

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

FRONTIER 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 Frontier 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 Frontier 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: Regina Andrijeski, Frontier County Assessor

Table of Contents

2017 Reports and Opinions of the Property Tax Administrator:

Certification to the Commission
Introduction
County Overview
Residential Correlation
Commercial Correlation
Agricultural Land Correlation
PTA's Opinion

Appendices:

Commission Summary

Statistical Reports and Displays:

Residential Statistics
Commercial Statistics
Chart of Net Sales Compared to Commercial Assessed Value
Agricultural Land Statistics
Table-Average Value of Land Capability Groups
Special Valuation Statistics (if applicable)

Market Area Map
Valuation History Charts

County Reports:

County Abstract of Assessment for Real Property, Form 45
County Abstract of Assessment for Real Property Compared to the Prior Year
Certificate of Taxes Levied (CTL).
Assessor Survey
Three-Year Plan of Assessment
Special Value Methodology (if applicable)
Ad Hoc Reports Submitted by County (if applicable)

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.

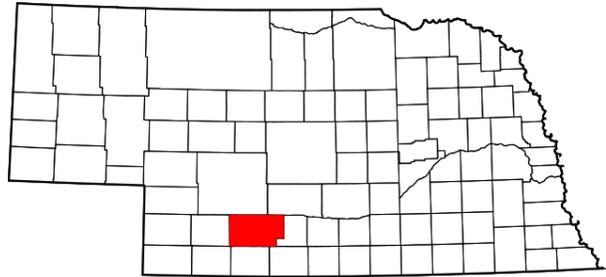
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

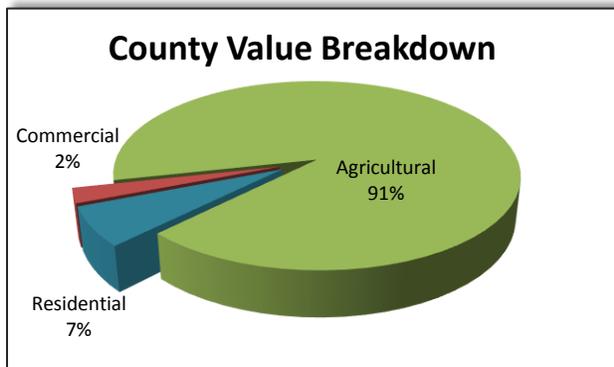
**Further information may be found in Exhibit 94*

County Overview

With a total area of 975 miles, Frontier had 2,624 residents, per the Census Bureau Quick Facts for 2015, reflecting a 3% reduction from the preceding year and an overall population decline from the 2010 US Census of 5%. In a review of the past fifty-five years, Frontier has seen a steady drop in population of 39% (Nebraska Department of Economic Development). Reports indicated that 74% of county residents were homeowners and 83% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Frontier convene in and around Curtis, the largest town in the county. Per the latest information available from the U.S. Census Bureau, there were sixty-four employer establishments in Frontier, an 11% drop from the preceding year. County-wide employment was at 1,503 people, a 2% loss relative to the 2010 Census (Nebraska Department of Labor).



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

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
CURTIS	832	939	13%
EUSTIS	464	401	-14%
MAYWOOD	331	261	-21%
MOOREFIELD	52	32	-38%
STOCKVILLE	36	25	-31%

2017 Residential Correlation for Frontier County

Assessment Actions

Curtis, Eustis, Maywood, Stockville and Moorefield were physically inspected and reviewed and new photos were taken. The county converted from the TerraScan CAMA/administrative vendor to Vanguard. With the conversion, Vanguard-generated cost indexes were implemented, along with effective age and depreciation tables, and the lot pricing was rebuilt. All pickup and permit work was completed in a timely manner.

Description of Analysis

There are five valuation groupings representing the residential class in Frontier County, each with a set of economic forces that affect value. All five groupings are represented in the statistical analysis. Curtis (01) is the largest community and the Nebraska College of Technical Agriculture affects the market. Eustis (02) is smaller than Curtis, but within commuting distance to Dawson County which is a provider of jobs and shopping. Maywood, Stockville and Moorefield comprise grouping (03). Rural Residential (05) and Lake Properties (04); both have a strong demand for housing.

Valuation Grouping	Description
01	Curtis
02	Eustis
03	Maywood, Stockville, Moorefield
04	Lake Properties
05	Rural Residential

The statistical sampling of 51 residential sales is an adequate and reliable sample for the measurement of the residential property. There is a close relationship between all three measures of central tendency. The qualitative measures meet the prescribed parameters of the International Association of Assessing Officers (IAAO) standards.

The assessment actions in Frontier County are applied uniformly. An analysis of the sold properties and the abstract shows similar movement of the unsold properties. The movement of the residential market in Frontier County is somewhat consistent with that of other counties in this region.

Assessment Practice Review

Comprehensive reviews of assessment practices are conducted annually for all counties within the state. The purpose of the review is to examine specific assessment practices to determine if the county has appropriate valuation processes that result in uniform and proportionate valuations.

Frontier County is on a four-year inspection and review cycle. The county assessor and deputy county assessor will complete all of the review work and pickup work, which consists of exterior

2017 Residential Correlation for Frontier County

inspections, photos, sketches, and phone calls if needed for additional information. Inspection dates are typically on the date stamped photos. Lot values will be reviewed when reappraisals are done; cost indexes and depreciation models will be updated at this time too. A square foot methodology is used.

The county assessor has a solid process for the qualification and verification of sales. Questionnaires are the primary tool along with follow-up phone calls if terms of the transactions are unclear or unknown. The Division reviewed the non-qualified sales to ensure reasons for disqualification were logical and documented. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length sales were made available for measurement purposes.

Another part of the review involved comparing the values submitted on the Assessed Value Update to the property record cards; these were correct. Current year values were compared to the prior year values to determine if there was support for the assessment actions, or if other changes were discovered, could they be explained and verified. No concerns were recognized from this test.

Audits are done to determine the accuracy and timeliness of the submission of the Real Estate Transfer Statements. Exports of sales data into the state sales file are monitored for monthly submissions. Frontier County complies with data submission timelines and it was determined that the value information as submitted by the assessor is reliable.

Equalization and Quality of Assessment

The stratification of the valuation groupings demonstrates that all groupings have met an acceptable level of value. The one exception would be Valuation Grouping (05) which consists of an inadequate sampling of only three sales. However, because this grouping is reviewed and appraised as all other residential property it too is considered to be at an acceptable level of value.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	18	99.80	101.88	100.32	05.65	101.56
02	17	100.23	96.62	93.84	09.82	102.96
03	8	95.38	94.67	97.26	06.25	97.34
04	5	94.65	96.36	96.05	21.92	100.32
05	3	102.75	100.80	102.07	03.80	98.76

The statistical analysis and a review of the assessment practices indicate that there is uniformity and equalization with the assessment of the residential property. Frontier County complies with professionally accepted mass appraisal standards.

2017 Residential Correlation for Frontier County

Level of Value

Based on analysis of all available information, the level of value of the residential property in Frontier County is 100%

2017 Commercial Correlation for Frontier County

Assessment Actions

As mentioned previously in the residential correlation, the county underwent a conversion in CAMA/administrative vendors from TerraScan to Vanguard. There was no major action within the commercial class other than routine building permit pickup work and maintenance. Beginning in 2017, the review and inspection of the commercial class will begin with the revaluation scheduled for assessment year 2018.

Description of Analysis

The agricultural economy has a strong influence throughout Frontier County. Differing market characteristics cannot be detected that would warrant more than one valuation grouping within the commercial class.

The central measures of tendency do not support one another. Upon further examination of the sales, there are seven below an acceptable level of value and six over; only three are within range. The statistical profile comprises a diverse group of sales involving seven different occupancy codes; the sales are scattered throughout the county. The qualitative measures are only slightly outside the standards. The commercial class is scheduled for review and reappraisal for 2018, which is within the county's four-year cyclical process.

When reviewing the historical movement of the commercial values (excluding growth) over time Frontier County exhibits an average change of 3% over 10 years. Most comparable counties within the same region also demonstrate value increases (excluding growth) of an average of 2-3% over this ten-year period. The trend is a reasonable indicator that values have remained equalized with other counties.

If another test for reliability is done by hypothetically removing the two lowest sales from the statistical profile the median moves two points to 98.36%. If the two highest sales are hypothetically removed, the median moves four points to 92.06%. In all cases the median remains within an acceptable range and the COD remains somewhat close to or below the standard. Measures appear to indicate uniform treatment.

A comparison of the net taxable sales to the commercial market activity indicates less than a one-point difference. The trend for both the net taxable sales and the commercial values appear to be moving in a positive direction.

2017 Commercial Correlation for Frontier County

Assessment Practice Review

All counties within the State of Nebraska undergo an annual comprehensive review of assessment practices to determine if the county has appropriate valuation processes that result in uniform and proportionate valuations.

There is a solid process in place in Frontier County for the qualification and verification of sales. Questionnaires are preferred and if additional information is needed follow-up phone calls will be made. The Division's review consisted of inspecting the non-qualified sales to ensure reasons for disqualification were supported and documented. There is no apparent bias in the qualification determination and all arm's-length sales were made available for the measurement of the commercial class of real property.

The submission of the Real Estate Transfer Statements was reviewed for timely filings and accurate information. As well, the sales information that is submitted into the state sales file was examined for timeliness and accuracy. Both were found to comply for frequency and accuracy of the data.

To have reliance in the measurement of all property classes, tests are done to determine if values being submitted in the Assessed Value Update are the same as those on the property record cards. Values will also be compared to prior year's values to determine if there is support for the assessment actions and that the sold and unsold properties are moving at a similar rate. The data was found to be accurate and the sold and unsold properties were being treated in a similar manner.

A review of the property record cards will disclose that all properties are reviewed and inspected within a four-year timeframe. The county assessor and deputy county assessor do the review work in-house. Frontier County complies with the six-year inspection and review cycle requirements.

Equalization and Quality of Assessment

The statistical sampling consists of a mixture of properties that are distributed throughout the county. However, all tests appear to indicate uniform and proportionate treatment of the commercial class. Frontier County is compliant with professionally accepted mass appraisal techniques.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	16	96.35	91.20	87.95	21.49	103.70
___ALL___	16	96.35	91.20	87.95	21.49	103.70

2017 Commercial Correlation for Frontier County

Level of Value

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

2017 Agricultural Correlation for Frontier County

Assessment Actions

The county assessor analyzed the agricultural market within Frontier County as a whole and then broadened the analysis to look at adjoining counties for market trends and equalization. From the analysis, the conclusion was to make no changes to the agricultural land values for 2017.

Description of Analysis

Agricultural land in Frontier County consists of rolling plains and moderate to steep slopes. The majority of the county is grass and dry cropland with little irrigation. Most parcels are mixed use; nearly every sale will contain some portion of dry and grass acres. The county is homogeneous enough that market areas cannot be justified. Surrounding counties are Lincoln (Market Area 4), Dawson (Market Area 2), Gosper, Furnas, Red Willow, Hitchcock and Hayes. Most of these counties would be comparable to the parts of Frontier they border. However, the comparability of Dawson and Gosper is limited to dry and grass due to difference in water restrictions.

The majority land use subclasses contain such few sales that the analysis of pure irrigated, dry or grass sales is difficult coupled with the fact that the majority of the sales involve mixed use parcels. It would seem reasonable that the Majority Land Use > 80% would be the best indicator of value.

The statistical analysis is supportive of the assessment actions for no change to the agricultural values. The additional analysis including comparable sales is also somewhat support of the decision and both demonstrate overall acceptable levels of value.

Assessment Practice Review

Each year a comprehensive review of assessment practices is done for all counties within the State. The purposes of the review is to determine if the assessment actions have affected the uniform and proportionate valuation of all property classes.

Reviewing the values as reported on the Assessed Value Update against those on the property record cards confirmed the data submitted was accurate and reliable for measurement. A comparison was also made of the sold and unsold parcels to determine if they were both moving at similar rates or if verifiable explanations were available for notable differences. The examination revealed no apparent bias in the treatment of sold properties, the changes were reflective of assessment actions and any differences were explainable.

A review of the qualification and verification process confirmed that Frontier County has used all available sales for the measurement of agricultural property. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without bias. Non-qualified sales have logical explanations for disqualification and comments are documented.

A dialogue was held with the county assessor to review agricultural sales in order to determine if there were non-agricultural production influences on the sale and that they were properly coded. Comparable sales from adjoining areas were also reviewed to determine if there were similar economic factors and contributions to value.

2017 Agricultural Correlation for Frontier County

The physical review process in Frontier County is on a four-year cycle. The land use is reviewed along with the inspection of the rural parcels. New copies of aerial imagery taken will be sent out to the taxpayers for review and update. Inspection of the agricultural improvements occurs during this timeframe by doing onsite inspections that include exterior inspections and new photographs. Improvements are valued using the same processes as the rural residential and other similar property within the county.

Equalization

The analysis supports that Frontier County has achieved equalization within and across county lines. A comparison of the values used in Frontier County to adjoining counties demonstrates similar comparability with the values.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	2	78.48	78.48	78.16	11.79	100.41
1	2	78.48	78.48	78.16	11.79	100.41
<u>Dry</u>						
County	6	71.43	76.02	69.66	19.29	109.13
1	6	71.43	76.02	69.66	19.29	109.13
<u>Grass</u>						
County	8	69.41	72.54	70.38	17.88	103.07
1	8	69.41	72.54	70.38	17.88	103.07
<u>ALL</u>						
	55	74.16	75.60	79.64	16.42	94.93

The quality of assessment of the agricultural property in Frontier County complies with generally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of the agricultural class in Frontier County is 74%.

2017 Opinions of the Property Tax Administrator for Frontier 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	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	74	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 Frontier County

Residential Real Property - Current

Number of Sales	51	Median	99.79
Total Sales Price	\$4,225,250	Mean	98.39
Total Adj. Sales Price	\$4,225,250	Wgt. Mean	97.52
Total Assessed Value	\$4,120,450	Average Assessed Value of the Base	\$59,539
Avg. Adj. Sales Price	\$82,848	Avg. Assessed Value	\$80,793

Confidence Interval - Current

95% Median C.I	98.34 to 101.58
95% Wgt. Mean C.I	92.11 to 102.93
95% Mean C.I	94.01 to 102.77
% of Value of the Class of all Real Property Value in the County	7.41
% of Records Sold in the Study Period	4.50
% of Value Sold in the Study Period	6.10

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	67	98	97.96
2015	67	96	95.06
2014	61	95	95.06
2013	48	99	98.90

2017 Commission Summary for Frontier County

Commercial Real Property - Current

Number of Sales	16	Median	96.35
Total Sales Price	\$1,102,457	Mean	91.20
Total Adj. Sales Price	\$1,102,457	Wgt. Mean	87.95
Total Assessed Value	\$969,659	Average Assessed Value of the Base	\$116,466
Avg. Adj. Sales Price	\$68,904	Avg. Assessed Value	\$60,604

Confidence Interval - Current

95% Median C.I	62.58 to 109.91
95% Wgt. Mean C.I	62.16 to 113.74
95% Mean C.I	76.39 to 106.01
% of Value of the Class of all Real Property Value in the County	2.48
% of Records Sold in the Study Period	8.25
% of Value Sold in the Study Period	4.29

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	15	100	95.63
2015	17	100	101.48
2014	13	100	99.80
2013	13		98.39

**32 Frontier
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 : 51
 Total Sales Price : 4,225,250
 Total Adj. Sales Price : 4,225,250
 Total Assessed Value : 4,120,450
 Avg. Adj. Sales Price : 82,848
 Avg. Assessed Value : 80,793

MEDIAN : 100
 WGT. MEAN : 98
 MEAN : 98
 COD : 08.81
 PRD : 100.89

COV : 16.21
 STD : 15.95
 Avg. Abs. Dev : 08.79
 MAX Sales Ratio : 126.81
 MIN Sales Ratio : 18.19

95% Median C.I. : 98.34 to 101.58
 95% Wgt. Mean C.I. : 92.11 to 102.93
 95% Mean C.I. : 94.01 to 102.77

Printed:3/21/2017 10:38:02AM

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	3	106.19	108.05	110.74	05.09	97.57	100.86	117.09	N/A	72,333	80,104	
01-JAN-15 To 31-MAR-15	4	103.85	103.22	103.70	06.70	99.54	92.73	112.46	N/A	67,250	69,736	
01-APR-15 To 30-JUN-15	7	98.55	84.99	72.35	17.84	117.47	18.19	106.35	18.19 to 106.35	59,500	43,048	
01-JUL-15 To 30-SEP-15	12	99.29	101.02	100.54	06.98	100.48	85.20	124.77	94.65 to 105.68	89,708	90,191	
01-OCT-15 To 31-DEC-15	7	99.02	98.05	96.58	08.76	101.52	75.72	120.70	75.72 to 120.70	81,214	78,435	
01-JAN-16 To 31-MAR-16	3	82.69	82.54	92.49	13.29	89.24	65.98	98.95	N/A	67,750	62,659	
01-APR-16 To 30-JUN-16	9	99.93	105.16	101.19	06.10	103.92	97.13	126.81	99.05 to 116.99	96,444	97,593	
01-JUL-16 To 30-SEP-16	6	98.59	98.89	99.29	03.07	99.60	91.13	104.55	91.13 to 104.55	101,083	100,366	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	26	100.43	97.85	96.15	09.93	101.77	18.19	124.77	96.60 to 105.68	76,115	73,188	
01-OCT-15 To 30-SEP-16	25	99.05	98.95	98.72	07.57	100.23	65.98	126.81	98.15 to 101.74	89,850	88,702	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	30	99.41	96.88	94.90	09.95	102.09	18.19	124.77	94.65 to 101.74	77,683	73,721	
<u>ALL</u>	51	99.79	98.39	97.52	08.81	100.89	18.19	126.81	98.34 to 101.58	82,848	80,793	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	18	99.80	101.88	100.32	05.65	101.56	82.69	126.81	98.90 to 106.19	85,403	85,676	
02	17	100.23	96.62	93.84	09.82	102.96	18.19	117.09	96.83 to 104.63	83,147	78,023	
03	8	95.38	94.67	97.26	06.25	97.34	75.57	104.55	75.57 to 104.55	66,500	64,676	
04	5	94.65	96.36	96.05	21.92	100.32	65.98	124.77	N/A	77,700	74,629	
05	3	102.75	100.80	102.07	03.80	98.76	93.98	105.68	N/A	118,000	120,448	
<u>ALL</u>	51	99.79	98.39	97.52	08.81	100.89	18.19	126.81	98.34 to 101.58	82,848	80,793	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	43	99.88	98.79	97.74	07.53	101.07	18.19	126.81	98.55 to 101.74	85,390	83,458	
06	5	94.65	96.36	96.05	21.92	100.32	65.98	124.77	N/A	77,700	74,629	
07	3	92.90	96.02	96.13	03.37	99.89	92.89	102.27	N/A	55,000	52,874	
<u>ALL</u>	51	99.79	98.39	97.52	08.81	100.89	18.19	126.81	98.34 to 101.58	82,848	80,793	

**32 Frontier
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 : 51
 Total Sales Price : 4,225,250
 Total Adj. Sales Price : 4,225,250
 Total Assessed Value : 4,120,450
 Avg. Adj. Sales Price : 82,848
 Avg. Assessed Value : 80,793

MEDIAN : 100
 WGT. MEAN : 98
 MEAN : 98
 COD : 08.81
 PRD : 100.89

COV : 16.21
 STD : 15.95
 Avg. Abs. Dev : 08.79
 MAX Sales Ratio : 126.81
 MIN Sales Ratio : 18.19

95% Median C.I. : 98.34 to 101.58
 95% Wgt. Mean C.I. : 92.11 to 102.93
 95% Mean C.I. : 94.01 to 102.77

Printed:3/21/2017 10:38:02AM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	6	100.32	101.34	100.35	14.41	100.99	82.69	126.81	82.69 to 126.81	19,333	19,401	
___Ranges Excl. Low \$___												
Greater Than 4,999	51	99.79	98.39	97.52	08.81	100.89	18.19	126.81	98.34 to 101.58	82,848	80,793	
Greater Than 14,999	51	99.79	98.39	97.52	08.81	100.89	18.19	126.81	98.34 to 101.58	82,848	80,793	
Greater Than 29,999	45	99.79	98.00	97.44	08.06	100.57	18.19	124.77	98.34 to 101.58	91,317	88,979	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	6	100.32	101.34	100.35	14.41	100.99	82.69	126.81	82.69 to 126.81	19,333	19,401	
30,000 TO 59,999	14	101.22	97.26	98.34	08.46	98.90	65.98	116.99	92.89 to 106.19	45,179	44,427	
60,000 TO 99,999	11	100.63	104.05	103.89	07.19	100.15	91.13	124.77	93.98 to 120.70	72,682	75,510	
100,000 TO 149,999	14	98.53	93.20	92.78	10.89	100.45	18.19	117.09	94.65 to 104.55	123,357	114,455	
150,000 TO 249,999	6	99.42	99.80	99.88	01.03	99.92	98.34	102.75	98.34 to 102.75	158,375	158,182	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ALL___	51	99.79	98.39	97.52	08.81	100.89	18.19	126.81	98.34 to 101.58	82,848	80,793	

**32 Frontier
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 : 16
 Total Sales Price : 1,102,457
 Total Adj. Sales Price : 1,102,457
 Total Assessed Value : 969,659
 Avg. Adj. Sales Price : 68,904
 Avg. Assessed Value : 60,604

MEDIAN : 96
 WGT. MEAN : 88
 MEAN : 91

COD : 21.49
 PRD : 103.70

COV : 30.48
 STD : 27.80
 Avg. Abs. Dev : 20.71

MAX Sales Ratio : 156.70
 MIN Sales Ratio : 51.22

95% Median C.I. : 62.58 to 109.91
 95% Wgt. Mean C.I. : 62.16 to 113.74
 95% Mean C.I. : 76.39 to 106.01

Printed:3/21/2017 10:38:02AM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	1	101.48	101.48	101.48	00.00	100.00	101.48	101.48	N/A	35,000	35,518
01-JAN-14 To 31-MAR-14	1	55.80	55.80	55.80	00.00	100.00	55.80	55.80	N/A	25,000	13,951
01-APR-14 To 30-JUN-14	1	79.41	79.41	79.41	00.00	100.00	79.41	79.41	N/A	21,370	16,970
01-JUL-14 To 30-SEP-14	3	102.04	91.93	105.21	15.88	87.38	62.58	111.18	N/A	36,667	38,578
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	2	92.06	92.06	89.73	04.26	102.60	88.14	95.97	N/A	40,750	36,565
01-APR-15 To 30-JUN-15	2	65.40	65.40	56.55	20.83	115.65	51.78	79.01	N/A	149,850	84,737
01-JUL-15 To 30-SEP-15	1	117.23	117.23	117.23	00.00	100.00	117.23	117.23	N/A	30,500	35,754
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	3	100.00	102.21	109.24	04.40	93.56	96.72	109.91	N/A	136,462	149,069
01-JUL-16 To 30-SEP-16	2	103.96	103.96	68.80	50.73	151.10	51.22	156.70	N/A	45,000	30,961
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	6	90.45	85.42	95.19	21.55	89.74	55.80	111.18	55.80 to 111.18	31,895	30,362
01-OCT-14 To 30-SEP-15	5	88.14	86.43	67.61	18.70	127.84	51.78	117.23	N/A	82,340	55,671
01-OCT-15 To 30-SEP-16	5	100.00	102.91	101.95	23.73	100.94	51.22	156.70	N/A	99,877	101,826
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	5	79.41	82.20	93.79	23.89	87.64	55.80	111.18	N/A	31,274	29,331
01-JAN-15 To 31-DEC-15	5	88.14	86.43	67.61	18.70	127.84	51.78	117.23	N/A	82,340	55,671
<u>ALL</u>	16	96.35	91.20	87.95	21.49	103.70	51.22	156.70	62.58 to 109.91	68,904	60,604

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	16	96.35	91.20	87.95	21.49	103.70	51.22	156.70	62.58 to 109.91	68,904	60,604
<u>ALL</u>	16	96.35	91.20	87.95	21.49	103.70	51.22	156.70	62.58 to 109.91	68,904	60,604

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	16	96.35	91.20	87.95	21.49	103.70	51.22	156.70	62.58 to 109.91	68,904	60,604
04											
<u>ALL</u>	16	96.35	91.20	87.95	21.49	103.70	51.22	156.70	62.58 to 109.91	68,904	60,604

**32 Frontier
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 : 16
 Total Sales Price : 1,102,457
 Total Adj. Sales Price : 1,102,457
 Total Assessed Value : 969,659
 Avg. Adj. Sales Price : 68,904
 Avg. Assessed Value : 60,604

MEDIAN : 96
 WGT. MEAN : 88
 MEAN : 91
 COD : 21.49
 PRD : 103.70

COV : 30.48
 STD : 27.80
 Avg. Abs. Dev : 20.71
 MAX Sales Ratio : 156.70
 MIN Sales Ratio : 51.22

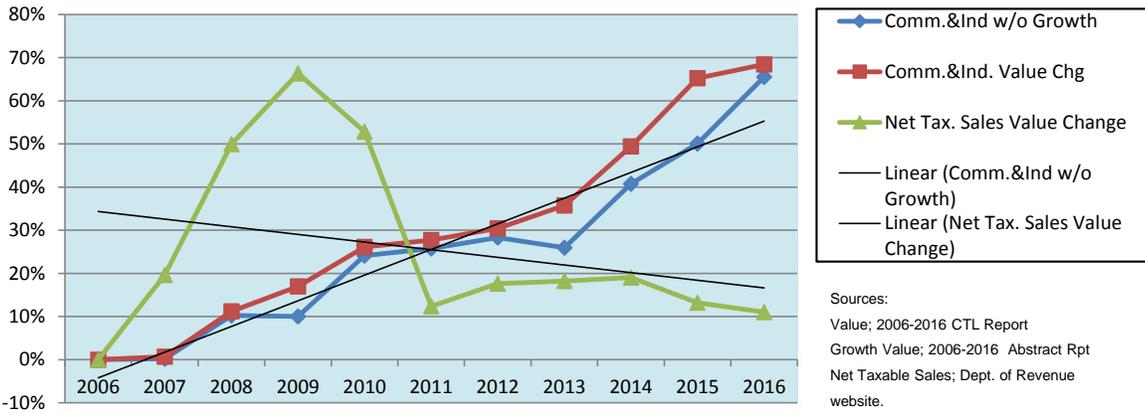
95% Median C.I. : 62.58 to 109.91
 95% Wgt. Mean C.I. : 62.16 to 113.74
 95% Mean C.I. : 76.39 to 106.01

Printed:3/21/2017 10:38:02AM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Low \$ Ranges												
Less Than 5,000												
Less Than 15,000	4	98.36	90.34	89.05	10.87	101.45	62.58	102.04	N/A	10,847	9,659	
Less Than 30,000	8	96.35	93.65	89.81	20.98	104.28	55.80	156.70	55.80 to 156.70	15,157	13,612	
Ranges Excl. Low \$												
Greater Than 4,999	16	96.35	91.20	87.95	21.49	103.70	51.22	156.70	62.58 to 109.91	68,904	60,604	
Greater Than 14,999	12	92.06	91.49	87.91	25.99	104.07	51.22	156.70	55.80 to 111.18	88,256	77,585	
Greater Than 29,999	8	94.81	88.74	87.73	22.37	101.15	51.22	117.23	51.22 to 117.23	122,650	107,596	
Incremental Ranges												
0 TO 4,999												
5,000 TO 14,999	4	98.36	90.34	89.05	10.87	101.45	62.58	102.04	N/A	10,847	9,659	
15,000 TO 29,999	4	87.69	96.97	90.23	33.49	107.47	55.80	156.70	N/A	19,468	17,565	
30,000 TO 59,999	3	101.48	99.24	95.55	12.55	103.86	79.01	117.23	N/A	39,333	37,584	
60,000 TO 99,999	3	88.14	83.51	85.12	22.68	98.11	51.22	111.18	N/A	76,667	65,257	
100,000 TO 149,999												
150,000 TO 249,999	1	51.78	51.78	51.78	00.00	100.00	51.78	51.78	N/A	247,200	127,993	
250,000 TO 499,999	1	109.91	109.91	109.91	00.00	100.00	109.91	109.91	N/A	386,000	424,246	
500,000 TO 999,999												
1,000,000 +												
ALL	16	96.35	91.20	87.95	21.49	103.70	51.22	156.70	62.58 to 109.91	68,904	60,604	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	1	117.23	117.23	117.23	00.00	100.00	117.23	117.23	N/A	30,500	35,754	
344	1	51.22	51.22	51.22	00.00	100.00	51.22	51.22	N/A	75,000	38,417	
350	2	69.96	69.96	59.35	25.99	117.88	51.78	88.14	N/A	156,100	92,644	
352	1	111.18	111.18	111.18	00.00	100.00	111.18	111.18	N/A	90,000	100,061	
353	6	96.35	97.68	94.03	21.40	103.88	55.80	156.70	55.80 to 156.70	20,978	19,726	
470	2	89.51	89.51	82.48	11.73	108.52	79.01	100.00	N/A	31,444	25,934	
494	1	109.91	109.91	109.91	00.00	100.00	109.91	109.91	N/A	386,000	424,246	
557	2	82.31	82.31	78.37	23.97	105.03	62.58	102.04	N/A	10,000	7,837	
ALL	16	96.35	91.20	87.95	21.49	103.70	51.22	156.70	62.58 to 109.91	68,904	60,604	

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	\$ 13,275,400	\$ -	0.00%	\$ 13,275,400	-	\$ 9,125,524	-
2007	\$ 13,363,140	\$ 56,960	0.43%	\$ 13,306,180	0.23%	\$ 10,917,528	19.64%
2008	\$ 14,757,254	\$ 118,683	0.80%	\$ 14,638,571	9.54%	\$ 13,686,080	25.36%
2009	\$ 15,525,605	\$ 921,755	5.94%	\$ 14,603,850	-1.04%	\$ 15,180,973	10.92%
2010	\$ 16,745,440	\$ 270,000	1.61%	\$ 16,475,440	6.12%	\$ 13,950,982	-8.10%
2011	\$ 16,950,620	\$ 258,610	1.53%	\$ 16,692,010	-0.32%	\$ 10,253,864	-26.50%
2012	\$ 17,310,824	\$ 282,322	1.63%	\$ 17,028,502	0.46%	\$ 10,734,744	4.69%
2013	\$ 18,016,208	\$ 1,299,623	7.21%	\$ 16,716,585	-3.43%	\$ 10,787,995	0.50%
2014	\$ 19,833,229	\$ 1,144,598	5.77%	\$ 18,688,631	3.73%	\$ 10,862,702	0.69%
2015	\$ 21,934,456	\$ 2,007,909	9.15%	\$ 19,926,547	0.47%	\$ 10,329,262	-4.91%
2016	\$ 22,362,106	\$ 387,869	1.73%	\$ 21,974,237	0.18%	\$ 10,131,869	-1.91%
Ann %chg	5.35%			Average	1.59%	1.39%	2.04%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.23%	0.66%	19.64%
2008	10.27%	11.16%	49.98%
2009	10.01%	16.95%	66.36%
2010	24.11%	26.14%	52.88%
2011	25.74%	27.68%	12.36%
2012	28.27%	30.40%	17.63%
2013	25.92%	35.71%	18.22%
2014	40.78%	49.40%	19.04%
2015	50.10%	65.23%	13.19%
2016	65.53%	68.45%	11.03%

County Number	32
County Name	Frontier

32 Frontier
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 : 55
Total Sales Price : 32,290,459
Total Adj. Sales Price : 32,290,459
Total Assessed Value : 25,715,214
Avg. Adj. Sales Price : 587,099
Avg. Assessed Value : 467,549

MEDIAN : 74
WGT. MEAN : 80
MEAN : 76
COD : 16.42
PRD : 94.93

COV : 20.33
STD : 15.37
Avg. Abs. Dev : 12.18
MAX Sales Ratio : 111.56
MIN Sales Ratio : 43.14

95% Median C.I. : 69.23 to 81.27
95% Wgt. Mean C.I. : 68.61 to 90.67
95% Mean C.I. : 71.54 to 79.66

Printed:3/21/2017 10:38:03AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Qtrts											
01-OCT-13 To 31-DEC-13	12	72.71	74.16	74.98	12.86	98.91	55.99	95.97	63.93 to 82.88	678,107	508,475
01-JAN-14 To 31-MAR-14	9	74.69	74.44	72.67	17.90	102.44	53.23	106.55	55.32 to 93.55	549,000	398,958
01-APR-14 To 30-JUN-14	4	69.19	74.73	72.88	15.09	102.54	60.96	99.58	N/A	495,806	361,366
01-JUL-14 To 30-SEP-14	4	69.36	67.70	63.61	21.37	106.43	43.14	88.94	N/A	404,940	257,596
01-OCT-14 To 31-DEC-14	3	63.85	63.70	66.79	11.20	95.37	52.90	74.35	N/A	431,800	288,398
01-JAN-15 To 31-MAR-15	2	61.45	61.45	61.50	00.70	99.92	61.02	61.87	N/A	875,000	538,157
01-APR-15 To 30-JUN-15	4	67.81	77.70	103.83	18.71	74.83	63.64	111.56	N/A	1,578,125	1,638,599
01-JUL-15 To 30-SEP-15	2	70.87	70.87	71.04	00.47	99.76	70.54	71.19	N/A	431,260	306,370
01-OCT-15 To 31-DEC-15	2	73.26	73.26	78.00	19.97	93.92	58.63	87.89	N/A	244,150	190,433
01-JAN-16 To 31-MAR-16	7	85.53	84.39	81.02	12.00	104.16	62.64	104.94	62.64 to 104.94	445,000	360,517
01-APR-16 To 30-JUN-16	2	95.51	95.51	88.42	13.21	108.02	82.89	108.13	N/A	342,500	302,833
01-JUL-16 To 30-SEP-16	4	85.17	83.47	84.35	04.12	98.96	75.80	87.73	N/A	275,120	232,066
Study Yrs											
01-OCT-13 To 30-SEP-14	29	72.31	73.43	72.95	16.17	100.66	43.14	106.55	63.93 to 81.27	575,216	419,592
01-OCT-14 To 30-SEP-15	11	66.38	69.68	89.12	12.82	78.19	52.90	111.56	61.02 to 74.35	929,129	828,058
01-OCT-15 To 30-SEP-16	15	85.53	84.14	82.36	10.94	102.16	58.63	108.13	75.80 to 87.90	359,252	295,894
Calendar Yrs											
01-JAN-14 To 31-DEC-14	20	71.53	71.54	70.45	17.95	101.55	43.14	106.55	60.96 to 76.40	491,969	346,583
01-JAN-15 To 31-DEC-15	10	67.81	72.20	91.62	14.58	78.80	58.63	111.56	61.02 to 87.89	941,332	862,431
ALL	55	74.16	75.60	79.64	16.42	94.93	43.14	111.56	69.23 to 81.27	587,099	467,549

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	55	74.16	75.60	79.64	16.42	94.93	43.14	111.56	69.23 to 81.27	587,099	467,549
ALL	55	74.16	75.60	79.64	16.42	94.93	43.14	111.56	69.23 to 81.27	587,099	467,549

32 Frontier
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 : 55
 Total Sales Price : 32,290,459
 Total Adj. Sales Price : 32,290,459
 Total Assessed Value : 25,715,214
 Avg. Adj. Sales Price : 587,099
 Avg. Assessed Value : 467,549

MEDIAN : 74
 WGT. MEAN : 80
 MEAN : 76
 COD : 16.42
 PRD : 94.93

COV : 20.33
 STD : 15.37
 Avg. Abs. Dev : 12.18
 MAX Sales Ratio : 111.56
 MIN Sales Ratio : 43.14

95% Median C.I. : 69.23 to 81.27
 95% Wgt. Mean C.I. : 68.61 to 90.67
 95% Mean C.I. : 71.54 to 79.66

Printed:3/21/2017 10:38:03AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	69.23	69.23	69.23	00.00	100.00	69.23	69.23	N/A	525,000	363,460
1	1	69.23	69.23	69.23	00.00	100.00	69.23	69.23	N/A	525,000	363,460
_____Dry_____											
County	5	70.54	69.59	66.24	12.79	105.06	53.23	88.94	N/A	337,856	223,803
1	5	70.54	69.59	66.24	12.79	105.06	53.23	88.94	N/A	337,856	223,803
_____Grass_____											
County	6	73.30	75.14	75.59	18.29	99.40	56.61	99.58	56.61 to 99.58	247,719	187,239
1	6	73.30	75.14	75.59	18.29	99.40	56.61	99.58	56.61 to 99.58	247,719	187,239
_____ALL_____	55	74.16	75.60	79.64	16.42	94.93	43.14	111.56	69.23 to 81.27	587,099	467,549

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	2	78.48	78.48	78.16	11.79	100.41	69.23	87.73	N/A	507,500	396,676
1	2	78.48	78.48	78.16	11.79	100.41	69.23	87.73	N/A	507,500	396,676
_____Dry_____											
County	6	71.43	76.02	69.66	19.29	109.13	53.23	108.13	53.23 to 108.13	306,547	213,535
1	6	71.43	76.02	69.66	19.29	109.13	53.23	108.13	53.23 to 108.13	306,547	213,535
_____Grass_____											
County	8	69.41	72.54	70.38	17.88	103.07	55.32	99.58	55.32 to 99.58	562,977	396,199
1	8	69.41	72.54	70.38	17.88	103.07	55.32	99.58	55.32 to 99.58	562,977	396,199
_____ALL_____	55	74.16	75.60	79.64	16.42	94.93	43.14	111.56	69.23 to 81.27	587,099	467,549

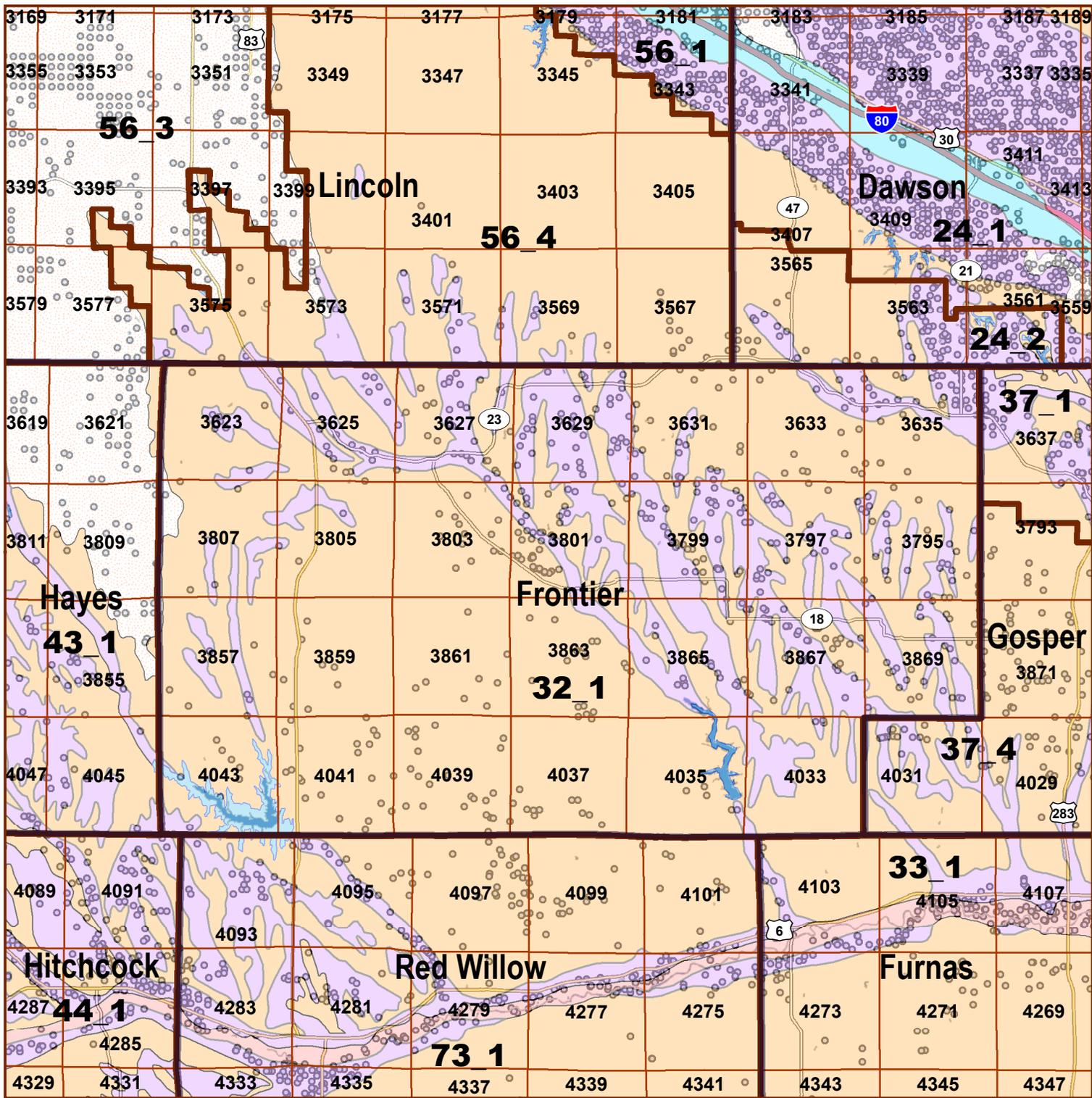
Frontier County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Frontier	1	3,300	3,298	3,225	3,237	3,200	3,200	3,148	3,084	3268
Red Willow	1	3,295	3,295	3,233	3,058	2,808	2,345	2,253	2,104	3177
Lincoln	4	2,835	2,816	2,579	2,835	2,759	2,835	2,573	2,682	2752
Hitchcock	1	3,240	3,240	2,905	2,905	2,745	2,745	2,550	2,550	2958
Hayes	1	3,240	3,240	2,905	2,905	2,745	2,745	2,550	2,550	2958
Dawson	2	n/a	3,620	3,500	2,915	2,037	n/a	1,510	1,480	3309
Gosper	1	n/a	5,146	4,368	3,639	3,371	2,945	3,037	2,768	4900
Gosper	4	n/a	4,638	3,925	3,272	3,057	n/a	2,825	2,612	3874
Furnas	1	4,790	4,790	3,875	3,650	2,850	2,680	2,565	2,565	4236

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Frontier	1	1,700	1,700	1,650	1,650	1,600	1,600	1,550	1,550	1670
Red Willow	1	1,800	1,800	1,740	1,740	1,620	1,560	1,500	1,440	1741
Lincoln	4	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1300
Hitchcock	1	1,380	1,380	1,240	1,240	1,195	1,195	1,130	1,130	1316
Hayes	1	1,380	1,380	1,240	1,240	1,195	1,195	1,130	1,130	1316
Dawson	2	n/a	1,675	1,550	1,345	1,220	n/a	960	890	1295
Gosper	1	n/a	1,930	1,800	1,685	1,550	1,325	1,275	1,275	1793
Gosper	4	n/a	1,910	1,780	1,670	1,535	n/a	1,260	1,260	1751
Furnas	1	1,900	1,900	1,480	1,480	1,305	1,305	1,190	1,190	1676

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Frontier	1	650	650	650	650	650	650	650	650	650
Red Willow	1	650	650	650	650	650	650	650	650	650
Lincoln	4	690	690	690	690	690	625	625	625	631
Hitchcock	1	585	585	585	631	585	585	585	585	586
Hayes	1	490	490	490	490	490	490	490	490	490
Dawson	2	n/a	1,085	980	845	845	n/a	615	615	679
Gosper	1	n/a	1,400	1,245	1,115	1,020	1,020	975	975	1,021
Gosper	4	n/a	1,400	1,245	1,115	1,020	n/a	975	975	1,018
Furnas	1	1,310	1,310	1,240	1,240	1,020	1,020	950	950	987

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



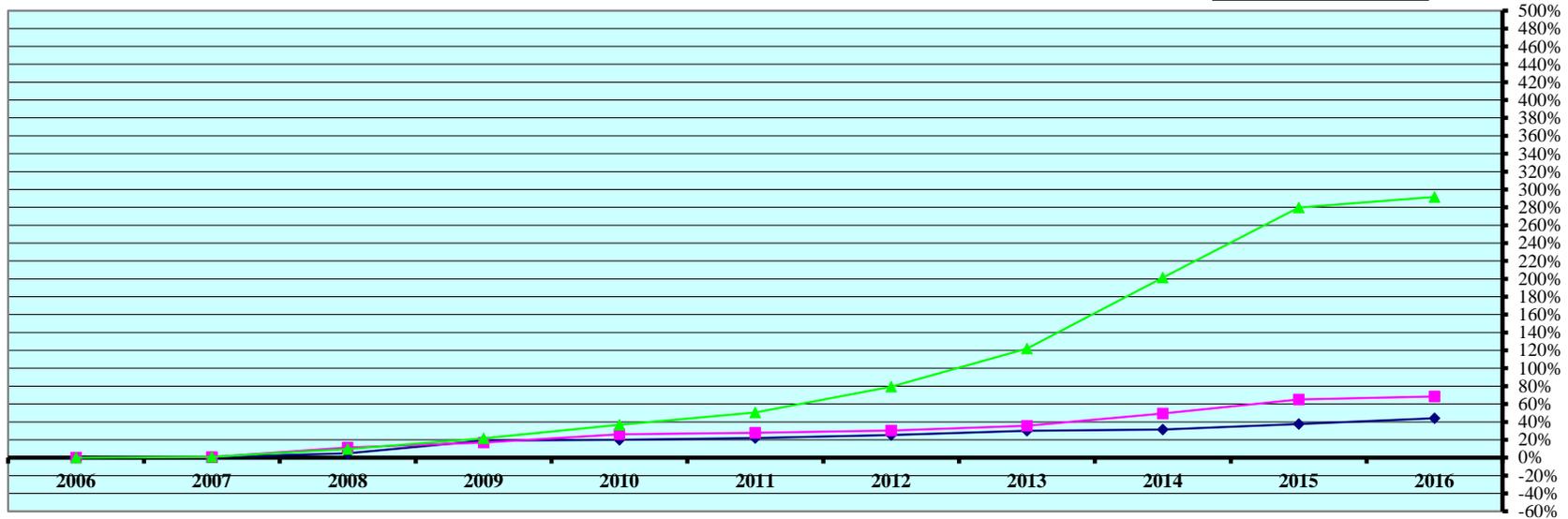
Legend

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

Frontier 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	43,560,740	--	--	--	13,275,400	--	--	--	190,804,186	--	--	--
2007	43,887,007	326,267	0.75%	0.75%	13,363,140	87,740	0.66%	0.66%	192,616,927	1,812,741	0.95%	0.95%
2008	45,651,008	1,764,001	4.02%	4.80%	14,757,254	1,394,114	10.43%	11.16%	209,194,399	16,577,472	8.61%	9.64%
2009	51,928,282	6,277,274	13.75%	19.21%	15,525,605	768,351	5.21%	16.95%	232,091,617	22,897,218	10.95%	21.64%
2010	52,281,060	352,778	0.68%	20.02%	16,745,440	1,219,835	7.86%	26.14%	261,200,582	29,108,965	12.54%	36.89%
2011	53,052,071	771,011	1.47%	21.79%	16,950,620	205,180	1.23%	27.68%	287,406,487	26,205,905	10.03%	50.63%
2012	54,616,760	1,564,689	2.95%	25.38%	17,310,824	360,204	2.13%	30.40%	342,320,389	54,913,902	19.11%	79.41%
2013	56,695,775	2,079,015	3.81%	30.15%	18,016,208	705,384	4.07%	35.71%	423,642,816	81,322,427	23.76%	122.03%
2014	57,265,187	569,412	1.00%	31.46%	19,833,229	1,817,021	10.09%	49.40%	574,950,032	151,307,216	35.72%	201.33%
2015	59,992,811	2,727,624	4.76%	37.72%	21,934,456	2,101,227	10.59%	65.23%	724,821,727	149,871,695	26.07%	279.88%
2016	62,752,118	2,759,307	4.60%	44.06%	22,362,106	427,650	1.95%	68.45%	747,320,413	22,498,686	3.10%	291.67%

Rate Annual %chg: Residential & Recreational 3.72%

Commercial & Industrial 5.35%

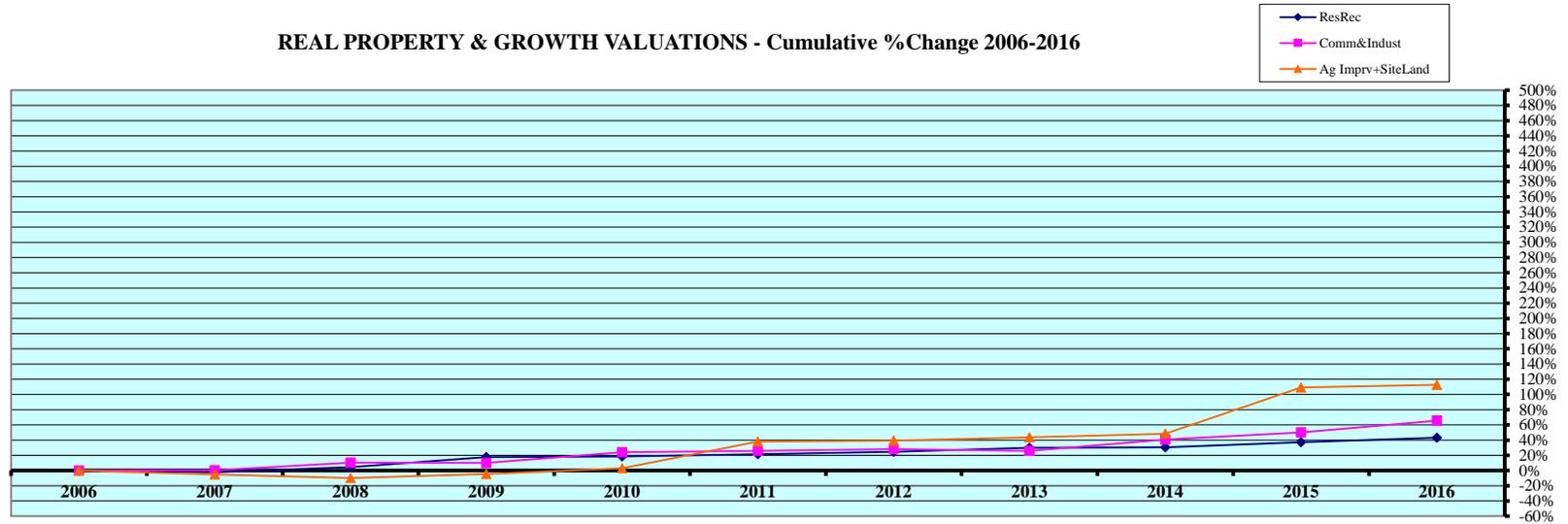
Agricultural Land 14.63%

Cnty# 32
 County FRONTIER

CHART 1 EXHIBIT 32B 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	43,560,740	710,595	1.63%	42,850,145	--	--	13,275,400	0	0.00%	13,275,400	--	--
2007	43,887,007	1,267,039	2.89%	42,619,968	-2.16%	-2.16%	13,363,140	56,960	0.43%	13,306,180	0.23%	0.23%
2008	45,651,008	171,986	0.38%	45,479,022	3.63%	4.40%	14,757,254	118,683	0.80%	14,638,571	9.54%	10.27%
2009	51,928,282	706,536	1.36%	51,221,746	12.20%	17.59%	15,525,605	921,755	5.94%	14,603,850	-1.04%	10.01%
2010	52,281,060	695,828	1.33%	51,585,232	-0.66%	18.42%	16,745,440	270,000	1.61%	16,475,440	6.12%	24.11%
2011	53,052,071	171,969	0.32%	52,880,102	1.15%	21.39%	16,950,620	258,610	1.53%	16,692,010	-0.32%	25.74%
2012	54,616,760	267,971	0.49%	54,348,789	2.44%	24.77%	17,310,824	282,322	1.63%	17,028,502	0.46%	28.27%
2013	56,695,775	104,119	0.18%	56,591,656	3.62%	29.91%	18,016,208	1,299,623	7.21%	16,716,585	-3.43%	25.92%
2014	57,265,187	422,223	0.74%	56,842,964	0.26%	30.49%	19,833,229	1,144,598	5.77%	18,688,631	3.73%	40.78%
2015	59,992,811	271,146	0.45%	59,721,665	4.29%	37.10%	21,934,456	2,007,909	9.15%	19,926,547	0.47%	50.10%
2016	62,752,118	379,610	0.60%	62,372,508	3.97%	43.19%	22,362,106	387,869	1.73%	21,974,237	0.18%	65.53%
Rate Ann%chg	3.72%				2.87%		5.35%			C & I w/o growth	1.59%	

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	21,707,936	11,422,362	33,130,298	387,078	1.17%	32,743,220	--	--
2007	21,639,559	10,569,499	32,209,058	758,269	2.35%	31,450,789	-5.07%	-5.07%
2008	20,563,566	9,872,506	30,436,072	575,347	1.89%	29,860,725	-7.29%	-9.87%
2009	21,838,948	10,816,979	32,655,927	1,047,853	3.21%	31,608,074	3.85%	-4.59%
2010	22,334,698	12,570,772	34,905,470	791,479	2.27%	34,113,991	4.46%	2.97%
2011	25,451,145	20,716,088	46,167,233	383,543	0.83%	45,783,690	31.16%	38.19%
2012	25,654,690	21,132,427	46,787,117	657,684	1.41%	46,129,433	-0.08%	39.24%
2013	26,962,052	22,396,000	49,358,052	1,754,035	3.55%	47,604,017	1.75%	43.69%
2014	27,218,575	22,894,876	50,113,451	923,250	1.84%	49,190,201	-0.34%	48.47%
2015	36,065,239	34,165,608	70,230,847	882,806	1.26%	69,348,041	38.38%	109.32%
2016	36,741,183	35,193,180	71,934,363	1,474,544	2.05%	70,459,819	0.33%	112.67%
Rate Ann%chg	5.40%	11.91%	8.06%			Ag Imprv+Site w/o growth	6.72%	

(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.

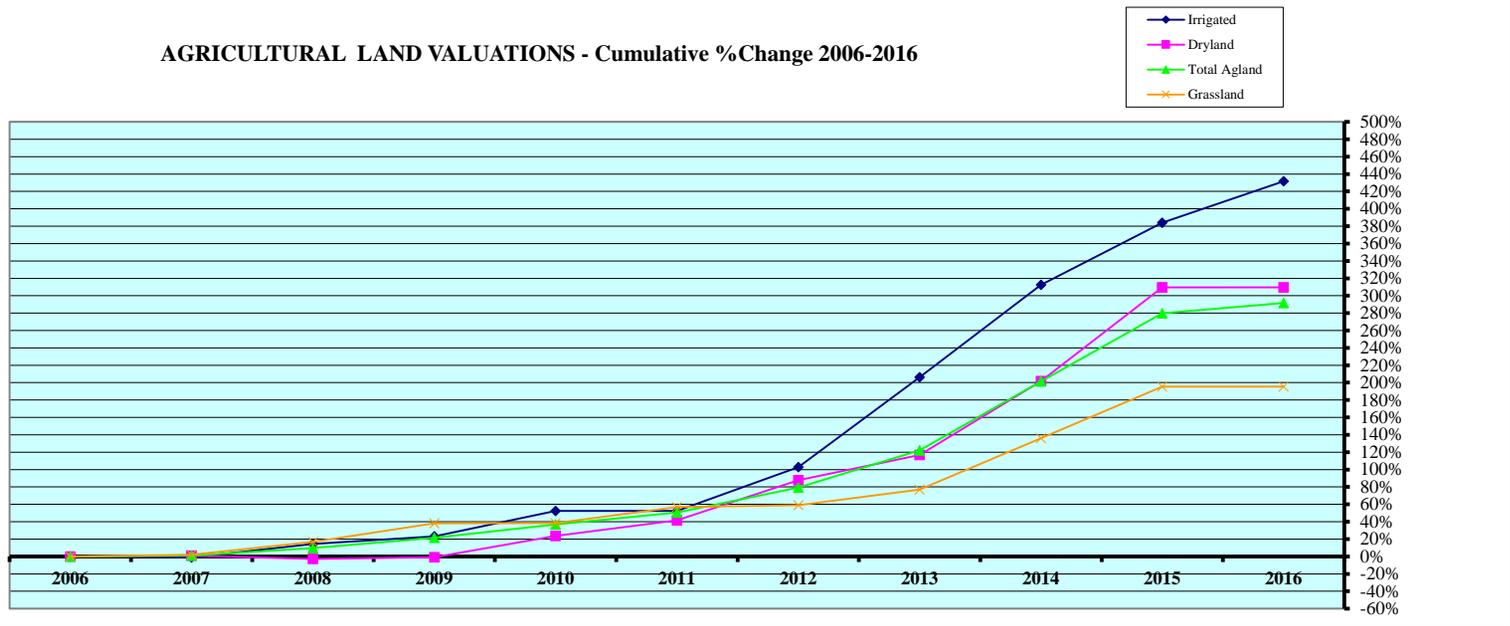
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 32
County FRONTIER

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	46,983,301	--	--	--	63,669,408	--	--	--	80,130,862	--	--	--
2007	46,476,001	-507,300	-1.08%	-1.08%	64,280,666	611,258	0.96%	0.96%	81,839,765	1,708,903	2.13%	2.13%
2008	53,733,219	7,257,218	15.61%	14.37%	61,867,828	-2,412,838	-3.75%	-2.83%	93,593,352	11,753,587	14.36%	16.80%
2009	57,920,496	4,187,277	7.79%	23.28%	63,121,218	1,253,390	2.03%	-0.86%	110,769,578	17,176,226	18.35%	38.24%
2010	71,573,725	13,653,229	23.57%	52.34%	78,732,524	15,611,306	24.73%	23.66%	110,894,333	124,755	0.11%	38.39%
2011	71,575,751	2,026	0.00%	52.34%	90,167,033	11,434,509	14.52%	41.62%	125,663,703	14,769,370	13.32%	56.82%
2012	95,225,460	23,649,709	33.04%	102.68%	119,592,175	29,425,142	32.63%	87.83%	127,502,754	1,839,051	1.46%	59.12%
2013	143,824,512	48,599,052	51.04%	206.12%	137,985,058	18,392,883	15.38%	116.72%	141,833,246	14,330,492	11.24%	77.00%
2014	193,782,968	49,958,456	34.74%	312.45%	192,026,028	54,040,970	39.16%	201.60%	189,141,036	47,307,790	33.35%	136.04%
2015	227,371,967	33,588,999	17.33%	383.94%	260,760,046	68,734,018	35.79%	309.55%	236,689,714	47,548,678	25.14%	195.38%
2016	249,800,253	22,428,286	9.86%	431.68%	260,808,004	47,958	0.02%	309.63%	236,712,156	22,442	0.01%	195.41%

Rate Ann.%chg: Irrigated **18.19%** Dryland **15.14%** Grassland **11.44%**

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	20,615	--	--	--	0	--	--	--	190,804,186	--	--	--
2007	20,495	-120	-0.58%	-0.58%	0	0			192,616,927	1,812,741	0.95%	0.95%
2008	0	-20,495	-100.00%	-100.00%	0	0			209,194,399	16,577,472	8.61%	9.64%
2009	0	0			280,325	280,325			232,091,617	22,897,218	10.95%	21.64%
2010	0	0			0	-280,325	-100.00%		261,200,582	29,108,965	12.54%	36.89%
2011	0	0			0	0			287,406,487	26,205,905	10.03%	50.63%
2012	0	0			0	0			342,320,389	54,913,902	19.11%	79.41%
2013	0	0			0	0			423,642,816	81,322,427	23.76%	122.03%
2014	0	0			0	0			574,950,032	151,307,216	35.72%	201.33%
2015	0	0			0	0			724,821,727	149,871,695	26.07%	279.88%
2016	0	0			0	0			747,320,413	22,498,686	3.10%	291.67%

Cnty# **32**
County **FRONTIER**

Rate Ann.%chg: Total Agric Land **14.63%**

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	47,046,859	75,797	621			63,633,709	163,487	389			80,132,081	359,967	223		
2007	46,437,906	75,103	618	-0.38%	-0.38%	64,303,176	163,571	393	1.00%	1.00%	81,841,577	360,481	227	1.99%	1.99%
2008	53,804,108	75,302	715	15.56%	15.11%	61,851,102	157,583	392	-0.16%	0.84%	93,602,060	363,948	257	13.28%	15.53%
2009	58,142,187	75,326	772	8.03%	24.36%	63,092,465	157,425	401	2.11%	2.97%	110,891,598	363,578	305	18.59%	37.01%
2010	71,520,632	74,845	956	23.80%	53.95%	78,762,652	158,007	498	24.38%	28.07%	110,868,297	363,502	305	0.00%	37.01%
2011	71,481,169	74,859	955	-0.07%	53.84%	90,220,805	157,350	573	15.03%	47.31%	125,664,437	364,244	345	13.11%	54.98%
2012	95,226,097	74,821	1,273	33.29%	105.05%	119,593,628	157,319	760	32.58%	95.31%	127,510,636	364,308	350	1.45%	57.23%
2013	143,824,512	75,417	1,907	49.84%	207.24%	137,985,084	157,559	876	15.20%	125.00%	141,835,285	363,679	390	11.43%	75.20%
2014	193,782,307	75,527	2,566	34.54%	313.37%	192,033,009	157,398	1,220	39.31%	213.45%	189,137,795	363,726	520	33.33%	133.59%
2015	227,400,649	76,624	2,968	15.67%	378.13%	260,768,361	156,133	1,670	36.89%	329.10%	236,685,277	364,127	650	25.00%	191.99%
2016	249,782,976	76,466	3,267	10.07%	426.28%	260,779,569	156,133	1,670	0.00%	329.12%	236,710,004	364,165	650	0.00%	191.99%

Rate Annual %chg Average Value/Acre: 18.07%

15.68%

11.31%

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	20,615	1,031	20			0	0				190,833,264	600,282	318		
2007	20,495	1,025	20	0.00%	0.00%	0	0				192,603,154	600,179	321	0.94%	0.94%
2008	0	0				0	0				209,257,270	596,833	351	9.26%	10.29%
2009	0	0				0	0				232,126,250	596,329	389	11.02%	22.44%
2010	0	0				0	0				261,151,581	596,354	438	12.50%	37.75%
2011	0	0				0	0				287,366,411	596,453	482	10.02%	51.55%
2012	0	0				0	0				342,330,361	596,448	574	19.13%	80.54%
2013	0	0				0	0				423,644,881	596,656	710	23.71%	123.35%
2014	0	0				0	0				574,953,111	596,651	964	35.72%	203.12%
2015	0	0				0	0				724,854,287	596,883	1,214	26.02%	282.00%
2016	0	0				0	0				747,272,549	596,764	1,252	3.11%	293.89%

32
FRONTIER

Rate Annual %chg Average Value/Acre: 14.69%

(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
2,756	FRONTIER	47,404,860	12,654,926	2,663,185	54,266,693	22,362,106	0	8,485,425	747,320,413	36,741,183	35,193,180	470,930	967,562,901
cnty.sector.value % of total value:		4.90%	1.31%	0.28%	5.61%	2.31%		0.88%	77.24%	3.80%	3.64%	0.05%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
939	CURTIS	2,613,204	332,997	74,071	19,843,413	4,266,988	0	0	93,574	0	0	0	27,224,247
34.07%	%sector of county sector	5.51%	2.63%	2.78%	36.57%	19.08%			0.01%				2.81%
	%sector of municipality	9.60%	1.22%	0.27%	72.89%	15.67%			0.34%				100.00%
401	EUSTIS	1,327,543	326,627	29,007	13,984,497	4,123,474	0	0	14,562	0	0	0	19,805,710
14.55%	%sector of county sector	2.80%	2.58%	1.09%	25.77%	18.44%			0.00%				2.05%
	%sector of municipality	6.70%	1.65%	0.15%	70.61%	20.82%			0.07%				100.00%
261	MAYWOOD	190,486	205,466	33,749	6,621,538	6,054,926	0	0	87,008	202,409	79,907	0	13,475,489
9.47%	%sector of county sector	0.40%	1.62%	1.27%	12.20%	27.08%			0.01%	0.55%	0.23%		1.39%
	%sector of municipality	1.41%	1.52%	0.25%	49.14%	44.93%			0.65%	1.50%	0.59%		100.00%
32	MOOREFIELD	72,693	3,028	17,246	767,683	344,659	0	0	55,931	0	0	0	1,261,240
1.16%	%sector of county sector	0.15%	0.02%	0.65%	1.41%	1.54%			0.01%				0.13%
	%sector of municipality	5.76%	0.24%	1.37%	60.87%	27.33%			4.43%				100.00%
25	STOCKVILLE	7,539	98,503	49,700	649,328	63,199	0	0	44,766	0	472	0	913,507
0.91%	%sector of county sector	0.02%	0.78%	1.87%	1.20%	0.28%			0.01%		0.00%		0.09%
	%sector of municipality	0.83%	10.78%	5.44%	71.08%	6.92%			4.90%		0.05%		100.00%
1,658	Total Municipalities	4,211,465	966,621	203,773	41,866,459	14,853,246	0	0	295,841	202,409	80,379	0	62,680,193
60.16%	%all municip.sect of cnty	8.88%	7.64%	7.65%	77.15%	66.42%			0.04%	0.55%	0.23%		6.48%

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
32	FRONTIER

CHART 5

EXHIBIT

32B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,056	Value : 911,005,982	Growth 1,662,961	Sum Lines 17, 25, & 41
--	------------------------	----------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	79	393,906	13	173,528	7	47,555	99	614,989	
02. Res Improve Land	699	3,443,594	41	1,016,407	70	2,828,035	810	7,288,036	
03. Res Improvements	705	41,149,313	41	4,073,705	77	5,796,781	823	51,019,799	
04. Res Total	784	44,986,813	54	5,263,640	84	8,672,371	922	58,922,824	243,086
% of Res Total	85.03	76.35	5.86	8.93	9.11	14.72	22.73	6.47	14.62
05. Com UnImp Land	20	89,762	1	8,960	4	143,600	25	242,322	
06. Com Improve Land	126	616,909	4	30,510	16	574,105	146	1,221,524	
07. Com Improvements	134	14,360,143	4	96,640	31	6,673,678	169	21,130,461	
08. Com Total	154	15,066,814	5	136,110	35	7,391,383	194	22,594,307	111,891
% of Com Total	79.38	66.68	2.58	0.60	18.04	32.71	4.78	2.48	6.73
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	6	177,652	6	177,652	
14. Rec Improve Land	0	0	0	0	11	346,458	11	346,458	
15. Rec Improvements	0	0	0	0	206	8,070,196	206	8,070,196	
16. Rec Total	0	0	0	0	212	8,594,306	212	8,594,306	89,813
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	5.23	0.94	5.40
Res & Rec Total	784	44,986,813	54	5,263,640	296	17,266,677	1,134	67,517,130	332,899
% of Res & Rec Total	69.14	66.63	4.76	7.80	26.10	25.57	27.96	7.41	20.02
Com & Ind Total	154	15,066,814	5	136,110	35	7,391,383	194	22,594,307	111,891
% of Com & Ind Total	79.38	66.68	2.58	0.60	18.04	32.71	4.78	2.48	6.73
17. Taxable Total	938	60,053,627	59	5,399,750	331	24,658,060	1,328	90,111,437	444,790
% of Taxable Total	70.63	66.64	4.44	5.99	24.92	27.36	32.74	9.89	26.75

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	24,672	465,907	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	24,672	465,907
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	24,672	465,907

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	10	483,590	10	483,590	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	10	483,590	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	96	1	287	384

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	13	182,291	0	0	2,023	510,945,179	2,036	511,127,470
28. Ag-Improved Land	3	126,771	3	534,346	649	253,967,538	655	254,628,655
29. Ag Improvements	3	283,837	3	366,180	676	54,004,813	682	54,654,830
30. Ag Total							2,718	820,410,955

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	3	3.00	51,000	3	3.00	51,000	
33. HomeSite Improvements	3	0.00	228,253	3	0.00	310,795	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	3	4.19	16,760	3	6.73	26,920	
37. FarmSite Improvements	3	0.00	55,584	3	0.00	55,385	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	4	3.01	51,170	4	3.01	51,170	
32. HomeSite Improv Land	384	401.99	6,833,830	390	407.99	6,935,830	
33. HomeSite Improvements	383	0.00	29,339,001	389	0.00	29,878,049	189,644
34. HomeSite Total				393	411.00	36,865,049	
35. FarmSite UnImp Land	45	117.65	462,770	45	117.65	462,770	
36. FarmSite Improv Land	614	3,110.34	10,895,820	620	3,121.26	10,939,500	
37. FarmSite Improvements	647	0.00	24,665,812	653	0.00	24,776,781	1,028,527
38. FarmSite Total				698	3,238.91	36,179,051	
39. Road & Ditches	0	5,653.77	0	0	5,653.77	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,091	9,303.68	73,044,100	1,218,171

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	139.85	0.18%	461,505	0.18%	3,300.00
46. 1A	60,417.95	79.06%	199,247,403	79.77%	3,297.82
47. 2A1	1,814.58	2.37%	5,852,008	2.34%	3,224.99
48. 2A	955.70	1.25%	3,093,776	1.24%	3,237.18
49. 3A1	5,515.34	7.22%	17,649,088	7.07%	3,200.00
50. 3A	9.56	0.01%	30,592	0.01%	3,200.00
51. 4A1	1,578.73	2.07%	4,969,552	1.99%	3,147.82
52. 4A	5,993.13	7.84%	18,482,520	7.40%	3,083.95
53. Total	76,424.84	100.00%	249,786,444	100.00%	3,268.39
Dry					
54. 1D1	737.87	0.47%	1,254,379	0.48%	1,700.00
55. 1D	115,074.27	73.68%	195,626,259	74.99%	1,700.00
56. 2D1	2,247.82	1.44%	3,708,944	1.42%	1,650.02
57. 2D	1,305.84	0.84%	2,154,672	0.83%	1,650.03
58. 3D1	21,047.51	13.48%	33,676,016	12.91%	1,600.00
59. 3D	0.70	0.00%	1,120	0.00%	1,600.00
60. 4D1	4,752.84	3.04%	7,367,114	2.82%	1,550.04
61. 4D	11,011.60	7.05%	17,068,625	6.54%	1,550.06
62. Total	156,178.45	100.00%	260,857,129	100.00%	1,670.25
Grass					
63. 1G1	561.45	0.15%	364,960	0.15%	650.03
64. 1G	29,676.97	8.15%	19,291,180	8.15%	650.04
65. 2G1	2,618.70	0.72%	1,702,221	0.72%	650.03
66. 2G	969.51	0.27%	630,238	0.27%	650.06
67. 3G1	5,120.49	1.41%	3,328,609	1.41%	650.06
68. 3G	1.85	0.00%	1,203	0.00%	650.27
69. 4G1	7,780.64	2.14%	5,057,696	2.14%	650.04
70. 4G	317,455.62	87.17%	206,347,175	87.17%	650.00
71. Total	364,185.23	100.00%	236,723,282	100.00%	650.01
Irrigated Total					
	76,424.84	12.81%	249,786,444	33.42%	3,268.39
Dry Total					
	156,178.45	26.17%	260,857,129	34.90%	1,670.25
Grass Total					
	364,185.23	61.02%	236,723,282	31.67%	650.01
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	154.25	0.03%	0	0.00%	0.00
75. Market Area Total	596,788.52	100.00%	747,366,855	100.00%	1,252.31

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	2.01	6,474	0.00	0	76,422.83	249,779,970	76,424.84	249,786,444
77. Dry Land	122.96	205,485	150.79	254,919	155,904.70	260,396,725	156,178.45	260,857,129
78. Grass	45.13	29,343	310.01	201,507	363,830.09	236,492,432	364,185.23	236,723,282
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.91	0	153.34	0	154.25	0
82. Total	170.10	241,302	460.80	456,426	596,157.62	746,669,127	596,788.52	747,366,855

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	76,424.84	12.81%	249,786,444	33.42%	3,268.39
Dry Land	156,178.45	26.17%	260,857,129	34.90%	1,670.25
Grass	364,185.23	61.02%	236,723,282	31.67%	650.01
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	154.25	0.03%	0	0.00%	0.00
Total	596,788.52	100.00%	747,366,855	100.00%	1,252.31

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 C-curtis	24	169,628	325	1,507,585	325	19,858,543	349	21,535,756	122,587
83.2 E-eustis	23	153,874	191	1,074,031	193	14,309,651	216	15,537,556	0
83.3 Lake-lake Prop	6	177,652	11	346,458	206	8,070,196	212	8,594,306	89,813
83.4 M-moorefield	7	14,353	22	45,197	22	706,269	29	765,819	0
83.5 Mw-maywood	17	126,472	138	767,131	140	6,349,430	157	7,243,033	0
83.6 Rr-rural Res	6	41,115	76	3,088,665	82	6,308,385	88	9,438,165	120,499
83.7 S-stockville	16	26,877	26	103,699	29	631,909	45	762,485	0
83.8 Sub-suburban	6	82,670	32	701,728	32	2,855,612	38	3,640,010	0
84 Residential Total	105	792,641	821	7,634,494	1,029	59,089,995	1,134	67,517,130	332,899

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	C-curtis	7	36,420	53	236,742	54	4,267,214	61	4,540,376	30,282
85.2	E-eustis	2	8,120	39	171,127	43	3,954,390	45	4,133,637	0
85.3	M-moorefield	5	8,813	6	18,189	7	317,657	12	344,659	0
85.4	Mw-maywood	4	35,240	26	188,431	29	5,935,707	33	6,159,378	60,000
85.5	Rc-rural Com	5	152,560	16	577,185	30	6,589,680	35	7,319,425	21,609
85.6	S-stockville	2	1,169	5	6,650	5	55,380	7	63,199	0
85.7	Sub-suburban	0	0	1	23,200	1	10,433	1	33,633	0
86	Commercial Total	25	242,322	146	1,221,524	169	21,130,461	194	22,594,307	111,891

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	561.45	0.15%	364,960	0.15%	650.03
88. 1G	29,676.97	8.15%	19,291,180	8.15%	650.04
89. 2G1	2,618.70	0.72%	1,702,221	0.72%	650.03
90. 2G	969.51	0.27%	630,238	0.27%	650.06
91. 3G1	5,120.49	1.41%	3,328,609	1.41%	650.06
92. 3G	1.85	0.00%	1,203	0.00%	650.27
93. 4G1	7,780.64	2.14%	5,057,696	2.14%	650.04
94. 4G	317,455.62	87.17%	206,347,175	87.17%	650.00
95. Total	364,185.23	100.00%	236,723,282	100.00%	650.01
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	364,185.23	100.00%	236,723,282	100.00%	650.01
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	364,185.23	100.00%	236,723,282	100.00%	650.01

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

32 Frontier

	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	54,266,693	58,922,824	4,656,131	8.58%	243,086	8.13%
02. Recreational	8,485,425	8,594,306	108,881	1.28%	89,813	0.22%
03. Ag-Homesite Land, Ag-Res Dwelling	36,741,183	36,865,049	123,866	0.34%	189,644	-0.18%
04. Total Residential (sum lines 1-3)	99,493,301	104,382,179	4,888,878	4.91%	522,543	4.39%
05. Commercial	22,362,106	22,594,307	232,201	1.04%	111,891	0.54%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	22,362,106	22,594,307	232,201	1.04%	111,891	0.54%
08. Ag-Farmsite Land, Outbuildings	35,193,180	36,179,051	985,871	2.80%	1,028,527	-0.12%
09. Minerals	470,930	483,590	12,660	2.69	0	2.69%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	35,664,110	36,662,641	998,531	2.80%	1,028,527	-0.08%
12. Irrigated	249,800,253	249,786,444	-13,809	-0.01%		
13. Dryland	260,808,004	260,857,129	49,125	0.02%		
14. Grassland	236,712,156	236,723,282	11,126	0.00%		
15. Wasteland	0	0	0			
16. Other Agland	0	0	0			
17. Total Agricultural Land	747,320,413	747,366,855	46,442	0.01%		
18. Total Value of all Real Property (Locally Assessed)	904,839,930	911,005,982	6,166,052	0.68%	1,662,961	0.50%

2017 Assessment Survey for Frontier County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 161,265
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 400 for the oil and gas mineral appraisal
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 47,085 for GIS and CAMA, including conversion to Vanguard
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 350
12.	Other miscellaneous funds:
	\$ 113,430
13.	Amount of last year's assessor's budget not used:
	\$ 0

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	n/a
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.frontier.gisworkshop.com
7.	Who maintains the GIS software and maps?
	The assessor
8.	Personal Property software:
	Vanguard

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?
	Curtis, Eustis, and Maywood
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott are contracted to conduct an oil and gas mineral appraisal annually.
2.	GIS Services:
	GIS Workshop, Inc.
3.	Other services:
	none

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Only for the valuation of oil and gas mineral interests.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify appraiser requirements; however, the county has contracted with Pritchard & Abbott for a number of years because they are leaders in the field of oil and gas mineral interest appraisal. The firm employs qualified professionals who conduct work within the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, for the oil and gas mineral interests.

2017 Residential Assessment Survey for Frontier County

1.	Valuation data collection done by:														
	The assessor and deputy 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>Curtis - largest community in the county and is home to the Nebraska College of Technical Agriculture. The college brings jobs, commerce, and a demand for housing that is not found in the other parts of the county.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Eustis- is within commuting distance of the larger towns with Dawson County providing jobs and shopping opportunities. Eustis has some demand for housing but the market is softer than the Curtis Market.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Small Villages - includes the Villages of Maywood, Stockville, and Moorefield. There is some demand for housing in Maywood, but the market is sporadic and sales data is limited. Stockville and Moorefield are less desirable, and receive an economic depreciation that is not applied to Eustis or Maywood.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Lake Properties - residential and recreational parcels at Medicine Creek Reservoir and the Hugh Butler Lake. These properties receive a recreational influence not found in the other areas.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural - includes all parcels not located within the political boundaries of the villages excluding those around the lakes. Demand for rural housing remains strong in Frontier County.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings- structures located on rural parcels throughout the county</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Curtis - largest community in the county and is home to the Nebraska College of Technical Agriculture. The college brings jobs, commerce, and a demand for housing that is not found in the other parts of the county.	02	Eustis- is within commuting distance of the larger towns with Dawson County providing jobs and shopping opportunities. Eustis has some demand for housing but the market is softer than the Curtis Market.	03	Small Villages - includes the Villages of Maywood, Stockville, and Moorefield. There is some demand for housing in Maywood, but the market is sporadic and sales data is limited. Stockville and Moorefield are less desirable, and receive an economic depreciation that is not applied to Eustis or Maywood.	04	Lake Properties - residential and recreational parcels at Medicine Creek Reservoir and the Hugh Butler Lake. These properties receive a recreational influence not found in the other areas.	05	Rural - includes all parcels not located within the political boundaries of the villages excluding those around the lakes. Demand for rural housing remains strong in Frontier County.	AG	Outbuildings- structures located on rural parcels throughout the county
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
01	Curtis - largest community in the county and is home to the Nebraska College of Technical Agriculture. The college brings jobs, commerce, and a demand for housing that is not found in the other parts of the county.														
02	Eustis- is within commuting distance of the larger towns with Dawson County providing jobs and shopping opportunities. Eustis has some demand for housing but the market is softer than the Curtis Market.														
03	Small Villages - includes the Villages of Maywood, Stockville, and Moorefield. There is some demand for housing in Maywood, but the market is sporadic and sales data is limited. Stockville and Moorefield are less desirable, and receive an economic depreciation that is not applied to Eustis or Maywood.														
04	Lake Properties - residential and recreational parcels at Medicine Creek Reservoir and the Hugh Butler Lake. These properties receive a recreational influence not found in the other areas.														
05	Rural - includes all parcels not located within the political boundaries of the villages excluding those around the lakes. Demand for rural housing remains strong in Frontier County.														
AG	Outbuildings- structures located on rural parcels throughout the county														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Only the cost approach is used to value property in the residential class. There is insufficient sales activity to establish the sales comparison approach.														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	Depreciation is developed using local market information.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	The same depreciation table will be used for all. But, the effective age table may vary per valuation grouping.														
6.	Describe the methodology used to determine the residential lot values?														
	Lot values are reviewed within the county and then by community. Typically a square foot cost is developed; oversized lots will go to a per acre basis cost.														
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?														
	There are no lots being held for development.														

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2017	2008	2017	2016
	02	2017	2008	2017	2016
	03	2017	2008	2017	2016
	04	2016	2008	2015	2015
	05	2015	2008	2014	2014
	AG	2015	2008	2014	2014

Frontier County has converted from TerraScan to Vanguard

2017 Commercial Assessment Survey for Frontier County

1.	Valuation data collection done by:			
	The assessor and deputy assessor			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	There are no valuation groupings within the commercial class. The market in Frontier County is sporadic and unorganized. There are so few sales in any three year study period that it is not feasible to stratify them by location.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Primarily the cost approach is used since income information is lacking. However, there is one section 42 housing project that falls within the statutory guidelines of valuing by an income approach.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Because there is so little sales data within the county, all commercial properties are priced using a few general occupancy codes which relate primarily to the highest and best use of the structure. Depreciation is established using all sales, and is applied by age and condition.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	Depreciation is developed based on local market information.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	n/a			
6.	Describe the methodology used to determine the commercial lot values.			
	Lot values are established using a cost per square foot analysis.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2014	2013	2014
				<u>Date of Last Inspection</u>
				2013
	The commercial will be reviewed and revalued in fall of 2017.			

2017 Agricultural Assessment Survey for Frontier County

1.	Valuation data collection done by:						
	The assessor and the deputy 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>There are no market areas within the county.</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no market areas within the county.	2014
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	There are no market areas within the county.	2014					
	Land use was reviewed with the rural inspection in 2014 and upon customer request. The soil conversion was implemented in 2016 on a parcel by parcel basis and new maps were printed for each property record file.						
3.	Describe the process used to determine and monitor market areas.						
	N/A						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The primary use of the parcel is determined by physical inspection, sales verification, reviewing GIS imagery, and other means of normal discovery.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes, farm home sites and rural residential home sites are valued the same.						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Parcels that are enrolled in the Wetland Reserve Program are assessed at full market value of grass.						

FRONTIER COUNTY ASSESSOR'S 3-YEAR PLAN

The following is a revised 3-year plan of assessment for years 2017, 2018, and 2019 pursuant to section 77-1311, as amended by 2001 Neb. Laws LB170, Section 5 and directive 05-4. The purpose of this plan is to update and inform the County Board of Equalization and the Department of Revenue, Property Assessment Division of the progress this county has achieved from year to year. The plan and any updates shall examine the level, quality, and uniformity of assessment within Frontier County.

Property Summary in Frontier County (Parcel Summary):

Personal Property

Property Type	Total Parcel Count	Percent Of Parcels	Total Value	Percent Of Total Value
Commercial	146	29%	7,667,460	16%
Agricultural	360	71%	39,671,006	84%
2016 Total	506		47,338,466	

2015 totals: Parcel count: 508 Total value: \$48,191,747 decrease in value for '16 by \$853,281

Real Property

Property Type	Taxable Acres	Unimproved Parcels	Improved Parcels	Total Parcel Count	Percent Of Parcels	Total Value	Percent Total Value
Commercial		25	169	194	5%	22,113,237	2.50%
Agricultural	596,764	2031	667	2698	67%	818,963,943	90.6%
					Irrigated= 13% Dry= 26% Grass= 61%		
Residential		97	823	920	23%	54,588,589	6.10%
Recreational	0	11	201	212	6%	8,541,471	1.00%
Industrial	0	0	0	0	0	0	0
Special Val	0	0	0	0	0	0	0
2016 Total	596,764	2164	1860	4034	100%	904,207,240	100%

2015 totals:

Parcel count: 4,044 – decrease by 10 for '16

Commercial: \$21,618,666 – increase of \$494,517 for '16

Agricultural: \$795,223,963 – increase of \$23,739,980 for '16

Residential: \$54,082,102 – increase of \$506,487 for '16

Recreational: \$5,911,376 – increase of \$2,630,095 for '16

Total value for '15: \$876,836,107 increase of \$27,371,133 for '16

Misc. Parcel Counts

Property Type	Total Parcel Count	Total Value
TIF	1	Excess= 465,907 Base=24,672
Mineral / Oil Interest	10	812,360
Exempt	366	0
Homesteads Applications for 2015	110	5,689,449
Building / Zoning Info Applications for 2015	Permits = 35	

2015 totals: TIF Ex: \$761,345 - decrease of \$295,438 for '16
Mineral: \$2,872,710 – decrease of \$2,060,350 for '16

Current Resources in Frontier County:

Budget: Requested Budget for 2016-2017 = \$161,265
Requested Reappraisal Budget for 2016-2017 = \$ 0
Adopted Budget for 2016-2017 = \$ 161,265
Adopted Reappraisal Budget for 2016-2017 = \$ 0

Staffing: Assessor – Regina Andrijeski
Deputy Assessor – Margaret Potter

Training: The assessor has her assessor's certificate and is in good standing with the state and is completing continuing education to comply with required hours to be current through December 31, 2018, and to continue to further her education in every area of her job. So far the assessor has taken a total of 53.5 hours toward her required 60 hours for recertification.

The deputy assessor has her assessor's certificate and is in good standing with the State and is completing continuing education to comply with required hours to be current through December 31, 2018. So far the deputy assessor has taken a total of 42.5 hours toward her required 60 hours for recertification.

Maps: Frontier County is contracted with GIS Workshop for their GIS mapping program and it was fully implemented in 2008. The aerial maps and cadastral maps are no longer updated, due to the fact that all that information is now on the GIS system and kept current on there.

CAMA: Frontier County uses the TerraScan Administrative System. This county began using the system in 1999. As stated above the office is now contracting its mapping system with GIS Workshop. The office server was updated in 2012. The office purchased a new Dell PC for the deputy assessor's workstation in 2013. The office updated to a new digital camera in 2010, that we use for taking

photos of improvements, upon which are later entered into the Terra-Scan electronic file. The office intends to continuously review and update our equipment as needed to keep our records accurate and the office running well.

Web: Frontier County, with system provider GIS Workshop, offers a basic web property information service. Any individual with access to the Internet will have access to county parcel information by going to the following site <http://frontier.gisworkshop.com>

Property Record Cards:

The assessor and the deputy assessor update each property record file, as needed both electronically and with hard copies. Only the most recent data is kept in the record card. Historic information on each parcel is kept in a separate file cabinet from the current files. Each property record file is interrelated through codes and references and contains the following:

1. Parcel information.
 - ◆ Current owner and address
 - ◆ Ownership changes, sales information, splits or additions, and deed recordings
 - ◆ Legal description and situs
 - ◆ Property classification code, tax district, and school district
 - ◆ Current year and up to 4 years prior history of land and improvements assessed values
2. Ag-land land use and soil type worksheets.
3. Current copy of the electronic appraisal file worksheet.

Current Assessment Procedures for Real Property:

Discover, List and Inventory all property:

Sales review and procedures for processing 521's in Frontier County:

- * Current data available on sales file:
 1. Agricultural land & Commercial = 3 years of data. October 1 – Sept 30
 2. Residential = 2 years of data. October 1 – September 30

* All sales are deemed to be qualified sales. For a sale to be considered non-qualified or if any adjustments are to be made to the selling price the sale is reviewed pursuant to professionally accepted mass appraisal techniques and through the review documenting sufficient and compelling information regarding the sale. Opinions are based on the results of returned questionnaires and/or conversations with buyers and/or sellers.

* All 521's are entered into the computer, however, only the 521's with an amount stated for Documentary Stamp Tax greater than \$2.25 or consideration greater than \$100.00 is captured in the sales file database as a qualified sale.

* If the stated value of personal property is more than 5% of the total sale price for residential property or more than 25% for commercial property, the sale is EXCLUDED unless the sales sample is small and there is strong evidence to support the value estimate of personal property.

* Both the assessor and the deputy process sales. Every transfer statement has the following work done: Updates made to the property record card, electronic appraisal file, GIS if applicable, and sales book. All sales are now sent electronically to the PAD. Sales questionnaires are sent to BOTH buyer and seller of ALL types of property (Ag, residential, commercial). A physical improvements data confirmation sheet is also sent to either the buyer or the seller. When the data sheet is returned the information is compared to that already present in the appraisal file and updated as needed. A record is kept of all individuals receiving a questionnaire and all individuals returning the questionnaire. Our return rate on the verification questionnaires is at 35% this year. The office also initiates phone contact with the buyer and seller on any sales with questions or concerns. All sales whether qualified or not are recorded in the TerraScan computer sales file. The Treasurer's office, FSA, and the NRD office are informed of ownership changes. Lastly the offices sales spreadsheet, used to determine sales ratios, is updated.

Building Permits / Information Sheets:

* No building amounting to a value of \$2,500 or more shall be erected, or structurally altered or repaired, and no electrical, heating, plumbing, or other installation or connection, or other improvement to real property, amounting to a value of \$2,500 or more, shall hereafter be made until an information statement or building permit has been filed with the assessor.

* Urban Zoning regulations in place in: Curtis, Eustis, and Maywood. No zoning regulations in place in: Stockville and Moorefield. Entire rural areas of the county require a zoning permit when changes are made to the property.

* When there is an increase in square footage of a current improvement or the addition of another improvement to an urban property a building permit is required in the towns of Curtis and Eustis. Information sheets shall be used in a city or village that does not require a building permit under its zoning laws.

*All permits and information sheets are reviewed for percentage of completion and value changes in the fall (December), prior to January 1, of the year the permits were turned into the assessors' office.

* Frontier County data logs include: Excel spreadsheet of building permits, permit collection envelope, and the electronic Terra-scan permits file.

Data Collection:

* Real Property Improvements:

Appraisal work is being done on a continuing basis. Our office uses data gathered from sales questionnaires as well as detailed reviews and updates. Detailed reviews include an on-site physical inspection of all improvements, by the county assessor & deputy, interior inspections when possible, new digital photographs and any needed updating of improvement sketches. Frontier County is scheduled for detailed reviews to be performed on all property types with improvements throughout the entire County on a 4-year cycle. Residential properties for 2017, Commercial properties for 2018, Rural properties & Ag properties for 2019, Lake Properties for 2020 and then the process starts again. Either the county assessor or deputy completes updates annually. All property types are reviewed on the computer for correctness of parcel information/appraisal record data.

* Personal Property:

Currently data is gathered primarily from the taxpayer's federal income tax depreciation schedule and previous personal property schedules. Occasionally owners will report new property themselves and we review all copies of any UCC filing statements and zoning permits that are recorded in the clerk's office. Our office mails out postcard reminders a couple weeks prior to the May first deadline.

* Ag land:

January 1st 2008 Frontier County fully implemented the GIS system and it is now used to keep all of our land use current by viewing the current satellite imagery for Frontier County.

* Improvements on Leased Land:

Improvements on leased land have been inspected using the same methods as those used with other real property improvements.

Assessment Sales Ratios and Assessment Actions:

* Our office now performs three review assessments. Two prior to the AVU and abstract submission and one after the Reports and Opinions has been released.

* Reviews of the level of value for all types of property are done using the sales rosters provided by the state as well as using our in house “what if’s” spread sheets. The office also utilizes our field liaison when needed. We understand that the reliability of the ratio studies depends on representativeness of the sample. Therefore, when information is entered into the sales file and the rosters they are reviewed for correctness several times.

* The appraisal uniformity guide our offices employs and strives to be in compliance with this:

1. Mean / Median / Aggregate lie between:

* 92-100% for residential properties

* 92-100% for commercial properties

* 69-75% for Agland

* In normal distribution all 3 should be equal

2. COD lies between:

* <15 for residential

* <20 for Agland & commercial

* <5 considered extremely low, maybe a flawed study

3. PRD lies between:

* 98-103% for all types of properties

* PRD <98 means high value parcels are over appraised

* PRD >103 means high valued parcels are under appraised and low valued parcels are overappraised

4. Fairness and uniformity between sold and unsold properties equals a trended preliminary ratio that correlates closely with the R & O median ratio and a percentage change in the sales file and the assessed base would be similar.

Approaches to Value:

* Land valuation process in Frontier County is based upon site data and the market (sales) approach for land.

1. Site data

a. Lots evaluated per use, square-foot, acre, neighborhood, size and shape, road type and access, topography,

improved or unimproved, and zoning. Evaluated through onsite review and measurement (tape measure and GIS), city maps, property record card, and owner.

b. Amland evaluated per acre, class (use), and subclass. Evaluated through GIS satellite imagery, GIS soil layer and land use calculator, property record card, and landowner.

2. Market sales data

a. Lots. Use comparable sales within a 2-year period for residential lots and a 3-year period for commercial lots. Only arms lengths transactions used (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

b. Amland. Valued at 75% of actual value. Use unimproved comparable sales within a 3-year period. Use only arms lengths transactions (based upon 521 and questionnaire information). All assessments must be done on or before March 19 of each year. Review ratio studies (mean, median, aggregate, COD, and PRD)

* Real property, improvement valuation process in Frontier County is based upon the cost approach (physical data), and the sales approach.

1. Improvements data noted includes conforming to highest and best use for site, size, style, construction characteristics, actual age / remaining life / effective age, plus any rehabilitation, modernization and or remodeling

2. Physical data evaluated through onsite physical inspection by assessor and/or deputy, photographs, owner, property record card, and questionnaires.

4. Cost approach.

- Estimate replacement cost of improvements using Marshall & Swift cost handbook for year 2012 for residential and Ag improvements, 2012 for lake, and 2013 for commercial.
- Deduct for physical depreciation and or economic depreciation. For residential, percent depreciation was reviewed and rebuilt in 2013 by the assessor. For commercial, percent depreciation was reviewed and rebuilt in 2014 by the assessor. For rural residential, percent depreciation was reviewed and rebuilt in 2015 by the assessor and for lake, percent depreciation was reviewed and rebuilt in 2016 by the assessor.
- Age / life components, income loss, cost to correct, completion of improvements, questionnaires, property record card, and the market.

4. Sales approach. Use comparable sales within a 2-year period. Only arm's lengths transactions used (based upon 521 information, owner/buyer questionnaires or one on one contact with owner/buyer). Valued at 100% of actual value. Review of ratio studies (mean/median/aggregate/COD/PRD).

Customer Service, Notices and Public Relations:

* Our office regularly aids realtors, appraisers, insurance agents, title insurance agents, and property owners in locating parcel information by the availability of all our parcel information online. In order to access sales information and more detailed information about a parcel, we have also implemented a premium parcel information portion on our website that requires a \$300/year subscription or we also do a \$30/month subscription. This allows realtors, appraisers and others access to sales information, GIS images and other information not available to the general public on the website. This has helped in reducing phone calls to the office as well as having to copy and fax parcel information to these people. We currently have 4 premium subscribers and have had 8 monthly subscribers.

* In addition to the required publications our office publishes reminders and notices regarding several issues. Such topics include personal property schedule reminders and homestead application reminders.

* In an attempt to educate and inform taxpayers, thus increasing public relations, the assessor produces a property information newsletter. It is mailed to all property owners in their valuation change notice. We also publish some of these informational items as articles in our local paper.

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

Property Class	Median	COD	PRD
Residential	98.00% (92-100)	18.08 (<15)	111.12 (98-103)
Commercial	100.00% (92-100)	18.08 (<20)	111.24 (98-103)
Ag-land	71.00% (69-75)	23.55 (<20)	100.12 (98-103)

Functions Performed by the Assessor's Office:

Along with the sales reviews, property record keeping, mapping updates, ownership changes and valuing property, the assessor's office will annually:

1. Administer Homestead Exemption Applications. Carry out the approval or denial process. Provide taxpayer assistance and notification.
2. Administer Organization Exemptions & Affidavits to PAD. Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
3. Review government owned property not used for public purpose and send notices of intent to tax.
4. File personal property schedules, prepare subsequent notices for incomplete filings or failure to file and apply penalties as required.
5. Review the level of value for all types of property and adjust by proper percentage to achieve the standards set out by TERC.
6. When applicable prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
7. When applicable attend TERC Statewide Equalization hearings to defend values, and or implement orders of the TERC.
8. Prepare tax list correction documents for county board approval.
9. Complete valuation reports due to each subdivision for levy setting.
10. Prepare and certify tax lists to the county treasurer for real property, personal property, and centrally assessed.
11. Review centrally assessed values, establish assessment records and tax billing for the tax list.
12. Management of properties in the community redevelopment projects, TIF properties, for proper reporting on administrative reports and allocation of ad valorem tax.
13. Management of school district and other tax entity boundary changes necessary for correct assessment and tax information.
14. Review of Sales and Sales Ratios especially noting the median, the COD, PRD, and aggregate.
15. Review the level of value for all Agland types and adjust by proper amount to achieve the standards set out TERC.
16. Attend CBE hearings. Prior to hearings assessor will re-inspect all protest properties and bring to the hearings recommendations. Assessor will attend CBE

meetings for valuation protests, assemble and provide all needed information by the CBE.

17. Perform pickup work. Review improvements or changes that have been reported by individuals or have been found by driving by or have received building or zoning permits on or found on sales questionnaires. The assessor and deputy complete the pickup work. Pickup work is usually done in December and is completed by January 1.

18. Send out a notice of valuation change to every owner of real property where there has been either an increase or decrease in value.

19. Attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

20. Complete administrative reports due to PAD. Reports include the Real Property Abstract, Personal Property Abstract, School District Taxable Value Report, Homestead Exemption Tax Loss Summary certificate, Certificate of Taxable values, and the Certificate of Taxes Levied Report, Certification of Value to Political Subdivisions, Assessed Value Update, Report of current values for properties owned by Board of Education Lands and Funds, the Annual Plan of Assessment Report, and the Report of all Exempt Property and Taxable Government Owned Property.

21. Re-grade land at owners request or because of changes noticed upon evaluation of GIS maps.

3-Year Appraisal Plan

2017:

Residential. A complete review (reappraisal) was completed by the assessor and deputy on all residential properties in Curtis, Maywood, Eustis, Stockville & Moorefield in 2016 for the 2017 tax year. All properties were physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Commercial. A complete review (reappraisal) by the assessor and deputy will be completed in 2017 for the tax year 2018 on all commercial. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches will be used whenever applicable to the property.

Ag-land. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when

determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Ag-improvements. Appraisal maintenance will only be performed for Ag improvements located in the county for the 2017 tax year. Maintenance appraisal includes an evaluation of all Ag improvements for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets

Recreational improvements. Appraisal maintenance will only be performed for recreational properties in the county for the 2017 tax year. Maintenance appraisal includes an evaluation of all recreational records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

2018:

Residential. Appraisal maintenance will only be performed for all residential properties in the county for the 2018 tax year. Maintenance appraisal includes an evaluation of all residential records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

Commercial. A complete review (reappraisal) was completed by the assessor and deputy on all commercial properties in the county in 2017 for the 2018 tax year. All properties were physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Ag-improvements. A complete review (reappraisal) will be completed by the assessor and deputy on all Ag improvements in the county in 2018 for the 2019 tax year. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches were also used whenever applicable to the property.

Ag-land. A complete review will be completed by the assessor and deputy on all Ag land in 2018 for the tax year 2019. Land use maps for each Ag parcel will be printed from the GIS and mailed to all landowners for their review of their current land classifications. A market analysis of agricultural sales by land classification group will be conducted to

determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Recreational improvements. Appraisal maintenance will only be performed for recreational properties in the county for the 2018 tax year. Maintenance appraisal includes an evaluation of all recreational records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

2019:

Residential. Appraisal maintenance will only be performed for all residential properties in the county for the 2019 tax year. Maintenance appraisal includes an evaluation of all residential records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

Commercial. Appraisal maintenance will only be performed for commercial properties in the county for the 2019 tax year. Maintenance appraisal includes an evaluation of all commercial records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires, physical facility questionnaires and or building permits or information sheets.

Ag-land. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The office uses the sales approach when determining value. The office plots land sales on a large county map, visible to all visitors, to help determine if the current market areas are supported by the current sales.

Ag-improvements. A complete review (reappraisal) by the assessor and deputy will be completed in 2019 for the tax year 2020 on all ag improvements. All properties will be physically inspected, interior inspections done when possible, new digital photographs taken and any needed updating of improvement sketches performed. The cost and sale value approaches will be used whenever applicable to the property.

Recreational improvements. Appraisal maintenance will only be performed for all recreational properties in the county for the 2019 tax year. Maintenance appraisal includes an evaluation of all recreational records for accuracy in the computer and hard copy appraisal files. Updates also include any information picked up from sales questionnaires,

physical facility questionnaires and or building permits or information sheets.

CLASS	2017	2018	2019
Residential	Complete reappraisal of all residential parcels in the county for tax year 2017	Appraisal maintenance	Appraisal maintenance
Recreational / lake MH	Appraisal maintenance	Appraisal maintenance	Appraisal maintenance
Commercial	Appraisal maintenance	Complete reappraisal of all commercial parcels in the county for tax year 2018	Appraisal maintenance
Agricultural Land & Improvements	Market analysis by land classification groupings Appraisal maintenance of ag-improvements	Market analysis by land classification groupings Appraisal maintenance of ag-improvements	Market analysis by land classification groupings Complete reappraisal of all ag improved parcels in the county for tax year 2019

Miscellaneous Accomplishments for 2015-2016

- * Created and mailed out information letters to go along with the valuation changes notices and tax statements.
- * In regards to the homestead exemption application process our office provides personal assistance not only in our office but also in three other locations throughout the county to better serve this group of individuals.
- * Website now contains parcel information, sales information and searches, tools and much more.
<http://frontier.gisworkshop.com>
- * Continue to update and modify features in Terrascan to make office more efficient and up to date.
- * Have an in office sales book for appraisers that contain current copies of sales sheets for the current year and prior year. Sales are filed by valuation groupings.
- * Post in our office a large county plat map with the agricultural sales appropriately mapped for taxpayers to effortlessly view recent markets trends.
- * Scan all new 521's, deeds and mobile home transfers and attach to appropriate Terrascan record.
- * Maintain a farm site for each improved Ag parcels and electronically attach to appropriate TerraScan record.
- * Created a Facebook page to help keep taxpayers informed of important dates and just everyday activities in the Assessors office.