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DEPARTMENT OF REVENUE

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

GRANT 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 Grant 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 Grant 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: Christee Haney, Grant County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

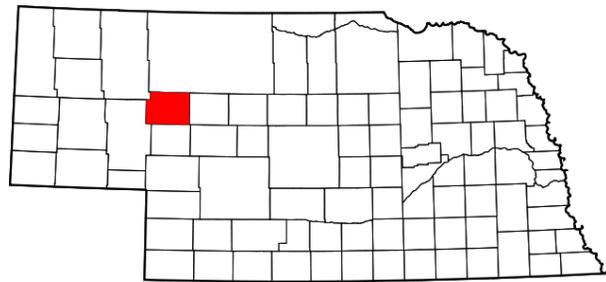
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

**Further information may be found in Exhibit 94*

County Overview

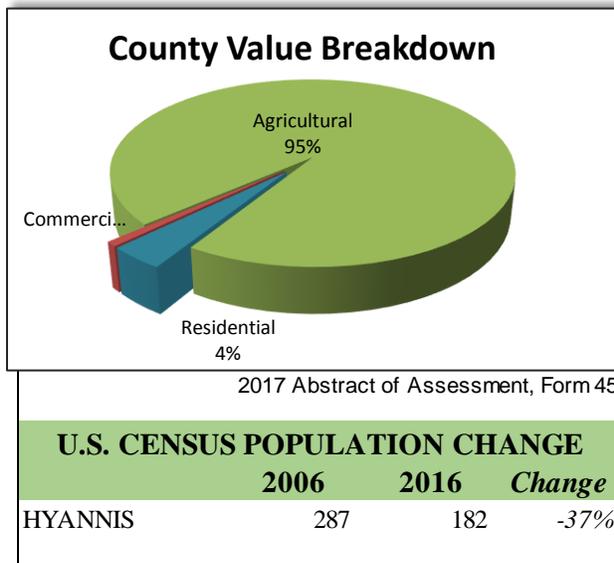
With a total area of 776 miles, Grant had 641 residents, per the Census Bureau Quick Facts for 2015, reflecting 3% growth on the preceding year and an overall population increase over the 2010 US Census of 4%. In a review of the past fifty-five years, Grant has seen a steady drop in population of 36% (Nebraska Department of Economic Development). Reports indicated that 70% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Grant convene in and around Hyannis, the county seat. Per the latest information available from the U.S. Census Bureau, there were thirty-one employer establishments in Grant, a 3% expansion over the preceding year. County-wide

employment was at 422 people, a 4% gain relative to the 2010 Census (Nebraska Department of Labor).

The agricultural economy has remained the strong anchor for Grant that has fortified the local rural area economies. Grant is included in the Upper Loup Natural Resources District (NRD). Grass land makes up a majority of the land in the county. The county is located in the heart of the Sand Hills region.



2017 Residential Correlation for Grant County

Assessment Actions

Routine maintenance was completed for the 2017 assessment year.

Description of Analysis

There is only one valuation grouping for the residential class in Grant County. No unique characteristics have been defined that would warrant more than one valuation grouping. The residential market seems to be somewhat flat and values since the last reappraisal are holding.

Very few sales occur within the county. The current statistical sample consists eleven sales over the two-year study period, with 45% of the sample being comprised of sales under \$30,000. The sample size is too small to have confidence in the reliance of the statistical median.

A review of the historical changes in assessed value over the past decade show that the county has appreciated 1-2% per year, which is typical for the smaller rural counties.

This year's Abstract of Assessment changes compared to the sales file show minimum valuation changes. These changes reflect the reported assessment actions.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

The Real Estate Transfer Statements were reviewed to ensure that the transactions were submitted timely to the State sales file and reported accurately. Additionally, values submitted on the annual Assessed Value Update were compared to the property record card to ensure accurate reporting of values. Due to the size of the county and lack of sales, all sales were reviewed. All audits indicated that Grant County is accurately and timely submitting data.

Additional review of Grant County's sales qualification and determination process was conducted. The county assessor is an ex-officio county assessor that serves as Register of Deeds along with many other offices. Questionnaires are not utilized but instead the county assessor relies on personal knowledge and information obtained when the deed is filed. The explanations for exclusion of the sales file are very thorough and the sales utilization has been consistent over the past five years. The county has made all arm's-length sales available for measurement.

The county's six-year inspection and review cycle was last completed in 2012. The county conducted physical inspections and lot studies. New costing was applied and the Marshall and

2017 Residential Correlation for Grant County

Swift depreciation was implemented with an additional 18% locational depreciation. Inspection dates were randomly reviewed and indicate that the inspection process was well-documented.

Rural residential parcels lie on the outskirts of the towns and are called out lots. The out lots carry a different land value than those of the agricultural parcels.

Equalization and Quality of Assessment

Bases on all information, including the review of the county's assessment practices, the quality of assessment of the residential class is believed to be in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
01	11	99.39	105.31	101.67	19.91	103.58
___ALL___	11	99.39	105.31	101.67	19.91	103.58

Level of Value

Based on analysis of all available information, the level of value of the residential class in Grant County is determined to be at the statutory level of 100% of market value.

2017 Commercial Correlation for Grant County

Assessment Actions

Routine pick up work was completed for the commercial class.

Description of Analysis

Currently, there is only one commercial valuation grouping for Grant County. The majority of the commercial parcels are within Hyannis, the county seat. Hyannis has a population of 182 people and is a minimum convenience center, serving the basic needs of the area residents. The remaining commercial parcels are spread throughout the two smaller villages, Ashby and Whitman.

The statistical sample shows that there are four qualified sales in the commercial class. The number of sales within the study period are considered to be statistically unreliable. A review of the historical changes in assessed value over the past decade show that the county has appreciated 2% per year, indicating that the county is keeping pace with the market.

The 2017 County Abstract compared to the 2016 Certificate of Taxes Levied Report, show a minuscule change to the valuation base. This parallels the reported abstract actions.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

Since few sales occur within the county, the county does not have monthly submissions of the Real Estate Transfer Statements or entries to the state sales file. However, when sales documents are received by the county they have been submitted within a timely manner.

A review of the Assessed Value Update within the sales file was checked against the property record cards in the county. All sales within the study period were reviewed and indicated that the county properly updates values within the sales file.

Additional review of Grant County's sales qualification and determination process was conducted. The county assessor is an ex-officio assessor that serves as Register of Deeds along with many other offices. Questionnaires are not utilized but instead the county assessor relies on personal knowledge and information obtained when the deed is files. The explanations for exclusion of the sales file are very thorough and the sales utilization has been consistent over the past five years. The county has made all arm's-length sales available for measurement.

The county's six-year inspection and review cycle was last completed in 2011. The county conducted physical inspections and lot studies. There was not enough commercial sales data to

2017 Commercial Correlation for Grant County

create a market depreciation. The county focused on ensuring equalization among commercial based on characteristics.

Equalization and Quality of Assessment

The sample consists of only four sales and is considered to be an unreliable indication for measurement purposes. The assessment practices of the county were reviewed and are considered to be acceptable.

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
01	4	145.04	140.58	170.86	59.39	82.28
____ALL____	4	145.04	140.58	170.86	59.39	82.28

Level of Value

Based on analysis of all available information, the level of value in Grant County is determined to be at the statutory level of 100% of market value for the commercial class of property.

2017 Agricultural Correlation for Grant County

Assessment Actions

A market analysis that was conducted indicated an 11% increase to the grassland throughout the county. With no irrigated sales occurring within the county, irrigated values were left the same as the 2016 values.

The county implemented the updated soil conversion provided by the Division.

Description of Analysis

Grant County is located in the Sand Hills Region. The land is primarily comprised of sand dunes and is used almost exclusively for grazing livestock. There is little irrigation throughout the county. The majority is used to grow supplemental feed and are advantageous to the ranching operations.

The region is very homogenous and there are no unique characteristics that would warrant more than one market area. The surrounding counties of Cherry, Hooker, McPherson, Arthur, Garden and Sheridan are also within the Sand Hills region and are considered comparable to the subject county. While a large portion of the central Sand Hill's experienced the economic bubble described, those counties further west, including Arthur, Grant, Sheridan and Garden, where land is more strongly held were not affected by the temporary inflation of selling prices. The homogenous nature of the region has historically resulted in closely related values.

Land is strongly held in Grant County and historically few sales occur. Grant County had no qualified agricultural sales within the three-year study period. An analysis that included all sales within a twelve-mile radius was conducted. Eight sales, seven grass sales and one irrigated sale, made up this sample. Although the sample is small, the grass values set by the county are equalized with surrounding counties and are thought to be within the acceptable range. The irrigated subclass is small, making up less than 1% of the agricultural base. Since there were no irrigated sales within the county's borders, the values remained the same as the prior year. The probability of purely irrigated sales occurring within the county's borders are extremely low. It is still the Division's position that the irrigated land is not equalized with surrounding 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 affect the uniform and proportionate valuation of all three-property classes.

Several audits are conducted to ensure the accuracy of the data within the state sales file. The Real Estate Transfer Statements are compared to the data within the sales file. Also the values updated in the sales file are compared to the property record cards in the county. These reviews reveal that the county is accurately submitting information in a timely manner.

2017 Agricultural Correlation for Grant County

A review of the sales qualification and determination process of the county was also conducted. There appears to be no apparent bias in the determination of arm's-length transactions. It appears that all qualified sales are made available for measurement purposes.

The county conducts the inspection and review cycle in-house with the assistance of an appraiser if needed. The last inspection of the agricultural homes and improvements were conducted in 2013, costing and depreciation were updated at that time. Agricultural homes are valued using the same process as the residential homes and are believed to be equalized with other residential homes.

The county conducted a land use review when they completed the updated soil conversion. New soils were added and implemented at this time. The county also works in conjunction with their local Natural Resource District to identify land use changes when they occur.

Equalization

Although the irrigated land in Grant County is thought to be below the acceptable range, the substrata of irrigated is too small to affect the overall equalization. Since Grant County is comprised of 98% grass, the 95% majority land use is the best indicator for determining a level of value.

<u>MAJORITY LAND USE > 95%</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
GRASS	7	69.09	71.75	68.42	14.99	104.87
IRRGTD	1	42.92	42.92	42.92		100.00

Analysis of the assessment practices in Grant County indicates that the quality of assessment of the agricultural class complies with generally accepted mass appraisal standards.

Level of Value

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

2017 Opinions of the Property Tax Administrator for Grant County

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

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



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Grant County

Residential Real Property - Current

Number of Sales	11	Median	99.39
Total Sales Price	\$397,000	Mean	105.31
Total Adj. Sales Price	\$425,000	Wgt. Mean	101.67
Total Assessed Value	\$432,093	Average Assessed Value of the Base	\$27,093
Avg. Adj. Sales Price	\$38,636	Avg. Assessed Value	\$39,281

Confidence Interval - Current

95% Median C.I	79.26 to 137.95
95% Wgt. Mean C.I	87.08 to 116.25
95% Mean C.I	86.45 to 124.17
% of Value of the Class of all Real Property Value in the County	3.87
% of Records Sold in the Study Period	3.47
% of Value Sold in the Study Period	5.03

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	12	100	102.02
2015	7	100	166.86
2014	9	100	130.43
2013	11		130.43

2017 Commission Summary for Grant County

Commercial Real Property - Current

Number of Sales	4	Median	145.04
Total Sales Price	\$177,000	Mean	140.58
Total Adj. Sales Price	\$177,000	Wgt. Mean	170.86
Total Assessed Value	\$302,429	Average Assessed Value of the Base	\$24,695
Avg. Adj. Sales Price	\$44,250	Avg. Assessed Value	\$75,607

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	-21.05 to 302.21
% of Value of the Class of all Real Property Value in the County	0.82
% of Records Sold in the Study Period	5.41
% of Value Sold in the Study Period	16.55

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	4	100	145.04
2015	5	100	109.75
2014	5	100	109.75
2013	7		114.50

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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 : 11
Total Sales Price : 397,000
Total Adj. Sales Price : 425,000
Total Assessed Value : 432,093
Avg. Adj. Sales Price : 38,636
Avg. Assessed Value : 39,281

MEDIAN : 99
WGT. MEAN : 102
MEAN : 105
COD : 19.91
PRD : 103.58

COV : 26.65
STD : 28.07
Avg. Abs. Dev : 19.79
MAX Sales Ratio : 164.92
MIN Sales Ratio : 65.75

95% Median C.I. : 79.26 to 137.95
95% Wgt. Mean C.I. : 87.08 to 116.25
95% Mean C.I. : 86.45 to 124.17

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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
Qtrrs											
01-OCT-14 To 31-DEC-14	2	95.08	95.08	97.24	03.09	97.78	92.14	98.01	N/A	51,750	50,324
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	2	99.68	99.68	94.00	20.49	106.04	79.26	120.10	N/A	48,500	45,590
01-JUL-15 To 30-SEP-15	3	99.45	121.25	117.42	21.96	103.26	99.39	164.92	N/A	30,333	35,616
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	137.95	137.95	137.95	00.00	100.00	137.95	137.95	N/A	20,000	27,590
01-APR-16 To 30-JUN-16	2	90.85	90.85	101.87	27.63	89.18	65.75	115.94	N/A	26,750	27,250
01-JUL-16 To 30-SEP-16	1	85.55	85.55	85.55	00.00	100.00	85.55	85.55	N/A	60,000	51,329
Study Yrs											
01-OCT-14 To 30-SEP-15	7	99.39	107.61	102.46	16.54	105.03	79.26	164.92	79.26 to 164.92	41,643	42,668
01-OCT-15 To 30-SEP-16	4	100.75	101.30	99.94	25.46	101.36	65.75	137.95	N/A	33,375	33,355
Calendar Yrs											
01-JAN-15 To 31-DEC-15	5	99.45	112.62	105.33	21.39	106.92	79.26	164.92	N/A	37,600	39,606
ALL	11	99.39	105.31	101.67	19.91	103.58	65.75	164.92	79.26 to 137.95	38,636	39,281

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	99.39	105.31	101.67	19.91	103.58	65.75	164.92	79.26 to 137.95	38,636	39,281
ALL	11	99.39	105.31	101.67	19.91	103.58	65.75	164.92	79.26 to 137.95	38,636	39,281

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	10	99.42	109.27	102.98	18.51	106.11	79.26	164.92	85.55 to 137.95	41,000	42,223
06											
07	1	65.75	65.75	65.75	00.00	100.00	65.75	65.75	N/A	15,000	9,863
ALL	11	99.39	105.31	101.67	19.91	103.58	65.75	164.92	79.26 to 137.95	38,636	39,281

38 Grant
RESIDENTIAL

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95% Median C.I. : 79.26 to 137.95
95% Wgt. Mean C.I. : 87.08 to 116.25
95% Mean C.I. : 86.45 to 124.17

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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	1	99.39	99.39	99.39	00.00	100.00	99.39	99.39	N/A	28,000	27,828	
Less Than 15,000	2	95.77	95.77	97.03	03.79	98.70	92.14	99.39	N/A	20,750	20,134	
Less Than 30,000	5	99.39	112.03	117.19	29.18	95.60	65.75	164.92	N/A	20,300	23,790	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	10	98.73	105.91	101.83	22.05	104.01	65.75	164.92	79.26 to 137.95	39,700	40,427	
Greater Than 14,999	9	99.45	107.44	102.17	23.50	105.16	65.75	164.92	79.26 to 137.95	42,611	43,536	
Greater Than 29,999	6	98.73	99.72	96.80	12.27	103.02	79.26	120.10	79.26 to 120.10	53,917	52,191	
<u>Incremental Ranges</u>												
0 TO 4,999	1	99.39	99.39	99.39	00.00	100.00	99.39	99.39	N/A	28,000	27,828	
5,000 TO 14,999	1	92.14	92.14	92.14	00.00	100.00	92.14	92.14	N/A	13,500	12,439	
15,000 TO 29,999	3	137.95	122.87	131.14	23.97	93.69	65.75	164.92	N/A	20,000	26,227	
30,000 TO 59,999	3	115.94	111.83	111.63	05.93	100.18	99.45	120.10	N/A	37,167	41,488	
60,000 TO 99,999	3	85.55	87.61	89.00	07.31	98.44	79.26	98.01	N/A	70,667	62,894	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	11	99.39	105.31	101.67	19.91	103.58	65.75	164.92	79.26 to 137.95	38,636	39,281	

38 Grant
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 : 4
Total Sales Price : 177,000
Total Adj. Sales Price : 177,000
Total Assessed Value : 302,429
Avg. Adj. Sales Price : 44,250
Avg. Assessed Value : 75,607

MEDIAN : 145
WGT. MEAN : 171
MEAN : 141
COD : 59.39
PRD : 82.28

COV : 72.26
STD : 101.59
Avg. Abs. Dev : 86.14
MAX Sales Ratio : 239.61
MIN Sales Ratio : 32.62

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -21.05 to 302.21

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DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	1	213.81	213.81	213.81	00.00	100.00	213.81	213.81	N/A	60,000	128,285
01-JAN-14 To 31-MAR-14	1	32.62	32.62	32.62	00.00	100.00	32.62	32.62	N/A	30,000	9,786
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	2	157.94	157.94	188.92	51.72	83.60	76.26	239.61	N/A	43,500	82,179
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
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	4	145.04	140.58	170.86	59.39	82.28	32.62	239.61	N/A	44,250	75,607
01-OCT-14 To 30-SEP-15											
01-OCT-15 To 30-SEP-16											
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	3	76.26	116.16	148.84	90.48	78.04	32.62	239.61	N/A	39,000	58,048
01-JAN-15 To 31-DEC-15											
<u>ALL</u>	4	145.04	140.58	170.86	59.39	82.28	32.62	239.61	N/A	44,250	75,607

VALUATION GROUPING											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	4	145.04	140.58	170.86	59.39	82.28	32.62	239.61	N/A	44,250	75,607
<u>ALL</u>	4	145.04	140.58	170.86	59.39	82.28	32.62	239.61	N/A	44,250	75,607

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	4	145.04	140.58	170.86	59.39	82.28	32.62	239.61	N/A	44,250	75,607
04											
<u>ALL</u>	4	145.04	140.58	170.86	59.39	82.28	32.62	239.61	N/A	44,250	75,607

38 Grant
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 : 4
Total Sales Price : 177,000
Total Adj. Sales Price : 177,000
Total Assessed Value : 302,429
Avg. Adj. Sales Price : 44,250
Avg. Assessed Value : 75,607

MEDIAN : 145
WGT. MEAN : 171
MEAN : 141
COD : 59.39
PRD : 82.28

COV : 72.26
STD : 101.59
Avg. Abs. Dev : 86.14
MAX Sales Ratio : 239.61
MIN Sales Ratio : 32.62

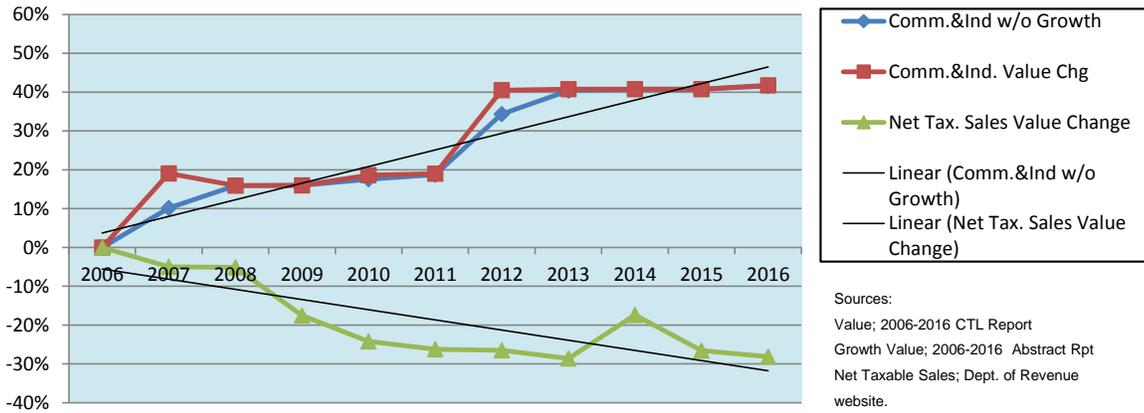
95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -21.05 to 302.21

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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												
Less Than 30,000	1	76.26	76.26	76.26	00.00	100.00	76.26	76.26	N/A	27,000	20,591	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	4	145.04	140.58	170.86	59.39	82.28	32.62	239.61	N/A	44,250	75,607	
Greater Than 14,999	4	145.04	140.58	170.86	59.39	82.28	32.62	239.61	N/A	44,250	75,607	
Greater Than 29,999	3	213.81	162.01	187.89	32.27	86.23	32.62	239.61	N/A	50,000	93,946	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	76.26	76.26	76.26	00.00	100.00	76.26	76.26	N/A	27,000	20,591	
30,000 TO 59,999	1	32.62	32.62	32.62	00.00	100.00	32.62	32.62	N/A	30,000	9,786	
60,000 TO 99,999	2	226.71	226.71	226.71	05.69	100.00	213.81	239.61	N/A	60,000	136,026	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	4	145.04	140.58	170.86	59.39	82.28	32.62	239.61	N/A	44,250	75,607	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
304	1	213.81	213.81	213.81	00.00	100.00	213.81	213.81	N/A	60,000	128,285	
554	1	76.26	76.26	76.26	00.00	100.00	76.26	76.26	N/A	27,000	20,591	
594	1	239.61	239.61	239.61	00.00	100.00	239.61	239.61	N/A	60,000	143,767	
<u>ALL</u>	4	145.04	140.58	170.86	59.39	82.28	32.62	239.61	N/A	44,250	75,607	

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	\$ 1,288,198	\$ 10,540	0.82%	\$ 1,277,658	-	\$ 5,603,693	-
2007	\$ 1,534,209	\$ 115,347	7.52%	\$ 1,418,862	10.14%	\$ 5,323,493	-5.00%
2008	\$ 1,493,199	\$ -	0.00%	\$ 1,493,199	-2.67%	\$ 5,317,338	-0.12%
2009	\$ 1,494,314	\$ -	0.00%	\$ 1,494,314	0.07%	\$ 4,623,926	-13.04%
2010	\$ 1,528,386	\$ 13,633	0.89%	\$ 1,514,753	1.37%	\$ 4,248,324	-8.12%
2011	\$ 1,533,299	\$ 3,315	0.22%	\$ 1,529,984	0.10%	\$ 4,132,436	-2.73%
2012	\$ 1,809,918	\$ 78,811	4.35%	\$ 1,731,107	12.90%	\$ 4,118,971	-0.33%
2013	\$ 1,813,265	\$ 5,000	0.28%	\$ 1,808,265	-0.09%	\$ 4,000,592	-2.87%
2014	\$ 1,813,265	\$ -	0.00%	\$ 1,813,265	0.00%	\$ 4,630,926	15.76%
2015	\$ 1,813,265	\$ -	0.00%	\$ 1,813,265	0.00%	\$ 4,114,571	-11.15%
2016	\$ 1,826,591	\$ 2,588	0.14%	\$ 1,824,003	0.59%	\$ 4,027,478	-2.12%
Ann %chg	3.55%			Average	2.24%	-3.37%	-2.97%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	10.14%	19.10%	-5.00%
2008	15.91%	15.91%	-5.11%
2009	16.00%	16.00%	-17.48%
2010	17.59%	18.65%	-24.19%
2011	18.77%	19.03%	-26.26%
2012	34.38%	40.50%	-26.50%
2013	40.37%	40.76%	-28.61%
2014	40.76%	40.76%	-17.36%
2015	40.76%	40.76%	-26.57%
2016	41.59%	41.79%	-28.13%

County Number: 38
 County Name: Grant

38 Grant
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 : 0	MEDIAN : 0	COV : 00.00	95% Median C.I. : N/A
Total Sales Price : 0	WGT. MEAN : 0	STD : 00.00	95% Wgt. Mean C.I. : N/A
Total Adj. Sales Price : 0	MEAN : 0	Avg. Abs. Dev : 00.00	95% Mean C.I. : N/A
Total Assessed Value : 0			
Avg. Adj. Sales Price : 0	COD : 00.00	MAX Sales Ratio : 00.00	
Avg. Assessed Value : 0	PRD : 00.00	MIN Sales Ratio : 00.00	

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
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											
01-OCT-14 To 30-SEP-15											
01-OCT-15 To 30-SEP-16											
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14											
01-JAN-15 To 31-DEC-15											
<u>ALL</u>											

Grant County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Grant	1	n/a	n/a	n/a	n/a	n/a	1500	1500	1500	1500
Arthur	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	2205
Sheridan	1	n/a	1775	1660	1605	1585	1585	1570	1525	1651
Cherry	1	n/a	2300	2300	2299	2088	2070	2092	2100	2138
Hooker	1	n/a	n/a	n/a	n/a	n/a	1800	1800	1800	1800
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	2100

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Grant	1	n/a	n/a							
Arthur	1	n/a	n/a							
Garden	1	n/a	835	835	815	815	810	790	790	826
Sheridan	1	n/a	690	620	615	600	570	560	550	614
Cherry	1	n/a	725	725	725	725	725	725	725	725
Hooker	1	n/a	n/a							
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Grant	1	n/a	n/a	n/a	n/a	n/a	404	404	404	404
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	407
Garden	1	n/a	429	415	415	410	410	405	405	405
Sheridan	1	n/a	520	485	485	475	475	425	385	420
Cherry	1	n/a	700	670	645	599	550	425	425	449
Hooker	1	n/a	n/a	n/a	n/a	450	450	450	450	450
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450

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

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	8	Median :	68	COV :	28.51	95% Median C.I. :	42.92 to 107.73
Total Sales Price :	10,713,192	Wgt. Mean :	67	STD :	19.43	95% Wgt. Mean C.I. :	54.60 to 78.67
Total Adj. Sales Price :	10,713,192	Mean :	68	Avg. Abs. Dev :	12.34	95% Mean C.I. :	51.90 to 84.40
Total Assessed Value :	7,138,553						
Avg. Adj. Sales Price :	1,339,149	COD :	18.08	MAX Sales Ratio :	107.73		
Avg. Assessed Value :	892,319	PRD :	102.28	MIN Sales Ratio :	42.92		

Printed : 04/06/2017

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013											
01/01/2014 To 03/31/2014	1	71.79	71.79	71.79		100.00	71.79	71.79	N/A	2,500,000	1,794,686
04/01/2014 To 06/30/2014	2	56.01	56.01	60.37	23.37	92.78	42.92	69.09	N/A	1,125,000	679,156
07/01/2014 To 09/30/2014	1	107.73	107.73	107.73		100.00	107.73	107.73	N/A	417,761	450,068
10/01/2014 To 12/31/2014	1	73.34	73.34	73.34		100.00	73.34	73.34	N/A	2,180,431	1,599,132
01/01/2015 To 03/31/2015											
04/01/2015 To 06/30/2015											
07/01/2015 To 09/30/2015											
10/01/2015 To 12/31/2015											
01/01/2016 To 03/31/2016	1	48.58	48.58	48.58		100.00	48.58	48.58	N/A	1,665,000	808,800
04/01/2016 To 06/30/2016	1	67.43	67.43	67.43		100.00	67.43	67.43	N/A	1,100,000	741,744
07/01/2016 To 09/30/2016	1	64.30	64.30	64.30		100.00	64.30	64.30	N/A	600,000	385,812
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	4	70.44	72.88	69.72	23.96	104.53	42.92	107.73	N/A	1,291,940	900,766
10/01/2014 To 09/30/2015	1	73.34	73.34	73.34		100.00	73.34	73.34	N/A	2,180,431	1,599,132
10/01/2015 To 09/30/2016	3	64.30	60.10	57.54	09.77	104.45	48.58	67.43	N/A	1,121,667	645,452
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	5	71.79	72.97	70.80	19.24	103.06	42.92	107.73	N/A	1,469,638	1,040,439
01/01/2015 To 12/31/2015											

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	8	68.26	68.15	66.63	18.08	102.28	42.92	107.73	42.92 to 107.73	1,339,149	892,319

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	8	Median :	68	COV :	28.51	95% Median C.I. :	42.92 to 107.73
Total Sales Price :	10,713,192	Wgt. Mean :	67	STD :	19.43	95% Wgt. Mean C.I. :	54.60 to 78.67
Total Adj. Sales Price :	10,713,192	Mean :	68	Avg. Abs. Dev :	12.34	95% Mean C.I. :	51.90 to 84.40
Total Assessed Value :	7,138,553						
Avg. Adj. Sales Price :	1,339,149	COD :	18.08	MAX Sales Ratio :	107.73		
Avg. Assessed Value :	892,319	PRD :	102.28	MIN Sales Ratio :	42.92		

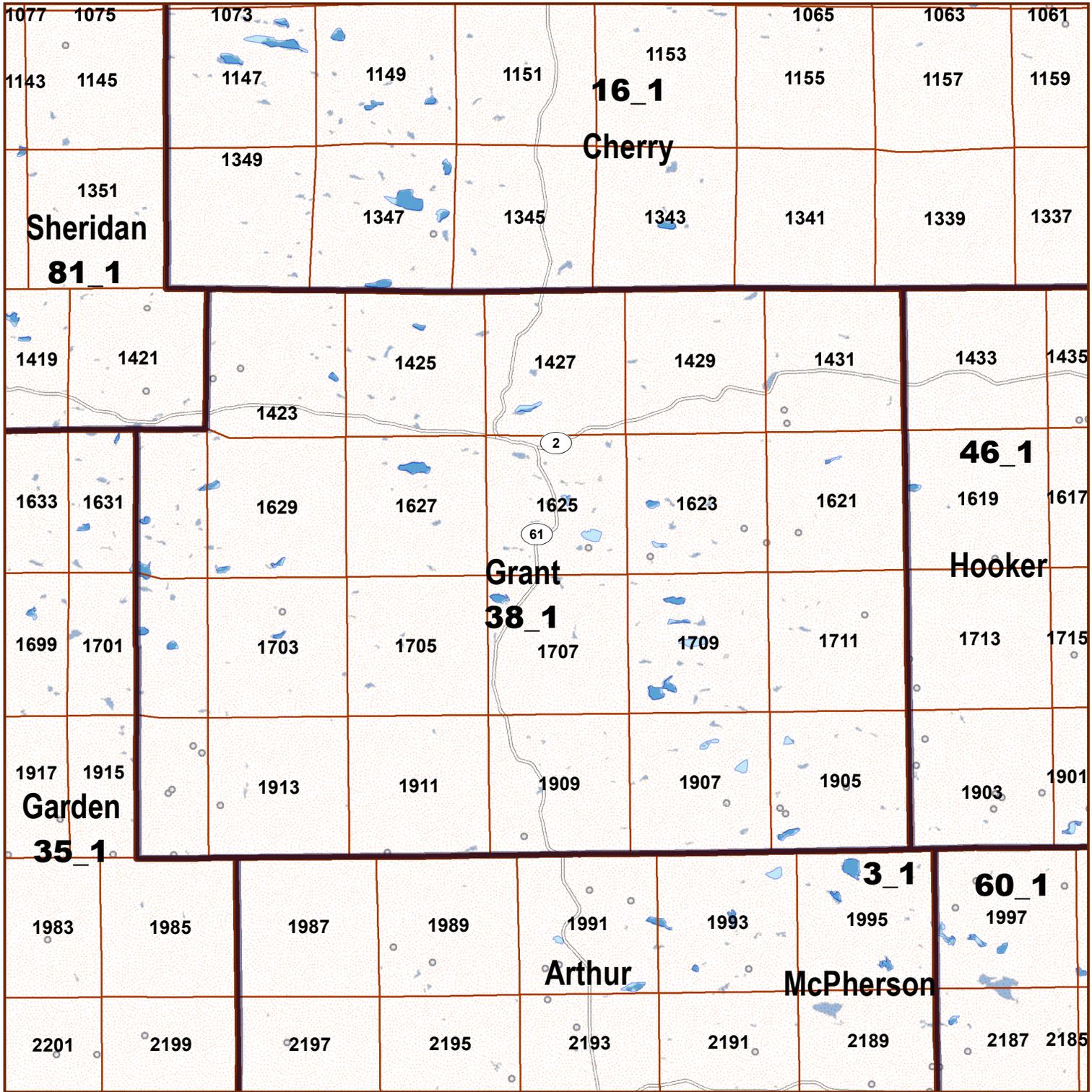
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	42.92	42.92	42.92		100.00	42.92	42.92	N/A	750,000	321,915
1	1	42.92	42.92	42.92		100.00	42.92	42.92	N/A	750,000	321,915
<u>Grass</u>											
County	7	69.09	71.75	68.42	14.99	104.87	48.58	107.73	48.58 to 107.73	1,423,313	973,805
1	7	69.09	71.75	68.42	14.99	104.87	48.58	107.73	48.58 to 107.73	1,423,313	973,805
<u>ALL</u>											
10/01/2013 To 09/30/2016	8	68.26	68.15	66.63	18.08	102.28	42.92	107.73	42.92 to 107.73	1,339,149	892,319

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	1	42.92	42.92	42.92		100.00	42.92	42.92	N/A	750,000	321,915
1	1	42.92	42.92	42.92		100.00	42.92	42.92	N/A	750,000	321,915
<u>Grass</u>											
County	7	69.09	71.75	68.42	14.99	104.87	48.58	107.73	48.58 to 107.73	1,423,313	973,805
1	7	69.09	71.75	68.42	14.99	104.87	48.58	107.73	48.58 to 107.73	1,423,313	973,805
<u>ALL</u>											
10/01/2013 To 09/30/2016	8	68.26	68.15	66.63	18.08	102.28	42.92	107.73	42.92 to 107.73	1,339,149	892,319



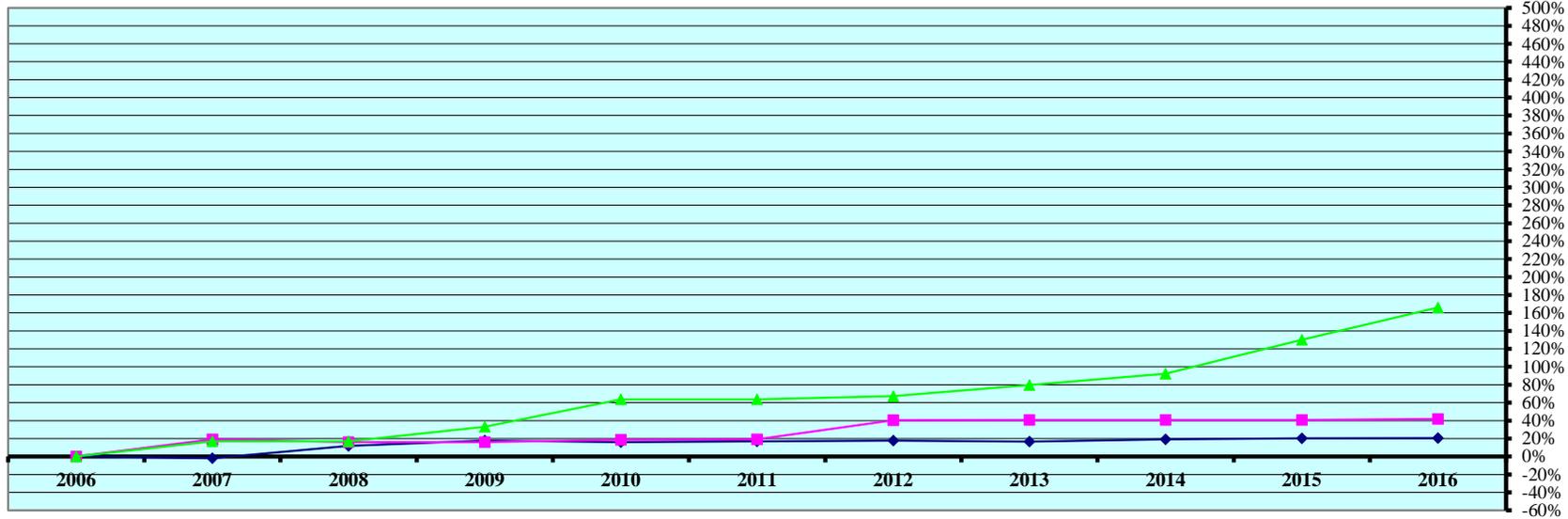
Legend

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

Grant County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	6,892,019	--	--	--	1,288,198	--	--	--	67,462,505	--	--	--
2007	6,755,988	-136,031	-1.97%	-1.97%	1,534,209	246,011	19.10%	19.10%	78,881,213	11,418,708	16.93%	16.93%
2008	7,705,044	949,056	14.05%	11.80%	1,493,199	-41,010	-2.67%	15.91%	78,856,055	-25,158	-0.03%	16.89%
2009	8,104,538	399,494	5.18%	17.59%	1,494,314	1,115	0.07%	16.00%	89,737,847	10,881,792	13.80%	33.02%
2010	8,004,768	-99,770	-1.23%	16.15%	1,528,386	34,072	2.28%	18.65%	110,406,085	20,668,238	23.03%	63.66%
2011	8,047,494	42,726	0.53%	16.77%	1,533,299	4,913	0.32%	19.03%	110,403,267	-2,818	0.00%	63.65%
2012	8,111,106	63,612	0.79%	17.69%	1,809,918	276,619	18.04%	40.50%	112,842,964	2,439,697	2.21%	67.27%
2013	8,031,517	-79,589	-0.98%	16.53%	1,813,265	3,347	0.18%	40.76%	121,287,975	8,445,011	7.48%	79.79%
2014	8,205,071	173,554	2.16%	19.05%	1,813,265	0	0.00%	40.76%	129,645,719	8,357,744	6.89%	92.17%
2015	8,286,469	81,398	0.99%	20.23%	1,813,265	0	0.00%	40.76%	155,308,056	25,662,337	19.79%	130.21%
2016	8,302,950	16,481	0.20%	20.47%	1,826,591	13,326	0.73%	41.79%	179,479,581	24,171,525	15.56%	166.04%

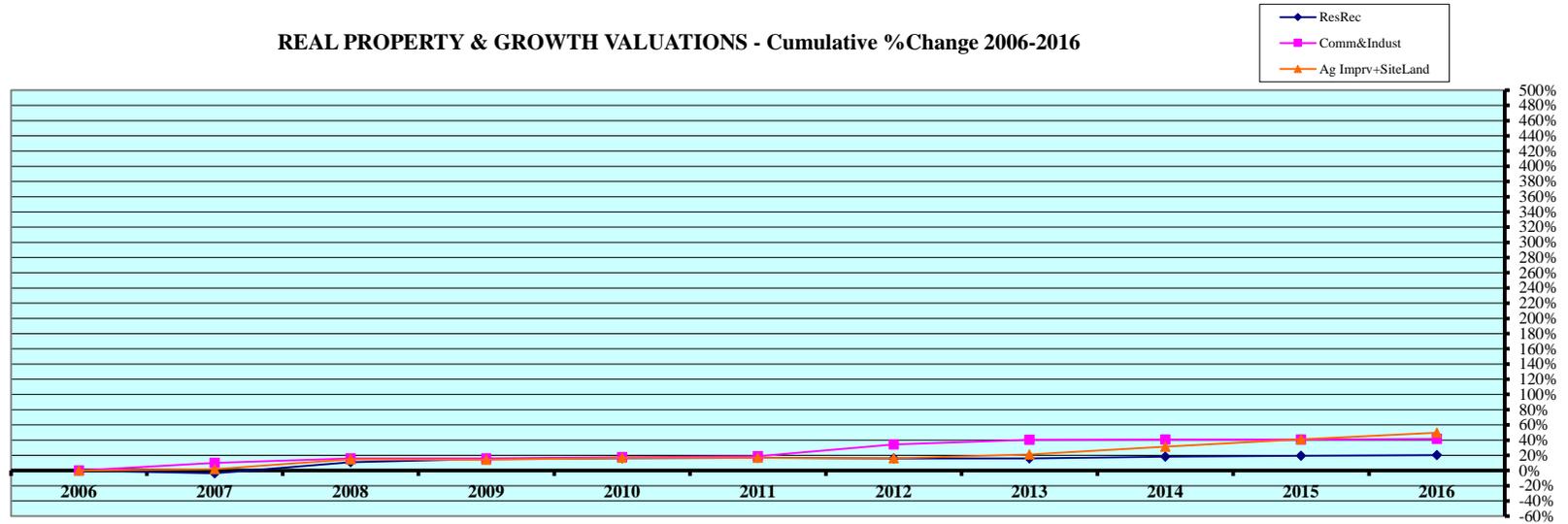
Rate Annual %chg: Residential & Recreational **1.88%** Commercial & Industrial **3.55%** Agricultural Land **10.28%**

Cnty# **38**
County **GRANT**

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(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2006	6,892,019	33,445	0.49%	6,858,574	--	--	1,288,198	10,540	0.82%	1,277,658	--	--
2007	6,755,988	113,364	1.68%	6,642,624	-3.62%	-3.62%	1,534,209	115,347	7.52%	1,418,862	10.14%	10.14%
2008	7,705,044	65,383	0.85%	7,639,661	13.08%	10.85%	1,493,199	0	0.00%	1,493,199	-2.67%	15.91%
2009	8,104,538	150,096	1.85%	7,954,442	3.24%	15.42%	1,494,314	0	0.00%	1,494,314	0.07%	16.00%
2010	8,004,768	6,817	0.09%	7,997,951	-1.32%	16.05%	1,528,386	13,633	0.89%	1,514,753	1.37%	17.59%
2011	8,047,494	3,708	0.05%	8,043,786	0.49%	16.71%	1,533,299	3,315	0.22%	1,529,984	0.10%	18.77%
2012	8,111,106	121,382	1.50%	7,989,724	-0.72%	15.93%	1,809,918	78,811	4.35%	1,731,107	12.90%	34.38%
2013	8,031,517	40,205	0.50%	7,991,312	-1.48%	15.95%	1,813,265	5,000	0.28%	1,808,265	-0.09%	40.37%
2014	8,205,071	66,108	0.81%	8,138,963	1.34%	18.09%	1,813,265	0	0.00%	1,813,265	0.00%	40.76%
2015	8,286,469	58,268	0.70%	8,228,201	0.28%	19.39%	1,813,265	0	0.00%	1,813,265	0.00%	40.76%
2016	8,302,950	20,355	0.25%	8,282,595	-0.05%	20.18%	1,826,591	2,588	0.14%	1,824,003	0.59%	41.59%
Rate Ann%chg	1.88%			1.12%			3.55%			C & I w/o growth 2.24%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	5,084,968	2,231,676	7,316,644	606,455	8.29%	6,710,189	--	--
2007	5,346,301	2,419,348	7,765,649	309,028	3.98%	7,456,621	1.91%	1.91%
2008	6,178,105	2,231,565	8,409,670	6,554	0.08%	8,403,116	8.21%	14.85%
2009	6,312,338	2,244,871	8,557,209	197,474	2.31%	8,359,735	-0.59%	14.26%
2010	6,542,906	2,244,611	8,787,517	247,329	2.81%	8,540,188	-0.20%	16.72%
2011	6,304,396	2,243,577	8,547,973	0	0.00%	8,547,973	-2.73%	16.83%
2012	6,614,035	2,250,074	8,864,109	360,487	4.07%	8,503,622	-0.52%	16.22%
2013	6,614,035	2,250,651	8,864,686	0	0.00%	8,864,686	0.01%	21.16%
2014	8,016,571	2,338,270	10,354,841	735,175	7.10%	9,619,666	8.52%	31.48%
2015	8,411,624	2,612,332	11,023,956	694,921	6.30%	10,329,035	-0.25%	41.17%
2016	9,239,095	2,831,253	12,070,348	1,115,439	9.24%	10,954,909	-0.63%	49.73%
Rate Ann%chg	6.15%	2.41%	5.13%	Ag Imprv+Site w/o growth			1.37%	

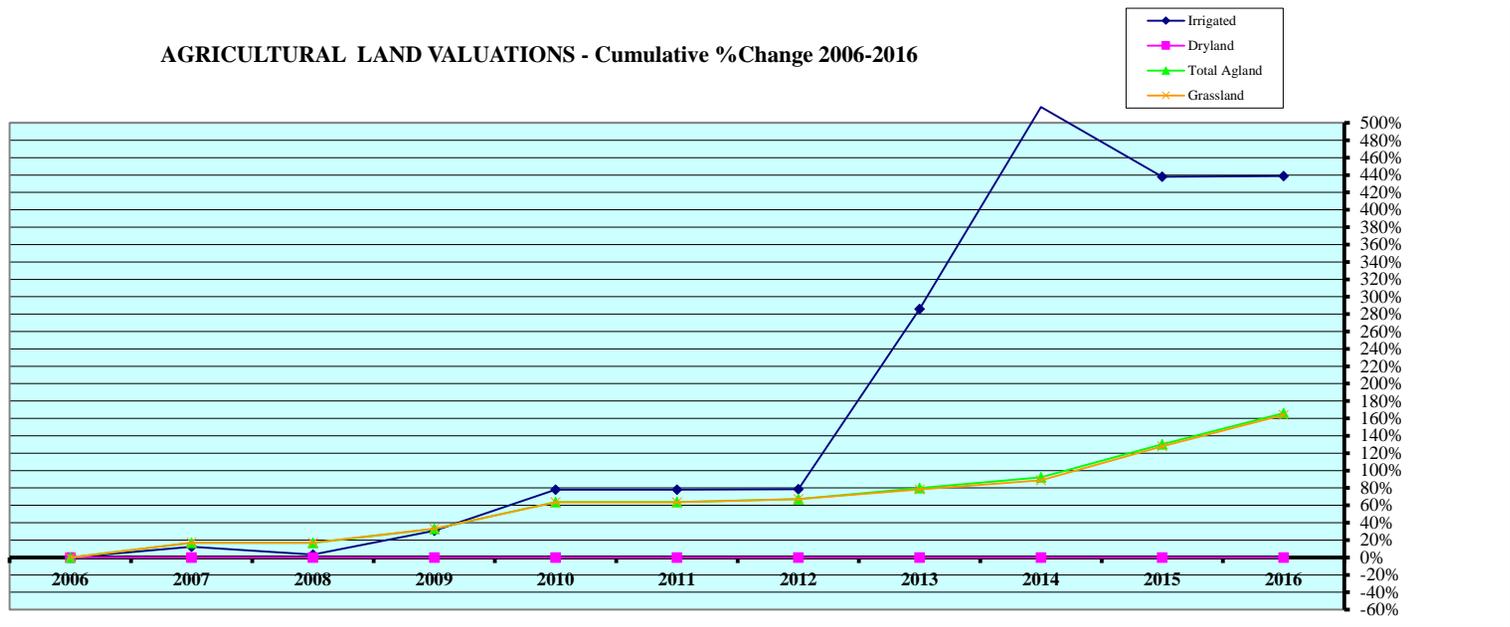
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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

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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	542,291	--	--	--	0	--	--	--	66,826,382	--	--	--
2007	608,793	66,502	12.26%	12.26%	0	0			78,178,580	11,352,198	16.99%	16.99%
2008	560,129	-48,664	-7.99%	3.29%	0	0			78,202,086	23,506	0.03%	17.02%
2009	708,620	148,491	26.51%	30.67%	0	0			88,935,388	10,733,302	13.73%	33.08%
2010	965,119	256,499	36.20%	77.97%	0	0			109,347,126	20,411,738	22.95%	63.63%
2011	965,119	0	0.00%	77.97%	0	0			109,344,308	-2,818	0.00%	63.62%
2012	968,802	3,683	0.38%	78.65%	0	0			111,780,317	2,436,009	2.23%	67.27%
2013	2,093,090	1,124,288	116.05%	285.97%	0	0			119,100,516	7,320,199	6.55%	78.22%
2014	3,352,750	1,259,660	60.18%	518.26%	0	0			126,199,216	7,098,700	5.96%	88.85%
2015	2,917,624	-435,126	-12.98%	438.02%	0	0			152,289,669	26,090,453	20.67%	127.89%
2016	2,922,094	4,470	0.15%	438.84%	0	0			176,449,068	24,159,399	15.86%	164.04%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	93,832	--	--	--	0	--	--	--	67,462,505	--	--	--
2007	93,840	8	0.01%	0.01%	0	0			78,881,213	11,418,708	16.93%	16.93%
2008	93,840	0	0.00%	0.01%	0	0			78,856,055	-25,158	-0.03%	16.89%
2009	93,840	0	0.00%	0.01%	(1)	-1			89,737,847	10,881,792	13.80%	33.02%
2010	93,840	0	0.00%	0.01%	0	1			110,406,085	20,668,238	23.03%	63.66%
2011	93,840	0	0.00%	0.01%	0	0			110,403,267	-2,818	0.00%	63.65%
2012	93,845	5	0.01%	0.01%	0	0			112,842,964	2,439,697	2.21%	67.27%
2013	93,149	-696	-0.74%	-0.73%	1,220	1,220			121,287,975	8,445,011	7.48%	79.79%
2014	93,753	604	0.65%	-0.08%	0	-1,220	-100.00%		129,645,719	8,357,744	6.89%	92.17%
2015	100,763	7,010	7.48%	7.39%	0	0			155,308,056	25,662,337	19.79%	130.21%
2016	101,025	262	0.26%	7.67%	7,394	7,394			179,479,581	24,171,525	15.56%	166.04%

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Rate Ann.%chg: Total Agric Land

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	542,291	2,206	246			0	0				66,826,382	485,955	138		
2007	608,793	2,449	249	1.12%	1.12%	0	0				78,179,810	485,794	161	17.03%	17.03%
2008	610,499	2,454	249	0.07%	1.19%	0	0				78,172,322	485,747	161	0.00%	17.03%
2009	708,620	2,203	322	29.31%	30.85%	0	0				88,935,387	485,986	183	13.71%	33.08%
2010	965,119	2,193	440	36.81%	79.01%	0	0				109,347,126	485,987	225	22.95%	63.62%
2011	965,119	2,193	440	0.00%	79.01%	0	0				109,347,126	485,987	225	0.00%	63.62%
2012	968,802	2,153	450	2.27%	83.08%	0	0				111,780,317	486,001	230	2.22%	67.25%
2013	2,160,090	2,160	1,000	122.22%	306.84%	0	0				119,071,486	486,006	245	6.52%	78.16%
2014	3,352,750	2,682	1,250	25.00%	408.55%	0	0				126,199,216	485,382	260	6.12%	89.07%
2015	2,917,504	1,945	1,500	20.00%	510.26%	0	0				152,288,264	483,454	315	21.15%	129.07%
2016	2,923,684	1,949	1,500	0.00%	510.26%	0	0				176,490,261	483,534	365	15.87%	165.42%

Rate Annual %chg Average Value/Acre: 19.83%

10.25%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	93,832	9,383	10			0	0				67,462,505	497,545	136		
2007	93,837	9,384	10	0.00%	0.00%	0	0				78,882,440	497,627	159	16.91%	16.91%
2008	93,840	9,384	10	0.00%	0.00%	0	0				78,876,661	497,585	159	0.00%	16.91%
2009	93,840	9,384	10	0.00%	0.00%	0	0				89,737,847	497,573	180	13.77%	33.01%
2010	93,840	9,384	10	0.00%	0.00%	0	0				110,406,085	497,564	222	23.03%	63.65%
2011	93,840	9,384	10	0.00%	0.00%	0	0				110,406,085	497,564	222	0.00%	63.65%
2012	93,845	9,385	10	0.00%	0.00%	0	0				112,842,964	497,539	227	2.21%	67.27%
2013	93,687	9,369	10	0.00%	0.00%	0	0				121,325,263	497,535	244	7.52%	79.84%
2014	93,753	9,375	10	0.00%	0.00%	0	0				129,645,719	497,439	261	6.88%	92.22%
2015	100,763	10,074	10	0.02%	0.02%	0	0				155,306,531	495,474	313	20.27%	131.17%
2016	100,148	10,013	10	0.00%	0.02%	0	0				179,514,093	495,496	362	15.58%	167.19%

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Rate Annual %chg Average Value/Acre: 10.33%

(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
Aglnd 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
614	GRANT	10,421,940	11,096,029	41,558,376	8,302,950	1,826,591	0	0	179,479,581	9,239,095	2,831,253	0	264,755,815
cnty sectorvalue % of total value:		3.94%	4.19%	15.70%	3.14%	0.69%			67.79%	3.49%	1.07%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
182	HYANNIS	613,197	466,118	1,523,063	4,325,547	1,122,541	0	0	0	0	0	0	8,050,466
29.64%	%sector of county sector	5.88%	4.20%	3.66%	52.10%	61.46%							3.04%
	%sector of municipality	7.62%	5.79%	18.92%	53.73%	13.94%							100.00%
182	Total Municipalities	613,197	466,118	1,523,063	4,325,547	1,122,541	0	0	0	0	0	0	8,050,466
29.64%	%all municip.sect of cnty	5.88%	4.20%	3.66%	52.10%	61.46%							3.04%

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

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CHART 5

EXHIBIT

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Total Real Property Sum Lines 17, 25, & 30	Records : 1,699	Value : 222,186,509	Growth 1,672,183	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	27	65,957	8	19,043	46	74,458	81	159,458	
02. Res Improve Land	134	209,038	14	70,622	79	123,969	227	403,629	
03. Res Improvements	141	4,048,119	14	1,268,784	81	2,708,561	236	8,025,464	
04. Res Total	168	4,323,114	22	1,358,449	127	2,906,988	317	8,588,551	52,269
% of Res Total	53.00	50.34	6.94	15.82	40.06	33.85	18.66	3.87	3.13
05. Com UnImp Land	4	9,903	1	3,350	8	8,521	13	21,774	
06. Com Improve Land	27	25,665	7	48,077	22	22,305	56	96,047	
07. Com Improvements	27	1,086,973	7	274,922	27	347,688	61	1,709,583	
08. Com Total	31	1,122,541	8	326,349	35	378,514	74	1,827,404	0
% of Com Total	41.89	61.43	10.81	17.86	47.30	20.71	4.36	0.82	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	168	4,323,114	22	1,358,449	127	2,906,988	317	8,588,551	52,269
% of Res & Rec Total	53.00	50.34	6.94	15.82	40.06	33.85	18.66	3.87	3.13
Com & Ind Total	31	1,122,541	8	326,349	35	378,514	74	1,827,404	0
% of Com & Ind Total	41.89	61.43	10.81	17.86	47.30	20.71	4.36	0.82	0.00
17. Taxable Total	199	5,445,655	30	1,684,798	162	3,285,502	391	10,415,955	52,269
% of Taxable Total	50.90	52.28	7.67	16.18	41.43	31.54	23.01	4.69	3.13

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	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	41	1	87	129

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	15,445	1,165	175,016,659	1,166	175,032,104
28. Ag-Improved Land	0	0	1	17,201	134	23,677,275	135	23,694,476
29. Ag Improvements	0	0	1	38,639	141	13,005,335	142	13,043,974
30. Ag Total							1,308	211,770,554

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	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	1	3.00	390	
37. FarmSite Improvements	0	0.00	0	1	0.00	38,639	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	107	171.00	341,000	107	171.00	341,000	
33. HomeSite Improvements	109	166.00	9,997,591	109	166.00	9,997,591	1,619,914
34. HomeSite Total				109	171.00	10,338,591	
35. FarmSite UnImp Land	2	4.00	520	2	4.00	520	
36. FarmSite Improv Land	116	407.65	75,393	117	410.65	75,783	
37. FarmSite Improvements	130	0.00	3,007,744	131	0.00	3,046,383	0
38. FarmSite Total				133	414.65	3,122,686	
39. Road & Ditches	0	1,548.50	0	0	1,548.50	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				242	2,134.15	13,461,277	1,619,914

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	11	655.84	93,228	11	655.84	93,228

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	653.00	34.39%	979,500	34.39%	1,500.00
51. 4A1	199.65	10.51%	299,475	10.51%	1,500.00
52. 4A	1,046.42	55.10%	1,569,630	55.10%	1,500.00
53. Total	1,899.07	100.00%	2,848,605	100.00%	1,500.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	22,112.41	4.57%	8,933,412	4.57%	404.00
69. 4G1	39,370.50	8.14%	15,905,685	8.14%	404.00
70. 4G	422,085.31	87.29%	170,522,436	87.29%	404.00
71. Total	483,568.22	100.00%	195,361,533	100.00%	404.00
Irrigated Total					
	1,899.07	0.38%	2,848,605	1.44%	1,500.00
Dry Total					
	0.00	0.00%	0	0.00%	0.00
Grass Total					
	483,568.22	97.62%	195,361,533	98.51%	404.00
72. Waste	9,911.40	2.00%	99,139	0.05%	10.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	936.04	0.19%	0	0.00%	0.00
75. Market Area Total	495,378.69	100.00%	198,309,277	100.00%	400.32

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	1,899.07	2,848,605	1,899.07	2,848,605
77. Dry Land	0.00	0	0.00	0	0.00	0	0.00	0
78. Grass	0.00	0	79.84	32,256	483,488.38	195,329,277	483,568.22	195,361,533
79. Waste	0.00	0	0.00	0	9,911.40	99,139	9,911.40	99,139
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	326.19	0	0.00	0	609.85	0	936.04	0
82. Total	0.00	0	79.84	32,256	495,298.85	198,277,021	495,378.69	198,309,277

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	1,899.07	0.38%	2,848,605	1.44%	1,500.00
Dry Land	0.00	0.00%	0	0.00%	0.00
Grass	483,568.22	97.62%	195,361,533	98.51%	404.00
Waste	9,911.40	2.00%	99,139	0.05%	10.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	936.04	0.19%	0	0.00%	0.00
Total	495,378.69	100.00%	198,309,277	100.00%	400.32

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 Ashby Outlots	11	32,680	21	51,862	22	1,400,448	33	1,484,990	8,058
83.2 Ashby Res	6	2,121	26	22,931	26	492,828	32	517,880	0
83.3 Hyannis Outlots	7	19,685	14	75,742	14	1,340,903	21	1,436,330	22,361
83.4 Hyannis Res	27	65,957	135	217,351	142	4,118,171	169	4,401,479	8,255
83.5 Whitman Outlots	11	23,935	5	6,920	5	211,818	16	242,673	0
83.6 Whitman Res	19	15,080	26	28,823	27	461,296	46	505,199	13,595
84 Residential Total	81	159,458	227	403,629	236	8,025,464	317	8,588,551	52,269

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Ashby Comm	4	5,922	11	6,463	11	135,814	15	148,199	0
85.2	Hyannis Comm	6	13,645	35	79,908	40	1,498,155	46	1,591,708	0
85.3	Whitman Comm	3	2,207	10	9,676	10	75,614	13	87,497	0
86	Commercial Total	13	21,774	56	96,047	61	1,709,583	74	1,827,404	0

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	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	22,112.41	4.57%	8,933,412	4.57%	404.00
93. 4G1	39,370.50	8.14%	15,905,685	8.14%	404.00
94. 4G	422,085.31	87.29%	170,522,436	87.29%	404.00
95. Total	483,568.22	100.00%	195,361,533	100.00%	404.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	483,568.22	100.00%	195,361,533	100.00%	404.00
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	483,568.22	100.00%	195,361,533	100.00%	404.00

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

38 Grant

	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	8,302,950	8,588,551	285,601	3.44%	52,269	2.81%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	9,239,095	10,338,591	1,099,496	11.90%	1,619,914	-5.63%
04. Total Residential (sum lines 1-3)	17,542,045	18,927,142	1,385,097	7.90%	1,672,183	-1.64%
05. Commercial	1,826,591	1,827,404	813	0.04%	0	0.04%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	1,826,591	1,827,404	813	0.04%	0	0.04%
08. Ag-Farmsite Land, Outbuildings	2,831,253	3,122,686	291,433	10.29%	0	10.29%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	2,831,253	3,122,686	291,433	10.29%	0	10.29%
12. Irrigated	2,922,094	2,848,605	-73,489	-2.51%		
13. Dryland	0	0	0			
14. Grassland	176,449,068	195,361,533	18,912,465	10.72%		
15. Wasteland	101,025	99,139	-1,886	-1.87%		
16. Other Agland	7,394	0	-7,394	-100.00%		
17. Total Agricultural Land	179,479,581	198,309,277	18,829,696	10.49%		
18. Total Value of all Real Property (Locally Assessed)	201,679,470	222,186,509	20,507,039	10.17%	1,672,183	9.34%

2017 Assessment Survey for Grant County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 97,900 - This budget includes all (5) offices managed by the Ex Officio Assessor.
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	None in the Ex Officio budget but, \$ 23,330 is a line item in the General Fund.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 7,880
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 2,500
12.	Other miscellaneous funds:
	Not applicable, budget includes all functions of being ex officio.
13.	Amount of last year's assessor's budget not used:
	Not applicable, budget includes all functions of being ex officio.

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	The village of Hyannis is the only area not zoned.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Susan Lore - DBA Lore Appraisal Company
2.	GIS Services:
	GIS Workshop
3.	Other services:
	TerraScan owned by Thomson Reuters

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes – Lore Appraisal Company
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Experience and knowledge of mass appraisal (listing and appraisal work), Marshall Swift costing, computer skills, and customer relation skills.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The contracted appraiser will review all work with the assessor and may have some recommendations however, the final decisions on estimates of value will be made by the assessor.

2017 Residential Assessment Survey for Grant County

1.	Valuation data collection done by:																		
	Assessor, part time clerk and contracted appraiser.																		
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Includes all Hyannis, villages, and rural residential</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and improvements</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Includes all Hyannis, villages, and rural residential	AG	Agricultural homes and improvements									
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
1	Includes all Hyannis, villages, and rural residential																		
AG	Agricultural homes and improvements																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Primarily the cost approach and utilizing sales to establish depreciation. The sales comparison approach is not used since there are so few sales.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	Depreciation is based on the market.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Not applicable.																		
6.	Describe the methodology used to determine the residential lot values?																		
	Valued by square foot method.																		
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																		
	Not applicable.																		
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2012</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2012	2012	2011	2012	AG	2013	2013	2013	2013
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2012	2012	2011	2012															
AG	2013	2013	2013	2013															
	Lot values were reviewed in 2011 but were not changed.																		

2017 Commercial Assessment Survey for Grant County

1.	Valuation data collection done by:													
	Assessor, part time clerk and contracted appraiser.													
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All commercial in the county.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	All commercial in the county.						
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>													
1	All commercial in the county.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Primarily the cost approach, there are few commercial sales in Grant County to utilize the sales comparison approach or enough income and expense information to make the income approach meaningful.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	Would work with a contracted appraiser.													
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?													
	Due to limited sales, the depreciation tables used are a blend of local market and TerraScan tables. When there is a sale that can be used, an RCN is developed for the sale. By subtracting the land value from the sale price a bldg residual is calculated and divided by the RCN to determine remaining value or remaining life of bldg. This percentage good is then compared with TerraScan and adjusted accordingly.													
5.	Are individual depreciation tables developed for each valuation grouping?													
	Not applicable.													
6.	Describe the methodology used to determine the commercial lot values.													
	Square foot method.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2011</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2011	2011	2011	2011
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2011	2011	2011	2011										

2017 Agricultural Assessment Survey for Grant County

1.	Valuation data collection done by:							
	Assessor, part time clerk and contracted appraiser.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0</td> <td>Grant County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grassland, with a small amount of irrigated acres.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	0	Grant County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grassland, with a small amount of irrigated acres.	2016	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
0	Grant County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grassland, with a small amount of irrigated acres.	2016						
	The updated soil conversion was implemented for the 2017 assessment year.							
3.	Describe the process used to determine and monitor market areas.							
	Not applicable.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Rural/Farm Residential – Less than 40 acres are classified as small acreages and or small farm sites – also known as a “non-working farm”. To the average consumer the “profits gained” are not considered actual income and are to be determined by the Internal Revenue Service and/or a qualified tax expert. Recreational land has not been identified as of yet in the market.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	No. Location and distance from Hyannis. The home sites, known as outlots, around Hyannis are \$3000 for the first acre, and \$500 up to ten acres, over ten acres \$250 up to twenty acres. It then becomes priced as agland. Ashby and Whitman (both unincorporated) are \$2000 for the first acre then \$500 up to ten acres and \$250 up to twenty acres.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Not applicable.							

Grant County Plan of Assessment
FY2017-2019

Christee L Haney, Assessor

July 31, 2016

GRANT COUNTY

PLAN OF ASSESSMENT 2017-2019

PLAN OF ASSESSMENT REQUIREMENTS:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15th of each year, the assessor shall prepare a plan of assessment 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 31st of each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31st of each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution 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 (Reissue 2003)

Assessment levels required for real property are as follows:

1. One hundred (100) percent of actual value for all classes of real property excluding agricultural and horticultural land;
2. Seventy-five (75) percent of actual value for agricultural land and horticultural land; and
3. Seventy-five (75) percent of special value as defined in §77-1343 and at its actual value when the land is disqualified for special valuation under §77-1347 for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344.

Neb. Rev. Stat. §77-201 (R.S. Supp. 2006)

GENERAL DESCRIPTION OF REAL PROPERTY IN GRANT COUNTY:

Per the 2016 County Abstract, Grant County consists of the following real property types:

	Parcel/Acre Count		Total Value		Land Value	Improvement Value
Residential	316		8,302,950		560,871	7,742,079
Commercial	75		1,827,466		117,883	1,709,583
Agricultural	1307		191,580,961		179,911,370	11,669,591
Game & Parks	11		97,958		97,958	0
Exempt	127		0		0	0
Total	1836		201,809,335		180,688,082	21,121,253

Agricultural land is the predominant property type in Grant County, with the majority consisting of grassland (irrigated acres consisting of .54% of the total ag acres), primarily used for cow/calf operations.

Additional information is contained in the 2016 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2016.

CURRENT RESOURCES:

Staff/Budget/Training

The assessor and 1 part-time employee are the only employees in the office. The county hires an independent appraiser, as needed, for appraisal maintenance.

The proposed budget for the assessment portion of the Assessor’s budget for FY 2015-2016 is \$24,450.00

I was re-elected to the office as Clerk Ex Officio in the General Election in November 2014. I plan on attending as many workshops and district meetings as the current budget will allow. I believe that knowledge is the key to maintaining this position.

Record Maintenance

In December of 2009 I, Christee Haney, appeared before the Nebraska State Records Board because I applied for a Grant to help defer the cost of a new mapping system for Grant County. I was awarded the grant and just recently the files were installed on our computer. I think this GIS software is going to be a very helpful tool for Grant County.

New property record cards were created for improved parcels of real property in 1999. Each property record card is filed by current owner alphabetically. If the owner has more than one

parcel they are all filed in one folder. I hope to change that so that the property record cards are filed by Township, Range and then by Section.

Grant County is using the TerraScan software. The GIS system is complete. As of February 2014 Grant County is teamed up with GIS Workshop and are now online to view the assessor's records.

The Village of Hyannis is now online to be looked up by name or parcel ID.

ASSESSMENT PROCEDURES:

Discover/List/Inventory Property

The assessor is also Register of Deeds which is helpful in the discovery process. Data collection will be done on a regular basis to ensure listings are current and accurate. Utilization of the local FSA, NRCS, and NRD offices are also useful in tracking land usage.

Data Collection

Grant County has implemented procedures to complete a physical routine inspection of all properties on a six-year cycle.

Ratio Studies

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process.

Value Approaches

Market Approach: The market approach is used on all classes of property to obtain market value for each parcel of property. Sales comparison is the most common way to determine market value on similar properties.

Cost Approach: The cost approach is primarily used in the valuation process of residential and commercial properties. A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value.

Income Approach: The income approach is primarily used in the valuation of commercial properties.

Land valuation studies will be performed on an annual basis. A three-year study of arms-length transactions will be used to obtain current market values.

Reconciliation of Value

A reconciliation of the three approaches to value (if applicable) will be completed and documented.

Sales Ratio Review

Upon completion of assessment actions, sales ratio studies will be reviewed to determine if the statistics are within the guidelines set forth by the state.

Notices

Change of value notices are sent to the property owner of record no later than June 1st of each year as required by §77-1315. Prior to notices being sent, an article will be published in the paper to keep taxpayers informed of the process.

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

<u>Property Class</u>	<u>Ratio (Level of Value)</u>
Residential	n/a
Commercial	n/a
Agricultural	70%

For more information regarding statistical measures, see 2016 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2016.

Assessment Actions Planned for Assessment Year 2017:

Residential: A physical inspection of all residential properties in the towns of Ashby, Hyannis & Whitman was completed by the end of 2012. Value changes were reflected on the 2013 County Abstract. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed as needed in addition to sales review.

Commercial: Keeping with the “6-year inspection cycle” I will visually inspect all the commercial properties in Grant County to check for any changes. I plan on taking new pictures to add to the file. Appraisal maintenance and pick-up work will be completed as needed. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessment.

Agricultural: A physical inspection of all ag-improved parcels within the county was completed in 2013 by the assessor, office staff and/or contract appraiser to be implemented into the TerraScan program in January 2014. A market analysis of agricultural sales by land classification group was conducted to determine what adjustments, if any, needed to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA

offices. Improved agricultural sales will be monitored through ratio studies. Pickup work will be conducted as needed to all ag improvements.

Assessment Actions Planned for Assessment Year 2018:

Residential: Keeping with the “6-year inspection cycle” I will visually inspect all the commercial properties in Grant County to check for any changes. I plan on taking new pictures to add to the file. The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will also continue to review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Maintenance or pickup work will continue on commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Assessment Actions Planned for Assessment Year 2019:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Maintenance or pickup work will continue on commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: Keeping with the “6-year inspection cycle” I will visually inspect all the commercial properties in Grant County to check for any changes. I plan on taking new pictures to

add to the file. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Grant County has also implemented GIS and it is in use. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review

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

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 18 applications annually.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; prepare and send applications to Department of Revenue no later than August 1 annually. This office receives approximately 35 applications annually.

Homestead Exemption Tax Loss Report: Compile tax loss due to Homestead Exemptions and report no later than November 30 annually.

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives approximately 125 personal property schedules annually.

Form 45 County Abstract of Assessment for Real Property and Assessed Value Update: Compile all real property valuation information and report no later than March 19 annually.

Board of Educational Land and Funds Report: Compile all valuations for properties owned by BELF and report no later than March 31 annually.

Change of Value Notification: Notification sent no later than June 1 annually to all property owners whose value changed from the prior year.

Form 45 County Abstract of Assessment for Personal Property: Compile all personal property valuation information and file by July 20 (new for 2016) annually.

Tax List Corrections: Prepare tax list corrections documents for County Board of Equalization review.

Taxable Value and Growth Certifications: Total assessments for real, personal and centrally assessed properties are reported to all political subdivisions no later than August 20 annually.

School District Taxable Value Report: Final report of taxable value for all school districts located within the county to be filed no later than August 25 annually.

Annual Inventory Statement: Report of all personal property in possession of this office to be filed with the County Board by August 31 annually.

Average Residential Value Report: Certification of the average residential value for Homestead Exemption purposes filed no later than September 1 annually.

Three Year Plan of Assessment: Assessment plan detailing the next three years that must be prepared by June 15 annually, submitted to the County Board of Equalization no later than July 31 annually and filed no later than October 31 annually.

Tax List: Certification of the tax list, for both real and personal property within the county, which must be delivered to the treasurer no later than November 22 annually.

Certificate of Taxes Levied: Final report of the total taxes to be collected by the county to be filed no later than December 1 annually.

Government Owned Properties Report: Report of taxable and exempt state or governmental political subdivision owned properties to be filed for the year 2004 and every 4th year thereafter no later than December 1 annually.

Conclusion:

The Grant County Assessor makes every effort to comply with state statute and the rules and regulations of the Property Assessment Division of the Department of Revenue in an attempt to assure uniform and proportionate assessments of all properties in Grant County.

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser. However, it is a goal of this office to ultimately complete the majority of the appraisal work by the assessor and office staff as budgetary concerns exist.

Lastly, it is a high priority that this office makes every effort to promote good public relations and keep the public apprised of the assessment practices required by law.

Respectfully submitted,

Christee L. Haney
Grant County Assessor