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DEPARTMENT OF REVENUE

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

KEITH 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 Keith 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 Keith 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: Renae Zink, Keith 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.

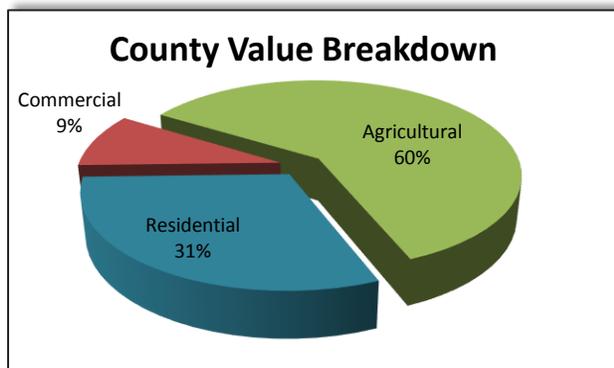
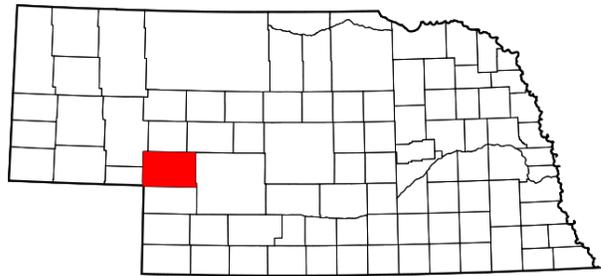
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on 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 1,062 miles, Keith had 8,063 residents, per the Census Bureau Quick Facts for 2015, a 4% population decline from the 2010 US Census. In a review of the past fifty-five years, Keith has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 67% of county residents were homeowners and 83% of residents occupied the same residence as in the prior year (Census Quick Facts).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BRULE	372	326	-12%
OGALLALA	5,142	4,737	-8%
PAXTON	614	523	-15%

The majority of the commercial properties in Keith convene in and around Ogallala, the county seat. Per the latest information available from the U.S. Census Bureau, there were 354 employer establishments in Keith, a 3% expansion over the preceding year. County-wide employment was at 4,614 people, a 5% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Keith that has fortified the local rural area economies. Keith is included in the Twin Platte Natural Resources District. Grass land makes up the majority of the land in the county. In value of sales by commodity group, Keith ranks fifth in

horses, ponies, mules, burros, and donkeys (USDA AgCensus).

A recreational attraction in Keith is Lake McConaughy. It is Nebraska's largest lake and the largest reservoir in a three state region. The Lake is 20 miles long, 4 miles wide and 142 feet deep at the dam. It is located on the edge of the Nebraska Sand Hills and offers natural white sand beaches, excellent fishing, boating, camping and all types of outdoor recreation.

2017 Residential Correlation for Keith County

Assessment Actions

For the Assessment Year of 2017, Keith County's main review was with the towns of Brule, Paxton, Roscoe, Keystone, and Sarben. The preliminary statistical analysis median was at 89%, and after the reappraisal, it is now at 93%.

Brule, Paxton, Keystone, Roscoe and Sarben were all physically re-measured, new photos taken and all were sketched into the CAMA system. New land and depreciation tables were created using 2016 costing tables.

Brule residential preliminary statistical median was at 91.54% and is now at 94.99%. Paxton preliminary median was at 85.85% and is now at 98.52%. Keystone, Roscoe, and Sarben are all included in the same assessor location for measurement. Their preliminary statistical median was 85.07% and is now at 97.97%. While working on the depreciation tables for these towns, it was determined that there were not enough mobile home sales to create a depreciation table. The Division suggested including Ogallala mobile homes in the study. This created a larger field and allowed for a better representation of the market for mobile homes. A new table was built applied to Ogallala and the towns. The quality and condition of all mobile homes was reviewed to ensure there was uniform treatment among them. After applying the new table and recalculating Ogallala residential this median fell in at 92.25%, the preliminary median was at 91.68%.

Ogallala Residential Suburban and Rural Residential neighborhoods were combined into one assessor location this year; this will be the next review project starting in 2017. The preliminary statistical median was at 86.09%. A blanket increase of 8% for all improvements in Neighborhoods 1600, 4510, 4530, 4540, and 4541 brought us within standards and our new median is at 94.30%. This project will consist of 1,369 parcels. We are estimating it to take two years to complete. Our first year will be physically re-measuring taking new pictures and entering all of the data gathered. These properties have never been sketched into the CAMA system we are using, so it will take a while in order to get everything sketched. New land and depreciation tables will be created from a market study and current costing tables will be applied. This project will complete our overall goal of having everything in Keith County running on table driven values and becoming more equally valued.

Lake residential was extremely low again as indicated by the preliminary statistical analysis at 78.07%. With the reclassification of all mobile homes within the towns of the county, the same process was applied to the mobile homes at the lake as well. After recalculating the properties the depreciation tables for both single family and mobile homes were adjusted. The statistical analysis for land showed the county was at exactly 100%, therefore land was not adjusted. However, to be in compliance it was determined that a 5% blanket increase would be applied to the improvements to achieve an acceptable level of 92.16%. This area will be reviewed again this fall for possible

2017 Residential Correlation for Keith County

new land and depreciation tables. It has been difficult keeping up with the economic market of this area. The properties appear to be in demand and selling for so much more than assessed value.

All pickup work was completed and entered; from all sources of discovery including building permits, self-reporting, neighbor reporting, sale review, drive by identification, and so on. Only the Valuation Groupings of 01, 02, 03, 05 and 08 are table driven at this time.

The county assessor is of the opinion that Keith County as a whole has a steady market with the exception of properties influenced by the lake that are still in demand. The goal for 2018-19 is to review Rural Residential/Ogallala Suburban (04) and possibly the lake properties again.

Description of Analysis

It has been determined that Keith County has six economic areas affecting the residential market, each has valuation driven characteristics unique to the particular grouping. All six groupings are represented in the statistical profile.

Valuation Grouping	Description
01	Ogallala
02	Paxton
03	Brule
04	Rural
05	Lake
08	Keystone, Roscoe, Sarben

The residential analysis is based on a sampling of 310 sales with an overall acceptable level of value. Of the three measures of central tendency, only the median and mean are within range. Stratification of the sample by valuation grouping will indicate an acceptable level of value for all groupings. When removing outliers from either end of the array of ratios the median is not affected. The qualitative measures are above the prescribed parameters. Assessment actions were taken this year to revalue the reviewed areas and make percentage adjustments to those areas out of compliance. A comparison of the 2017 Abstract of Assessment to the 2016 Certificate of Taxes Levied also demonstrates a 4.57% change, excluding growth. The uniform application of assessment processes indicates uniformity within the residential class.

Assessment Practice Review

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

2017 Residential Correlation for Keith County

The physical inspections and pickup work are conducted in-house. A contract appraisal firm will be employed to assist in reappraisals of various neighborhoods, towns, and other needs. The review consists of exterior inspections, photos, sketches, and phone calls if needed for additional information. Inspection dates are typically on the date stamped photos. Lot values will be reviewed when reappraisals are done; cost indexes and depreciation models will be update at this time too.

Onsite sales verifications will be done in conjunction with the review of that particular town, neighborhood or area. Adjustments may be made to sales if they can be verified and documented. The Division reviewed the non-qualified sales to ensure reasons for disqualification were logical and documented. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length sales were made available for measurement purposes.

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

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

Equalization and Quality of Assessment

The stratification of the valuation groupings demonstrates that all groupings have met an acceptable level of value.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	196	92.25	97.12	90.17	18.73	107.71
02	12	98.52	97.41	96.10	08.99	101.36
03	15	94.99	97.29	97.65	09.85	99.63
04	15	94.30	100.25	96.59	17.71	103.79
05	66	92.16	89.92	88.25	23.77	101.89
08	6	97.97	147.64	106.92	57.89	138.08
____ ALL ____	310	93.27	96.73	90.54	19.76	106.84

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

2017 Residential Correlation for Keith County

Level of Value

Based on analysis of all available information, the level of value of the residential property in Keith County is 93%

2017 Commercial Correlation for Keith County

Assessment Actions

For the 2017 assessment year, all Ogallala commercial parcels received a 28% increase on land and improvements to be within the standard guidelines. The preliminary statistical analysis showed an overall median of 84%, with Ogallala being at 71.97%. With the 28%, increase the overall median is now 92% and Ogallala is at 92.13%. The commercial properties not located in Ogallala were not changed.

All pickup work was completed and entered from all sources of discovery: including permits, self-reporting, neighbor reporting, sale review, and drive by identification.

The county is halfway through the two-year process of reappraising all commercial properties. For 2017, Ogallala properties were physically re-measured and new pictures were taken. All of these properties had to be re-sketches in the CAMA system since this was not previously completed. The decision was made not to revalue a portion of the commercial properties in 2017. All properties would be reappraised and new values set for 2018 after the rest of the county is physically re-measured and new pictures taken. New cost indexes of 2017 will be implemented, new land and depreciation tables will be created. The contract with Tax Valuation Services has been approved to assist with this project.

Description of Analysis

Six valuation groupings have been identified with unique characteristics particular to that geographic location. All but valuation grouping (08) Keystone, Roscoe, Sarben (small villages) are represented in the statistical profile. Of these groupings only one grouping (01) Ogallala has enough sales to be considered a reasonable sample for measurement.

Valuation Grouping	Description
01	Ogallala
02	Paxton
03	Brule
04	Rural
05	Lake
08	Keystone, Roscoe, Sarben

There are 38 commercial sales in the study period. These sales comprise nineteen different occupancy codes.

Twenty-four of the 38 are within Ogallala (01). The commercial property class was last inspected in 2010, except for Ogallala that was done in 2016-2017. The cost tables, depreciation and lot studies date back to 2011 for all valuation groupings and will not be updated until all of the commercial review is completed. Of the three measures of central tendency, only the median is in at 91.94. The weighted mean is behind at 84% and the mean is over at 111%. The commercial class

2017 Commercial Correlation for Keith County

is lagging in uniformity. There is a wide dispersion in the qualitative measures with a coefficient of dispersion (COD) at 44.39 and price related differential at 131.70. Four of the occupancy codes, ranging in sample size from two to six sales, show dramatic COD's ranging from 31.40% to 61.86%.

The 28% adjustment applied this year to attain an acceptable level of value for Ogallala and the overall median does not address uniformity or concerns with outdated data. Keith County is aware of the issues and is proactive and transparent with their work. The county has been consistent in submitting monthly reports updating the Division on progress being made to get the six-year physical inspection and review back on track. The commercial reappraisal should be completed for assessment year 2018.

The 2017 County Abstract of Assessment will verify the 28% increase in Ogallala Commercial from 2016 to 2017. The movement in commercial values, approximately 2%, over a ten-year timeframe for Keith County appears consistent with others in the region. The commercial market is somewhat erratic but does tend to move in the general direction of the commercial values.

Assessment Practice Review

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

The physical inspections and pickup work are conducted in-house. A contract appraisal firm will be employed to assist in reappraisals of various neighborhoods, towns, and other needs. The review consists of exterior inspections, photos, sketches, and phone calls if needed for additional information. Inspection dates are typically on the date stamped photos. Lot values will be reviewed when reappraisals are done; cost indexes and depreciation models will be update at this time too.

Onsite sales verifications will be done in conjunction with the review of that particular town, neighborhood or area. Non-real adjustments are also verified. The Division reviewed the non-qualified sales to ensure reasons for disqualification were logical and documented. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length sales were made available for measurement purposes.

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

2017 Commercial Correlation for Keith County

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

Equalization and Quality of Assessment

Keith County works with the Division on a monthly basis to provide status updates on the progress being made to get the county back into a cyclical procedure for inspections and review and attain uniform and proportionate valuations within the commercial class. At this time, no recommendations for change would improve uniformity. The county will continue to submit monthly progress reports; the Division will work with the county and monitor the progress.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	24	92.13	122.47	83.13	55.87	147.32
02	5	92.18	89.14	96.51	17.31	92.36
03	3	93.35	126.37	103.59	41.93	121.99
04	1	24.50	24.50	24.50	00.00	100.00
05	5	91.70	86.19	90.34	10.64	95.41
____ALL____	38	91.94	111.04	84.31	44.39	131.70

Level of Value

Based on analysis of all available information, the commercial class in Keith County has attained the statutory level of 100%.

2017 Agricultural Correlation for Keith County

Assessment Actions

All agricultural sales and land values were reviewed for all three market areas. New land values were set by soil type if changes were needed. Continue to process any irrigation transfers of certified base acres approved by the Twin Platte Natural Resource District. Continue to use the Farm Service Agency (FSA) maps provided from a request that was made in 2015, unless the owner brings in changes to the property and a new FSA map. Agricultural land will receive new pictures with the review of the Rural Residential and Ogallala Suburban properties in the county for the two-year project that will be started this year in 2017. Type of crop and irrigation will be noted at this time. New soils were implemented for 2017 by reviewing the United States Department of Agricultural web soil survey map to the new soil conversion and comparing with every agland acre in the county to the current record. Changes were made accordingly.

In Area 1, which is the north agricultural region, irrigation and dryland had no change in price per acre. Grass had an increase of 15%. The preliminary statistical analysis median of this market area was 55.65%, and the final is 63.93%.

In Area 2, which is the central agricultural region, no change was made again to the irrigation and grass price per acre. Dryland had a 10% decrease. The preliminary statistical analysis median was 73.91%, which is within standards, but the statistical median for dryland was high. After the adjustment the new median is now at 69.18%, which is within the standards.

In Area 3, which is the southern agricultural region, grass stayed the same as 2016. Irrigation and dryland had a 5% decrease, with the exception of dryland- 3D1, 3D, 4D1, and 4D. These increased by 4% as they were entered into the CAMA system last year incorrectly. The preliminary statistical analysis median was 76.54% and is now at 73.02%, which is within the standards.

No changes were made to accretion ground for agricultural or horticultural purposes in the county for 2017.

All pickup work from all sources of discovery including permits, self-reporting, neighbor reporting, sales review, drive by identification, and so forth has been done for 2017.

Description of Analysis

Keith County is located in the western part of Nebraska. Three market areas have been created by geographic characteristics with differing economic factors. Market area 1 is in the northern part of the county and a part of the Sand Hill Region best suited for livestock production. Garden, Arthur, McPherson and Lincoln (market area 2) would be counties considered the most comparable.

2017 Agricultural Correlation for Keith County

Market area 2 is south of Lake McConaughy and the North Platte River. The makeup of this area is mostly hard grass with some dry and irrigated cropland. Counties most comparable would be Deuel and Lincoln (market area 1).

Market area 3 is in the southern part of the county and includes the South Platte River. This area is best suited for crop production; primarily irrigation with some dry and grass. Adjoining counties are Lincoln (market area 1) and Perkins.

The analysis of the agricultural class consisted of 60 sales equally distributed over the three-year study period. The overall level of value is 71% as well each market area with sufficient sales has attained an acceptable level of value.

AREA (MARKET) RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	6	63.93	64.61	55.24	22.26	116.96
2	13	69.18	71.25	69.19	15.02	102.98
3	41	73.02	76.39	70.27	22.08	108.71
____ALL____	60	71.23	74.09	68.60	20.79	108.00

If the sample is further stratified by the 80% Majority Land Use by Market Area, the samples for the irrigated, dry and grass categories most often become small and less reliable for measurement. In market area 1 the grass sample is based on six sales, the assessment actions of increasing the grass by 15% recognized the actions of similar adjoining counties and maintained equalization across county lines. In market area 2 there were five dry sales and five grass sales, assessment actions were no change to the irrigated or grass values and a 10% decrease to the dry values. This again took into consideration the actions of adjoining counties and maintained equalization. In market area 3 there were eighteen irrigated sales, five dry sales and seven grass sales. The assessment actions involved a 5% decrease to all irrigated classes, top four dry classes (1D1 through 2D), and grass no change. Equalization has been maintained with adjoining counties. The grass in market area 3 appears high this sample is too small to have a reasonable degree of certainty in the measurement.

Assessment Practice Review

Annually, the assessment practices of each county within the state are reviewed. The purpose is to examine specific assessment practices to determine if the county has appropriate valuation processes that result in uniform and proportionate valuations.

In Keith County the physical inspections and pickup work are conducted in-house. Tax Valuation Services will be employed to assist in reappraisals of various neighborhoods, towns, and other needs. The review consists of exterior inspections, photos, sketches, and phone calls if needed for additional information. Inspection dates are typically on the date stamped photos. Lot values will

2017 Agricultural Correlation for Keith County

be reviewed when reappraisals are done; cost indexes and depreciation models will be update at this time too.

The county has a systematic process of reviewing the unimproved agricultural land and improvements with the use of the most current imagery, building permits, and maps provided by taxpayers and the Twin Platte Natural Resource District. Onsite inspections are done by office staff and if assistance is needed the contract appraisal firm will be used. The Division reviewed the non-qualified sales to ensure reasons for disqualification were logical and documented.

A discussion was had with the county assessor in reviewing the non-agricultural influences on agricultural sales and to assure the sales were property coded. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length sales were made available for measurement purposes.

Another part of the review involved comparing the values submitted on the Assessed Value Update to the property record cards; these were correct. Current year values were compared to the prior year values to determine if there was support for the assessment actions, or if other changes were discovered, could they be explained and verified. The information was found to accurate and differences were explainable and documented.

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

Agricultural homes, rural residential homes or recreational homes are defined based on their current primary use. Recreational parcels are purchased primarily for hunting along the North and South Platte Rivers. A sales comparison study is done to arrive at a market value for these parcels as recreational or agricultural or rural residential. The study was also utilized to determine the uninfluenced value of the parcels if they were approved for special values.

Equalization

Many factors were considered in determining the level of value for the agricultural class of real property within Keith County. The sales data, as provided by the county assessor, in the state sales file was examined and tested. The resulting statistics were indicators of assessment actions and uniform and proportionate treatment within the class and subclasses. To strengthen the confidence in the data further observations were made of the actions of adjoining counties and the economics across the region.

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

2017 Agricultural Correlation for Keith County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	18	71.84	77.28	69.96	22.27	110.46
3	18	71.84	77.28	69.96	22.27	110.46
<u>Dry</u>						
County	10	73.81	81.27	81.36	21.54	99.89
2	5	74.60	81.03	81.39	19.72	99.56
3	5	73.02	81.50	81.34	22.97	100.20
<u>Grass</u>						
County	18	70.84	70.30	64.08	19.93	109.71
1	6	63.93	64.61	55.24	22.26	116.96
2	5	69.18	66.35	67.13	09.87	98.84
3	7	78.54	78.00	84.78	22.80	92.00
<u>ALL</u>	60	71.23	74.09	68.60	20.79	108.00

Level of Value

Based on analysis of all available information, the level of value of the agricultural class in Keith County is 71%.

Special Valuation

A review of agricultural land value in Keith County in areas that have other non-agricultural influences indicates that the assessed values used are similar to other areas in the County where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land in Keith County is 71%

2017 Opinions of the Property Tax Administrator for Keith 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	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	71	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 Keith County

Residential Real Property - Current

Number of Sales	310	Median	93.27
Total Sales Price	\$34,434,633	Mean	96.73
Total Adj. Sales Price	\$34,434,633	Wgt. Mean	90.54
Total Assessed Value	\$31,177,120	Average Assessed Value of the Base	\$74,141
Avg. Adj. Sales Price	\$111,079	Avg. Assessed Value	\$100,571

Confidence Interval - Current

95% Median C.I	91.45 to 94.93
95% Wgt. Mean C.I	87.72 to 93.36
95% Mean C.I	93.53 to 99.93
% of Value of the Class of all Real Property Value in the County	31.37
% of Records Sold in the Study Period	5.21
% of Value Sold in the Study Period	7.07

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	328	97	97.33
2015	289	94	92.72
2014	290	94	94.13
2013	336	95	95.01

2017 Commission Summary for Keith County

Commercial Real Property - Current

Number of Sales	38	Median	91.94
Total Sales Price	\$8,678,862	Mean	111.04
Total Adj. Sales Price	\$9,236,003	Wgt. Mean	84.31
Total Assessed Value	\$7,786,864	Average Assessed Value of the Base	\$186,709
Avg. Adj. Sales Price	\$243,053	Avg. Assessed Value	\$204,917

Confidence Interval - Current

95% Median C.I	79.48 to 110.70
95% Wgt. Mean C.I	72.29 to 96.33
95% Mean C.I	91.30 to 130.78
% of Value of the Class of all Real Property Value in the County	9.43
% of Records Sold in the Study Period	5.35
% of Value Sold in the Study Period	5.87

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	42	97	96.61
2015	48	92	92.53
2014	36	93	95.02
2013	33	97	96.97

**51 Keith
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 : 310
 Total Sales Price : 34,434,633
 Total Adj. Sales Price : 34,434,633
 Total Assessed Value : 31,177,120
 Avg. Adj. Sales Price : 111,079
 Avg. Assessed Value : 100,571

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 97
 COD : 19.76
 PRD : 106.84

COV : 29.69
 STD : 28.72
 Avg. Abs. Dev : 18.43
 MAX Sales Ratio : 310.50
 MIN Sales Ratio : 28.26

95% Median C.I. : 91.45 to 94.93
 95% Wgt. Mean C.I. : 87.72 to 93.36
 95% Mean C.I. : 93.53 to 99.93

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	41	100.97	108.09	103.97	16.07	103.96	71.67	203.40	94.40 to 108.93	90,686	94,288	
01-JAN-15 To 31-MAR-15	30	90.10	94.50	92.06	16.54	102.65	50.47	163.10	86.57 to 95.97	108,840	100,202	
01-APR-15 To 30-JUN-15	49	92.08	97.30	94.27	15.75	103.21	57.81	163.82	88.90 to 96.05	111,157	104,783	
01-JUL-15 To 30-SEP-15	41	95.97	96.21	91.45	16.26	105.21	47.57	153.67	89.82 to 101.63	116,718	106,742	
01-OCT-15 To 31-DEC-15	33	94.98	93.06	91.00	17.31	102.26	51.51	140.20	82.49 to 102.69	121,052	110,162	
01-JAN-16 To 31-MAR-16	20	94.30	94.71	89.68	19.12	105.61	46.17	153.74	80.96 to 108.51	93,314	83,685	
01-APR-16 To 30-JUN-16	38	89.14	97.18	85.74	31.68	113.34	28.26	310.50	79.29 to 96.93	126,976	108,872	
01-JUL-16 To 30-SEP-16	58	88.65	92.25	81.86	22.32	112.69	37.20	203.55	86.58 to 93.73	112,639	92,211	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	161	94.30	99.25	95.16	16.70	104.30	47.57	203.40	92.19 to 97.07	106,928	101,756	
01-OCT-15 To 30-SEP-16	149	90.73	94.02	85.92	23.31	109.43	28.26	310.50	87.09 to 94.58	115,565	99,292	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	153	92.81	95.54	92.34	16.61	103.47	47.57	163.82	90.25 to 95.97	114,327	105,570	
<u>ALL</u>	310	93.27	96.73	90.54	19.76	106.84	28.26	310.50	91.45 to 94.93	111,079	100,571	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	196	92.25	97.12	90.17	18.73	107.71	42.28	226.22	88.99 to 94.32	103,194	93,053	
02	12	98.52	97.41	96.10	08.99	101.36	79.29	124.24	87.09 to 105.96	55,178	53,026	
03	15	94.99	97.29	97.65	09.85	99.63	60.50	121.34	90.38 to 108.51	52,933	51,689	
04	15	94.30	100.25	96.59	17.71	103.79	65.62	163.10	87.39 to 109.62	169,153	163,387	
05	66	92.16	89.92	88.25	23.77	101.89	28.26	156.51	82.49 to 97.86	149,815	132,212	
08	6	97.97	147.64	106.92	57.89	138.08	79.56	310.50	79.56 to 310.50	54,583	58,363	
<u>ALL</u>	310	93.27	96.73	90.54	19.76	106.84	28.26	310.50	91.45 to 94.93	111,079	100,571	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	310	93.27	96.73	90.54	19.76	106.84	28.26	310.50	91.45 to 94.93	111,079	100,571	
06												
07												
<u>ALL</u>	310	93.27	96.73	90.54	19.76	106.84	28.26	310.50	91.45 to 94.93	111,079	100,571	

51 Keith
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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 Total Assessed Value : 31,177,120
 Avg. Adj. Sales Price : 111,079
 Avg. Assessed Value : 100,571

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 WGT. MEAN : 91
 MEAN : 97
 COD : 19.76
 PRD : 106.84

COV : 29.69
 STD : 28.72
 Avg. Abs. Dev : 18.43
 MAX Sales Ratio : 310.50
 MIN Sales Ratio : 28.26

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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	5	127.79	156.74	139.50	53.60	112.36	63.00	310.50	N/A	8,200	11,439	
Less Than 30,000	28	115.72	131.29	123.97	32.47	105.90	63.00	310.50	94.58 to 135.37	20,903	25,914	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	310	93.27	96.73	90.54	19.76	106.84	28.26	310.50	91.45 to 94.93	111,079	100,571	
Greater Than 14,999	305	92.99	95.75	90.48	18.82	105.82	28.26	226.22	91.34 to 94.93	112,766	102,033	
Greater Than 29,999	282	92.26	93.30	89.96	17.41	103.71	28.26	163.82	90.25 to 94.30	120,033	107,984	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	5	127.79	156.74	139.50	53.60	112.36	63.00	310.50	N/A	8,200	11,439	
15,000 TO 29,999	23	110.09	125.76	122.80	27.33	102.41	79.56	226.22	94.58 to 135.37	23,665	29,061	
30,000 TO 59,999	57	96.95	101.15	99.80	18.29	101.35	42.28	163.82	92.88 to 102.99	44,474	44,385	
60,000 TO 99,999	80	96.18	98.44	98.18	15.79	100.26	44.54	163.10	92.38 to 99.64	77,797	76,382	
100,000 TO 149,999	64	86.79	85.99	85.37	15.92	100.73	28.26	129.47	82.23 to 89.82	125,635	107,257	
150,000 TO 249,999	61	88.99	89.52	89.34	17.15	100.20	46.52	140.69	83.88 to 94.32	182,913	163,407	
250,000 TO 499,999	20	90.48	85.29	84.50	16.59	100.93	37.20	112.43	73.50 to 96.93	294,610	248,938	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	310	93.27	96.73	90.54	19.76	106.84	28.26	310.50	91.45 to 94.93	111,079	100,571	

51 Keith
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 : 38
Total Sales Price : 8,678,862
Total Adj. Sales Price : 9,236,003
Total Assessed Value : 7,786,864
Avg. Adj. Sales Price : 243,053
Avg. Assessed Value : 204,917

MEDIAN : 92
WGT. MEAN : 84
MEAN : 111
COD : 44.39
PRD : 131.70

COV : 55.91
STD : 62.08
Avg. Abs. Dev : 40.81
MAX Sales Ratio : 303.58
MIN Sales Ratio : 24.50

95% Median C.I. : 79.48 to 110.70
95% Wgt. Mean C.I. : 72.29 to 96.33
95% Mean C.I. : 91.30 to 130.78

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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	2	250.28	250.28	262.58	21.30	95.32	196.98	303.58	N/A	32,500	85,338
01-JAN-14 To 31-MAR-14	3	99.92	105.26	77.29	28.83	136.19	64.72	151.15	N/A	510,099	394,238
01-APR-14 To 30-JUN-14	2	53.29	53.29	51.58	35.39	103.32	34.43	72.15	N/A	550,000	283,682
01-JUL-14 To 30-SEP-14	4	89.23	132.32	140.13	62.41	94.43	68.15	282.66	N/A	66,000	92,489
01-OCT-14 To 31-DEC-14	2	132.07	132.07	142.01	21.27	93.00	103.98	160.15	N/A	96,750	137,395
01-JAN-15 To 31-MAR-15	2	190.10	190.10	181.35	06.04	104.82	178.61	201.58	N/A	50,305	91,228
01-APR-15 To 30-JUN-15	2	68.08	68.08	61.82	13.22	110.13	59.08	77.07	N/A	295,000	182,378
01-JUL-15 To 30-SEP-15	4	93.15	92.77	95.42	10.36	97.22	74.06	110.70	N/A	82,500	78,724
01-OCT-15 To 31-DEC-15	6	87.94	109.49	106.38	37.42	102.92	62.82	222.81	62.82 to 222.81	194,976	207,410
01-JAN-16 To 31-MAR-16	1	72.30	72.30	72.30	00.00	100.00	72.30	72.30	N/A	1,000,000	723,030
01-APR-16 To 30-JUN-16	5	67.47	72.64	78.82	35.93	92.16	24.50	122.47	N/A	257,300	202,793
01-JUL-16 To 30-SEP-16	5	98.26	104.70	85.78	19.29	122.06	79.48	142.72	N/A	321,247	275,561
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	11	93.35	132.02	77.41	69.12	170.55	34.43	303.58	64.72 to 282.66	269,027	208,246
01-OCT-14 To 30-SEP-15	10	99.05	115.15	93.64	36.19	122.97	59.08	201.58	74.06 to 178.61	121,411	113,690
01-OCT-15 To 30-SEP-16	17	85.77	95.06	86.11	31.39	110.39	24.50	222.81	67.47 to 117.28	297,800	256,427
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	11	93.35	110.52	77.56	46.10	142.50	34.43	282.66	64.72 to 160.15	280,709	217,711
01-JAN-15 To 31-DEC-15	14	91.94	110.31	96.17	37.37	114.70	59.08	222.81	74.06 to 178.61	156,462	150,469
<u>ALL</u>	38	91.94	111.04	84.31	44.39	131.70	24.50	303.58	79.48 to 110.70	243,053	204,917

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	24	92.13	122.47	83.13	55.87	147.32	34.43	303.58	72.30 to 151.15	339,277	282,039
02	5	92.18	89.14	96.51	17.31	92.36	62.82	112.68	N/A	81,848	78,988
03	3	93.35	126.37	103.59	41.93	121.99	84.17	201.58	N/A	27,333	28,315
04	1	24.50	24.50	24.50	00.00	100.00	24.50	24.50	N/A	9,000	2,205
05	5	91.70	86.19	90.34	10.64	95.41	68.15	99.92	N/A	118,624	107,170
<u>ALL</u>	38	91.94	111.04	84.31	44.39	131.70	24.50	303.58	79.48 to 110.70	243,053	204,917

**51 Keith
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 : 38
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MEDIAN : 92
 WGT. MEAN : 84
 MEAN : 111
 COD : 44.39
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COV : 55.91
 STD : 62.08
 Avg. Abs. Dev : 40.81
 MAX Sales Ratio : 303.58
 MIN Sales Ratio : 24.50

95% Median C.I. : 79.48 to 110.70
 95% Wgt. Mean C.I. : 72.29 to 96.33
 95% Mean C.I. : 91.30 to 130.78

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	38	91.94	111.04	84.31	44.39	131.70	24.50	303.58	79.48 to 110.70	243,053	204,917
04											
<u>ALL</u>	38	91.94	111.04	84.31	44.39	131.70	24.50	303.58	79.48 to 110.70	243,053	204,917

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	113.04	113.04	125.69	78.33	89.94	24.50	201.58	N/A	10,500	13,198
Less Than 30,000	5	93.35	121.72	131.10	60.40	92.85	24.50	201.58	N/A	17,200	22,549
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	38	91.94	111.04	84.31	44.39	131.70	24.50	303.58	79.48 to 110.70	243,053	204,917
Greater Than 14,999	36	91.94	110.93	84.22	41.51	131.71	34.43	303.58	79.48 to 110.70	255,972	215,569
Greater Than 29,999	33	85.99	109.43	83.87	44.42	130.48	34.43	303.58	77.07 to 110.70	277,273	232,549
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	113.04	113.04	125.69	78.33	89.94	24.50	201.58	N/A	10,500	13,198
15,000 TO 29,999	3	93.35	127.50	132.85	37.42	95.97	92.18	196.98	N/A	21,667	28,783
30,000 TO 59,999	5	91.70	131.91	125.83	59.73	104.83	62.82	303.58	N/A	46,956	59,085
60,000 TO 99,999	8	94.54	126.54	126.82	53.36	99.78	68.15	282.66	68.15 to 282.66	81,264	103,058
100,000 TO 149,999	7	110.70	131.85	138.46	33.04	95.23	85.77	222.81	85.77 to 222.81	119,929	166,059
150,000 TO 249,999	2	117.58	117.58	117.72	04.17	99.88	112.68	122.47	N/A	201,290	236,968
250,000 TO 499,999	4	79.07	81.38	80.25	14.63	101.41	67.47	99.92	N/A	336,250	269,850
500,000 TO 999,999	5	62.76	62.27	64.04	19.61	97.24	34.43	82.77	N/A	655,000	419,494
1,000,000 +	2	72.10	72.10	72.45	10.24	99.52	64.72	79.48	N/A	1,201,518	870,508
<u>ALL</u>	38	91.94	111.04	84.31	44.39	131.70	24.50	303.58	79.48 to 110.70	243,053	204,917

51 Keith
COMMERCIAL

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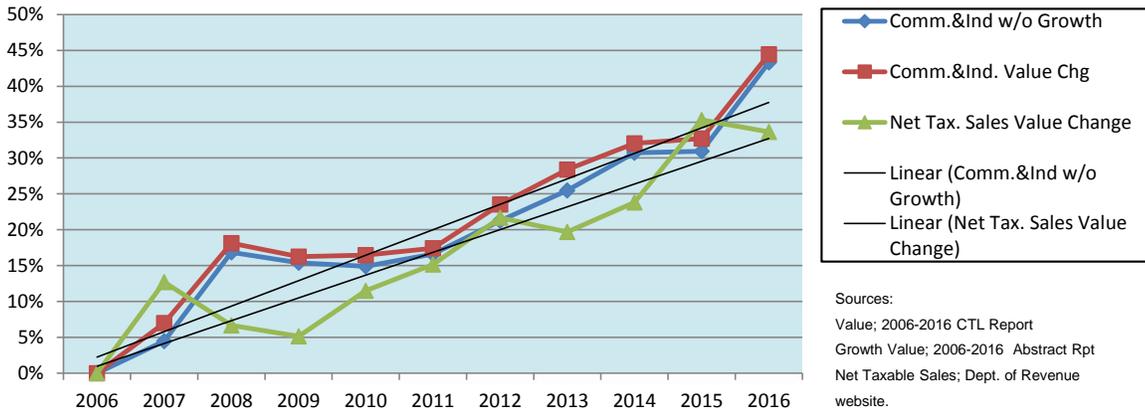
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	2	72.09	72.09	62.63	18.05	115.10	59.08	85.10	N/A	289,500	181,313
151	1	77.07	77.07	77.07	00.00	100.00	77.07	77.07	N/A	90,000	69,360
304	1	112.68	112.68	112.68	00.00	100.00	112.68	112.68	N/A	195,079	219,815
306	1	222.81	222.81	222.81	00.00	100.00	222.81	222.81	N/A	160,000	356,490
343	1	178.61	178.61	178.61	00.00	100.00	178.61	178.61	N/A	88,610	158,265
344	5	67.47	91.99	54.42	58.69	169.04	34.43	196.98	N/A	206,932	112,616
349	2	63.74	63.74	64.12	01.54	99.41	62.76	64.72	N/A	822,399	527,353
350	1	201.58	201.58	201.58	00.00	100.00	201.58	201.58	N/A	12,000	24,190
352	3	110.70	158.71	104.91	60.19	151.28	82.77	282.66	N/A	293,333	307,723
353	6	98.38	106.17	82.48	31.40	128.72	72.30	151.15	72.30 to 151.15	431,456	355,871
384	1	92.18	92.18	92.18	00.00	100.00	92.18	92.18	N/A	20,000	18,435
386	3	94.12	94.91	103.37	19.24	91.82	68.15	122.47	N/A	132,500	136,960
406	2	64.24	64.24	93.98	61.86	68.35	24.50	103.98	N/A	35,750	33,598
410	1	72.15	72.15	72.15	00.00	100.00	72.15	72.15	N/A	500,000	360,774
412	1	160.15	160.15	160.15	00.00	100.00	160.15	160.15	N/A	131,000	209,800
434	1	85.77	85.77	85.77	00.00	100.00	85.77	85.77	N/A	100,000	85,765
442	1	303.58	303.58	303.58	00.00	100.00	303.58	303.58	N/A	40,000	121,430
470	1	91.70	91.70	91.70	00.00	100.00	91.70	91.70	N/A	38,120	34,955
471	1	84.17	84.17	84.17	00.00	100.00	84.17	84.17	N/A	50,000	42,085
528	3	93.35	93.09	92.46	04.97	100.68	85.99	99.92	N/A	205,000	189,540
<u>ALL</u>	38	91.94	111.04	84.31	44.39	131.70	24.50	303.58	79.48 to 110.70	243,053	204,917

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	\$ 74,670,120	\$ 1,159,485	1.55%	\$ 73,510,635	-	\$ 84,997,053	-
2007	\$ 79,883,410	\$ 1,873,575	2.35%	\$ 78,009,835	4.47%	\$ 95,782,014	12.69%
2008	\$ 88,199,275	\$ 942,580	1.07%	\$ 87,256,695	9.23%	\$ 90,672,173	-5.33%
2009	\$ 86,791,150	\$ 634,975	0.73%	\$ 86,156,175	-2.32%	\$ 89,363,137	-1.44%
2010	\$ 86,954,055	\$ 1,157,285	1.33%	\$ 85,796,770	-1.15%	\$ 94,763,283	6.04%
2011	\$ 87,666,360	\$ 599,350	0.68%	\$ 87,067,010	0.13%	\$ 97,867,008	3.28%
2012	\$ 92,246,280	\$ 1,702,665	1.85%	\$ 90,543,615	3.28%	\$ 103,414,197	5.67%
2013	\$ 95,871,540	\$ 2,182,705	2.28%	\$ 93,688,835	1.56%	\$ 101,720,938	-1.64%
2014	\$ 98,592,825	\$ 990,265	1.00%	\$ 97,602,560	1.81%	\$ 105,234,506	3.45%
2015	\$ 99,107,250	\$ 1,328,895	1.34%	\$ 97,778,355	-0.83%	\$ 115,012,584	9.29%
2016	\$ 107,873,128	\$ 857,120	0.79%	\$ 107,016,008	7.98%	\$ 113,580,114	-1.25%
Ann %chg	3.75%			Average	2.42%	3.42%	3.08%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	4.47%	6.98%	12.69%
2008	16.86%	18.12%	6.68%
2009	15.38%	16.23%	5.14%
2010	14.90%	16.45%	11.49%
2011	16.60%	17.40%	15.14%
2012	21.26%	23.54%	21.67%
2013	25.47%	28.39%	19.68%
2014	30.71%	32.04%	23.81%
2015	30.95%	32.73%	35.31%
2016	43.32%	44.47%	33.63%

County Number: 51
 County Name: Keith

51 Keith
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 : 60
Total Sales Price : 39,895,989
Total Adj. Sales Price : 39,895,989
Total Assessed Value : 27,367,820
Avg. Adj. Sales Price : 664,933
Avg. Assessed Value : 456,130

MEDIAN : 71
WGT. MEAN : 69
MEAN : 74
COD : 20.79
PRD : 108.00

COV : 27.94
STD : 20.70
Avg. Abs. Dev : 14.81
MAX Sales Ratio : 149.50
MIN Sales Ratio : 35.28

95% Median C.I. : 65.56 to 77.11
95% Wgt. Mean C.I. : 63.11 to 74.08
95% Mean C.I. : 68.85 to 79.33

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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	3	80.13	88.61	88.58	19.69	100.03	69.18	116.51	N/A	400,000	354,315
01-JAN-14 To 31-MAR-14	10	72.66	73.26	70.86	12.99	103.39	56.93	91.47	57.73 to 87.04	643,433	455,924
01-APR-14 To 30-JUN-14	2	65.42	65.42	61.86	13.80	105.75	56.39	74.45	N/A	660,000	408,288
01-JUL-14 To 30-SEP-14	4	76.38	78.92	74.95	16.78	105.30	61.96	100.96	N/A	279,078	209,155
01-OCT-14 To 31-DEC-14	9	65.58	74.17	66.62	26.65	111.33	52.28	125.37	52.59 to 99.16	977,240	651,037
01-JAN-15 To 31-MAR-15	2	78.01	78.01	71.98	18.78	108.38	63.36	92.66	N/A	238,000	171,308
01-APR-15 To 30-JUN-15	7	56.64	60.74	57.83	25.00	105.03	39.98	115.33	39.98 to 115.33	1,272,972	736,206
01-JUL-15 To 30-SEP-15	2	71.37	71.37	80.85	14.80	88.27	60.81	81.92	N/A	368,628	298,030
01-OCT-15 To 31-DEC-15	5	68.74	74.20	67.16	19.61	110.48	57.47	111.81	N/A	546,520	367,019
01-JAN-16 To 31-MAR-16	4	72.74	64.27	65.87	15.38	97.57	35.28	76.30	N/A	386,555	254,619
01-APR-16 To 30-JUN-16	8	79.37	83.84	81.56	21.51	102.80	56.43	149.50	56.43 to 149.50	603,663	492,343
01-JUL-16 To 30-SEP-16	4	74.57	77.61	75.01	07.63	103.47	71.04	90.25	N/A	449,500	337,171
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	19	73.90	76.05	72.24	15.47	105.27	56.39	116.51	64.22 to 82.56	530,034	382,914
01-OCT-14 To 30-SEP-15	20	61.75	69.57	63.17	26.77	110.13	39.98	125.37	54.91 to 77.99	945,961	597,573
01-OCT-15 To 30-SEP-16	21	73.02	76.63	74.65	18.82	102.65	35.28	149.50	65.72 to 79.37	519,339	387,666
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	25	71.42	73.87	68.33	18.30	108.11	52.28	125.37	62.57 to 78.54	706,632	482,870
01-JAN-15 To 31-DEC-15	16	60.87	68.43	61.66	24.71	110.98	39.98	115.33	56.64 to 81.92	803,541	495,451
<u>ALL</u>	60	71.23	74.09	68.60	20.79	108.00	35.28	149.50	65.56 to 77.11	664,933	456,130

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	6	63.93	64.61	55.24	22.26	116.96	47.34	82.56	47.34 to 82.56	692,656	382,624
2	13	69.18	71.25	69.19	15.02	102.98	54.91	111.81	57.47 to 74.60	301,240	208,423
3	41	73.02	76.39	70.27	22.08	108.71	35.28	149.50	64.22 to 79.37	776,193	545,429
<u>ALL</u>	60	71.23	74.09	68.60	20.79	108.00	35.28	149.50	65.56 to 77.11	664,933	456,130

51 Keith
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

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Avg. Assessed Value : 456,130

MEDIAN : 71
WGT. MEAN : 69
MEAN : 74
COD : 20.79
PRD : 108.00

COV : 27.94
STD : 20.70
Avg. Abs. Dev : 14.81
MAX Sales Ratio : 149.50
MIN Sales Ratio : 35.28

95% Median C.I. : 65.56 to 77.11
95% Wgt. Mean C.I. : 63.11 to 74.08
95% Mean C.I. : 68.85 to 79.33

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	10	77.86	83.91	72.44	24.51	115.83	52.28	149.50	64.22 to 125.37	1,002,066	725,933
3	10	77.86	83.91	72.44	24.51	115.83	52.28	149.50	64.22 to 125.37	1,002,066	725,933
_____Dry_____											
County	7	73.02	77.08	77.22	19.76	99.82	57.47	116.51	57.47 to 116.51	249,260	192,466
2	2	66.04	66.04	60.72	12.98	108.76	57.47	74.60	N/A	174,410	105,910
3	5	73.02	81.50	81.34	22.97	100.20	61.96	116.51	N/A	279,200	227,089
_____Grass_____											
County	16	69.72	65.57	61.26	15.99	107.04	39.98	82.56	56.43 to 78.54	441,416	270,421
1	6	63.93	64.61	55.24	22.26	116.96	47.34	82.56	47.34 to 82.56	692,656	382,624
2	5	69.18	66.35	67.13	09.87	98.84	56.64	74.45	N/A	363,000	243,698
3	5	70.25	65.94	74.42	16.48	88.61	39.98	80.13	N/A	218,343	162,501
_____ALL_____	60	71.23	74.09	68.60	20.79	108.00	35.28	149.50	65.56 to 77.11	664,933	456,130

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	18	71.84	77.28	69.96	22.27	110.46	52.28	149.50	62.57 to 81.34	949,522	664,266
3	18	71.84	77.28	69.96	22.27	110.46	52.28	149.50	62.57 to 81.34	949,522	664,266
_____Dry_____											
County	10	73.81	81.27	81.36	21.54	99.89	57.47	116.51	61.96 to 111.81	229,582	186,783
2	5	74.60	81.03	81.39	19.72	99.56	57.47	111.81	N/A	179,964	146,476
3	5	73.02	81.50	81.34	22.97	100.20	61.96	116.51	N/A	279,200	227,089
_____Grass_____											
County	18	70.84	70.30	64.08	19.93	109.71	39.98	115.33	56.64 to 80.13	415,425	266,199
1	6	63.93	64.61	55.24	22.26	116.96	47.34	82.56	47.34 to 82.56	692,656	382,624
2	5	69.18	66.35	67.13	09.87	98.84	56.64	74.45	N/A	363,000	243,698
3	7	78.54	78.00	84.78	22.80	92.00	39.98	115.33	39.98 to 115.33	215,245	182,477
_____ALL_____	60	71.23	74.09	68.60	20.79	108.00	35.28	149.50	65.56 to 77.11	664,933	456,130

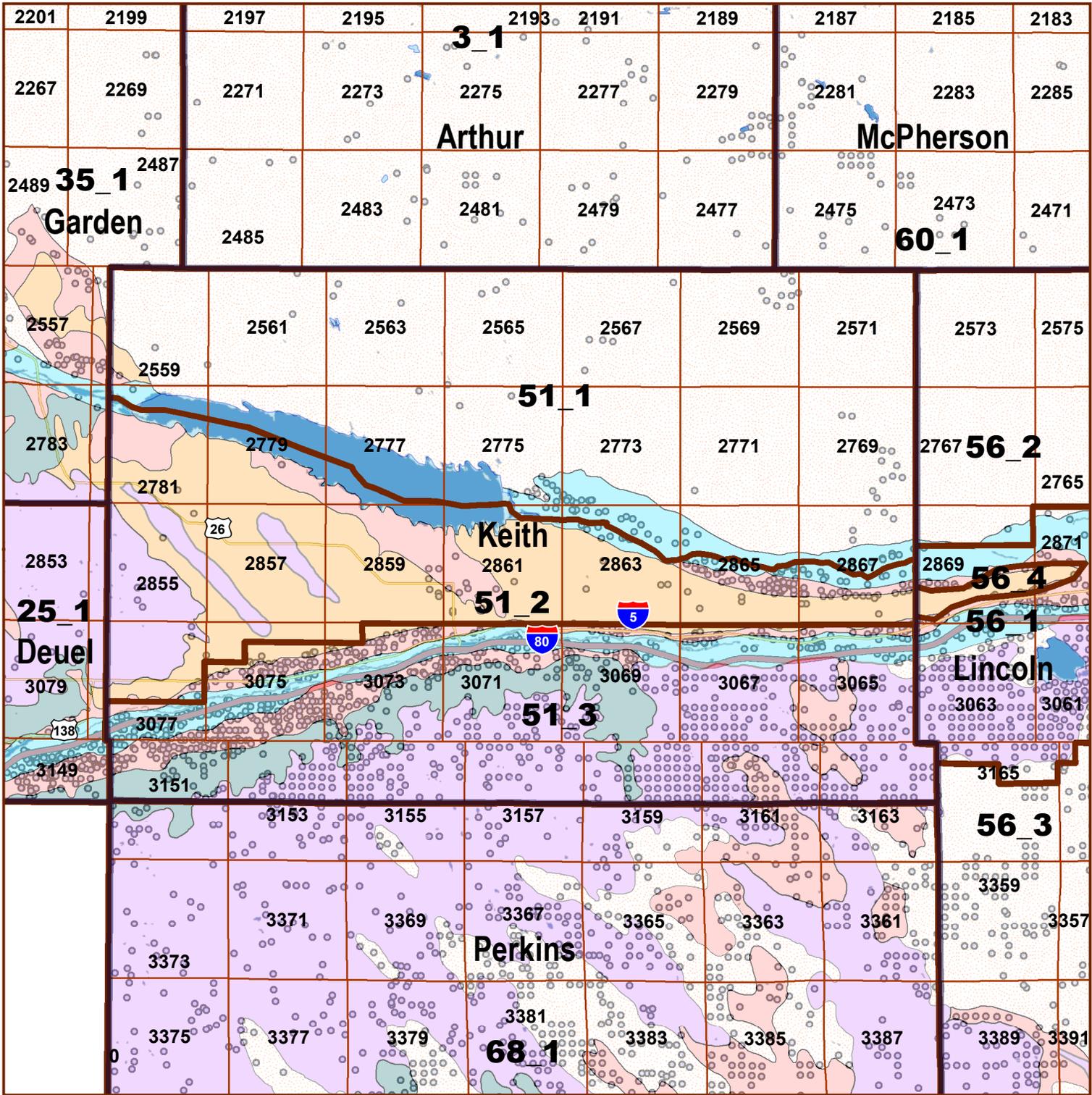
Keith County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keith	1	n/a	2,101	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Garden	1	n/a	2,245	2,245	2,245	2,245	2,190	2,190	2,190	2,205
Arthur	1	n/a	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100
McPherson	1	n/a	n/a	2,100	2,100	n/a	2,100	2,100	2,100	2,100
Lincoln	2	2,500	2,500	2,473	2,500	2,500	2,466	2,491	2,490	2,490
Keith	2	n/a	3,000	n/a	2,750	2,650	2,650	2,650	2,650	2,780
Deuel	1	3,030	3,026	2,946	2,952	2,973	2,701	2,695	2,466	2,937
Lincoln	1	4,829	4,870	4,872	4,864	4,146	4,075	4,095	3,995	4,532
Keith	3	4,355	4,355	4,025	4,025	3,840	3,840	3,840	3,840	4,168
Lincoln	1	4,829	4,870	4,872	4,864	4,146	4,075	4,095	3,995	4,532
Perkins	1	n/a	3,960	3,953	3,828	3,868	3,707	3,752	3,746	3,872

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keith	1	n/a	625	n/a	625	600	600	600	600	608
Garden	1	n/a	835	835	815	815	810	790	790	826
Arthur	1	n/a	n/a							
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Lincoln	2	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Keith	2	n/a	1,070	1,040	1,040	1,005	1,005	1,005	1,005	1,054
Deuel	1	1,095	1,095	1,090	935	935	595	595	585	977
Lincoln	1	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,797	1,800
Keith	3	1,540	1,540	1,430	1,430	1,325	1,325	1,295	1,295	1,472
Lincoln	1	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,797	1,800
Perkins	1	n/a	1,475	1,475	1,375	1,375	1,375	1,295	1,295	1,424

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keith	1	n/a	540	n/a	505	460	460	450	450	450
Garden	1	n/a	429	415	415	410	410	405	405	405
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	407
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450
Lincoln	2	595	595	595	595	595	525	525	524	525
Keith	2	n/a	545	515	515	485	485	470	470	475
Deuel	1	365	365	365	365	365	365	365	365	365
Lincoln	1	1,200	1,200	1,200	1,200	1,200	1,025	1,025	994	1,039
Keith	3	555	555	525	525	495	495	480	480	497
Lincoln	1	1,200	1,200	1,200	1,200	1,200	1,025	1,025	994	1,039
Perkins	1	n/a	650	650	650	650	650	650	650	650

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



Legend

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

Keith 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	302,969,320	--	--	--	74,670,120	--	--	--	181,048,520	--	--	--
2007	309,112,000	6,142,680	2.03%	2.03%	79,883,410	5,213,290	6.98%	6.98%	196,616,080	15,567,560	8.60%	8.60%
2008	316,369,810	7,257,810	2.35%	4.42%	88,199,275	8,315,865	10.41%	18.12%	221,632,840	25,016,760	12.72%	22.42%
2009	328,190,710	11,820,900	3.74%	8.32%	86,791,150	-1,408,125	-1.60%	16.23%	292,654,395	71,021,555	32.04%	61.64%
2010	334,129,510	5,938,800	1.81%	10.28%	86,954,055	162,905	0.19%	16.45%	317,502,475	24,848,080	8.49%	75.37%
2011	329,377,695	-4,751,815	-1.42%	8.72%	87,666,360	712,305	0.82%	17.40%	338,244,890	20,742,415	6.53%	86.83%
2012	333,648,235	4,270,540	1.30%	10.13%	92,246,280	4,579,920	5.22%	23.54%	350,530,405	12,285,515	3.63%	93.61%
2013	341,462,055	7,813,820	2.34%	12.71%	95,871,540	3,625,260	3.93%	28.39%	436,629,290	86,098,885	24.56%	141.17%
2014	350,691,700	9,229,645	2.70%	15.75%	98,592,825	2,721,285	2.84%	32.04%	567,610,755	130,981,465	30.00%	213.51%
2015	368,082,665	17,390,965	4.96%	21.49%	99,107,250	514,425	0.52%	32.73%	706,691,440	139,080,685	24.50%	290.33%
2016	413,237,412	45,154,747	12.27%	36.40%	107,873,128	8,765,878	8.84%	44.47%	782,428,060	75,736,620	10.72%	332.16%

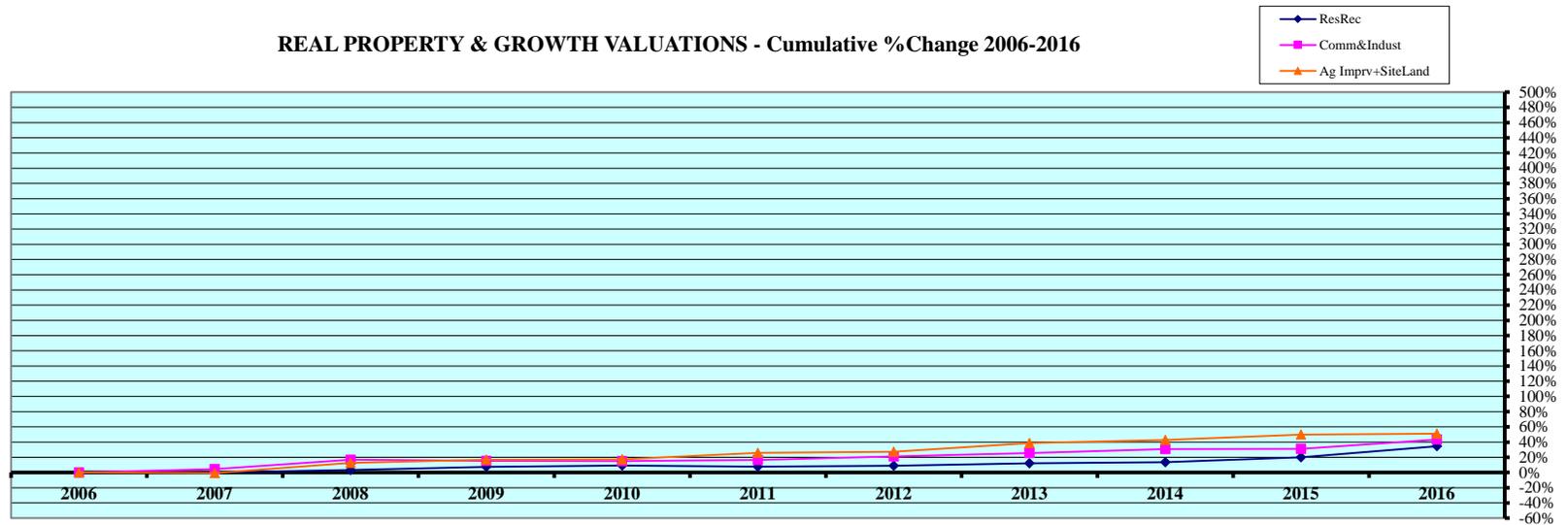
Rate Annual %chg: Residential & Recreational **3.15%** Commercial & Industrial **3.75%** Agricultural Land **15.76%**

Cnty# **51**
County **KEITH**

CHART 1 EXHIBIT 51B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	302,969,320	4,102,173	1.35%	298,867,147	--	--	74,670,120	1,159,485	1.55%	73,510,635	--	--	
2007	309,112,000	6,098,117	1.97%	303,013,883	0.01%	0.01%	79,883,410	1,873,575	2.35%	78,009,835	4.47%	4.47%	
2008	316,369,810	3,768,406	1.19%	312,601,404	1.13%	3.18%	88,199,275	942,580	1.07%	87,256,695	9.23%	16.86%	
2009	328,190,710	2,610,356	0.80%	325,580,354	2.91%	7.46%	86,791,150	634,975	0.73%	86,156,175	-2.32%	15.38%	
2010	334,129,510	3,136,775	0.94%	330,992,735	0.85%	9.25%	86,954,055	1,157,285	1.33%	85,796,770	-1.15%	14.90%	
2011	329,377,695	3,375,563	1.02%	326,002,132	-2.43%	7.60%	87,666,360	599,350	0.68%	87,067,010	0.13%	16.60%	
2012	333,648,235	3,574,004	1.07%	330,074,231	0.21%	8.95%	92,246,280	1,702,665	1.85%	90,543,615	3.28%	21.26%	
2013	341,462,055	2,062,060	0.60%	339,399,995	1.72%	12.02%	95,871,540	2,182,705	2.28%	93,688,835	1.56%	25.47%	
2014	350,691,700	6,315,095	1.80%	344,376,605	0.85%	13.67%	98,592,825	990,265	1.00%	97,602,560	1.81%	30.71%	
2015	368,082,665	4,533,360	1.23%	363,549,305	3.67%	20.00%	99,107,250	1,328,895	1.34%	97,778,355	-0.83%	30.95%	
2016	413,237,412	5,675,133	1.37%	407,562,279	10.73%	34.52%	107,873,128	857,120	0.79%	107,016,008	7.98%	43.32%	
Rate Ann%chg	3.15%					1.97%	3.75%					C & I w/o growth	2.42%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	25,367,905	16,075,500	41,443,405	1,233,705	2.98%	40,209,700	--	--
2007	26,343,495	15,703,750	42,047,245	893,625	2.13%	41,153,620	-0.70%	-0.70%
2008	31,566,795	16,193,855	47,760,650	1,012,285	2.12%	46,748,365	11.18%	12.80%
2009	33,106,280	16,817,405	49,923,685	1,587,935	3.18%	48,335,750	1.20%	16.63%
2010	33,011,130	17,112,960	50,124,090	1,445,390	2.88%	48,678,700	-2.49%	17.46%
2011	35,743,265	18,042,740	53,786,005	1,624,760	3.02%	52,161,245	4.06%	25.86%
2012	36,824,515	17,617,475	54,441,990	1,661,988	3.05%	52,780,002	-1.87%	27.35%
2013	37,309,115	22,844,325	60,153,440	2,707,340	4.50%	57,446,100	5.52%	38.61%
2014	38,889,360	23,410,395	62,299,755	3,127,015	5.02%	59,172,740	-1.63%	42.78%
2015	40,009,685	23,426,275	63,435,960	1,376,065	2.17%	62,059,895	-0.39%	49.75%
2016	40,139,220	23,460,265	63,599,485	1,005,280	1.58%	62,594,205	-1.33%	51.04%
Rate Ann%chg	4.70%	3.85%	4.38%	Ag Imprv+Site w/o growth		1.36%		

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

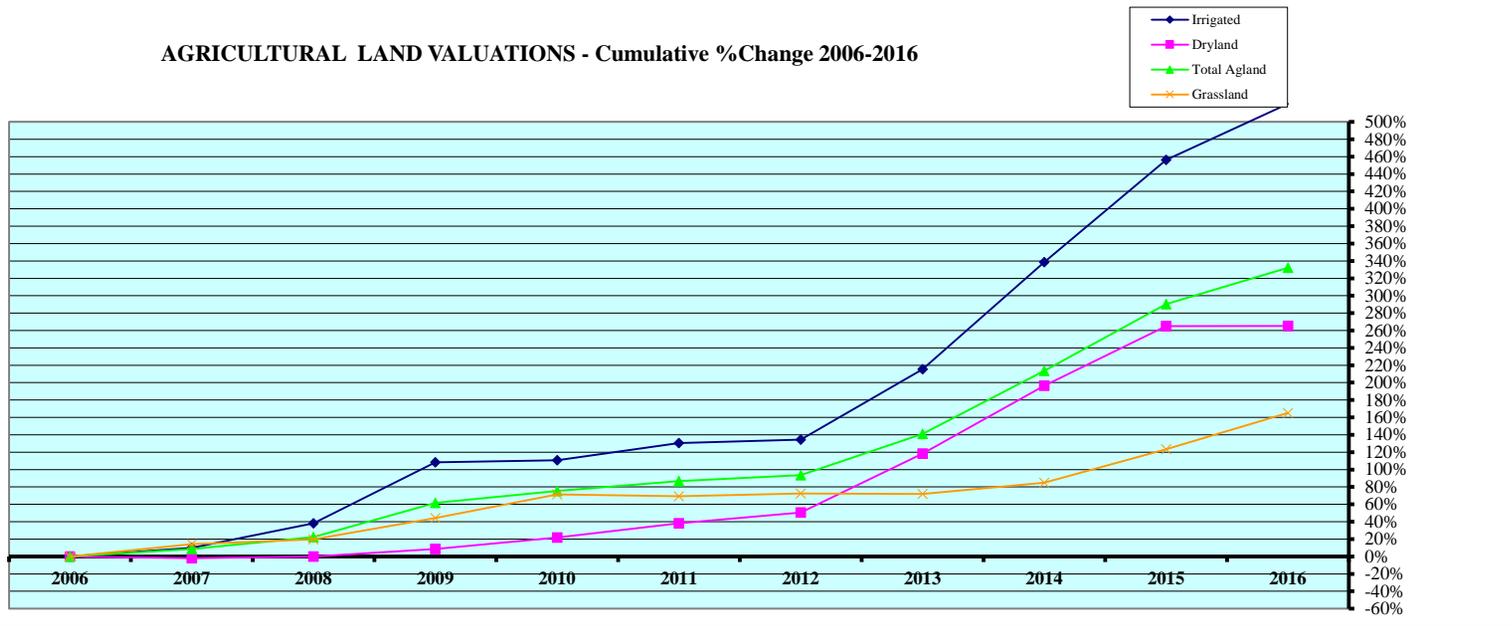
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 51
County KEITH

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	73,837,055	--	--	--	39,129,380	--	--	--	65,295,220	--	--	--
2007	81,148,565	7,311,510	9.90%	9.90%	38,365,235	-764,145	-1.95%	-1.95%	74,631,755	9,336,535	14.30%	14.30%
2008	102,120,715	20,972,150	25.84%	38.31%	39,117,650	752,415	1.96%	-0.03%	78,140,700	3,508,945	4.70%	19.67%
2009	153,811,890	51,691,175	50.62%	108.31%	42,525,450	3,407,800	8.71%	8.68%	94,160,670	16,019,970	20.50%	44.21%
2010	155,554,455	1,742,565	1.13%	110.67%	47,630,205	5,104,755	12.00%	21.72%	111,920,430	17,759,760	18.86%	71.41%
2011	170,224,510	14,670,055	9.43%	130.54%	54,046,205	6,416,000	13.47%	38.12%	110,464,590	-1,455,840	-1.30%	69.18%
2012	173,179,285	2,954,775	1.74%	134.54%	58,967,060	4,920,855	9.10%	50.70%	112,674,250	2,209,660	2.00%	72.56%
2013	232,814,915	59,635,630	34.44%	215.31%	85,414,165	26,447,105	44.85%	118.29%	112,333,770	-340,480	-0.30%	72.04%
2014	323,944,205	91,129,290	39.14%	338.73%	115,961,525	30,547,360	35.76%	196.35%	120,742,990	8,409,220	7.49%	84.92%
2015	410,673,885	86,729,680	26.77%	456.19%	142,814,790	26,853,265	23.16%	264.98%	145,830,570	25,087,580	20.78%	123.34%
2016	458,346,890	47,673,005	11.61%	520.75%	142,895,685	80,895	0.06%	265.19%	173,149,735	27,319,165	18.73%	165.18%

Rate Ann.%chg: Irrigated **20.03%** Dryland **13.83%** Grassland **10.24%**

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	363,380	--	--	--	2,423,485	--	--	--	181,048,520	--	--	--
2007	58,370	-305,010	-83.94%	-83.94%	2,412,155	-11,330	-0.47%	-0.47%	196,616,080	15,567,560	8.60%	8.60%
2008	2,253,770	2,195,400	3761.18%	520.22%	5	-2,412,150	-100.00%	-100.00%	221,632,840	25,016,760	12.72%	22.42%
2009	2,147,430	-106,340	-4.72%	490.96%	8,955	8,950	179000.00%	-99.63%	292,654,395	71,021,555	32.04%	61.64%
2010	2,397,385	249,955	11.64%	559.75%	0	-8,955	-100.00%	-100.00%	317,502,475	24,848,080	8.49%	75.37%
2011	3,509,585	1,112,200	46.39%	865.82%	0	0		-100.00%	338,244,890	20,742,415	6.53%	86.83%
2012	14,165	-3,495,420	-99.60%	-96.10%	5,695,645	5,695,645		135.02%	350,530,405	12,285,515	3.63%	93.61%
2013	14,520	355	2.51%	-96.00%	6,051,920	356,275	6.26%	149.72%	436,629,290	86,098,885	24.56%	141.17%
2014	6,139,905	6,125,385	42185.85%	1589.67%	822,130	-5,229,790	-86.42%	-66.08%	567,610,755	130,981,465	30.00%	213.51%
2015	1,833,420	-4,306,485	-70.14%	404.55%	5,538,775	4,716,645	573.71%	128.55%	706,691,440	139,080,685	24.50%	290.33%
2016	2,011,925	178,505	9.74%	453.67%	6,023,825	485,050	8.76%	148.56%	782,428,060	75,736,620	10.72%	332.16%

Cnty# **51**
County **KEITH**

Rate Ann.%chg: Total Agric Land **15.76%**

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	73,756,920	107,209	688			39,446,820	114,116	346			65,260,570	398,712	164		
2007	81,161,550	107,638	754	9.60%	9.60%	38,378,930	113,220	339	-1.94%	-1.94%	74,620,415	399,274	187	14.18%	14.18%
2008	102,406,210	108,043	948	25.70%	37.77%	39,754,980	113,306	351	3.51%	1.50%	79,023,550	399,494	198	5.84%	20.85%
2009	151,960,815	108,042	1,407	48.39%	104.44%	42,977,285	113,106	380	8.30%	9.92%	98,495,410	399,280	247	24.71%	50.71%
2010	155,181,690	112,643	1,378	-2.05%	100.25%	47,830,570	109,585	436	14.87%	26.27%	111,350,395	399,518	279	12.98%	70.28%
2011	170,289,025	110,472	1,541	11.89%	124.06%	54,243,085	107,908	503	15.17%	45.42%	111,124,590	405,148	274	-1.59%	67.57%
2012	172,801,045	110,522	1,563	1.43%	127.26%	58,794,685	107,209	548	9.10%	58.65%	112,480,880	404,572	278	1.36%	69.86%
2013	232,972,615	113,587	2,051	31.18%	198.13%	85,270,595	105,495	808	47.39%	133.83%	112,310,610	404,097	278	-0.03%	69.80%
2014	323,756,345	113,685	2,848	38.85%	313.95%	116,131,510	105,668	1,099	35.97%	217.94%	120,876,430	404,005	299	7.65%	82.79%
2015	410,707,420	113,399	3,622	27.18%	426.45%	142,844,735	105,489	1,354	23.21%	291.73%	145,799,580	404,343	361	20.52%	120.30%
2016	458,346,380	113,475	4,039	11.52%	487.11%	142,915,300	105,462	1,355	0.07%	292.03%	173,083,090	404,181	428	18.76%	161.63%

Rate Annual %chg Average Value/Acre: 19.36%

14.64%

10.10%

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	363,380	3,396	107			2,423,485	12,117	200			181,251,175	635,550	285		
2007	58,030	1,945	30	-72.12%	-72.12%	6,288,465	13,670	460	130.01%	130.01%	200,507,390	635,747	315	10.59%	10.59%
2008	73,280	1,854	40	32.53%	-63.06%	2,419,775	13,810	175	-61.91%	-12.39%	223,677,795	636,506	351	11.42%	23.22%
2009	2,237,275	15,082	148	275.25%	38.63%	0	0				295,670,785	635,510	465	32.39%	63.14%
2010	2,501,010	14,487	173	16.38%	61.34%	100,085	125	798		298.84%	316,963,750	636,358	498	7.06%	74.65%
2011	2,475,940	14,344	173	-0.01%	61.32%	0	0				338,132,640	637,872	530	6.43%	85.88%
2012	6,757,150	14,299	473	173.77%	341.64%	0	0				350,833,760	636,601	551	3.96%	93.24%
2013	14,520	579	25	-94.69%	-76.57%	6,096,625	14,377	424		112.02%	436,664,965	638,136	684	24.17%	139.94%
2014	7,094,715	13,789	515	1952.35%	380.85%	1,081,045	884	1,223	188.36%	511.39%	568,940,045	638,031	892	30.31%	212.68%
2015	1,833,420	3,574	513	-0.30%	379.39%	5,740,435	10,556	544	-55.53%	171.91%	706,925,590	637,360	1,109	24.38%	288.92%
2016	2,011,925	3,574	563	9.74%	426.06%	6,023,825	10,599	568	4.51%	184.18%	782,380,520	637,291	1,228	10.69%	330.48%

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KEITH

Rate Annual %chg Average Value/Acre: 15.72%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
8,368	KEITH	73,116,138	54,150,709	194,066,707	399,309,922	103,255,438	4,617,690	13,927,490	782,428,060	40,139,220	23,460,265	139,150	1,688,610,789
cnty sectorvalue % of total value:		4.33%	3.21%	11.49%	23.65%	6.11%	0.27%	0.82%	46.34%	2.38%	1.39%	0.01%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
326	BRULE	212,146	847,763	1,268,180	9,031,368	1,792,075	46,210	0	0	0	0	0	13,197,742
3.90%	%sector of county sector	0.29%	1.57%	0.65%	2.26%	1.74%	1.00%						0.78%
	%sector of municipality	1.61%	6.42%	9.61%	68.43%	13.58%	0.35%						100.00%
4,737	OGALLALA	13,311,067	5,588,379	6,274,122	167,746,540	73,032,203	4,005,985	0	1,490,900	0	0	0	271,449,196
56.61%	%sector of county sector	18.21%	10.32%	3.23%	42.01%	70.73%	86.75%		0.19%				16.08%
	%sector of municipality	4.90%	2.06%	2.31%	61.80%	26.90%	1.48%		0.55%				100.00%
523	PAXTON	983,541	1,005,538	2,330,473	13,298,430	5,084,275	377,250	0	269,010	0	0	0	23,348,517
6.25%	%sector of county sector	1.35%	1.86%	1.20%	3.33%	4.92%	8.17%		0.03%				1.38%
	%sector of municipality	4.21%	4.31%	9.98%	56.96%	21.78%	1.62%		1.15%				100.00%
5,586	Total Municipalities	14,506,754	7,441,680	9,872,775	190,076,338	79,908,553	4,429,445	0	1,759,910	0	0	0	307,995,455
66.75%	%all municip.sect of cnty	19.84%	13.74%	5.09%	47.60%	77.39%	95.92%		0.22%				18.24%

Sources: 2016 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2016 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

Cnty#	County
51	KEITH

CHART 5

EXHIBIT

51B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 9,143	Value : 1,406,262,390	Growth 11,951,782	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	199	2,585,155	46	764,620	297	4,543,925	542	7,893,700	
02. Res Improve Land	2,245	22,927,000	169	2,889,485	1,894	33,255,175	4,308	59,071,660	
03. Res Improvements	2,387	168,229,105	178	30,206,880	2,017	159,438,740	4,582	357,874,725	
04. Res Total	2,586	193,741,260	224	33,860,985	2,314	197,237,840	5,124	424,840,085	7,276,707
% of Res Total	50.47	45.60	4.37	7.97	45.16	46.43	56.04	30.21	60.88
05. Com UnImp Land	129	5,018,751	18	855,685	34	904,505	181	6,778,941	
06. Com Improve Land	378	20,100,229	32	1,696,095	67	2,101,920	477	23,898,244	
07. Com Improvements	402	76,786,210	39	8,135,960	73	11,192,275	514	96,114,445	
08. Com Total	531	101,905,190	57	10,687,740	107	14,198,700	695	126,791,630	3,723,685
% of Com Total	76.40	80.37	8.20	8.43	15.40	11.20	7.60	9.02	31.16
09. Ind UnImp Land	1	40,830	1	34,110	0	0	2	74,940	
10. Ind Improve Land	12	508,945	1	51,390	0	0	13	560,335	
11. Ind Improvements	12	4,981,065	1	155,450	0	0	13	5,136,515	
12. Ind Total	13	5,530,840	2	240,950	0	0	15	5,771,790	0
% of Ind Total	86.67	95.83	13.33	4.17	0.00	0.00	0.16	0.41	0.00
13. Rec UnImp Land	0	0	0	0	760	11,668,145	760	11,668,145	
14. Rec Improve Land	0	0	1	145,115	63	1,015,580	64	1,160,695	
15. Rec Improvements	0	0	1	66,385	65	3,403,390	66	3,469,775	
16. Rec Total	0	0	1	211,500	825	16,087,115	826	16,298,615	0
% of Rec Total	0.00	0.00	0.12	1.30	99.88	98.70	9.03	1.16	0.00
Res & Rec Total	2,586	193,741,260	225	34,072,485	3,139	213,324,955	5,950	441,138,700	7,276,707
% of Res & Rec Total	43.46	43.92	3.78	7.72	52.76	48.36	65.08	31.37	60.88
Com & Ind Total	544	107,436,030	59	10,928,690	107	14,198,700	710	132,563,420	3,723,685
% of Com & Ind Total	76.62	81.05	8.31	8.24	15.07	10.71	7.77	9.43	31.16
17. Taxable Total	3,130	301,177,290	284	45,001,175	3,246	227,523,655	6,660	573,702,120	11,000,392
% of Taxable Total	47.00	52.50	4.26	7.84	48.74	39.66	72.84	40.80	92.04

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	18,120	327,420	0	0	0
19. Commercial	18	2,857,470	24,995,927	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	2	18,120	327,420
19. Commercial	0	0	0	18	2,857,470	24,995,927
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				20	2,875,590	25,323,347

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	64	139,150	64	139,150	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	64	139,150	64	139,150	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	236	78	365	679

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	1,610,405	129	31,283,760	1,789	558,840,455	1,927	591,734,620
28. Ag-Improved Land	0	0	41	9,238,775	423	172,396,705	464	181,635,480
29. Ag Improvements	0	0	41	4,884,530	451	54,166,490	492	59,051,020
30. Ag Total							2,419	832,421,120

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	12,100	
32. HomeSite Improv Land	0	0.00	0	23	26.00	314,600	
33. HomeSite Improvements	0	0.00	0	25	0.00	3,676,120	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	4.50	6,525	
36. FarmSite Improv Land	0	0.00	0	24	28.66	41,565	
37. FarmSite Improvements	0	0.00	0	35	0.00	1,208,410	
38. FarmSite Total							
39. Road & Ditches	2	6.72	0	74	195.58	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	24	24.00	290,400	25	25.00	302,500	
32. HomeSite Improv Land	292	331.00	4,005,100	315	357.00	4,319,700	
33. HomeSite Improvements	310	0.00	31,954,085	335	0.00	35,630,205	741,630
34. HomeSite Total				360	382.00	40,252,405	
35. FarmSite UnImp Land	13	7.66	11,125	17	12.16	17,650	
36. FarmSite Improv Land	279	313.10	454,245	303	341.76	495,810	
37. FarmSite Improvements	420	0.00	22,212,405	455	0.00	23,420,815	209,760
38. FarmSite Total				472	353.92	23,934,275	
39. Road & Ditches	1,331	4,882.54	0	1,407	5,084.84	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				832	5,820.76	64,186,680	951,390

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	0.00	0	5	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3	146.33	102,110	74	7,085.32	15,411,015
44. Recapture Value N/A	3	146.33	143,945	74	7,085.32	22,915,200
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	208	44,550.59	54,718,610	285	51,782.24	70,231,735
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3.43	0.03%	7,205	0.03%	2,100.58
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	702.37	6.67%	1,474,975	6.67%	2,100.00
49. 3A1	126.09	1.20%	264,790	1.20%	2,100.01
50. 3A	2,630.89	25.00%	5,524,870	25.00%	2,100.00
51. 4A1	5,177.80	49.20%	10,873,380	49.20%	2,100.00
52. 4A	1,884.32	17.90%	3,957,080	17.90%	2,100.00
53. Total	10,524.90	100.00%	22,102,300	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	33.90	4.77%	21,190	4.90%	625.07
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	192.68	27.11%	120,450	27.87%	625.13
58. 3D1	99.72	14.03%	59,830	13.84%	599.98
59. 3D	116.52	16.39%	69,910	16.18%	599.98
60. 4D1	209.33	29.45%	125,600	29.06%	600.01
61. 4D	58.68	8.26%	35,210	8.15%	600.03
62. Total	710.83	100.00%	432,190	100.00%	608.01
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	128.46	0.05%	72,505	0.06%	564.42
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	662.20	0.25%	335,965	0.28%	507.35
67. 3G1	1,125.03	0.42%	524,090	0.43%	465.85
68. 3G	5,910.81	2.21%	2,747,200	2.27%	464.78
69. 4G1	48,879.69	18.28%	22,117,315	18.30%	452.48
70. 4G	210,737.32	78.80%	95,049,215	78.65%	451.03
71. Total	267,443.51	100.00%	120,846,290	100.00%	451.86
Irrigated Total	10,524.90	3.73%	22,102,300	15.20%	2,100.00
Dry Total	710.83	0.25%	432,190	0.30%	608.01
Grass Total	267,443.51	94.78%	120,846,290	83.10%	451.86
72. Waste	3,459.51	1.23%	1,983,125	1.36%	573.24
73. Other	39.88	0.01%	57,990	0.04%	1,454.11
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	282,178.63	100.00%	145,421,895	100.00%	515.35

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	2,394.39	25.35%	7,183,170	27.36%	3,000.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	3,893.80	41.23%	10,708,030	40.78%	2,750.02
49. 3A1	423.85	4.49%	1,123,200	4.28%	2,649.99
50. 3A	2,135.16	22.61%	5,658,205	21.55%	2,650.01
51. 4A1	75.35	0.80%	199,680	0.76%	2,650.03
52. 4A	522.49	5.53%	1,384,610	5.27%	2,650.02
53. Total	9,445.04	100.00%	26,256,895	100.00%	2,779.97
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	33,888.92	69.20%	36,261,170	70.22%	1,070.00
56. 2D1	427.39	0.87%	444,485	0.86%	1,040.00
57. 2D	5,849.28	11.94%	6,083,235	11.78%	1,040.00
58. 3D1	1,419.37	2.90%	1,426,465	2.76%	1,005.00
59. 3D	4,376.27	8.94%	4,398,145	8.52%	1,005.00
60. 4D1	783.25	1.60%	787,185	1.52%	1,005.02
61. 4D	2,228.57	4.55%	2,239,700	4.34%	1,004.99
62. Total	48,973.05	100.00%	51,640,385	100.00%	1,054.47
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,981.64	4.41%	2,337,010	5.32%	586.95
65. 2G1	84.66	0.09%	52,895	0.12%	624.79
66. 2G	3,779.96	4.18%	2,055,070	4.68%	543.68
67. 3G1	1,086.77	1.20%	600,360	1.37%	552.43
68. 3G	4,694.87	5.20%	2,450,420	5.58%	521.94
69. 4G1	5,240.62	5.80%	2,513,325	5.72%	479.59
70. 4G	71,485.00	79.12%	33,941,395	77.23%	474.80
71. Total	90,353.52	100.00%	43,950,475	100.00%	486.43
Irrigated Total					
Irrigated Total	9,445.04	6.23%	26,256,895	21.33%	2,779.97
Dry Total					
Dry Total	48,973.05	32.30%	51,640,385	41.95%	1,054.47
Grass Total					
Grass Total	90,353.52	59.60%	43,950,475	35.70%	486.43
72. Waste	41.90	0.03%	13,015	0.01%	310.62
73. Other	2,785.25	1.84%	1,239,435	1.01%	445.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	151,598.76	100.00%	123,100,205	100.00%	812.01

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	183.48	0.20%	799,050	0.21%	4,354.97
46. 1A	50,353.63	54.06%	219,290,210	56.49%	4,355.00
47. 2A1	166.73	0.18%	671,090	0.17%	4,025.01
48. 2A	24,415.52	26.21%	98,273,120	25.31%	4,025.03
49. 3A1	3,795.67	4.08%	14,575,365	3.75%	3,840.00
50. 3A	5,325.14	5.72%	20,448,520	5.27%	3,840.00
51. 4A1	7,460.12	8.01%	28,646,850	7.38%	3,840.00
52. 4A	1,435.84	1.54%	5,513,615	1.42%	3,839.99
53. Total	93,136.13	100.00%	388,217,820	100.00%	4,168.28
Dry					
54. 1D1	11.97	0.02%	18,435	0.02%	1,540.10
55. 1D	33,287.83	59.38%	51,263,205	62.13%	1,540.00
56. 2D1	103.51	0.18%	148,020	0.18%	1,430.01
57. 2D	11,874.74	21.18%	16,980,895	20.58%	1,430.00
58. 3D1	2,354.14	4.20%	3,119,355	3.78%	1,325.05
59. 3D	2,247.73	4.01%	2,978,350	3.61%	1,325.05
60. 4D1	5,503.37	9.82%	7,126,960	8.64%	1,295.02
61. 4D	672.44	1.20%	870,830	1.06%	1,295.03
62. Total	56,055.73	100.00%	82,506,050	100.00%	1,471.86
Grass					
63. 1G1	14.76	0.03%	8,190	0.03%	554.88
64. 1G	5,260.75	11.32%	3,088,795	12.75%	587.14
65. 2G1	81.46	0.18%	42,770	0.18%	525.04
66. 2G	8,739.82	18.80%	4,852,535	20.03%	555.22
67. 3G1	1,558.90	3.35%	900,115	3.72%	577.40
68. 3G	3,878.49	8.34%	2,019,655	8.34%	520.73
69. 4G1	8,116.07	17.46%	4,229,285	17.46%	521.10
70. 4G	18,832.98	40.52%	9,084,175	37.50%	482.35
71. Total	46,483.23	100.00%	24,225,520	100.00%	521.17
Irrigated Total	93,136.13	45.76%	388,217,820	77.69%	4,168.28
Dry Total	56,055.73	27.54%	82,506,050	16.51%	1,471.86
Grass Total	46,483.23	22.84%	24,225,520	4.85%	521.17
72. Waste	71.40	0.04%	23,925	0.00%	335.08
73. Other	7,770.56	3.82%	4,739,025	0.95%	609.87
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	203,517.05	100.00%	499,712,340	100.00%	2,455.38

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	348.44	1,412,795	7,768.06	30,507,535	104,989.57	404,656,685	113,106.07	436,577,015
77. Dry Land	121.33	142,105	4,085.64	4,882,610	101,532.64	129,553,910	105,739.61	134,578,625
78. Grass	110.51	52,655	8,296.85	4,095,160	395,872.90	184,874,470	404,280.26	189,022,285
79. Waste	0.00	0	26.13	8,755	3,546.68	2,011,310	3,572.81	2,020,065
80. Other	6.41	2,850	1,437.14	653,685	9,152.14	5,379,915	10,595.69	6,036,450
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	586.69	1,610,405	21,613.82	40,147,745	615,093.93	726,476,290	637,294.44	768,234,440

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	113,106.07	17.75%	436,577,015	56.83%	3,859.89
Dry Land	105,739.61	16.59%	134,578,625	17.52%	1,272.74
Grass	404,280.26	63.44%	189,022,285	24.60%	467.55
Waste	3,572.81	0.56%	2,020,065	0.26%	565.40
Other	10,595.69	1.66%	6,036,450	0.79%	569.71
Exempt	0.00	0.00%	0	0.00%	0.00
Total	637,294.44	100.00%	768,234,440	100.00%	1,205.46

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 N/a Or Error	10	233,685	1	250	11	149,585	21	383,520	71,510
83.2 Brule	26	135,580	167	969,820	177	8,296,050	203	9,401,450	47,540
83.3 K-areas	0	0	122	5,758,000	123	13,309,170	123	19,067,170	145,410
83.4 Key/roscoe/sarben	46	429,550	110	665,495	112	4,993,870	158	6,088,915	15,860
83.5 Lake	970	14,492,320	1,511	22,674,765	1,621	115,941,435	2,591	153,108,520	4,165,465
83.6 Og Sub	38	595,770	155	2,642,020	158	26,992,185	196	30,229,975	480,995
83.7 Ogallala	153	1,920,320	1,857	19,681,910	1,977	147,441,045	2,130	169,043,275	1,677,450
83.8 Paxton	19	514,050	221	2,275,270	223	12,354,955	242	15,144,275	170,795
83.9 Rural	40	1,240,570	228	5,564,825	246	31,866,205	286	38,671,600	501,682
84 Residential Total	1,302	19,561,845	4,372	60,232,355	4,648	361,344,500	5,950	441,138,700	7,276,707

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	Brule	23	117,130	35	271,430	37	3,249,385	60	3,637,945	209,440
85.2	Key/roscoe/sarben	1	4,135	4	10,245	4	41,720	5	56,100	0
85.3	Lake	25	559,215	54	1,976,420	56	9,350,755	81	11,886,390	312,565
85.4	Og Sub	14	745,055	26	1,490,140	30	4,140,860	44	6,376,055	0
85.5	Ogallala	91	4,830,781	315	20,047,964	333	74,542,255	424	99,421,000	3,179,705
85.6	Paxton	18	116,900	41	352,370	45	5,081,615	63	5,550,885	21,975
85.7	Rural	11	480,665	15	310,010	22	4,844,370	33	5,635,045	0
86	Commercial Total	183	6,853,881	490	24,458,579	527	101,250,960	710	132,563,420	3,723,685

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	109.99	0.04%	59,395	0.05%	540.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	654.71	0.25%	330,650	0.28%	505.03
91. 3G1	1,098.69	0.41%	505,385	0.42%	459.99
92. 3G	5,797.91	2.18%	2,667,040	2.23%	460.00
93. 4G1	48,413.39	18.20%	21,786,240	18.18%	450.00
94. 4G	209,902.14	78.92%	94,456,240	78.84%	450.00
95. Total	265,976.83	100.00%	119,804,950	100.00%	450.43
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	18.47	1.26%	13,110	1.26%	709.80
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	7.49	0.51%	5,315	0.51%	709.61
100. 3C1	26.34	1.80%	18,705	1.80%	710.14
101. 3C	112.90	7.70%	80,160	7.70%	710.01
102. 4C1	466.30	31.79%	331,075	31.79%	710.00
103. 4C	835.18	56.94%	592,975	56.94%	710.00
104. Total	1,466.68	100.00%	1,041,340	100.00%	710.00
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	265,976.83	99.45%	119,804,950	99.14%	450.43
CRP Total	1,466.68	0.55%	1,041,340	0.86%	710.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	267,443.51	100.00%	120,846,290	100.00%	451.86

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	2,969.20	3.45%	1,618,210	3.96%	545.00
89. 2G1	36.96	0.04%	19,030	0.05%	514.88
90. 2G	3,224.16	3.75%	1,660,470	4.06%	515.01
91. 3G1	761.00	0.88%	369,065	0.90%	484.97
92. 3G	3,926.06	4.57%	1,904,555	4.66%	485.11
93. 4G1	5,031.28	5.85%	2,364,695	5.79%	470.00
94. 4G	70,054.00	81.46%	32,925,390	80.58%	470.00
95. Total	86,002.66	100.00%	40,861,415	100.00%	475.12
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1,012.44	23.27%	718,800	23.27%	709.97
98. 2C1	47.70	1.10%	33,865	1.10%	709.96
99. 2C	555.80	12.77%	394,600	12.77%	709.97
100. 3C1	325.77	7.49%	231,295	7.49%	709.99
101. 3C	768.81	17.67%	545,865	17.67%	710.01
102. 4C1	209.34	4.81%	148,630	4.81%	709.99
103. 4C	1,431.00	32.89%	1,016,005	32.89%	710.00
104. Total	4,350.86	100.00%	3,089,060	100.00%	709.99
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	86,002.66	95.18%	40,861,415	92.97%	475.12
CRP Total	4,350.86	4.82%	3,089,060	7.03%	709.99
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	90,353.52	100.00%	43,950,475	100.00%	486.43

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	14.76	0.04%	8,190	0.04%	554.88
88. 1G	4,168.49	10.10%	2,313,315	11.28%	554.95
89. 2G1	81.46	0.20%	42,770	0.21%	525.04
90. 2G	7,314.15	17.73%	3,840,335	18.72%	525.06
91. 3G1	961.49	2.33%	475,945	2.32%	495.01
92. 3G	3,414.39	8.28%	1,690,145	8.24%	495.01
93. 4G1	6,663.37	16.15%	3,197,850	15.59%	479.91
94. 4G	18,635.22	45.17%	8,943,770	43.60%	479.94
95. Total	41,253.33	100.00%	20,512,320	100.00%	497.23
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1,092.26	20.88%	775,480	20.88%	709.98
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	1,425.67	27.26%	1,012,200	27.26%	709.98
100. 3C1	597.41	11.42%	424,170	11.42%	710.01
101. 3C	464.10	8.87%	329,510	8.87%	710.00
102. 4C1	1,452.70	27.78%	1,031,435	27.78%	710.01
103. 4C	197.76	3.78%	140,405	3.78%	709.98
104. Total	5,229.90	100.00%	3,713,200	100.00%	709.99
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	41,253.33	88.75%	20,512,320	84.67%	497.23
CRP Total	5,229.90	11.25%	3,713,200	15.33%	709.99
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	46,483.23	100.00%	24,225,520	100.00%	521.17

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

51 Keith

	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	399,309,922	424,840,085	25,530,163	6.39%	7,276,707	4.57%
02. Recreational	13,927,490	16,298,615	2,371,125	17.02%	0	17.02%
03. Ag-Homesite Land, Ag-Res Dwelling	40,139,220	40,252,405	113,185	0.28%	741,630	-1.57%
04. Total Residential (sum lines 1-3)	453,376,632	481,391,105	28,014,473	6.18%	8,018,337	4.41%
05. Commercial	103,255,438	126,791,630	23,536,192	22.79%	3,723,685	19.19%
06. Industrial	4,617,690	5,771,790	1,154,100	24.99%	0	24.99%
07. Total Commercial (sum lines 5-6)	107,873,128	132,563,420	24,690,292	22.89%	3,723,685	19.44%
08. Ag-Farmsite Land, Outbuildings	23,460,265	23,934,275	474,010	2.02%	209,760	1.13%
09. Minerals	139,150	139,150	0	0.00	0	0.00%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	23,599,415	24,073,425	474,010	2.01%	209,760	1.12%
12. Irrigated	458,346,890	436,577,015	-21,769,875	-4.75%		
13. Dryland	142,895,685	134,578,625	-8,317,060	-5.82%		
14. Grassland	173,149,735	189,022,285	15,872,550	9.17%		
15. Wasteland	2,011,925	2,020,065	8,140	0.40%		
16. Other Agland	6,023,825	6,036,450	12,625	0.21%		
17. Total Agricultural Land	782,428,060	768,234,440	-14,193,620	-1.81%		
18. Total Value of all Real Property (Locally Assessed)	1,367,277,235	1,406,262,390	38,985,155	2.85%	11,951,782	1.98%

2017 Assessment Survey for Keith County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	2 appraisal clerks
3.	Other full-time employees:
	2 assessment clerks
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 398,907
7.	Adopted budget, or granted budget if different from above:
	\$ 396,910
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 60,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	The data processing expenses are within a county data processing budget in County General. \$12,500 GIS aerials, \$5,095 GIS contract
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 4,000
12.	Other miscellaneous funds:
	\$ 315,315
13.	Amount of last year's assessor's budget not used:
	none

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes, as historic research work.
4.	If so, who maintains the Cadastral Maps?
	These were maintained through December 31, 2012.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes www.keith.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Ogallala, Brule and Paxton
4.	When was zoning implemented?
	1975

D. Contracted Services

1.	Appraisal Services:
	Tax Valuations, Inc. Joe Wilson and Ron Elliott out of Lincoln, NE
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Tax Valuations, Inc. Joe Wilson and Ron Elliott out of Lincoln, NE

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Tax Valuations, Inc. Joe Wilson and Ron Elliott out of Lincoln, NE
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Credentialed real property appraiser.
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?
	They provide estimated values for the assessors review and approval. This year the commercial within the City of Ogallala was reviewed.

2017 Residential Assessment Survey for Keith County

1.	Valuation data collection done by:																
	Assessor and staff.																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>City of Ogallala - the county seat and primary provider of services.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east..</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rural - parcels located outside the City or Village limits and excluding Lake McConaughy</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Lake McConaughy - recreational properties</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Homes and outbuildings on rural residential and agricultural parcels.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	City of Ogallala - the county seat and primary provider of services.	02	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east..	03	Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.	04	Rural - parcels located outside the City or Village limits and excluding Lake McConaughy	05	Lake McConaughy - recreational properties	08	Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.	AG	Homes and outbuildings on rural residential and agricultural parcels.
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AG	Homes and outbuildings on rural residential and agricultural parcels.																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach is primarily used for determining market value for residential property.																
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?																
	Neighborhoods are reviewed and market data is used to develop depreciation models. Tables are then entered into the CAMA.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes, and with the 6-year review and inspection cycle will be updating the depreciation models and the tables in the CAMA system.																
6.	Describe the methodology used to determine the residential lot values?																
	A sales analysis of the land is derived from the local market per neighborhood and valuation grouping.																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	The methodology used to determine value for vacant lots being held for sale or resale will require a discounted cash flow analysis for the subdivision being developed. Things to look at are estimated time to sell off the lots, average sale price of the lots, expenses and developing a discount rate.																

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2016	6/2015	2015	2015
02	2016	6/2016	2016	2016
03	2016	6/2016	2016	2016
04	2012	2012	2012	2011
05	2015	2015	2015	2013-2015
08	2016	6/2016	2016	2016
AG	2008	2008	2011	2011

2017 Commercial Assessment Survey for Keith County

1.	Valuation data collection done by:	
	Assessor, staff and Tax Valuation Inc.	
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	City of Ogallala - the county seat and primary provider of services.
	02	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. The nearest major service providers would be Ogallala to the west or North Platte to the east.
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	04	Rural - parcels located outside the City of Village limits and excluding Lake McConaughy.
	05	Lake McConaughy - recreational.
	08	Villages of Keystone, Roscoe and Sarben - small villages with stale or no economic activity.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The cost approach is primarily used for determining market value for commercial property.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	Will seek the assistance of Tax Valuation, Inc. to do the unique commercial properties.	
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 tables are developed from the market study during the 6 year review.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	Yes, and with the 6-year review and inspection cycle we will be updating the table with each part of the county that is reviewed for that cycle year.	
6.	Describe the methodology used to determine the commercial lot values.	
	Market data is used to establish the lot values.	

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2011	2011	2011	2016
	02	2011	2011	2011	2010
	03	2011	2011	2011	2010
	04	2011	2011	2011	2010
	05	2011	2011	2011	2010
	08	2011	2011	2011	2010

2017 Agricultural Assessment Survey for Keith County

1.	Valuation data collection done by:													
	Assessor and staff.													
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="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.</td> <td style="text-align: center;">2012-2013</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Market Area 02 is south of the North Platte River and Lake McConaughy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.</td> <td style="text-align: center;">2012-2013</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.</td> <td style="text-align: center;">2012-2013</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.	2012-2013	02	Market Area 02 is south of the North Platte River and Lake McConaughy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.	2012-2013	03	Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.	2012-2013
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	Implemented GIS during 2012 and 2013; took a considerable amount of time to edit parcels for accuracy of the data. Implemented the new soil conversion.													
3.	Describe the process used to determine and monitor market areas.													
	GIS maps, topography and comparable maps of surrounding counties help to identify the unique characteristics that drive the market in each of these areas.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	The actual use of the parcel is determined by physical reviews which identify the classification of either rural residential or agricultural land.													
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?													
	Yes													
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.													
	An analysis is done of the sales and if available, the contracts will be examined as well, to try and establish a value for the WRP acres.													
	<i><u>If your county has special value applications, please answer the following</u></i>													

7a.	How many special valuation applications are on file?
	384
7b.	What process was used to determine if non-agricultural influences exist in the county?
	Market data and sales of similar influences are analyzed. If possible on-site reviews are also done to verify if a non-agricultural use exists.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	Recreational, primarily used for hunting.
7d.	Where is the influenced area located within the county?
	Primarily along the North and South Platte Rivers,
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	It is a sales comparison approach, the sales are verified and the market data is analyzed to arrive at a market value in the influenced area.

**2016
PLAN OF ASSESSMENT
FOR
KEITH COUNTY**

Plan of Assessment Requirements

Pursuant to Neb. Rev. Stat. §77-1311.02, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Keith County

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

	Parcels	% of Total Parcels	Taxable Value Base	% of Value
Residential	5124	55.99%	406,314,082	29.56%
Commercial	699	7.64%	103,582,500	7.53%
Industrial	15	0.16%	4,617,690	0.34%

Recreational	833	9.10%	14,120,355	1.03%
Agricultural	2416	26.1%	845,975,615	62 %
Minerals	64	0.6%	139,150	0.01 %
Sub Total	9151			
Exempt	675	6.8%	0	0%
Game & Parks	5	.05%	0	0%
Total	9831		1,374,749,392	
Special Value	283			
Market Value	24 denied Special Val			
Tax Increment Financing	19		18,617,960	
			Total Valuation of 1,374,749,392*	
			*excludes TIF Excess	

Agricultural land - taxable acres [637,291.31]

USE	ACRES	VALUE
Irrigated	113,474.83	458,346,380
Dry	105,462.30	142,915,300
Grass	404,181.30	173,083,090
Waste	3,574.29	2,011,925
Other (Primarily Accretion)	10,598.59	6,023,825
Sub-Total Land only	637,291.31	782,380,520
Ag Home Sites	23	4,694,800
Ag Farm Sites	14.32	514,780
Improvements	705.51	58,385,515
Sub =Total Sites + IMPS		63,595,095
Total Agricultural Valuation		845,975,615

All of this and more information can be found in the 2016 County Abstract of Assessment for Real Property, Form 45.

While the Agricultural parcel count consists of less than half of the Residential parcel count the Agricultural total valuations are more than twice the valuation of the Residential total valuation. As you can see from the acre count and values listed above, the majority of Agricultural land use consists of Grassland. The majority of the Grassland lies in the northern region of Keith County which is north of Lake McConaughy and the North Platte River in Area 1. The Irrigated acres consist of a little over a fourth of the Grassland acres, however, due to major increases in the Irrigated Land Market the total valuation of Irrigated Land is more than double the valuation of the total Grassland valuation for 2016. Dry land consists of slightly less acres than Irrigated and it comprises the least amount of valuation per use. In Keith County Dryland Acres were historically more than the Irrigated Acres. This change due to the Well Moratorium and in 2011 there was a shift when Irrigated Acres exceeded the Dryland Acres. Despite the Moratorium producers are still able, with the approval of the Twin Platte NRD, to convert their Dryland or Grassland Acres to Irrigated. There are many requirements that must be met prior to approval by the NRD. With the high grain prices Irrigated Acres were quite desirable, therefore, property owners requested transfer of acres from one location to another location so they are able to utilize their “right to irrigate” in a more productive way. In some cases they transfer acres into a bank with the NRD and wait until they have banked enough acres to drop a new pivot in another location. Some

property owners are also buying the Certified Irrigated Acres (CIA), without the land attached, from the land owner; which allows them to move the Certified Irrigated Acres to former Dry or Grass land. All transfers and new wells must be approved by the NRD. The NRD works well with the Keith County Assessor Office on all transfers to ensure accuracy of acre counts on correct parcels.

The first year that market value on Accretion was implemented in Keith County was in 2007. This was when all of the county was reviewed and again reviewed in 2011. We currently review properties with accretion and use the Special Value Methodology when reviewing accretion properties.

New Property: For assessment year 2016, approximately 212 building permits and/or information statements were filed for new property/construction/additions in the county. Additional parcels were reviewed for new property construction/additions in Keith County due to other forms of discovery than building permit reporting. Unfortunately, Keith County does not require building permits for our Agricultural Zoned Parcels and seldom are any Information Statements completed and returned to the office. In the spring of 2012 GIS Workshop flew Keith County for oblique imagery to assist us with identification and a remedy to this issue of new construction in the rural areas. For 2017, GIS Workshop will again do another fly over to update our oblique imagery. *For more information see 2016 Reports & Opinion, Abstract and Assessor Survey*

Current Resources

A. Staff/Budget/Training: 1 Assessor, 1 Deputy, 1 Appraisal Clerk, 2 Assessment Clerks.

The Current Assessor has her Appraiser license and is current with required continued education classes and is working to meet all of the required continuing education for the Assessor Certificate. The assessor attends other workshops and meetings to further her knowledge of the assessment field. In 2016, one of our appraisal clerks passed the assessor exam and became our deputy. She also attends workshops, meetings, and classes to further study the appraisal and assessment field. The appraisal clerk and assessment clerks continue to attend meetings, workshops, and classes to keep up to date with the changes, improvements and to further their knowledge in this field.

The budget for 2015-2016 was \$328,880. The budget requested 2016-2017 is 398,907. We requested an increase in budget this year for Commercial Re-appraisal to be split up between 2 years and renewal of the oblique imagery update with GIS Workshop. We will be adding another employee starting in December and January to cover Maternity leave for Amanda. In May, one of our longtime employees Karla Lawler will be retiring and Amanda will switch to take over her duties and we will train the new employee for an appraisal clerk.

B. Pursuant to Neb. Rev. Stat. §77-1329 the Assessor shall maintain tax maps. We are contracted with GIS Workshop and they help us to maintain our maps and mapping systems.

- C. **Property Record Cards:** Our property record files are electronically generated, no hard cards are being kept anymore.
- D. **Software for CAMA, Assessment Administration, and GIS:** Keith County is on the MIPS CAMA system package. GIS Workshop provides the software for the web based GIS system.
- E. **Web based – property record information access:**
www.keith.gisworkshop.com and nebraskaassessoronline.us

Current Assessment Procedures for Real Property

- A. **Discover, List & Inventory all property.**
- B. **Data Collection.**
- C. **Review assessment sales ratio studies before assessment actions.**
- D. **All approaches to value are looked at. However, the Cost Approach bears the most weight.**
- E. **Land valuation studies, establish market areas, special value for agricultural land: Reconciliation of Final Value and documentation**
- F. **Review assessment sales ratio studies after assessment actions.**
- G. **Notices and Public Relations are completed by the County Assessor**

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

<u>PROPERTY CLASS</u>	<u>MEDIAN RATIO</u>	<u>COD*</u>	<u>PRD*</u>
Residential	97%	22.17%	107.65%
Commercial	97%	33.20%	131.88%
Agricultural	72%	27.81%	112.96%
Special Value Agricultural	72%	26.76%	110.39%

**COD means Coefficient of Dispersion and PRD means Price Related Differential. For more information regarding statistical measures see 2016 Reports & Opinions.*

Assessment Actions Planned for Assessment Year 2017

For 2017 Keith County will continue to verify information in our CAMA system MIPS and GIS system to insure accuracy, as well as, continued education for staff members.

Residential (and/or subclasses):

For Assessment year 2017, Paxton (Residential subclass 02), Brule (Residential subclass 03), Keystone, Roscoe, and Sarben (all Residential subclass 08) will be reviewed. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. This review will involve approximately 633 parcels.

Commercial (and/or subclasses):

For Assessment year 2017, Keith County Commercial neighborhoods will be reviewed. This will consist of a two year project. They will be completing Ogallala Commercial for the first year and the rest of the county for the second year. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system. New land and Depreciation tables will be implemented in the second year for assessment year 2018 along with the rest of the commercial parcels in the county. The commercial review for Ogallala will involve approximately 694 parcels. We currently do not have a Certified General appraiser on staff, we are hiring out to Tax Valuation Inc. for services. This project is to start in August 2016 and end February 2018.

Agricultural Land (and/or subclasses):

We will continue the analysis of Ag Land Market Areas and sales. Any adjustments will be made in price per acre if needed. Sales will determine if they need adjusted. We will continue to process all Irrigation Transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File, identify and remap agricultural land use changes. We will convert a new soil survey into our CAMA system from the Department also this year. GIS will be notified and will update our maps with the new soils.

Special Value – Agland:

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed the previous year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2014 to September 30, 2016, Commercial and Ag from October 1, 2013 to September 30, 2016, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to insure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

Assessment Actions Planned for Assessment Year 2018

Residential (and/or subclasses):

For Assessment year 2018, we will begin our Rural Residential and Suburban residential review. These will include residential sub classes (07) Rural and (06) Ogallala Suburban. We will continue ratio studies of all county residential neighborhoods and sales. Possible percentage adjustment will be applied if needed. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-

sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. This review will involve approximately 576 parcels. Included in this review will also be agricultural improved parcels. This consists of 2,380 parcels. We believe this may be a 2 year project.

Commercial (and/or subclasses):

For Assessment year 2018, we will continue our two year project of finishing up all commercial neighborhoods being reviewed in the county. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. This review will involve approximately 689 parcels and include the previous year's Ogallala Commercial parcels as well.

Agricultural Land (and/or subclasses):

All Agricultural land will have new digital pictures taken to review the use as we are reviewing all agricultural improved parcels in the county. We will also be reviewing all farm buildings. We will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in price per acre if needed. We also are planning on reviewing Home Site and Farm Site values this year. Sales will determine if they need adjusted. We will continue to process all Irrigation Transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File and identify and remap agricultural land use changes.

Special Value – Agland

We will start an in-depth analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. This will be included in the two year review of all rural properties as well. New Photographs will be taken for agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2015 to September 30, 2017, Commercial and Ag from October 1, 2014 to September 30, 2017, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to insure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

Assessment Actions Planned for Assessment Year 2019

Residential (and/or subclasses):

For Assessment year 2019, we will continue our Rural Residential and Suburban residential review. These will include residential sub classes (07) Rural and (06) Ogallala Suburban. We will continue ratio studies of all county residential neighborhoods and sales. Possible percentage adjustment will be applied if needed. Included in this review will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. This review will involve approximately 576 parcels. Included in this review will also be agricultural improved parcels. This consists of 2,380 parcels. We hope to be finished up with this larger project this year.

Commercial (and/or subclasses):

For Assessment year 2019, we will continue ratio studies of all county commercial neighborhoods and sales. Possible percentage adjustment will be applied if needed.

Agricultural Land (and/or subclasses):

We will continue our two year project of reviewing all Agricultural land in the county. They will have new digital pictures taken to review the use as we are reviewing all agricultural improved parcels in the county. We will also be reviewing all farm buildings.

We will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in price per acre if needed. We will double check any values we set for Home Site and Farm Site with the current market. Sales will determine if they need adjusted. We will continue to process all Irrigation Transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File and identify and remap agricultural land use changes.

Special Value – Agland

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. This will be included in the two year review of all rural properties as well. New Photographs will be taken for agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2016 to September 30, 2018, Commercial and Ag from October 1, 2015 to September 30, 2018, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to insure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

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

Record Maintenance, Mapping updates, & Ownership changes: Pursuant to Neb. Rev. Stat. §77-1303 and §77-1331. Since we were a State County Record Maintenance has been kept current on computerized forms with reliance solely on computer generated cards since 2007. In 2010 all of our property record cards had appraisal information that supported the values of the property and were completely generated by the computer system. The Appraisal and Administrative File balanced and were generated on all parcels in the CAMA. Now that we have a new CAMA the depreciation and cost tables need to be reviewed so that the Appraisal information again supports the values on the Administrative File of the Property Record Card. With the reliance on computerized Record Maintenance we need to be assured that the CAMA stores all the annual property record cards. Property Record Cards contain the information as set forth in Regulation 10-004.04 and 10-001.10 including ownership, legal description, cadastral map reference data, parcel I.D., property classification codes, taxing district, land information, building characteristics and annual value postings.

The sketches and the appraisal information were updated in the Terra Scan CAMA; however, some of the sketches need to be redrawn as some of the sketches currently in the new CAMA did not convert accurately. The 2005 cost was on all Residential and Commercial Improvements including Mobile Homes; within the City of Ogallala as well as Ogallala Suburban, Lake, Agricultural, Rural Residential, Villages of Paxton, Brule, Keystone, Roscoe and Sarben. We started implementing the 2012 costing tables from Marshal and Swift with Mobile Home parks last year and corrected them as per market. Ogallala Residential (01) are using 2015 costing tables as well as Lake Residential (05) & (06). Keystone, Roscoe, Sarben, Brule, and Paxton will have the newest costing tables implemented during their review. We plan to implement 2017 costing tables from Marshal and Swift on all Ogallala Suburban, Rural Residential, and Agricultural improved parcels for assessment year 2018 & 2019. 2017 Costing tables will be implemented on Commercial properties in the county also for 2017 and 2018 commercial the following year. It is our hopes that with an aggressive six year review cycle we will have everything table driven when complete. All information within the Appraisal File will continue to be verified for accuracy. Our goal after the review of each year will be that appraisal file will match the assessment file.

The 2009 Soil Conversion is currently utilized. This Soil Conversion was completed in mass. To update the acres per soil type the composite maps were utilized for a record of soils, as well as, a program called Agri-Data. Use change updates were completed on an annual basis on the composite overlay by the Assessment Staff utilizing information obtained from Twin Platte NRD, Farm Service Agency, well registration and physical review. After the County was assumed by the State, acre counts were no longer computer digitized by Olson Associates like they were prior to the county being assumed by the State. Assessment Staff had to again complete acre counts by soils and use, by utilizing a grid and hand count dots before updating the parcels with the hand counted acres per soil and use. In April 2008 a new Agri-Data, Inc Website was utilized to more accurately inventory soil types per use. Currently we use the GIS Website for our acre counts per soil and use, however, we do not change the total number of acres within the parcel. We have a blue line cadastral map that includes both the aerial picture and the ownership boundary lines.

There are also separate pages for each subdivision filed directly behind the section map that the subdivision is located in. For each blue line cadastral map there is a corresponding page that lists Cadastral Map #, Parcel #, Ownership Name and Legal Description. We will be having another soil conversion this fall for Assessment year 2017.

- 1. Annually prepare and file Assessor Reports required by law/regulation**
 - a. Assessor Survey
 - b. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
 - c. Notice of Taxable Status to Governmental Entities that lease Property for other than Public Purpose
 - d. Special Valuation Methodology
 - e. Real Property Abstract
 - f. Annual Plan of Assessment Report
 - g. Certification of Value to Political Subdivisions
 - h. School District Taxable Value Report
 - i. Average Assessed Value Report for Homestead Exemption
 - j. Generate Tax Roll
 - k. Certificate of Taxes Levied Report
 - l. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)

- 2. Updating 521/Ownership Transfers**
- 3. Permissive Exemption**
- 4. Mobile Home Report**
- 5. Personal Property**
- 6. Notice of Taxable Status**
- 7. Change of Value Notices**
- 8. Homestead Exemptions**
- 9. Centrally Assessed**
- 10. Tax Increment Financing**
- 11. Special Valuation**
- 12. Tax Districts and Tax Rates**
- 13. Tax Lists**
- 14. Tax List Corrections**
- 15. County Board of Equalization**
- 16. TERC Appeals**
- 17. TERC Statewide Equalization**
- 18. Education**

Conclusion

With all the entities of county government that utilize the assessor records in their operation, it is important for us to maintain the most accurate data in our records as possible.

We will continue to strive to be completely table driven on all areas in Keith County within five years. With the continual review of all properties and implementation of GIS, records will become more accurate, and values will be assessed more equitable and uniformly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Assessor signature: *Renee L. Bink*

2017 Special Valuation Methodology For Keith County

Identification of the Influenced Area

The Special Valuation Area is the accretion land along the North & South Platte Rivers and Lake Mc Conaughy. This area was first recognized in Assessment year 2007. This area is not in any specific Market Area as it is located within each of the three Agricultural Market Areas.

The highest and best use of Properties in the Influenced Area

The highest and best use of the accretion market area is for recreational use. The Special Valuation Area was determined by market trends as the majority of all the agricultural properties that have sold along either river have been purchased for residential living and/or recreational use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. Every parcel with accretion was reviewed. If the parcel contained more accretion acres than deeded acres we then looked at adjoining parcels to identify adjoining parcels with the same ownership as the parcel with accretion. If the total acres of adjoining parcels contained more deeded acres *used for agricultural purpose*, than accretion areas; these parcels were determined to be primarily agricultural purpose and therefore, are allowed Special Valuation. If the total deeded acres *used for agricultural purpose*, is a small difference than the accretion acres, these parcels were determined to be primarily agricultural purpose and therefore, are allowed Special Valuation. If the Accretion Acres contain some acres used for agricultural purpose, then these acres are valued as all other land of similar use and considered agricultural purpose and added to the deeded acres to determine whether a parcel is primarily agricultural purpose. **Parcels with slivers or small tracts of deeded land lying adjacent to larger accretion acres are not typical agricultural land in Keith County and are considered *food plots or wildlife forage*. Also, putting a few head of horses or cattle for a few months a year on these parcels with more accretion acres, does not qualify the parcel as being used primarily for agricultural purpose. After inspection, it was determined that the primary use of parcels with slivers or small tracts lying adjacent to larger accretion acres on the same parcel; or a few head of livestock for a few months annually, is not considered agricultural production in Keith County.** Parcels determined as not being primarily used for agricultural purposes were sent Disqualification Letters.

Valuation Models Used for Value Estimates

The valuation models used in these areas are unit comparison or value per acre. The models were created by using sold properties with accretion acres that were influenced by other than agricultural use. This Special Valuation Area was selected because the sold properties were not reflecting the true agricultural market. This Special Valuation Area was developed to define a market trend for agricultural parcels being used for residential or recreational use within Keith County

Market areas Analyzed-In County and out of County

All three market areas within Keith County area analyzed on an annual basis. Market trends are analyzed and sales within the Special Valuation area are used to determine the areas and market value.

We have also reviewed adjoining counties, Garden and Lincoln, Special Valuation Areas and their Valuation Methodology.

Adjustments made to Sales to reflect current cash equivalency of typical market conditions

We have not adjusted the sales. Typically the most recent sales reflect current cash equivalency. We rely on the most recent sales in determining value.

Estimates of Economic Rent or Net Operating Income

We have not studied rents for these properties. Typically actual income information is not readily available to our office.

Typical Expenses Allowed in Income Capitalization Approach

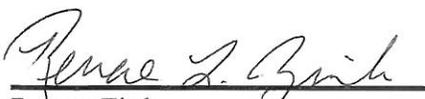
We have not studied the income approach for these properties. Typically actual income information is not readily available to our office.

Overall Capitalization Rate used in Income Capitalization Approach

We have not studied the income approach for these properties. Typically actual income information is not readily available to our office.

Other Supporting Information for the estimate of Special Value

Market trends for agricultural land in Keith County have been highly influenced by residential and recreational uses due to Lake McConaughy, the North Platte River and the South Platte River. This area is primarily agricultural parcels. The Special Valuation Market Area is determined by current sales within Keith County. The Special Value Methodologies are used to value agricultural land that is influenced by market factors other than purely agricultural or horticultural purposes. The Keith County Assessment office maintains a file of all data used for determining the special and actual valuation. This file shall be available for inspection at the Keith County Assessor Office by any interested person. Our Special Valuation area will be reviewed with during our two year study of rural and agricultural land reappraisal for 2019.


Renae Zink
Keith County Assessor