

NEBRASKA

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DEPARTMENT OF REVENUE

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

GAGE 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 Gage 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 Gage 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: Patti Milligan, Gage County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

<u>Property Class</u>	<u>COD</u>	<u>PRD</u>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds’ records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

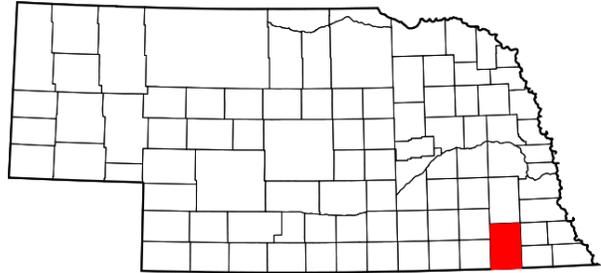
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

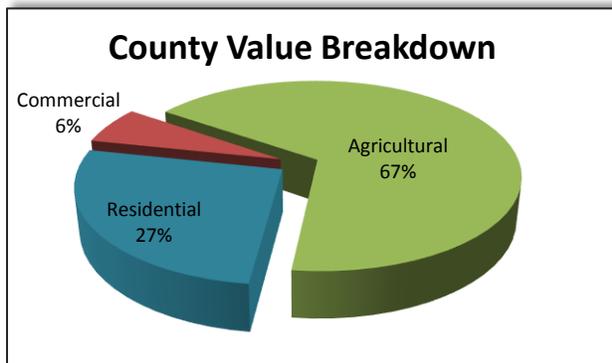
**Further information may be found in Exhibit 94*

County Overview

With a total area of 851 miles, Gage had 21,900 residents, per the Census Bureau Quick Facts for 2015, a 2% population decline from the 2010 US Census. In a review of the past fifty-five years, Gage has seen a steady drop in population of 18% (Nebraska Department of Economic Development). Reports indicated that 71% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Gage convene in and around Beatrice, the county seat. Per the latest information available from the U.S. Census Bureau, there were 683 employer establishments in Gage. Countywide employment was at 10,693 people, a slight loss relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
ADAMS	489	573	17%
BARNESTON	122	116	-5%
BEATRICE	12,518	12,669	1%
BLUE SPRINGS	383	331	-14%
CLATONIA	275	231	-16%
CORTLAND	488	482	-1%
FILLEY	174	132	-24%
LIBERTY	86	76	-12%
ODELL	345	307	-11%
PICKRELL	182	199	9%
VIRGINIA	67	60	-10%
WYMORE	1,656	1,457	-12%

Simultaneously, the agricultural economy has remained another strong anchor for Gage that has fortified the local rural area economies. Gage is included in both the Lower Big Blue and Nemaha Natural Resources Districts (NRD). Dry land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Gage ranks third in soybeans for beans. In value of sales by commodity group, Gage ranks fourth in poultry and eggs (USDA AgCensus).

The ethanol plant located in Adams is another contributory factor to the economy.

2017 Residential Correlation for Gage County

Assessment Actions

For 2017, Gage County reviewed rural residential properties and out buildings. New photos were taken and any changes that may have occurred to the properties were updated. Aerial imagery was used in looking at the outbuildings, which made it easier to identify changes in the office before going out to make inspections. Updates to measurements or condition of buildings were documented and verified with onsite inspections. The county reviewed and adjusted sub classes in the town of Beatrice. Neighborhood 30, Two Story Homes, were increased up to 10% and in Neighborhood 10, One and Half Story homes built between 1900-1940 were decreased up to 20%. Single Family One Story homes built between 1980-1999 were increased up to 10%. All pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

Residential parcels are analyzed utilizing seventeen valuation groupings that are based on the county assessor locations or towns in the county.

VALUATION GROUPING	ASSESSOR LOCATION
01	Adams
02	Barneston
03	Beatrice & Beatrice Subs
05	Blue Springs
06	Clatonia
07	Cortland
09	Filley
10	Liberty
11	Odell
12	Pickrell
13	Rockford
14	Subdivisions
15	Rural, Ellis
16	Rural Sub North, Rural Sub South
17	Virginia
18	Wymore
19	Doctor's Lake, Holmesville

For the residential property class, a review of the Gage County statistical analysis profiles indicate 584 qualified residential sales, representing the valuation groupings. Valuation group 03(Beatrice) constitutes about 66% of the sales in the residential class of property, is the county seat, and the

2017 Residential Correlation for Gage County

retail anchor of the county. All three measures of central tendency fall within the acceptable range. The overall calculated median is 94% for the residential class of property.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. Any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Gage County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the nonqualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Gage County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county has consistently stayed on schedule to comply with six-year inspection and review requirement as evidenced by the six-year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the residential class. Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county typically bases the assessment decisions and review based on the individual towns and will adjust those with a separate economic depreciation if needed. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The county consistently files all statutory reports in a timely and accurate fashion and utilizes electronic transfers when possible. The County consistently submits sales on a monthly basis, and updates the sales file in an accurate fashion. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property. Review cycle of the residential property appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

2017 Residential Correlation for Gage County

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

Equalization

The valuation groupings have been assessed at similar portions of market value, and the qualitative statistics support uniformity of assessments. The valuation groups with an adequate sample are all within the acceptable range. The quality of assessment complies with generally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	25	97.69	99.41	97.26	09.02	102.21
02	3	81.77	98.66	105.55	28.27	93.47
03	387	95.54	102.79	93.05	20.46	110.47
05	8	89.29	110.91	80.46	44.39	137.84
06	8	92.35	88.89	89.89	06.51	98.89
07	27	93.79	91.07	87.81	14.06	103.95
09	6	99.78	100.31	97.34	15.01	103.05
10	1	131.75	131.75	131.75	00.00	100.00
11	8	88.83	104.13	95.45	53.34	109.09
12	7	83.01	84.92	82.30	10.69	103.18
13	2	49.76	49.76	64.42	36.29	77.24
15	40	91.86	92.47	90.57	12.45	102.10
16	9	92.51	94.13	93.32	10.76	100.87
17	2	83.09	83.09	98.42	23.36	84.42
18	49	94.13	98.28	92.47	25.67	106.28
19	2	70.33	70.33	72.05	07.35	97.61
____ALL____	584	94.48	100.25	92.38	20.17	108.52

Level of Value

Based on the review of all available information, the level of value of residential property in Gage County is 94%.

2017 Commercial Correlation for Gage County

Assessment Actions

For the current assessment year, Gage County conducted a statistical analysis for the commercial class of property. Additionally, all pickup work was completed by the county, as were on-site inspections of any remodeling and new additions.

Description of Analysis

VALUATION GROUPING	ASSESSOR LOCATION
03	Beatrice
10	Towns In North Half Of County
15	Towns In South Half Of County
18	Wymore
50	Rural

For the commercial property class, a review of Gage County's statistical analysis consists of 41 commercial sales, representing all five-valuation groupings. Valuation group 03 constitutes about 63% of the sample and this generally reflects the composition of the commercial population. Of the three measures of central tendency for the county, only the median is within the acceptable range. The mean and weighted mean are skewed by outlying sales. Within the profile, sale prices range from \$1,200 to almost \$6.3 million. The qualitative statistics are close to being within the recommended range.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor.

One of the areas addressed included sales qualification and verification. The Gage County Assessor has developed a consistent procedure for both sales qualification and verification. The county utilizes a contract appraisal company who is directly responsible for the sales verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Gage County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

2017 Commercial Correlation for Gage County

The county's inspection and review cycle for all real property was discussed with the county assessor. All property in Gage County has been inspected during the six-year review cycle. The majority of the review is done by appraisal staff in the office with assistance of the contract appraiser. The county is implementing oblique imagery for 2017, and has consistently used various technologies to aid in the valuation of the commercial class of property. The county's analysis utilizes the state sales file to access sales information to value unique properties within the county.

The county consistently files all statutory reports in a timely and accurate fashion and utilizes electronic transfers when possible. The County consistently submits sales on a monthly basis, and updates the sales file in an accurate fashion.

Valuation groups were also examined to ensure that the groups defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization

Based on the assessment practices review and the statistical analysis, the quality of assessment in Gage County is in compliance with professionally accepted mass appraisal standards.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
03	26	95.54	101.89	70.05	26.36	145.45
10	7	100.83	97.65	99.87	12.58	97.78
15	4	116.07	118.87	110.96	15.15	107.13
18	2	116.68	116.68	102.66	36.05	113.66
50	2	100.10	100.10	94.69	11.01	105.71
<u>ALL</u>						
10/01/2013 To 09/30/2016	41	100.00	103.46	73.30	22.93	141.15

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Gage County is 100%.

2017 Agricultural Correlation for Gage County

Assessment Actions

A systematic review of land use was conducted this year. The review was primarily conducted using aerial imagery; when additional information was needed, the taxpayer was contacted to verify Farm Service Agency certifications and/or a physical inspection was completed. Rural outbuildings were reviewed utilizing aerial imagery images. A sales analysis was completed, as a result irrigated land values decreased approximately 9%, in Area 1 and 2, dry 3% in Area 1 and grass stayed the same.

Description of Analysis

Gage County has developed two clearly defined agricultural market areas based on topography, and availability of water. Market Area 1 is the entire county with the exception of the three townships bordering Pawnee County to the east of Gage. Market Area 1 is predominately dryland at 61%, grass land 21%, and irrigated land at 16%. Market Area 2 has 62% dryland, which is similar to area one, grass is 32% and only about 2% of the land is irrigated. On average, the productivity of the agricultural land in Market Area 1 is better than that of Market Area 2. The agricultural statistical sample of 61 sales reveals that two of the three measures of central tendency are within the range with only the weighted mean being below the range by three points. The calculated median of the sample is rounded to 70%.

<u>AREA (MARKET)</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
1	46	70.09	68.55	66.73	18.42	102.73
2	15	70.73	65.69	64.07	19.03	102.53
<u>ALL</u>						
10/01/2013 To 09/30/2016	61	70.37	67.85	66.26	18.54	102.40

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the transmission of data from the county to the sales file to see if it received on a timely basis and for accuracy.

The review of Gage County revealed that data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to the review of sales. The county has completed the second cycle six-year inspection and review cycle. The improvements on agricultural property appears to be on schedule to comply with the ongoing inspection and

2017 Agricultural Correlation for Gage County

review requirements. They also keep the agricultural land use current. The inspections are changed and documented on the property record files.

Another portion of the assessment practices relates to how rural residential and recreational land use is identified apart from agricultural land within the county. The county verifies and interviews buyer or seller to determine if there are influences other than agricultural affecting the sale. Followed up with a physical inspection to determine current land use.

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

Equalization

The analysis supports that the county has achieved equalization; comparison of Gage County values compared the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The market adjustments made for 2017 parallel the movement of the agricultural market in the area.

The Division's review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

2017 Agricultural Correlation for Gage County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	5	69.07	68.35	64.96	11.16	105.22
1	5	69.07	68.35	64.96	11.16	105.22
<u>Dry</u>						
County	25	67.61	70.13	68.63	13.19	102.19
1	21	69.63	71.02	69.34	13.90	102.42
2	4	66.29	65.45	64.74	06.71	101.10
<u>Grass</u>						
County	8	54.65	44.45	28.74	56.98	154.66
1	4	34.53	37.07	24.67	107.36	150.26
2	4	54.65	51.82	35.64	46.11	145.40
<u>ALL</u>						
10/01/2013 To 09/30/2016	61	70.37	67.85	66.26	18.54	102.40

Level of Value

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

2017 Opinions of the Property Tax Administrator for Gage County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Gage County

Residential Real Property - Current

Number of Sales	584	Median	94.48
Total Sales Price	\$63,275,104	Mean	100.25
Total Adj. Sales Price	\$63,275,104	Wgt. Mean	92.38
Total Assessed Value	\$58,453,120	Average Assessed Value of the Base	\$78,660
Avg. Adj. Sales Price	\$108,348	Avg. Assessed Value	\$100,091

Confidence Interval - Current

95% Median C.I	93.12 to 96.08
95% Wgt. Mean C.I	90.96 to 93.79
95% Mean C.I	97.59 to 102.91
% of Value of the Class of all Real Property Value in the County	25.97
% of Records Sold in the Study Period	6.18
% of Value Sold in the Study Period	7.86

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	518	95	95.40
2015	522	96	96.45
2014	514	98	98.20
2013	480	98	98.46

2017 Commission Summary for Gage County

Commercial Real Property - Current

Number of Sales	41	Median	100.00
Total Sales Price	\$22,387,868	Mean	103.46
Total Adj. Sales Price	\$22,387,868	Wgt. Mean	73.30
Total Assessed Value	\$16,409,465	Average Assessed Value of the Base	\$179,590
Avg. Adj. Sales Price	\$546,046	Avg. Assessed Value	\$400,231

Confidence Interval - Current

95% Median C.I	92.45 to 104.52
95% Wgt. Mean C.I	48.52 to 98.08
95% Mean C.I	93.39 to 113.53
% of Value of the Class of all Real Property Value in the County	7.83
% of Records Sold in the Study Period	3.28
% of Value Sold in the Study Period	7.32

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	54	100	100.33
2015	60	100	100.46
2014	67	95	99.77
2013	52	95	95.32

34 Gage
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 : 584
Total Sales Price : 63,275,104
Total Adj. Sales Price : 63,275,104
Total Assessed Value : 58,453,120
Avg. Adj. Sales Price : 108,348
Avg. Assessed Value : 100,091

MEDIAN : 94
WGT. MEAN : 92
MEAN : 100
COD : 20.17
PRD : 108.52

COV : 32.66
STD : 32.74
Avg. Abs. Dev : 19.06
MAX Sales Ratio : 300.06
MIN Sales Ratio : 26.67

95% Median C.I. : 93.12 to 96.08
95% Wgt. Mean C.I. : 90.96 to 93.79
95% Mean C.I. : 97.59 to 102.91

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-14 To 31-DEC-14	64	96.89	103.08	94.13	17.79	109.51	32.45	300.06	92.00 to 100.23	116,541	109,699
01-JAN-15 To 31-MAR-15	56	95.81	100.28	95.96	16.41	104.50	61.81	187.65	91.67 to 98.67	109,276	104,862
01-APR-15 To 30-JUN-15	75	94.00	94.92	90.68	12.69	104.68	66.83	159.12	89.21 to 96.64	110,441	100,145
01-JUL-15 To 30-SEP-15	68	94.07	99.57	94.08	18.87	105.84	44.80	201.34	87.86 to 100.00	111,690	105,075
01-OCT-15 To 31-DEC-15	82	96.76	101.75	93.37	25.56	108.98	31.70	295.64	91.37 to 99.05	97,684	91,206
01-JAN-16 To 31-MAR-16	63	95.03	105.02	92.78	23.56	113.19	62.45	217.69	89.63 to 99.89	105,276	97,679
01-APR-16 To 30-JUN-16	83	90.45	94.05	89.90	18.21	104.62	26.67	244.85	87.50 to 96.14	105,705	95,029
01-JUL-16 To 30-SEP-16	93	93.54	104.08	90.20	25.24	115.39	51.72	286.89	89.32 to 98.20	111,860	100,903
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	263	95.45	99.25	93.53	16.33	106.12	32.45	300.06	93.12 to 96.64	112,000	104,749
01-OCT-15 To 30-SEP-16	321	93.79	101.08	91.38	23.34	110.62	26.67	295.64	91.71 to 96.48	105,355	96,274
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	281	95.04	99.11	93.33	18.80	106.19	31.70	295.64	92.97 to 96.81	106,789	99,670
<u>ALL</u>	584	94.48	100.25	92.38	20.17	108.52	26.67	300.06	93.12 to 96.08	108,348	100,091

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	25	97.69	99.41	97.26	09.02	102.21	74.32	147.06	94.34 to 99.36	122,975	119,604
02	3	81.77	98.66	105.55	28.27	93.47	72.42	141.79	N/A	14,833	15,657
03	387	95.54	102.79	93.05	20.46	110.47	48.14	300.06	93.12 to 97.32	105,270	97,956
05	8	89.29	110.91	80.46	44.39	137.84	54.68	198.69	54.68 to 198.69	31,375	25,245
06	8	92.35	88.89	89.89	06.51	98.89	65.70	97.33	65.70 to 97.33	92,175	82,855
07	27	93.79	91.07	87.61	14.06	103.95	51.72	130.94	81.81 to 100.63	120,867	105,894
09	6	99.78	100.31	97.34	15.01	103.05	70.06	136.26	70.06 to 136.26	41,800	40,687
10	1	131.75	131.75	131.75	00.00	100.00	131.75	131.75	N/A	18,900	24,900
11	8	88.83	104.13	95.45	53.34	109.09	26.67	244.85	26.67 to 244.85	42,794	40,845
12	7	83.01	84.92	82.30	10.69	103.18	70.81	99.15	70.81 to 99.15	124,929	102,810
13	2	49.76	49.76	64.42	36.29	77.24	31.70	67.82	N/A	53,000	34,140
15	40	91.86	92.47	90.57	12.45	102.10	53.20	134.15	86.54 to 96.64	207,852	188,253
16	9	92.51	94.13	93.32	10.76	100.87	71.39	114.68	84.55 to 109.64	326,667	304,842
17	2	83.09	83.09	98.42	23.36	84.42	63.68	102.49	N/A	81,000	79,718
18	49	94.13	98.28	92.47	25.67	106.28	32.45	201.63	87.86 to 99.63	41,252	38,144
19	2	70.33	70.33	72.05	07.35	97.61	65.16	75.50	N/A	67,500	48,635
<u>ALL</u>	584	94.48	100.25	92.38	20.17	108.52	26.67	300.06	93.12 to 96.08	108,348	100,091

34 Gage
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 : 584
 Total Sales Price : 63,275,104
 Total Adj. Sales Price : 63,275,104
 Total Assessed Value : 58,453,120
 Avg. Adj. Sales Price : 108,348
 Avg. Assessed Value : 100,091

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 100
 COD : 20.17
 PRD : 108.52

COV : 32.66
 STD : 32.74
 Avg. Abs. Dev : 19.06
 MAX Sales Ratio : 300.06
 MIN Sales Ratio : 26.67

95% Median C.I. : 93.12 to 96.08
 95% Wgt. Mean C.I. : 90.96 to 93.79
 95% Mean C.I. : 97.59 to 102.91

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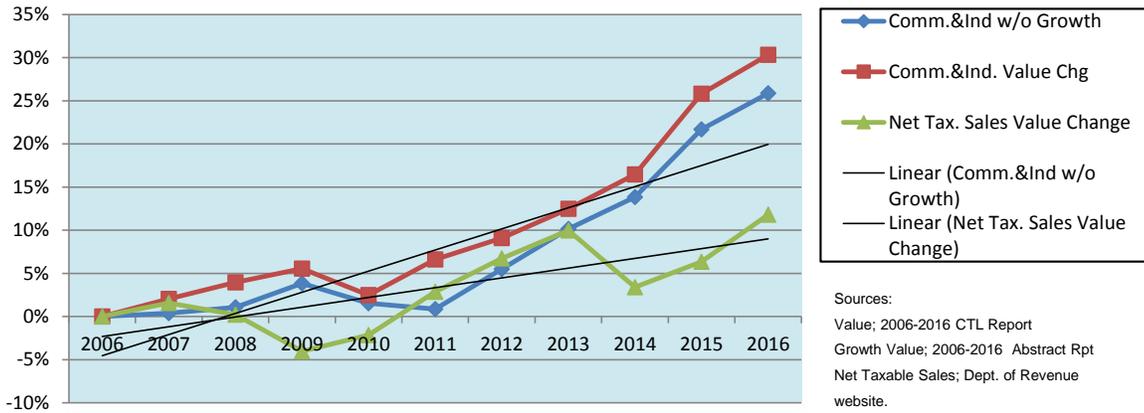
PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	580	94.34	99.80	92.31	19.82	108.11	26.67	300.06	93.08 to 96.03	108,948	100,571
06											
07	4	154.73	166.12	143.09	30.61	116.09	110.16	244.85	N/A	21,338	30,533
<u>ALL</u>	584	94.48	100.25	92.38	20.17	108.52	26.67	300.06	93.12 to 96.08	108,348	100,091

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	5	233.33	217.05	224.46	19.97	96.70	127.33	286.89	N/A	4,100	9,203
Less Than 15,000	33	161.44	155.83	146.82	33.75	106.14	31.70	295.64	119.94 to 182.13	8,611	12,642
Less Than 30,000	78	120.63	133.04	121.67	41.88	109.34	26.67	300.06	101.32 to 141.79	16,001	19,469
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	579	94.33	99.25	92.34	19.26	107.48	26.67	300.06	93.08 to 96.00	109,248	100,876
Greater Than 14,999	551	93.94	96.93	92.13	16.94	105.21	26.67	300.06	92.31 to 95.59	114,321	105,328
Greater Than 29,999	506	93.31	95.20	91.79	14.41	103.72	45.91	201.34	91.67 to 95.03	122,583	112,519
<u>Incremental Ranges</u>											
0 TO 4,999	5	233.33	217.05	224.46	19.97	96.70	127.33	286.89	N/A	4,100	9,203
5,000 TO 14,999	28	146.51	144.90	140.79	34.74	102.92	31.70	295.64	103.45 to 174.60	9,416	13,257
15,000 TO 29,999	45	104.32	116.32	114.26	40.27	101.80	26.67	300.06	94.64 to 130.86	21,421	24,475
30,000 TO 59,999	106	101.10	108.55	107.44	21.99	101.03	56.67	201.34	97.96 to 106.70	45,014	48,364
60,000 TO 99,999	136	94.39	94.73	94.60	12.65	100.14	54.68	137.41	90.98 to 97.32	78,930	74,666
100,000 TO 149,999	124	93.11	91.80	91.81	10.92	99.99	45.91	176.90	89.80 to 95.58	123,049	112,970
150,000 TO 249,999	103	89.51	88.87	88.93	10.16	99.93	51.72	129.83	85.96 to 92.00	189,768	168,756
250,000 TO 499,999	36	89.38	87.88	87.95	11.05	99.92	53.20	109.64	83.43 to 94.13	307,412	270,379
500,000 TO 999,999	1	81.48	81.48	81.48	00.00	100.00	81.48	81.48	N/A	650,000	529,615
1,000,000 +											
<u>ALL</u>	584	94.48	100.25	92.38	20.17	108.52	26.67	300.06	93.12 to 96.08	108,348	100,091

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	\$ 165,716,625	\$ 4,177,770	2.52%	\$ 161,538,855	-	\$ 188,056,611	-
2007	\$ 169,073,350	\$ 2,724,265	1.61%	\$ 166,349,085	0.38%	\$ 190,989,466	1.56%
2008	\$ 172,282,135	\$ 4,796,915	2.78%	\$ 167,485,220	-0.94%	\$ 188,474,395	-1.32%
2009	\$ 174,914,455	\$ 2,850,670	1.63%	\$ 172,063,785	-0.13%	\$ 180,480,007	-4.24%
2010	\$ 169,846,390	\$ 1,566,365	0.92%	\$ 168,280,025	-3.79%	\$ 184,007,041	1.95%
2011	\$ 176,697,130	\$ 9,534,805	5.40%	\$ 167,162,325	-1.58%	\$ 193,466,036	5.14%
2012	\$ 180,773,775	\$ 5,945,995	3.29%	\$ 174,827,780	-1.06%	\$ 200,705,970	3.74%
2013	\$ 186,416,445	\$ 3,886,860	2.09%	\$ 182,529,585	0.97%	\$ 206,830,388	3.05%
2014	\$ 192,999,075	\$ 4,329,150	2.24%	\$ 188,669,925	1.21%	\$ 194,466,645	-5.98%
2015	\$ 208,522,095	\$ 6,854,035	3.29%	\$ 201,668,060	4.49%	\$ 199,964,153	2.83%
2016	\$ 215,967,950	\$ 7,382,670	3.42%	\$ 208,585,280	0.03%	\$ 210,231,530	5.13%
Ann %chg	2.68%			Average	-0.04%	0.68%	1.19%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.38%	2.03%	1.56%
2008	1.07%	3.96%	0.22%
2009	3.83%	5.55%	-4.03%
2010	1.55%	2.49%	-2.15%
2011	0.87%	6.63%	2.88%
2012	5.50%	9.09%	6.73%
2013	10.15%	12.49%	9.98%
2014	13.85%	16.46%	3.41%
2015	21.69%	25.83%	6.33%
2016	25.87%	30.32%	11.79%

County Number
 County Name

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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 : 41
Total Sales Price : 22,387,868
Total Adj. Sales Price : 22,387,868
Total Assessed Value : 16,409,465
Avg. Adj. Sales Price : 546,046
Avg. Assessed Value : 400,231

MEDIAN : 100
WGT. MEAN : 73
MEAN : 103
COD : 22.93
PRD : 141.15

COV : 31.79
STD : 32.89
Avg. Abs. Dev : 22.93
MAX Sales Ratio : 198.20
MIN Sales Ratio : 52.11

95% Median C.I. : 92.45 to 104.52
95% Wgt. Mean C.I. : 48.52 to 98.08
95% Mean C.I. : 93.39 to 113.53

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	3	100.83	127.40	126.97	27.32	100.34	99.35	182.01	N/A	44,333	56,288
01-JAN-14 To 31-MAR-14	2	96.23	96.23	94.51	03.93	101.82	92.45	100.00	N/A	16,850	15,925
01-APR-14 To 30-JUN-14	5	100.46	102.25	91.21	16.13	112.10	75.30	143.33	N/A	107,600	98,144
01-JUL-14 To 30-SEP-14	2	121.94	121.94	121.61	04.64	100.27	116.28	127.59	N/A	61,500	74,793
01-OCT-14 To 31-DEC-14	4	91.93	100.63	99.61	36.29	101.02	59.92	158.73	N/A	30,750	30,630
01-JAN-15 To 31-MAR-15	3	94.58	94.63	92.19	06.95	102.65	84.80	104.52	N/A	186,333	171,780
01-APR-15 To 30-JUN-15	4	87.65	86.37	96.36	23.63	89.63	52.11	118.07	N/A	92,000	88,650
01-JUL-15 To 30-SEP-15	1	100.20	100.20	100.20	00.00	100.00	100.20	100.20	N/A	4,274,422	4,283,070
01-OCT-15 To 31-DEC-15	5	93.59	109.15	60.83	35.57	179.43	53.77	198.20	N/A	3,092,411	1,881,111
01-JAN-16 To 31-MAR-16	4	124.46	115.91	138.44	32.12	83.73	55.17	159.55	N/A	96,625	133,769
01-APR-16 To 30-JUN-16	5	95.00	93.77	84.70	18.32	110.71	64.30	129.58	N/A	47,440	40,183
01-JUL-16 To 30-SEP-16	3	100.00	100.55	100.92	16.57	99.63	75.97	125.69	N/A	49,997	50,457
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	12	100.65	110.81	101.61	17.83	109.05	75.30	182.01	92.45 to 127.59	68,975	70,085
01-OCT-14 To 30-SEP-15	12	95.33	94.34	99.08	21.12	95.22	52.11	158.73	74.62 to 109.23	443,702	439,628
01-OCT-15 To 30-SEP-16	17	96.69	104.70	63.40	28.67	165.14	53.77	198.20	75.97 to 129.58	955,044	605,466
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	13	100.46	103.85	97.18	20.36	106.86	59.92	158.73	75.30 to 127.59	62,900	61,129
01-JAN-15 To 31-DEC-15	13	94.58	98.10	70.46	22.41	139.23	52.11	198.20	79.22 to 111.11	1,589,498	1,119,890
<u>ALL</u>	41	100.00	103.46	73.30	22.93	141.15	52.11	198.20	92.45 to 104.52	546,046	400,231

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
03	26	95.54	101.89	70.05	26.36	145.45	52.11	198.20	79.22 to 104.52	753,018	527,525
10	7	100.83	97.65	99.87	12.58	97.78	55.17	125.69	55.17 to 125.69	42,991	42,934
15	4	116.07	118.87	110.96	15.15	107.13	100.00	143.33	N/A	22,100	24,523
18	2	116.68	116.68	102.66	36.05	113.66	74.62	158.73	N/A	22,500	23,098
50	2	100.10	100.10	94.69	11.01	105.71	89.08	111.11	N/A	1,187,528	1,124,503
<u>ALL</u>	41	100.00	103.46	73.30	22.93	141.15	52.11	198.20	92.45 to 104.52	546,046	400,231

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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 : 41
Total Sales Price : 22,387,868
Total Adj. Sales Price : 22,387,868
Total Assessed Value : 16,409,465
Avg. Adj. Sales Price : 546,046
Avg. Assessed Value : 400,231

MEDIAN : 100
WGT. MEAN : 73
MEAN : 103
COD : 22.93
PRD : 141.15

COV : 31.79
STD : 32.89
Avg. Abs. Dev : 22.93
MAX Sales Ratio : 198.20
MIN Sales Ratio : 52.11

95% Median C.I. : 92.45 to 104.52
95% Wgt. Mean C.I. : 48.52 to 98.08
95% Mean C.I. : 93.39 to 113.53

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	79.18	79.18	79.17	00.06	100.01	79.13	79.22	N/A	100,000	79,170
03	37	100.00	105.46	99.88	22.29	105.59	52.11	198.20	94.58 to 104.52	250,753	250,450
04	2	90.68	90.68	54.10	40.70	167.62	53.77	127.59	N/A	6,455,000	3,492,230
<u>ALL</u>	<u>41</u>	<u>100.00</u>	<u>103.46</u>	<u>73.30</u>	<u>22.93</u>	<u>141.15</u>	<u>52.11</u>	<u>198.20</u>	<u>92.45 to 104.52</u>	<u>546,046</u>	<u>400,231</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	129.58	129.58	129.58	00.00	100.00	129.58	129.58	N/A	1,200	1,555
Less Than 15,000	3	100.00	108.55	99.49	11.17	109.11	96.08	129.58	N/A	7,467	7,428
Less Than 30,000	11	100.00	111.75	108.72	30.19	102.79	55.17	198.20	59.92 to 158.73	18,536	20,153
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	40	99.68	102.80	73.29	22.84	140.26	52.11	198.20	92.45 to 102.56	559,667	410,198
Greater Than 14,999	38	99.68	103.05	73.27	23.94	140.64	52.11	198.20	89.59 to 104.52	588,565	431,242
Greater Than 29,999	30	99.68	100.41	72.97	20.34	137.60	52.11	182.01	89.08 to 104.52	739,466	539,593
<u>Incremental Ranges</u>											
0 TO 4,999	1	129.58	129.58	129.58	00.00	100.00	129.58	129.58	N/A	1,200	1,555
5,000 TO 14,999	2	98.04	98.04	97.78	02.00	100.27	96.08	100.00	N/A	10,600	10,365
15,000 TO 29,999	8	97.92	112.95	109.86	38.11	102.81	55.17	198.20	55.17 to 198.20	22,688	24,924
30,000 TO 59,999	8	111.19	113.30	118.25	31.85	95.81	64.30	182.01	64.30 to 182.01	42,867	50,690
60,000 TO 99,999	8	100.42	94.95	94.43	12.23	100.55	52.11	116.28	52.11 to 116.28	69,819	65,930
100,000 TO 149,999	3	94.58	91.39	92.09	07.52	99.24	79.13	100.46	N/A	111,000	102,225
150,000 TO 249,999	5	93.59	96.21	96.94	12.33	99.25	75.30	118.07	N/A	179,800	174,303
250,000 TO 499,999	2	118.51	118.51	115.50	28.44	102.61	84.80	152.22	N/A	274,500	317,050
500,000 TO 999,999	1	111.11	111.11	111.11	00.00	100.00	111.11	111.11	N/A	605,056	672,285
1,000,000 +	3	89.08	81.02	67.58	17.38	119.89	53.77	100.20	N/A	6,298,807	4,256,750
<u>ALL</u>	<u>41</u>	<u>100.00</u>	<u>103.46</u>	<u>73.30</u>	<u>22.93</u>	<u>141.15</u>	<u>52.11</u>	<u>198.20</u>	<u>92.45 to 104.52</u>	<u>546,046</u>	<u>400,231</u>

34 Gage
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 : 41
Total Sales Price : 22,387,868
Total Adj. Sales Price : 22,387,868
Total Assessed Value : 16,409,465
Avg. Adj. Sales Price : 546,046
Avg. Assessed Value : 400,231

MEDIAN : 100
WGT. MEAN : 73
MEAN : 103
COD : 22.93
PRD : 141.15

COV : 31.79
STD : 32.89
Avg. Abs. Dev : 22.93
MAX Sales Ratio : 198.20
MIN Sales Ratio : 52.11

95% Median C.I. : 92.45 to 104.52
95% Wgt. Mean C.I. : 48.52 to 98.08
95% Mean C.I. : 93.39 to 113.53

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	104.52	104.52	104.52	00.00	100.00	104.52	104.52	N/A	160,000	167,225
303	1	93.59	93.59	93.59	00.00	100.00	93.59	93.59	N/A	210,000	196,540
326	1	159.55	159.55	159.55	00.00	100.00	159.55	159.55	N/A	55,000	87,755
343	2	129.47	129.47	100.41	22.61	128.94	100.20	158.73	N/A	2,144,711	2,153,440
344	6	74.96	75.26	80.79	17.40	93.16	52.11	100.00	52.11 to 100.00	87,426	70,629
346	2	109.07	109.07	111.63	15.24	97.71	92.45	125.69	N/A	28,968	32,338
352	3	79.22	92.14	98.57	16.38	93.48	79.13	118.07	N/A	133,000	131,102
353	5	100.83	108.42	112.79	16.20	96.13	84.80	152.22	N/A	140,400	158,356
381	1	100.83	100.83	100.83	00.00	100.00	100.83	100.83	N/A	24,000	24,200
406	8	128.59	122.02	120.51	32.09	101.25	55.17	198.20	55.17 to 198.20	30,650	36,938
407	1	111.11	111.11	111.11	00.00	100.00	111.11	111.11	N/A	605,056	672,285
419	1	94.58	94.58	94.58	00.00	100.00	94.58	94.58	N/A	100,000	94,575
442	2	101.51	101.51	101.12	01.03	100.39	100.46	102.56	N/A	95,000	96,068
447	1	89.08	89.08	89.08	00.00	100.00	89.08	89.08	N/A	1,770,000	1,576,720
470	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	9,200	9,200
494	1	53.77	53.77	53.77	00.00	100.00	53.77	53.77	N/A	12,852,000	6,910,460
499	1	96.08	96.08	96.08	00.00	100.00	96.08	96.08	N/A	12,000	11,530
528	3	99.35	104.11	104.62	06.57	99.51	96.69	116.28	N/A	60,833	63,642
<u>ALL</u>	41	100.00	103.46	73.30	22.93	141.15	52.11	198.20	92.45 to 104.52	546,046	400,231

34 Gage

PAD 2017 R&O Statistics (Using 2017 Values)

AGRICULTURAL LAND

Qualified

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

Number of Sales : 61
 Total Sales Price : 31,743,639
 Total Adj. Sales Price : 31,743,639
 Total Assessed Value : 21,033,573
 Avg. Adj. Sales Price : 520,388
 Avg. Assessed Value : 344,813

MEDIAN : 70
 WGT. MEAN : 66
 MEAN : 68
 COD : 18.54
 PRD : 102.40

COV : 29.49
 STD : 20.01
 Avg. Abs. Dev : 13.05
 MAX Sales Ratio : 107.39
 MIN Sales Ratio : 00.00

95% Median C.I. : 65.73 to 73.45
 95% Wgt. Mean C.I. : 62.13 to 70.39
 95% Mean C.I. : 62.83 to 72.87

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13	14	69.07	65.21	67.36	15.80	96.81	00.00	87.93	57.08 to 75.83	572,197	385,418	
01-JAN-14 To 31-MAR-14	9	71.09	73.21	68.70	15.56	106.56	53.08	107.39	55.74 to 84.31	531,444	365,113	
01-APR-14 To 30-JUN-14	4	57.72	46.31	47.39	31.69	97.72	00.00	69.80	N/A	438,491	207,793	
01-JUL-14 To 30-SEP-14	3	80.41	81.41	77.87	13.33	104.55	65.84	97.99	N/A	905,667	705,220	
01-OCT-14 To 31-DEC-14	11	65.73	65.96	62.04	14.56	106.32	48.38	85.38	52.14 to 78.33	601,377	373,120	
01-JAN-15 To 31-MAR-15	3	86.62	59.75	47.65	35.65	125.39	00.00	92.63	N/A	463,333	220,757	
01-APR-15 To 30-JUN-15	2	61.95	61.95	63.18	07.17	98.05	57.51	66.38	N/A	332,500	210,078	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15	3	54.02	54.35	54.58	01.57	99.58	53.24	55.79	N/A	435,683	237,798	
01-JAN-16 To 31-MAR-16	5	70.61	72.68	71.58	07.53	101.54	62.65	86.24	N/A	353,200	252,830	
01-APR-16 To 30-JUN-16	4	87.68	85.69	83.06	09.64	103.17	71.77	95.64	N/A	370,528	307,751	
01-JUL-16 To 30-SEP-16	3	80.19	79.85	80.53	02.34	99.16	76.86	82.51	N/A	417,870	336,523	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	30	69.44	66.71	67.36	18.85	99.04	00.00	107.39	64.93 to 74.44	575,491	387,623	
01-OCT-14 To 30-SEP-15	16	66.06	64.29	59.82	21.54	107.47	00.00	92.63	52.28 to 78.33	541,884	324,172	
01-OCT-15 To 30-SEP-16	15	73.45	73.92	72.62	14.36	101.79	53.24	95.64	62.65 to 82.71	387,251	281,208	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	27	69.63	67.18	65.14	18.53	103.13	00.00	107.39	59.39 to 77.39	587,745	382,858	
01-JAN-15 To 31-DEC-15	8	56.65	58.27	53.41	30.91	109.10	00.00	92.63	00.00 to 92.63	420,256	224,478	
<u>ALL</u>	61	70.37	67.85	66.26	18.54	102.40	00.00	107.39	65.73 to 73.45	520,388	344,813	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	46	70.09	68.55	66.73	18.42	102.73	00.00	107.39	64.93 to 76.86	567,837	378,929	
2	15	70.73	65.69	64.07	19.03	102.53	00.00	97.99	57.03 to 75.55	374,877	240,191	
<u>ALL</u>	61	70.37	67.85	66.26	18.54	102.40	00.00	107.39	65.73 to 73.45	520,388	344,813	

34 Gage
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

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95% Wgt. Mean C.I. : 62.13 to 70.39
95% Mean C.I. : 62.83 to 72.87

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	9	64.96	68.73	66.93	13.44	102.69	55.79	92.65	57.03 to 80.19	401,846	268,958
1	7	66.38	70.94	68.73	14.90	103.22	55.79	92.65	55.79 to 92.65	402,373	276,547
2	2	61.00	61.00	60.60	06.51	100.66	57.03	64.96	N/A	400,000	242,398
_____Grass_____											
County	5	69.06	71.11	67.55	19.68	105.27	53.24	97.99	N/A	249,032	168,224
1	2	74.15	74.15	76.80	06.86	96.55	69.06	79.23	N/A	295,680	227,080
2	3	56.05	69.09	59.19	26.62	116.73	53.24	97.99	N/A	217,933	128,987
_____ALL_____	61	70.37	67.85	66.26	18.54	102.40	00.00	107.39	65.73 to 73.45	520,388	344,813

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	5	69.07	68.35	64.96	11.16	105.22	52.14	79.77	N/A	877,460	570,035
1	5	69.07	68.35	64.96	11.16	105.22	52.14	79.77	N/A	877,460	570,035
_____Dry_____											
County	25	67.61	70.13	68.63	13.19	102.19	53.08	107.39	64.38 to 71.80	436,135	299,301
1	21	69.63	71.02	69.34	13.90	102.42	53.08	107.39	62.65 to 76.86	438,446	304,028
2	4	66.29	65.45	64.74	06.71	101.10	57.03	72.19	N/A	424,000	274,485
_____Grass_____											
County	8	54.65	44.45	28.74	56.98	154.66	00.00	97.99	00.00 to 97.99	365,845	105,140
1	4	34.53	37.07	24.67	107.36	150.26	00.00	79.23	N/A	460,240	113,541
2	4	54.65	51.82	35.64	46.11	145.40	00.00	97.99	N/A	271,450	96,740
_____ALL_____	61	70.37	67.85	66.26	18.54	102.40	00.00	107.39	65.73 to 73.45	520,388	344,813

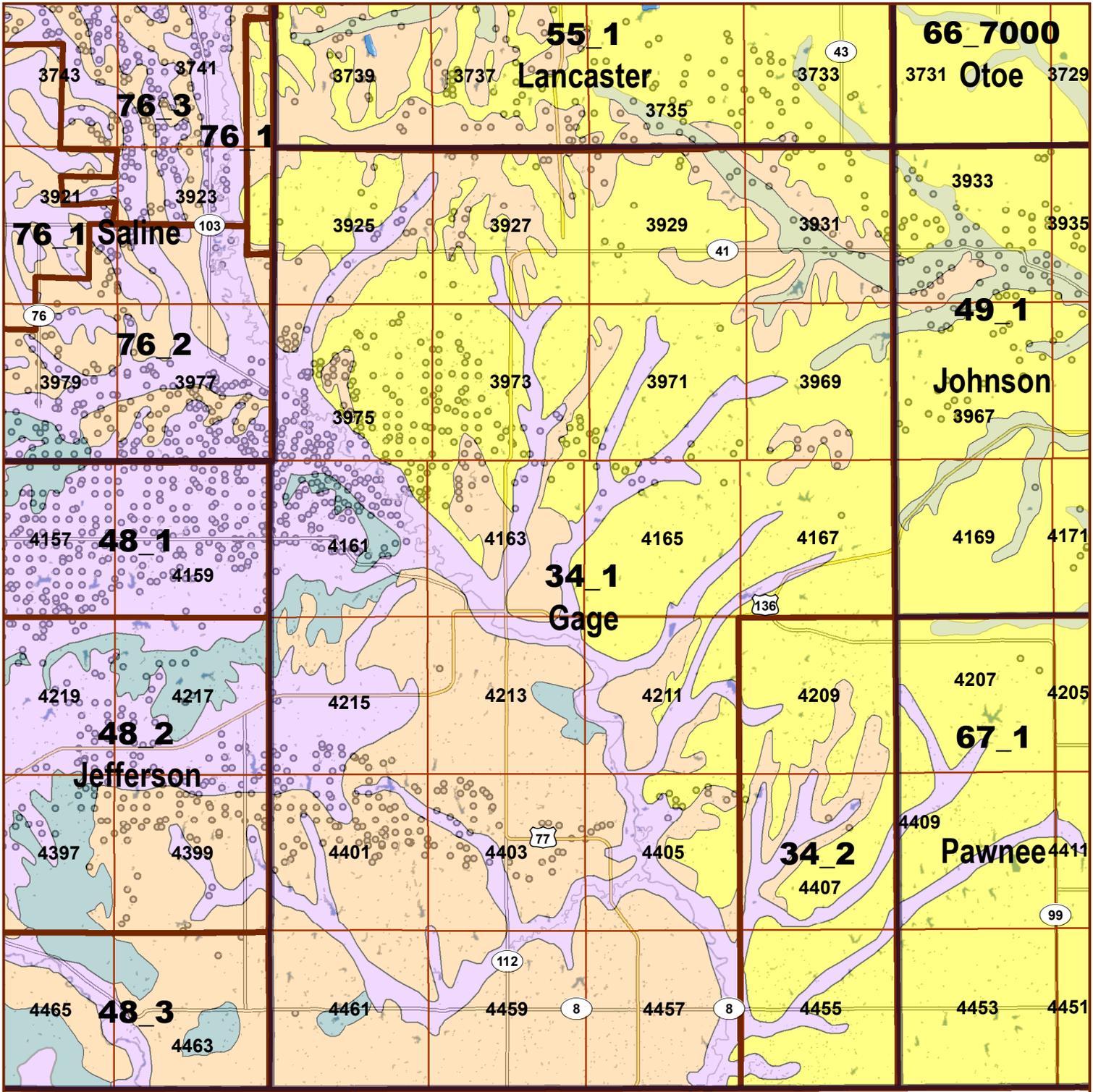
Gage County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Gage	1	6157	6204	5974	5979	5133	5155	4749	4727	5768
Jefferson	2	4165	7577	3470	4155	4175	n/a	3597	3040	5438
Jefferson	3	5770	6170	4145	4205	3745	n/a	3560	3650	4814
Johnson	1	7344	5957	6820	5465	4321	n/a	3250	2770	5217
Lancaster	1	7125	6746	6367	6023	5597	5218	4834	4486	6131
Saline	2	5794	5799	5589	5497	5195	4900	4497	4293	5505
Gage	2	4750	4750	4260	4108	3644	n/a	3433	3600	4000
Pawnee	1	4450	4450	3860	3860	3130	3005	2885	2885	3738

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Gage	1	4464	4465	3859	3860	3250	3250	2580	2580	3588
Jefferson	2	3260	5504	2253	2840	2784	n/a	1975	1740	3761
Jefferson	3	3580	3935	2215	2435	2035	n/a	1650	1635	2688
Johnson	1	4212	3897	3810	3446	3012	3312	2500	1870	3174
Lancaster	1	5689	5343	4974	4630	4496	3747	3369	3364	4620
Saline	2	3798	3795	3597	3497	3396	3200	3198	3144	3587
Gage	2	3810	3810	3630	3630	2790	n/a	2230	2230	3126
Pawnee	1	3710	3710	3215	3215	2605	2505	2405	2405	2942

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	1803
Jefferson	2	1550	1715	1510	1734	1718	n/a	1709	1579	1658
Jefferson	3	1517	1642	1359	1647	1633	n/a	1630	1565	1592
Johnson	1	2810	2740	2280	1974	1903	1980	1880	1410	1888
Lancaster	1	2555	2762	2669	2396	2177	1815	1431	1368	2005
Saline	2	2000	2000	1975	1975	1924	n/a	1699	1601	1791
Gage	2	2060	2060	1875	1875	1685	n/a	1565	1565	1683
Pawnee	1	2425	2425	2107	2110	1900	1875	1845	1845	1943

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



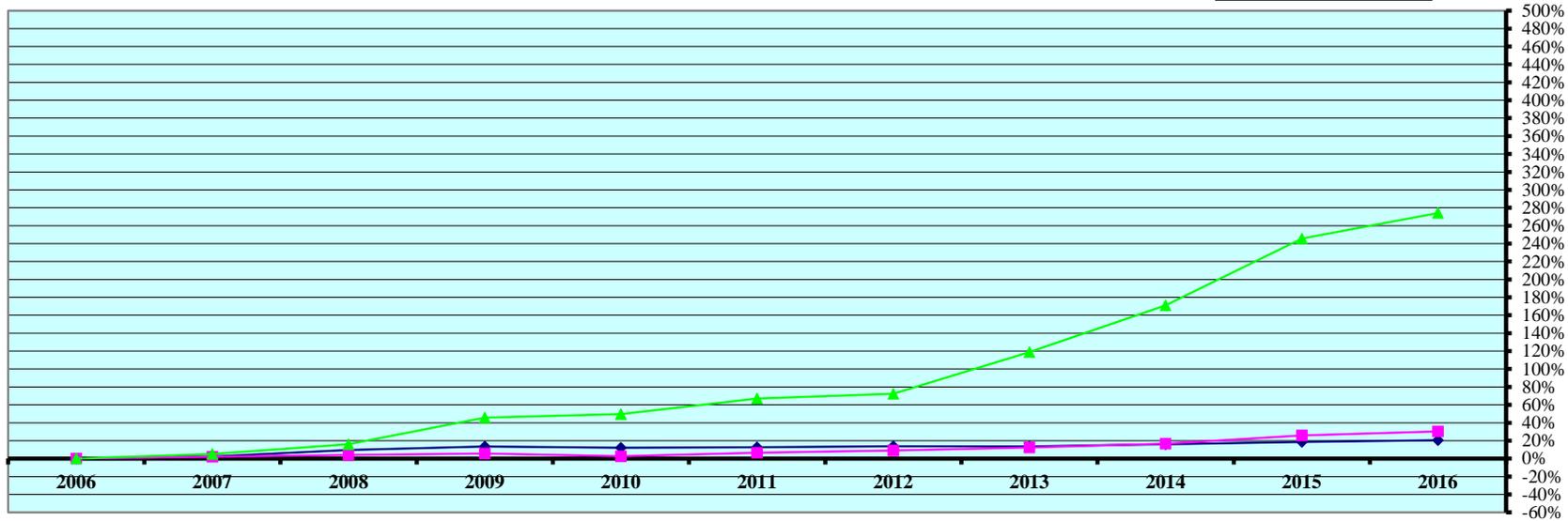
Legend

- 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

Gage 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	605,068,640	--	--	--	165,716,625	--	--	--	475,912,575	--	--	--
2007	618,578,575	13,509,935	2.23%	2.23%	169,073,350	3,356,725	2.03%	2.03%	500,092,430	24,179,855	5.08%	5.08%
2008	663,944,465	45,365,890	7.33%	9.73%	172,282,135	3,208,785	1.90%	3.96%	552,815,025	52,722,595	10.54%	16.16%
2009	687,049,880	23,105,415	3.48%	13.55%	174,914,455	2,632,320	1.53%	5.55%	694,266,605	141,451,580	25.59%	45.88%
2010	677,853,420	-9,196,460	-1.34%	12.03%	169,846,390	-5,068,065	-2.90%	2.49%	711,935,845	17,669,240	2.55%	49.59%
2011	681,698,855	3,845,435	0.57%	12.66%	176,697,130	6,850,740	4.03%	6.63%	795,329,425	83,393,580	11.71%	67.12%
2012	688,136,595	6,437,740	0.94%	13.73%	180,773,775	4,076,645	2.31%	9.09%	819,713,145	24,383,720	3.07%	72.24%
2013	687,159,655	-976,940	-0.14%	13.57%	186,416,445	5,642,670	3.12%	12.49%	1,042,296,895	222,583,750	27.15%	119.01%
2014	702,193,175	15,033,520	2.19%	16.05%	192,999,075	6,582,630	3.53%	16.46%	1,290,138,190	247,841,295	23.78%	171.09%
2015	717,180,630	14,987,455	2.13%	18.53%	208,522,095	15,523,020	8.04%	25.83%	1,645,237,625	355,099,435	27.52%	245.70%
2016	729,171,205	11,990,575	1.67%	20.51%	215,967,950	7,445,855	3.57%	30.32%	1,780,617,015	135,379,390	8.23%	274.15%

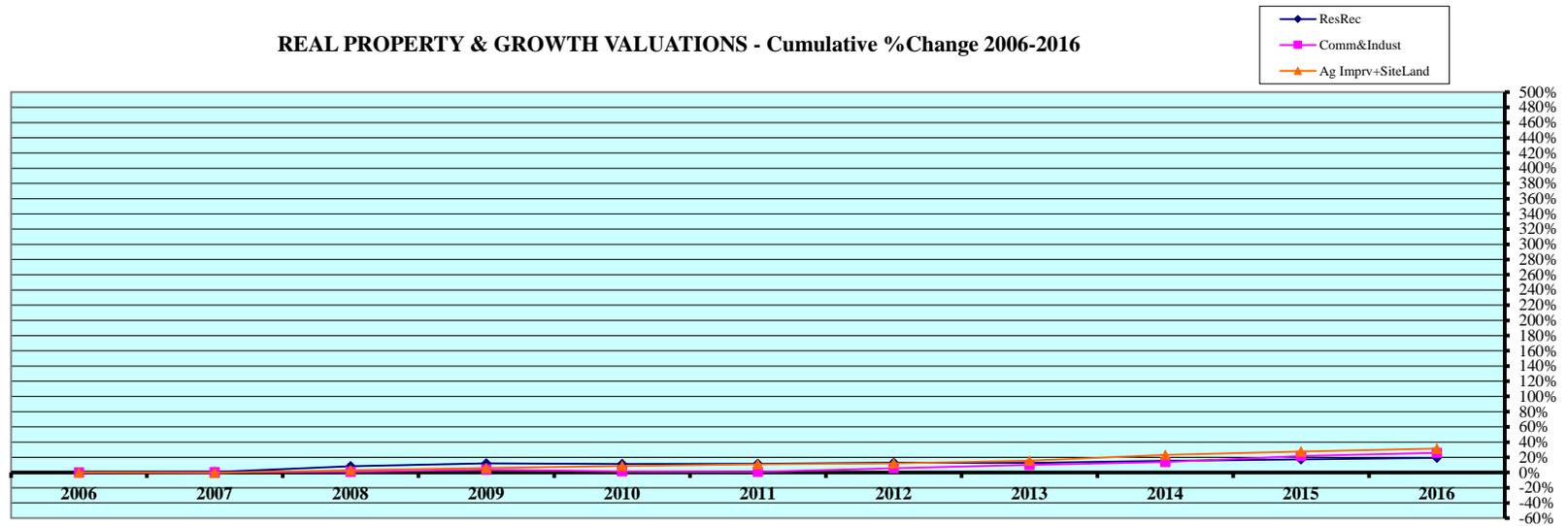
Rate Annual %chg: Residential & Recreational **1.88%** Commercial & Industrial **2.68%** Agricultural Land **14.10%**

Cnty# **34**
County **GAGE**

CHART 1 EXHIBIT 34B 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	605,068,640	9,565,490	1.58%	595,503,150	--	--	165,716,625	4,177,770	2.52%	161,538,855	--	--	
2007	618,578,575	9,435,790	1.53%	609,142,785	0.67%	0.67%	169,073,350	2,724,265	1.61%	166,349,085	0.38%	0.38%	
2008	663,944,465	8,157,040	1.23%	655,787,425	6.02%	8.38%	172,282,135	4,796,915	2.78%	167,485,220	-0.94%	1.07%	
2009	687,049,880	9,101,785	1.32%	677,948,095	2.11%	12.04%	174,914,455	2,850,670	1.63%	172,063,785	-0.13%	3.83%	
2010	677,853,420	4,961,110	0.73%	672,892,310	-2.06%	11.21%	169,846,390	1,566,365	0.92%	168,280,025	-3.79%	1.55%	
2011	681,698,855	6,477,970	0.95%	675,220,885	-0.39%	11.59%	176,697,130	9,534,805	5.40%	167,162,325	-1.58%	0.87%	
2012	688,136,595	5,391,280	0.78%	682,745,315	0.15%	12.84%	180,773,775	5,945,995	3.29%	174,827,780	-1.06%	5.50%	
2013	687,159,655	5,421,380	0.79%	681,738,275	-0.93%	12.67%	186,416,445	3,886,860	2.09%	182,529,585	0.97%	10.15%	
2014	702,193,175	5,449,355	0.78%	696,743,820	1.39%	15.15%	192,999,075	4,329,150	2.24%	188,669,925	1.21%	13.85%	
2015	717,180,630	7,043,860	0.98%	710,136,770	1.13%	17.36%	208,522,095	6,854,035	3.29%	201,668,060	4.49%	21.69%	
2016	729,171,205	7,305,350	1.00%	721,865,855	0.65%	19.30%	215,967,950	7,382,670	3.42%	208,585,280	0.03%	25.87%	
Rate Ann%chg	1.88%					0.88%	2.68%					C & I w/o growth	-0.04%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	111,453,330	26,575,130	138,028,460	3,444,550	2.50%	134,583,910	--	--
2007	113,219,480	28,175,475	141,394,955	3,901,005	2.76%	137,493,950	-0.39%	-0.39%
2008	117,002,835	28,848,250	145,851,085	3,839,810	2.63%	142,011,275	0.44%	2.89%
2009	119,611,755	30,774,525	150,386,280	4,216,005	2.80%	146,170,275	0.22%	5.90%
2010	121,129,165	32,179,485	153,308,650	3,381,530	2.21%	149,927,120	-0.31%	8.62%
2011	122,334,475	33,634,485	155,968,960	2,798,125	1.79%	153,170,835	-0.09%	10.97%
2012	123,177,080	37,258,500	160,435,580	5,546,725	3.46%	154,888,855	-0.69%	12.22%
2013	125,750,215	39,878,405	165,628,620	6,199,075	3.74%	159,429,545	-0.63%	15.50%
2014	129,822,380	45,298,650	175,121,030	5,165,760	2.95%	169,955,270	2.61%	23.13%
2015	133,710,050	47,476,835	181,186,885	4,985,055	2.75%	176,201,830	0.62%	27.66%
2016	134,417,575	49,712,675	184,130,250	2,602,745	1.41%	181,527,505	0.19%	31.51%
Rate Ann%chg	1.89%	6.46%	2.92%	Ag Imprv+Site w/o growth		0.20%		

(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.

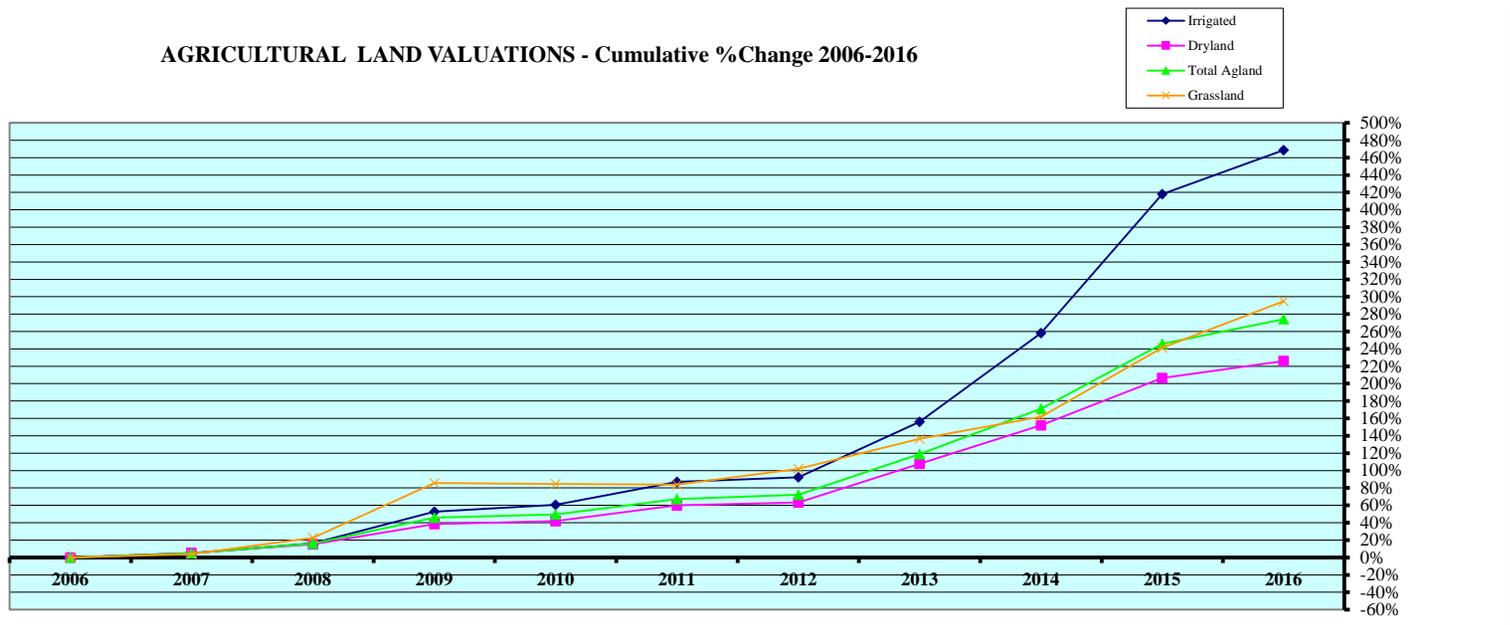
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 34
County GAGE

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	80,151,150	--	--	--	345,790,360	--	--	--	49,481,450	--	--	--
2007	84,140,640	3,989,490	4.98%	4.98%	364,009,585	18,219,225	5.27%	5.27%	51,433,250	1,951,800	3.94%	3.94%
2008	93,137,430	8,996,790	10.69%	16.20%	398,531,190	34,521,605	9.48%	15.25%	60,639,450	9,206,200	17.90%	22.55%
2009	122,418,550	29,281,120	31.44%	52.73%	478,978,305	80,447,115	20.19%	38.52%	91,901,110	31,261,660	51.55%	85.73%
2010	128,767,240	6,348,690	5.19%	60.66%	490,964,135	11,985,830	2.50%	41.98%	91,333,325	-567,785	-0.62%	84.58%
2011	149,794,110	21,026,870	16.33%	86.89%	553,505,170	62,541,035	12.74%	60.07%	90,999,050	-334,275	-0.37%	83.91%
2012	154,004,830	4,210,720	2.81%	92.14%	564,603,305	11,098,135	2.01%	63.28%	100,020,540	9,021,490	9.91%	102.14%
2013	205,225,385	51,220,555	33.26%	156.05%	718,905,450	154,302,145	27.33%	107.90%	117,074,645	17,054,105	17.05%	136.60%
2014	287,136,785	81,911,400	39.91%	258.24%	872,267,555	153,362,105	21.33%	152.25%	129,640,605	12,565,960	10.73%	162.00%
2015	415,146,970	128,010,185	44.58%	417.96%	1,060,056,010	187,788,455	21.53%	206.56%	168,930,795	39,290,190	30.31%	241.40%
2016	455,784,760	40,637,790	9.79%	468.66%	1,127,252,935	67,196,925	6.34%	225.99%	195,356,700	26,425,905	15.64%	294.81%

Rate Ann.%chg: Irrigated **18.98%** Dryland **12.54%** Grassland **14.72%**

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	489,615	--	--	--	0	--	--	--	475,912,575	--	--	--
2007	508,955	19,340	3.95%	3.95%	0	0			500,092,430	24,179,855	5.08%	5.08%
2008	506,955	-2,000	-0.39%	3.54%	0	0			552,815,025	52,722,595	10.54%	16.16%
2009	968,640	461,685	91.07%	97.84%	0	0			694,266,605	141,451,580	25.59%	45.88%
2010	871,145	-97,495	-10.07%	77.92%	0	0			711,935,845	17,669,240	2.55%	49.59%
2011	1,031,095	159,950	18.36%	110.59%	0	0			795,329,425	83,393,580	11.71%	67.12%
2012	1,084,470	53,375	5.18%	121.49%	0	0			819,713,145	24,383,720	3.07%	72.24%
2013	1,091,415	6,945	0.64%	122.91%	0	0			1,042,296,895	222,583,750	27.15%	119.01%
2014	1,093,245	1,830	0.17%	123.29%	0	0			1,290,138,190	247,841,295	23.78%	171.09%
2015	1,103,850	10,605	0.97%	125.45%	0	0			1,645,237,625	355,099,435	27.52%	245.70%
2016	2,222,620	1,118,770	101.35%	353.95%	0	0			1,780,617,015	135,379,390	8.23%	274.15%

Cnty# **34**
County **GAGE**

Rate Ann.%chg: Total Agric Land **14.10%**

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	80,852,415	50,079	1,614			345,989,590	334,699	1,034			49,679,980	111,054	447		
2007	83,948,315	50,100	1,676	3.79%	3.79%	364,610,510	334,438	1,090	5.46%	5.46%	51,906,585	111,254	467	4.29%	4.29%
2008	93,088,535	50,719	1,835	9.54%	13.68%	400,348,240	333,880	1,199	9.99%	15.99%	61,082,605	111,142	550	17.80%	22.85%
2009	122,666,090	53,657	2,286	24.56%	41.60%	487,920,985	333,929	1,461	21.86%	41.35%	83,514,830	109,562	762	38.70%	70.39%
2010	127,784,945	54,844	2,330	1.92%	44.32%	494,550,205	330,965	1,494	2.27%	44.55%	89,179,015	112,260	794	4.22%	77.58%
2011	147,953,730	58,031	2,550	9.42%	57.92%	555,545,175	325,583	1,706	14.19%	65.06%	90,484,265	112,663	803	1.10%	79.53%
2012	153,707,350	59,190	2,597	1.86%	60.85%	564,910,180	323,838	1,744	2.23%	68.75%	100,037,240	112,602	888	10.62%	98.59%
2013	202,723,985	60,144	3,371	29.80%	108.77%	722,216,560	322,718	2,238	28.29%	116.49%	115,628,585	112,571	1,027	15.62%	129.61%
2014	279,786,120	61,707	4,534	34.52%	180.84%	878,306,670	320,943	2,737	22.28%	164.73%	128,669,350	112,616	1,143	11.23%	155.40%
2015	415,523,505	68,200	6,093	34.38%	277.38%	1,062,389,635	315,348	3,369	23.11%	225.90%	167,812,405	111,998	1,498	31.14%	234.94%
2016	455,233,285	71,537	6,364	4.45%	294.16%	1,128,190,775	312,103	3,615	7.30%	249.68%	195,078,475	112,691	1,731	15.53%	286.97%

Rate Annual %chg Average Value/Acre: 14.70%

13.34%

14.49%

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	485,145	11,173	43			0	0				477,007,130	507,004	941		
2007	507,530	11,277	45	3.65%	3.65%	0	0				500,972,940	507,069	988	5.01%	5.01%
2008	507,135	11,268	45	0.00%	3.65%	0	0				555,026,515	507,009	1,095	10.80%	16.35%
2009	961,140	9,696	99	120.26%	128.29%	0	0				695,063,045	506,843	1,371	25.27%	45.76%
2010	840,100	8,401	100	0.88%	130.31%	10,000	1	10,000			712,364,265	506,470	1,407	2.56%	49.50%
2011	1,018,495	10,184	100	0.00%	130.31%	0	0				795,001,665	506,461	1,570	11.60%	66.84%
2012	1,078,605	10,785	100	0.00%	130.31%	0	0				819,733,375	506,415	1,619	3.12%	72.05%
2013	1,086,570	10,865	100	0.00%	130.31%	0	0				1,041,655,700	506,298	2,057	27.10%	118.68%
2014	1,092,740	10,927	100	0.00%	130.31%	0	0				1,287,854,880	506,193	2,544	23.66%	170.42%
2015	1,092,300	10,922	100	0.00%	130.31%	0	0				1,646,817,845	506,468	3,252	27.80%	245.61%
2016	2,217,480	11,087	200	99.99%	360.59%	0	0				1,780,720,015	507,418	3,509	7.93%	273.01%

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GAGE

Rate Annual %chg Average Value/Acre: 14.07%

(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
22,311	GAGE	199,196,137	84,328,546	34,860,234	729,128,150	171,962,465	44,005,485	43,055	1,780,617,015	134,417,575	49,712,675	0	3,228,271,337
cnty.sectorvalue % of total value:		6.17%	2.61%	1.08%	22.59%	5.33%	1.36%	0.00%	55.16%	4.16%	1.54%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
573	ADAMS	10,674,005	584,451	1,644,416	22,940,750	5,186,430	173,315	0	0	0	0	0	41,203,367
2.57%	%sector of county sector	5.36%	0.69%	4.72%	3.15%	3.02%	0.39%						1.28%
	%sector of municipality	25.91%	1.42%	3.99%	55.68%	12.59%	0.42%						100.00%
116	BARNESTON	21,667	44,896	8,134	1,518,740	2,305,630	0	0	0	0	0	0	3,899,067
0.52%	%sector of county sector	0.01%	0.05%	0.02%	0.21%	1.34%							0.12%
	%sector of municipality	0.56%	1.15%	0.21%	38.95%	59.13%							100.00%
12,669	BEATRICE	30,783,431	5,957,270	1,986,316	410,055,380	121,027,570	34,643,440	0	454,505	62,525	0	0	604,970,437
56.78%	%sector of county sector	15.45%	7.06%	5.70%	56.24%	70.38%	78.73%		0.03%	0.05%			18.74%
	%sector of municipality	5.09%	0.98%	0.33%	67.78%	20.01%	5.73%		0.08%	0.01%			100.00%
331	BLUE SPRINGS	104,704	160,504	14,638	4,934,750	1,291,380	0	3,685	10,140	0	0	0	6,519,801
1.48%	%sector of county sector	0.05%	0.19%	0.04%	0.68%	0.75%		8.56%	0.00%				0.20%
	%sector of municipality	1.61%	2.46%	0.22%	75.69%	19.81%		0.06%	0.16%				100.00%
231	CLATONIA	120,148	94,143	9,753	7,727,345	583,170	0	0	0	0	0	0	8,534,559
1.04%	%sector of county sector	0.06%	0.11%	0.03%	1.06%	0.34%							0.26%
	%sector of municipality	1.41%	1.10%	0.11%	90.54%	6.83%							100.00%
482	CORTLAND	533,993	167,750	19,293	23,613,865	2,872,895	0	0	0	0	0	0	27,207,796
2.16%	%sector of county sector	0.27%	0.20%	0.06%	3.24%	1.67%							0.84%
	%sector of municipality	1.96%	0.62%	0.07%	86.79%	10.56%							100.00%
132	FILLEY	72,791	54,288	9,836	4,062,930	528,775	0	0	0	0	0	0	4,728,620
0.59%	%sector of county sector	0.04%	0.06%	0.03%	0.56%	0.31%							0.15%
	%sector of municipality	1.54%	1.15%	0.21%	85.92%	11.18%							100.00%
76	LIBERTY	3,001	42,374	7,677	890,185	121,750	0	0	0	0	0	0	1,064,987
0.34%	%sector of county sector	0.00%	0.05%	0.02%	0.12%	0.07%							0.03%
	%sector of municipality	0.28%	3.98%	0.72%	83.59%	11.43%							100.00%
307	ODELL	643,506	517,378	23,976	6,372,000	1,954,545	0	0	0	0	0	0	9,511,405
1.38%	%sector of county sector	0.32%	0.61%	0.07%	0.87%	1.14%							0.29%
	%sector of municipality	6.77%	5.44%	0.25%	66.99%	20.55%							100.00%
199	PICKRELL	253,304	44,926	8,140	7,912,820	1,932,635	0	0	0	0	0	0	10,151,825
0.89%	%sector of county sector	0.13%	0.05%	0.02%	1.09%	1.12%							0.31%
	%sector of municipality	2.50%	0.44%	0.08%	77.94%	19.04%							100.00%
60	VIRGINIA	63,510	40,395	1,854	897,895	1,663,500	0	0	0	0	0	0	2,667,154
0.27%	%sector of county sector	0.03%	0.05%	0.01%	0.12%	0.97%							0.08%
	%sector of municipality	2.38%	1.51%	0.07%	33.66%	62.37%							100.00%
1457	WYMORE	880,330	829,764	322,963	23,195,600	3,837,870	0	0	74,905	0	0	0	29,141,432
6.53%	%sector of county sector	0.44%	0.98%	0.93%	3.18%	2.23%			0.00%				0.90%
	%sector of municipality	3.02%	2.85%	1.11%	79.60%	13.17%			0.26%				100.00%
16,633	Total Municipalities	44,154,390	8,538,139	4,056,996	514,122,260	143,306,150	34,816,755	3,685	539,550	62,525	0	0	749,600,450
74.55% %all municip.sect of cnty		22.17%	10.12%	11.64%	70.51%	83.34%	79.12%	8.56%	0.03%	0.05%			23.22%

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
34	GAGE

CHART 5

EXHIBIT

34B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 16,444	Value : 2,864,697,210	Growth 19,926,286	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	1,195	7,047,300	78	980,870	118	2,316,225	1,391	10,344,395	
02. Res Improve Land	6,745	67,911,410	268	6,365,430	969	28,237,420	7,982	102,514,260	
03. Res Improvements	6,789	449,927,785	296	38,888,780	975	142,176,665	8,060	630,993,230	
04. Res Total	7,984	524,886,495	374	46,235,080	1,093	172,730,310	9,451	743,851,885	9,598,796
% of Res Total	84.48	70.56	3.96	6.22	11.56	23.22	57.47	25.97	48.17
05. Com UnImp Land	200	2,131,780	11	110,505	7	66,405	218	2,308,690	
06. Com Improve Land	877	20,930,505	25	646,665	32	746,655	934	22,323,825	
07. Com Improvements	898	127,014,995	25	7,985,510	56	18,785,870	979	153,786,375	
08. Com Total	1,098	150,077,280	36	8,742,680	63	19,598,930	1,197	178,418,890	4,117,645
% of Com Total	91.73	84.12	3.01	4.90	5.26	10.98	7.28	6.23	20.66
09. Ind UnImp Land	17	582,865	0	0	1	23,000	18	605,865	
10. Ind Improve Land	29	1,886,520	0	0	4	2,063,820	33	3,950,340	
11. Ind Improvements	29	33,662,350	1	585,855	4	7,084,895	34	41,333,100	
12. Ind Total	46	36,131,735	1	585,855	5	9,171,715	52	45,889,305	879,270
% of Ind Total	88.46	78.74	1.92	1.28	9.62	19.99	0.32	1.60	4.41
13. Rec UnImp Land	1	3,685	2	24,445	1	1,410	4	29,540	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	2	3,050	2	3,050	
16. Rec Total	1	3,685	2	24,445	3	4,460	6	32,590	0
% of Rec Total	16.67	11.31	33.33	75.01	50.00	13.69	0.04	0.00	0.00
Res & Rec Total	7,985	524,890,180	376	46,259,525	1,096	172,734,770	9,457	743,884,475	9,598,796
% of Res & Rec Total	84.43	70.56	3.98	6.22	11.59	23.22	57.51	25.97	48.17
Com & Ind Total	1,144	186,209,015	37	9,328,535	68	28,770,645	1,249	224,308,195	4,996,915
% of Com & Ind Total	91.59	83.01	2.96	4.16	5.44	12.83	7.60	7.83	25.08
17. Taxable Total	9,129	711,099,195	413	55,588,060	1,164	201,505,415	10,706	968,192,670	14,595,711
% of Taxable Total	85.27	73.45	3.86	5.74	10.87	20.81	65.11	33.80	73.25

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	207	3,371,870	1,984,135	0	0	0
19. Commercial	75	1,505,805	3,505,730	0	0	0
20. Industrial	4	212,750	51,292,230	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	207	3,371,870	1,984,135
19. Commercial	0	0	0	75	1,505,805	3,505,730
20. Industrial	0	0	0	4	212,750	51,292,230
21. Other	0	0	0	0	0	0
22. Total Sch II				286	5,090,425	56,782,095

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,024	121	163	1,308

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	435,780	525	109,513,095	3,482	1,102,145,895	4,012	1,212,094,770
28. Ag-Improved Land	1	69,165	182	51,004,725	1,426	467,372,080	1,609	518,445,970
29. Ag Improvements	1	50,525	188	18,302,080	1,537	147,611,195	1,726	165,963,800
30. Ag Total							5,738	1,896,504,540

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	12,000	
32. HomeSite Improv Land	1	1.00	12,000	123	125.00	1,500,000	
33. HomeSite Improvements	1	1.00	50,525	129	123.00	14,785,260	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	8	9.24	32,600	
36. FarmSite Improv Land	0	0.00	0	167	353.26	906,650	
37. FarmSite Improvements	0	0.00	0	177	0.00	3,516,820	
38. FarmSite Total							
39. Road & Ditches	0	1.35	0	0	862.43	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	52	52.00	624,000	53	53.00	636,000	
32. HomeSite Improv Land	930	963.70	11,507,900	1,054	1,089.70	13,019,900	
33. HomeSite Improvements	1,006	950.70	108,883,050	1,136	1,074.70	123,718,835	5,330,575
34. HomeSite Total				1,189	1,142.70	137,374,735	
35. FarmSite UnImp Land	88	196.75	493,050	96	205.99	525,650	
36. FarmSite Improv Land	1,268	2,937.72	7,420,465	1,435	3,290.98	8,327,115	
37. FarmSite Improvements	1,467	0.00	38,728,145	1,644	0.00	42,244,965	0
38. FarmSite Total				1,740	3,496.97	51,097,730	
39. Road & Ditches	0	10,455.70	0	0	11,319.48	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,929	15,959.15	188,472,465	5,330,575

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	6	0.00	602,420	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	6	0.00	602,420

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	519	38,995.76	131,846,560
44. Recapture Value N/A	0	0.00	0	519	38,995.76	131,846,560
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3,888	390,013.58	1,285,965,815	4,407	429,009.34	1,417,812,375
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	5,905.66	8.31%	36,361,765	8.87%	6,157.10
46. 1A	22,788.84	32.07%	141,384,955	34.49%	6,204.13
47. 2A1	4,093.35	5.76%	24,452,605	5.97%	5,973.74
48. 2A	18,998.08	26.73%	113,580,470	27.71%	5,978.52
49. 3A1	6,673.50	9.39%	34,257,515	8.36%	5,133.37
50. 3A	8.48	0.01%	43,715	0.01%	5,155.07
51. 4A1	11,860.52	16.69%	56,324,035	13.74%	4,748.87
52. 4A	735.76	1.04%	3,477,810	0.85%	4,726.83
53. Total	71,064.19	100.00%	409,882,870	100.00%	5,767.78
Dry					
54. 1D1	8,202.62	3.04%	36,616,675	3.78%	4,464.02
55. 1D	50,930.39	18.85%	227,404,265	23.46%	4,465.00
56. 2D1	14,686.43	5.44%	56,672,440	5.85%	3,858.83
57. 2D	85,529.40	31.66%	330,142,055	34.05%	3,859.98
58. 3D1	48,664.41	18.01%	158,163,215	16.31%	3,250.08
59. 3D	52.37	0.02%	170,225	0.02%	3,250.43
60. 4D1	59,125.84	21.88%	152,544,820	15.74%	2,580.00
61. 4D	2,994.08	1.11%	7,725,715	0.80%	2,580.33
62. Total	270,185.54	100.00%	969,439,410	100.00%	3,588.05
Grass					
63. 1G1	720.33	0.79%	1,167,495	0.75%	1,620.78
64. 1G	3,559.17	3.90%	8,278,290	5.30%	2,325.90
65. 2G1	3,797.23	4.16%	7,257,770	4.65%	1,911.33
66. 2G	11,636.77	12.74%	26,158,260	16.76%	2,247.90
67. 3G1	29,383.44	32.18%	54,330,155	34.80%	1,849.01
68. 3G	69.18	0.08%	111,015	0.07%	1,604.73
69. 4G1	18,324.57	20.07%	30,381,050	19.46%	1,657.94
70. 4G	23,820.64	26.09%	28,432,215	18.21%	1,193.60
71. Total	91,311.33	100.00%	156,116,250	100.00%	1,709.71
Irrigated Total					
Irrigated Total	71,064.19	16.10%	409,882,870	26.66%	5,767.78
Dry Total					
Dry Total	270,185.54	61.20%	969,439,410	63.06%	3,588.05
Grass Total					
Grass Total	91,311.33	20.68%	156,116,250	10.16%	1,709.71
72. Waste	8,950.03	2.03%	1,790,030	0.12%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	491.13	0.11%	0	0.00%	0.00
75. Market Area Total	441,511.09	100.00%	1,537,228,560	100.00%	3,481.74

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	154.45	9.45%	733,640	11.22%	4,750.02
46. 1A	112.65	6.89%	535,100	8.19%	4,750.11
47. 2A1	137.55	8.42%	585,960	8.96%	4,259.98
48. 2A	559.15	34.21%	2,297,165	35.14%	4,108.32
49. 3A1	371.31	22.72%	1,353,090	20.70%	3,644.10
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	270.30	16.54%	927,875	14.19%	3,432.76
52. 4A	28.89	1.77%	104,005	1.59%	3,600.03
53. Total	1,634.30	100.00%	6,536,835	100.00%	3,999.78
Dry					
54. 1D1	664.47	1.62%	2,531,635	1.98%	3,810.01
55. 1D	4,263.65	10.42%	16,244,500	12.70%	3,810.00
56. 2D1	2,800.96	6.85%	10,167,500	7.95%	3,630.01
57. 2D	14,253.03	34.84%	51,738,545	40.45%	3,630.00
58. 3D1	8,944.11	21.86%	24,954,125	19.51%	2,790.01
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	9,335.57	22.82%	20,818,370	16.28%	2,230.01
61. 4D	644.83	1.58%	1,438,030	1.12%	2,230.09
62. Total	40,906.62	100.00%	127,892,705	100.00%	3,126.45
Grass					
63. 1G1	15.35	0.07%	25,725	0.07%	1,675.90
64. 1G	565.23	2.68%	1,274,160	3.55%	2,254.23
65. 2G1	748.93	3.55%	1,469,885	4.09%	1,962.65
66. 2G	2,759.56	13.07%	6,328,275	17.61%	2,293.22
67. 3G1	9,114.53	43.19%	16,167,380	44.98%	1,773.80
68. 3G	3.15	0.01%	7,905	0.02%	2,509.52
69. 4G1	3,533.27	16.74%	5,382,435	14.98%	1,523.36
70. 4G	4,365.68	20.68%	5,286,635	14.71%	1,210.95
71. Total	21,105.70	100.00%	35,942,400	100.00%	1,702.97
Irrigated Total					
Irrigated Total	1,634.30	2.48%	6,536,835	3.83%	3,999.78
Dry Total					
Dry Total	40,906.62	62.16%	127,892,705	74.88%	3,126.45
Grass Total					
Grass Total	21,105.70	32.07%	35,942,400	21.04%	1,702.97
72. Waste	2,157.91	3.28%	431,575	0.25%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	65,804.53	100.00%	170,803,515	100.00%	2,595.62

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	6,183.57	35,688,285	66,514.92	380,731,420	72,698.49	416,419,705
77. Dry Land	111.75	457,190	29,720.35	106,967,200	281,260.06	989,907,725	311,092.16	1,097,332,115
78. Grass	26.04	33,810	9,373.90	15,183,740	103,017.09	176,841,100	112,417.03	192,058,650
79. Waste	9.72	1,945	1,136.77	227,345	9,961.45	1,992,315	11,107.94	2,221,605
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	84.65	0	11.80	0	394.68	0	491.13	0
82. Total	147.51	492,945	46,414.59	158,066,570	460,753.52	1,549,472,560	507,315.62	1,708,032,075

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	72,698.49	14.33%	416,419,705	24.38%	5,728.04
Dry Land	311,092.16	61.32%	1,097,332,115	64.25%	3,527.35
Grass	112,417.03	22.16%	192,058,650	11.24%	1,708.45
Waste	11,107.94	2.19%	2,221,605	0.13%	200.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	491.13	0.10%	0	0.00%	0.00
Total	507,315.62	100.00%	1,708,032,075	100.00%	3,366.80

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 Adams	50	271,165	232	1,825,395	232	22,284,780	282	24,381,340	1,083,515
83.2 Barneston	33	43,730	61	49,325	62	1,425,685	95	1,518,740	0
83.3 Beatrice	594	5,647,615	4,718	59,118,630	4,757	351,087,745	5,351	415,853,990	2,909,940
83.4 Beatrice Subdivision	16	153,700	69	1,107,720	69	10,165,685	85	11,427,105	620,890
83.5 Blue Springs	127	101,655	189	125,470	190	4,699,625	317	4,926,750	16,670
83.6 Clatonia	17	85,870	127	587,295	127	7,143,315	144	7,816,480	22,295
83.7 Cortland	19	282,500	206	3,595,615	207	20,138,640	226	24,016,755	440,995
83.8 Doctors' Lake	7	207,555	18	1,268,575	18	2,911,950	25	4,388,080	11,650
83.9 Ellis	11	3,700	18	3,300	18	331,215	29	338,215	0
83.10 Filley	16	18,500	78	87,750	78	4,017,110	94	4,123,360	60,430
83.11 Holmesville	25	17,800	31	17,000	31	885,720	56	920,520	0
83.12 Lanham	9	5,900	10	7,825	10	370,555	19	384,280	0
83.13 Liberty	77	40,265	54	31,395	54	846,060	131	917,720	32,860
83.14 Odell	29	59,800	138	318,445	138	6,047,360	167	6,425,605	0
83.15 Pickrell	9	57,480	94	461,750	94	7,674,850	103	8,194,080	121,945
83.16 Rockford	4	1,115	17	5,650	17	655,595	21	662,360	0
83.17 Rural	121	1,588,745	996	25,460,135	1,032	134,512,360	1,153	161,561,240	2,727,061
83.18 Rural Sub North	40	1,228,950	144	6,559,120	144	30,605,200	184	38,393,270	1,263,060
83.19 Rural Sub South	14	140,000	11	244,000	11	3,039,290	25	3,423,290	159,770
83.20 Virginia	19	8,310	43	25,800	44	937,860	63	971,970	8,870
83.21 Wymore	158	409,580	728	1,614,065	729	21,215,680	887	23,239,325	118,845
84 Residential Total	1,395	10,373,935	7,982	102,514,260	8,062	630,996,280	9,457	743,884,475	9,598,796

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	Adams	14	62,055	36	344,370	38	4,982,475	52	5,388,900	0
85.2	Barneston	7	4,055	12	6,925	13	2,294,650	20	2,305,630	0
85.3	Beatrice	140	2,522,985	623	21,382,985	635	139,120,705	775	163,026,675	4,330,130
85.4	Blue Springs	4	8,215	20	41,440	20	1,240,685	24	1,290,340	0
85.5	Clatonia	5	9,100	16	47,680	16	526,390	21	583,170	0
85.6	Cortland	4	12,075	28	462,345	29	2,440,175	33	2,914,595	1,130
85.7	Ellis	0	0	1	430	2	260,595	2	261,025	0
85.8	Filley	4	6,900	21	45,380	21	525,150	25	577,430	11,685
85.9	Holmesville	1	1,260	0	0	1	260,375	2	261,635	0
85.10	Lanham	0	0	4	3,570	4	64,505	4	68,075	0
85.11	Liberty	6	3,365	7	4,940	7	113,445	13	121,750	0
85.12	Odell	5	12,160	26	131,455	27	1,810,930	32	1,954,545	0
85.13	Pickrell	3	7,900	18	53,125	18	1,871,610	21	1,932,635	0
85.14	Rockford	0	0	1	555	1	3,245	1	3,800	0
85.15	Rural	20	177,425	60	3,455,670	85	34,432,640	105	38,065,735	644,310
85.16	Virginia	5	2,630	11	8,665	11	1,652,205	16	1,663,500	0
85.17	Wymore	18	84,430	83	284,630	85	3,519,695	103	3,888,755	9,660
86	Commercial Total	236	2,914,555	967	26,274,165	1,013	195,119,475	1,249	224,308,195	4,996,915

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	301.21	0.48%	658,170	0.58%	2,185.09
88. 1G	2,521.87	4.00%	5,510,330	4.85%	2,185.02
89. 2G1	2,484.64	3.95%	4,944,505	4.35%	1,990.03
90. 2G	8,866.96	14.08%	17,645,425	15.54%	1,990.02
91. 3G1	23,374.68	37.12%	42,191,415	37.16%	1,805.01
92. 3G	55.97	0.09%	101,020	0.09%	1,804.90
93. 4G1	14,694.88	23.34%	24,614,245	21.68%	1,675.02
94. 4G	10,669.46	16.94%	17,871,685	15.74%	1,675.03
95. Total	62,969.67	100.00%	113,536,795	100.00%	1,803.04
CRP					
96. 1C1	36.57	0.43%	147,550	0.57%	4,034.73
97. 1C	557.73	6.60%	2,242,090	8.72%	4,020.03
98. 2C1	426.32	5.05%	1,482,790	5.77%	3,478.12
99. 2C	2,300.57	27.23%	7,994,520	31.10%	3,475.02
100. 3C1	3,215.56	38.06%	9,405,535	36.59%	2,925.01
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	1,757.79	20.81%	4,078,080	15.86%	2,320.00
103. 4C	153.36	1.82%	355,795	1.38%	2,320.00
104. Total	8,447.90	100.00%	25,706,360	100.00%	3,042.93
Timber					
105. 1T1	382.55	1.92%	361,775	2.14%	945.69
106. 1T	479.57	2.41%	525,870	3.12%	1,096.54
107. 2T1	886.27	4.46%	830,475	4.92%	937.05
108. 2T	469.24	2.36%	518,315	3.07%	1,104.58
109. 3T1	2,793.20	14.04%	2,733,205	16.20%	978.52
110. 3T	13.21	0.07%	9,995	0.06%	756.62
111. 4T1	1,871.90	9.41%	1,688,725	10.01%	902.14
112. 4T	12,997.82	65.34%	10,204,735	60.48%	785.11
113. Total	19,893.76	100.00%	16,873,095	100.00%	848.16
Grass Total					
	62,969.67	68.96%	113,536,795	72.73%	1,803.04
CRP Total					
	8,447.90	9.25%	25,706,360	16.47%	3,042.93
Timber Total					
	19,893.76	21.79%	16,873,095	10.81%	848.16
114. Market Area Total	91,311.33	100.00%	156,116,250	100.00%	1,709.71

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	8.78	0.06%	18,085	0.07%	2,059.79
88. 1G	373.37	2.60%	769,120	3.18%	2,059.94
89. 2G1	435.69	3.03%	816,960	3.38%	1,875.09
90. 2G	1,812.52	12.62%	3,398,715	14.06%	1,875.13
91. 3G1	6,772.81	47.16%	11,412,235	47.20%	1,685.01
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	2,522.29	17.56%	3,947,435	16.33%	1,565.02
94. 4G	2,436.73	16.97%	3,813,555	15.77%	1,565.03
95. Total	14,362.19	100.00%	24,176,105	100.00%	1,683.32
CRP					
96. 1C1	0.12	0.00%	410	0.00%	3,416.67
97. 1C	128.59	3.71%	441,065	4.76%	3,430.01
98. 2C1	150.22	4.33%	490,465	5.29%	3,264.98
99. 2C	874.96	25.25%	2,856,735	30.81%	3,264.99
100. 3C1	1,675.96	48.36%	4,206,680	45.37%	2,510.01
101. 3C	3.15	0.09%	7,905	0.09%	2,509.52
102. 4C1	530.21	15.30%	1,063,075	11.47%	2,005.01
103. 4C	102.33	2.95%	205,160	2.21%	2,004.89
104. Total	3,465.54	100.00%	9,271,495	100.00%	2,675.34
Timber					
105. 1T1	6.45	0.20%	7,230	0.29%	1,120.93
106. 1T	63.27	1.93%	63,975	2.56%	1,011.14
107. 2T1	163.02	4.97%	162,460	6.51%	996.56
108. 2T	72.08	2.20%	72,825	2.92%	1,010.34
109. 3T1	665.76	20.31%	548,465	21.98%	823.82
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	480.77	14.67%	371,925	14.91%	773.60
112. 4T	1,826.62	55.72%	1,267,920	50.82%	694.13
113. Total	3,277.97	100.00%	2,494,800	100.00%	761.08
<hr/>					
Grass Total	14,362.19	68.05%	24,176,105	67.26%	1,683.32
CRP Total	3,465.54	16.42%	9,271,495	25.80%	2,675.34
Timber Total	3,277.97	15.53%	2,494,800	6.94%	761.08
<hr/>					
114. Market Area Total	21,105.70	100.00%	35,942,400	100.00%	1,702.97

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

34 Gage

	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	729,128,150	743,851,885	14,723,735	2.02%	9,598,796	0.70%
02. Recreational	43,055	32,590	-10,465	-24.31%	0	-24.31%
03. Ag-Homesite Land, Ag-Res Dwelling	134,417,575	137,374,735	2,957,160	2.20%	5,330,575	-1.77%
04. Total Residential (sum lines 1-3)	863,588,780	881,259,210	17,670,430	2.05%	14,929,371	0.32%
05. Commercial	171,962,465	178,418,890	6,456,425	3.75%	4,117,645	1.36%
06. Industrial	44,005,485	45,889,305	1,883,820	4.28%	879,270	2.28%
07. Total Commercial (sum lines 5-6)	215,967,950	224,308,195	8,340,245	3.86%	4,996,915	1.55%
08. Ag-Farmsite Land, Outbuildings	49,712,675	51,097,730	1,385,055	2.79%	0	2.79%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	49,712,675	51,097,730	1,385,055	2.79%	0	2.79%
12. Irrigated	455,784,760	416,419,705	-39,365,055	-8.64%		
13. Dryland	1,127,252,935	1,097,332,115	-29,920,820	-2.65%		
14. Grassland	195,356,700	192,058,650	-3,298,050	-1.69%		
15. Wasteland	2,222,620	2,221,605	-1,015	-0.05%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,780,617,015	1,708,032,075	-72,584,940	-4.08%		
18. Total Value of all Real Property (Locally Assessed)	2,909,886,420	2,864,697,210	-45,189,210	-1.55%	19,926,286	-2.24%

2017 Assessment Survey for Gage County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	Contracted only-Darrell Stanard (Residential and Commercial) and Bob Thoma and Lloyd Dickinson help with agland studies and verifying sales on a part time basis and I have those 2 listed under part time not contracted. Bob Thoma is considered a county employee.
3.	Other full-time employees:
	3
4.	Other part-time employees:
	2
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$243,540.20
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$36,000 (Dan's salary who is retired) and I split this up among part time workers who do my review work and pickup work.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$45,000 for Stanard Appraisal and approximately \$10,000 for referee work that comes out of another fund and not directly out of my budget.
10.	Part of the assessor's budget that is dedicated to the computer system:
	Terra Scan and GIS funding is budgeted out of county general. From County General GIS/Manatron/ASI/(Terra Scan) is 35,000
11.	Amount of the assessor's budget set aside for education/workshops:
	3000
12.	Other miscellaneous funds:
	5,500 for miscellaneous supplies and office equipment,
13.	Amount of last year's assessor's budget not used:
	nominal amount

B. Computer, Automation Information and GIS

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

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?
	All with the exception of Ellis, Rockford, Holmesville, and Lanham
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	GIS Worksop
3.	

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	On contracted they must have Appraisal License
4.	Have the existing contracts been approved by the PTA?
	Yes-this has not ben done yearly however and the Stanard Appraisal has worked for me a long time.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2017 Residential Assessment Survey for Gage County

1.	Valuation data collection done by:																																
	Assessor staff and contract appraiser																																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr><td style="text-align: center;">01</td><td>Adams</td></tr> <tr><td style="text-align: center;">02</td><td>Barneston</td></tr> <tr><td style="text-align: center;">03</td><td>Beatrice and Beatrice Subs</td></tr> <tr><td style="text-align: center;">05</td><td>Blue Springs</td></tr> <tr><td style="text-align: center;">06</td><td>Clatonia</td></tr> <tr><td style="text-align: center;">07</td><td>Cortland</td></tr> <tr><td style="text-align: center;">09</td><td>Filley</td></tr> <tr><td style="text-align: center;">10</td><td>Liberty</td></tr> <tr><td style="text-align: center;">11</td><td>Odell</td></tr> <tr><td style="text-align: center;">12</td><td>Pickrell</td></tr> <tr><td style="text-align: center;">13</td><td>Rockford</td></tr> <tr><td style="text-align: center;">15</td><td>Rural and Rural Subdivisions</td></tr> <tr><td style="text-align: center;">17</td><td>Virginia</td></tr> <tr><td style="text-align: center;">18</td><td>Wymore</td></tr> <tr><td style="text-align: center;">19</td><td>Doctors Lake</td></tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Adams	02	Barneston	03	Beatrice and Beatrice Subs	05	Blue Springs	06	Clatonia	07	Cortland	09	Filley	10	Liberty	11	Odell	12	Pickrell	13	Rockford	15	Rural and Rural Subdivisions	17	Virginia	18	Wymore	19	Doctors Lake
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																																
	Gage County uses a market approach that is tied to the RCN, based on RCN less market based depreciation.																																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																																
	The county does not use the cost approach solely in developing market value. The County utilizes market studies for each valuation grouping. The depreciation is based on local market information.																																
5.	Are individual depreciation tables developed for each valuation grouping?																																
	Yes, In conjunction with the market analysis.																																
6.	Describe the methodology used to determine the residential lot values?																																

The County uses a sales comparison approach, in the valuation group of Beatrice it is applied on a square foot basis. For the rest of the groups they are valued by lot with adjustments for larger vacant parcels.

7. Describe the methodology used to determine value for vacant lots being held for sale or resale?

NA

<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	2010	2010	2010	2015
02	2009	2010	2010	2015
03	2008	2010	2010	2014
05	2008	2010	2010	2015
06	2008	2010	2010	2015
07	2010	2010	2010	2015
09	2009	2010	2010	2015
10	2009	2010	2010	2015
11	2009	2010	2010	2015
12	2009	2010	2010	2015
13	2010	2010	2010	2015
15	2009	2010	2010	2016
17	2009	2010	2010	2015
18	2010	2010	2010	2015
19	2009	2010	2010	2016

Gage County addresses the residential class by using each incorporated area as its own valuation group. During their sales analysis they complete a market study at a minimum by reviewing the statistical analysis provided in the state sales file and by reviewing and verifying the sales throughout the year. The County has a systematical review process in place to meet the six year review cycle. The county contends that each of the valuation groups has its own unique market and that any adjustments are only considered within the confines of these valuation groups. The groups correspond with the appraisal cycle in the County.

2017 Commercial Assessment Survey for Gage County

1.	Valuation data collection done by:												
	Contract Appraiser and staff												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">03</td> <td>Beatrice- County seat and major trade area for County and region. Strong manufacturing base for area.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Small towns in the northern portion of the county generally between Lincoln and Beatrice. The county does not value all of these at the same time but generally the same economic conditions exist throughout the area. Individual small towns have unique amenities but do not tend to demonstrate an overall consistent market.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>This grouping is comprised of the small towns in the southern portion of the county. The county does not value all of these at the same time but generally the same economic conditions exist throughout the area. Individual small towns have unique amenities but do not tend to demonstrate an overall consistent market.</td> </tr> <tr> <td style="text-align: center;">18</td> <td>Wymore-Second largest community in the county. Has K-12 school and a commercial downtown area.</td> </tr> <tr> <td style="text-align: center;">50</td> <td>Rural-Area outside of any corporate limits throughout the county.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	03	Beatrice- County seat and major trade area for County and region. Strong manufacturing base for area.	10	Small towns in the northern portion of the county generally between Lincoln and Beatrice. The county does not value all of these at the same time but generally the same economic conditions exist throughout the area. Individual small towns have unique amenities but do not tend to demonstrate an overall consistent market.	15	This grouping is comprised of the small towns in the southern portion of the county. The county does not value all of these at the same time but generally the same economic conditions exist throughout the area. Individual small towns have unique amenities but do not tend to demonstrate an overall consistent market.	18	Wymore-Second largest community in the county. Has K-12 school and a commercial downtown area.	50	Rural-Area outside of any corporate limits throughout the county.
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18	Wymore-Second largest community in the county. Has K-12 school and a commercial downtown area.												
50	Rural-Area outside of any corporate limits throughout the county.												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	The county uses a correlated market, cost and income, weighted towards market and income. Where possible the county gathers income information from the market and during sales verification. Beatrice is the only location where enough contract rents are collected to be useful in analyzing the commercial properties.												
3a.	Describe the process used to determine the value of unique commercial properties.												
	The Counties contract appraiser uses information that he has gathered across the state in conjunction with the work he does in other counties as well as relying on the State Sales File.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	The county relies more on market information and income, but they do use tables provided by the CAMA vendor, but they do develop their own tables for some unique properties.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Only in those groups where there is adequate sales information.												
6.	Describe the methodology used to determine the commercial lot values.												
	The County develops the value for lots based on vacant lot sales.												

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	03	2010	2010	2008	2014
	10	2010	2010	2008	2014
	15	2010	2010	2008	2014
	18	2010	2010	2008	2009
	50	2010	2010	2008	2015

2017 Agricultural Assessment Survey for Gage County

1.	Valuation data collection done by:										
	Assessors Office staff and contracted appraisers.										
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;">1</td> <td>The entire county except for the three townships bordering Pawnee county to the east.</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">2</td> <td>The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.</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>	1	The entire county except for the three townships bordering Pawnee county to the east.	2014	2	The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.	2014	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	The entire county except for the three townships bordering Pawnee county to the east.	2014									
2	The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.	2014									
3.	Describe the process used to determine and monitor market areas.										
	The county analyzes all agricultural sales to determine if all areas in the county are selling for the same amount. Where differences are noted they try to identify what characteristics are causing the difference.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	The county uses the sales verification forms and interviews with buyers or sellers to determine if there are influences other than agricultural affecting the sales. The county also verifies sales utilizing real estate professionals. The county continues to physically inspect parcels to determine current land use.(CRP)										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	The only differences would be if the rural residential home sites are in a rural residential subdivision.										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Presently the county is not aware of any WRP parcels in the county.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
7a.	How many special valuation applications are on file?										
	4,378										
7b.	What process was used to determine if non-agricultural influences exist in the county?										
	Sales questionnaires and sales analysis.										
	<i><u>If your county recognizes a special value, please answer the following</u></i>										
7c.	Describe the non-agricultural influences recognized within the county.										
	Currently the ag value and special value are the same.										

7d.	
7e.	

Gage County
3-Year Plan
June 2016

Budget, Staffing, and Contracts

Budget

2016-2017 Proposed Budget = \$243,540.20 (including salaries) 4000 is allotted for education, lodging, and other travel related expenses.

Appraisal Maintenance \$45,000 (Contracted)

Budget Comments

Staff

Assessor: assumes responsibility for all functions within the office and prepares all necessary reports and documents

Deputy Assessor: assists the Assessor with all functions within the office and also helps in the building of the GIS system. Responsible for all 521's, updating and developing GIS system. Creates Sales File.

Personal Property Clerk: responsible for all personal property filed in the county, also assists in updating real estate records including sketching, and entering data for the reappraisals. Keeps all records concerning building permits filed. General office duties. Assisting taxpayers.

Clerk: responsible for assisting taxpayer and maintaining homestead exemption records, permissive exemption records, sending out sales review questionnaires. She assists with data entry within the CAMA system, answers phones, and performs other general office duties.

Appraiser Assistant: Performs all appraisal maintenance and pickup work. Measures and inspects for condition and takes new photos for the county. I have 2 part time people.

Part-time County Appraiser

Bob Thoma is now a county employee. His responsibilities include developing valuation studies for agricultural properties. The assessor along with Mr. Thoma study the market to determine values of agricultural land to be in compliance with the levels of value for the county. We also do reviews to determine market areas in the county.

Contract Appraiser

Darrell Stanard is contracted for 5 days a month. His responsibilities include sales verification, appraisal maintenance and pricing pickup work and developing valuation studies. His main

focus is to help with all the unique Commercial properties in Gage County and to be in compliance with levels of value for the County.

3 Year Appraisal Plan

2017

Residential

For 2017 the county will be reviewing rural residential properties. A new photo will be taken and any changes that may have occurred to the property will be updated. Rural outbuildings will also be looked at. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick-up work will also be completed.

Commercial

There will be an appraisal maintenance for the commercial properties in 2017. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick-up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures. Vacant agland will be looked at as we now have pictometry in place to view aerial views of land compared to the flyover we had done in 2014 by GIS workshop.

2018

Residential

For 2018 the county will be reviewing Beatrice residential. A new photo will be taken and any changes that may have occurred to the property will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

Commercial

There will be an appraisal maintenance for the commercial properties in 2018. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.

2019

Residential

All residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

Commercial

For 2019 the county will be reviewing all Commercial in Gage County. A new photo will be taken and any changes to the property will be updated. The appraisal staff will ask for rents and income information to help with the valuation process. Sales review and pickup work will also be completed for all commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.