

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**GARFIELD 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 Garfield 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 Garfield 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: Linda Molesworth, Garfield 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:

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

**Analysis of Assessment Practices:**

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

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

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

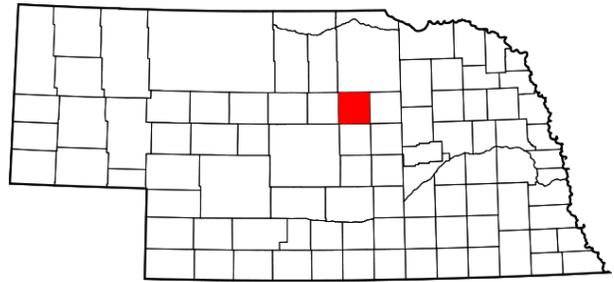
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

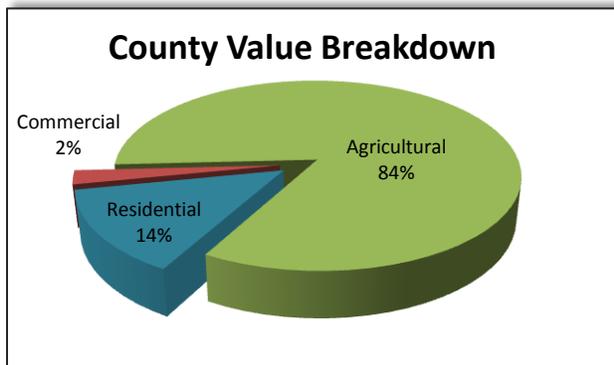
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 570 miles, Garfield had 2,028 residents, per the Census Bureau Quick Facts for 2014, a slight population decline from the 2010 US Census. In a review of the past fifty-five years, Garfield has seen a steady drop in population of 25% (Nebraska Department of Economic Development). Reports indicated that 76% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Garfield convene in and around Burwell, the county seat. Per the latest information available from the U.S. Census Bureau, there were ninety-eight employer establishments in Garfield, a 4% expansion over the preceding year. County-wide employment was at 1,177 people, a slight gain relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

<b>U.S. CENSUS POPULATION CHANGE</b>			
	<b>2006</b>	<b>2016</b>	<b>Change</b>
BURWELL	1,130	1,210	7%

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

## 2017 Residential Correlation for Garfield County

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### *Assessment Actions*

For the 2017 assessment year the county converted their administrative computer system vendor from Orion to Vanguard. The county performed a lot value study for valuation group 01 and 02, which were implemented into the new Vanguard system. Depreciation was also updated for the improvements in valuation grouping 01. All pickup work was completed and placed on the assessment roll.

### *Description of Analysis*

There are three valuation groupings representing the residential class in Garfield County, each with a set of economic forces that affect value. All three groupings are represented in the statistical analysis.

<b>Valuation Grouping</b>	<b>Description</b>
01	Burwell
02	Calamus
03	Rural

The statistical sampling of 49 residential sales is an adequate and reliable sample for the measurement of the residential property. Both the median and mean measures of central tendency for the residential class of properties are within the acceptable range.

The indicated trend for the residential market demonstrates an increasing market. This indicates that overall, residential value within the county have followed the general residential market activity as observed in the immediate area.

The assessment actions in Garfield County are applied uniformly. An analysis of the sold properties and the abstract shows similar movement of the unsold properties.

### *Assessment Practice Review*

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

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer

## 2017 Residential Correlation for Garfield County

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and seller. Family sales that the county assessor and staff know are not arm's-length transactions are not verified. It is estimated that approximately 50% of verifications are returned. When sales questionnaires are incomplete the county does make phone calls to follow up for additional information. Onsite reviews are completed if there are remaining questions regarding the transaction. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's-length. Personal property adjustments for residential property are not automatically made when reported, further verification is done. The sales verification process appears to be qualifying all arm's-length transactions. It appears that the county uses all available sales. The county notes section in the state sales file documents the non-qualified sales adequately.

The review also looked at the filing of Real Property Transfer Statement as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements have been filed monthly over the past year. The AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county assessor and staff have set up a thorough on site physical inspection plan for the six-year review. This review consists of comparing the property record card to the property. Any changes are noted and new pictures taken.

During the review, the valuation groups within the residential class were examined to ensure that the groups being utilized represent true economic areas within the county. The valuation groups are defined by economic influence. A review of the costing, depreciation and land tables for the residential shows the county has updated each of these during the six-year review and inspection of each grouping. For 2018, the depreciation will again be looked at as the conversion to Vanguard continues.

### *Equalization and Quality of Assessment*

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. All valuation groups with a sufficient number of sales are within the acceptable range. Even though valuation group 02 is below the range, review of assessment actions supports this group receives costing updates, depreciation updates and physical inspections within the six-year cycle.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	45	94.55	99.97	92.12	23.08	108.52
02	2	57.16	57.16	58.34	06.42	101.48
03	2	95.92	95.92	89.94	19.92	108.65
<u>    </u> ALL <u>    </u>	49	91.76	98.06	90.02	24.29	108.93

## 2017 Residential Correlation for Garfield 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 Garfield County is 92%.

# 2017 Commercial Correlation for Garfield County

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## *Assessment Actions*

Only routine maintenance was completed for the current assessment year.

## *Description of Analysis*

There are three valuation groupings utilized in the valuation of the commercial class.

<b>Valuation Grouping</b>	<b>Description</b>
01	Burwell
02	Calamus
03	Rural

The statistical profile comprises a diverse group of sales involving twelve different occupancy codes. All commercial properties are valued using the cost approach. A historical review of assessment practices and valuation changes supports that the county has kept the costing and depreciation tables updated; typically when the class is reviewed and inspection on the six-year cycle. Over the past decade, value has increased about 2.5% percent per year. This change over time correlates closely to changes over the same time in nearby communities indicating that values have remained equalized with other counties.

## *Assessment Practice Review*

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

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the county assessor and staff know are not good sales are not verified. It is estimated that approximately 50% of verifications are returned. When sales questionnaires are incomplete, the county does make phone calls to follow up for additional information to help with the verification of the transaction. On-site reviews are done if there are still questions regarding the transaction. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's length. Personal property adjustments for the commercial property are not automatically made when reported, further verification is done. The sales verification process appears to be qualifying all arm's-length transactions. It appears that the county uses all available sales. The county notes section in the state sales file documents the non-qualified sales adequately.

## 2017 Commercial Correlation for Garfield County

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The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements have been filed monthly over the past year. The AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. For the last appraisal all commercial properties were physically inspected, the contract appraiser gathered income data when available. Any changes are noted on the property record.

During the review, the valuation groups within the commercial class were examined to ensure that the groups being utilized represent true economic areas within the county. The valuation groups are defined by economic influence. A review of the costing, depreciation and land tables for the commercial class shows the county has updated each of these during the six-year review and inspection of each grouping.

### *Equalization and Quality of Assessment*

The statistical sampling consists of a mixture of properties, however all tests appear to indicate uniform and proportionate treatment of the commercial class.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	11	78.23	74.40	42.29	28.63	175.93
03	1	104.08	104.08	104.08	00.00	100.00
<u>ALL</u>	12	80.86	76.88	45.47	28.06	169.08

### *Level of Value*

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

# 2017 Agricultural Correlation for Garfield County

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## *Assessment Actions*

Assessment actions taken to address agricultural land for assessment year 2017 included the following overall adjustments: irrigated land was decreased approximately 1.59%, dry land decreased by approximately 2.13%; grass received a 2.30% increase.

The first acre value for home sites are now \$12,000 countywide.

## *Description of Analysis*

Agricultural land in Garfield County is divided between grassland at 89%, irrigated at 6%, waste at 3% and the remaining dryland at 2%. The County currently has one market area for non-influenced agricultural land in the county. All counties adjoining Garfield are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

Analysis of sales within Garfield County was conducted to determine if the sales within the county were reliable for measurement purposes. An additional analysis was done adding sales from the comparable area around the county to expand the sample within Garfield, as the base sample was small. The additional analysis produced similar results, and reflected the general movement of the area. This set of statistics can be found after the county's statistics. The counties adjustments were typical for the region, the statistics support that the county has achieved an acceptable level of value.

The analysis supported that the comparable sales were reliable for purposes of determining a level of value for agricultural land in the county.

## *Assessment Practice Review*

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

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the county assessor and staff know are not good sales are not verified. It is estimated that approximately 50% of verifications are returned. When sales questionnaires are incomplete the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are done if there are still questions regarding the transaction. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's length. Pivot adjustments are made when the personal property is reported on the Real Estate Transfer Statement or the returned sales questionnaire. The sales verification process appears to be

## 2017 Agricultural Correlation for Garfield County

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qualifying all arm's-length transactions. It appears that the county uses all available sales. The county notes section in the state sales file documents the non-qualified sales adequately.

Discussions were held with the county assessor to review the agricultural sales to ensure that only sales that reflect market value are used to establish the assessed value of real property.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update. The transfer statements have been filed monthly over the past year. The AVU was also accurate when compared with the property record cards. The county's inspection and review cycle for all real property was discussed with the county assessor. Garfield County has it set up on the six-year review and inspection plan to systematically review all agricultural land parcels in the county. The latest aerial photography is also used to verify land use. They compare the property record card in hand to each agricultural parcel within the township. Sales verification is also part of the process used to analyze and understand the agricultural land values and trends.

The county currently has one market area for non-influenced agricultural land in the county and one special value area. Annually sales are reviewed and plotted to verify accuracy of the one non-influenced agricultural market area determination as well as the special value area. The Special Value area 2 in Garfield County is located along the Calamus and North Loup Rivers and also includes the land associated with Nebraska State Highway 96 which runs from Highway 91 on the south end (near Burwell) to the Garfield/Loup County Line and directly to and along the Calamus Reservoir. For over a decade, the parcels along the Calamus and North Loup River have sold for uses other than agricultural. The influence on these sales has been for residential and recreational use such as hunting, fishing, personal pleasure, family campgrounds and quiet enjoyment. There have also been sales for commercial development along Highway 96. Based on the sales in this area it has been determined the highest and best use of the properties located in market area 2 be residential, commercial or recreational.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The county has developed a policy to define agricultural versus non-agricultural in Garfield County in hopes to establish equity and consistency in valuation assessment throughout the county. The county will first look at the home site and farm site, and then break out the remaining acres of the parcel. The primary use of the parcel is studied and the totality of the evidence is weighed when determining the primary use. The farm home site value is the same as the rural residential first acre home site.

### ***Equalization***

The Division's review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar

## 2017 Agricultural Correlation for Garfield County

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property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

The analysis supports that the county has achieved equalization; comparison of Garfield County values compared to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The market adjustments made for 2017 parallel the movement of the agricultural market across the region. The quality of assessment of the agricultural property in Garfield County complies with generally accepted mass appraisal standards.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>    Irrigated    </u>						
County	6	68.73	70.22	65.33	14.24	107.49
1	6	68.73	70.22	65.33	14.24	107.49
<u>    Grass    </u>						
County	12	71.83	71.62	78.62	13.32	91.10
1	12	71.83	71.62	78.62	13.32	91.10
<u>    ALL    </u>						
10/01/2013 To 09/30/2016	20	68.73	69.87	74.40	14.35	93.91

### *Level of Value*

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

### *Special Valuation*

A review of the agricultural land values in Garfield County in areas that have other non-agricultural influences indicates the assessed values used are similar to other areas in the County where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land in Garfield County is 69%.

## 2017 Opinions of the Property Tax Administrator for Garfield 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>	92	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	100	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	69	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	69	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 Garfield County

### Residential Real Property - Current

Number of Sales	49	Median	91.76
Total Sales Price	\$4,039,500	Mean	98.06
Total Adj. Sales Price	\$4,039,500	Wgt. Mean	90.02
Total Assessed Value	\$3,636,464	Average Assessed Value of the Base	\$69,991
Avg. Adj. Sales Price	\$82,439	Avg. Assessed Value	\$74,214

### Confidence Interval - Current

95% Median C.I	81.75 to 102.37
95% Wgt. Mean C.I	83.32 to 96.72
95% Mean C.I	89.65 to 106.47
% of Value of the Class of all Real Property Value in the County	14.10
% of Records Sold in the Study Period	5.41
% of Value Sold in the Study Period	5.74

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	42	95	94.84
2015	43	96	95.83
2014	50	96	96.20
2013	49	93	93.35

## 2017 Commission Summary for Garfield County

### Commercial Real Property - Current

Number of Sales	12	Median	80.86
Total Sales Price	\$2,717,000	Mean	76.88
Total Adj. Sales Price	\$2,192,000	Wgt. Mean	45.47
Total Assessed Value	\$996,811	Average Assessed Value of the Base	\$85,952
Avg. Adj. Sales Price	\$182,667	Avg. Assessed Value	\$83,068

### Confidence Interval - Current

95% Median C.I	50.46 to 100.91
95% Wgt. Mean C.I	12.36 to 78.59
95% Mean C.I	58.78 to 94.98
% of Value of the Class of all Real Property Value in the County	2.83
% of Records Sold in the Study Period	8.11
% of Value Sold in the Study Period	7.84

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	13	100	93.64
2015	13	100	93.64
2014	7	100	94.27
2013	4		93.98

**36 Garfield**  
**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 : 49  
Total Sales Price : 4,039,500  
Total Adj. Sales Price : 4,039,500  
Total Assessed Value : 3,636,464  
Avg. Adj. Sales Price : 82,439  
Avg. Assessed Value : 74,214

MEDIAN : 92  
WGT. MEAN : 90  
MEAN : 98  
COD : 24.29  
PRD : 108.93

COV : 30.63  
STD : 30.04  
Avg. Abs. Dev : 22.29  
MAX Sales Ratio : 205.26  
MIN Sales Ratio : 53.49

95% Median C.I. : 81.75 to 102.37  
95% Wgt. Mean C.I. : 83.32 to 96.72  
95% Mean C.I. : 89.65 to 106.47

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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>Qrtrs</u>											
01-OCT-14 To 31-DEC-14	4	95.97	101.51	89.89	14.38	112.93	80.02	134.09	N/A	75,000	67,418
01-JAN-15 To 31-MAR-15	4	83.93	84.11	82.03	05.75	102.54	76.81	91.76	N/A	131,750	108,076
01-APR-15 To 30-JUN-15	11	115.02	110.03	104.58	19.72	105.21	67.67	144.77	77.94 to 142.93	87,545	91,557
01-JUL-15 To 30-SEP-15	4	78.03	78.28	76.60	06.84	102.19	72.05	85.00	N/A	86,250	66,065
01-OCT-15 To 31-DEC-15	7	94.55	103.38	85.61	26.56	120.76	68.45	163.66	68.45 to 163.66	64,214	54,971
01-JAN-16 To 31-MAR-16	2	57.16	57.16	56.34	06.42	101.46	53.49	60.83	N/A	110,500	62,260
01-APR-16 To 30-JUN-16	7	98.69	116.17	106.43	29.97	109.15	77.07	205.26	77.07 to 205.26	64,171	68,297
01-JUL-16 To 30-SEP-16	10	90.54	88.77	86.10	18.84	103.10	63.74	112.26	66.86 to 110.92	78,480	67,570
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	23	90.47	98.52	92.43	21.62	106.59	67.67	144.77	80.02 to 115.02	92,826	85,798
01-OCT-15 To 30-SEP-16	26	95.29	97.65	87.32	25.65	111.83	53.49	205.26	74.70 to 105.28	73,250	63,965
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	26	88.29	99.37	91.42	24.59	108.70	67.67	163.66	79.42 to 115.02	87,865	80,327
<u>ALL</u>	49	91.76	98.06	90.02	24.29	108.93	53.49	205.26	81.75 to 102.37	82,439	74,214

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	45	94.55	99.97	92.12	23.08	108.52	63.74	205.26	82.22 to 103.91	79,033	72,807
02	2	57.16	57.16	56.34	06.42	101.46	53.49	60.83	N/A	110,500	62,260
03	2	95.92	95.92	89.94	19.92	106.65	76.81	115.02	N/A	131,000	117,820
<u>ALL</u>	49	91.76	98.06	90.02	24.29	108.93	53.49	205.26	81.75 to 102.37	82,439	74,214

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	46	93.16	99.05	91.71	22.87	108.00	63.74	205.26	81.75 to 103.91	82,500	75,662
06											
07	3	60.83	82.80	63.82	44.17	129.74	53.49	134.09	N/A	81,500	52,011
<u>ALL</u>	49	91.76	98.06	90.02	24.29	108.93	53.49	205.26	81.75 to 102.37	82,439	74,214

**36 Garfield**  
**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 : 49  
Total Sales Price : 4,039,500  
Total Adj. Sales Price : 4,039,500  
Total Assessed Value : 3,636,464  
Avg. Adj. Sales Price : 82,439  
Avg. Assessed Value : 74,214

MEDIAN : 92  
WGT. MEAN : 90  
MEAN : 98  
COD : 24.29  
PRD : 108.93

COV : 30.63  
STD : 30.04  
Avg. Abs. Dev : 22.29  
MAX Sales Ratio : 205.26  
MIN Sales Ratio : 53.49

95% Median C.I. : 81.75 to 102.37  
95% Wgt. Mean C.I. : 83.32 to 96.72  
95% Mean C.I. : 89.65 to 106.47

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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												
Less Than 15,000	2	98.63	98.63	96.29	13.82	102.43	85.00	112.26	N/A	6,400	6,163	
Less Than 30,000	7	134.09	138.87	148.67	20.17	93.41	85.00	205.26	85.00 to 205.26	17,286	25,698	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	49	91.76	98.06	90.02	24.29	108.93	53.49	205.26	81.75 to 102.37	82,439	74,214	
Greater Than 14,999	47	91.76	98.03	90.00	24.68	108.92	53.49	205.26	80.61 to 102.37	85,674	77,109	
Greater Than 29,999	42	85.20	91.25	88.21	20.54	103.45	53.49	153.15	79.42 to 96.52	93,298	82,299	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	2	98.63	98.63	96.29	13.82	102.43	85.00	112.26	N/A	6,400	6,163	
15,000 TO 29,999	5	144.77	154.97	154.86	14.89	100.07	127.07	205.26	N/A	21,640	33,512	
30,000 TO 59,999	12	95.97	99.41	98.07	15.53	101.37	66.86	142.93	83.54 to 111.72	46,875	45,972	
60,000 TO 99,999	16	84.21	88.71	88.80	21.04	99.90	60.83	153.15	72.14 to 102.37	79,219	70,343	
100,000 TO 149,999	8	83.25	91.81	89.83	24.05	102.20	53.49	136.47	53.49 to 136.47	123,938	111,330	
150,000 TO 249,999	6	78.42	80.99	81.02	11.13	99.96	68.45	107.40	68.45 to 107.40	182,833	148,132	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	49	91.76	98.06	90.02	24.29	108.93	53.49	205.26	81.75 to 102.37	82,439	74,214	

**36 Garfield**  
**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 : 12  
Total Sales Price : 2,717,000  
Total Adj. Sales Price : 2,192,000  
Total Assessed Value : 996,811  
Avg. Adj. Sales Price : 182,667  
Avg. Assessed Value : 83,068

MEDIAN : 81  
WGT. MEAN : 45  
MEAN : 77  
COD : 28.06  
PRD : 169.08

COV : 37.04  
STD : 28.48  
Avg. Abs. Dev : 22.69  
MAX Sales Ratio : 118.19  
MIN Sales Ratio : 22.08

95% Median C.I. : 50.46 to 100.91  
95% Wgt. Mean C.I. : 12.36 to 78.59  
95% Mean C.I. : 58.78 to 94.98

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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	1	93.86	93.86	93.86	00.00	100.00	93.86	93.86	N/A	7,000	6,570
01-JAN-14 To 31-MAR-14	1	104.08	104.08	104.08	00.00	100.00	104.08	104.08	N/A	113,000	117,615
01-APR-14 To 30-JUN-14	1	74.59	74.59	74.59	00.00	100.00	74.59	74.59	N/A	65,000	48,485
01-JUL-14 To 30-SEP-14	5	50.46	60.44	30.90	43.18	195.60	22.08	96.85	N/A	332,400	102,713
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	1	118.19	118.19	118.19	00.00	100.00	118.19	118.19	N/A	100,000	118,190
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	100.91	100.91	100.91	00.00	100.00	100.91	100.91	N/A	95,000	95,860
01-OCT-15 To 31-DEC-15	1	50.47	50.47	50.47	00.00	100.00	50.47	50.47	N/A	75,000	37,850
01-JAN-16 To 31-MAR-16	1	78.23	78.23	78.23	00.00	100.00	78.23	78.23	N/A	75,000	58,675
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	8	79.04	71.84	37.15	28.76	193.38	22.08	104.08	22.08 to 104.08	230,875	85,780
01-OCT-14 To 30-SEP-15	2	109.55	109.55	109.77	07.89	99.80	100.91	118.19	N/A	97,500	107,025
01-OCT-15 To 30-SEP-16	2	64.35	64.35	64.35	21.57	100.00	50.47	78.23	N/A	75,000	48,263
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	7	74.59	68.69	36.94	31.14	185.95	22.08	104.08	22.08 to 104.08	262,857	97,095
01-JAN-15 To 31-DEC-15	3	100.91	89.86	93.30	22.37	96.31	50.47	118.19	N/A	90,000	83,967
<u>ALL</u>	12	80.86	76.88	45.47	28.06	169.08	22.08	118.19	50.46 to 100.91	182,667	83,068

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	11	78.23	74.40	42.29	28.63	175.93	22.08	118.19	49.30 to 100.91	189,000	79,927
03	1	104.08	104.08	104.08	00.00	100.00	104.08	104.08	N/A	113,000	117,615
<u>ALL</u>	12	80.86	76.88	45.47	28.06	169.08	22.08	118.19	50.46 to 100.91	182,667	83,068

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	10	88.68	76.97	43.36	29.10	177.51	22.08	118.19	49.30 to 104.08	205,200	88,965
04	2	76.41	76.41	76.54	02.38	99.83	74.59	78.23	N/A	70,000	53,580
<u>ALL</u>	12	80.86	76.88	45.47	28.06	169.08	22.08	118.19	50.46 to 100.91	182,667	83,068

**36 Garfield**  
**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 : 12  
Total Sales Price : 2,717,000  
Total Adj. Sales Price : 2,192,000  
Total Assessed Value : 996,811  
Avg. Adj. Sales Price : 182,667  
Avg. Assessed Value : 83,068

MEDIAN : 81  
WGT. MEAN : 45  
MEAN : 77  
COD : 28.06  
PRD : 169.08

COV : 37.04  
STD : 28.48  
Avg. Abs. Dev : 22.69  
MAX Sales Ratio : 118.19  
MIN Sales Ratio : 22.08

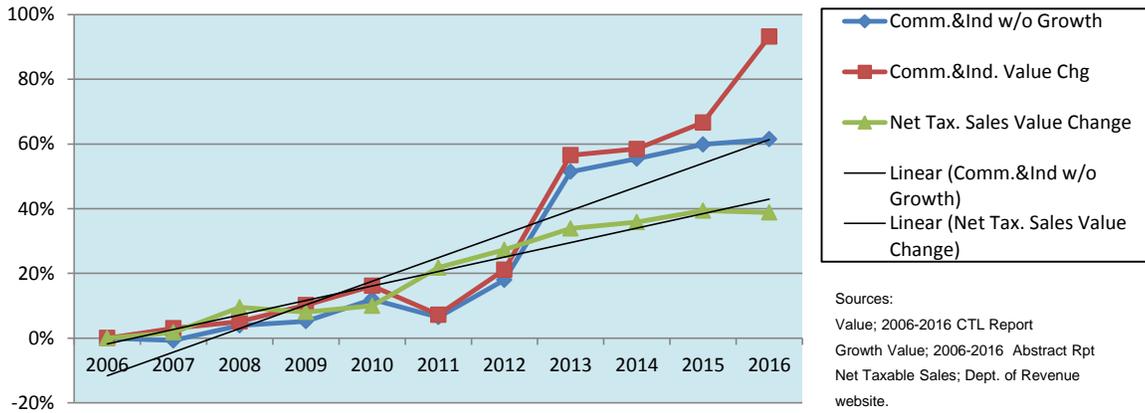
95% Median C.I. : 50.46 to 100.91  
95% Wgt. Mean C.I. : 12.36 to 78.59  
95% Mean C.I. : 58.78 to 94.98

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	1	93.86	93.86	93.86	00.00	100.00	93.86	93.86	N/A	7,000	6,570	
Less Than 30,000	1	93.86	93.86	93.86	00.00	100.00	93.86	93.86	N/A	7,000	6,570	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	12	80.86	76.88	45.47	28.06	169.08	22.08	118.19	50.46 to 100.91	182,667	83,068	
Greater Than 14,999	11	78.23	75.33	45.32	29.82	166.22	22.08	118.19	49.30 to 104.08	198,636	90,022	
Greater Than 29,999	11	78.23	75.33	45.32	29.82	166.22	22.08	118.19	49.30 to 104.08	198,636	90,022	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	93.86	93.86	93.86	00.00	100.00	93.86	93.86	N/A	7,000	6,570	
15,000 TO 29,999												
30,000 TO 59,999	2	90.17	90.17	90.43	07.41	99.71	83.49	96.85	N/A	38,500	34,815	
60,000 TO 99,999	4	76.41	76.05	77.70	17.69	97.88	50.47	100.91	N/A	77,500	60,218	
100,000 TO 149,999	3	104.08	90.52	91.09	22.06	99.37	49.30	118.19	N/A	104,333	95,033	
150,000 TO 249,999	1	50.46	50.46	50.46	00.00	100.00	50.46	50.46	N/A	235,000	118,590	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +	1	22.08	22.08	22.08	00.00	100.00	22.08	22.08	N/A	1,250,000	276,051	
___ ALL ___	12	80.86	76.88	45.47	28.06	169.08	22.08	118.19	50.46 to 100.91	182,667	83,068	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
340	1	118.19	118.19	118.19	00.00	100.00	118.19	118.19	N/A	100,000	118,190	
344	1	50.47	50.47	50.47	00.00	100.00	50.47	50.47	N/A	75,000	37,850	
350	1	49.30	49.30	49.30	00.00	100.00	49.30	49.30	N/A	100,000	49,295	
351	1	104.08	104.08	104.08	00.00	100.00	104.08	104.08	N/A	113,000	117,615	
352	1	100.91	100.91	100.91	00.00	100.00	100.91	100.91	N/A	95,000	95,860	
353	1	83.49	83.49	83.49	00.00	100.00	83.49	83.49	N/A	37,000	30,890	
406	1	93.86	93.86	93.86	00.00	100.00	93.86	93.86	N/A	7,000	6,570	
419	1	50.46	50.46	50.46	00.00	100.00	50.46	50.46	N/A	235,000	118,590	
428	1	22.08	22.08	22.08	00.00	100.00	22.08	22.08	N/A	1,250,000	276,051	
442	1	96.85	96.85	96.85	00.00	100.00	96.85	96.85	N/A	40,000	38,740	
447	1	78.23	78.23	78.23	00.00	100.00	78.23	78.23	N/A	75,000	58,675	
494	1	74.59	74.59	74.59	00.00	100.00	74.59	74.59	N/A	65,000	48,485	
___ ALL ___	12	80.86	76.88	45.47	28.06	169.08	22.08	118.19	50.46 to 100.91	182,667	83,068	

### 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	\$ 6,466,685	\$ 338,735	5.24%	\$ 6,127,950	-	\$ 14,686,280	-
2007	\$ 6,661,890	\$ 243,295	3.65%	\$ 6,418,595	-0.74%	\$ 14,939,004	1.72%
2008	\$ 6,796,845	\$ 79,070	1.16%	\$ 6,717,775	0.84%	\$ 16,080,686	7.64%
2009	\$ 7,123,615	\$ 320,150	4.49%	\$ 6,803,465	0.10%	\$ 15,866,177	-1.33%
2010	\$ 7,509,090	\$ 269,320	3.59%	\$ 7,239,770	1.63%	\$ 16,151,184	1.80%
2011	\$ 6,932,405	\$ 48,330	0.70%	\$ 6,884,075	-8.32%	\$ 17,881,289	10.71%
2012	\$ 7,829,845	\$ 199,895	2.55%	\$ 7,629,950	10.06%	\$ 18,692,083	4.53%
2013	\$ 10,123,995	\$ 331,295	3.27%	\$ 9,792,700	25.07%	\$ 19,660,359	5.18%
2014	\$ 10,246,040	\$ 194,570	1.90%	\$ 10,051,470	-0.72%	\$ 19,952,959	1.49%
2015	\$ 10,775,321	\$ 437,440	4.06%	\$ 10,337,881	0.90%	\$ 20,473,515	2.61%
2016	\$ 12,490,760	\$ 2,050,716	16.42%	\$ 10,440,044	-3.11%	\$ 20,390,786	-0.40%
<b>Ann %chg</b>	6.80%			<b>Average</b>	<b>2.57%</b>	<b>3.76%</b>	<b>3.39%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-0.74%	3.02%	1.72%
2008	3.88%	5.11%	9.49%
2009	5.21%	10.16%	8.03%
2010	11.95%	16.12%	9.97%
2011	6.45%	7.20%	21.76%
2012	17.99%	21.08%	27.28%
2013	51.43%	56.56%	33.87%
2014	55.43%	58.44%	35.86%
2015	59.86%	66.63%	39.41%
2016	61.44%	93.16%	38.84%

County Number: 36  
 County Name: Garfield

**36 Garfield**  
**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 : 11  
Total Sales Price : 8,191,808  
Total Adj. Sales Price : 15,778,808  
Total Assessed Value : 12,458,400  
Avg. Adj. Sales Price : 1,434,437  
Avg. Assessed Value : 1,132,582

MEDIAN : 70  
WGT. MEAN : 79  
MEAN : 71  
COD : 14.42  
PRD : 89.54

COV : 17.68  
STD : 12.50  
Avg. Abs. Dev : 10.05  
MAX Sales Ratio : 90.87  
MIN Sales Ratio : 53.28

95% Median C.I. : 57.63 to 87.51  
95% Wgt. Mean C.I. : 68.26 to 89.65  
95% Mean C.I. : 62.30 to 79.10

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<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13	2	76.33	76.33	85.48	14.65	89.30	65.15	87.51	N/A	659,300	563,566	
01-JAN-14 To 31-MAR-14												
01-APR-14 To 30-JUN-14	1	53.28	53.28	53.28	00.00	100.00	53.28	53.28	N/A	390,250	207,906	
01-JUL-14 To 30-SEP-14	3	79.46	72.78	80.59	09.92	90.31	57.63	81.26	N/A	4,112,453	3,314,087	
01-OCT-14 To 31-DEC-14												
01-JAN-15 To 31-MAR-15	2	80.51	80.51	82.68	12.88	97.38	70.14	90.87	N/A	207,624	171,671	
01-APR-15 To 30-JUN-15	1	69.70	69.70	69.70	00.00	100.00	69.70	69.70	N/A	345,000	240,465	
01-JUL-15 To 30-SEP-15	1	60.07	60.07	60.07	00.00	100.00	60.07	60.07	N/A	450,800	270,789	
01-OCT-15 To 31-DEC-15	1	62.60	62.60	62.60	00.00	100.00	62.60	62.60	N/A	521,550	326,507	
01-JAN-16 To 31-MAR-16												
01-APR-16 To 30-JUN-16												
01-JUL-16 To 30-SEP-16												
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	6	72.31	70.72	80.29	16.64	88.08	53.28	87.51	53.28 to 87.51	2,341,035	1,879,550	
01-OCT-14 To 30-SEP-15	4	69.92	72.70	70.57	11.17	103.02	60.07	90.87	N/A	302,762	213,649	
01-OCT-15 To 30-SEP-16	1	62.60	62.60	62.60	00.00	100.00	62.60	62.60	N/A	521,550	326,507	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	4	68.55	67.91	79.75	18.16	85.15	53.28	81.26	N/A	3,181,903	2,537,542	
01-JAN-15 To 31-DEC-15	5	69.70	70.68	68.17	11.00	103.68	60.07	90.87	N/A	346,520	236,220	
<u>ALL</u>	11	69.70	70.70	78.96	14.42	89.54	53.28	90.87	57.63 to 87.51	1,434,437	1,132,582	

<b>AREA (MARKET)</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	11	69.70	70.70	78.96	14.42	89.54	53.28	90.87	57.63 to 87.51	1,434,437	1,132,582	
<u>ALL</u>	11	69.70	70.70	78.96	14.42	89.54	53.28	90.87	57.63 to 87.51	1,434,437	1,132,582	

<b>95%MLU By Market Area</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Irrigated</u>												
County	1	90.87	90.87	90.87	00.00	100.00	90.87	90.87	N/A	251,248	228,314	
1	1	90.87	90.87	90.87	00.00	100.00	90.87	90.87	N/A	251,248	228,314	
<u>Grass</u>												
County	5	62.60	66.72	72.26	14.15	92.33	53.28	87.51	N/A	545,040	393,837	
1	5	62.60	66.72	72.26	14.15	92.33	53.28	87.51	N/A	545,040	393,837	
<u>ALL</u>	11	69.70	70.70	78.96	14.42	89.54	53.28	90.87	57.63 to 87.51	1,434,437	1,132,582	

**36 Garfield**  
**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 : 11  
 Total Sales Price : 8,191,808  
 Total Adj. Sales Price : 15,778,808  
 Total Assessed Value : 12,458,400  
 Avg. Adj. Sales Price : 1,434,437  
 Avg. Assessed Value : 1,132,582

MEDIAN : 70  
 WGT. MEAN : 79  
 MEAN : 71  
 COD : 14.42  
 PRD : 89.54

COV : 17.68  
 STD : 12.50  
 Avg. Abs. Dev : 10.05  
 MAX Sales Ratio : 90.87  
 MIN Sales Ratio : 53.28

95% Median C.I. : 57.63 to 87.51  
 95% Wgt. Mean C.I. : 68.26 to 89.65  
 95% Mean C.I. : 62.30 to 79.10

*Printed: 3/21/2017 10:50:13AM*

**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	3	79.46	80.01	79.02	08.88	101.25	69.70	90.87	N/A	373,749	295,319
1	3	79.46	80.01	79.02	08.88	101.25	69.70	90.87	N/A	373,749	295,319
<b>_____Grass_____</b>											
County	7	65.15	68.57	79.42	13.80	86.34	53.28	87.51	53.28 to 87.51	2,049,314	1,627,488
1	7	65.15	68.57	79.42	13.80	86.34	53.28	87.51	53.28 to 87.51	2,049,314	1,627,488
<b>_____ALL_____</b>	<b>11</b>	<b>69.70</b>	<b>70.70</b>	<b>78.96</b>	<b>14.42</b>	<b>89.54</b>	<b>53.28</b>	<b>90.87</b>	<b>57.63 to 87.51</b>	<b>1,434,437</b>	<b>1,132,582</b>

## Garfield County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Garfield	1	n/a	4180	4180	3565	3565	3160	3160	2705	<b>3423</b>
Loup	1	n/a	4000	4000	3500	3500	3100	3100	2000	<b>3390</b>
Rock	2	n/a	n/a	n/a	2600	2500	2400	2350	2200	<b>2366</b>
Holt	3	2850	2840	2839	2850	2700	2699	2491	2482	<b>2604</b>
Wheeler	1	3760	3680	3570	3480	3390	3310	3235	3140	<b>3264</b>
Greeley	1	n/a	3875	3865	3845	3825	3800	3775	3750	<b>3792</b>
Custer	3	n/a	4389	3972	3729	3452	3341	2447	2450	<b>3290</b>
Valley	1	n/a	5060	5060	4350	4110	4110	3360	3360	<b>4411</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Garfield	1	n/a	1735	1735	1520	1520	1265	1265	1190	<b>1420</b>
Loup	1	n/a	925	n/a	925	865	780	780	780	<b>849</b>
Rock	2	n/a	n/a	n/a	n/a	960	920	860	800	<b>915</b>
Holt	3	1800	1800	1800	1800	1800	1799	1800	1800	<b>1800</b>
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	<b>1357</b>
Greeley	1	n/a	2020	2010	2000	1850	1830	1575	1260	<b>1683</b>
Custer	3	n/a	1400	1390	1390	1380	1380	1375	1375	<b>1384</b>
Valley	1	n/a	2150	2150	2150	2115	2115	2115	1980	<b>2096</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Garfield	1	n/a	1190	1190	1190	1100	1100	918	757	<b>818</b>
Loup	1	n/a	900	899	900	770	770	770	770	<b>771</b>
Rock	2	n/a	n/a	n/a	986	900	850	745	609	<b>718</b>
Holt	3	1540	1540	1432	1434	1433	1433	1322	873	<b>1230</b>
Wheeler	1	1375	1295	1220	1150	1070	1000	970	878	<b>930</b>
Greeley	1	n/a	1210	1190	1125	1125	1055	1050	1025	<b>1040</b>
Custer	3	n/a	961	963	955	961	955	934	793	<b>831</b>
Valley	1	n/a	1401	1402	1362	1400	1317	1231	1258	<b>1267</b>

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

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	20	Median :	69	COV :	16.66	95% Median C.I. :	60.07 to 79.46
Total Sales Price :	15,646,568	Wgt. Mean :	74	STD :	11.64	95% Wgt. Mean C.I. :	62.29 to 86.50
Total Adj. Sales Price :	23,222,008	Mean :	70	Avg. Abs. Dev :	09.86	95% Mean C.I. :	64.42 to 75.32
Total Assessed Value :	17,276,020						
Avg. Adj. Sales Price :	1,161,100	COD :	14.35	MAX Sales Ratio :	90.87		
Avg. Assessed Value :	863,801	PRD :	93.91	MIN Sales Ratio :	53.28		

Printed : 03/24/2017

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013	5	67.75	71.48	70.99	14.51	100.69	55.08	87.51	N/A	726,720	515,871
01/01/2014 To 03/31/2014											
04/01/2014 To 06/30/2014	2	65.56	65.56	67.76	18.73	96.75	53.28	77.84	N/A	475,454	322,157
07/01/2014 To 09/30/2014	3	79.46	72.78	80.59	09.92	90.31	57.63	81.26	N/A	4,112,453	3,314,087
10/01/2014 To 12/31/2014											
01/01/2015 To 03/31/2015	5	70.14	70.81	64.44	12.79	109.89	58.46	90.87	N/A	462,158	297,832
04/01/2015 To 06/30/2015	1	69.70	69.70	69.70		100.00	69.70	69.70	N/A	345,000	240,465
07/01/2015 To 09/30/2015	1	60.07	60.07	60.07		100.00	60.07	60.07	N/A	450,800	270,789
10/01/2015 To 12/31/2015	1	62.60	62.60	62.60		100.00	62.60	62.60	N/A	521,550	326,507
01/01/2016 To 03/31/2016											
04/01/2016 To 06/30/2016	2	72.07	72.07	66.74	18.16	107.99	58.98	85.15	N/A	1,336,000	891,586
07/01/2016 To 09/30/2016											
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	10	72.80	70.69	77.80	14.99	90.86	53.28	87.51	55.08 to 81.89	1,692,187	1,316,593
10/01/2014 To 09/30/2015	7	69.70	69.12	64.39	11.26	107.35	58.46	90.87	58.46 to 90.87	443,799	285,773
10/01/2015 To 09/30/2016	3	62.60	68.91	66.06	13.93	104.31	58.98	85.15	N/A	1,064,517	703,226
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	5	77.84	69.89	79.67	12.80	87.72	53.28	81.26	N/A	2,657,654	2,117,315
01/01/2015 To 12/31/2015	8	66.15	68.31	64.14	11.72	106.50	58.46	90.87	58.46 to 90.87	453,518	290,865

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	20	68.73	69.87	74.40	14.35	93.91	53.28	90.87	60.07 to 79.46	1,161,100	863,801

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	20	Median :	69	COV :	16.66	95% Median C.I. :	60.07 to 79.46
Total Sales Price :	15,646,568	Wgt. Mean :	74	STD :	11.64	95% Wgt. Mean C.I. :	62.29 to 86.50
Total Adj. Sales Price :	23,222,008	Mean :	70	Avg. Abs.Dev :	09.86	95% Mean C.I. :	64.42 to 75.32
Total Assessed Value :	17,276,020						
Avg. Adj. Sales Price :	1,161,100	COD :	14.35	MAX Sales Ratio :	90.87		
Avg. Assessed Value :	863,801	PRD :	93.91	MIN Sales Ratio :	53.28		

Printed : 03/24/2017

95%MLU By Market Area

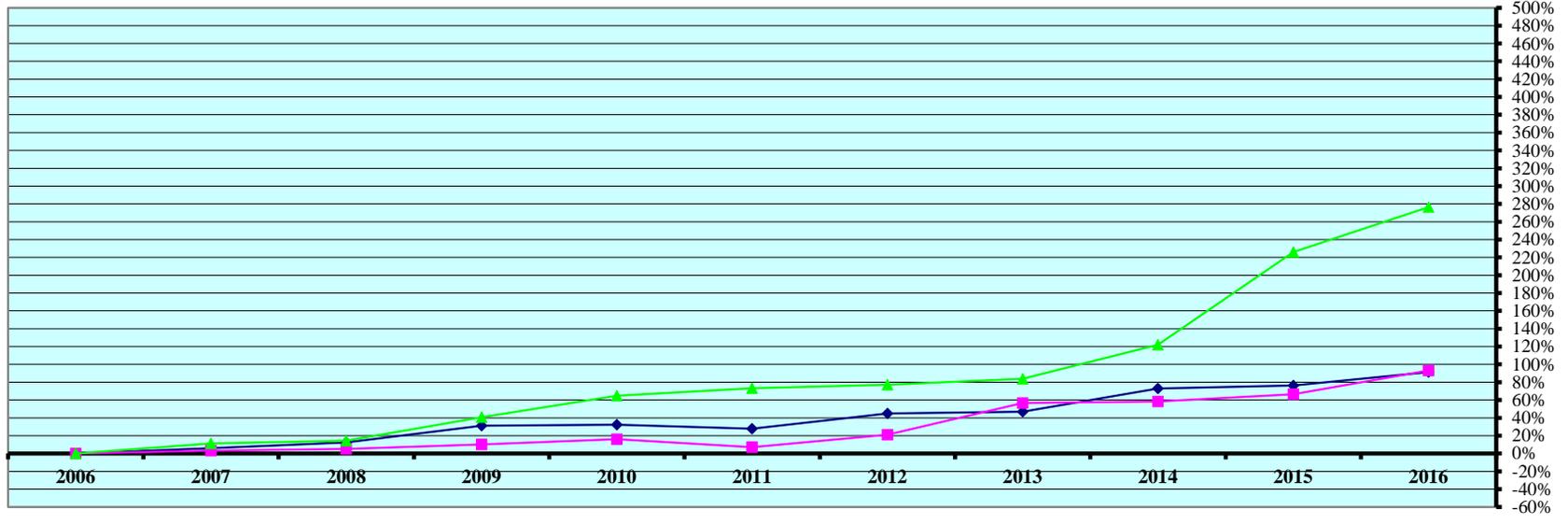
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	2	72.98	72.98	61.54	24.53	118.59	55.08	90.87	N/A	695,624	428,088
1	2	72.98	72.98	61.54	24.53	118.59	55.08	90.87	N/A	695,624	428,088
<u>Grass</u>											
County	9	73.52	72.44	75.78	13.04	95.59	53.28	87.51	60.07 to 85.15	485,040	367,564
1	9	73.52	72.44	75.78	13.04	95.59	53.28	87.51	60.07 to 85.15	485,040	367,564
<u>ALL</u>											
10/01/2013 To 09/30/2016	20	68.73	69.87	74.40	14.35	93.91	53.28	90.87	60.07 to 79.46	1,161,100	863,801

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	6	68.73	70.22	65.33	14.24	107.49	55.08	90.87	55.08 to 90.87	684,808	447,417
1	6	68.73	70.22	65.33	14.24	107.49	55.08	90.87	55.08 to 90.87	684,808	447,417
<u>Grass</u>											
County	12	71.83	71.62	78.62	13.32	91.10	53.28	87.51	61.08 to 81.89	1,410,067	1,108,557
1	12	71.83	71.62	78.62	13.32	91.10	53.28	87.51	61.08 to 81.89	1,410,067	1,108,557
<u>ALL</u>											
10/01/2013 To 09/30/2016	20	68.73	69.87	74.40	14.35	93.91	53.28	90.87	60.07 to 79.46	1,161,100	863,801



**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	30,532,065	--	--	--	6,466,685	--	--	--	90,679,910	--	--	--
2007	32,368,190	1,836,125	6.01%	6.01%	6,661,890	195,205	3.02%	3.02%	100,905,620	10,225,710	11.28%	11.28%
2008	34,288,805	1,920,615	5.93%	12.30%	6,796,845	134,955	2.03%	5.11%	103,591,980	2,686,360	2.66%	14.24%
2009	40,048,065	5,759,260	16.80%	31.17%	7,123,615	326,770	4.81%	10.16%	127,598,695	24,006,715	23.17%	40.71%
2010	40,415,530	367,465	0.92%	32.37%	7,509,090	385,475	5.41%	16.12%	149,551,515	21,952,820	17.20%	64.92%
2011	38,982,680	-1,432,850	-3.55%	27.68%	6,932,405	-576,685	-7.68%	7.20%	157,003,280	7,451,765	4.98%	73.14%
2012	44,268,170	5,285,490	13.56%	44.99%	7,829,845	897,440	12.95%	21.08%	160,568,605	3,565,325	2.27%	77.07%
2013	44,860,170	592,000	1.34%	46.93%	10,123,995	2,294,150	29.30%	56.56%	166,807,655	6,239,050	3.89%	83.95%
2014	52,776,645	7,916,475	17.65%	72.86%	10,246,040	122,045	1.21%	58.44%	201,319,000	34,511,345	20.69%	122.01%
2015	53,857,120	1,080,475	2.05%	76.40%	10,775,321	529,281	5.17%	66.63%	295,584,900	94,265,900	46.82%	225.97%
2016	58,417,725	4,560,605	8.47%	91.33%	12,490,760	1,715,439	15.92%	93.16%	341,338,275	45,753,375	15.48%	276.42%

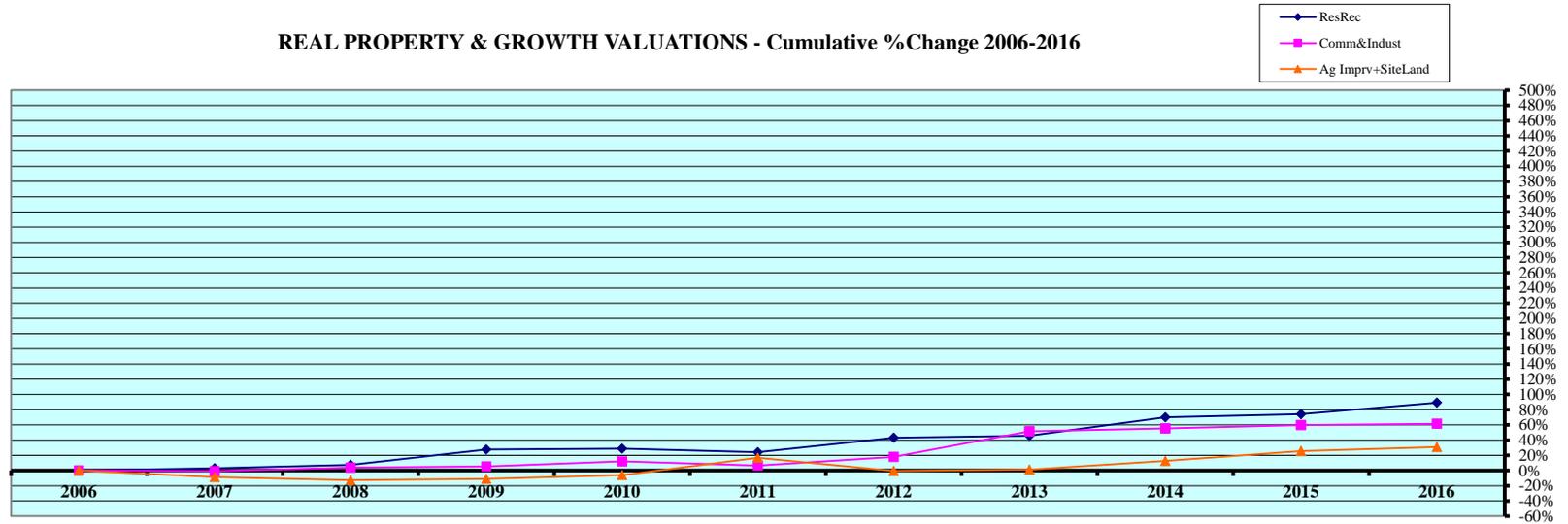
Rate Annual %chg: Residential & Recreational **6.70%** Commercial & Industrial **6.80%** Agricultural Land **14.17%**

Cnty# **36**  
County **GARFIELD**

CHART 1 EXHIBIT 36B 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	30,532,065	740,190	2.42%	29,791,875	--	--	6,466,685	338,735	5.24%	6,127,950	--	--
2007	32,368,190	901,390	2.78%	31,466,800	3.06%	3.06%	6,661,890	243,295	3.65%	6,418,595	-0.74%	-0.74%
2008	34,288,805	1,494,970	4.36%	32,793,835	1.32%	7.41%	6,796,845	79,070	1.16%	6,717,775	0.84%	3.88%
2009	40,048,065	1,116,210	2.79%	38,931,855	13.54%	27.51%	7,123,615	320,150	4.49%	6,803,465	0.10%	5.21%
2010	40,415,530	1,097,445	2.72%	39,318,085	-1.82%	28.78%	7,509,090	269,320	3.59%	7,239,770	1.63%	11.95%
2011	38,982,680	1,105,580	2.84%	37,877,100	-6.28%	24.06%	6,932,405	48,330	0.70%	6,884,075	-8.32%	6.45%
2012	44,268,170	582,780	1.32%	43,685,390	12.06%	43.08%	7,829,845	199,895	2.55%	7,629,950	10.06%	17.99%
2013	44,860,170	387,580	0.86%	44,472,590	0.46%	45.66%	10,123,995	331,295	3.27%	9,792,700	25.07%	51.43%
2014	52,776,645	878,885	1.67%	51,897,760	15.69%	69.98%	10,246,040	194,570	1.90%	10,051,470	-0.72%	55.43%
2015	53,857,120	697,635	1.30%	53,159,485	0.73%	74.11%	10,775,321	437,440	4.06%	10,337,881	0.90%	59.86%
2016	58,417,725	663,000	1.13%	57,754,725	7.24%	89.16%	12,490,760	2,050,716	16.42%	10,440,044	-3.11%	61.44%
Rate Ann%chg	<b>6.70%</b>				<b>4.60%</b>		<b>6.80%</b>			C & I w/o growth	<b>2.57%</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	13,269,050	6,062,930	19,331,980	645,935	3.34%	18,686,045	--	--
2007	12,022,580	5,941,880	17,964,460	299,215	1.67%	17,665,245	-8.62%	-8.62%
2008	11,118,790	5,911,355	17,030,145	150,120	0.88%	16,880,025	-6.04%	-12.68%
2009	12,098,935	6,077,415	18,176,350	972,065	5.35%	17,204,285	1.02%	-11.01%
2010	12,305,235	6,327,415	18,632,650	473,730	2.54%	18,158,920	-0.10%	-6.07%
2011	14,964,670	7,966,320	22,930,990	359,570	1.57%	22,571,420	21.14%	16.76%
2012	12,407,390	7,407,540	19,814,930	582,675	2.94%	19,232,255	-16.13%	-0.52%
2013	12,466,460	7,531,960	19,998,420	430,305	2.15%	19,568,115	-1.25%	1.22%
2014	14,766,555	7,628,540	22,395,095	625,965	2.80%	21,769,130	8.85%	12.61%
2015	16,027,170	8,719,075	24,746,245	493,460	1.99%	24,252,785	8.30%	25.45%
2016	15,669,265	10,283,400	25,952,665	660,090	2.54%	25,292,575	2.21%	30.83%
Rate Ann%chg	<b>1.68%</b>	<b>5.43%</b>	<b>2.99%</b>			Ag Imprv+Site w/o growth	<b>0.94%</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.

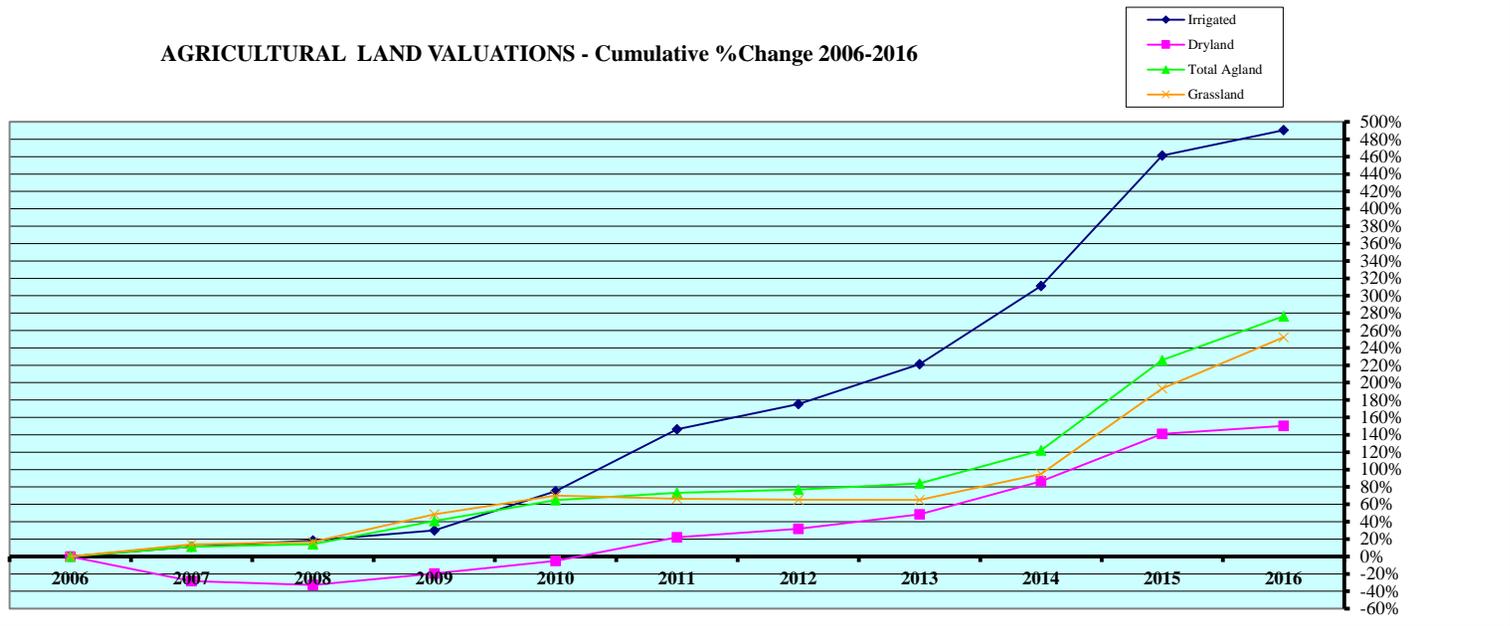
Sources:  
Value; 2006 - 2016 CTL  
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 36  
County GARFIELD

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	12,430,420	--	--	--	4,548,530	--	--	--	72,200,395	--	--	--
2007	13,827,440	1,397,020	11.24%	11.24%	3,259,675	-1,288,855	-28.34%	-28.34%	82,320,710	10,120,315	14.02%	14.02%
2008	14,721,705	894,265	6.47%	18.43%	3,057,100	-202,575	-6.21%	-32.79%	84,315,955	1,995,245	2.42%	16.78%
2009	16,146,010	1,424,305	9.67%	29.89%	3,662,340	605,240	19.80%	-19.48%	107,235,430	22,919,475	27.18%	48.52%
2010	21,772,170	5,626,160	34.85%	75.15%	4,315,490	653,150	17.83%	-5.12%	122,792,420	15,556,990	14.51%	70.07%
2011	30,620,235	8,848,065	40.64%	146.33%	5,555,540	1,240,050	28.73%	22.14%	120,117,490	-2,674,930	-2.18%	66.37%
2012	34,223,595	3,603,360	11.77%	175.32%	5,996,245	440,705	7.93%	31.83%	119,430,020	-687,470	-0.57%	65.41%
2013	39,925,470	5,701,875	16.66%	221.19%	6,747,535	751,290	12.53%	48.35%	119,241,125	-188,895	-0.16%	65.15%
2014	51,108,010	11,182,540	28.01%	311.15%	8,475,085	1,727,550	25.60%	86.33%	140,657,335	21,416,210	17.96%	94.82%
2015	69,774,295	18,666,285	36.52%	461.32%	10,959,765	2,484,680	29.32%	140.95%	211,838,960	71,181,625	50.61%	193.40%
2016	73,393,685	3,619,390	5.19%	490.44%	11,382,410	422,645	3.86%	150.24%	254,303,360	42,464,400	20.05%	252.22%

Rate Ann.%chg: Irrigated **19.43%** Dryland **9.61%** Grassland **13.42%**

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	1,500,565	--	--	--	0	--	--	--	90,679,910	--	--	--
2007	1,497,795	-2,770	-0.18%	-0.18%	0	0			100,905,620	10,225,710	11.28%	11.28%
2008	1,497,220	-575	-0.04%	-0.22%	0	0			103,591,980	2,686,360	2.66%	14.24%
2009	553,425	-943,795	-63.04%	-63.12%	1,490	1,490			127,598,695	24,006,715	23.17%	40.71%
2010	671,435	118,010	21.32%	-55.25%	0	-1,490	-100.00%		149,551,515	21,952,820	17.20%	64.92%
2011	710,015	38,580	5.75%	-52.68%	0	0			157,003,280	7,451,765	4.98%	73.14%
2012	619,795	-90,220	-12.71%	-58.70%	298,950	298,950			160,568,605	3,565,325	2.27%	77.07%
2013	615,685	-4,110	-0.66%	-58.97%	277,840	-21,110	-7.06%		166,807,655	6,239,050	3.89%	83.95%
2014	615,040	-645	-0.10%	-59.01%	463,530	185,690	66.83%		201,319,000	34,511,345	20.69%	122.01%
2015	1,641,055	1,026,015	166.82%	9.36%	1,370,825	907,295	195.74%		295,584,900	94,265,900	46.82%	225.97%
2016	1,882,430	241,375	14.71%	25.45%	376,390	-994,435	-72.54%		341,338,275	45,753,375	15.48%	276.42%

Cnty# **36**  
County **GARFIELD**

Rate Ann.%chg: Total Agric Land **14.17%**

**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	12,430,420	17,550	708			4,548,530	9,878	460			72,199,080	311,622	232		
2007	13,545,370	18,470	733	3.54%	3.54%	3,320,130	9,474	350	-23.89%	-23.89%	82,386,650	310,748	265	14.43%	14.43%
2008	14,728,445	20,154	731	-0.35%	3.18%	3,054,185	8,770	348	-0.62%	-24.37%	84,320,795	309,707	272	2.69%	17.51%
2009	16,145,145	20,126	802	9.77%	13.26%	3,662,385	8,792	417	19.60%	-9.54%	107,232,825	322,936	332	21.96%	43.32%
2010	21,900,790	20,135	1,088	35.59%	53.57%	4,526,640	8,765	516	23.99%	12.16%	128,151,195	322,970	397	19.50%	71.26%
2011	30,836,540	20,400	1,512	38.97%	113.41%	5,558,355	8,650	643	24.41%	39.55%	120,019,425	322,766	372	-6.29%	60.49%
2012	34,162,295	20,583	1,660	9.80%	134.34%	6,042,325	8,535	708	10.17%	53.74%	119,242,610	320,641	372	0.01%	60.51%
2013	39,672,840	20,744	1,913	15.23%	170.02%	6,796,300	8,432	806	13.86%	75.04%	118,865,360	320,683	371	-0.33%	59.98%
2014	51,025,145	20,891	2,442	27.71%	244.83%	8,529,595	8,305	1,027	27.42%	123.04%	140,207,135	320,583	437	17.99%	88.77%
2015	69,709,750	20,621	3,380	38.41%	377.27%	11,025,435	7,981	1,381	34.50%	200.00%	211,847,795	317,787	667	52.43%	187.73%
2016	73,512,140	20,763	3,541	4.74%	399.88%	11,477,960	7,985	1,437	4.06%	212.17%	254,534,920	317,637	801	20.21%	245.87%

Rate Annual %chg Average Value/Acre: 17.46%

12.06%

13.21%

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	1,500,565	18,743	80			0	0				90,678,595	357,793	253		
2007	1,497,620	18,712	80	-0.03%	-0.03%	0	0				100,749,770	357,404	282	11.23%	11.23%
2008	1,497,300	18,708	80	0.00%	-0.03%	0	0				103,600,725	357,339	290	2.85%	14.40%
2009	553,525	5,436	102	27.23%	27.19%	4,770	48	100			127,598,650	357,339	357	23.16%	40.89%
2010	728,300	5,453	134	31.16%	66.81%	0	0				155,306,925	357,323	435	21.72%	71.50%
2011	707,055	5,512	128	-3.95%	60.23%	0	0				157,121,375	357,328	440	1.17%	73.50%
2012	628,695	5,507	114	-11.01%	42.59%	209,430	315	664			160,285,355	355,582	451	2.51%	77.86%
2013	613,495	5,507	111	-2.42%	39.14%	277,840	375	741	11.48%		166,225,835	355,741	467	3.66%	84.37%
2014	613,415	5,262	117	4.65%	45.62%	474,745	424	1,120	51.25%		200,850,035	355,464	565	20.92%	122.95%
2015	1,646,875	9,406	175	50.17%	118.68%	376,390	270	1,396	24.65%		294,606,245	356,065	827	46.43%	226.47%
2016	1,880,635	9,420	200	14.03%	149.37%	376,390	270	1,396	0.00%		341,782,045	356,074	960	16.01%	278.74%

36  
**GARFIELD**

Rate Annual %chg Average Value/Acre: 14.24%

(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
2,049	GARFIELD	16,055,196	1,837,753	251,290	57,648,175	10,164,515	2,326,245	769,550	341,338,275	15,669,265	10,283,400	0	456,343,664
cnty sectorvalue % of total value:		3.52%	0.40%	0.06%	12.63%	2.23%	0.51%	0.17%	74.80%	3.43%	2.25%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,210	BURWELL	1,635,062	759,315	40,781	36,146,855	6,321,495	470,845	0	475,975	0	32,375	0	45,882,703
59.05%	%sector of county sector	10.18%	41.32%	16.23%	62.70%	62.19%	20.24%		0.14%		0.31%		10.05%
	%sector of municipality	3.56%	1.65%	0.09%	78.78%	13.78%	1.03%		1.04%		0.07%		100.00%
1,210	Total Municipalities	1,635,062	759,315	40,781	36,146,855	6,321,495	470,845	0	475,975	0	32,375	0	45,882,703
59.05%	%all municip.sect of cnty	10.18%	41.32%	16.23%	62.70%	62.19%	20.24%		0.14%		0.31%		10.05%

Cnty#	County
36	GARFIELD

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

CHART 5

EXHIBIT

36B

Page 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 2,393</b>	<b>Value : 449,378,464</b>	<b>Growth 2,386,380</b>
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Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	34	292,755	2	73,720	9	100,790	45	467,265	
<b>02. Res Improve Land</b>	525	5,291,091	26	560,304	156	3,767,034	707	9,618,429	
<b>03. Res Improvements</b>	525	34,218,149	26	2,378,645	203	14,755,722	754	51,352,516	
<b>04. Res Total</b>	559	39,801,995	28	3,012,669	212	18,623,546	799	61,438,210	1,198,052
<b>% of Res Total</b>	69.96	64.78	3.50	4.90	26.53	30.31	33.39	13.67	50.20
<b>05. Com UnImp Land</b>	6	49,055	2	44,175	1	14,500	9	107,730	
<b>06. Com Improve Land</b>	95	1,097,081	6	182,940	18	625,835	119	1,905,856	
<b>07. Com Improvements</b>	97	4,985,090	8	1,371,758	22	2,024,165	127	8,381,013	
<b>08. Com Total</b>	103	6,131,226	10	1,598,873	23	2,664,500	136	10,394,599	231,486
<b>% of Com Total</b>	75.74	58.98	7.35	15.38	16.91	25.63	5.68	2.31	9.70
<b>09. Ind UnImp Land</b>	0	0	1	28,700	0	0	1	28,700	
<b>10. Ind Improve Land</b>	6	72,650	4	204,675	1	41,500	11	318,825	
<b>11. Ind Improvements</b>	6	398,195	4	866,015	1	714,510	11	1,978,720	
<b>12. Ind Total</b>	6	470,845	5	1,099,390	1	756,010	12	2,326,245	0
<b>% of Ind Total</b>	50.00	20.24	41.67	47.26	8.33	32.50	0.50	0.52	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	83	889,553	83	889,553	
<b>14. Rec Improve Land</b>	0	0	0	0	9	114,420	9	114,420	
<b>15. Rec Improvements</b>	0	0	0	0	23	900,029	23	900,029	
<b>16. Rec Total</b>	0	0	0	0	106	1,904,002	106	1,904,002	317,175
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	4.43	0.42	13.29
<b>Res &amp; Rec Total</b>	559	39,801,995	28	3,012,669	318	20,527,548	905	63,342,212	1,515,227
<b>% of Res &amp; Rec Total</b>	61.77	62.84	3.09	4.76	35.14	32.41	37.82	14.10	63.49
<b>Com &amp; Ind Total</b>	109	6,602,071	15	2,698,263	24	3,420,510	148	12,720,844	231,486
<b>% of Com &amp; Ind Total</b>	73.65	51.90	10.14	21.21	16.22	26.89	6.18	2.83	9.70
<b>17. Taxable Total</b>	668	46,404,066	43	5,710,932	342	23,948,058	1,053	76,063,056	1,746,713
<b>% of Taxable Total</b>	63.44	61.01	4.08	7.51	32.48	31.48	44.00	16.93	73.20

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	40,465	647,985	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	40,465	647,985
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	40,465	647,985

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	80	20	136	236

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	273,059	30	4,908,024	990	243,173,031	1,023	248,354,114
28. Ag-Improved Land	2	199,493	15	5,422,931	284	97,942,927	301	103,565,351
29. Ag Improvements	2	29,216	15	1,422,610	300	19,944,117	317	21,395,943
30. Ag Total							1,340	373,315,408

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	10	10.00	120,000	
33. HomeSite Improvements	0	0.00	0	10	0.00	842,765	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	12.00	33,600	
36. FarmSite Improv Land	2	1.89	5,670	15	47.75	143,250	
37. FarmSite Improvements	2	0.00	29,216	14	0.00	579,845	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	42.53	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	1	1.00	12,000	1	1.00	12,000	
32. HomeSite Improv Land	198	216.50	2,598,000	208	226.50	2,718,000	
33. HomeSite Improvements	182	0.00	12,914,308	192	0.00	13,757,073	531,024
34. HomeSite Total				<b>193</b>	<b>227.50</b>	<b>16,487,073</b>	
35. FarmSite UnImp Land	11	27.11	57,880	12	39.11	91,480	
36. FarmSite Improv Land	265	679.29	2,033,365	282	728.93	2,182,285	
37. FarmSite Improvements	288	0.00	7,029,809	304	0.00	7,638,870	108,643
38. FarmSite Total				<b>316</b>	<b>768.04</b>	<b>9,912,635</b>	
39. Road & Ditches	0	1,826.45	0	0	1,868.98	0	
40. Other- Non Ag Use	0	1,988.87	994,435	0	1,988.87	994,435	
41. Total Section VI				<b>509</b>	<b>4,853.39</b>	<b>27,394,143</b>	<b>639,667</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	29	2,271.80	5,835,003
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	70	9,213.40	13,875,060	99	11,485.20	19,710,063
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	3,692.91	21.08%	15,436,369	25.74%	4,180.00
47. 2A1	108.28	0.62%	452,609	0.75%	4,179.99
48. 2A	3,465.35	19.78%	12,353,992	20.60%	3,565.01
49. 3A1	881.87	5.03%	3,143,877	5.24%	3,565.01
50. 3A	2,161.69	12.34%	6,830,942	11.39%	3,160.00
51. 4A1	4,938.00	28.19%	15,604,088	26.02%	3,160.00
52. 4A	2,269.76	12.96%	6,139,721	10.24%	2,705.01
53. Total	17,517.86	100.00%	59,961,598	100.00%	3,422.88
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	342.37	4.83%	594,024	5.90%	1,735.04
56. 2D1	55.27	0.78%	95,897	0.95%	1,735.06
57. 2D	3,005.07	42.36%	4,567,706	45.35%	1,520.00
58. 3D1	875.21	12.34%	1,330,319	13.21%	1,520.00
59. 3D	64.87	0.91%	82,061	0.81%	1,265.01
60. 4D1	1,713.68	24.16%	2,167,840	21.52%	1,265.02
61. 4D	1,037.23	14.62%	1,234,306	12.25%	1,190.00
62. Total	7,093.70	100.00%	10,072,153	100.00%	1,419.87
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	619.50	0.20%	736,980	0.29%	1,189.64
65. 2G1	266.32	0.09%	316,921	0.12%	1,190.00
66. 2G	6,583.36	2.12%	7,834,210	3.09%	1,190.00
67. 3G1	2,003.68	0.65%	2,204,048	0.87%	1,100.00
68. 3G	8,861.05	2.86%	9,747,155	3.84%	1,100.00
69. 4G1	74,841.63	24.13%	68,742,188	27.08%	918.50
70. 4G	217,004.61	69.96%	164,226,624	64.71%	756.79
71. Total	310,180.15	100.00%	253,808,126	100.00%	818.26
<b>Irrigated Total</b>					
	17,517.86	5.09%	59,961,598	18.39%	3,422.88
<b>Dry Total</b>					
	7,093.70	2.06%	10,072,153	3.09%	1,419.87
<b>Grass Total</b>					
	310,180.15	90.14%	253,808,126	77.85%	818.26
72. Waste	9,097.22	2.64%	1,907,690	0.59%	209.70
73. Other	218.54	0.06%	262,835	0.08%	1,202.69
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	344,107.47	100.00%	326,012,402	100.00%	947.41

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,454.93	44.10%	6,081,607	49.59%	4,180.00
47. 2A1	7.98	0.24%	33,356	0.27%	4,179.95
48. 2A	909.21	27.56%	3,241,341	26.43%	3,565.01
49. 3A1	3.50	0.11%	12,478	0.10%	3,565.14
50. 3A	625.99	18.98%	1,978,128	16.13%	3,160.00
51. 4A1	248.39	7.53%	784,912	6.40%	3,160.00
52. 4A	48.80	1.48%	132,009	1.08%	2,705.10
<b>53. Total</b>	<b>3,298.80</b>	<b>100.00%</b>	<b>12,263,831</b>	<b>100.00%</b>	<b>3,717.66</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	82.98	10.94%	143,972	13.48%	1,735.02
56. 2D1	0.80	0.11%	1,388	0.13%	1,735.00
57. 2D	271.51	35.80%	412,695	38.65%	1,520.00
58. 3D1	2.00	0.26%	3,040	0.28%	1,520.00
59. 3D	277.55	36.59%	351,105	32.88%	1,265.02
60. 4D1	112.33	14.81%	142,104	13.31%	1,265.06
61. 4D	11.34	1.50%	13,495	1.26%	1,190.04
<b>62. Total</b>	<b>758.51</b>	<b>100.00%</b>	<b>1,067,799</b>	<b>100.00%</b>	<b>1,407.76</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	133.86	1.91%	159,464	2.51%	1,191.27
65. 2G1	46.71	0.67%	55,585	0.88%	1,190.00
66. 2G	450.56	6.43%	536,168	8.45%	1,190.00
67. 3G1	9.60	0.14%	10,560	0.17%	1,100.00
68. 3G	1,056.02	15.06%	1,161,622	18.31%	1,100.00
69. 4G1	1,748.66	24.94%	1,610,766	25.39%	921.14
70. 4G	3,565.38	50.86%	2,810,734	44.30%	788.34
<b>71. Total</b>	<b>7,010.79</b>	<b>100.00%</b>	<b>6,344,899</b>	<b>100.00%</b>	<b>905.02</b>
<hr/>					
<b>Irrigated Total</b>	<b>3,298.80</b>	<b>28.59%</b>	<b>12,263,831</b>	<b>61.60%</b>	<b>3,717.66</b>
<b>Dry Total</b>	<b>758.51</b>	<b>6.57%</b>	<b>1,067,799</b>	<b>5.36%</b>	<b>1,407.76</b>
<b>Grass Total</b>	<b>7,010.79</b>	<b>60.76%</b>	<b>6,344,899</b>	<b>31.87%</b>	<b>905.02</b>
72. Waste	423.56	3.67%	90,664	0.46%	214.05
73. Other	46.46	0.40%	141,670	0.71%	3,049.29
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>11,538.12</b>	<b>100.00%</b>	<b>19,908,863</b>	<b>100.00%</b>	<b>1,725.49</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	108.40	448,157	2,272.80	8,780,643	18,435.46	62,996,629	20,816.66	72,225,429
<b>77. Dry Land</b>	5.10	8,765	210.00	301,007	7,637.11	10,830,180	7,852.21	11,139,952
<b>78. Grass</b>	8.37	9,960	865.00	890,015	316,317.57	259,253,050	317,190.94	260,153,025
<b>79. Waste</b>	0.00	0	85.94	17,620	9,434.84	1,980,734	9,520.78	1,998,354
<b>80. Other</b>	0.00	0	13.95	44,820	251.05	359,685	265.00	404,505
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>121.87</b>	<b>466,882</b>	<b>3,447.69</b>	<b>10,034,105</b>	<b>352,076.03</b>	<b>335,420,278</b>	<b>355,645.59</b>	<b>345,921,265</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	20,816.66	5.85%	72,225,429	20.88%	3,469.60
<b>Dry Land</b>	7,852.21	2.21%	11,139,952	3.22%	1,418.70
<b>Grass</b>	317,190.94	89.19%	260,153,025	75.21%	820.18
<b>Waste</b>	9,520.78	2.68%	1,998,354	0.58%	209.89
<b>Other</b>	265.00	0.07%	404,505	0.12%	1,526.43
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>355,645.59</b>	<b>100.00%</b>	<b>345,921,265</b>	<b>100.00%</b>	<b>972.66</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 Bur	34	292,755	524	5,145,894	526	34,207,514	560	39,646,163	495,822
83.2 Cal	85	912,198	71	1,323,144	122	6,465,845	207	8,701,187	493,939
83.3 Rur	9	151,865	121	3,263,811	129	11,579,186	138	14,994,862	525,466
84 Residential Total	128	1,356,818	716	9,732,849	777	52,252,545	905	63,342,212	1,515,227

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I 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	Bur	7	49,355	101	1,169,731	104	5,385,225	111	6,604,311	188,421
85.2	Cal	0	0	6	204,550	8	436,260	8	640,810	0
85.3	Rur	3	87,075	23	850,400	26	4,538,248	29	5,475,723	43,065
86	Commercial Total	10	136,430	130	2,224,681	138	10,359,733	148	12,720,844	231,486

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	619.50	0.20%	736,980	0.29%	1,189.64
89. 2G1	266.32	0.09%	316,921	0.13%	1,190.00
90. 2G	6,583.36	2.13%	7,834,210	3.10%	1,190.00
91. 3G1	2,002.90	0.65%	2,203,190	0.87%	1,100.00
92. 3G	8,752.55	2.83%	9,627,805	3.81%	1,100.00
93. 4G1	74,221.73	24.01%	68,125,384	26.95%	917.86
94. 4G	216,697.02	70.10%	163,934,413	64.85%	756.51
95. Total	309,143.38	100.00%	252,778,903	100.00%	817.68
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.78	0.08%	858	0.08%	1,100.00
101. 3C	108.50	10.47%	119,350	11.60%	1,100.00
102. 4C1	619.90	59.79%	616,804	59.93%	995.01
103. 4C	307.59	29.67%	292,211	28.39%	950.00
104. Total	1,036.77	100.00%	1,029,223	100.00%	992.72
<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	309,143.38	99.67%	252,778,903	99.59%	817.68
CRP Total	1,036.77	0.33%	1,029,223	0.41%	992.72
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	310,180.15	100.00%	253,808,126	100.00%	818.26

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	133.86	1.91%	159,464	2.51%	1,191.27
89. 2G1	46.71	0.67%	55,585	0.88%	1,190.00
90. 2G	450.56	6.43%	536,168	8.45%	1,190.00
91. 3G1	9.60	0.14%	10,560	0.17%	1,100.00
92. 3G	1,056.02	15.06%	1,161,622	18.31%	1,100.00
93. 4G1	1,748.66	24.94%	1,610,766	25.39%	921.14
94. 4G	3,565.38	50.86%	2,810,734	44.30%	788.34
95. Total	7,010.79	100.00%	6,344,899	100.00%	905.02
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<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	7,010.79	100.00%	6,344,899	100.00%	905.02
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	7,010.79	100.00%	6,344,899	100.00%	905.02

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

36 Garfield

	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	57,648,175	61,438,210	3,790,035	6.57%	1,198,052	4.50%
02. Recreational	769,550	1,904,002	1,134,452	147.42%	317,175	106.20%
03. Ag-Homesite Land, Ag-Res Dwelling	15,669,265	16,487,073	817,808	5.22%	531,024	1.83%
<b>04. Total Residential (sum lines 1-3)</b>	<b>74,086,990</b>	<b>79,829,285</b>	<b>5,742,295</b>	<b>7.75%</b>	<b>2,046,251</b>	<b>4.99%</b>
05. Commercial	10,164,515	10,394,599	230,084	2.26%	231,486	-0.01%
06. Industrial	2,326,245	2,326,245	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>12,490,760</b>	<b>12,720,844</b>	<b>230,084</b>	<b>1.84%</b>	<b>231,486</b>	<b>-0.01%</b>
08. Ag-Farmsite Land, Outbuildings	9,288,965	9,912,635	623,670	6.71%	108,643	5.54%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	994,435	994,435	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>10,283,400</b>	<b>10,907,070</b>	<b>623,670</b>	<b>6.06%</b>	<b>108,643</b>	<b>5.01%</b>
12. Irrigated	73,393,685	72,225,429	-1,168,256	-1.59%		
13. Dryland	11,382,410	11,139,952	-242,458	-2.13%		
14. Grassland	254,303,360	260,153,025	5,849,665	2.30%		
15. Wasteland	1,882,430	1,998,354	115,924	6.16%		
16. Other Agland	376,390	404,505	28,115	7.47%		
<b>17. Total Agricultural Land</b>	<b>341,338,275</b>	<b>345,921,265</b>	<b>4,582,990</b>	<b>1.34%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>438,199,425</b>	<b>449,378,464</b>	<b>11,179,039</b>	<b>2.55%</b>	<b>2,386,380</b>	<b>2.01%</b>

## 2017 Assessment Survey for Garfield County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	None
<b>4.</b>	<b>Other part-time employees:</b>
	One
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$140,980
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same as above
<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>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$28,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	None

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Vanguard Appraisals Inc.
2.	<b>CAMA software:</b>
	Vanguard Appraisals Inc.
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessment Staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes garfield.gisworkshop.com
7.	<b>Who maintains the GIS software and maps?</b>
	Assessment Staff and GIS Workshop Inc
8.	<b>Personal Property software:</b>
	Vanguard Appraisals Inc.

## 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>
	Burwell
4.	<b>When was zoning implemented?</b>
	Burwell-1970; County-2000

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	N/A
2.	<b>GIS Services:</b>
	GIS Workshop Inc
3.	<b>Other services:</b>
	N/A

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, John Fritz for new commercial construction for 2017.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	No, appraiser agreed to pick up the new commercial construction the county had for 2017. The appraiser had recently reappraised the commercial properties for 2013 under contract that was approved by the PTA.
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Certified General Appraiser
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Appraiser provides a value subject to assessor's opinion.

## 2017 Residential Assessment Survey for Garfield County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	Assessment Staff																												
<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="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Burwell is all improved and unimproved properties located within the City of Burwell. Population of approximately 1,210 located on State Highway 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Calamus is all improved and unimproved properties within the subdivisions located near the Calamus Reservoir. The southeast corner of the lake is located in Garfield County.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Rural is all improved and unimproved residential properties located outside the corporate limits of Burwell.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Burwell is all improved and unimproved properties located within the City of Burwell. Population of approximately 1,210 located on State Highway 11 and 91. Public school system for K-12 grades. The second class city offers a variety of jobs, services and goods that make living in it desirable. Burwell has a large trade area.	02	Calamus is all improved and unimproved properties within the subdivisions located near the Calamus Reservoir. The southeast corner of the lake is located in Garfield County.	03	Rural is all improved and unimproved residential properties located outside the corporate limits of Burwell.	Ag	Agricultural homes and outbuildings															
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Ag	Agricultural homes and outbuildings																												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																												
	The cost approach to value is applied using local depreciation derived from a market analysis. The sales comparison approach is also utilized through unit of comparison studies.																												
<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>																												
	A depreciation study and tables are developed based on local market information.																												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																												
	Burwell has an individual table; Calamus and Rural share the same table.																												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																												
	Vacant lot sales – based on the size of the parcel the \$/sq ft or \$/acre was determined with consideration given to excess land.																												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																												
	All lots are treated the same, currently there is no difference.																												
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02	2014	2008	2017	2014																									
03	2014	2008	2014	2015																									
Ag	2014	2008	2014	2015																									



## 2017 Commercial Assessment Survey for Garfield County

<b>1.</b>	<b>Valuation data collection done by:</b>								
	Assessment Staff								
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>								
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03	Rural is all improved and unimproved commercial properties located outside the corporate limits of Burwell and not being in Valuation Grouping #02.								
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>								
	The cost approach to value is applied using Marshall & Swift pricing and depreciation tables supplied by the CAMA vendor and adjusted as needed. The sales approach is also utilized through unit of comparison studies. The income approach is utilized after rental information is gathered.								
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>								
	The contracted appraiser has a very good working knowledge of unique properties as he works in several counties in the state. The state sales file query function is also used when needed.								
<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 depreciation study is based on local market information.								
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>								
	At present the Marshall & Swift depreciation tables by occupancy code is used and then adjusted to local depreciation.								
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>								
	Vacant lot sales are used based on the size of the parcel, the \$/sq ft or acre. Unsold vacant lots within the industrial park area receive a "developer discount". The developer discount is arrived at by using a discounted cash flow method with the selling price the developer would realize for the entire remaining unsold development as a whole. The number of unsold lots is then divided into this price to determine the developer discount per said lot. Once sold the lots go to full value.								

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2013	2015	2013	2013
	02	2013	2015	2013	2013
	03	2013	2015	2013	2013

## 2017 Agricultural Assessment Survey for Garfield County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	Assessment Staff.	
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	1	The specific characteristics for the non-influenced area are soils, land use and land enrolled in federal programs in which payments are received for removing such land from agricultural production.
	2	The special valuation area is located along the North Loup and Calamus Rivers; as well as, land associated with State Highway 96 which leads from State Highway 91 (on the south end) past the Calamus Lake heading northwest.
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>	
	The valuation grouping for the non-influenced area is developed by similar topography, soil characteristics and geographic characteristics. The recreational/commercial influenced area is monitored for the determination of the primary use of the parcel.	
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	Rural residential/recreational land is identified by the primary use of the parcel and non-agricultural influences in the market. Also used are questionnaires from buyer/owners as to their purpose for the land.	
<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	
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>	
	The state sales file query is used with WRP sales being borrowed from neighboring counties to determine an appropriate market value. Fee appraiser are also willing to share sales. Sales are reviewed as to what actually sold.	
	<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>	
	97	
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>	
	A trend of sales of both residential and commercial properties in the current designated special value area had occurred with non-agricultural influences.	
	<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>	

	Recreational uses such as hunting, fishing, personal pleasure, family campgrounds and quiet enjoyment.
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	The land in market area 5 is located along the Calamus and North Loup Rivers and also includes the land associated with NE HWY 96 which runs from HWY 91 on the south end near Burwell to the Garfield/Loup County line and directly to and along the Calamus Reservoir.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Analysis of sales contained in the special valuation areas creates a market value for properties that are influenced by non-agricultural purposes. In the case of recreational sales, these sales will be located along the two rivers. Residential and commercial sales are located along HWY 96 which is relatively close to the two rivers. After analysis of sales along both rivers and the HWY within the county, the market value was set at a price reflective of the use as other than agricultural usage.

**2016 PLAN OF ASSESSMENT FOR GARFIELD COUNTY**  
**Assessment Years 2017, 2018 and 2019**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), 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 any changes are made by either the assessor or county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division 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.” Neb. Rev. Stat. §77-112 (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; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

Reference, Neb. Rev. Stat. §77-201 (2009).

## General Description of Real Property in Garfield County:

Per the 2016 County Abstract, Garfield County consists of 2,364 taxable parcels with the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	792	33.50%	13.12%
Commercial	136	5.75%	2.30%
Industrial	13	.55%	.60%
Recreational	85	3.59%	.17%
Agricultural	1,338	56.60%	83.80%
Special Value	97	4.10%	5.34%

Agricultural land - taxable acres: 356,074.40

Other pertinent facts: Approximately 78% of the county value is agricultural land and of that value 74% is primarily grassland.

## Current Resources:

### A. Staff: County Assessor, two Deputy Assessors.

The Assessor and Deputy Assessors are required to obtain 60 hours of continuing education every four years to maintain certification. The Assessor Certificate holders which include the Deputy Assessors attend workshops and meetings to further their knowledge of the assessment field. The staff has taken classes provided by Property Assessment Division, CAMA user education, as well as IAAO classes.

### B. Cadastral Maps

The Garfield County cadastral maps were originally completed in 1969. Additional pages have been added to show changes such as annexation and new subdivisions. The assessment staff maintains the cadastral maps. All new subdivision and parcel splits are kept up to date, as well as ownership transfers.

### C. Property Record Cards - Property information, photo, sketches, etc.

A concentrated effort towards a "paperless" property record card is in effect. Garfield County Assessment Office went on-line July, 2006 with the property record information.

### D. Software for CAMA and Assessment Administration.

Garfield County uses the Department of Revenue, Property Assessment Division Tyler Technologies Inc. software for CAMA and Assessment Administration. Garfield County has implemented the GIS system. We continue to correct inaccuracies as found.

- E. Web based – property record information access  
Property record information is available at: [www.garfieldrealproperty.nebraska.gov](http://www.garfieldrealproperty.nebraska.gov)  
The county GIS website is: [www.garfield.gisworkshop.com](http://www.garfield.gisworkshop.com)
- F. GIS system is used to measure new field certifications and splits of real property.

### Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Assessment staff processes sales transactions in the computer system and prints a copy of the 521 forms and property review sheet which is then used for physical review of the property. This process changes the ownership in the CAMA System and ownership changes are made on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are sometimes made to realtors, attorneys and brokers when further information is needed. The assessment staff reviews the sales, checks the accuracy of the data, and visits with property owners whenever possible. Current photos are taken and later entered in the CAMA system. Building permits and information statements are received from city and county zoning personnel, individual taxpayers, and from personal knowledge of changes to a property. The permits are entered in the computer for later review.
- B. Data Collection – In accordance with Neb. Statute 77-1311.03 the county is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each assessor location. These are onsite inspections. The market areas are reviewed annually and compared for equity between like classes of property as well as other classes. If necessary a market boundary will be adjusted to more accurately reflect the market activity. The statistics of the assessor locations are also reviewed annually to determine if new adjustments are necessary to stay current with the sales and building activity that is taking place.

The permit and sales review process offers opportunity for individual property reviews. We annually review properties of owners or tenants who have land certification requirements, working in conjunction with the Farm Service Agency and the Natural Resource District which provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis to stay informed with trends in the market. For each assessor location and market area consideration is given to the number of sales in the study and the time frame of the parcel data. This information is reviewed several times throughout the year. Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.

D. Approaches to Value

1) Market Approach; sales comparisons, - Similar properties are studied to determine if and what actions will be necessary for adjustments for the upcoming year. Comparable sales are used when valuing property or during valuation protest hearings.

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

Garfield County currently uses Tyler Technologies Inc. with Marshall & Swift cost manuals. The Department of Revenue controls when the manuals are updated. Currently we are using September 2015 costing which will be used until there are economic conditions that indicate the costing should be changed. Local/market depreciation is developed and utilized. The latest depreciation study varies by assessor location and property class.

3) Income Approach; income and expense data collection/analysis from the market, -

Gather income/rental information as available for commercial properties. The income approach is used when available on the commercial properties. Garfield County does not use the income approach to value residential properties.

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

Residential vacant land sales are entered in a spreadsheet for further review to be sure our land values stay current with market activity. Agricultural land sales are plotted on a map indicative to the land use of each class i.e. irrigation, dry cropland, grassland with the selling price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: Number of sales, Time frame of sales, and Number of acres sold. With our Liaison's help sales are borrowed from neighboring counties to balance all aspects of the sales. The special value area is reviewed annually in an attempt to determine if there are additional areas that reflect non-agricultural influences affecting the market.

E. Reconciliation of Final Value and documentation – The market is analyzed based on the standard approaches to valuation with the final valuation based on the most appropriate method.

F. Review assessment sales ratio studies after assessment actions. – Sales assessment ratios are reviewed prior to any assessment actions and after final values are applied to the sales within all classes and subclasses of properties. Then any changes needed are applied to the entire population of properties within the subclasses and classes of property within the county. Finally a unit of comparison analysis is completed to insure uniformity within the class or sub-class.

- 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. These are mailed to the last known address of property owners as of May 20th. After notices have been mailed the assessment staff is available to answer any questions or concerns from the taxpayers. Personal Property and Homestead Exemption notices are printed with staff assisting in the filing of these documents.

**Level of Value, Quality, and Uniformity for Assessment Year 2017:**

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	95	NA	NA
Commercial	100	NA	NA
Agricultural Land	71	NA	NA
Special Value Agland	71	NA	NA

\*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2017 Reports & Opinions.

**Assessment Actions planned for Assessment Year 2017:**

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Review statistics for any needed changes to remain in compliance for the coming year. As recommended by the State Field Liaison, a physical review of the town of Burwell will be done and the records corrected as needed. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue reviewing/correcting parcel information on the GIS System.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. The Commercial Appraiser will complete an onsite review if needed. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue reviewing/correcting parcel information on the GIS System.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Sales will be plotted on the soil topographical map indicative to the land use at 80+% of each subclass of irrigation, grassland, or dry cropland with the price per acre listed.

Market area boundaries, if deemed appropriate will be scrutinized for proportionality of number of sales and timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties. The unimproved parcels will have the GIS soils implemented; also the irrigated acres will be compared to the NRD certifications. Continue to make any necessary changes/corrections to the GIS soils/acres to deeded acres.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. Complete an annual review of properties for continued agricultural use. After analyzing the area, the market isn't showing the need for such a large area. The boundary lines for the Special Value area will be altered to Sections 5 and 6 Township 21 Range 16, and Sections 31 and 32 Township 22 Range 16.

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

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the review of the class. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Review statistics for any needed changes to remain in compliance for the coming year. Have a Commercial Appraiser assess all the commercial properties for the 6 year review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue to monitor market areas and plot sales. Adjustments to class and subclass values will be analyzed and applied as necessary. Review of properties in Township 22 Range 16. The unimproved parcels will have the GIS soils implemented; also the irrigated acres will be compared to the NRD certifications. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue to make necessary changes/corrections to GIS soils/acres to deeded acres.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. Complete an annual review of properties for continued agricultural use.

## **Assessment Actions Planned for Assessment Year 2019:**

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the review of the class. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. The Commercial Appraiser will complete an onsite review if needed. Review statistics for any needed changes to remain in compliance for the coming year. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue to monitor market areas and plot sales. Adjustments to class and subclass values will be analyzed and applied as necessary. Continue with the six year review of properties working Township 21 Range 16. The unimproved parcels will have the GIS soils implemented; also the irrigated acres will be compared to the NRD certifications. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes will be done. Continue to make necessary changes/corrections to GIS soils/acres to deeded acres.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. Complete an annual review of properties for continued agricultural use.

### **Other functions performed by the assessor's office, but not limited to:**

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Real Property Abstract
  - b. Assessor Survey
  - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
  - d. Annual Plan of Assessment
  - e. Personal Property Abstract
  - f. Personal Property Exemption Tax Loss Report
  - g. Certification of Value to Political Subdivisions
  - h. School District Taxable Value Report
  - i. Average Assessed Residential Value Report (for homestead exemptions)
  - j. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)

- k. Certificate of Taxes Levied Report
  - l. Report of current values for properties owned by Board of Education Lands & Funds
  - m. Report of Permissive Exempt Property (to County Clerk for publication)
3. Personal Property: administer annual filing of schedules; prepare subsequent notices 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 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
  7. Centrally Assessed: review of valuations as certified by Department of Revenue for public service entities, establish assessment records and tax billing for tax list.
  8. 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.
  9. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
  10. Tax List Corrections: prepare tax list correction documents for county board approval.
  11. County Board of Equalization: attend County Board of Equalization meetings for valuation protests – assemble and provide information
  12. Tax Equalization and Review Appeals: staff prepares information and Assessor attends taxpayer appeal hearings before the Commission to defend valuation.
  13. Tax Equalization and Review Appeals Statewide Equalization: Assessor attends hearings if applicable to county, defend values, and/or implement orders from the Commission.
  14. Education: Assessor, Deputy Assessors and/or Administrative Assistants: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. Retention of the assessor certification requires 60 hours of approved continuing education every four years.

Conclusion:

With all the entities of county government that utilize the assessment records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

The continual review of all properties will cause the assessment records to be more accurate and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales reviews will continue to be important in order to adjust for market areas or trends within the county.

Respectfully submitted:

Linda Molesworth  
Garfield County Assessor

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February 24, 2017

Nebraska Department of Revenue  
Property Assessment Division  
301 Centennial Mall South  
PO Box 98919  
Lincoln, NE 68508

The method of determining the Special Value values for Garfield County, Nebraska is as follows:

The Special Value area in Garfield County is located along the Calamus and North Loup Rivers and also included the land associated with Nebraska State Highway 96 which runs from Highway 91 on the south end (near Burwell) to the Garfield/Loup County Line and directly to and along the Calamus Reservoir.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 69-75% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The values for Special Value are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.

Linda Molesworth  
Garfield County Assessor