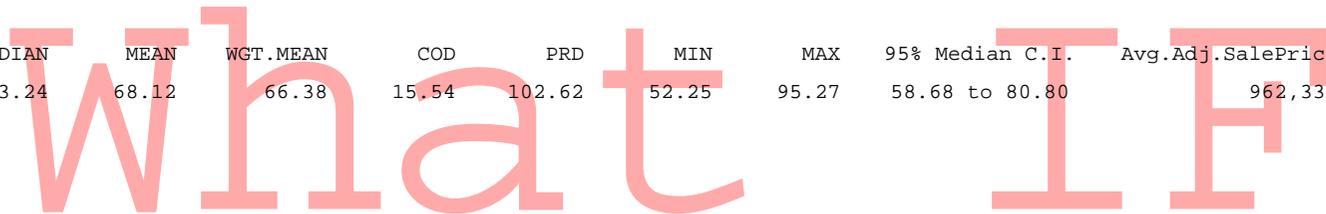
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	17	63.24	68.12	66.38	15.54	102.62	52.25	95.27	58.68 to 80.80	962,338	638,837

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
IRRGTD	2	82.81	82.81	80.93	15.06	102.32	70.34	95.27	N/A	647,500	524,000
IRRGTD-N/A	15	63.04	66.16	65.13	13.52	101.58	52.25	85.69	58.68 to 76.84	1,004,316	654,148

MAJORITY LAND USE > 80%

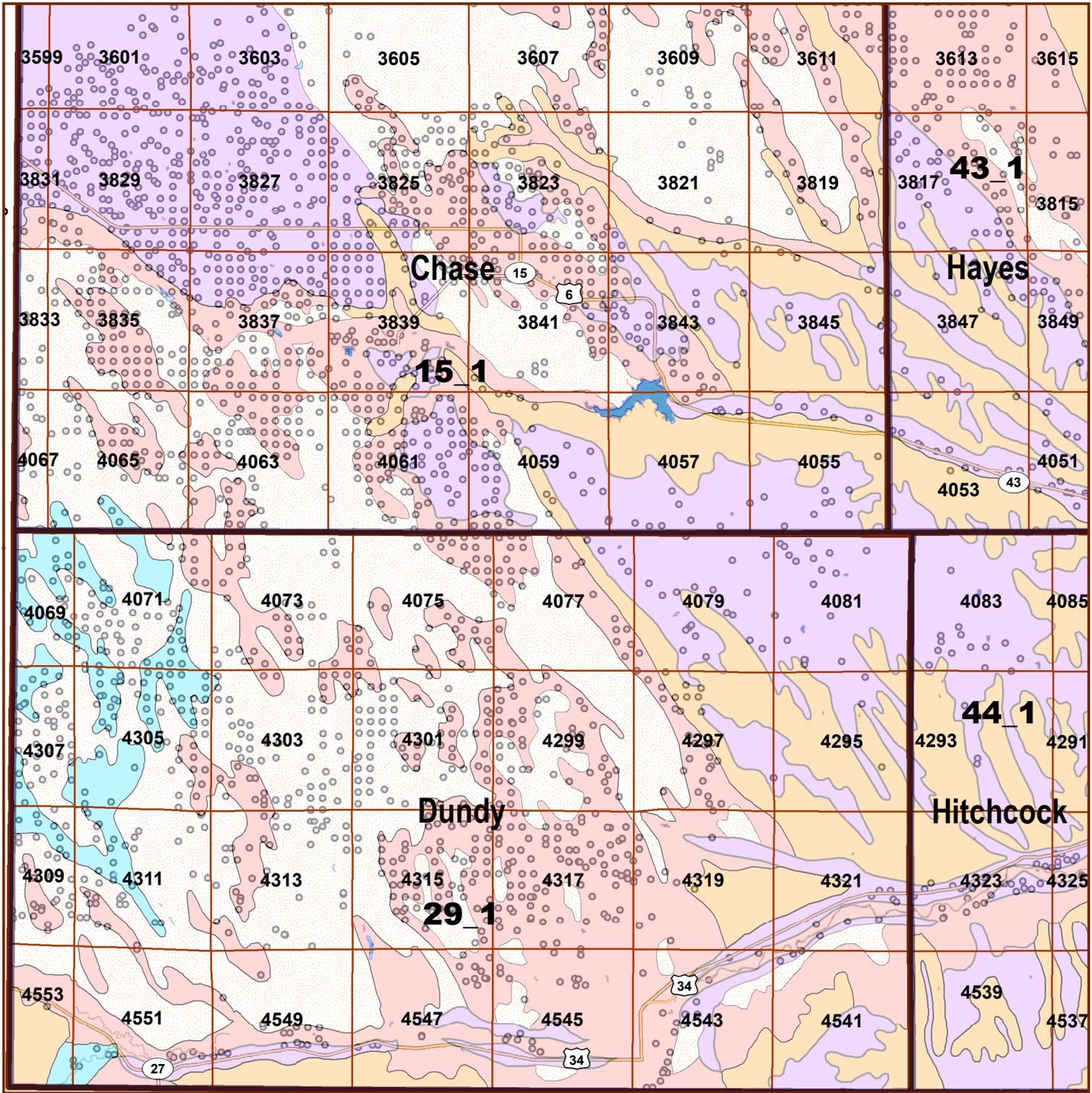
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
IRRGTD	17	63.24	68.12	66.38	15.54	102.62	52.25	95.27	58.68 to 80.80	962,338	638,837



SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
MAJORITY LAND USE > 80%	IRRGTD	Land	Increase	0%

What IF



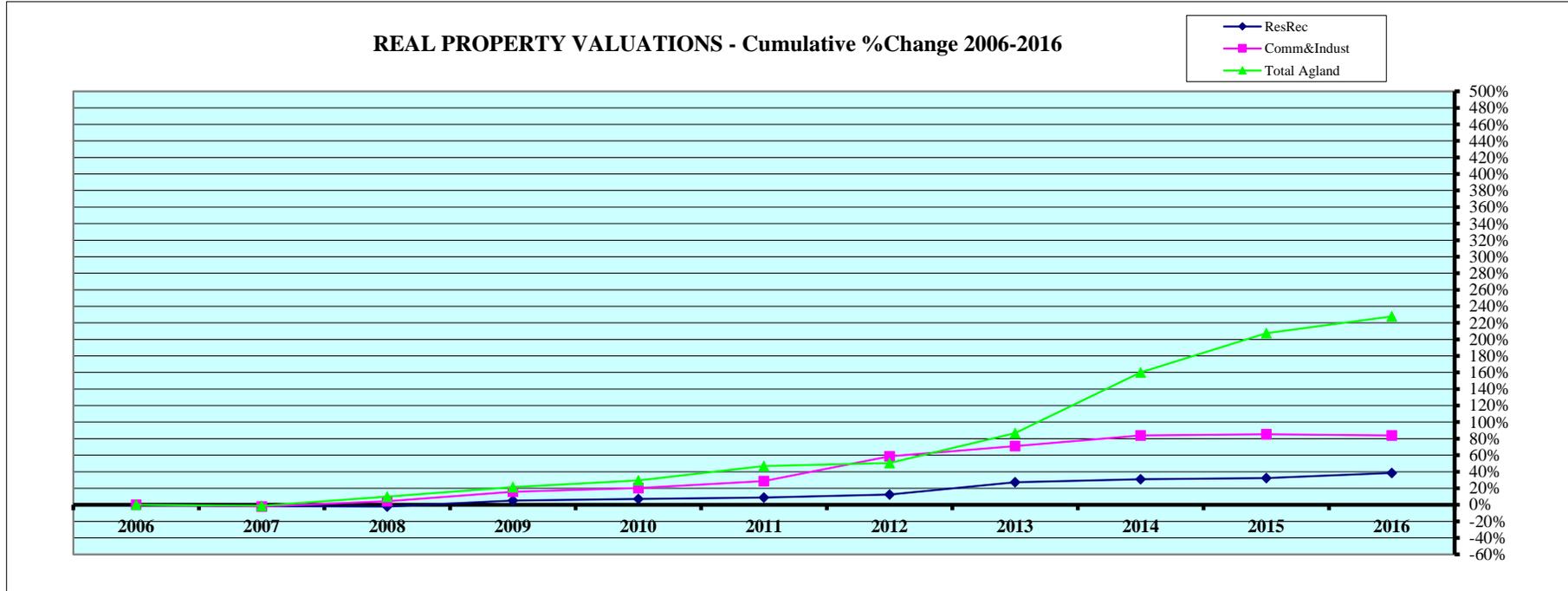
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Dundy 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	24,987,952	--	--	--	4,503,970	--	--	--	208,936,145	--	--	--
2007	24,582,162	-405,790	-1.62%	-1.62%	4,411,689	-92,281	-2.05%	-2.05%	206,381,274	-2,554,871	-1.22%	-1.22%
2008	24,457,288	-124,874	-0.51%	-2.12%	4,698,970	287,281	6.51%	4.33%	229,523,684	23,142,410	11.21%	9.85%
2009	26,256,625	1,799,337	7.36%	5.08%	5,212,640	513,670	10.93%	15.73%	253,363,597	23,839,913	10.39%	21.26%
2010	26,726,997	470,372	1.79%	6.96%	5,414,076	201,436	3.86%	20.21%	270,472,353	17,108,756	6.75%	29.45%
2011	27,199,662	472,665	1.77%	8.85%	5,792,723	378,647	6.99%	28.61%	306,996,188	36,523,835	13.50%	46.93%
2012	28,085,099	885,437	3.26%	12.39%	7,150,312	1,357,589	23.44%	58.76%	314,743,108	7,746,920	2.52%	50.64%
2013	31,806,284	3,721,185	13.25%	27.29%	7,704,029	553,717	7.74%	71.05%	389,767,699	75,024,591	23.84%	86.55%
2014	32,731,197	924,913	2.91%	30.99%	8,284,947	580,918	7.54%	83.95%	543,560,230	153,792,531	39.46%	160.16%
2015	33,065,405	334,208	1.02%	32.33%	8,345,081	60,134	0.73%	85.28%	642,282,687	98,722,457	18.16%	207.41%
2016	34,617,669	1,552,264	4.69%	38.54%	8,277,883	-67,198	-0.81%	83.79%	684,894,624	42,611,937	6.63%	227.80%

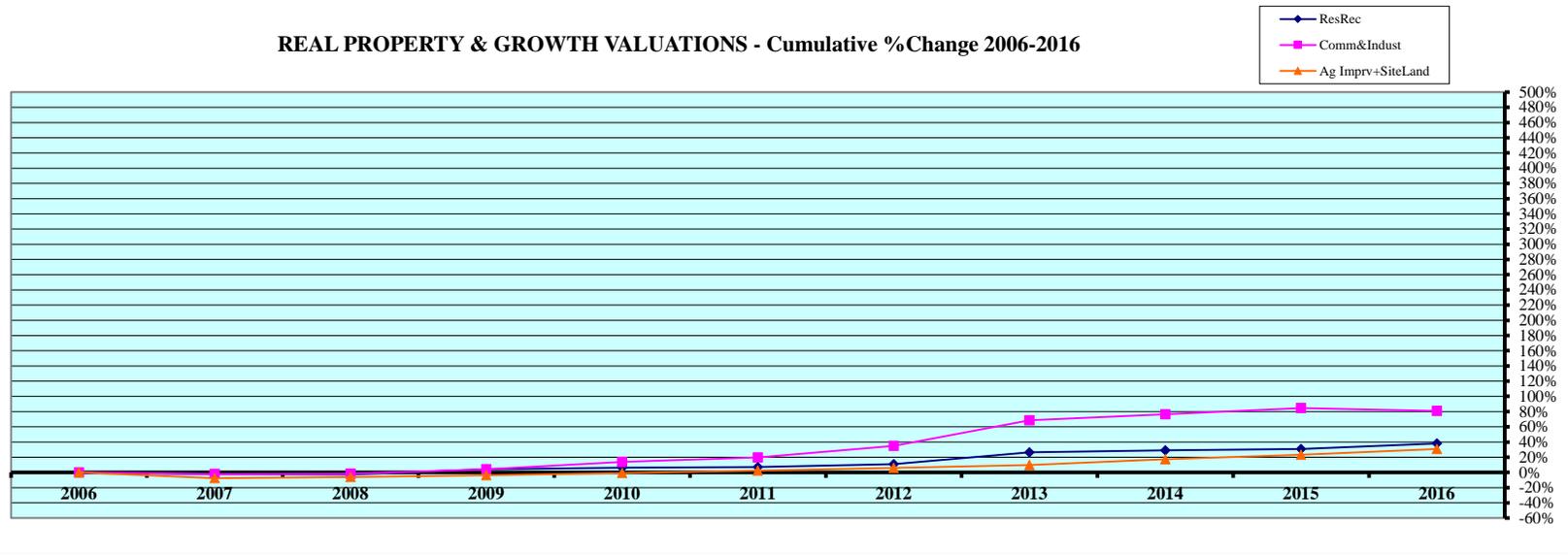
Rate Annual %chg: Residential & Recreational 3.31% Commercial & Industrial 6.28% Agricultural Land 12.61%

Cnty# 29
 County DUNDY

CHART 1 EXHIBIT 29B 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	24,987,952	184,840	0.74%	24,803,112	--	--	4,503,970	8,560	0.19%	4,495,410	--	--
2007	24,582,162	171,898	0.70%	24,410,264	-2.31%	-2.31%	4,411,689	1,123	0.03%	4,410,566	-2.07%	-2.07%
2008	24,457,288	140,633	0.58%	24,316,655	-1.08%	-2.69%	4,698,970	268,278	5.71%	4,430,692	0.43%	-1.63%
2009	26,256,625	227,986	0.87%	26,028,639	6.42%	4.16%	5,212,640	526,073	10.09%	4,686,567	-0.26%	4.05%
2010	26,726,997	149,150	0.56%	26,577,847	1.22%	6.36%	5,414,076	281,036	5.19%	5,133,040	-1.53%	13.97%
2011	27,199,662	428,124	1.57%	26,771,538	0.17%	7.14%	5,792,723	401,844	6.94%	5,390,879	-0.43%	19.69%
2012	28,085,099	355,540	1.27%	27,729,559	1.95%	10.97%	7,150,312	1,077,467	15.07%	6,072,845	4.84%	34.83%
2013	31,806,284	250,644	0.79%	31,555,640	12.36%	26.28%	7,704,029	108,672	1.41%	7,595,357	6.22%	68.64%
2014	32,731,197	477,486	1.46%	32,253,711	1.41%	29.08%	8,284,947	339,712	4.10%	7,945,235	3.13%	76.41%
2015	33,065,405	356,919	1.08%	32,708,486	-0.07%	30.90%	8,345,081	29,759	0.36%	8,315,322	0.37%	84.62%
2016	34,617,669	116,545	0.34%	34,501,124	4.34%	38.07%	8,277,883	130,943	1.58%	8,146,940	-2.37%	80.88%
Rate Ann%chg	3.31%				2.44%		6.28%			C & I w/o growth	0.83%	

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	15,560,729	10,047,075	25,607,804	213,729	0.83%	25,394,075	--	--
2007	15,615,454	8,340,972	23,956,426	294,536	1.23%	23,661,890	-7.60%	-7.60%
2008	15,932,366	8,694,846	24,627,212	554,227	2.25%	24,072,985	0.49%	-5.99%
2009	16,048,405	9,223,013	25,271,418	652,882	2.58%	24,618,536	-0.04%	-3.86%
2010	16,258,182	9,567,124	25,825,306	422,461	1.64%	25,402,845	0.52%	-0.80%
2011	16,417,535	10,555,243	26,972,778	768,101	2.85%	26,204,677	1.47%	2.33%
2012	16,574,407	11,784,552	28,358,959	1,255,462	4.43%	27,103,497	0.48%	5.84%
2013	16,963,297	12,394,376	29,357,673	1,259,034	4.29%	28,098,639	-0.92%	9.73%
2014	17,625,671	13,053,672	30,679,343	625,475	2.04%	30,053,868	2.37%	17.36%
2015	17,727,098	14,287,599	32,014,697	443,809	1.39%	31,570,888	2.91%	23.29%
2016	21,458,309	12,847,152	34,305,461	811,246	2.36%	33,494,215	4.62%	30.80%
Rate Ann%chg	3.27%	2.49%	2.97%			Ag Imprv+Site w/o growth	0.43%	

(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.

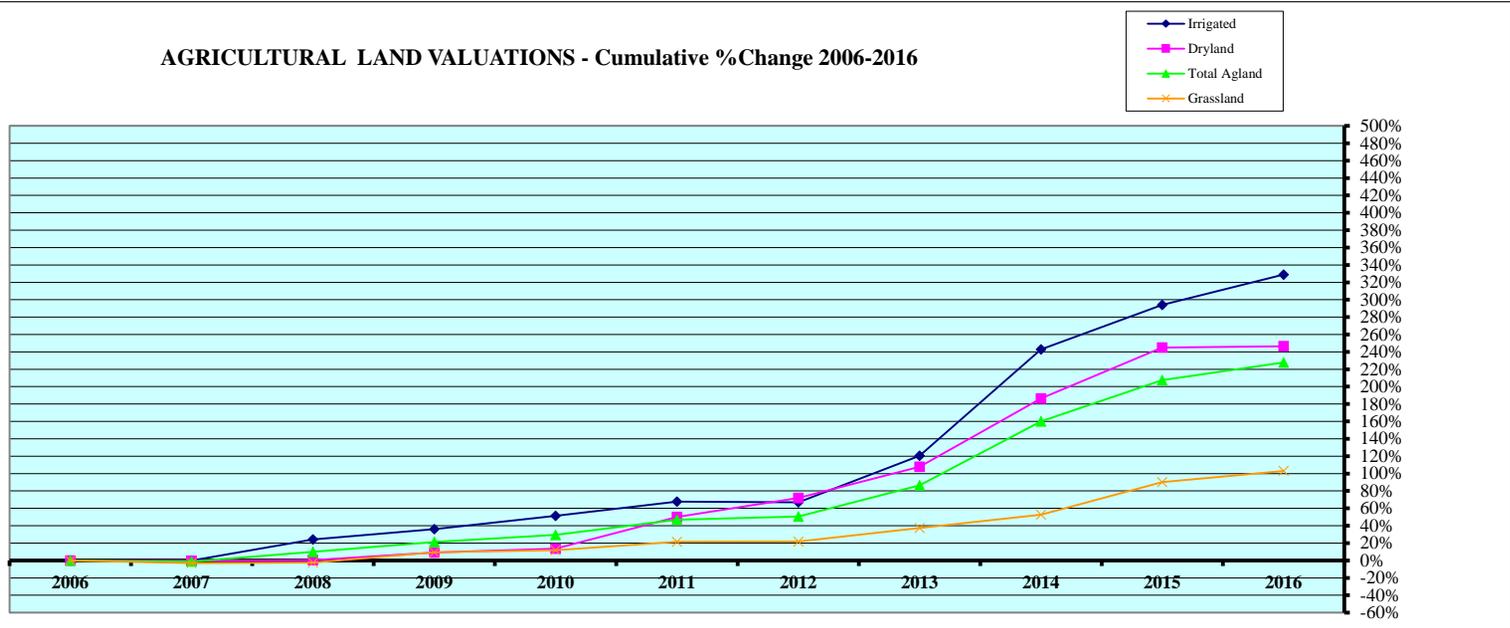
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 29
County DUNDY

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	91,326,942	--	--	--	37,802,280	--	--	--	79,763,692	--	--	--
2007	91,343,558	16,616	0.02%	0.02%	37,667,405	-134,875	-0.36%	-0.36%	77,327,080	-2,436,612	-3.05%	-3.05%
2008	113,423,716	22,080,158	24.17%	24.20%	37,988,053	320,648	0.85%	0.49%	77,788,804	461,724	0.60%	-2.48%
2009	124,379,691	10,955,975	9.66%	36.19%	41,299,064	3,311,011	8.72%	9.25%	87,346,120	9,557,316	12.29%	9.51%
2010	138,244,764	13,865,073	11.15%	51.37%	42,986,454	1,687,390	4.09%	13.71%	89,091,400	1,745,280	2.00%	11.69%
2011	153,058,419	14,813,655	10.72%	67.59%	56,767,824	13,781,370	32.06%	50.17%	96,987,725	7,896,325	8.86%	21.59%
2012	152,431,659	-626,760	-0.41%	66.91%	64,985,513	8,217,689	14.48%	71.91%	97,138,116	150,391	0.16%	21.78%
2013	201,419,315	48,987,656	32.14%	120.55%	78,594,182	13,608,669	20.94%	107.91%	109,557,886	12,419,770	12.79%	37.35%
2014	313,237,978	111,818,663	55.52%	242.99%	108,281,959	29,687,777	37.77%	186.44%	121,787,433	12,229,547	11.16%	52.69%
2015	359,830,001	46,592,023	14.87%	294.00%	130,400,753	22,118,794	20.43%	244.95%	151,770,177	29,982,744	24.62%	90.27%
2016	391,738,922	31,908,921	8.87%	328.94%	130,956,085	555,332	0.43%	246.42%	161,905,477	10,135,300	6.68%	102.98%

Rate Ann.%chg: Irrigated **15.68%** Dryland **13.23%** Grassland **7.34%**

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	43,231	--	--	--	0	--	--	--	208,936,145	--	--	--
2007	43,231	0	0.00%	0.00%	0	0			206,381,274	-2,554,871	-1.22%	-1.22%
2008	323,111	279,880	647.41%	647.41%	0	0			229,523,684	23,142,410	11.21%	9.85%
2009	338,722	15,611	4.83%	683.52%	0	0			253,363,597	23,839,913	10.39%	21.26%
2010	0	-338,722	-100.00%	-100.00%	149,735	149,735			270,472,353	17,108,756	6.75%	29.45%
2011	0	0		-100.00%	182,220	32,485	21.69%		306,996,188	36,523,835	13.50%	46.93%
2012	0	0		-100.00%	187,820	5,600	3.07%		314,743,108	7,746,920	2.52%	50.64%
2013	0	0		-100.00%	196,316	8,496	4.52%		389,767,699	75,024,591	23.84%	86.55%
2014	0	0		-100.00%	252,860	56,544	28.80%		543,560,230	153,792,531	39.46%	160.16%
2015	0	0		-100.00%	281,756	28,896	11.43%		642,282,687	98,722,457	18.16%	207.41%
2016	0	0		-100.00%	294,140	12,384	4.40%		684,894,624	42,611,937	6.63%	227.80%

Cnty# **29**
County **DUNDY**

Rate Ann.%chg: Total Agric Land **12.61%**

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	91,314,937	119,503	764			37,992,693	100,791	377			79,650,611	352,705	226		
2007	91,303,923	119,522	764	-0.03%	-0.03%	37,615,651	99,704	377	0.09%	0.09%	77,379,969	353,734	219	-3.13%	-3.13%
2008	113,418,531	122,787	924	20.92%	20.88%	37,969,222	96,880	392	3.88%	3.97%	77,801,826	353,288	220	0.67%	-2.48%
2009	124,381,077	122,803	1,013	9.65%	32.55%	41,299,064	97,146	425	8.47%	12.78%	87,339,247	352,998	247	12.35%	9.56%
2010	138,362,829	127,880	1,082	6.82%	41.60%	42,994,419	106,913	402	-5.41%	6.69%	89,206,682	342,243	261	5.35%	15.42%
2011	153,117,184	127,906	1,197	10.64%	56.66%	56,787,275	106,913	531	32.08%	40.91%	96,916,582	341,597	284	8.85%	25.63%
2012	152,415,994	127,091	1,199	0.18%	56.95%	64,813,737	107,196	605	13.83%	60.40%	97,079,045	342,118	284	0.02%	25.65%
2013	201,550,746	126,954	1,588	32.38%	107.77%	78,551,720	107,302	732	21.08%	94.21%	109,526,080	342,046	320	12.85%	41.79%
2014	313,586,274	121,741	2,576	62.25%	237.10%	108,379,438	107,066	1,012	38.28%	168.54%	121,678,738	347,413	350	9.38%	55.09%
2015	361,243,944	121,217	2,980	15.70%	290.01%	130,401,420	97,195	1,342	32.54%	255.93%	150,347,195	357,790	420	19.98%	86.08%
2016	392,747,097	120,991	3,246	8.92%	324.81%	130,443,833	97,026	1,344	0.21%	256.66%	161,723,276	357,982	452	7.51%	100.05%

Rate Annual %chg Average Value/Acre: 15.56%

13.56%

7.18%

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	43,056	4,306	10			0	0				209,001,297	577,305	362		
2007	43,231	4,323	10	0.00%	0.00%	0	0				206,342,774	577,283	357	-1.27%	-1.27%
2008	325,811	4,344	75	650.01%	650.01%	0	0				229,515,390	577,299	398	11.23%	9.82%
2009	340,342	4,308	79	5.33%	690.00%	0	0				253,359,730	577,256	439	10.40%	21.23%
2010	0	0			#VALUE!	131,560	469	280			270,695,490	577,506	469	6.80%	29.47%
2011	0	0			#VALUE!	182,220	485	376	33.94%		307,003,261	576,902	532	13.53%	46.99%
2012	0	0			#VALUE!	182,220	485	376	0.00%		314,490,996	576,890	545	2.44%	50.58%
2013	0	0			#VALUE!	196,316	485	405	7.74%		389,824,862	576,787	676	23.98%	86.69%
2014	0	0			#VALUE!	252,860	521	485	19.91%		543,897,310	576,742	943	39.53%	160.49%
2015	0	0			#VALUE!	281,756	521	541	11.43%		642,274,315	576,723	1,114	18.09%	207.62%
2016	0	0			#VALUE!	294,140	521	564	4.40%		685,208,346	576,520	1,189	6.72%	228.30%

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DUNDY

Rate Annual %chg Average Value/Acre: 12.62%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,008	DUNDY	43,046,068	54,252,386	21,615,496	34,387,512	8,277,883	0	230,157	684,894,624	21,458,309	12,847,152	14,657,498	895,667,085
cnty sectorvalue % of total value:		4.81%	6.06%	2.41%	3.84%	0.92%		0.03%	76.47%	2.40%	1.43%	1.64%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
953	BENKELMAN	3,297,617	1,781,541	650,120	22,289,148	4,953,765	0	0	0	0	0	0	32,972,191
47.46%	%sector of county sector	7.66%	3.28%	3.01%	64.82%	59.84%							3.68%
	%sector of municipality	10.00%	5.40%	1.97%	67.60%	15.02%							100.00%
158	HAIGLER	84,571	521,713	475,192	2,773,892	689,797	0	0	0	0	0	0	4,545,165
7.67%	%sector of county sector	0.20%	0.96%	2.20%	8.07%	8.33%							0.51%
	%sector of municipality	1.86%	11.48%	10.45%	61.03%	15.18%							100.00%
1,111	Total Municipalities	3,382,188	2,303,254	1,125,312	25,063,040	5,643,562	0	0	0	0	0	0	37,517,356
55.33%	%all municip.sect of cnty	7.86%	4.25%	5.21%	72.88%	68.18%							4.19%

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

Cnty#	County
29	DUNDY

CHART 5

EXHIBIT

29B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,076	Value : 804,208,184	Growth 1,821,301	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	93	195,858	6	16,886	49	113,297	148	326,041	
02. Res Improve Land	627	1,629,554	5	31,363	136	1,131,455	768	2,792,372	
03. Res Improvements	628	23,355,058	5	644,378	145	7,619,318	778	31,618,754	
04. Res Total	721	25,180,470	11	692,627	194	8,864,070	926	34,737,167	450,607
% of Res Total	77.86	72.49	1.19	1.99	20.95	25.52	22.72	4.32	24.74
05. Com UnImp Land	41	75,212	1	4,225	17	33,640	59	113,077	
06. Com Improve Land	114	353,442	8	49,629	23	182,324	145	585,395	
07. Com Improvements	117	4,599,815	10	570,478	26	2,500,050	153	7,670,343	
08. Com Total	158	5,028,469	11	624,332	43	2,716,014	212	8,368,815	4,192
% of Com Total	74.53	60.09	5.19	7.46	20.28	32.45	5.20	1.04	0.23
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	1	49,565	1	49,565	
14. Rec Improve Land	0	0	0	0	5	112,775	5	112,775	
15. Rec Improvements	0	0	0	0	5	67,817	5	67,817	
16. Rec Total	0	0	0	0	6	230,157	6	230,157	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.15	0.03	0.00
Res & Rec Total	721	25,180,470	11	692,627	200	9,094,227	932	34,967,324	450,607
% of Res & Rec Total	77.36	72.01	1.18	1.98	21.46	26.01	22.87	4.35	24.74
Com & Ind Total	158	5,028,469	11	624,332	43	2,716,014	212	8,368,815	4,192
% of Com & Ind Total	74.53	60.09	5.19	7.46	20.28	32.45	5.20	1.04	0.23
17. Taxable Total	879	30,208,939	22	1,316,959	243	11,810,241	1,144	43,336,139	454,799
% of Taxable Total	76.84	69.71	1.92	3.04	21.24	27.25	28.07	5.39	24.97

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	51,095	10,954,338	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	51,095	10,954,338
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	51,095	10,954,338

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	315	15,048,040	315	15,048,040	752,480
24. Non-Producing	0	0	0	0	190	208,061	190	208,061	0
25. Total	0	0	0	0	505	15,256,101	505	15,256,101	752,480

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	74	12	81	167

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	450,933	1,796	487,943,293	1,798	488,394,226
28. Ag-Improved Land	0	0	3	509,424	588	224,211,559	591	224,720,983
29. Ag Improvements	0	0	3	6,649	626	32,494,086	629	32,500,735
30. Ag Total							2,427	745,615,944

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	1	1.00	2,500	
33. HomeSite Improvements	0	0.00	0	2	1.00	900	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	5.86	7,325	
37. FarmSite Improvements	0	0.00	0	2	0.00	5,749	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	2.00	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	4.00	10,000	4	4.00	10,000	
32. HomeSite Improv Land	344	402.66	1,005,400	345	403.66	1,007,900	
33. HomeSite Improvements	348	370.03	20,624,465	350	371.03	20,625,365	614,022
34. HomeSite Total				354	407.66	21,643,265	
35. FarmSite UnImp Land	31	999.26	264,249	31	999.26	264,249	
36. FarmSite Improv Land	229	737.61	857,103	231	743.47	864,428	
37. FarmSite Improvements	602	0.00	11,869,621	604	0.00	11,875,370	0
38. FarmSite Total				635	1,742.73	13,004,047	
39. Road & Ditches	0	4,693.18	0	0	4,695.18	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				989	6,845.57	34,647,312	614,022

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	0.00	0.00%	0	0.00%	0.00
46. 1A	12,764.51	10.70%	40,903,726	10.56%	3,204.49
47. 2A1	15,829.78	13.27%	51,603,535	13.33%	3,259.90
48. 2A	1,559.00	1.31%	5,092,165	1.32%	3,266.30
49. 3A1	11,277.43	9.45%	35,880,883	9.27%	3,181.65
50. 3A	8,826.47	7.40%	28,241,189	7.29%	3,199.60
51. 4A1	29,706.43	24.90%	96,729,541	24.98%	3,256.18
52. 4A	39,344.38	32.98%	128,785,085	33.26%	3,273.28
53. Total	119,308.00	100.00%	387,236,124	100.00%	3,245.68
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	52,587.40	54.85%	83,007,364	64.16%	1,578.46
56. 2D1	9,655.58	10.07%	15,255,817	11.79%	1,580.00
57. 2D	3,251.00	3.39%	5,136,580	3.97%	1,580.00
58. 3D1	5,739.84	5.99%	4,903,274	3.79%	854.25
59. 3D	10,353.99	10.80%	8,852,662	6.84%	855.00
60. 4D1	6,983.05	7.28%	5,967,207	4.61%	854.53
61. 4D	7,306.38	7.62%	6,246,955	4.83%	855.00
62. Total	95,877.24	100.00%	129,369,859	100.00%	1,349.33
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	9,886.26	2.74%	5,630,499	2.90%	569.53
65. 2G1	6,791.86	1.88%	4,154,227	2.14%	611.65
66. 2G	2,789.58	0.77%	1,558,030	0.80%	558.52
67. 3G1	11,637.17	3.23%	6,862,340	3.54%	589.69
68. 3G	25,344.27	7.02%	13,985,214	7.21%	551.81
69. 4G1	161,255.55	44.69%	85,311,640	43.97%	529.05
70. 4G	143,118.40	39.66%	76,535,599	39.44%	534.77
71. Total	360,823.09	100.00%	194,037,549	100.00%	537.76
Irrigated Total					
	119,308.00	20.69%	387,236,124	54.47%	3,245.68
Dry Total					
	95,877.24	16.63%	129,369,859	18.20%	1,349.33
Grass Total					
	360,823.09	62.59%	194,037,549	27.29%	537.76
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	521.18	0.09%	325,100	0.05%	623.78
74. Exempt	923.28	0.16%	0	0.00%	0.00
75. Market Area Total	576,529.51	100.00%	710,968,632	100.00%	1,233.19

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	245.00	802,375	119,063.00	386,433,749	119,308.00	387,236,124
77. Dry Land	0.00	0	19.94	17,049	95,857.30	129,352,810	95,877.24	129,369,859
78. Grass	0.00	0	222.73	116,933	360,600.36	193,920,616	360,823.09	194,037,549
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	27.00	14,175	494.18	310,925	521.18	325,100
81. Exempt	0.00	0	0.00	0	923.28	0	923.28	0
82. Total	0.00	0	514.67	950,532	576,014.84	710,018,100	576,529.51	710,968,632

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	119,308.00	20.69%	387,236,124	54.47%	3,245.68
Dry Land	95,877.24	16.63%	129,369,859	18.20%	1,349.33
Grass	360,823.09	62.59%	194,037,549	27.29%	537.76
Waste	0.00	0.00%	0	0.00%	0.00
Other	521.18	0.09%	325,100	0.05%	623.78
Exempt	923.28	0.16%	0	0.00%	0.00
Total	576,529.51	100.00%	710,968,632	100.00%	1,233.19

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 Benkelman-res	56	173,532	500	1,538,215	500	20,961,103	556	22,672,850	164,119
83.2 Haigler-res	43	37,470	134	127,822	135	2,722,197	178	2,887,489	0
83.3 Max-res	16	16,246	44	52,952	44	658,158	60	727,356	37,035
83.4 Parks-res	22	41,633	25	66,046	25	338,783	47	446,462	0
83.5 Recreational-rural	1	49,565	5	112,775	5	67,817	6	230,157	0
83.6 Rural Home Site	11	57,160	63	991,219	72	6,577,813	83	7,626,192	51,660
83.7 [none]	0	0	2	16,118	2	360,700	2	376,818	197,793
84 Residential Total	149	375,606	773	2,905,147	783	31,686,571	932	34,967,324	450,607

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Benkelman-com	22	60,702	107	400,200	108	6,230,856	130	6,691,758	4,192
85.2	Haigler-com	19	17,925	18	33,467	20	647,815	39	699,207	0
85.3	Max-com	3	677	6	4,825	7	48,387	10	53,889	0
85.4	Parks-com	2	1,094	3	1,091	4	21,538	6	23,723	0
85.5	Rural-commercial	13	32,679	11	145,812	14	721,747	27	900,238	0
86	Commercial Total	59	113,077	145	585,395	153	7,670,343	212	8,368,815	4,192

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	9,354.66	2.63%	4,911,199	2.63%	525.00
89. 2G1	6,040.86	1.70%	3,171,452	1.70%	525.00
90. 2G	2,678.80	0.75%	1,406,370	0.75%	525.00
91. 3G1	11,187.47	3.15%	5,876,322	3.15%	525.26
92. 3G	23,938.27	6.74%	12,600,374	6.75%	526.37
93. 4G1	160,140.33	45.08%	84,093,758	45.08%	525.13
94. 4G	141,875.68	39.94%	74,491,671	39.93%	525.05
95. Total	355,216.07	100.00%	186,551,146	100.00%	525.18
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	531.60	9.48%	719,300	9.61%	1,353.09
98. 2C1	751.00	13.39%	982,775	13.13%	1,308.62
99. 2C	110.78	1.98%	151,660	2.03%	1,369.02
100. 3C1	449.70	8.02%	986,018	13.17%	2,192.61
101. 3C	1,406.00	25.08%	1,384,840	18.50%	984.95
102. 4C1	1,115.22	19.89%	1,217,882	16.27%	1,092.06
103. 4C	1,242.72	22.16%	2,043,928	27.30%	1,644.72
104. Total	5,607.02	100.00%	7,486,403	100.00%	1,335.18
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	355,216.07	98.45%	186,551,146	96.14%	525.18
CRP Total	5,607.02	1.55%	7,486,403	3.86%	1,335.18
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	360,823.09	100.00%	194,037,549	100.00%	537.76

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

29 Dundy

	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	34,387,512	34,737,167	349,655	1.02%	450,607	-0.29%
02. Recreational	230,157	230,157	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	21,458,309	21,643,265	184,956	0.86%	614,022	-2.00%
04. Total Residential (sum lines 1-3)	56,075,978	56,610,589	534,611	0.95%	1,064,629	-0.95%
05. Commercial	8,277,883	8,368,815	90,932	1.10%	4,192	1.05%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	8,277,883	8,368,815	90,932	1.10%	4,192	1.05%
08. Ag-Farmsite Land, Outbuildings	12,847,152	13,004,047	156,895	1.22%	0	1.22%
09. Minerals	14,657,498	15,256,101	598,603	4.08	752,480	-1.05%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	27,504,650	28,260,148	755,498	2.75%	752,480	0.01%
12. Irrigated	391,738,922	387,236,124	-4,502,798	-1.15%		
13. Dryland	130,956,085	129,369,859	-1,586,226	-1.21%		
14. Grassland	161,905,477	194,037,549	32,132,072	19.85%		
15. Wasteland	0	0	0			
16. Other Agland	294,140	325,100	30,960	10.53%		
17. Total Agricultural Land	684,894,624	710,968,632	26,074,008	3.81%		
18. Total Value of all Real Property (Locally Assessed)	776,753,135	804,208,184	27,455,049	3.53%	1,821,301	3.30%

2017 Assessment Survey for Dundy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 111,421.50
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 5,500 - Operating Minerals Only
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 6,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 500
12.	Other miscellaneous funds:
	\$ 98,921.50
13.	Amount of last year's assessor's budget not used:
	\$ 16,265

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan (Thomson Reuters)
2.	CAMA software:
	TerraScan (Thomson Reuters)
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and Assessment Clerk
5.	Does the county have GIS software?
	No
6.	Is GIS available to the public? If so, what is the web address?
	Not applicable.
7.	Who maintains the GIS software and maps?
	Not applicable.
8.	Personal Property software:
	TerraScan (Thomson Reuters)

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Benkelman
4.	When was zoning implemented?
	2004 - County, Unknown - Benkelman

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Inc. - Operating Minerals
2.	GIS Services:
	None
3.	

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes - Operating Minerals Only
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Knowledge and experience.
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?
	Operating Minerals: Appraisal service recommends values.

2017 Residential Assessment Survey for Dundy County

1.	Valuation data collection done by:																												
	Assessor																												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Benkelman</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Haigler Village</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Outside city and village limits (Rural area, Max and Parks and Recreational)</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Homes and outbuildings.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Benkelman	02	Haigler Village	03	Outside city and village limits (Rural area, Max and Parks and Recreational)	AG	Homes and outbuildings.															
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																												
01	Benkelman																												
02	Haigler Village																												
03	Outside city and village limits (Rural area, Max and Parks and Recreational)																												
AG	Homes and outbuildings.																												
3.	List and describe the approach(es) used to estimate the market value of residential properties.																												
	Cost and Sales Comparison (Little or no rental information for Income.)																												
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?																												
	Assessor (County)																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	Study conducted in 2014 to determine need for (locational) depreciation tables. No changes made to depreciation tables for 2016.																												
6.	Describe the methodology used to determine the residential lot values?																												
	Very limited number of unimproved sales during the study period; only 1 from 10/01/2013-09/30/2015).																												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																												
	Sales - same as all other lot values.																												
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">12/2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">12/2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">12/2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2015-Dec</td> <td style="text-align: center;">2013-Aug</td> <td style="text-align: center;">No sales</td> <td style="text-align: center;">on-going</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>	01	2014	06/2013	12/2014	2012-2014	02	2014	06/2013	12/2014	2012-2014	03	2014	06/2013	12/2014	2012-2014	AG	2015-Dec	2013-Aug	No sales	on-going
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																									
01	2014	06/2013	12/2014	2012-2014																									
02	2014	06/2013	12/2014	2012-2014																									
03	2014	06/2013	12/2014	2012-2014																									
AG	2015-Dec	2013-Aug	No sales	on-going																									
	There have been no sales with which to do a lot study for the agricultural homes and outbuildings for a decade or more.																												

2017 Commercial Assessment Survey for Dundy County

1.	Valuation data collection done by:													
	Assessor													
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%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>All commercial within Dundy County.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	All commercial within Dundy County.						
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>													
01	All commercial within Dundy County.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Cost - Marshall Swift Costs minus Depreciation Sales Comparison - (Limited number) Depreciation Analysis													
3a.	Describe the process used to determine the value of unique commercial properties.													
	Cost, Marshall Swift, owner provided, borrowed from other Counties minus standard physical depreciation with possibility of functional or economic obsolescence (functional & economic sometimes being a judgment call.)													
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?													
	Assessor develops depreciation based on a limited number of sales. For the current study period, 10/01/2012 to 09/30/2015, there are only 6 qualified sales.													
5.	Are individual depreciation tables developed for each valuation grouping?													
	No - adequate sale information not available													
6.	Describe the methodology used to determine the commercial lot values.													
	A lot study was last done in 2014. Currently there is only 1 unimproved commercial sale in the current study period.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2012-2014</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>	01	2014	06/2013	2014	2012-2014
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
01	2014	06/2013	2014	2012-2014										

2017 Agricultural Assessment Survey for Dundy County

1.	Valuation data collection done by:						
	Assessor						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Total 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>	01	Total County	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	Total County	2016					
	With annual changes/updates, including water transfers and decertification of irrigated acres. Most recent soil conversion was also implemented.						
3.	Describe the process used to determine and monitor market areas.						
	Sales analysis - physical viewing of changes, if known						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Surveys, deeds, viewing, talking to buyers/sellers						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	No. There are no sales for farm home sites, the use is different. Farm home sites are complementary and often necessary to the farm operation, usually with livestock buildings or other ag-related structures. Prevailing odors adjacent to or upon the home site land, equipment traffic, and fuel and chemical storage all on one acre or compact acres would have a negative impact on the market value of the home site land. Residential home sites stand alone as residential property with a distinct market starting with the land only in newer sites. Farm home sites are included in the property "bundle" in the sales of ag property. If the ag home site is split off in ownership from the remainder of the farm, it will most likely become a residential home site, revalued accordingly.						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Identified as Site - valued at 1/2 of recreational land - no market available						

Dundy County
Plan of Assessment

Prepared by

Joanna Niblack
COUNTY ASSESSOR

June 15, 2016

Presented to

DUNDY COUNTY BOARD of EQUALIZATION

July 18, 2016

INTRODUCTION

In compliance with Nebraska State Statute 77-1311.02, this plan of assessment is prepared by the county assessor and submitted to the Dundy County Board of Equalization and to the Nebraska Department of Revenue.

The purpose of the plan is to:

- (I) Discuss the duties and responsibilities of the assessor's office;
- (II) Address issues of level, quality and uniformity of assessment;
- (III) Indicate by class or subclass the assessment actions the assessor has planned for the remainder of tax year 2016 and tax years 2017, 2018, and 2019 the properties the assessor plans to examine during the 3-year period and the assessment actions necessary to attain required levels of value and quality of assessment; and
- (IV) Anticipate the resources necessary to complete the described assessment actions.

Section I

Duties and Responsibilities of the County Assessor

The assessment of real property in Nebraska includes:



DISCOVERY of the NEW

Locate Property – Describe Location & Tax Situs
Identify New & Changed Property through Observation – Owner
Information – Surveys, Permits & Other Public Documents - Grapevine



REVIEW of the OLD

In 6-year cycles, all property is reviewed for change.



DELETION of the DEMOLISHED

Reported or discovered, demolished and removed structures must be deleted from assessment rolls.

LISTING

Measurements – Components – Property Details – Sketches – Photos
Effective Age – Condition – Economic Influences – Neighborhood
Physical & Functional Obsolescence

REQUIRES ON-SITE INSPECTION BY QUALIFIED PERSONNEL



CLASSIFICATION

Assigning Property Class by Use to Each Parcel
For Valuation and Statistical Purposes



Agricultural



Residential



Commercial

ON-SITE INSPECTIONS

An on-site inspection of property in Dundy County is conducted with respect for the property owner. Contact with the owner is established beforehand, setting up a date and approximate time for the inspection, offering a detailed explanation of the reason for the inspection, and describing what will be inspected.

AGRICULTURAL PROPERTY: On-site inspections of the land, in its entirety, are impossible, due to mass, accessibility, and identity. Sources such as Farm Services Agency aerial photos, soil surveys, Natural Resources Districts, and subscription aerial photography can be used efficiently for this purpose. Some on-site inspections are reasonable, in cases of feedlots, CRP, site land, and verification of field or grass boundaries, among other reasons.

On-site inspection of outbuildings consists of verification of existence, measurements, age, and condition for older structures and discovery and listing of new structures. Older structures are not re-measured every six years. Once the structure is measured and listed, measurements are not addressed unless there is a query from the owner or a peculiarity noted by the assessor.

On-site inspections of agricultural-related residential structures are conducted exactly as residential structures in the city, village, towns, or rural sites.

COMMERCIAL PROPERTY: Commercial structures are inspected for exterior condition, size, construction changes, and use. Most owners of active retail structures are agreeable to walk-through inspections. Buildings and properties which house moveable or hazardous materials and activities are not walked through by the assessor due to safety and liability. Safety involves potential personal injury to the assessor and liability is a concern for the assessor/county if an accusation of theft or damage arises after the inspection. Owners also have safety and liability concerns. The interiors of these structures are rarely improved or changed in ways that will affect value. Relevant changes are usually noticeable from the outside or from the reception/entry area.

RESIDENTIAL PROPERTY: An old debate that varies from state-to-state and from assessor-to-assessor is whether an assessor *must* inspect the interior of residential structures. This assessor vehemently defends the property owners' rights to privacy. The quality and condition of a house is usually obvious from the exterior. No need to push your way into the recesses of someone's home, no good reason for peeking through windows and doors. If an owner or occupant invites the assessor inside, or for any reason insists an interior tour be conducted, the assessor complies. There are observed moral boundaries even then. Unless the owner/occupant opens cupboard and closet doors, dresser drawers, or shower stalls and says: "Look at this", no attempt is ever made to view or gather information from behind closed doors/drawers. There is little, if ever any, valuation-significance to whether closet floors are carpeted and showers are one-headed or two-headed. If observed, details of housekeeping, decorating, and furnishings, and opinions of good or bad taste, clean and neat or not, and use of household items are not noted or commented upon. Photos of the interior are not taken because they can portray only the intimacies of a household. Once entered into a record, they become public, and the county assessor's office, morally, should not be available for tours of private living. That's my story and I am sticking to it!



2016 STATISTICS

AGRICULTURAL – Land & Structures

SUBCLASS	ACRES	VALUE
IRRIGATED LAND	120,990.74	392,747,097
DRY CROPLAND	97,026.23	130,443,833
GRASSLAND	357,982.20	161,723,276
HOME SITE LAND	405.66	1,012,900
FARM SITE LAND	1,730.97	1,122,614
OTHER –Feedlots, Pits, etc.	521.18	294,140
ROADS & DITCHES	4,700.18	
IMPROVEMENTS		32,163,749
Total Agricultural Parcels	2,414	\$719,507,609

RESIDENTIAL – Land & Structures

City, Village, Town Rural Home Sites	927 Parcels	\$34,400,149
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COMMERCIAL – Land & Structures

City, Village, Town, Rural	212 Parcels	\$8,426,600
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RECREATIONAL – Land & Structures

For Leisure, Not Income, Purposes	6 Parcels	\$230,157
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MINERALS

Producing Oil & Gas	296 Parcels	\$14,448,440
Non-Producing Interests	185 Parcels	\$208,058

VALUATION

Determine Value – Based upon Market Indicators -
 -Sales Studies for each Property Class-
 Income & Expense Documentation
 Replacement Cost New Minus Depreciation for Structures

STATISTICAL ANALYSIS

Mathematical Measurements of Value and Sale Price
 To Determine
 Level of Value and Uniformity of Assessment by Property Class

CERTIFICATION OF VALUATION

Certify Taxable Values, Growth Values and TIF Values
 to Governing Subdivisions
 For Levy-Setting Purposes

PROPERTY TAX CALCULATION

Compile Tax Rates into Combined Districts
 Prepare Tax List
 Calculate Property Taxes for Each Individual Parcel
 Calculate Homestead Exemptions
 Calculate Tax Credits
 (Assessed Value x Tax Rate = Gross Taxes)
 (Gross Taxes – Exemptions – Tax Credit = Net Taxes)
 On or Before November 22 Each Year
 Certify Tax List to County Treasurer
 With a Warrant Commanding Collection

The assessment of personal property in Nebraska includes:

LISTING

FROM OWNER-PROVIDED INFORMATION

Income-Producing Machinery – Equipment - Furniture



Agricultural



Commercial

VALUATION



X 89.29% = Taxable Value

Original Cost x Recovery Factor (Years in Service) = Net Book Value

Determine Tax Situs



PROPERTY TAX CALCULATION



PREPARE TAX LIST

CALCULATE PROPERTY TAXES

$(\text{Net Book Value} \times \text{Tax Rate} = \text{Gross Taxes})$

$(\text{Gross Taxes} - \text{Tax Credit} = \text{Net Taxes})$

FOR EACH OWNER RETURN WITHIN TAXING DISTRICT

On or Before November 22 Each Year

Certify Tax List to County Treasurer

With a Warrant Commanding Collection

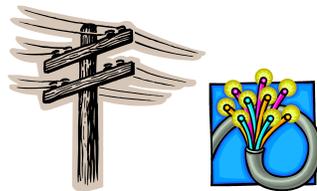
The assessment of centrally-assessed property in Nebraska includes:

APPORTIONMENT OF VALUE TO TAXING SUBDIVISIONS

(VALUE DETERMINED/CERTIFIED BY NEBRASKA DEPARTMENT OF REVENUE)



Real and Personal Railroad Property

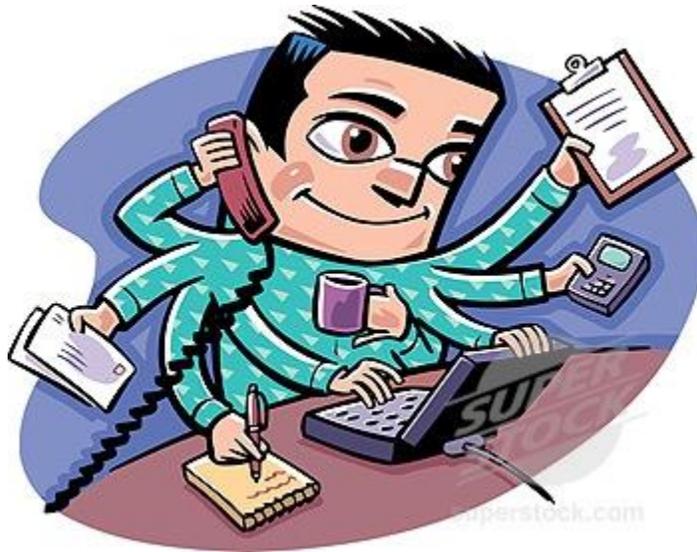


Real and Personal Public Service Company Property
(Pipelines - Telephone Companies - Fiber Optics – etc.)

PROPERTY TAX CALCULATION



PREPARE TAX LIST
CALCULATE PROPERTY TAXES
(Fund Value x Fund Tax Rate = Gross Property Taxes)
(Gross Property Taxes – Exemptions = Net Property Taxes)
FOR EACH FUND WITHIN EACH COMPANY
(Each "Fund" is a Taxing Subdivision a/k/a Governmental Entity)
(Taxing Subdivisions are County, Schools, Fire Districts, etc.)
On or Before November 22 Each Year
Certify Tax List to County Treasurer
With a Warrant Commanding Collection



Other assessment, administrative, clerical, peripheral, and incidental duties and responsibilities of the assessor's office include:

- MAINTAIN HARD COPY AND COMPUTER PROPERTY RECORDS
- PROCESS OWNERSHIP CHANGES (MONTHLY)
- UPDATE ELECTRONIC SALES FILE (MONTHLY)
- PROOF & CORRECT SALES ROSTERS (4X± ANNUALLY)
- VERIFY SALES – WHENEVER POSSIBLE
- UPDATE OWNER OF RECORD MAILING ADDRESS
- MAINTAIN CADASTRAL MAP BOOKS AND INDEXES
- MONITOR, UPDATE TAXING DISTRICT INFORMATION
- FILE HARD COPY RECORDS
- PROOFREAD (ANNUALLY) REAL PROPERTY & PERSONAL PROPERTY
- PREPARE, MAIL VALUATION CHANGE NOTICES
- ATTEND ALL County Board of Equalization HEARINGS
- ATTEND TERC PROCEEDINGS FOR THE COUNTY
- UPDATE PERSONAL PROPERTY SCHEDULES
- MAIL PERSONAL PROPERTY REPORTING FORMS & INSTRUCTIONS
- RECEIVE PERSONAL PROPERTY FILINGS
- ASSIST WITH COMPLETION OF PERSONAL PROPERTY SCHEDULES
- PREPARE, MAIL HOMESTEAD EXEMPTION FORMS & INSTRUCTIONS
- ASSIST OWNERS WITH COMPLETION OF HOMESTEAD EXEMPTION FORMS
- APPROVE/DISAPPROVE HOMESTEAD EXEMPTION APPLICATIONS
- VALUE HOMESTEADS, MAIL FORMS TO DEPARTMENT OF REVENUE
- PERFORM SALES ANALYSIS/RATIO STUDIES EACH PROPERTY CLASS
- MAIL/PROCESS INTENT TO TAX PUBLIC-OWNED PROEPRTY NOTICES
- PREPARE/MAIL/PROCESS PERMISSIVE EXEMPTION FORMS
- PREPARE/MAIL/POST MANDATORY REPORTS
 - Real Property Abstract of Assessment
 - Certification of Completion of Assessment Roll
 - Assessment/Sales Ratio Statistics
 - Personal Property Abstract of Assessment

- Plan of Assessment
- Certify Subdivision Values
- School District Taxable Value Report
- Average Assessed Value-Residential
- Homestead Exemption Summary Report
- Certificate of Taxes Levied
- Real Property & Personal Property Tax Lists

- **PERFORM ADMINISTRATIVE FUNCTIONS**
 - Budget Preparation
 - Office Inventory
 - Procedures Manual
 - Staff Training
 - Staff Supervision
 - Communications with Vendors and Suppliers
 - Correspondence (Mail, Electronic, Verbal)
 - Continuing Education
 - Public Relations

- **CONSTANT INFORMATION TO PUBLIC, APPRAISERS, INSURANCE REPS, REALTORS, ANONYMOUS PERSONS, AND GOVERNMENTAL AGENCIES BY PHONE, BY E-MAIL, BY U.S. MAIL, AND IN PERSON**

Section II

Statistical Measures: Level and Quality of Assessment

The following three charts demonstrate the history of the Level of Assessment and the Quality of Assessment Ratios for Dundy County in all three major property classes. The ratios are presented as county totals. Assessor Location statistics are not represented in these charts.

RESIDENTIAL PROPERTY – Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	79	95	21	104	95	21	104
2001	87	96	30	112	96	30	112
2002	86	94	28	111	94	28	111
2003	69	88	29	107	96	29	108
2004	45	95	15	100	95	15	100
2005	52	97	18	105	97	18	105
2006	64	100	18	107	100	18	107
2007	51	98	9	103	98	9	103
2008	50	94	12	104	94	12	104
2009	42	89	13	104	94	14	104
2010	51	99	20	104	99	20	104
2011	54	96	21	107	96	21	107
2012	43	95	22	110	95	43	110
2013	44	92	22	108	92	22	108
2014	53	100	21	108	100		
2015	46	96	22	103	96		
2016	55	97	26	102	97		
GENERALLY ACCEPTABLE RANGES					92 - 100	<18	<103

COMMERCIAL PROPERTY – Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	22	97	22	109	97	22	109
2001	20	100	38	110	100	38	110
2002	19	96	35	108	96	35	108
2003	15	93	12	104	93	12	104
2004	19	100	25	116	100	14	116
2005	18	99	20	106	99	20	106
2006	19	99	22	105	99	22	105
2007	11	99	11	100	99	11	100
2008	11	98	18	94	98	18	94
2009	11	99	15	90	99	15	90
2010	10	94	19	86	94	19	86
2011	6*	N/A	N/A	N/A	N/A	N/A	N/A
2012	7*	N/A	N/A	N/A	N/A	N/A	N/A
2013	6*	N/A	N/A	N/A	N/A	N/A	N/A
2014	6*	N/A	N/A	N/A	100		
2015	5*	N/A	N/A	N/A	100		
2016	6*	N/A	N/A	N/A	100		
GENERALLY ACCEPTABLE RANGES					92 – 100	<20	<103

*Insufficient sales for statistical measurement.

Typically, there are not enough Commercial Property sales in Dundy County during a 3-year sale period to establish market value indicators. There is usually a low volume of sales and a shortage of like-kind sale properties. Six or seven sales may include retail, service, storage, or combination properties.

AN INADEQUATE NUMBER OF SALES CAN RENDER ALL RATIOS UNRELIABLE.



AGRICULTURAL LAND – Unimproved Only							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	61	77	20	102	77	20	102
2001	45	76	17	100	76	17	100
2002	45	74	17	100	74	17	100
2003	46	75	12	100	75	12	100
2004	54	76	16	100	78	17	100
2005	50	77	16	100	77	16	100
2006	49	75	15	106	75	15	106
2007	53	74	14	105	74	14	105
2008	60	71	13	106	71	13	106
2009	56	68	15	110	72	15	110
2010	58	74	14	103	74	14	103
2011	54	72	18	103	72	18	103
2012*	41	69	15	103	N/A	N/A	N/A
2013	68	69	25	111	69	25	111
2014	79	69	24	106	74		
2015	70	69	28	112	69		
2016	67	70	26	108	70		
GENERALLY ACCEPTABLE RANGES 2007+					69 – 75	<20	<103
ACCEPTABLE RANGES <2007					74 – 80	<20	<103

*Assessor's Analysis of Unimproved Agricultural Land Sales. TERC DETERMINED THE SAMPLE OF PARCELS USED BY PAD MEASUREMENT WERE NOT REPRESENTATIVE OF THE CHARACTERISTICS OF THE CLASS OF AGRICULTURAL LAND



SOMETIMES THE RATIOS LOOK PRETTY GOOD...SOMETIMES THEY DON'T
 DUE TO AVAILABLE RESOURCES AND INDIVIDUAL PERFORMANCE
 FACTORS USED BY THE ASSESSOR TO ANALYZE VALUE, SALES
 ARE NOT ALWAYS IDENTICAL TO THOSE CONSIDERED LATER
 IN THE PROPERTY TAX ADMINISTRATOR'S REPORTS AND OPINIONS
 OR THOSE REVIEWED AND WEIGHED BY TERC FOR EQUALIZATION PURPOSE

Section III

Assessment Plan by Property Class/Subclass

RESIDENTIAL PROPERTY – Improved & Unimproved		
2017	2018	2019
<p>Review Sale Statistics Review Depreciation -Resolve Problem Areas-</p> <ul style="list-style-type: none"> ▪ Internal Equalization within Assessor Location <p>FOR ALL IMPROVEMENTS</p> <p>Discover – List New Improvements Use Changes</p> <p>Continue 6-Year Residential Review Inspect/Photo City, Towns, Village Maintain 6-Year Inspection Cycle</p>	<p>Review Sale Statistics Review Depreciation -Resolve Problem Areas-</p> <p>FOR ALL IMPROVEMENTS</p> <p>Discover – List New Improvements Use Changes</p> <p>Continue 6-Year Residential Review Inspect/Photo City, Towns, Village Rural Improvements Maintain 6-Year Inspection Cycle</p> <p>Complete all On-going Projects</p>	<p>Pass the Torch to a New Assessor</p>

Assessment Plan by Property Class/Subclass

COMMERCIAL PROPERTY – Improved & Unimproved		
2017	2018	2019
<p>Review Sale Statistics Review Depreciation -Resolve Problem Areas-</p> <ul style="list-style-type: none"> ▪ Compare Occupancy Values <p>FOR ALL IMPROVEMENTS</p> <p>Discover – List New Improvements Use Changes Update Commercials</p> <p>Continue 6-Year Commercial Review Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p>	<p>Review Sale Statistics Review Depreciation -Resolve Problem Areas FOR ALL IMPROVEMENTS</p> <p>Discover – List New Improvements Use Changes</p> <p>Continue 6-Year Commercial Review Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p> <p>Complete all On-going Projects</p>	<p>Light a Candle for the New Assessor</p>

Assessment Plan by Property Class/Subclass

AGRICULTURAL PROPERTY – Improved & Unimproved		
2017	2018	2019
<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>Attempt to Obtain CRP/CREP Contracts from Owners for Abstract Classification</p> <ul style="list-style-type: none"> -Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use – <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p>	<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <ul style="list-style-type: none"> -Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use – <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p> <p>Complete all On-going Projects</p>	<p>No more Plans!</p>

Section IV

Current Resources

STAFFING

Currently, the office is staffed by the assessor and one full-time assessment clerk. Adequate staffing would include the addition of a capable, full-time office clerk.

ASSESSMENT EDUCATION

ASSESSOR

The assessor began "in-training" for the position of county assessor on July 1, 1977, successfully completed the Nebraska County Assessor's Certification Examination in September, 1977, and was appointed to the position of County Assessor on October 17, 1977.

The assessor has completed required continuing education hours for the four-year period ending December 31, 2018.

The assessor holds certificates in numerous IAAO mass appraisal and mapping courses and Department of Revenue courses in appraisal, assessment administration, agricultural land valuation, residential listing, Marshall & Swift residential, commercial and outbuilding cost programs, and computer assisted mass appraisal.

ASSESSMENT CLERK

[Julie L. Jessee](#) was employed in the assessor's office, in the position of office clerk, from August, 1992 through May, 1993. She returned to that position on a part-time basis in January, 1995 and currently serves five days per week.

Julie has attended the 8-hour course, "Valuation of Agricultural Land" and the 2012 "Residential Data Collection" 2-day course. She has attended two TerraScan training seminars and is willing to attend other

assessment or computer courses. She has endured intense on-job training, demonstrates interest in assessment matters, participates in most assessment functions, and performs her duties with absolutely no complaining!

CADASTRAL MAPS

As a resource, the cadastral maps for Dundy County are becoming more and more limited with time.

The three Cadastral Map Books and the Tax Lot Book were completed, printed on both paper and mylar sheets, and loose-bound in hard binders in approximately 1970.

The 1966 flight of ASCS aerial photos were used for the rural areas and existing plat maps were used for cities, villages and towns.

The map pages are heavily marked for ownership boundaries, parcel numbers and surveys and have become ragged, torn and very fragile. They should be replaced with modern photos and plats or upgraded to an electronic GIS system.

The Cadastral Map Book Index was recreated in computer records and stored on diskettes in 2002. They are updated and reprinted with each monthly parcel split and ownership change process. The printed index displays Cadastral Number, Legal Description, Owner Name and Deed Book and Page, in order of cadastral number. The index is efficient and comprehensive. Aerial photos from 2003 have been marked for section and ownership boundaries, one section per page, and bound in 3-ring binders. Those photos are updated with each ownership or boundary change, rather than mark even more on the old, fragile cadastral book pages.

RURAL PARCELS

2003 aerial photos have been marked by section line boundaries and by ownership boundaries and scanned into computer property records. As a part of the individual record, these photos have proven to be time-saving and efficiency-boosting in assessment practices.

CITY, VILLAGE, TOWN PARCELS

Cadastral photo images of platted blocks, indicating placement and measurement of lots, have been scanned into computer property records. While more effort to identify actual ownership boundaries upon these images must be addressed, this additional tool has been very useful for information and identification purposes.

[NON-PLATTED PARCELS](#)

Survey and Tax Lot images, where available, have been scanned into appropriate computer property records to demonstrate parcel and ownership boundaries. These images are now indispensable when attempting to identify parcels with tax lot or unusual descriptions.

Electronic Cadastral Mapping is an available, costly technology and has been implemented in most Nebraska counties. The technology would enhance assessment performance. It is generally coveted by real estate businesses as a free-to-them tool provided by the county. At this time, the cost to taxpayers is not justifiable

[PROPERTY RECORD CARDS](#)

Property record cards in the Dundy County Assessor's Office are maintained both on hard copy and in electronic files.

[Hardcopy Files](#)

Current hardcopy files for each parcel are enclosed in see-through plastic sleeves with hanging spines. Each parcel file consists of:

- Face Sheets – 1999 through 2014 displaying:
 - Deed book and pages
 - Owner names (as they appear on the deed)
 - Legal description
 - Parcel I.D. number
 - Map number
 - Taxing District
 - School District
 - Classification Codes
 - Neighborhood
 - Property Type
 - Cadastral Map number
 - Lot Dimensions
 - Land Area/Acres

- Four Years' Value - Land, Improvements, Outbuildings, Total
- Reason for Value Change

- Photograph of primary structure – most recent
- Current sketch with dimensions and labels
- Active correspondence (if any)

Electronic Media Files

Current property record face sheets are recorded on CD's, by legal description. The CD's are updated with ownership transfers, parcel splits and valuation changes as they occur.

The CD files are stored as permanent records at the end of each four-year period with each year displayed on the face sheets. These CD files are now available for inspection and printing (if anyone would ever want to do that) from 2003 through 2016. 2017 files will be completed in 2017.

Personal Property Files

Personal Property Returns and Schedules are also recorded and stored on CD's, by owner name, within assessment year. Assessment year CD's contain scanned images of each Return and Schedule and can be printed, complete with signature, upon request.

These electronic records are sometimes useful to the county sheriff and also help to prove that property was indeed reported by the owner, not invented by the assessor, when such challenges occur.

The personal property CD's are available from assessment year 2000 through 2016. 2017 schedules will all be scanned by late 2017.

Terra Scan CAMA Files

Dundy County subscribes to Manatron, a Thomson-Reuters company, formerly and still referred to as Terra Scan, a Property Assessment Administration and Computer-Assisted Mass Appraisal (CAMA) system. The system stores and processes property record information as the data is entered by assessment staff. This electronic assessment file system has stored property record and property tax information for real estate parcels in Dundy County since 1999.

The system also processes and stores personal property records and centrally-assessed (railroad and public service companies) records.

Morgue Files

Historic property record cards, 1978 – 2006, are stored by legal description in vault and outer-office file cabinets.

Many of the “morgue” records were B.C. (before computers), but are typewritten, legible, and in good condition. There is an on-going project for “morgue” files to be scanned onto CD’s by legal description for years 1978 through 2006 in an attempt to reduce record storage volume. The project is progressing slowly due to lack of personnel.

Web-Based Property Information

Web-based property information access is not provided by the assessor.

Public Information

Property record information is offered to the public in printed form, handed to or mailed to the person making the request at a cost of 25¢ per record, plus postage and handling when applicable. Large volume requests are charged a set-up fee in addition to the per-record cost.

Property record information is offered to the public via e-mail, if the request is minimal, at no cost. The most common e-mail requests include building sketches and construction information.

The assessor’s office tracks the volume of records transmitted to the public via e-mail. Although volume varies from day to day and from week to week, the assessor’s office participates in the exchange of 5 - 20 various forms of assessment information via e-mail per week.

Lengthy information is e-mailed by the assessor whenever possible, but pre-payment is required before set-up. Index production, mass parcel production, or custom requests are provided at a cost of \$25 set-

up fee, 25¢ per record, or per page, depending upon the format, postage, and the cost of the paper, diskette or CD. Pre-payment is required for large volume requests.

The assessor's office does not perform research services for the public, but will provide information that is readily or easily produced. These requests are becoming more and more frequent, with considerable staff time devoted to production. Many requests are for information so customized that it is time-prohibitive or impossible to produce. Therefore, responses to requests are limited to those formats and arrays easily produced through standard report and index design.

Total assessment/appraisal records, requested by some retail vendors of that information, usually for their subscription web site businesses, are referred to Thomson-Reuters (TerraScan, Inc.) for electronic/transmittal production. The fees charged by TerraScan for that service are paid to TerraScan by the persons/companies requesting the information.

Special efforts are made to customize information requested by governmental entities, such as federal, state, county, city, fire district, NRD and so on. Governmental entities are not charged for information in any form and are usually given priority over other requests.

BUDGET SUMMARY

Fiscal Year July 1, 2016 – June 30, 2017

EXPENDITURE DESCRIPTION	BUDGETED 2012 - 2013	BUDGETED 2013 - 2014	BUDGETED 2014- 2015	BUDGETED 2015- 2016	BUDGETED 2016-2017
Official's Salary	40,700	41,700	43,600	45,563	46,702
Staff Salary	32,760	30,000	34,840	35,880	38,480
Postage	2,000	1,500	1,500	1,500	1,500
Telephone	2,000	2,500	2,500	2,500	2,500
Equipment Repair	1,000	500	500	500	500
Lodging	500	500	500	750	750
Mileage	1,500	2,000	2,000	2,000	2,000
Dues, Registration	500	500	500	500	500
Minerals Contract	5,500	5,500	5,500	5,500	5,500
PTAS/CAMA System	5,500	6,500	6,500	6,500	6,500
System Upgrade					
Continuing Education	500	500	500	500	500
Office Supplies	2,500	2,500	3,500	3,500	3,500
Office Equipment	1,000	1,000	2,500	2,500	2,500
Official's Bond					
Reappraisal					
TOTAL BUDGETED	95,960	95,200	104,440	107,693	111,432
TOTAL EXPENDED	83,612	91,450	90,612	91,428	
FORFEIT TO GENERAL FUND	12,348	3,750	13,828	16,265	

NOTE 1: Unused budget amounts are usually due to an unfulfilled, full-time clerical position. The unused budget funds, at the end of the fiscal year, are transferred to "reserves" or other funding mechanisms and are not carried forward to the ensuing assessor's budget.

NOTE 2: New, unique, or additional-time-demanding requirements are accomplished by extended work hours contributed by the county assessor.

NOTE 3: The assessor cannot receive salary or benefits in excess of those set prior to each election year, no matter how many hours are contributed outside normal office hours.

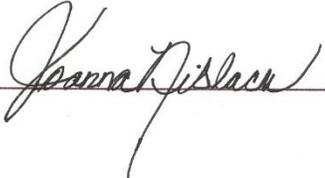
The 2016 – 2017 Budget was not submitted to the Board as of the date of this report. The Budget page in this report was edited up-to-date on September 20, 2016.

Transmittal of 3-Year Plan

The Dundy County Assessor's 2016 3-Year Plan of Assessment was hand-delivered to the Dundy County Board of Equalization on Monday, July 18, 2016.

One copy was handed to each of the three Board members. One copy was handed to the county clerk, for the record.

Signed this 18th day of July, 2016 by the Dundy County Assessor. [Updates, to be added: jn]



A handwritten signature in black ink, appearing to read "Joanna Dilsack", is written over a horizontal line. The signature is cursive and somewhat stylized.

The Budget Summary was not updated within this Plan by delivery date to the County Board. The original Budget Estimation for the ensuing year, 2016-2017, was filed with the County Board in August, 2016. The Budget was approved by the Board on September 19, 2016. [07/20/2016: jn]

The Plan was electronically transmitted, in "pdf" format to the Property Tax Administrator September 20, 2016, addressed to:

Ruth.sorensen@nebraska.gov

The Plan was electronically transmitted, in "pdf" format with no page numbers, to Field Liaison, Patricia Albro, on September 20, 2016, addressed to:

pat.albro@nebraska.gov

Copies will be printed from the file, upon request, any time after signed copies have been handed to the County Board.

