

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**GARDEN 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 Garden 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 Garden 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: Janet Shaul, Garden County Assessor

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## Introduction

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[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:

<b><u>Property Class</u></b>	<b><u>COD</u></b>	<b><u>PRD</u></b>
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.

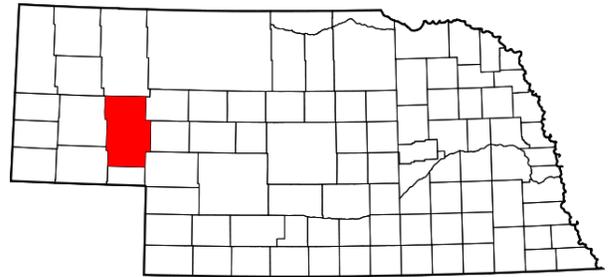
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

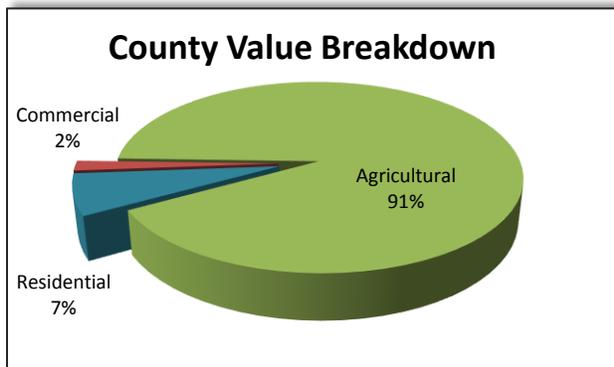
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 1,918 miles, Garden had 1,911 residents, per the Census Bureau Quick Facts for 2015, a 7% population decline from the 2010 US Census. In a review of the past fifty-five years, Garden has seen a steady drop in population of 45% (Nebraska Department of Economic Development). Reports indicated that 83% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Garden convene in and around the county seat of Oshkosh. Per the latest information available from the U.S. Census Bureau, there were fifty-four employer establishments in Garden. County-wide employment was at 1,170 people, a 4% loss relative to the 2010 Census (Nebraska Department of Labor).



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

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2010	2015	Change
OSHKOSH	884	828	-7%

Crescent Lake National Wildlife Refuge (protected in 1931), covering approximately 45,800 acres of the county, it is the largest protected continuous sand dunes in the United States.

# 2017 Residential Correlation for Garden County

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## *Assessment Actions*

Last fall all Lewellen and Lisco residential properties were physically reviewed with exterior inspections and discussions with home owners/occupants if possible. Questionnaires were mailed to the homeowner of each home in both towns. Questions on the form include last update of kitchens, bathrooms, roofs replaced, basement info, floor covers, type of heat/ac, any other changes to houses or outbuildings, etc. Additional information, such as basement wall height, was also added. For 2017 the residential records were updated accordingly. The quality of the houses was reviewed to ensure equalization. This completed the Lewellen/Lisco portion of the six-year review.

All changes documented with building and zoning permits, along with other sources of discovery, were inspected and priced. Approximately 227 residential, commercial and agricultural pickup items were reviewed and updated.

Sales and statistical information for the appropriate two-year sales period were reviewed. Questionnaires from buyers and other information were reviewed and the sales information updated. There were 53 qualified residential sales, 10 in Lewellen, 3 in Lisco, 31 in Oshkosh and 9 rural residential properties. Performing the above-mentioned projects brought statistics in all four-market areas, with the exception of Lisco, to appropriate ranges. Because of so few sales in Lisco, most of which are very low dollar, we are unable to get a true picture of the statistical measures.

## *Description of Analysis*

There are four valuation groupings representing the residential class in Garden County, each with a set of economic forces that affect value. All four groupings are represented in the statistical analysis. Oshkosh, the county seat, is the largest community and hub for most goods and services.

Valuation Grouping	Description
01	Oshkosh
02	Lewellen
03	Lisco
04	Rural

The final residential statistical profile included 51 sales. Thirty-two of these sales are in valuation grouping (01) Oshkosh, 63% of the sample. The remaining sales are dispersed over the three other valuation groupings causing the samples to become small and unreliable.

Of the three measures of central tendency, only the mean is outside the range and would be the most likely affected by outliers. However, by removing outliers on either end of the array of ratios the median and weighted mean remain stabilized and within range. The coefficient of dispersion is within the prescribed parameter and remains stabilized when removing either the high or the low ratios. The price related differential continues to show some regressivity through all tests.

## 2017 Residential Correlation for Garden County

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The residential market seems to be holding steady for Garden County and similar counties in the area. The 2017 County Abstract of Assessment versus the 2016 Certificate of Taxes Levied shows a difference in value of 1.05% excluding growth and reflective of the assessment actions. Garden County routinely reviews the residential class on a six-year cycle, updates costing, studying lot values, and modifying the depreciation tables.

### *Assessment Practice Review*

Annually, a comprehensive review of assessment practices is conducted for all counties. The purpose of the review is to examine the specific assessment practices to determine compliance for all activities that ultimately affect the uniform and proportionate valuation all three-property classes.

Garden County has a solid process in place for the qualification and verification of sales with the use of questionnaires and/or interviews with parties involved in the transaction. The non-qualified sales were reviewed to determine if there is sufficient reasoning and documentation for the disqualification of the sales. Sales utilization has remained somewhat consistent and all arm's-length sales were made available for measurement purposes.

Another part of the review involves a comparison of the Assessed Value Update to the property record cards; the values as submitted by the county assessor were correct. Current year values were also compared to prior year values to determine if the sold and unsold properties were moving at a similar rate. There is not a bias in the treatment of the sold parcels.

Audits are done to determine the accuracy and timeliness of the submission of the Real Estate Transfer Statements. Exports of sales data into the sales file are monitored for monthly submissions. Garden County complies with frequent submissions of both and the values as submitted by the assessor are reliable.

### *Equalization and Quality of Assessment*

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.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	32	98.70	99.69	97.88	09.60	101.85
02	8	98.64	109.41	99.31	19.79	110.17
03	3	119.14	114.81	117.90	05.82	97.38
04	8	92.32	102.36	89.98	25.36	113.76
<u>ALL</u>	51	99.14	102.52	95.81	13.89	107.00

## 2017 Residential Correlation for Garden County

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### *Level of Value*

Based on analysis of all available information, the level of value of the residential class of real property in Garden County is 99%.

## 2017 Commercial Correlation for Garden County

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### *Assessment Actions*

A commercial review was implemented in 2015; therefore, commercial appraisal was limited to pickup work on new or altered structures.

The county's commercial sales and statistical information were reviewed. There were nine qualified sales in the three-year sales period, which consisted of a variety of occupancy codes and low dollars sales. The median is within the acceptable range at 94%, but the COD and PRD are out. This is unavoidable considering the low number of qualified sales and the variety of occupancy codes.

### *Description of Analysis*

For assessment year 2017, the four valuation groupings previously utilized were re-examined. Logical and transparent economic factors could not be identified that would indicate a need for different valuation markets. Therefore, all commercial properties will be analyzed as one grouping.

There are only nine sales within the study period. Such a small sample would be considered unrepresentative of the population and would not be reliable for measurement purposes. Seven of these sales have sold for less than \$20,000. Of the measures of central tendency, only the median and mean are within acceptable range. The dispersion evidenced in the qualitative measures are an indication of an erratic market.

Another modest indicator of the net taxable sales (commercial market) to the commercial values will display a trend that further supports the erratic market. When reviewing the historical movement of the commercial values (excluding growth) over time, Garden County exhibits an average change of approximately 2% over 10 years. Most comparable counties within the same region also demonstrate the same approximate percent of increase of 10 years. This would be an indicator that values have remained equalized with other counties.

The 2017 Abstract of Assessment compared to the 2016 Certificate of Taxes Levied indicates a -0.63% change that would support the assessment actions of pickup work on the new or altered structures.

### *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county within the state. 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 three property classes.

## 2017 Commercial Correlation for Garden County

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The process for the qualification and verification of sales was also reviewed. The Division's review consisted of inspecting the non-qualified sales to ensure reasons for disqualification were supported and documented. There is no apparent bias in the qualification determination, all arm's-length sales were made available for the measurement of the commercial class of real property, and there is consistency in the utilization of sales.

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

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

Most physical inspections and reviews are done in-house. If needed, a reappraisal firm will be consulted for a review of depreciation models and lot studies and to assist in data gathering of more complex properties. Garden County complies with the six-year inspection and review cycle requirements.

### *Equalization and Quality of Assessment*

The statistical sample is small and a mixture of various occupancy codes. Most of the sales have a sale price less than \$20,000. However, all tests appear to indicate uniform and proportionate treatment of the commercial class. Garden County is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	9	94.37	96.13	87.74	22.22	109.58
___ALL___	9	94.37	96.13	87.74	22.22	109.58

### *Level of Value*

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

## 2017 Agricultural Correlation for Garden County

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### *Assessment Actions*

During the fall of 2016 the new soil survey was implemented. Garden County had a large number of changes, and considerable work was involved. Thirty-five parcels on the north and top west borders of the county had changes in total acre count. Per GIS Workshop, this was to correct soil types that extended into Sheridan and Morrill Counties that had been previously missed.

The 2017 Garden County agricultural land valuations were determined by using the statistics and information received from the Division of 39 in-county agricultural sales, including all majority land use (MLU) categories, deemed qualified in the required three-year sales period, the number of acres in each classification of land that sold and the median market value of each classification (at approximately 75%). All qualified agricultural sales were plotted on a geocode map of the county to check for a need for market areas. None was indicated. Therefore, because the sales do not indicate any specific market areas, the value for each class (i.e. 3G1, 3G, etc.) will remain the same per class throughout the county.

Preliminary stats on the arm's-length transactions of agricultural land in Garden County indicated, at 80% MLU, grass with a median of 59.84% (based on 12 sales), dryland at 76.78% (using 15 sales) and irrigated (with 6 sales) at 54.66%. Therefore, grass values will be raised 15 -16%.

All agricultural pickup work was completed, such as pivots reported on personal property, and various other methods. Aerial land photographic imagery was received in February of 2016 from GIS Workshop, and we compared this, parcel by parcel, to the 2014 aerial imagery to determine any land use changes. The county is in the process of implementing the updated information into their records.

### *Description of Analysis*

Garden County is on the western edge of the Nebraska Sandhill's and is largely comprised of the sand hill soils. The North Platte River flows across the southern part of the county where the Loamy soils are found and are better suited for crop production. Garden County is part of the North Platte Natural Resource District.

A number of counties surround Garden County; they are Sheridan, Grant, Arthur, Keith, Deuel, Cheyenne, Morrill and Box Butte. Most of them have a substantial amount of sand hill acres, except those to the south.

The sample for the agricultural analysis consisted of 37 minimally improved agricultural sales. The assessment actions taken for 2017 resulted in the statistical median for the sub strata 80% Majority Land Use to be 69%. Land classification irrigated shows an unacceptable median but only consists of six sales. However, the increase in the irrigated value keeps it somewhat comparable to surrounding counties. The land classifications of dry and grass, with sufficient sales, have each met the acceptable standard.

## 2017 Agricultural Correlation for Garden County

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The assessment actions for Garden County parallel the general economic indicators. The county assessor has analyzed all available information, has equalized values within the county, and is knowledgeable of the actions of similar counties surrounding Garden. The assessment actions involved increasing the irrigated values by 4%, decreasing the dry crop land values by 10% and increasing the grass values by 15-16%. The 2017 County Abstract of Assessment as compared to the 2016 Certificate of Taxes Levied will verify these changes for each land classification group.

### *Assessment Practice Review*

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

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

A review of the qualification and verification process confirmed that Garden County has used all available sales for the measurement of agricultural property. Discussion was held with the county assessor on the review of non-agricultural production influences on agricultural sales and to make sure all sales were properly coded. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without bias. Non-qualified sales have logical explanations for disqualification and comments are documented.

Garden County does monthly submissions of the Real Estate Transfer Statements and the sales data comes into the state sales file in a routine manner. A review of the information finds it to be reliable.

The physical inspection and review process in Garden County is on a six-year cycle. This practice has been in place for several years and the county assessor has been diligent at staying on task with it. Most all physical inspections are done in-house and the county has developed a systematic process of reviewing the unimproved agricultural land and improvements with the use of the most current aerial photographic imagery and maps provided by taxpayers and the North Platte Natural Resource District.

The county assessor determines whether a parcel is rural residential, recreational or agricultural based on its current primary use. There are very few sales along the North Platte River to analyze; if a parcel does sell it will generally be used in a recreational manner such as for goose hunting. Special value has been established along the river since it is predominantly used for agricultural purposes. Questionnaires have been sent out to all landowners along the river. Most all have filed a Special Value Application. Currently a blind and one site acre will be valued at 100% of market

## 2017 Agricultural Correlation for Garden County

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and the remainder as agricultural. All applications have been approved with the exception of two and these are considered recreational.

### *Equalization*

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	6	58.37	59.23	58.20	11.63	101.77
1	6	58.37	59.23	58.20	11.63	101.77
<u>Dry</u>						
County	15	73.53	79.74	73.23	27.40	108.89
1	15	73.53	79.74	73.23	27.40	108.89
<u>Grass</u>						
County	13	69.32	75.20	69.63	18.85	108.00
1	13	69.32	75.20	69.63	18.85	108.00
<u>ALL</u>						
	37	68.99	73.45	66.25	22.47	110.87

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

### *Level of Value*

Based on analysis of all available information, the level of value of the agricultural class in Garden County is 69%.

## 2017 Opinions of the Property Tax Administrator for Garden 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
<b>Residential Real Property</b>	<b>99</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>69</b>	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.



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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2017 Commission Summary for Garden County

### Residential Real Property - Current

Number of Sales	51	Median	99.14
Total Sales Price	\$2,890,200	Mean	102.52
Total Adj. Sales Price	\$2,890,200	Wgt. Mean	95.81
Total Assessed Value	\$2,769,217	Average Assessed Value of the Base	\$39,503
Avg. Adj. Sales Price	\$56,671	Avg. Assessed Value	\$54,298

### Confidence Interval - Current

95% Median C.I	94.85 to 104.57
95% Wgt. Mean C.I	90.52 to 101.10
95% Mean C.I	97.05 to 107.99
% of Value of the Class of all Real Property Value in the County	6.87
% of Records Sold in the Study Period	4.67
% of Value Sold in the Study Period	6.42

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	52	97	97.40
2015	53	97	97.27
2014	54	97	96.97
2013	53	94	94.41

## 2017 Commission Summary for Garden County

### Commercial Real Property - Current

Number of Sales	9	Median	94.37
Total Sales Price	\$220,500	Mean	96.13
Total Adj. Sales Price	\$220,500	Wgt. Mean	87.74
Total Assessed Value	\$193,460	Average Assessed Value of the Base	\$61,012
Avg. Adj. Sales Price	\$24,500	Avg. Assessed Value	\$21,496

### Confidence Interval - Current

95% Median C.I	71.82 to 103.50
95% Wgt. Mean C.I	77.42 to 98.05
95% Mean C.I	69.20 to 123.06
% of Value of the Class of all Real Property Value in the County	1.66
% of Records Sold in the Study Period	5.26
% of Value Sold in the Study Period	1.85

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	7	100	96.59
2015	10	100	97.23
2014	7	100	94.08
2013	9		98.74

**35 Garden**  
**RESIDENTIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 51  
Total Sales Price : 2,890,200  
Total Adj. Sales Price : 2,890,200  
Total Assessed Value : 2,769,217  
Avg. Adj. Sales Price : 56,671  
Avg. Assessed Value : 54,298

MEDIAN : 99  
WGT. MEAN : 96  
MEAN : 103  
COD : 13.89  
PRD : 107.00

COV : 19.45  
STD : 19.94  
Avg. Abs. Dev : 13.77  
MAX Sales Ratio : 167.67  
MIN Sales Ratio : 68.23

95% Median C.I. : 94.85 to 104.57  
95% Wgt. Mean C.I. : 90.52 to 101.10  
95% Mean C.I. : 97.05 to 107.99

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	4	104.83	103.20	95.78	06.73	107.75	89.78	113.36	N/A	96,125	92,064	
01-JAN-15 To 31-MAR-15	3	100.73	107.75	112.97	13.14	95.38	91.41	131.12	N/A	46,167	52,153	
01-APR-15 To 30-JUN-15	7	99.55	108.97	102.78	13.98	106.02	89.80	167.67	89.80 to 167.67	47,529	48,849	
01-JUL-15 To 30-SEP-15	8	91.90	96.03	92.77	09.95	103.51	83.05	119.14	83.05 to 119.14	64,988	60,290	
01-OCT-15 To 31-DEC-15	9	92.87	100.97	97.22	16.73	103.86	77.98	163.50	84.95 to 113.63	45,878	44,601	
01-JAN-16 To 31-MAR-16	3	96.31	104.46	93.96	14.07	111.17	88.22	128.86	N/A	41,167	38,678	
01-APR-16 To 30-JUN-16	11	101.77	95.69	86.18	12.49	111.04	68.23	123.03	70.17 to 106.54	59,473	51,255	
01-JUL-16 To 30-SEP-16	6	108.26	114.49	104.63	14.55	109.42	94.85	141.81	94.85 to 141.81	54,000	56,500	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	22	98.70	103.05	98.06	12.15	105.09	83.05	167.67	91.19 to 107.13	62,527	61,317	
01-OCT-15 To 30-SEP-16	29	99.14	102.13	93.77	15.26	108.92	68.23	163.50	92.87 to 105.80	52,228	48,974	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	27	96.13	102.33	98.44	14.32	103.95	77.98	167.67	89.80 to 106.34	52,000	51,190	
<u>ALL</u>	51	99.14	102.52	95.81	13.89	107.00	68.23	167.67	94.85 to 104.57	56,671	54,298	

<b>VALUATION GROUPING</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	32	98.70	99.69	97.88	09.60	101.85	74.48	141.81	92.60 to 105.68	51,413	50,325	
02	8	98.64	109.41	99.31	19.79	110.17	77.98	167.67	77.98 to 167.67	34,250	34,013	
03	3	119.14	114.81	117.90	05.82	97.38	102.25	123.03	N/A	15,500	18,275	
04	8	92.32	102.36	89.98	25.36	113.76	68.23	163.50	68.23 to 163.50	115,563	103,985	
<u>ALL</u>	51	99.14	102.52	95.81	13.89	107.00	68.23	167.67	94.85 to 104.57	56,671	54,298	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	51	99.14	102.52	95.81	13.89	107.00	68.23	167.67	94.85 to 104.57	56,671	54,298	
06												
07												
<u>ALL</u>	51	99.14	102.52	95.81	13.89	107.00	68.23	167.67	94.85 to 104.57	56,671	54,298	

**35 Garden  
RESIDENTIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 51  
 Total Sales Price : 2,890,200  
 Total Adj. Sales Price : 2,890,200  
 Total Assessed Value : 2,769,217  
 Avg. Adj. Sales Price : 56,671  
 Avg. Assessed Value : 54,298

MEDIAN : 99  
 WGT. MEAN : 96  
 MEAN : 103  
 COD : 13.89  
 PRD : 107.00

COV : 19.45  
 STD : 19.94  
 Avg. Abs. Dev : 13.77  
 MAX Sales Ratio : 167.67  
 MIN Sales Ratio : 68.23

95% Median C.I. : 94.85 to 104.57  
 95% Wgt. Mean C.I. : 90.52 to 101.10  
 95% Mean C.I. : 97.05 to 107.99

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	148.27	148.27	146.77	13.09	101.02	128.86	167.67	N/A	3,250	4,770	
Less Than 15,000	5	106.54	119.02	107.98	19.62	110.22	89.80	167.67	N/A	7,840	8,466	
Less Than 30,000	17	106.54	113.43	111.91	16.95	101.36	74.48	167.67	100.73 to 128.86	16,582	18,557	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	49	98.14	100.66	95.70	12.54	105.18	68.23	163.50	94.49 to 104.29	58,851	56,320	
Greater Than 14,999	46	97.99	100.73	95.65	12.92	105.31	68.23	163.50	92.87 to 104.57	61,978	59,280	
Greater Than 29,999	34	95.69	97.07	94.07	10.13	103.19	68.23	141.81	91.19 to 99.55	76,715	72,169	
<u>Incremental Ranges</u>												
0 TO 4,999	2	148.27	148.27	146.77	13.09	101.02	128.86	167.67	N/A	3,250	4,770	
5,000 TO 14,999	3	102.25	99.53	100.27	05.46	99.26	89.80	106.54	N/A	10,900	10,930	
15,000 TO 29,999	12	109.58	111.11	112.54	15.40	98.73	74.48	163.50	100.73 to 123.03	20,225	22,761	
30,000 TO 59,999	14	97.63	99.56	99.10	09.58	100.46	83.05	141.81	88.22 to 107.13	45,307	44,898	
60,000 TO 99,999	14	97.73	100.30	100.41	08.85	99.89	86.67	131.12	87.63 to 106.34	73,214	73,512	
100,000 TO 149,999	3	86.65	82.49	82.42	09.37	100.08	68.23	92.60	N/A	114,167	94,102	
150,000 TO 249,999	3	89.78	84.93	84.70	09.17	100.27	70.17	94.85	N/A	202,167	171,239	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	51	99.14	102.52	95.81	13.89	107.00	68.23	167.67	94.85 to 104.57	56,671	54,298	

**35 Garden**  
**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 : 9  
Total Sales Price : 220,500  
Total Adj. Sales Price : 220,500  
Total Assessed Value : 193,460  
Avg. Adj. Sales Price : 24,500  
Avg. Assessed Value : 21,496

MEDIAN : 94  
WGT. MEAN : 88  
MEAN : 96  
COD : 22.22  
PRD : 109.56

COV : 36.45  
STD : 35.04  
Avg. Abs. Dev : 20.97  
MAX Sales Ratio : 181.83  
MIN Sales Ratio : 60.76

95% Median C.I. : 71.82 to 103.50  
95% Wgt. Mean C.I. : 77.42 to 98.05  
95% Mean C.I. : 69.20 to 123.06

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	1	97.86	97.86	97.86	00.00	100.00	97.86	97.86	N/A	18,000	17,615
01-APR-14 To 30-JUN-14	2	91.01	91.01	89.62	13.72	101.55	78.52	103.50	N/A	11,250	10,083
01-JUL-14 To 30-SEP-14	2	84.21	84.21	82.99	14.71	101.47	71.82	96.59	N/A	17,750	14,730
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	79.93	79.93	79.93	00.00	100.00	79.93	79.93	N/A	50,000	39,965
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	3	94.37	112.32	91.28	42.77	123.05	60.76	181.83	N/A	31,500	28,752
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	5	96.59	89.66	88.47	10.56	101.35	71.82	103.50	N/A	15,200	13,448
01-OCT-14 To 30-SEP-15											
01-OCT-15 To 30-SEP-16	4	87.15	104.22	87.35	38.88	119.31	60.76	181.83	N/A	36,125	31,555
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	5	96.59	89.66	88.47	10.56	101.35	71.82	103.50	N/A	15,200	13,448
01-JAN-15 To 31-DEC-15											
<u>ALL</u>	9	94.37	96.13	87.74	22.22	109.56	60.76	181.83	71.82 to 103.50	24,500	21,496

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	9	94.37	96.13	87.74	22.22	109.56	60.76	181.83	71.82 to 103.50	24,500	21,496
<u>ALL</u>	9	94.37	96.13	87.74	22.22	109.56	60.76	181.83	71.82 to 103.50	24,500	21,496

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	94.37	94.37	94.37	00.00	100.00	94.37	94.37	N/A	75,000	70,775
03	8	88.26	96.35	84.32	26.73	114.27	60.76	181.83	60.76 to 181.83	18,188	15,336
04											
<u>ALL</u>	9	94.37	96.13	87.74	22.22	109.56	60.76	181.83	71.82 to 103.50	24,500	21,496

**35 Garden**  
**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 : 9  
Total Sales Price : 220,500  
Total Adj. Sales Price : 220,500  
Total Assessed Value : 193,460  
Avg. Adj. Sales Price : 24,500  
Avg. Assessed Value : 21,496

MEDIAN : 94  
WGT. MEAN : 88  
MEAN : 96  
COD : 22.22  
PRD : 109.56

COV : 36.45  
STD : 35.04  
Avg. Abs. Dev : 20.97  
MAX Sales Ratio : 181.83  
MIN Sales Ratio : 60.76

95% Median C.I. : 71.82 to 103.50  
95% Wgt. Mean C.I. : 77.42 to 98.05  
95% Mean C.I. : 69.20 to 123.06

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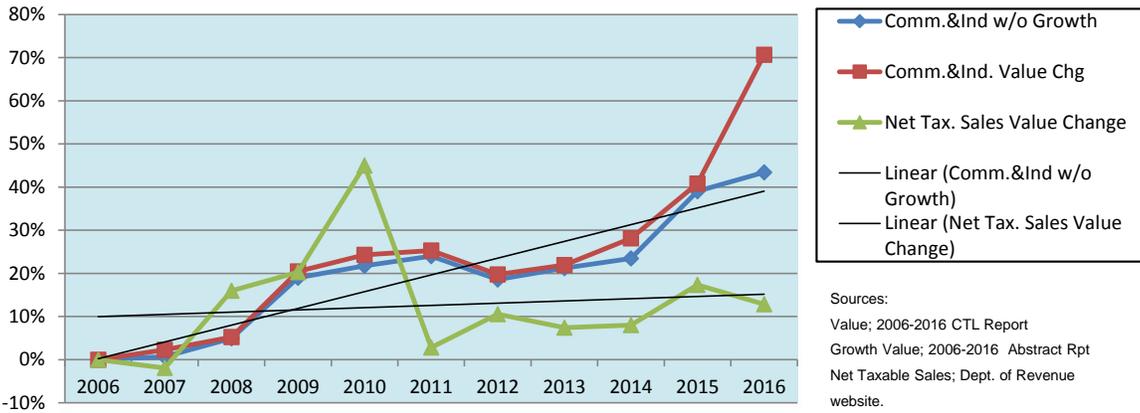
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	181.83	181.83	181.83	00.00	100.00	181.83	181.83	N/A	3,000	5,455
Less Than 15,000	3	103.50	121.28	100.47	33.28	120.71	78.52	181.83	N/A	8,500	8,540
Less Than 30,000	7	96.59	98.70	86.62	25.45	113.95	60.76	181.83	60.76 to 181.83	13,643	11,817
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	8	87.15	85.42	86.44	14.53	98.82	60.76	103.50	60.76 to 103.50	27,188	23,501
Greater Than 14,999	6	87.15	83.56	86.07	14.60	97.08	60.76	97.86	60.76 to 97.86	32,500	27,973
Greater Than 29,999	2	87.15	87.15	88.59	08.28	98.37	79.93	94.37	N/A	62,500	55,370
<b>Incremental Ranges</b>											
0 TO 4,999	1	181.83	181.83	181.83	00.00	100.00	181.83	181.83	N/A	3,000	5,455
5,000 TO 14,999	2	91.01	91.01	89.62	13.72	101.55	78.52	103.50	N/A	11,250	10,083
15,000 TO 29,999	4	84.21	81.76	81.57	18.37	100.23	60.76	97.86	N/A	17,500	14,275
30,000 TO 59,999	1	79.93	79.93	79.93	00.00	100.00	79.93	79.93	N/A	50,000	39,965
60,000 TO 99,999	1	94.37	94.37	94.37	00.00	100.00	94.37	94.37	N/A	75,000	70,775
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>9</b>	<b>94.37</b>	<b>96.13</b>	<b>87.74</b>	<b>22.22</b>	<b>109.56</b>	<b>60.76</b>	<b>181.83</b>	<b>71.82 to 103.50</b>	<b>24,500</b>	<b>21,496</b>

**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	94.37	94.37	94.37	00.00	100.00	94.37	94.37	N/A	75,000	70,775
344	2	126.83	126.83	86.49	43.37	146.64	71.82	181.83	N/A	11,250	9,730
384	1	78.52	78.52	78.52	00.00	100.00	78.52	78.52	N/A	12,500	9,815
406	2	82.13	82.13	76.89	26.02	106.81	60.76	103.50	N/A	13,250	10,188
477	1	96.59	96.59	96.59	00.00	100.00	96.59	96.59	N/A	16,000	15,455
528	2	88.90	88.90	84.68	10.09	104.98	79.93	97.86	N/A	34,000	28,790
<b>ALL</b>	<b>9</b>	<b>94.37</b>	<b>96.13</b>	<b>87.74</b>	<b>22.22</b>	<b>109.56</b>	<b>60.76</b>	<b>181.83</b>	<b>71.82 to 103.50</b>	<b>24,500</b>	<b>21,496</b>

### 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	\$ 5,680,808	\$ 13,747	0.24%	\$ 5,667,061	-	\$ 8,040,289	-
2007	\$ 5,808,525	\$ 89,018	1.53%	\$ 5,719,507	0.68%	\$ 7,884,220	-1.94%
2008	\$ 5,979,079	\$ 16,969	0.28%	\$ 5,962,110	2.64%	\$ 9,326,157	18.29%
2009	\$ 6,842,213	\$ 84,142	1.23%	\$ 6,758,071	13.03%	\$ 9,671,061	3.70%
2010	\$ 7,058,896	\$ 141,953	2.01%	\$ 6,916,943	1.09%	\$ 11,657,339	20.54%
2011	\$ 7,115,863	\$ 71,051	1.00%	\$ 7,044,812	-0.20%	\$ 8,266,077	-29.09%
2012	\$ 6,803,565	\$ 69,499	1.02%	\$ 6,734,066	-5.37%	\$ 8,885,328	7.49%
2013	\$ 6,926,795	\$ 41,485	0.60%	\$ 6,885,310	1.20%	\$ 8,633,697	-2.83%
2014	\$ 7,279,269	\$ 264,905	3.64%	\$ 7,014,364	1.26%	\$ 8,684,808	0.59%
2015	\$ 7,998,608	\$ 101,537	1.27%	\$ 7,897,071	8.49%	\$ 9,432,644	8.61%
2016	\$ 9,696,292	\$ 1,548,785	15.97%	\$ 8,147,507	1.86%	\$ 9,073,563	-3.81%
<b>Ann %chg</b>	5.49%			<b>Average</b>	<b>2.47%</b>	<b>1.79%</b>	<b>2.15%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.68%	2.25%	-1.94%
2008	4.95%	5.25%	15.99%
2009	18.96%	20.44%	20.28%
2010	21.76%	24.26%	44.99%
2011	24.01%	25.26%	2.81%
2012	18.54%	19.76%	10.51%
2013	21.20%	21.93%	7.38%
2014	23.47%	28.14%	8.02%
2015	39.01%	40.80%	17.32%
2016	43.42%	70.69%	12.85%

County Number   
 County Name

**35 Garden**  
**AGRICULTURAL LAND**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

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

Number of Sales : 37  
Total Sales Price : 22,275,446  
Total Adj. Sales Price : 22,193,614  
Total Assessed Value : 14,702,654  
Avg. Adj. Sales Price : 599,827  
Avg. Assessed Value : 397,369

MEDIAN : 69  
WGT. MEAN : 66  
MEAN : 73  
COD : 22.47  
PRD : 110.87

COV : 30.31  
STD : 22.26  
Avg. Abs. Dev : 15.50  
MAX Sales Ratio : 136.55  
MIN Sales Ratio : 45.08

95% Median C.I. : 62.53 to 74.44  
95% Wgt. Mean C.I. : 62.67 to 69.82  
95% Mean C.I. : 66.28 to 80.62

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	2	128.77	128.77	124.71	06.04	103.26	120.99	136.55	N/A	94,021	117,257
01-JAN-14 To 31-MAR-14	1	62.81	62.81	62.81	00.00	100.00	62.81	62.81	N/A	250,000	157,014
01-APR-14 To 30-JUN-14	4	61.54	76.18	64.75	38.04	117.65	49.87	131.77	N/A	853,315	552,517
01-JUL-14 To 30-SEP-14	3	50.80	53.27	51.81	06.36	102.82	49.65	59.35	N/A	209,333	108,461
01-OCT-14 To 31-DEC-14	5	74.44	75.05	68.76	23.52	109.15	46.43	99.18	N/A	239,078	164,400
01-JAN-15 To 31-MAR-15	3	62.53	61.98	62.65	04.11	98.93	57.86	65.56	N/A	329,937	206,706
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	4	64.56	62.30	61.42	17.60	101.43	45.08	75.00	N/A	368,750	226,495
01-OCT-15 To 31-DEC-15	3	73.29	70.79	71.28	03.63	99.31	65.54	73.53	N/A	238,811	170,228
01-JAN-16 To 31-MAR-16	1	81.33	81.33	81.33	00.00	100.00	81.33	81.33	N/A	159,430	129,661
01-APR-16 To 30-JUN-16	8	72.78	73.19	64.81	14.11	112.93	56.55	94.42	56.55 to 94.42	963,661	624,554
01-JUL-16 To 30-SEP-16	3	68.99	81.03	69.31	17.52	116.91	68.91	105.18	N/A	1,822,987	1,263,601
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	10	61.08	78.49	65.34	41.62	120.13	49.65	136.55	49.87 to 131.77	447,930	292,698
01-OCT-14 To 30-SEP-15	12	64.05	67.53	64.15	19.86	105.27	45.08	99.18	56.80 to 75.00	305,017	195,675
01-OCT-15 To 30-SEP-16	15	73.29	74.82	67.08	12.62	111.54	56.55	105.18	68.91 to 81.33	936,941	628,505
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	13	60.19	69.43	64.05	27.96	108.40	46.43	131.77	49.87 to 95.00	422,050	270,343
01-JAN-15 To 31-DEC-15	10	65.55	64.75	64.02	10.97	101.14	45.08	75.00	56.80 to 73.53	318,124	203,678
<u>ALL</u>	37	68.99	73.45	66.25	22.47	110.87	45.08	136.55	62.53 to 74.44	599,827	397,369

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	37	68.99	73.45	66.25	22.47	110.87	45.08	136.55	62.53 to 74.44	599,827	397,369
<u>ALL</u>	37	68.99	73.45	66.25	22.47	110.87	45.08	136.55	62.53 to 74.44	599,827	397,369

**35 Garden**  
**AGRICULTURAL LAND**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

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 Avg. Assessed Value : 397,369

MEDIAN : 69  
 WGT. MEAN : 66  
 MEAN : 73  
 COD : 22.47  
 PRD : 110.87

COV : 30.31  
 STD : 22.26  
 Avg. Abs. Dev : 15.50  
 MAX Sales Ratio : 136.55  
 MIN Sales Ratio : 45.08

95% Median C.I. : 62.53 to 74.44  
 95% Wgt. Mean C.I. : 62.67 to 69.82  
 95% Mean C.I. : 66.28 to 80.62

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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
<b>_____Irrigated_____</b>											
County	3	56.55	57.98	55.80	16.06	103.91	45.08	72.31	N/A	301,667	168,331
1	3	56.55	57.98	55.80	16.06	103.91	45.08	72.31	N/A	301,667	168,331
<b>_____Dry_____</b>											
County	14	71.26	78.69	68.67	28.21	114.59	49.65	136.55	50.80 to 105.18	172,802	118,665
1	14	71.26	78.69	68.67	28.21	114.59	49.65	136.55	50.80 to 105.18	172,802	118,665
<b>_____Grass_____</b>											
County	13	69.32	75.20	69.63	18.85	108.00	46.43	120.99	59.35 to 95.00	904,353	629,721
1	13	69.32	75.20	69.63	18.85	108.00	46.43	120.99	59.35 to 95.00	904,353	629,721
<b>_____ALL_____</b>	<b>37</b>	<b>68.99</b>	<b>73.45</b>	<b>66.25</b>	<b>22.47</b>	<b>110.87</b>	<b>45.08</b>	<b>136.55</b>	<b>62.53 to 74.44</b>	<b>599,827</b>	<b>397,369</b>

**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
<b>_____Irrigated_____</b>											
County	6	58.37	59.23	58.20	11.63	101.77	45.08	72.31	45.08 to 72.31	451,585	262,830
1	6	58.37	59.23	58.20	11.63	101.77	45.08	72.31	45.08 to 72.31	451,585	262,830
<b>_____Dry_____</b>											
County	15	73.53	79.74	73.23	27.40	108.89	49.65	136.55	62.53 to 94.42	195,948	143,486
1	15	73.53	79.74	73.23	27.40	108.89	49.65	136.55	62.53 to 94.42	195,948	143,486
<b>_____Grass_____</b>											
County	13	69.32	75.20	69.63	18.85	108.00	46.43	120.99	59.35 to 95.00	904,353	629,721
1	13	69.32	75.20	69.63	18.85	108.00	46.43	120.99	59.35 to 95.00	904,353	629,721
<b>_____ALL_____</b>	<b>37</b>	<b>68.99</b>	<b>73.45</b>	<b>66.25</b>	<b>22.47</b>	<b>110.87</b>	<b>45.08</b>	<b>136.55</b>	<b>62.53 to 74.44</b>	<b>599,827</b>	<b>397,369</b>

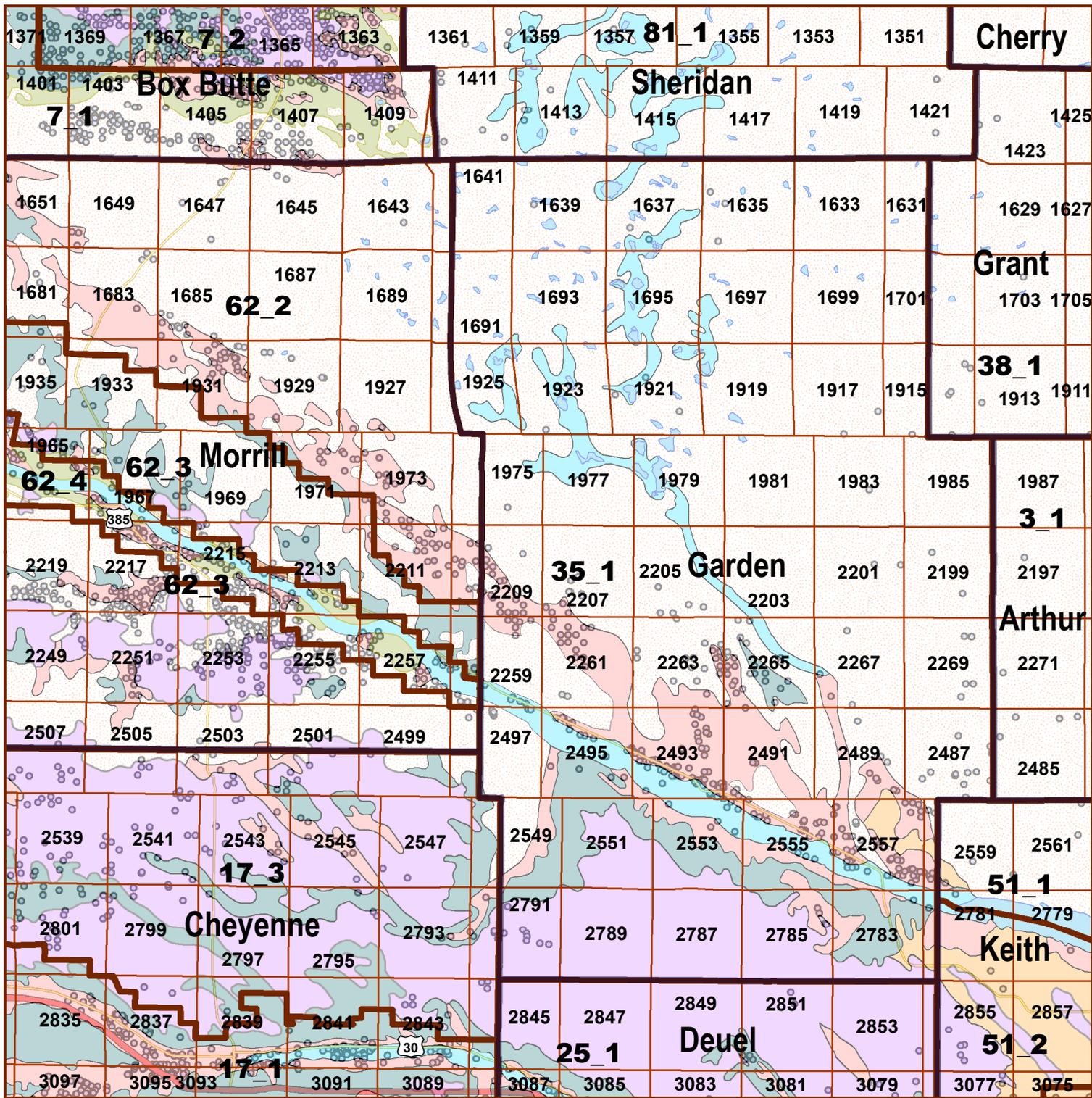
## Garden County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Garden	1	n/a	2,245	2,245	2,245	2,245	2,190	2,190	2,190	<b>2,205</b>
Sheridan	1	n/a	1,775	1,660	1,605	1,585	1,585	1,570	1,525	<b>1,651</b>
Grant	1	n/a	n/a	n/a	n/a	n/a	1,500	1,500	1,500	<b>1,500</b>
Arthur	1	n/a	n/a	2,100	n/a	2,100	2,100	2,100	2,100	<b>2,100</b>
Keith	1	n/a	2,101	n/a	2,100	2,100	2,100	2,100	2,100	<b>2,100</b>
Keith	2	n/a	3,000	n/a	2,750	2,650	2,650	2,650	2,650	<b>2,780</b>
Deuel	1	3,030	3,026	2,946	2,952	2,973	2,701	2,695	2,466	<b>2,937</b>
Cheyenne	3	n/a	2,780	2,775	2,770	2,765	2,600	2,525	2,480	<b>2,751</b>
Morrill	2	n/a	2,100	2,100	2,100	n/a	2,100	2,100	2,100	<b>2,100</b>
Morrill	3	n/a	2,300	2,300	2,300	2,195	2,195	2,195	2,195	<b>2,249</b>
Morrill	4	n/a	2,300	2,300	2,300	2,195	2,195	2,195	2,195	<b>2,234</b>
Box Butte	1	n/a	2,974	2,691	2,993	2,609	3,021	3,025	3,031	<b>3,010</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Garden	1	n/a	835	835	815	815	810	790	790	<b>826</b>
Sheridan	1	n/a	690	620	615	600	570	560	550	<b>614</b>
Grant	1	n/a	<b>n/a</b>							
Arthur	1	n/a	<b>n/a</b>							
Keith	1	n/a	625	n/a	625	600	600	600	600	<b>608</b>
Keith	2	n/a	1,070	1,040	1,040	1,005	1,005	1,005	1,005	<b>1,054</b>
Deuel	1	1,095	1,095	1,090	935	935	595	595	585	<b>977</b>
Cheyenne	3	n/a	940	935	875	865	850	835	825	<b>921</b>
Morrill	2	n/a	480	n/a	440	n/a	425	425	425	<b>437</b>
Morrill	3	n/a	525	525	475	475	475	475	475	<b>487</b>
Morrill	4	n/a	555	555	555	n/a	495	495	495	<b>510</b>
Box Butte	1	n/a	415	n/a	415	415	415	415	415	<b>415</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Garden	1	n/a	429	415	415	410	410	405	405	<b>405</b>
Sheridan	1	n/a	520	485	485	475	475	425	385	<b>420</b>
Grant	1	n/a	n/a	n/a	n/a	n/a	404	404	404	<b>404</b>
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	<b>407</b>
Keith	1	n/a	540	n/a	505	460	460	450	450	<b>450</b>
Keith	2	n/a	545	515	515	485	485	470	470	<b>475</b>
Deuel	1	365	365	365	365	365	365	365	365	<b>365</b>
Cheyenne	3	n/a	636	611	606	600	551	551	325	<b>453</b>
Morrill	2	n/a	385	385	385	n/a	385	385	385	<b>385</b>
Morrill	3	n/a	460	450	410	375	375	375	375	<b>380</b>
Morrill	4	n/a	450	450	416	375	375	380	419	<b>399</b>
Box Butte	1	n/a	320	320	320	320	320	320	320	<b>320</b>

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



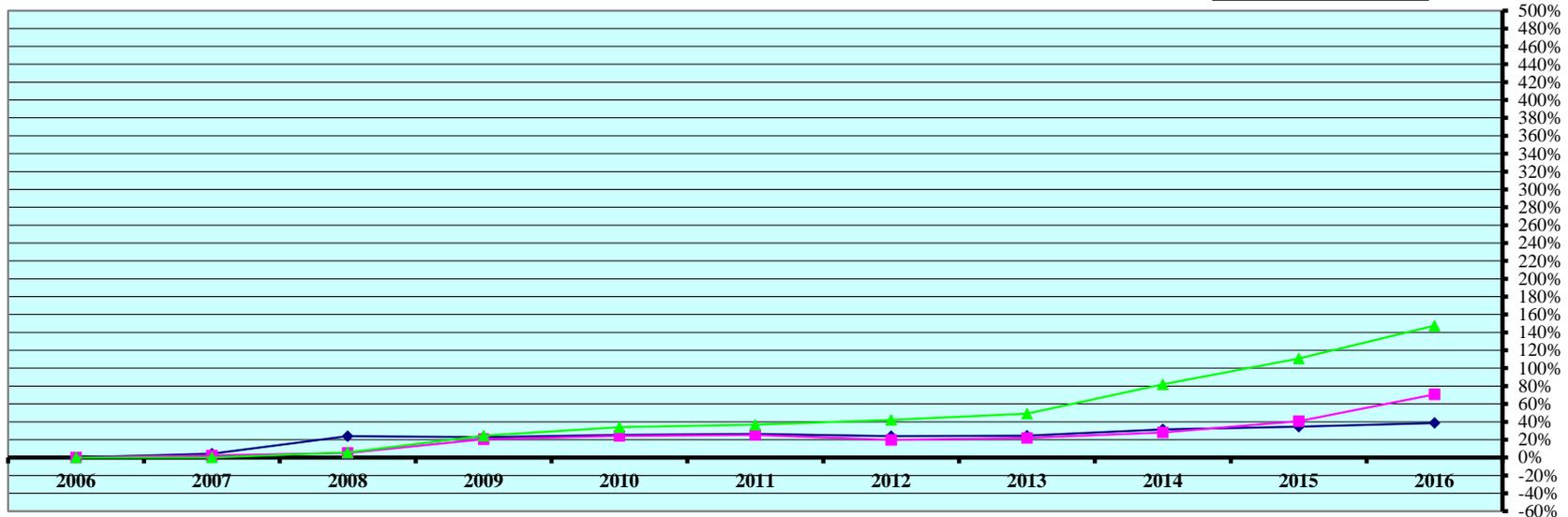
**Legend**

- 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

## Garden County Map



### REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	30,556,338	--	--	--	5,680,808	--	--	--	199,595,150	--	--	--
2007	31,842,358	1,286,020	4.21%	4.21%	5,808,525	127,717	2.25%	2.25%	199,735,829	140,679	0.07%	0.07%
2008	37,861,835	6,019,477	18.90%	23.91%	5,979,079	170,554	2.94%	5.25%	210,651,127	10,915,298	5.46%	5.54%
2009	37,543,254	-318,581	-0.84%	22.87%	6,842,213	863,134	14.44%	20.44%	248,301,133	37,650,006	17.87%	24.40%
2010	38,326,921	783,667	2.09%	25.43%	7,058,896	216,683	3.17%	24.26%	267,245,131	18,943,998	7.63%	33.89%
2011	38,632,651	305,730	0.80%	26.43%	7,115,863	56,967	0.81%	25.26%	272,800,252	5,555,121	2.08%	36.68%
2012	37,837,848	-794,803	-2.06%	23.83%	6,803,565	-312,298	-4.39%	19.76%	283,496,945	10,696,693	3.92%	42.04%
2013	38,019,620	181,772	0.48%	24.42%	6,926,795	123,230	1.81%	21.93%	297,417,528	13,920,583	4.91%	49.01%
2014	40,159,399	2,139,779	5.63%	31.43%	7,279,269	352,474	5.09%	28.14%	363,281,468	65,863,940	22.15%	82.01%
2015	41,090,872	931,473	2.32%	34.48%	7,998,608	719,339	9.88%	40.80%	420,886,780	57,605,312	15.86%	110.87%
2016	42,356,059	1,265,187	3.08%	38.62%	9,696,292	1,697,684	21.22%	70.69%	494,074,921	73,188,141	17.39%	147.54%

Rate Annual %chg: Residential & Recreational 3.32%

Commercial & Industrial 5.49%

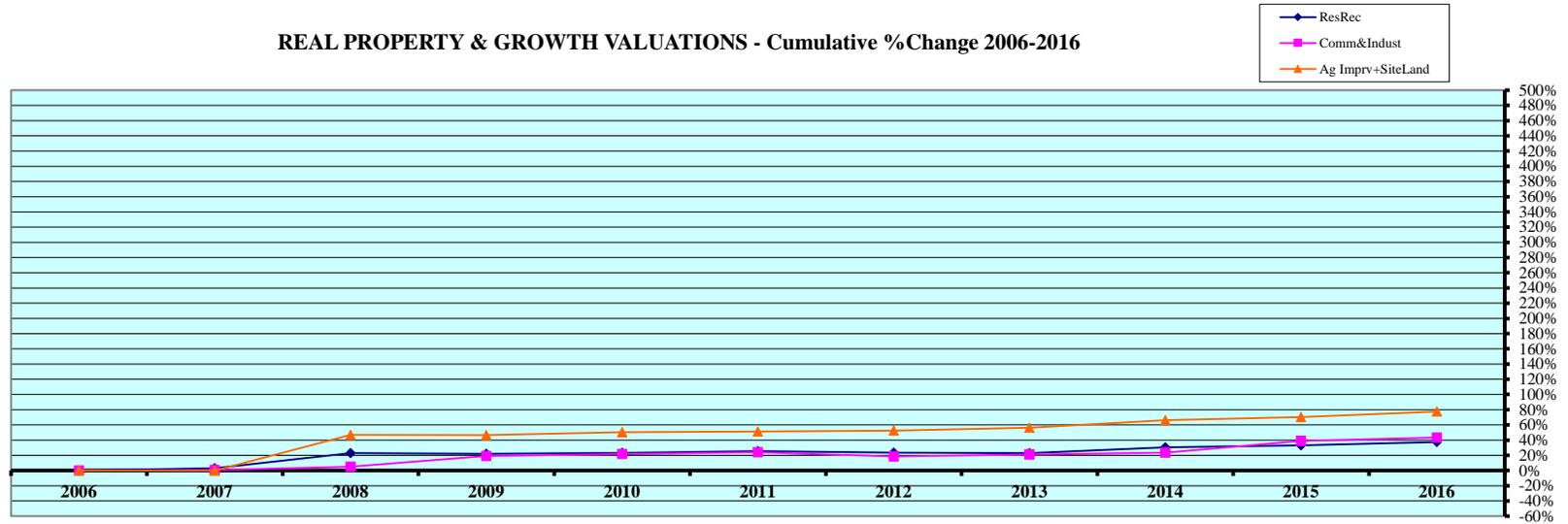
Agricultural Land 9.49%

Cnty# 35  
 County GARDEN

CHART 1      EXHIBIT      35B      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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	30,556,338	279,469	0.91%	30,276,869	--	--	5,680,808	13,747	0.24%	5,667,061	--	--	
2007	31,842,358	393,005	1.23%	31,449,353	2.92%	2.92%	5,808,525	89,018	1.53%	5,719,507	0.68%	0.68%	
2008	37,861,835	291,165	0.77%	37,570,670	17.99%	22.96%	5,979,079	16,969	0.28%	5,962,110	2.64%	4.95%	
2009	37,543,254	298,957	0.80%	37,244,297	-1.63%	21.89%	6,842,213	84,142	1.23%	6,758,071	13.03%	18.96%	
2010	38,326,921	691,016	1.80%	37,635,905	0.25%	23.17%	7,058,896	141,953	2.01%	6,916,943	1.09%	21.76%	
2011	38,632,651	252,158	0.65%	38,380,493	0.14%	25.61%	7,115,863	71,051	1.00%	7,044,812	-0.20%	24.01%	
2012	37,837,848	124,546	0.33%	37,713,302	-2.38%	23.42%	6,803,565	69,499	1.02%	6,734,066	-5.37%	18.54%	
2013	38,019,620	468,291	1.23%	37,551,329	-0.76%	22.89%	6,926,795	41,485	0.60%	6,885,310	1.20%	21.20%	
2014	40,159,399	242,720	0.60%	39,916,679	4.99%	30.63%	7,279,269	264,905	3.64%	7,014,364	1.26%	23.47%	
2015	41,090,872	399,120	0.97%	40,691,752	1.33%	33.17%	7,998,608	101,537	1.27%	7,897,071	8.49%	39.01%	
2016	42,356,059	347,180	0.82%	42,008,879	2.23%	37.48%	9,696,292	1,548,785	15.97%	8,147,507	1.86%	43.42%	
Rate Ann%chg	<b>3.32%</b>					<b>2.51%</b>	<b>5.49%</b>					C & I w/o growth	<b>2.47%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	13,886,435	7,246,487	21,132,922	668,280	3.16%	20,464,642	--	--
2007	14,260,025	7,410,834	21,670,859	569,880	2.63%	21,100,979	-0.15%	-0.15%
2008	18,568,535	13,086,629	31,655,164	611,451	1.93%	31,043,713	43.25%	46.90%
2009	19,102,953	12,576,470	31,679,423	729,528	2.30%	30,949,895	-2.23%	46.45%
2010	19,370,508	12,664,400	32,034,908	278,565	0.87%	31,756,343	0.24%	50.27%
2011	19,596,050	12,819,198	32,415,248	424,919	1.31%	31,990,329	-0.14%	51.38%
2012	19,580,238	12,998,853	32,579,091	394,323	1.21%	32,184,768	-0.71%	52.30%
2013	20,013,313	13,586,014	33,599,327	605,122	1.80%	32,994,205	1.27%	56.13%
2014	23,080,658	13,164,444	36,245,102	1,118,140	3.08%	35,126,962	4.55%	66.22%
2015	23,484,402	13,281,671	36,766,073	753,012	2.05%	36,013,061	-0.64%	70.41%
2016	24,448,197	13,637,014	38,085,211	579,720	1.52%	37,505,491	2.01%	77.47%
Rate Ann%chg	<b>5.82%</b>	<b>6.53%</b>	<b>6.07%</b>	Ag Imprv+Site w/o growth			<b>4.75%</b>	

(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.

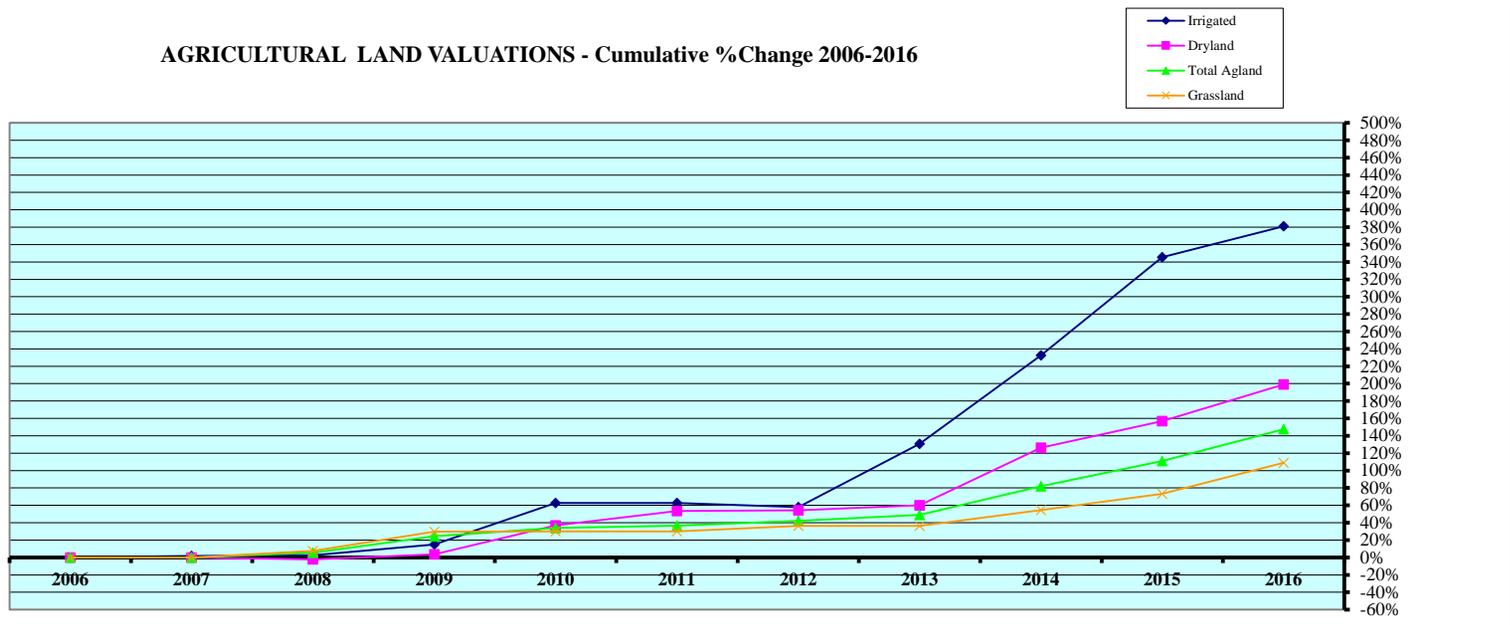
NE Dept. of Revenue, Property Assessment Division

Prepared as of 03/01/2017

Cnty# 35  
County GARDEN

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	16,972,989	--	--	--	32,164,495	--	--	--	148,767,292	--	--	--
2007	17,289,162	316,173	1.86%	1.86%	32,148,513	-15,982	-0.05%	-0.05%	148,639,123	-128,169	-0.09%	-0.09%
2008	17,388,344	99,182	0.57%	2.45%	31,457,936	-690,577	-2.15%	-2.20%	160,047,428	11,408,305	7.68%	7.58%
2009	19,510,007	2,121,663	12.20%	14.95%	33,334,404	1,876,468	5.97%	3.64%	193,186,528	33,139,100	20.71%	29.86%
2010	27,619,199	8,109,192	41.56%	62.72%	44,043,381	10,708,977	32.13%	36.93%	193,286,488	99,960	0.05%	29.93%
2011	27,622,866	3,667	0.01%	62.75%	49,331,766	5,288,385	12.01%	53.37%	193,546,388	259,900	0.13%	30.10%
2012	26,829,406	-793,460	-2.87%	58.07%	49,610,631	278,865	0.57%	54.24%	202,705,979	9,159,591	4.73%	36.26%
2013	39,185,028	12,355,622	46.05%	130.87%	51,489,832	1,879,201	3.79%	60.08%	202,868,478	162,499	0.08%	36.37%
2014	56,461,302	17,276,274	44.09%	232.65%	72,745,230	21,255,398	41.28%	126.17%	229,843,111	26,974,633	13.30%	54.50%
2015	75,619,377	19,158,075	33.93%	345.53%	82,641,122	9,895,892	13.60%	156.93%	257,694,649	27,851,538	12.12%	73.22%
2016	81,642,928	6,023,551	7.97%	381.02%	96,177,289	13,536,167	16.38%	199.02%	310,893,569	53,198,920	20.64%	108.98%

Rate Ann.%chg: Irrigated **17.01%** Dryland **11.58%** Grassland **7.65%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	156,564	--	--	--	1,533,810	--	--	--	199,595,150	--	--	--
2007	156,726	162	0.10%	0.10%	1,502,305	-31,505	-2.05%	-2.05%	199,735,829	140,679	0.07%	0.07%
2008	156,726	0	0.00%	0.10%	1,600,693	98,388	6.55%	4.36%	210,651,127	10,915,298	5.46%	5.54%
2009	391,929	235,203	150.07%	150.33%	1,878,265	277,572	17.34%	22.46%	248,301,133	37,650,006	17.87%	24.40%
2010	391,928	-1	0.00%	150.33%	1,904,135	25,870	1.38%	24.14%	267,245,131	18,943,998	7.63%	33.89%
2011	391,905	-23	-0.01%	150.32%	1,907,327	3,192	0.17%	24.35%	272,800,252	5,555,121	2.08%	36.68%
2012	448,654	56,749	14.48%	186.56%	3,902,275	1,994,948	104.59%	154.42%	283,496,945	10,696,693	3.92%	42.04%
2013	448,882	228	0.05%	186.71%	3,425,308	-476,967	-12.22%	123.32%	297,417,528	13,920,583	4.91%	49.01%
2014	448,700	-182	-0.04%	186.59%	3,783,125	357,817	10.45%	146.65%	363,281,468	65,863,940	22.15%	82.01%
2015	895,396	446,696	99.55%	471.90%	4,036,236	253,111	6.69%	163.15%	420,886,780	57,605,312	15.86%	110.87%
2016	895,644	248	0.03%	472.06%	4,465,491	429,255	10.64%	191.14%	494,074,921	73,188,141	17.39%	147.54%

Cnty# **35**  
County **GARDEN**

Rate Ann.%chg: Total Agric Land **9.49%**

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016** (from County Abstract Reports)<sup>(1)</sup>

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	16,982,002	38,197	445			32,162,512	107,600	299			148,769,440	867,925	171		
2007	17,119,629	38,521	444	-0.04%	-0.04%	32,151,289	107,569	299	-0.01%	-0.01%	148,742,218	867,794	171	0.00%	0.00%
2008	17,388,344	39,078	445	0.12%	0.08%	31,681,245	107,460	295	-1.36%	-1.37%	159,867,163	867,253	184	7.55%	7.54%
2009	19,492,579	39,156	498	11.88%	11.97%	33,341,056	106,574	313	6.11%	4.66%	193,225,487	868,049	223	20.76%	29.86%
2010	27,617,898	39,443	700	40.65%	57.50%	44,043,381	106,729	413	31.91%	38.06%	193,288,996	867,622	223	0.08%	29.97%
2011	27,622,866	39,450	700	0.00%	57.49%	49,331,766	106,772	462	11.96%	54.57%	193,569,887	867,590	223	0.15%	30.16%
2012	26,792,504	38,161	702	0.27%	57.92%	49,613,852	106,491	466	0.84%	55.87%	202,630,640	873,897	232	3.93%	35.27%
2013	39,317,508	38,367	1,025	45.96%	130.50%	51,488,551	106,355	484	3.91%	61.96%	202,851,911	874,438	232	0.05%	35.34%
2014	56,446,184	38,268	1,475	43.93%	231.77%	72,752,066	106,357	684	41.29%	128.84%	229,876,400	874,446	263	13.32%	53.37%
2015	75,832,743	38,623	1,963	33.11%	341.62%	82,854,584	105,492	785	14.82%	162.76%	257,798,811	874,961	295	12.08%	71.89%
2016	81,694,063	38,541	2,120	7.96%	376.78%	96,594,727	105,186	918	16.92%	207.23%	310,893,451	875,437	355	20.53%	107.18%

Rate Annual %chg Average Value/Acre: 16.90%

11.88%

7.56%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	156,564	15,657	10			1,591,169	7,531	211			199,661,687	1,036,910	193		
2007	156,564	15,657	10	0.00%	0.00%	1,533,810	7,531	204	-3.60%	-3.60%	199,703,510	1,037,072	193	0.01%	0.01%
2008	156,726	15,673	10	0.00%	0.00%	1,600,693	7,530	213	4.37%	0.61%	210,694,171	1,036,995	203	5.51%	5.52%
2009	391,929	15,673	25	150.07%	150.07%	1,878,265	7,529	249	17.36%	18.07%	248,329,316	1,036,982	239	17.86%	24.37%
2010	391,928	15,673	25	0.00%	150.07%	1,901,135	7,529	252	1.22%	19.51%	267,243,338	1,036,996	258	7.62%	33.84%
2011	391,928	15,673	25	0.00%	150.07%	1,904,327	7,529	253	0.17%	19.71%	272,820,774	1,037,015	263	2.09%	36.63%
2012	446,295	17,848	25	0.00%	150.06%	2,258,366	9,528	237	-6.29%	12.19%	281,741,657	1,045,925	269	2.39%	39.89%
2013	448,633	17,942	25	0.00%	150.06%	3,902,421	9,578	407	71.90%	92.85%	298,009,024	1,046,679	285	5.70%	47.86%
2014	448,881	17,952	25	0.00%	150.06%	3,701,741	9,619	385	-5.54%	82.16%	363,225,272	1,046,642	347	21.89%	80.23%
2015	895,396	17,904	50	100.00%	400.13%	4,141,433	9,624	430	11.82%	103.68%	421,522,967	1,046,603	403	16.05%	109.16%
2016	895,644	17,909	50	0.00%	400.13%	4,465,491	9,332	479	11.20%	126.50%	494,543,376	1,046,404	473	17.35%	145.44%

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**GARDEN**

Rate Annual %chg Average Value/Acre: 9.39%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,057	GARDEN	20,885,634	20,693,926	82,331,118	42,356,059	9,696,292	0	0	494,074,921	24,448,197	13,637,014	67,998	708,191,159
cnty sectorvalue % of total value:		2.95%	2.92%	11.63%	5.98%	1.37%			69.77%	3.45%	1.93%	0.01%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
224	LEWELLEN	41,627	750,411	2,171,910	5,020,259	800,007	0	0	0	0	0	0	8,784,214
10.89%	%sector of county sector	0.20%	3.63%	2.64%	11.85%	8.25%							1.24%
	%sector of municipality	0.47%	8.54%	24.73%	57.15%	9.11%							100.00%
884	OSHKOSH	556,627	1,187,217	2,466,564	19,199,688	4,387,933	0	0	0	0	0	0	27,798,029
42.98%	%sector of county sector	2.67%	5.74%	3.00%	45.33%	45.25%							3.93%
	%sector of municipality	2.00%	4.27%	8.87%	69.07%	15.79%							100.00%
1,108	Total Municipalities	598,254	1,937,628	4,638,474	24,219,947	5,187,940	0	0	0	0	0	0	36,582,243
53.86%	%all municip.sect of cnty	2.86%	9.36%	5.63%	57.18%	53.50%							5.17%

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
35	GARDEN

CHART 5

EXHIBIT

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<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,592</b>	<b>Value : 627,760,284</b>	<b>Growth 1,679,865</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	66	166,774	39	33,529	103	157,487	208	357,790	
<b>02. Res Improve Land</b>	637	1,977,524	72	946,092	159	2,580,583	868	5,504,199	
<b>03. Res Improvements</b>	639	22,479,455	72	3,614,460	173	11,181,350	884	37,275,265	
<b>04. Res Total</b>	705	24,623,753	111	4,594,081	276	13,919,420	1,092	43,137,254	338,010
<b>% of Res Total</b>	64.56	57.08	10.16	10.65	25.27	32.27	23.78	6.87	20.12
<b>05. Com UnImp Land</b>	15	36,255	4	19,841	3	391,853	22	447,949	
<b>06. Com Improve Land</b>	110	437,404	14	269,030	15	459,430	139	1,165,864	
<b>07. Com Improvements</b>	117	4,594,130	14	1,089,905	18	3,135,120	149	8,819,155	
<b>08. Com Total</b>	132	5,067,789	18	1,378,776	21	3,986,403	171	10,432,968	798,090
<b>% of Com Total</b>	77.19	48.57	10.53	13.22	12.28	38.21	3.72	1.66	47.51
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	705	24,623,753	111	4,594,081	276	13,919,420	1,092	43,137,254	338,010
<b>% of Res &amp; Rec Total</b>	64.56	57.08	10.16	10.65	25.27	32.27	23.78	6.87	20.12
<b>Com &amp; Ind Total</b>	132	5,067,789	18	1,378,776	21	3,986,403	171	10,432,968	798,090
<b>% of Com &amp; Ind Total</b>	77.19	48.57	10.53	13.22	12.28	38.21	3.72	1.66	47.51
<b>17. Taxable Total</b>	837	29,691,542	129	5,972,857	297	17,905,823	1,263	53,570,222	1,136,100
<b>% of Taxable Total</b>	66.27	55.43	10.21	11.15	23.52	33.42	27.50	8.53	67.63

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	30	26,420	30	26,420	0
24. Non-Producing	0	0	0	0	7	41,978	7	41,978	0
25. Total	0	0	0	0	37	68,398	37	68,398	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	68	3	25	96

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	18,602	28	3,605,723	2,746	443,555,397	2,776	447,179,722
28. Ag-Improved Land	0	0	26	2,627,764	479	93,143,918	505	95,771,682
29. Ag Improvements	1	60,985	26	1,600,105	489	29,509,170	516	31,170,260
30. Ag Total							3,292	574,121,664

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	2.99	4,485	
32. HomeSite Improv Land	0	0.00	0	16	17.32	175,515	
33. HomeSite Improvements	0	0.00	0	17	0.00	822,370	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	21	65.21	161,890	
37. FarmSite Improvements	1	0.00	60,985	25	0.00	777,735	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	36	82.22	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	84	127.44	355,904	87	130.43	360,389	
32. HomeSite Improv Land	301	393.28	3,637,697	317	410.60	3,813,212	
33. HomeSite Improvements	305	0.00	19,535,545	322	0.00	20,357,915	0
34. HomeSite Total				<b>409</b>	<b>541.03</b>	<b>24,531,516</b>	
35. FarmSite UnImp Land	53	75.54	136,133	53	75.54	136,133	
36. FarmSite Improv Land	434	1,300.08	3,029,774	455	1,365.29	3,191,664	
37. FarmSite Improvements	472	0.00	9,973,625	498	0.00	10,812,345	543,765
38. FarmSite Total				<b>551</b>	<b>1,440.83</b>	<b>14,140,142</b>	
39. Road & Ditches	1,334	4,592.67	0	1,370	4,674.89	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>960</b>	<b>6,656.75</b>	<b>38,671,658</b>	<b>543,765</b>

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	8	1,699.13	857,823
44. Recapture Value N/A	0	0.00	0	8	1,699.13	3,232,004
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	109	25,463.50	16,518,056	117	27,162.63	17,375,879
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3,446.42	8.93%	7,737,215	9.09%	2,245.00
47. 2A1	1,840.04	4.77%	4,130,894	4.85%	2,245.00
48. 2A	4,658.22	12.06%	10,457,708	12.29%	2,245.00
49. 3A1	289.44	0.75%	649,793	0.76%	2,245.00
50. 3A	12,446.91	32.24%	27,258,754	32.02%	2,190.00
51. 4A1	11,064.56	28.66%	24,231,411	28.47%	2,190.00
52. 4A	4,864.87	12.60%	10,654,079	12.52%	2,190.00
53. Total	38,610.46	100.00%	85,119,854	100.00%	2,204.58
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	66,680.39	63.66%	55,678,159	64.39%	835.00
56. 2D1	130.81	0.12%	109,227	0.13%	835.00
57. 2D	19,884.19	18.98%	16,205,632	18.74%	815.00
58. 3D1	238.45	0.23%	194,338	0.22%	815.01
59. 3D	10,755.20	10.27%	8,711,739	10.08%	810.00
60. 4D1	5,118.00	4.89%	4,043,244	4.68%	790.00
61. 4D	1,930.91	1.84%	1,525,424	1.76%	790.00
62. Total	104,737.95	100.00%	86,467,763	100.00%	825.56
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,755.29	0.43%	1,865,491	0.52%	496.76
65. 2G1	537.10	0.06%	222,900	0.06%	415.01
66. 2G	7,056.10	0.81%	3,141,226	0.88%	445.18
67. 3G1	1,764.19	0.20%	747,482	0.21%	423.70
68. 3G	39,521.22	4.51%	17,438,775	4.87%	441.25
69. 4G1	129,931.87	14.83%	53,371,959	14.91%	410.77
70. 4G	693,316.21	79.16%	281,253,765	78.55%	405.66
71. Total	875,881.98	100.00%	358,041,598	100.00%	408.78
<b>Irrigated Total</b>					
	38,610.46	3.69%	85,119,854	15.90%	2,204.58
<b>Dry Total</b>					
	104,737.95	10.01%	86,467,763	16.15%	825.56
<b>Grass Total</b>					
	875,881.98	83.70%	358,041,598	66.87%	408.78
72. Waste	17,911.90	1.71%	895,796	0.17%	50.01
73. Other	9,256.63	0.88%	4,924,995	0.92%	532.05
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	1,046,398.92	100.00%	535,450,006	100.00%	511.71

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	7.99	17,938	1,648.77	3,625,850	36,953.70	81,476,066	38,610.46	85,119,854
<b>77. Dry Land</b>	0.00	0	261.54	212,888	104,476.41	86,254,875	104,737.95	86,467,763
<b>78. Grass</b>	1.64	664	3,880.39	1,591,291	871,999.95	356,449,643	875,881.98	358,041,598
<b>79. Waste</b>	0.00	0	90.95	4,551	17,820.95	891,245	17,911.90	895,796
<b>80. Other</b>	0.00	0	724.98	457,017	8,531.65	4,467,978	9,256.63	4,924,995
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>9.63</b>	<b>18,602</b>	<b>6,606.63</b>	<b>5,891,597</b>	<b>1,039,782.66</b>	<b>529,539,807</b>	<b>1,046,398.92</b>	<b>535,450,006</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	38,610.46	3.69%	85,119,854	15.90%	2,204.58
<b>Dry Land</b>	104,737.95	10.01%	86,467,763	16.15%	825.56
<b>Grass</b>	875,881.98	83.70%	358,041,598	66.87%	408.78
<b>Waste</b>	17,911.90	1.71%	895,796	0.17%	50.01
<b>Other</b>	9,256.63	0.88%	4,924,995	0.92%	532.05
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>1,046,398.92</b>	<b>100.00%</b>	<b>535,450,006</b>	<b>100.00%</b>	<b>511.71</b>

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 Lewellen	22	47,863	190	658,705	190	4,489,595	212	5,196,163	0
83.2 Lisco	14	23,938	53	206,757	58	2,575,900	72	2,806,595	4,555
83.3 Oshkosh	44	118,911	446	1,314,329	448	17,927,245	492	19,360,485	68,875
83.4 Rural Residential	128	167,078	179	3,324,408	188	12,282,525	316	15,774,011	264,580
84 Residential Total	208	357,790	868	5,504,199	884	37,275,265	1,092	43,137,254	338,010

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Lewellen	4	3,422	30	104,106	32	694,335	36	801,863	0
85.2	Oshkosh	12	36,433	81	321,223	86	4,040,245	98	4,397,901	0
85.3	Rural Commercial	6	408,094	28	740,535	31	4,084,575	37	5,233,204	798,090
86	Commercial Total	22	447,949	139	1,165,864	149	8,819,155	171	10,432,968	798,090

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,131.11	0.36%	1,344,302	0.38%	429.34
89. 2G1	537.10	0.06%	222,900	0.06%	415.01
90. 2G	6,523.78	0.75%	2,707,381	0.77%	415.00
91. 3G1	1,704.54	0.20%	698,867	0.20%	410.00
92. 3G	36,433.78	4.19%	14,937,943	4.24%	410.00
93. 4G1	128,048.13	14.74%	51,883,798	14.73%	405.19
94. 4G	692,239.91	79.69%	280,403,484	79.62%	405.07
95. Total	868,618.35	100.00%	352,198,675	100.00%	405.47
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	624.18	8.59%	521,189	8.92%	835.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	532.32	7.33%	433,845	7.43%	815.01
100. 3C1	59.65	0.82%	48,615	0.83%	815.00
101. 3C	3,087.44	42.51%	2,500,832	42.80%	810.00
102. 4C1	1,883.74	25.93%	1,488,161	25.47%	790.00
103. 4C	1,076.30	14.82%	850,281	14.55%	790.00
104. Total	7,263.63	100.00%	5,842,923	100.00%	804.41
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	868,618.35	99.17%	352,198,675	98.37%	405.47
CRP Total	7,263.63	0.83%	5,842,923	1.63%	804.41
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	875,881.98	100.00%	358,041,598	100.00%	408.78

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

35 Garden

	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	42,356,059	43,137,254	781,195	1.84%	338,010	1.05%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	24,448,197	24,531,516	83,319	0.34%	0	0.34%
<b>04. Total Residential (sum lines 1-3)</b>	<b>66,804,256</b>	<b>67,668,770</b>	<b>864,514</b>	<b>1.29%</b>	<b>338,010</b>	<b>0.79%</b>
05. Commercial	9,696,292	10,432,968	736,676	7.60%	798,090	-0.63%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>9,696,292</b>	<b>10,432,968</b>	<b>736,676</b>	<b>7.60%</b>	<b>798,090</b>	<b>-0.63%</b>
08. Ag-Farmsite Land, Outbuildings	13,637,014	14,140,142	503,128	3.69%	543,765	-0.30%
09. Minerals	67,998	68,398	400	0.59	0	0.59%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>13,705,012</b>	<b>14,208,540</b>	<b>503,528</b>	<b>3.67%</b>	<b>543,765</b>	<b>-0.29%</b>
12. Irrigated	81,642,928	85,119,854	3,476,926	4.26%		
13. Dryland	96,177,289	86,467,763	-9,709,526	-10.10%		
14. Grassland	310,893,569	358,041,598	47,148,029	15.17%		
15. Wasteland	895,644	895,796	152	0.02%		
16. Other Agland	4,465,491	4,924,995	459,504	10.29%		
<b>17. Total Agricultural Land</b>	<b>494,074,921</b>	<b>535,450,006</b>	<b>41,375,085</b>	<b>8.37%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>584,280,481</b>	<b>627,760,284</b>	<b>43,479,803</b>	<b>7.44%</b>	<b>1,679,865</b>	<b>7.15%</b>

## 2017 Assessment Survey for Garden County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1 (he is also the zoning administrator)
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	1 - estimate about three weeks a year
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$ 120,700
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	none
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Currently there is \$ 60,690 in this fund; a levy will no longer be assessed to replenish it. GIS and computer supplies are also purchased out of this fund.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$ 12,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$ 1,500
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$ 107,200
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$ 11,000

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and staff.
5.	<b>Does the county have GIS software?</b>
	Yes – GIS Workshop
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes - <a href="http://www.garden.gisworkshop.com">www.garden.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Office staff
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Oshkosh and Lewellen
4.	<b>When was zoning implemented?</b>
	1998 - rural

### D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	Lore Appraisal - as needed. There are no contracts.
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop
<b>3.</b>	<b>Other services:</b>
	MIPS

### E. Appraisal /Listing Services

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Only as needed.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	No
	No
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Will need to be credentialed.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Not applicable.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Not applicable.

## 2017 Residential Assessment Survey for Garden County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Assessor, staff, and on a short-term basis 1 part-time lister as needed.												
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>												
	<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;">1</td> <td>Oshkosh is the main business hub for Garden County, here is located the hospital, nursing home, bank and school.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Lewellen, the market is influenced primarily by the proximity to Lake McConaughy. There are some retail businesses, a bank and restaurant.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Lisco, the market here is very stagnant; when a property does sell typically it will be purchased and used as lodging for the hunters. A small bank and a restaurant are still in operation.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>The rural is a different market for those individuals seeking the amenities of country living.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural improvements</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Oshkosh is the main business hub for Garden County, here is located the hospital, nursing home, bank and school.	2	Lewellen, the market is influenced primarily by the proximity to Lake McConaughy. There are some retail businesses, a bank and restaurant.	3	Lisco, the market here is very stagnant; when a property does sell typically it will be purchased and used as lodging for the hunters. A small bank and a restaurant are still in operation.	4	The rural is a different market for those individuals seeking the amenities of country living.	AG	Agricultural improvements
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4	The rural is a different market for those individuals seeking the amenities of country living.												
AG	Agricultural improvements												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	The cost approach will carry the most weight and the sales will be used in the development of the depreciation.												
<b>4.</b>	<b>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?</b>												
	The assessor works with a credentialed appraiser on as needed basis to establish new depreciation tables.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>												
	Yes												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	If possible a market analysis of vacant lot sales will be done. Another method is to determine the residual value by subtracting the reproduction cost new less depreciation from the sale price. A square foot price has been developed for residential lots and a per acre breakdown has been established for larger parcels.												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	There are no lots being held for development.												

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2013	2012	2015	2015-2016
	2	2013	2012	2016	2016-2017
	3	2013	2012	2016	2016-2017
	4	2013	2012	2010	2012-2013
	AG	2015	2012		2014

Residential lots values are reviewed when costing and depreciation is updated. There are seldom any sales to make logical changes, typically they will stay the same unless split or combined with another parcel.

For the agricultural houses and outbuildings the 2012 GIS imagery was compared to the 2014 GIS imagery and all changes were noted for on-site inspections. All houses and outbuildings were repriced for 2015. New aerials will be flown on the improvements in the fall of 2016 and a review will be done against prior imagery to detect changes. The new soil conversion was implemented on a parcel by parcel basis.

## 2017 Commercial Assessment Survey for Garden County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	Assessor and staff.													
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All commercial within Garden County.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	All commercial within Garden County.						
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1	All commercial within Garden County.													
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>													
	The cost approach will carry the most weight and the sales will be used in the development of the depreciation. There is not sufficient data to put any reliance on the income approach.													
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>													
	A contracted appraiser will be hired to assist in the proper valuation of a property considered to be a unique commercial property.													
<b>4.</b>	<b>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?</b>													
	Work with a credentialed appraiser to establish new depreciation tables from the market.													
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>													
	N/A													
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>													
	If possible a market analysis of vacant lot sales will be done. An alternative method would be to determine the residual value by subtracting the reproduction cost new from the sale price. A front foot price has been developed for commercial lots and a per acre breakdown has been established depending on the size of the larger parcels and the amenities.													
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014-15</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2014	2012	2014	2014-15
<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>										
1	2014	2012	2014	2014-15										

## 2017 Agricultural Assessment Survey for Garden County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	Assessor and staff.						
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.</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	Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.	2014
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.	2014					
	New aerial photos will be taken of the rural improvements in the fall of 2016. They will be compared to past aerials for changes, when discoveries are made they will be flagged for on site inspections. The soil conversion was implemented on a parcel by parcel basis. Land use is annually reviewed for changes with the assistance of the NRD, FSA maps, and taxpayers.						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	Each year the qualified agricultural sales are plotted on a geocode map of the county to determine if there is a potential need for market areas. The sales do not indicate a benefit for different areas.						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	<p>Agricultural – the parcel will be used primarily for agricultural purpose.</p> <p>Residential – the primary use will be for residential living.</p> <p>Recreational – blinds will be present and agricultural uses such as grazing may occur, but it is believed the primary use of the acres with blinds would have to be recreational, (each blind = 1 acre recreational).</p>						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>						
	Yes - differences have not been recognized from the market.						
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	Information is obtained from the North Platte Natural Resource District. In Garden County there are three parcels in WRP into perpetuity. Copies of the surveys were obtained and drawn onto the parcels. This land is all valued at 100% of market.						
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>						
<b>7a.</b>	<b>How many special valuation applications are on file?</b>						
	112						
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>						
	Hunting blinds along the river are considered recreational.						
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>						

<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	<p>In each three year sales period, we generally have a very small number of land sales along the North Platte River, these sales are primarily for recreational purposes (goose hunting, etc.). Most of the land along the river however, is used for agricultural purposes. In an attempt to fairly and accurately value this land, we have implemented Special Valuation in Garden County. Questionnaires have been sent out to all landowners along the river. Most who own land near the river, with adjoining accretion and river acres, file a Form 456 (Special Valuation Application). As a rule of thumb, the land owners that have hunting blinds but that also use the land for agricultural purposes (usually cattle grazing) have completed these forms by considering each blind to be one acre of recreational land, and the rest as agricultural land. The acres with blinds are then valued as recreational at 100% of market per sales. There are two parcels that are at 100% of value on all accretion acres. The remaining land is valued as agricultural, if used as such, and is based on approximately 75% of market.</p>
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	Along the North Platte River.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	<p>In the uninfluenced area the agricultural sales will be reviewed. A model will be built on a spreadsheet to analyze the market trends by class and subclass. Purposed values and estimated final statistics will be evaluated.</p>

# 2015 Plan of Assessment for Garden County Assessment Years 2016, 2017 and 2018

**Date: June 15, 2015  
Updated September 29, 2015**

## **Plan of Assessment Requirements:**

Pursuant to Nebraska Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment (herein after referred to as the “Plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization and the assessor may amend the plan, if necessary, after the budget is approved by the County Board of Commissioners. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

## **Real Property Assessment Requirements:**

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;\
- 2) 75% of actual value for agricultural land and horticultural land;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347. Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2004).

## **General Description of Real Property in Garden County:**

Per the 2015 County Abstract, Garden County consists of 4,496 parcels with the following real property types:

	<u>No. of Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Base of Real Estate</u>
Residential	992	22.06	8.04
Commercial	166	3.69	1.48
Agricultural	3,301	73.43	90.46
Mineral	37	.82	.02

Garden County has 1,046,603.98 acres of agricultural land (with GIS acre counts); 3.69% consists of irrigated land, 83.60% consists of grassland, 10.08% is dryland, and 2.63% is waste, water, etc. Garden County has a State Game Refuge which lies 110 yards back from the river banks of the North Platte River (NE Statute 37-706). In the northern half of the county lies Crescent Lake National Wildlife refuge, it is a Federal refuge consisting of approximately 46,637 acres.

New Property: For assessment year 2015, several building permits and/or Information Statements and zoning permits were filed for new property construction/additions in the county. The 2015 yearly pick-up work incorporated these permits, which included newly constructed buildings, removed/deteriorated improvements and updated land use, etc.

### **Current Resources:**

#### *A. Staff/Budget/Training:*

The Assessor's staff consists of the assessor, deputy assessor and one clerk. We submitted a budget for \$120,700 for the office, which was approved by the County Board. Appraisal work is paid for through a Reappraisal Fund; the unspent money in this fund is carried over each fiscal year. We currently have \$54,090 in the fund.

The assessor and deputy obtain the 60 hours of required training necessary to retain assessor's certification.

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

The Garden County Cadastral Maps were prepared in the 1970's (as closely as we can determine). In 2008, we contracted with GIS Workshop in Lincoln, Nebraska, for a GIS system with the new numerical soil survey, it was implemented in 2012. Even though information is kept current on the GIS system, we also keep the ownership and all split outs current in the cadastral books, occasionally referencing the cadastral books for measurements, etc.

#### *C. Property Record Cards:*

The Garden County Assessor's property record cards are very complete, detailed and current. The record cards contain the following:

- Owner's name and address
- 911 address (situs)
- Parcel identification number
- Pricing sheets of houses, garages and outbuildings which include all information and notes about each improvement, Replacement Cost New with depreciation applied for current condition, location, etc. Current values are shown and necessary information showing how the values are derived
- Numbered photos depicting each improvement
- Sketches of all buildings
- Cadastral map page and aerial map number
- Tax district code which includes all districts to which each parcel pays taxes (school, county, community college, Natural Resource District, ESU District, Ag Society, Airport Authority, Fire and Cemetery Districts, etc.)
- School District number, Fire District and Cemetery District (i.e. 1f3c3)
- PAD's six digit school codes
- Aerial photo for all rural parcels of land and improvements
- Notes concerning inspections

- A summary sheet with a correlation statement explaining the three approaches to value (updated yearly)

D. *Software for CAMA, Assessment Administration:*

The Garden County Assessor's office has contracted with MIPS/County Solutions for CAMA pricing and an administrative package, this works very well. We have also contracted with GIS Workshop for a GIS system.

**Current Assessment Procedures for Real Property:**

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

The appropriate paperwork for Real Estate Transfers is completed as soon as possible after they are brought to our office by the County Clerk's personnel. Ownership changes, etc. are completed in the computer, on the property record card and folder, in the real estate books, in the cadastral map, on index cards, on a tablet of changes for the Treasurer's office, and in GIS if applicable.

Methods of discovering changes in real estate include county zoning permits, city building permits, aerial imagery, information from realtors and appraisers, reports by taxpayers and neighbors, ongoing inspections by staff as we travel throughout the county and a variety of other sources. New pivots listed on Personal Property Schedules indicate newly irrigated land.

B. *Data Collection:*

We perform extensive pick-up work each year. Data and information are collected by two staff members and occasional guidance from Susan Lore, our contracted appraiser, if needed. In accordance with Nebraska Statute 77-1311.03, the county reviews all parcels of real property no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market.

C. *Review assessment sales ratio studies before assessment actions:*

We monitor sales of each classification of property; sales studies are ongoing, and are used extensively for valuation updates each year. This information is also used to prepare depreciation tables. We prepare spreadsheets of residential, commercial and agricultural sales each year based on the qualified sales rosters. We also prepare maps with agriculture sales plotted to indicate any potential market areas of value, etc. We run miscellaneous "what-ifs" to determine the most appropriate percentage increases/decreases to apply, if needed, to bring values within the required statistical ranges.

D. *Approaches to Value:*

1) *Market Approach; sales comparisons:*

As mentioned above we perform extensive sales studies, and the market approach is shown by the current adjusted valuations.

2) *Cost Approach; cost manual used and date of manual and latest depreciation study*

The date of the Marshall & Swift manual used on all residential improvements is 2005. However, we recently started using the MIPS V2 program and the CAMA program which uses 2012 pricing. Our records have the Replacement Cost New of improvements with depreciation applied for the current condition, location, etc. This reflects the cost approach.

3) *Income Approach; income and expense data collection/analysis from the market:*

In a rural county like Garden County, for most properties the income approach is not applicable or workable.

4) *Land valuation studies, establish market areas, special value for agricultural land:*

As stated above, we complete extensive sales studies, prepare various spreadsheets of sales, plat all sales on a map of the county to indicate any potential areas of market, etc. We also run various “what if’s” using numerous potential changes in values to different classes of land to determine the most equitable and appropriate overall increases/decreases in values to achieve the required statistics for levels of values.

E. *Reconciliation of Final Value and Documentation:*

The market is analyzed based on the standard approach to valuation, with the final value based on the most appropriate method.

Our property record cards have all necessary information to show values, how values were arrived at, etc. On improved parcels we have the Replacement Cost New of improvements and physical, locational and any functional depreciations appropriate for the final values. Each file with improvements contains a correlation section that summarizes the results of each approach to value that has been completed for each parcel. We have appraisal information with depreciation tables, cost tables, etc., easily available for anyone who wishes to view it.

F. *Review assessment sales ratio studies after assessment actions:*

All assessment actions are taken with the assessment sales ratio studies in mind, to insure that the actions taken result in the proper valuations to meet the required statistics.

G. *Notices and Public Relations:*

Notice of Valuation Changes are mailed to property owners on or before June 1<sup>st</sup> of each year, along with a letter explaining all value changes, statistics, etc. These are mailed to the last known address of property owners. After notices have been mailed, the assessor and staff are available to answer any questions or concerns from the taxpayers.

The assessor and staff believe in keeping the public informed of laws and requirements of the office. Articles are put in the paper about homestead exemptions, personal property filing deadlines, budgets of all taxing entities to inform taxpayers where their tax dollars go, etc.

**Level of Value, Quality, and Uniformity for assessment year 2015:**

<u>Property Class</u>	<u>Median</u>	<u>Coefficient of Dispersion</u>	<u>Price Related Differential</u>
Residential	97	10.82	103.34
Commercial	97	16.33	99.79
Agricultural	74	24.52	113.20

For more information regarding statistical measures, see the 2015 DOR PAD Garden County Reports and Opinions.

**Assessment Actions Planned for Assessment Year 2015:**

***Residential:***

In 2008, we implemented a countywide residential reappraisal. For 2009, we adjusted the economic depreciation in Lewellen due to a decreased market. Every year we monitor residential sales and make

appropriate adjustments. Each year we also inspect/appraise any properties for which building permits or Information Statements were completed, along with any other changes that came to our attention. In 2011/2012, we started the six year review cycle again; residential properties in Oshkosh were reviewed, pictures taken and questionnaires completed and signed by the owner/occupants. New aerials were taken by GIS Workshop late 2012 and early 2013. These photos were compared to the old ones, and changes were noted. All new information was entered into our CAMA pricing program and implemented in 2013. We also continued the review with Lewellen and Lisco residential parcels being inspected, pictures taken, etc. This information was entered into CAMA, and any big changes were marked for 2013 pick-up work. The rest was implemented for 2014.

In May 2013, we started using the MIPS V2 administrative and CAMA programs. Info from the older 2005 Marshall & Swift pricing was rolled over into 2012 pricing. Much time was spent building new depreciation tables and implementing them on all residential properties. Lore Appraisal was hired to assist in creating new depreciation tables.

In 2014 on-site inspections and pricing of the changes found in the recent aerial photos were finalized. For 2015, questionnaires were sent to all rural home owners to gather information on home interiors, changes, etc. All changes were repriced and updated. This, along with the above actions completed the rural review.

#### ***Commercial:***

In 2008 Jerry Knoche trained our staff to list property. All commercial properties were inspected, etc. and Jerry assisted in creating a depreciation table. Effective ages of improvements were determined using appropriate price per square foot figures which were derived from sales. All commercial properties were repriced with the current info, depreciation, etc., and the new values were implemented in 2009. Since that time pickup work has been completed, and sales have been monitored. All commercial parcels were physically reviewed in the fall of 2014. Questionnaires were also sent for additional information, and all parcels were repriced and updated. This completed the Six year commercial review.

#### ***Agricultural Land:***

Our primary focus in 2013 was the final implementation of GIS into our records with coding adjustments, etc. In late 2014 we received 2014 aerial imagery from GIS Workshop.

For 2014 and 2015 sales and statistical measures on all classes of land, etc. were reviewed and appropriate action was taken. In the summer of 2014, GIS photos of all agricultural land were received, they were all compared parcel by parcel to our current records. Land use changes, etc. were noted and all changes implemented in 2015, this completed the agricultural land review.

#### ***Special Value:***

As with agricultural land, sales were monitored. Because we have so few sales of river land in each three-year sales period, any changes in value are hard to determine and/or justify. However, for 2015, with input from PAD, we used sales of accretion from the last 5 years to set values for recreational acres.

#### **Assessment Actions Planned for Assessment Year 2016:**

- **Residential:** We will again begin the review of all residential properties in Oshkosh. Appraisal maintenance and market analysis will be continued.
- **Ag improvements:** The six year review was just completed in 2015 for all rural residential properties. Appraisal maintenance and market analysis will be continued.

- **Commercial:** A complete commercial reappraisal was implemented in 2015, so records are current. Appraisal maintenance and market analysis will be continued.
- **Agricultural land:** If new aerial imagery has been received from GIS Workshop, we will begin the comparison, parcel by parcel, to current records to insure land use, etc. is current. Appraisal maintenance and market analysis will be continued.

**Assessment Actions Planned for Assessment Year 2017:**

- **Residential:** We will again begin the review of all residential properties in Lewellen and Lisco. Appraisal maintenance and market analysis will be continued.
- **Ag improvements:** We will also either have new aerials of rural improvements taken by GIS Workshop or contract with Pictometry for aerials to begin the new rural improvement review. Appraisal maintenance and market analysis will be continued.
- **Commercial:** A complete commercial reappraisal was implemented in 2015, so records are current. Appraisal maintenance and market analysis will be continued.
- **Agricultural land:** If new aerial imagery has been received from GIS Workshop, we will continue the comparison, parcel by parcel, to current records to insure land use, etc. is current and implement changes. Appraisal maintenance and market analysis will be continued.

**Assessment Actions Planned for Assessment Year 2018:**

- **Residential:** Appraisal maintenance and market analysis will be continued.
- **Ag improvements:** We will continue working on a rural improvement review. Appraisal maintenance and market analysis will be continued.
- **Commercial:** Appraisal maintenance and market analysis will be continued.
- **Agricultural land:** Appraisal maintenance and market analysis will be continued.

**Other Functions Performed by the Assessor’s Office, but not limited to:**

1. Record maintenance, mapping updates, and ownership change.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Real Estate Abstract
  - b. Assessed Value Update with the current value of real estate in the sales file
  - c. Assessor Survey
  - d. Report Sales information for PA&T rosters
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Land & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
  - k. Average Residential Value for Homestead Exemption purposes
3. Personal Property: administer annual filing of approximately 550 schedules, prepare subsequent notice for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer approximately 150 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Send “Notice Valuation Change” notices for all properties on which values changed by June 1st.
8. Centrally Assessed: review of valuations of entities as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
9. Certify total valuations of real estate, personal property and centrally assessed companies to all taxing entities by August 20<sup>th</sup>.
10. Annual Inventory: update report designating personal property of the Assessor’s office by August 25<sup>th</sup> each year.
11. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
12. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
13. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
14. County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information.
15. TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
16. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
17. Education: Assessor and/or Deputy Assessor: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Anyone currently holding an assessor’s certificate is required to obtain a minimum of 60 hours every four years.
18. Prepare, maintain and update a Garden County Procedures Manual.
19. Tax List Corrections: prepare tax list correction documents for county board approval when necessary.

## **Conclusion**

The main goal for Garden County is equalization and uniformity of valuation of all property in the county. The first step is to assure good record keeping and constant analysis of sales information.

The Garden County Assessor and staff strive very diligently to complete all duties and responsibilities required of the office, while doing so within the budget we are allowed.

We run an efficient, user-friendly office which both serves the public and obeys the Nebraska Statutes, Regulations and Directives that we are obligated to follow. I believe we do so in a very effective, congenial manner.

Respectfully submitted:

\_\_\_\_\_  
Janet L. Shaul, Garden County Assessor

\_\_\_\_\_  
Date

We hereby accept the

**2015 Plan of Assessment for Garden County  
Assessment Years 2016, 2017 and 2018**

As presented to us by Janet L. Shaul, Garden County Assessor, on July 13, 2015 per Nebraska Department Of Property Assessment and Taxation Directive 05-04 and Nebraska Statute 77-1311.02.

Garden County Board of Equalization:

\_\_\_\_\_  
Casper Corfield, Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Robert Radke

\_\_\_\_\_  
Date

\_\_\_\_\_  
Randall Dormann

\_\_\_\_\_  
Date

Janet L. Shaul  
Garden County Assessor  
P O Box 350  
Oshkosh , NE 69154  
308-772-4464  
[gcasr1@embarqmail.com](mailto:gcasr1@embarqmail.com)

Ruth Sorensen  
February 27, 2017  
Property Tax Administrator  
DOR, Property Assessment Division  
P O Box 98919  
Lincoln NE 68509-8919

Dear Ms. Sorensen;

Below is information regarding the procedures and methodologies used in Garden County to implement special valuation on qualified parcels of agricultural and horticultural land (per PAT Regulation 11-005.04).

**1. Methodology for determining special valuation of agricultural land (uninfluenced value).**

The 2017 Garden County ag land valuations are determined by using the compilation and statistics received from the PAT of all ag sales deemed qualified in the required three-year sales period, the number of acres in each classification of land that sold, and the median market value of each classification (at approximately 75%). Because the sales do not indicate any specific market areas, the value for each class (i.e. 3G1, 3G, etc.) will remain the same per class throughout the county.

The acceptable level of assessment for agricultural land is from 69% to 75%. Garden County ag sales in the three-year sales period show an overall median of 64%. Under the 80% majority land use, fifteen grass sales showed a median of 59.84%, sixteen dryland sales had a median of 77.08% and six irrigated sales had a median of 56.19%. This year PAD has determined that borrowed sales will not be used to set values, but rather to confirm the values our sales indicate. Based on preliminary stats grass values will be increased, dryland values decreased and because of insufficient sales irrigated values will likely not change. We strive for not only in-county equalized values but also across county-line similarities.

**2. Methodology for determining recapture valuation of agricultural land (market value).**

In 2010 the Garden County Board passed a resolution in which the owners of deeded land along the river are assessed on all accretion land and water to the thread (center) of the main channel of the North Platte River. For the purposes of determining the party obligated for the real estate taxes on accretion land, the county determined that the riparian rule shall apply that when the North Platte River runs between two deeded landowners (patented property), each owner owns from his or her parcel to the center of the river's main channel. Deeds recorded on these sales generally include all land "accreted thereto," to the thread of the main channel. This was implemented, and in 2012 Garden County began assessing all accretion land. It is now assessed per soil type and use, the same as all other ag land *if* used as such.

In each three-year sales period, we generally have a very small number of land sales along the North Platte River. These sales are primarily for recreational purposes (goose hunting, etc.). Much of the land along the river, however, is used primarily for agricultural purposes. In an attempt to fairly and accurately value this land, we implemented Special Valuation in Garden County. Taxpayers who own land near the river, with adjoining accretion and river acres, file a Form 456 (Special Valuation Application). As a rule of thumb, the land owners that have hunting blinds but also use the land for ag purposes (usually cattle grazing) have completed these forms by considering each blind to be one acre of recreational land, and the rest as agricultural land. The acres with blinds are then valued as recreational at 100% of market based on sales. The remaining land is valued as agricultural, *if used as such*, and is based on approximately 75% of market.

Above are the methods Garden County uses to determine valuations for ag properties and recreational properties. The methods were decided on with the assistance of the County Attorney, and after much market analysis, deliberation and thought. We feel it is the most equitable and uniform method of dealing with the above addressed land.

*Sincerely,*

*Janet L. Shaul  
Garden County Assessor*