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DEPARTMENT OF REVENUE

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

KEYA PAHA 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 Keya Paha 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 Keya Paha 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: Suzy Wentworth, Keya Paha 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.

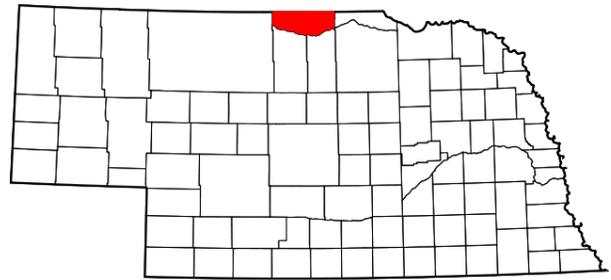
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

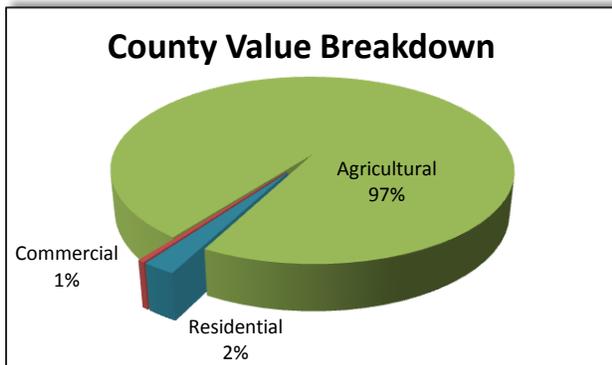
**Further information may be found in Exhibit 94*

County Overview

With a total area of 773 miles, Keya Paha had 804 residents, per the Census Bureau Quick Facts for 2015, a 3% population decline from the 2010 US Census. In a review of the past fifty-five years, Keya Paha has seen a steady drop in population of 52% (Nebraska Department of Economic Development). Reports indicated that 71% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Keya Paha convene in around the county seat of Springview. Per the latest information available from the U.S. Census Bureau, there were twenty-three employer establishments in Keya Paha, a 9% expansion over the preceding year.



County-wide employment was at 615 people, an 11% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Keya Paha that has fortified the local rural area economies. Keya Paha is included in both the Middle Niobrara and the Lower Niobrara Natural Resources Districts (NRD). Grassland makes up the majority of the land in the county.

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
SPRINGVIEW	292	242	-17%

2017 Residential Correlation for Keya Paha County

Assessment Actions

Only routine maintenance was completed in the residential class. All pick up work was also completed and placed on the assessment roll.

Description of Analysis

Residential sales are stratified into four valuation groupings. Valuation grouping 01 is comprised of the residential parcels in four smaller towns. The majority of sales occur within valuation grouping 04.

Valuation Grouping	Description
01	Burton, Jamison, Mills and Norden
02	Meadville
03	Rural
04	Springview

The residential profile for Keya Paha County is made up of six total sales representing two of the four valuation groupings. With such a small sample the reliability of the sample in representing the population for measurement purposes is reduced. All available sales were used.

When reviewing the historical movement of the residential values (excluding growth) over time Keya Paha County exhibits an average change of -2.63% over 10 years. Over these same 10 years the population has declined -17%, which correlates to values also holding flat to declining.

The county is on track with the six-year inspection cycle. Residential reviews were done between 2012-2014, along with lot studies and depreciation. Although the statistics are unreliable for the determination of a point estimate of the level of value, the values are consistently applied, and believed to be uniformly assessed.

Assessment Practice Review

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

2017 Residential Correlation for Keya Paha County

While the county assessor filed all reports timely for the previous assessment year, it is noted that the Abstract of Assessment was filed after the due date. Despite the delayed filing, the information was adequately reviewed by the Division and remains a credible base of information used in the analysis.

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the county assessor and deputy county assessor know are not arm's-length transactions are not verified. Being a smaller county the court house employees are pretty knowledgeable about the sales that take place. It is estimated that approximately 60% of verifications are returned. When sales questionnaires are incomplete the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are not completed for sales. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's-length or personal knowledge within the court house. Personal property adjustments for residential property are not automatically made when reported. The county assessor comments are fairly well documented on the non-qualified transactions.

The review also looked at the filing of Real Estate Transfer Statement as well as a check of the values reported on the Assessed Value Update (AVU). The filing of the transfer statements has improved, however the county assessor still needs to be reminded on occasion. The AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The last residential review and inspection for the rural residential was completed in 2012, Springview in 2013, Meadville, Burton, Jamison, Mills and Norden in 2014. Lot and depreciation studies are done as each valuation grouping is reviewed as part of the review and inspection cycle.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class.

Equalization and Quality of Assessment

There are not enough sales to analyze the statistics for measurement purposes. Analysis of value changes over time suggests that valuation changes have kept pace with the local economy. The assessment process in the county is consistently applied to all property and values are believed to be uniformly assessed.

2017 Residential Correlation for Keya Paha County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	1	103.09	103.09	103.09	00.00	100.00
04	5	93.33	84.94	82.75	14.86	102.65
____ALL____	6	93.85	87.97	89.58	14.05	98.20

Level of Value

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

2017 Commercial Correlation for Keya Paha County

Assessment Actions

Routine maintenance and pick up work were the only assessment actions performed for the commercial class of property for assessment year 2017 in Keya Paha County.

Description of Analysis

Currently there is one valuation grouping within the commercial class. This consists of all the towns and villages within the county.

There are approximately 60 commercial properties in the county with the majority being in Springview. There are two few sales to rely on the statistics to provide a point estimate of the level of value of commercial property in the county.

A historical review of assessment practices and valuation changes supports that the county has kept up with the review/inspection and depreciation tables. Over the past decade excluding growth, value has decreased -10.04%. This again correlates to the population decline of -17% over these ten years.

Assessment Practice Review

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

While the county assessor filed all reports timely for the previous assessment year, it is noted that the Abstract of Assessment was filed after the due date. Despite the delayed filing, the information was adequately reviewed by the Division and remains a credible base of information used in the analysis.

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the county assessor and deputy know are not good sales are not verified. Being a smaller county, the courthouse employees are knowledgeable about the sales that take place. It is estimated that approximately 60% of verifications are returned. When sales questionnaires are incomplete, the county does make phone calls to follow up for additional information to help with the verification of the transaction. On-site reviews are not completed for sales. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are either not arm's-length or there is personal knowledge within the courthouse. Personal Property adjustments for commercial property are not automatically made

2017 Commercial Correlation for Keya Paha County

when reported. The county assessor comments are fairly well documented on the non-qualified transactions.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The filing of transfer statements has improved, however the county assessor still needs to be reminded on occasion. The AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The contract appraiser last reviewed and inspected the commercial class in 2014

Valuation groups were examined to ensure that the grouping defined was equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified one economic area for the commercial property class. Grouping all towns and villages together in one valuation grouping is the most logical method.

Equalization and Quality of Assessment

With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionated manner.

Level of Value

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

2017 Agricultural Correlation for Keya Paha County

Assessment Actions

Assessment actions taken to address agricultural land for assessment year 2017 included the following overall adjustments: irrigated land stayed the same, dry and grassland increased by approximately 5%.

Description of Analysis

The agricultural land in Keya Paha County is divided between grassland at 86%, dry at 8%, and irrigated land at 6%. One valuation model is applied to the entire county. All counties adjoining Keya Paha are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

The statistical analysis for Keya Paha County consists of overall thirty-two sales with twenty-four of them being 80% grassland majority land use (MLU). This sample consists of sales with half of the grass sample selling at \$850 an acre and half selling towards \$1,350 an acre, this market variability can be observed all across the county and is not attributable to identifiable land characteristics. Removal of one sale swings the median five points. When reviewing the historical changes over a ten-year period for grassland in the area, Keya Paha County exhibits an average change of 10%, which is very similar to the surrounding counties percent change of 9.5 to 11%. So far, in the county the sales from October 1, 2016 to current are showing ratios between 75-124%.

Although the study period analysis indicated the overall median is not within the acceptable range, emphasis is placed on the counties increase of value this year as well as the comparability to the surrounding counties. The results reflected the general movement of the area, and showed the counties adjustments were typical for the region.

Assessment Practice Review

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

While the county assessor filed all reports timely for the previous assessment year, it is noted that the Abstract of Assessment was filed after the due date. Despite the delayed filing, the information was adequately reviewed by the Division and remains a credible base of information used in the analysis.

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the county assessor and deputy county assessor know are not good

2017 Agricultural Correlation for Keya Paha County

sales are not verified. Being a smaller county, the court house employees are pretty knowledgeable about the sales that take place. It is estimated that approximately 60% of verifications are returned. When sales questionnaires are incomplete, the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are not completed for sales. Private sales are most generally considered qualified sales unless the verification process indicates that they are not arm's-length or personal knowledge within the courthouse. Pivot adjustments are made when the personal property is reported on the Real Property Transfer Statement or the returned sales questionnaire. A review of the county assessor comments on the sales file are fairly well documented on the non-qualified transactions.

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

The review also looked at the filing of transfer statement as well as a check of the values reported on the Assessed Value Update (AVU). The filing of transfer statement has improved, however the county assessor still needs to be reminded on occasion. The AVU review was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. Within the class, the review work is typically completed in a five-year cycle. The inspection process includes an onsite inspection of all improved properties. The review of vacant agricultural land includes a review of the most current aerial imagery.

A sales analysis is studied each year to determine if one market area or additional areas are needed for the agricultural class. The analysis supports the one market area.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The land use of a parcel is reviewed through aerial imagery and physical inspection of the parcel. The County does consider parcels 40 acres and less to be rural residential unless verification of the parcel determines otherwise. Conversations with the county assessor indicate that if agricultural activity is observed on the majority of the parcel, then the parcel is considered agricultural regardless of size. Although the county does not have a written policy in place to define agricultural or non-agricultural land, there is no reason to believe that the county is not considering the primary use of the parcel to identify and value agricultural land.

Equalization

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

2017 Agricultural Correlation for Keya Paha County

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

The analysis supports that the county has achieved equalization; comparison of Keya Paha County values compared to the adjoining counties shows that all values are reasonably comparable. The market adjustments made for 2017 parallel the movement of the agricultural market across the region.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	91.79	91.79	91.79	00.00	100.00
1	1	91.79	91.79	91.79	00.00	100.00
<u>Grass</u>						
County	24	68.63	71.42	63.16	28.97	113.08
1	24	68.63	71.42	63.16	28.97	113.08
<u>ALL</u>						
	32	61.50	66.48	55.42	33.19	119.96

Level of Value

Based on the review of all available information, the level of value of agricultural property in Keya Paha County is determined to be at the statutory level of 75% of market value.

2017 Opinions of the Property Tax Administrator for Keya Paha County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	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 Keya Paha County

Residential Real Property - Current

Number of Sales	6	Median	93.85
Total Sales Price	\$134,000	Mean	87.97
Total Adj. Sales Price	\$134,000	Wgt. Mean	89.58
Total Assessed Value	\$120,040	Average Assessed Value of the Base	\$24,378
Avg. Adj. Sales Price	\$22,333	Avg. Assessed Value	\$20,007

Confidence Interval - Current

95% Median C.I	51.67 to 106.00
95% Wgt. Mean C.I	65.60 to 113.56
95% Mean C.I	66.89 to 109.05
% of Value of the Class of all Real Property Value in the County	2.25
% of Records Sold in the Study Period	1.43
% of Value Sold in the Study Period	1.17

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	11	100	88.55
2015	11	100	88.13
2014	12	100	91.85
2013	11	97	97.00

2017 Commission Summary for Keya Paha County

Commercial Real Property - Current

Number of Sales	6	Median	77.95
Total Sales Price	\$488,750	Mean	85.11
Total Adj. Sales Price	\$488,750	Wgt. Mean	85.46
Total Assessed Value	\$417,710	Average Assessed Value of the Base	\$33,324
Avg. Adj. Sales Price	\$81,458	Avg. Assessed Value	\$69,618

Confidence Interval - Current

95% Median C.I	54.93 to 118.72
95% Wgt. Mean C.I	72.45 to 98.48
95% Mean C.I	56.05 to 114.17
% of Value of the Class of all Real Property Value in the County	0.49
% of Records Sold in the Study Period	8.96
% of Value Sold in the Study Period	18.71

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	6	100	75.83
2015	6	100	71.27
2014	5	100	84.14
2013	6		98.41

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RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 6
 Total Sales Price : 134,000
 Total Adj. Sales Price : 134,000
 Total Assessed Value : 120,040
 Avg. Adj. Sales Price : 22,333
 Avg. Assessed Value : 20,007

MEDIAN : 94
 WGT. MEAN : 90
 MEAN : 88
 COD : 14.05
 PRD : 98.20

COV : 22.83
 STD : 20.08
 Avg. Abs. Dev : 13.19
 MAX Sales Ratio : 106.00
 MIN Sales Ratio : 51.67

95% Median C.I. : 51.67 to 106.00
 95% Wgt. Mean C.I. : 65.60 to 113.56
 95% Mean C.I. : 66.89 to 109.05

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	2	78.84	78.84	72.56	34.46	108.65	51.67	106.00	N/A	19,500	14,150
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	2	98.21	98.21	102.48	04.97	95.83	93.33	103.09	N/A	24,000	24,595
01-JUL-16 To 30-SEP-16	2	86.85	86.85	90.53	08.66	95.94	79.33	94.37	N/A	23,500	21,275
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	2	78.84	78.84	72.56	34.46	108.65	51.67	106.00	N/A	19,500	14,150
01-OCT-15 To 30-SEP-16	4	93.85	92.53	96.57	06.61	95.82	79.33	103.09	N/A	23,750	22,935
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15											
<u>ALL</u>	6	93.85	87.97	89.58	14.05	98.20	51.67	106.00	51.67 to 106.00	22,333	20,007

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1	103.09	103.09	103.09	00.00	100.00	103.09	103.09	N/A	45,000	46,390
04	5	93.33	84.94	82.75	14.86	102.65	51.67	106.00	N/A	17,800	14,730
<u>ALL</u>	6	93.85	87.97	89.58	14.05	98.20	51.67	106.00	51.67 to 106.00	22,333	20,007

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	6	93.85	87.97	89.58	14.05	98.20	51.67	106.00	51.67 to 106.00	22,333	20,007
06											
07											
<u>ALL</u>	6	93.85	87.97	89.58	14.05	98.20	51.67	106.00	51.67 to 106.00	22,333	20,007

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RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 6
Total Sales Price : 134,000
Total Adj. Sales Price : 134,000
Total Assessed Value : 120,040
Avg. Adj. Sales Price : 22,333
Avg. Assessed Value : 20,007

MEDIAN : 94
WGT. MEAN : 90
MEAN : 88
COD : 14.05
PRD : 98.20

COV : 22.83
STD : 20.08
Avg. Abs. Dev : 13.19
MAX Sales Ratio : 106.00
MIN Sales Ratio : 51.67

95% Median C.I. : 51.67 to 106.00
95% Wgt. Mean C.I. : 65.60 to 113.56
95% Mean C.I. : 66.89 to 109.05

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	93.33	93.33	93.33	00.00	100.00	93.33	93.33	N/A	3,000	2,800	
Less Than 15,000	2	86.33	86.33	82.13	08.11	105.11	79.33	93.33	N/A	7,500	6,160	
Less Than 30,000	4	86.33	82.58	75.22	19.78	109.78	51.67	106.00	N/A	13,500	10,155	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	5	94.37	86.89	89.50	16.55	97.08	51.67	106.00	N/A	26,200	23,448	
Greater Than 14,999	4	98.73	88.78	90.52	15.96	98.08	51.67	106.00	N/A	29,750	26,930	
Greater Than 29,999	2	98.73	98.73	99.28	04.42	99.45	94.37	103.09	N/A	40,000	39,710	
<u>Incremental Ranges</u>												
0 TO 4,999	1	93.33	93.33	93.33	00.00	100.00	93.33	93.33	N/A	3,000	2,800	
5,000 TO 14,999	1	79.33	79.33	79.33	00.00	100.00	79.33	79.33	N/A	12,000	9,520	
15,000 TO 29,999	2	78.84	78.84	72.56	34.46	108.65	51.67	106.00	N/A	19,500	14,150	
30,000 TO 59,999	2	98.73	98.73	99.28	04.42	99.45	94.37	103.09	N/A	40,000	39,710	
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	6	93.85	87.97	89.58	14.05	98.20	51.67	106.00	51.67 to 106.00	22,333	20,007	

**52 Keya Paha
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 : 6
 Total Sales Price : 488,750
 Total Adj. Sales Price : 488,750
 Total Assessed Value : 417,710
 Avg. Adj. Sales Price : 81,458
 Avg. Assessed Value : 69,618

MEDIAN : 78
 WGT. MEAN : 85
 MEAN : 85
 COD : 29.12
 PRD : 99.59

COV : 32.53
 STD : 27.69
 Avg. Abs. Dev : 22.70
 MAX Sales Ratio : 118.72
 MIN Sales Ratio : 54.93

95% Median C.I. : 54.93 to 118.72
 95% Wgt. Mean C.I. : 72.45 to 98.48
 95% Mean C.I. : 56.05 to 114.17

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	1	117.63	117.63	117.63	00.00	100.00	117.63	117.63	N/A	40,000	47,050
01-APR-14 To 30-JUN-14	1	54.93	54.93	54.93	00.00	100.00	54.93	54.93	N/A	16,750	9,200
01-JUL-14 To 30-SEP-14	1	68.84	68.84	68.84	00.00	100.00	68.84	68.84	N/A	50,000	34,420
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	1	63.47	63.47	63.47	00.00	100.00	63.47	63.47	N/A	57,000	36,180
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	118.72	118.72	118.72	00.00	100.00	118.72	118.72	N/A	25,000	29,680
01-JAN-16 To 31-MAR-16	1	87.06	87.06	87.06	00.00	100.00	87.06	87.06	N/A	300,000	261,180
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	3	68.84	80.47	84.94	30.36	94.74	54.93	117.63	N/A	35,583	30,223
01-OCT-14 To 30-SEP-15	1	63.47	63.47	63.47	00.00	100.00	63.47	63.47	N/A	57,000	36,180
01-OCT-15 To 30-SEP-16	2	102.89	102.89	89.50	15.39	114.96	87.06	118.72	N/A	162,500	145,430
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	3	68.84	80.47	84.94	30.36	94.74	54.93	117.63	N/A	35,583	30,223
01-JAN-15 To 31-DEC-15	2	91.10	91.10	80.32	30.33	113.42	63.47	118.72	N/A	41,000	32,930
<u>ALL</u>	6	77.95	85.11	85.46	29.12	99.59	54.93	118.72	54.93 to 118.72	81,458	69,618

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	6	77.95	85.11	85.46	29.12	99.59	54.93	118.72	54.93 to 118.72	81,458	69,618
<u>ALL</u>	6	77.95	85.11	85.46	29.12	99.59	54.93	118.72	54.93 to 118.72	81,458	69,618

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	6	77.95	85.11	85.46	29.12	99.59	54.93	118.72	54.93 to 118.72	81,458	69,618
04											
<u>ALL</u>	6	77.95	85.11	85.46	29.12	99.59	54.93	118.72	54.93 to 118.72	81,458	69,618

52 Keya Paha
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 : 6
Total Sales Price : 488,750
Total Adj. Sales Price : 488,750
Total Assessed Value : 417,710
Avg. Adj. Sales Price : 81,458
Avg. Assessed Value : 69,618

MEDIAN : 78
WGT. MEAN : 85
MEAN : 85
COD : 29.12
PRD : 99.59

COV : 32.53
STD : 27.69
Avg. Abs. Dev : 22.70
MAX Sales Ratio : 118.72
MIN Sales Ratio : 54.93

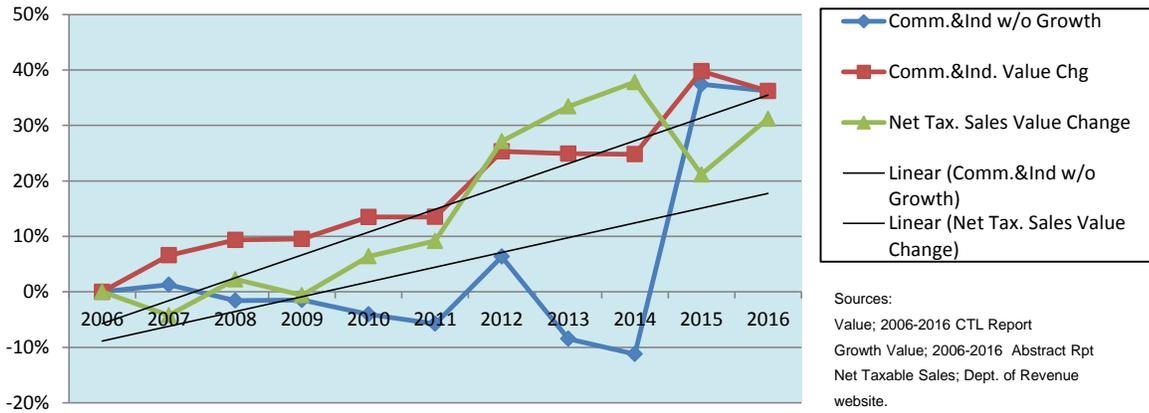
95% Median C.I. : 54.93 to 118.72
95% Wgt. Mean C.I. : 72.45 to 98.48
95% Mean C.I. : 56.05 to 114.17

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	2	86.83	86.83	93.13	36.74	93.24	54.93	118.72	N/A	20,875	19,440	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	6	77.95	85.11	85.46	29.12	99.59	54.93	118.72	54.93 to 118.72	81,458	69,618	
Greater Than 14,999	6	77.95	85.11	85.46	29.12	99.59	54.93	118.72	54.93 to 118.72	81,458	69,618	
Greater Than 29,999	4	77.95	84.25	84.75	23.22	99.41	63.47	117.63	N/A	111,750	94,708	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	86.83	86.83	93.13	36.74	93.24	54.93	118.72	N/A	20,875	19,440	
30,000 TO 59,999	3	68.84	83.31	80.03	26.22	104.10	63.47	117.63	N/A	49,000	39,217	
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999	1	87.06	87.06	87.06	00.00	100.00	87.06	87.06	N/A	300,000	261,180	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	6	77.95	85.11	85.46	29.12	99.59	54.93	118.72	54.93 to 118.72	81,458	69,618	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
326	1	54.93	54.93	54.93	00.00	100.00	54.93	54.93	N/A	16,750	9,200	
406	1	118.72	118.72	118.72	00.00	100.00	118.72	118.72	N/A	25,000	29,680	
419	1	87.06	87.06	87.06	00.00	100.00	87.06	87.06	N/A	300,000	261,180	
442	1	63.47	63.47	63.47	00.00	100.00	63.47	63.47	N/A	57,000	36,180	
526	1	117.63	117.63	117.63	00.00	100.00	117.63	117.63	N/A	40,000	47,050	
554	1	68.84	68.84	68.84	00.00	100.00	68.84	68.84	N/A	50,000	34,420	
<u>ALL</u>	6	77.95	85.11	85.46	29.12	99.59	54.93	118.72	54.93 to 118.72	81,458	69,618	

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 1,662,880	\$ -	0.00%	\$ 1,662,880	-	\$ 2,191,233	-
2007	\$ 1,772,260	\$ 88,280	4.98%	\$ 1,683,980	1.27%	\$ 2,098,789	-4.22%
2008	\$ 1,818,540	\$ 181,670	9.99%	\$ 1,636,870	-7.64%	\$ 2,240,137	6.73%
2009	\$ 1,821,750	\$ 183,230	10.06%	\$ 1,638,520	-9.90%	\$ 2,177,657	-2.79%
2010	\$ 1,887,380	\$ 292,200	15.48%	\$ 1,595,180	-12.44%	\$ 2,331,459	7.06%
2011	\$ 1,887,810	\$ 320,900	17.00%	\$ 1,566,910	-16.98%	\$ 2,392,235	2.61%
2012	\$ 2,084,380	\$ 315,830	15.15%	\$ 1,768,550	-6.32%	\$ 2,786,049	16.46%
2013	\$ 2,077,380	\$ 555,260	26.73%	\$ 1,522,120	-26.97%	\$ 2,923,708	4.94%
2014	\$ 2,075,270	\$ 599,080	28.87%	\$ 1,476,190	-28.94%	\$ 3,019,835	3.29%
2015	\$ 2,324,730	\$ 39,670	1.71%	\$ 2,285,060	10.11%	\$ 2,655,059	-12.08%
2016	\$ 2,265,170	\$ -	0.00%	\$ 2,265,170	-2.56%	\$ 2,875,307	8.30%
Ann %chg	3.14%			Average	-10.04%	2.16%	3.03%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	1.27%	6.58%	-4.22%
2008	-1.56%	9.36%	2.23%
2009	-1.46%	9.55%	-0.62%
2010	-4.07%	13.50%	6.40%
2011	-5.77%	13.53%	9.17%
2012	6.35%	25.35%	27.15%
2013	-8.46%	24.93%	33.43%
2014	-11.23%	24.80%	37.81%
2015	37.42%	39.80%	21.17%
2016	36.22%	36.22%	31.22%

County Number: 52
 County Name: Keya Paha

52 Keya Paha
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 : 32
Total Sales Price : 68,125,419
Total Adj. Sales Price : 68,125,419
Total Assessed Value : 37,755,226
Avg. Adj. Sales Price : 2,128,919
Avg. Assessed Value : 1,179,851

MEDIAN : 62
WGT. MEAN : 55
MEAN : 66
COD : 33.19
PRD : 119.96

COV : 38.43
STD : 25.55
Avg. Abs. Dev : 20.41
MAX Sales Ratio : 144.06
MIN Sales Ratio : 29.95

95% Median C.I. : 50.00 to 83.05
95% Wgt. Mean C.I. : 51.01 to 59.83
95% Mean C.I. : 57.63 to 75.33

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	2	100.24	100.24	86.70	17.15	115.62	83.05	117.42	N/A	113,100	98,058
01-JAN-14 To 31-MAR-14	3	61.40	60.19	66.44	19.63	90.59	41.51	77.65	N/A	1,308,083	869,077
01-APR-14 To 30-JUN-14	3	54.83	62.42	54.96	31.10	113.57	40.65	91.79	N/A	482,170	265,000
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	5	61.60	74.56	56.82	51.12	131.22	29.95	144.06	N/A	309,242	175,700
01-JAN-15 To 31-MAR-15	4	76.69	70.45	68.49	20.89	102.86	35.20	93.24	N/A	1,965,871	1,346,473
01-APR-15 To 30-JUN-15	4	47.74	51.88	51.76	22.29	100.23	37.01	75.04	N/A	1,125,844	582,785
01-JUL-15 To 30-SEP-15	5	84.40	78.24	52.67	08.07	148.55	52.12	85.29	N/A	8,790,156	4,629,954
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	3	50.96	48.39	48.80	05.77	99.16	42.69	51.52	N/A	840,000	409,920
01-APR-16 To 30-JUN-16	2	48.47	48.47	49.10	04.72	98.72	46.18	50.76	N/A	627,708	308,175
01-JUL-16 To 30-SEP-16	1	63.59	63.59	63.59	00.00	100.00	63.59	63.59	N/A	889,200	565,470
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	8	69.53	71.04	64.29	30.84	110.50	40.65	117.42	40.65 to 117.42	699,620	449,793
01-OCT-14 To 30-SEP-15	18	74.35	69.63	54.86	29.11	126.92	29.95	144.06	46.93 to 85.13	3,214,658	1,763,628
01-OCT-15 To 30-SEP-16	6	50.86	50.95	51.70	08.67	98.55	42.69	63.59	42.69 to 63.59	777,436	401,930
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	11	61.40	67.33	61.89	37.23	108.79	29.95	144.06	40.65 to 91.79	628,815	389,157
01-JAN-15 To 31-DEC-15	13	75.04	67.73	54.81	22.40	123.57	35.20	93.24	45.48 to 85.13	4,332,126	2,374,369
<u>ALL</u>	32	61.50	66.48	55.42	33.19	119.96	29.95	144.06	50.00 to 83.05	2,128,919	1,179,851

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	32	61.50	66.48	55.42	33.19	119.96	29.95	144.06	50.00 to 83.05	2,128,919	1,179,851
<u>ALL</u>	32	61.50	66.48	55.42	33.19	119.96	29.95	144.06	50.00 to 83.05	2,128,919	1,179,851

95%MLU By Market Area										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Grass</u>											
County	18	70.66	73.17	60.40	30.68	121.14	40.65	144.06	50.96 to 85.13	362,988	219,246
1	18	70.66	73.17	60.40	30.68	121.14	40.65	144.06	50.96 to 85.13	362,988	219,246
<u>ALL</u>	32	61.50	66.48	55.42	33.19	119.96	29.95	144.06	50.00 to 83.05	2,128,919	1,179,851

52 Keya Paha
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 : 32
 Total Sales Price : 68,125,419
 Total Adj. Sales Price : 68,125,419
 Total Assessed Value : 37,755,226
 Avg. Adj. Sales Price : 2,128,919
 Avg. Assessed Value : 1,179,851

MEDIAN : 62
 WGT. MEAN : 55
 MEAN : 66
 COD : 33.19
 PRD : 119.96

COV : 38.43
 STD : 25.55
 Avg. Abs. Dev : 20.41
 MAX Sales Ratio : 144.06
 MIN Sales Ratio : 29.95

95% Median C.I. : 50.00 to 83.05
 95% Wgt. Mean C.I. : 51.01 to 59.83
 95% Mean C.I. : 57.63 to 75.33

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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	1	91.79	91.79	91.79	00.00	100.00	91.79	91.79	N/A	220,000	201,930
1	1	91.79	91.79	91.79	00.00	100.00	91.79	91.79	N/A	220,000	201,930
_____Grass_____											
County	24	68.63	71.42	63.16	28.97	113.08	40.65	144.06	50.96 to 84.40	766,694	484,251
1	24	68.63	71.42	63.16	28.97	113.08	40.65	144.06	50.96 to 84.40	766,694	484,251
_____ALL_____											
	32	61.50	66.48	55.42	33.19	119.96	29.95	144.06	50.00 to 83.05	2,128,919	1,179,851

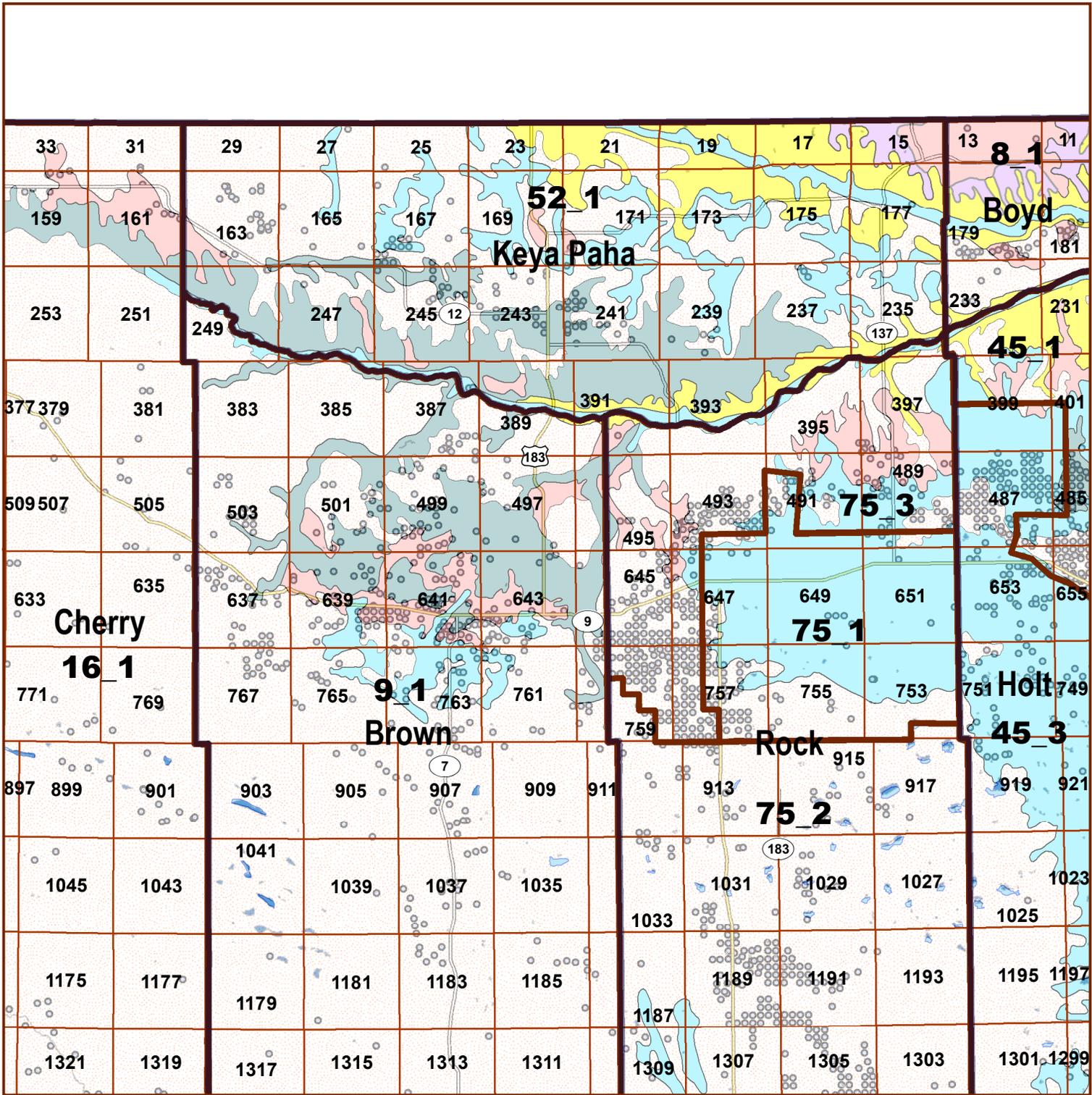
Keya Paha County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keya Paha	1	3200	3200	3100	3100	2800	2800	2700	2700	2852
Rock	3	n/a	3700	n/a	3600	3500	3492	3248	2778	3384
Brown	1	n/a	3887	3871	3841	3099	2926	2605	2784	3356
Cherry	1	n/a	2300	2300	2299	2088	2070	2092	2100	2138
Boyd	1	3470	3470	3260	3260	3080	3080	2820	2820	3087
Holt	3	2850	2840	2839	2850	2700	2699	2491	2482	2604

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keya Paha	1	1000	1000	995	995	965	965	915	915	974
Rock	3	n/a	1100	n/a	1070	960	920	860	800	939
Brown	1	n/a	1090	1090	1090	995	810	810	810	963
Cherry	1	n/a	725	725	725	725	725	725	725	725
Boyd	1	2350	2350	2090	2090	1880	1880	1700	1700	2100
Holt	3	1800	1800	1800	1800	1800	1799	1800	1800	1800

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keya Paha	1	810	810	745	745	735	735	725	725	730
Rock	3	n/a	1051	n/a	987	900	856	745	594	767
Brown	1	n/a	915	914	915	860	695	525	525	565
Cherry	1	n/a	700	670	645	599	550	425	425	449
Boyd	1	1420	1420	1280	1280	1202	1200	1190	1190	1212
Holt	3	1540	1540	1432	1434	1433	1433	1322	873	1230

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



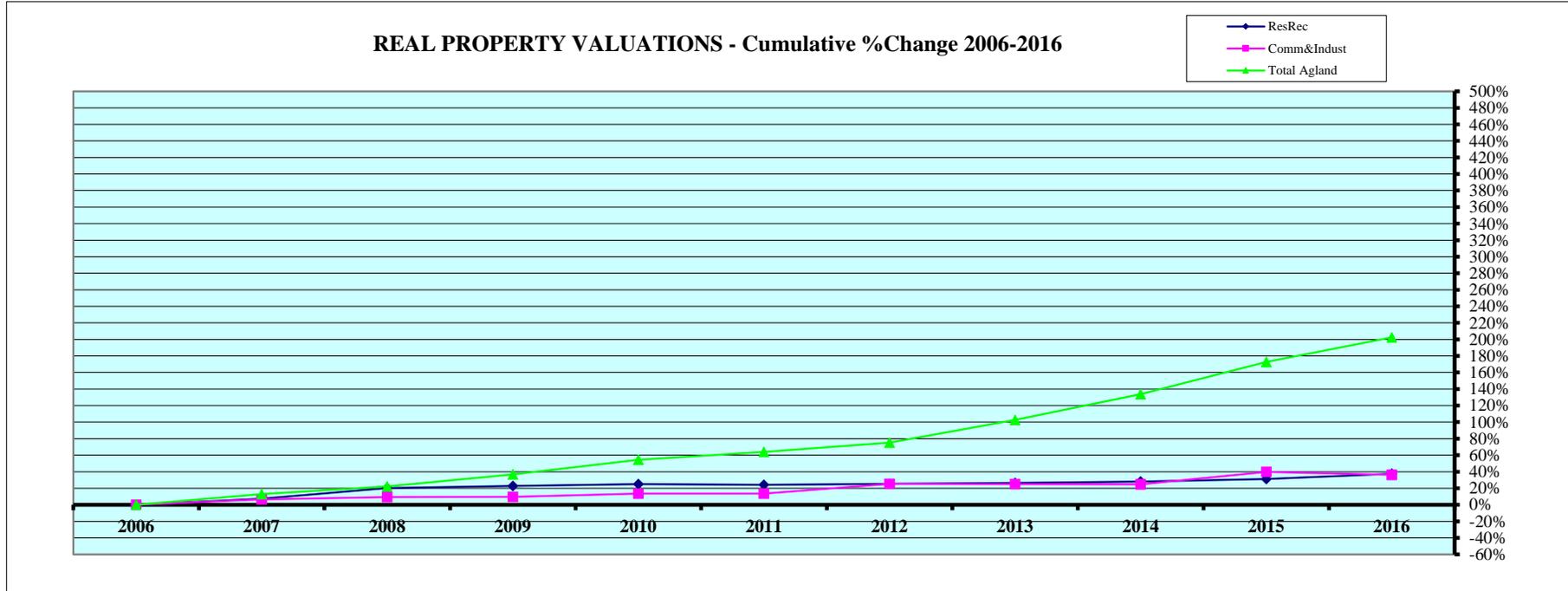
Legend

- 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

Keya Paha 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	7,232,660	--	--	--	1,662,880	--	--	--	132,888,970	--	--	--
2007	7,767,530	534,870	7.40%	7.40%	1,772,260	109,380	6.58%	6.58%	150,164,860	17,275,890	13.00%	13.00%
2008	8,696,600	929,070	11.96%	20.24%	1,818,540	46,280	2.61%	9.36%	162,268,690	12,103,830	8.06%	22.11%
2009	8,889,530	192,930	2.22%	22.91%	1,821,750	3,210	0.18%	9.55%	181,918,310	19,649,620	12.11%	36.89%
2010	9,040,280	150,750	1.70%	24.99%	1,887,380	65,630	3.60%	13.50%	205,210,210	23,291,900	12.80%	54.42%
2011	8,983,980	-56,300	-0.62%	24.21%	1,887,810	430	0.02%	13.53%	217,884,820	12,674,610	6.18%	63.96%
2012	9,067,880	83,900	0.93%	25.37%	2,084,380	196,570	10.41%	25.35%	232,749,660	14,864,840	6.82%	75.15%
2013	9,152,350	84,470	0.93%	26.54%	2,077,380	-7,000	-0.34%	24.93%	269,345,780	36,596,120	15.72%	102.68%
2014	9,268,370	116,020	1.27%	28.15%	2,075,270	-2,110	-0.10%	24.80%	310,697,740	41,351,960	15.35%	133.80%
2015	9,484,700	216,330	2.33%	31.14%	2,324,730	249,460	12.02%	39.80%	362,418,710	51,720,970	16.65%	172.72%
2016	9,945,720	461,020	4.86%	37.51%	2,265,170	-59,560	-2.56%	36.22%	401,909,870	39,491,160	10.90%	202.44%

Rate Annual %chg: Residential & Recreational 3.24%

Commercial & Industrial 3.14%

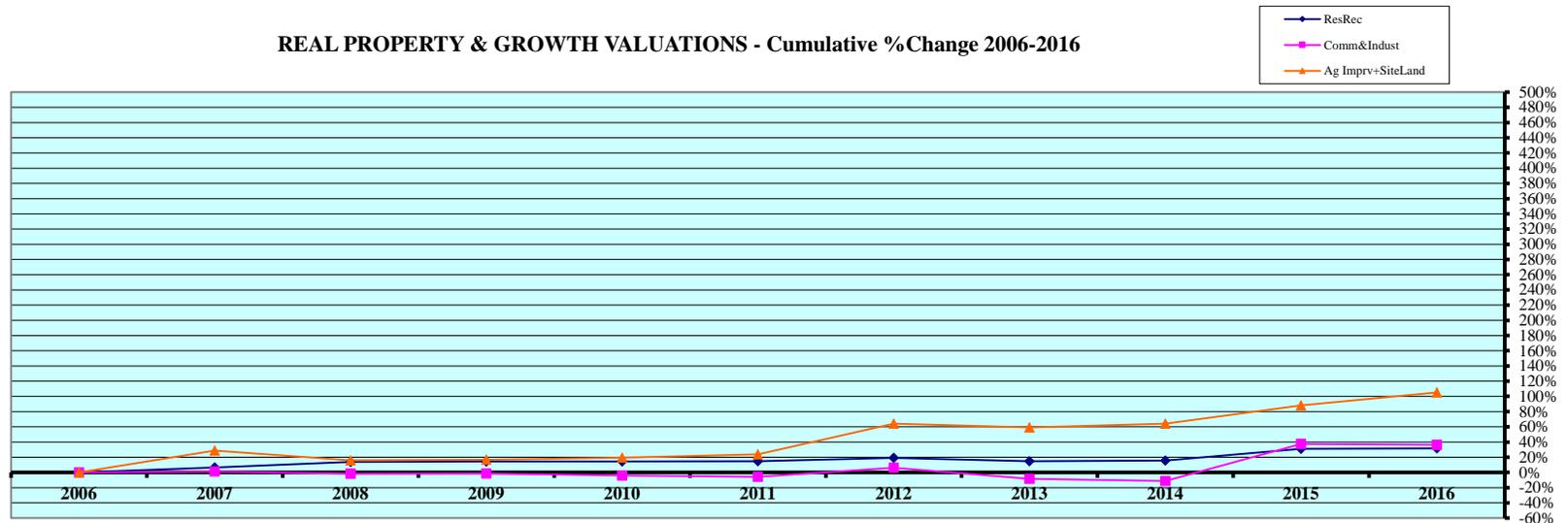
Agricultural Land 11.70%

Cnty# 52
 County KEYA PAHA

CHART 1 EXHIBIT 52B 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	7,232,660	147,410	2.04%	7,085,250	--	--	1,662,880	0	0.00%	1,662,880	--	--
2007	7,767,530	71,590	0.92%	7,695,940	6.41%	6.41%	1,772,260	88,280	4.98%	1,683,980	1.27%	1.27%
2008	8,696,600	455,525	5.24%	8,241,075	6.10%	13.94%	1,818,540	181,670	9.99%	1,636,870	-7.64%	-1.56%
2009	8,889,530	619,715	6.97%	8,269,815	-4.91%	14.34%	1,821,750	183,230	10.06%	1,638,520	-9.90%	-1.46%
2010	9,040,280	772,265	8.54%	8,268,015	-6.99%	14.31%	1,887,380	292,200	15.48%	1,595,180	-12.44%	-4.07%
2011	8,983,980	681,935	7.59%	8,302,045	-8.17%	14.79%	1,887,810	320,900	17.00%	1,566,910	-16.98%	-5.77%
2012	9,067,880	451,490	4.98%	8,616,390	-4.09%	19.13%	2,084,380	315,830	15.15%	1,768,550	-6.32%	6.35%
2013	9,152,350	861,555	9.41%	8,290,795	-8.57%	14.63%	2,077,380	555,260	26.73%	1,522,120	-26.97%	-8.46%
2014	9,268,370	907,770	9.79%	8,360,600	-8.65%	15.60%	2,075,270	599,080	28.87%	1,476,190	-28.94%	-11.23%
2015	9,484,700	13,060	0.14%	9,471,640	2.19%	30.96%	2,324,730	39,670	1.71%	2,285,060	10.11%	37.42%
2016	9,945,720	423,920	4.26%	9,521,800	0.39%	31.65%	2,265,170	0	0.00%	2,265,170	-2.56%	36.22%
Rate Ann%chg	3.24%				-2.63%		3.14%			C & I w/o growth	-10.04%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	7,320,040	3,678,340	10,998,380	511,740	4.65%	10,486,640	--	--
2007	10,415,160	3,755,620	14,170,780	0	0.00%	14,170,780	28.84%	28.84%
2008	10,758,110	3,924,750	14,682,860	1,950,456	13.28%	12,732,404	-10.15%	15.77%
2009	11,033,040	5,364,440	16,397,480	3,553,841	21.67%	12,843,639	-12.53%	16.78%
2010	11,469,780	5,623,350	17,093,130	3,968,451	23.22%	13,124,679	-19.96%	19.33%
2011	12,150,080	5,808,900	17,958,980	4,342,211	24.18%	13,616,769	-20.34%	23.81%
2012	12,495,670	6,118,520	18,614,190	573,438	3.08%	18,040,752	0.46%	64.03%
2013	12,112,590	6,199,400	18,311,990	815,813	4.46%	17,496,177	-6.01%	59.08%
2014	12,978,120	6,794,960	19,773,080	1,732,363	8.76%	18,040,717	-1.48%	64.03%
2015	14,105,780	7,972,140	22,077,920	1,389,350	6.29%	20,688,570	4.63%	88.11%
2016	14,864,360	8,919,930	23,784,290	1,219,965	5.13%	22,564,325	2.20%	105.16%
Rate Ann%chg	7.34%	9.26%	8.02%			Ag Imprv+Site w/o growth	-3.43%	

(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.

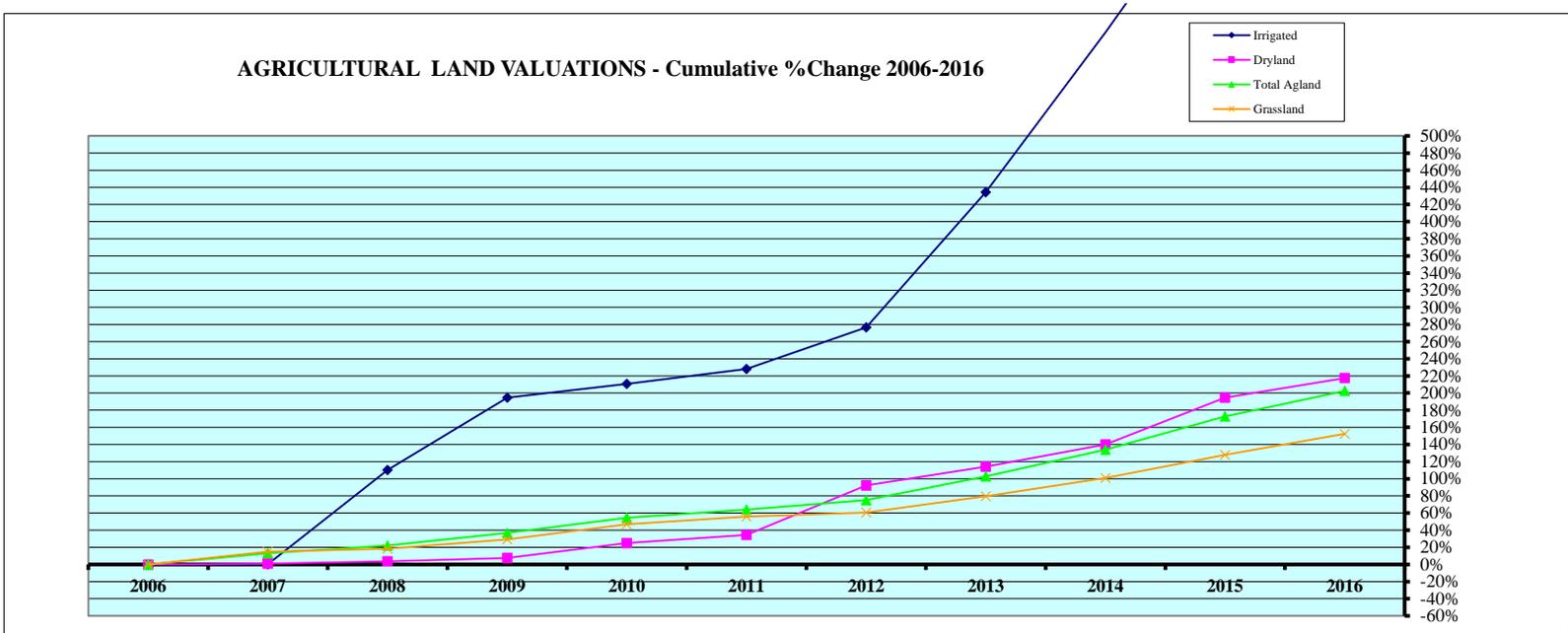
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 52
County KEYA PAHA

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	7,542,410	--	--	--	10,781,210	--	--	--	114,544,140	--	--	--
2007	7,549,800	7,390	0.10%	0.10%	10,888,220	107,010	0.99%	0.99%	131,705,940	17,161,800	14.98%	14.98%
2008	15,843,500	8,293,700	109.85%	110.06%	11,177,880	289,660	2.66%	3.68%	135,745,270	4,039,330	3.07%	18.51%
2009	22,228,250	6,384,750	40.30%	194.71%	11,605,470	427,590	3.83%	7.65%	148,063,400	12,318,130	9.07%	29.26%
2010	23,424,330	1,196,080	5.38%	210.57%	13,464,670	1,859,200	16.02%	24.89%	168,278,870	20,215,470	13.65%	46.91%
2011	24,738,900	1,314,570	5.61%	228.00%	14,487,730	1,023,060	7.60%	34.38%	178,615,850	10,336,980	6.14%	55.94%
2012	28,412,660	3,673,760	14.85%	276.71%	20,715,140	6,227,410	42.98%	92.14%	183,847,530	5,231,680	2.93%	60.50%
2013	40,297,560	11,884,900	41.83%	434.28%	23,078,600	2,363,460	11.41%	114.06%	205,757,590	21,910,060	11.92%	79.63%
2014	54,364,840	14,067,280	34.91%	620.79%	25,888,180	2,809,580	12.17%	140.12%	230,191,350	24,433,760	11.88%	100.96%
2015	69,120,790	14,755,950	27.14%	816.43%	31,762,130	5,873,950	22.69%	194.61%	261,126,560	30,935,210	13.44%	127.97%
2016	78,183,530	9,062,740	13.11%	936.59%	34,223,670	2,461,540	7.75%	217.44%	289,150,270	28,023,710	10.73%	152.44%

Rate Ann.%chg: Irrigated **26.35%** Dryland **12.24%** Grassland **9.70%**

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	20,570	--	--	--	640	--	--	--	132,888,970	--	--	--
2007	21,100	530	2.58%	2.58%	(200)	-840	-131.25%	-131.25%	150,164,860	17,275,890	13.00%	13.00%
2008	21,190	90	0.43%	3.01%	(519,150)	-518,950	-81217.19%	-81217.19%	162,268,690	12,103,830	8.06%	22.11%
2009	21,190	0	0.00%	3.01%	0	519,150	-100.00%	-100.00%	181,918,310	19,649,620	12.11%	36.89%
2010	42,340	21,150	99.81%	105.83%	0	0	-100.00%	-100.00%	205,210,210	23,291,900	12.80%	54.42%
2011	42,340	0	0.00%	105.83%	0	0	-100.00%	-100.00%	217,884,820	12,674,610	6.18%	63.96%
2012	212,280	169,940	401.37%	931.99%	(437,950)	-437,950	-68529.69%	-68529.69%	232,749,660	14,864,840	6.82%	75.15%
2013	212,030	-250	-0.12%	930.77%	0	437,950	-100.00%	-100.00%	269,345,780	36,596,120	15.72%	102.68%
2014	253,370	41,340	19.50%	1131.75%	0	0	-100.00%	-100.00%	310,697,740	41,351,960	15.35%	133.80%
2015	261,770	8,400	3.32%	1172.58%	147,460	147,460	22940.63%	22940.63%	362,418,710	51,720,970	16.65%	172.72%
2016	261,650	-120	-0.05%	1172.00%	90,750	-56,710	-38.46%	14079.69%	401,909,870	39,491,160	10.90%	202.44%

Cnty# **52**
County **KEYA PAHA**

Rate Ann.%chg: Total Agric Land **11.70%**

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	7,468,660	19,338	386			10,737,370	34,936	307			115,111,520	428,297	269		
2007	7,478,060	19,517	383	-0.79%	-0.79%	10,884,970	35,032	311	1.10%	1.10%	131,792,050	428,027	308	14.56%	14.56%
2008	14,552,540	20,280	718	87.28%	85.80%	11,628,910	34,930	333	7.14%	8.32%	135,878,010	427,303	318	3.27%	18.31%
2009	22,351,730	24,155	925	28.96%	139.60%	11,585,750	32,413	357	7.37%	16.30%	148,029,590	425,943	348	9.29%	29.31%
2010	23,424,330	24,023	975	5.37%	152.47%	13,464,670	32,463	415	16.04%	34.95%	168,279,680	426,023	395	13.66%	46.97%
2011	24,710,330	24,023	1,029	5.49%	166.33%	14,487,730	32,463	446	7.60%	45.21%	178,627,520	426,021	419	6.15%	56.01%
2012	28,244,720	24,022	1,176	14.31%	204.43%	20,628,250	36,773	561	25.70%	82.52%	183,843,740	418,842	439	4.68%	63.31%
2013	40,114,260	25,159	1,594	35.61%	312.83%	23,126,020	37,553	616	9.78%	100.37%	205,686,470	416,958	493	12.39%	83.54%
2014	54,132,420	26,531	2,040	27.97%	428.29%	25,890,490	37,200	696	13.01%	126.45%	230,109,350	415,850	553	12.17%	105.88%
2015	69,044,210	27,359	2,524	23.69%	553.43%	31,758,470	36,705	865	24.32%	181.53%	261,006,710	415,423	628	13.54%	133.77%
2016	78,110,960	27,383	2,852	13.03%	638.57%	34,222,130	36,537	937	8.25%	204.76%	289,038,910	415,591	695	10.70%	158.77%

Rate Annual %chg Average Value/Acre: 22.13%

11.79%

9.97%

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	20,610	2,059	10			0	0				133,338,160	484,630	275		
2007	20,570	2,055	10	0.00%	0.00%	0	0				150,175,650	484,631	310	12.63%	12.63%
2008	21,190	2,117	10	-0.03%	-0.03%	0	0				162,080,650	484,631	334	7.93%	21.56%
2009	21,190	2,117	10	0.00%	-0.03%	0	0				181,988,260	484,629	376	12.28%	36.49%
2010	42,340	2,117	20	99.81%	99.76%	0	0				205,211,020	484,627	423	12.76%	53.90%
2011	42,340	2,117	20	0.00%	99.76%	0	0				217,867,920	484,625	450	6.17%	63.40%
2012	232,310	4,784	49	142.86%	385.14%	790	16	51			232,949,810	484,437	481	6.96%	74.78%
2013	212,410	4,383	48	-0.21%	384.10%	128,340	440	292	473.90%		269,267,500	484,493	556	15.58%	102.00%
2014	253,430	4,377	58	19.49%	478.44%	128,000	439	292	0.11%		310,513,690	484,396	641	15.34%	132.99%
2015	261,820	4,376	60	3.33%	497.73%	431,590	581	743	154.67%		362,502,800	484,443	748	16.73%	171.97%
2016	261,770	4,375	60	0.00%	497.73%	271,190	555	488	-34.31%		401,904,960	484,441	830	10.87%	201.54%

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KEYA PAHA

Rate Annual %chg Average Value/Acre: 11.67%

(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
824	KEYA PAHA	22,966,611	389,099	193,988	9,945,720	2,265,170	0	0	401,909,870	14,864,360	8,919,930	0	461,454,748
cnty sectorvalue % of total value:		4.98%	0.08%	0.04%	2.16%	0.49%			87.10%	3.22%	1.93%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
10	BURTON	0	0	0	157,490	53,070	0	0	0	0	0	0	210,560
1.21%	%sector of county sector				1.58%	2.34%							0.05%
	%sector of municipality				74.80%	25.20%							100.00%
242	SPRINGVIEW	2,652,621	92,677	47,692	5,199,990	1,291,640	0	0	28,510	0	15,130	0	9,328,260
29.37%	%sector of county sector	11.55%	23.82%	24.59%	52.28%	57.02%			0.01%		0.17%		2.02%
	%sector of municipality	28.44%	0.99%	0.51%	55.74%	13.85%			0.31%		0.16%		100.00%
252	Total Municipalities	2,652,621	92,677	47,692	5,357,480	1,344,710	0	0	28,510	0	15,130	0	9,538,820
30.58%	%all municip.sect of cnty	11.55%	23.82%	24.59%	53.87%	59.36%			0.01%		0.17%		2.07%

Cnty#	County
52	KEYA PAHA

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

CHART 5

EXHIBIT

52B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 2,517	Value : 454,240,560	Growth 0	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	110	166,110	0	0	36	213,250	146	379,360	
02. Res Improve Land	170	540,360	0	0	32	427,020	202	967,380	
03. Res Improvements	176	4,573,540	0	0	98	4,318,300	274	8,891,840	
04. Res Total	286	5,280,010	0	0	134	4,958,570	420	10,238,580	0
% of Res Total	68.10	51.57	0.00	0.00	31.90	48.43	16.69	2.25	0.00
05. Com UnImp Land	5	15,020	1	3,500	1	5,500	7	24,020	
06. Com Improve Land	44	132,290	2	107,070	4	74,480	50	313,840	
07. Com Improvements	46	1,178,160	2	321,800	12	394,890	60	1,894,850	
08. Com Total	51	1,325,470	3	432,370	13	474,870	67	2,232,710	0
% of Com Total	76.12	59.37	4.48	19.37	19.40	21.27	2.66	0.49	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	286	5,280,010	0	0	134	4,958,570	420	10,238,580	0
% of Res & Rec Total	68.10	51.57	0.00	0.00	31.90	48.43	16.69	2.25	0.00
Com & Ind Total	51	1,325,470	3	432,370	13	474,870	67	2,232,710	0
% of Com & Ind Total	76.12	59.37	4.48	19.37	19.40	21.27	2.66	0.49	0.00
17. Taxable Total	337	6,605,480	3	432,370	147	5,433,440	487	12,471,290	0
% of Taxable Total	69.20	52.97	0.62	3.47	30.18	43.57	19.35	2.75	0.00

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	45	5	109	159

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	3	190,160	1,606	313,939,830	1,609	314,129,990
28. Ag-Improved Land	1	3,500	4	404,660	399	105,802,440	404	106,210,600
29. Ag Improvements	1	5,700	4	237,920	416	21,185,060	421	21,428,680
30. Ag Total							2,030	441,769,270

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	1.00	3,500	4	4.20	14,700	
37. FarmSite Improvements	1	0.00	5,700	4	0.00	237,920	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.11	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	6	6.00	30,000	6	6.00	30,000	
32. HomeSite Improv Land	270	292.00	1,457,000	270	292.00	1,457,000	
33. HomeSite Improvements	303	285.00	13,464,100	303	285.00	13,464,100	0
34. HomeSite Total				309	298.00	14,951,100	
35. FarmSite UnImp Land	16	47.95	122,330	16	47.95	122,330	
36. FarmSite Improv Land	122	306.99	999,680	127	312.19	1,017,880	
37. FarmSite Improvements	370	0.00	7,720,960	375	0.00	7,964,580	0
38. FarmSite Total				391	360.14	9,104,790	
39. Road & Ditches	0	3,378.63	0	0	3,379.74	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				700	4,037.88	24,055,890	0

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	7	1,325.01	920,300	7	1,325.01	920,300

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	170	43,569.37	33,854,490	170	43,569.37	33,854,490
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	180.31	0.65%	576,980	0.73%	3,199.93
46. 1A	719.34	2.61%	2,301,880	2.93%	3,199.99
47. 2A1	2,637.25	9.57%	8,175,530	10.40%	3,100.02
48. 2A	4,416.34	16.02%	13,690,750	17.41%	3,100.02
49. 3A1	1,693.02	6.14%	4,740,480	6.03%	2,800.01
50. 3A	7,558.61	27.42%	21,164,130	26.91%	2,800.00
51. 4A1	6,291.44	22.82%	16,986,990	21.60%	2,700.02
52. 4A	4,072.83	14.77%	10,996,790	13.98%	2,700.04
53. Total	27,569.14	100.00%	78,633,530	100.00%	2,852.23
Dry					
54. 1D1	531.38	1.46%	531,380	1.50%	1,000.00
55. 1D	5,867.57	16.16%	5,867,570	16.60%	1,000.00
56. 2D1	3,952.02	10.89%	3,932,280	11.12%	995.01
57. 2D	10,482.26	28.87%	10,429,960	29.50%	995.01
58. 3D1	2,640.78	7.27%	2,548,340	7.21%	965.00
59. 3D	6,091.40	16.78%	5,877,800	16.62%	964.93
60. 4D1	3,695.86	10.18%	3,381,840	9.57%	915.03
61. 4D	3,045.62	8.39%	2,786,750	7.88%	915.00
62. Total	36,306.89	100.00%	35,355,920	100.00%	973.81
Grass					
63. 1G1	916.85	0.22%	742,650	0.25%	810.00
64. 1G	4,801.84	1.16%	3,889,620	1.28%	810.03
65. 2G1	5,405.53	1.30%	4,027,180	1.33%	745.01
66. 2G	23,525.88	5.66%	17,526,810	5.78%	745.00
67. 3G1	16,133.12	3.88%	11,857,790	3.91%	735.00
68. 3G	75,237.64	18.11%	55,299,670	18.24%	735.00
69. 4G1	82,208.16	19.79%	59,601,330	19.66%	725.01
70. 4G	207,107.28	49.86%	150,153,520	49.54%	725.00
71. Total	415,336.30	100.00%	303,098,570	100.00%	729.77
Irrigated Total					
	27,569.14	5.69%	78,633,530	18.82%	2,852.23
Dry Total					
	36,306.89	7.50%	35,355,920	8.46%	973.81
Grass Total					
	415,336.30	85.78%	303,098,570	72.56%	729.77
72. Waste	4,349.53	0.90%	260,370	0.06%	59.86
73. Other	646.98	0.13%	364,990	0.09%	564.14
74. Exempt	382.87	0.08%	0	0.00%	0.00
75. Market Area Total	484,208.84	100.00%	417,713,380	100.00%	862.67

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	192.01	518,690	27,377.13	78,114,840	27,569.14	78,633,530
77. Dry Land	0.00	0	26.51	24,380	36,280.38	35,331,540	36,306.89	35,355,920
78. Grass	0.00	0	51.05	37,050	415,285.25	303,061,520	415,336.30	303,098,570
79. Waste	0.00	0	0.00	0	4,349.53	260,370	4,349.53	260,370
80. Other	0.00	0	0.00	0	646.98	364,990	646.98	364,990
81. Exempt	14.48	0	0.00	0	368.39	0	382.87	0
82. Total	0.00	0	269.57	580,120	483,939.27	417,133,260	484,208.84	417,713,380

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	27,569.14	5.69%	78,633,530	18.82%	2,852.23
Dry Land	36,306.89	7.50%	35,355,920	8.46%	973.81
Grass	415,336.30	85.78%	303,098,570	72.56%	729.77
Waste	4,349.53	0.90%	260,370	0.06%	59.86
Other	646.98	0.13%	364,990	0.09%	564.14
Exempt	382.87	0.08%	0	0.00%	0.00
Total	484,208.84	100.00%	417,713,380	100.00%	862.67

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 Brocksburg	3	1,500	1	300	1	300	4	2,100	0
83.2 Burton	31	10,080	5	1,730	6	153,880	37	165,690	0
83.3 Jamison	15	14,640	3	3,600	4	27,830	19	46,070	0
83.4 Meadville	17	67,010	8	55,940	8	1,017,970	25	1,140,920	0
83.5 Mills	5	910	0	0	0	0	5	910	0
83.6 Norden	34	23,270	6	4,500	7	143,470	41	171,240	0
83.7 Rural	14	143,360	17	354,250	81	2,791,350	95	3,288,960	0
83.8 Springview	26	118,480	162	547,060	165	4,554,420	191	5,219,960	0
83.9 [none]	1	110	0	0	2	202,620	3	202,730	0
84 Residential Total	146	379,360	202	967,380	274	8,891,840	420	10,238,580	0

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	Burton	0	0	1	600	1	52,470	1	53,070	0
85.2	Jamison	0	0	1	1,040	1	3,520	1	4,560	0
85.3	Meadville	0	0	1	2,520	1	16,030	1	18,550	0
85.4	Mills	0	0	1	2,030	1	18,990	1	21,020	0
85.5	Rural	1	5,500	5	179,030	12	686,070	13	870,600	0
85.6	Springview	6	18,520	41	128,620	44	1,117,770	50	1,264,910	0
86	Commercial Total	7	24,020	50	313,840	60	1,894,850	67	2,232,710	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	916.85	0.22%	742,650	0.25%	810.00
88. 1G	4,801.84	1.16%	3,889,620	1.28%	810.03
89. 2G1	5,405.53	1.30%	4,027,180	1.33%	745.01
90. 2G	23,525.88	5.66%	17,526,810	5.78%	745.00
91. 3G1	16,133.12	3.88%	11,857,790	3.91%	735.00
92. 3G	75,237.64	18.11%	55,299,670	18.24%	735.00
93. 4G1	82,208.16	19.79%	59,601,330	19.66%	725.01
94. 4G	207,107.28	49.86%	150,153,520	49.54%	725.00
95. Total	415,336.30	100.00%	303,098,570	100.00%	729.77
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	415,336.30	100.00%	303,098,570	100.00%	729.77
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	415,336.30	100.00%	303,098,570	100.00%	729.77

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

52 Keya Paha

	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	9,945,720	10,238,580	292,860	2.94%	0	2.94%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	14,864,360	14,951,100	86,740	0.58%	0	0.58%
04. Total Residential (sum lines 1-3)	24,810,080	25,189,680	379,600	1.53%	0	1.53%
05. Commercial	2,265,170	2,232,710	-32,460	-1.43%	0	-1.43%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	2,265,170	2,232,710	-32,460	-1.43%	0	-1.43%
08. Ag-Farmsite Land, Outbuildings	8,919,930	9,104,790	184,860	2.07%	0	2.07%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	8,919,930	9,104,790	184,860	2.07%	0	2.07%
12. Irrigated	78,183,530	78,633,530	450,000	0.58%		
13. Dryland	34,223,670	35,355,920	1,132,250	3.31%		
14. Grassland	289,150,270	303,098,570	13,948,300	4.82%		
15. Wasteland	261,650	260,370	-1,280	-0.49%		
16. Other Agland	90,750	364,990	274,240	302.19%		
17. Total Agricultural Land	401,909,870	417,713,380	15,803,510	3.93%		
18. Total Value of all Real Property (Locally Assessed)	437,905,050	454,240,560	16,335,510	3.73%	0	3.73%

2017 Assessment Survey for Keya Paha County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$49,600
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$30,000
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:
	\$6,500 for CAMA system and \$7,000 for GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Other miscellaneous funds:
	\$3,000
13.	Amount of last year's assessor's budget not used:
	\$21,345 which stays in for the next year.

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters formally Terra Scan
2.	CAMA software:
	Thomson Reuters formally Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and Deputy
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes – keyapaha.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop with input from the assessor
8.	Personal Property software:
	Thomson Reuters formally Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	1995

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal as needed
2.	GIS Services:
	GIS Workshop
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, as needed.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Meet the qualifications of the NE Real Property Appraiser Board.
4.	Have the existing contracts been approved by the PTA?
	There have been no contracts as of late.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	When they're used they provide a value subject to assessor's opinion.

2017 Residential Assessment Survey for Keya Paha County

1.	Valuation data collection done by:												
	Assessor, staff and appraiser when needed.												
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; width: 15%;"><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>Burton, Jamison, Mills & Norden: all improved and unimproved properties located within these villages. These villages contain very few livable houses.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Meadville: all improved and unimproved properties located within the Village of Meadville. Approximately 20-25 lots with 10-15 having improvements. The village is located on the Niobrara River and contains a Bar/Grill/Store. Also located next to the river is a village park for camping that is privately owned.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Rural: all improved and unimproved properties located outside the village limits in the rural areas.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Springview: all improved and unimproved properties located within the Village of Springview. Population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Burton, Jamison, Mills & Norden: all improved and unimproved properties located within these villages. These villages contain very few livable houses.	02	Meadville: all improved and unimproved properties located within the Village of Meadville. Approximately 20-25 lots with 10-15 having improvements. The village is located on the Niobrara River and contains a Bar/Grill/Store. Also located next to the river is a village park for camping that is privately owned.	03	Rural: all improved and unimproved properties located outside the village limits in the rural areas.	04	Springview: all improved and unimproved properties located within the Village of Springview. Population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.	Ag	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
01	Burton, Jamison, Mills & Norden: all improved and unimproved properties located within these villages. These villages contain very few livable houses.												
02	Meadville: all improved and unimproved properties located within the Village of Meadville. Approximately 20-25 lots with 10-15 having improvements. The village is located on the Niobrara River and contains a Bar/Grill/Store. Also located next to the river is a village park for camping that is privately owned.												
03	Rural: all improved and unimproved properties located outside the village limits in the rural areas.												
04	Springview: all improved and unimproved properties located within the Village of Springview. Population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.												
Ag	Agricultural homes and outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of 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 studies are based on local market information.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Yes												
6.	Describe the methodology used to determine the residential lot values?												
	The lot values were established by completing a sales study using a price per square foot analysis.												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	All lots are treated the same, currently there is no difference.												

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	2013	2005	2009	2014
	02	2013	2005	2009	2014
	03	2011	2005	2015	2012
	04	2013	2005	2013	2013
	Ag	2011	2005	2015	2012

2017 Commercial Assessment Survey for Keya Paha County

1.	Valuation data collection done by:			
	Assessor, staff and appraiser when needed.			
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	Burton, Jamison, Mills, Norden, Meadville, Rural and Springview: all improved and unimproved properties located within these villages. The old school house in Burton is now a taxidermy business. Norden has the county fairgrounds along with a Dance Hall. Meadville has a bar/grill/general store. Rural area consists of a Coop, canoe outfitters and hair salons. Springview has a population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Unique properties are valued by the contract appraisal company when needed.			
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 studies are based on local market information.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	One is used for all commercial.			
6.	Describe the methodology used to determine the commercial lot values.			
	The lot values were established by completing a sales study using a price per square foot analysis.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2013	2005	2009
				<u>Date of Last Inspection</u>
				2014

2017 Agricultural Assessment Survey for Keya Paha County

1.	Valuation data collection done by:						
	Assessor, staff and appraiser when needed.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Soils, land use and geographic characteristics.</td> <td style="text-align: center;">2014-2015</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Soils, land use and geographic characteristics.	2014-2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Soils, land use and geographic characteristics.	2014-2015					
3.	Describe the process used to determine and monitor market areas.						
	Each year agricultural sales and characteristics are studied and plotted to see if the market is showing any trend that may say a market area or areas are needed.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E. Sales are reviewed and inspected before a determination is made as to usage.						
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.						
	N/A						
	<i><u>If your county has special value applications, please answer the following</u></i>						
7a.	How many special valuation applications are on file?						
	21						
7b.	What process was used to determine if non-agricultural influences exist in the county?						
	Sales are monitored and studied on a yearly basis to see if there are any non-agricultural characteristics.						
	<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.						
	N/A						
7d.	Where is the influenced area located within the county?						
	N/A						
7e.	Describe in detail how the special values were arrived at in the influenced area(s).						
	N/A						

Keya Paha County Plan of Assessment Assessment Years 2017, 2018 & 2019 October 2016

INTRODUCTION

The Plan of Assessment is a required documentation of the assessor to the Property Tax Administrator and the County Board of Equalization to help them understand the plans and workings of the Keya Paha County Assessor's Office. This plan is to be submitted by July 31st to the CBOE and October 31st to PA&T.

LEVEL OF VALUE

The level of value for Keya Paha for the 2016 year is as follows:

Residential Class Not Applicable - lack of enough sales
Commercial Class Not Applicable - lack of enough sales
Agricultural Class is 70%

PARCEL COUNT

The 2016 County Abstract record shows 2,493 parcels.

STAFF AND EQUIPMENT

The Keya Paha County Assessor is also the County Clerk and has one full time deputy to perform all the duties of the ex-officio office. The Assessor and Deputy attend schooling and workshops offered by the Department of Property Assessment and Taxation and are also taking online classes offered by IAAO. Working around board meetings and workload is a juggling act to work in the required continuing education hours, especially during an election year. A weeklong class is a burden for the office, having one person gone makes it difficult to clerk commissioners meetings, answering phone and etc. The Deputy has her Assessor certificate.

The Assessor budget submitted for the 2016-2017 year is \$48,100 which would include a percentage of the office personnel salaries on a shared basis with all of the positions. There is \$30,000 budgeted for appraisal and another \$4,500 for cost of maintaining GIS in Keya Paha County. The property record cards are very well kept and always current. They contain all pertinent information required plus some extra information. They include: name, address, legal, acres, and current land use and value. The record also includes historic information dating back at least 15 years.

The records are kept in pull out file cabinets that are very well marked with townships and ranges so that anyone can easily access a file. The folders have a metal clasp so that all records are secure and kept in the same order for each record so that similar information can easily be compared to other parcels.

The Marshall & Swift pricing for all improvements is done with the use of Terra Scan. Keya Paha County has all assessment information available on GIS and a website.

PROCEDURES MANUAL

The Property Tax Division's "Assessor Reference Manual" is the main book of reference for filing deadlines and reposts. A policy and procedure manual was developed in 2002. It describes the steps taken in the office when changes are made and values are set. It outlines real and personal property procedures in the office.

REPORT GENERATION

The reports required by the State are all filed in a timely manner from the Terra Scan program. The Assessor completes and files all of the reports. The reports are generated as well as supporting documents to compare that all information is correct. The reports are kept in chronological order and easily accessible. The tax corrections are in a bound book and numbered. The Treasurer is also on Terra Scan so all tax rolls are easily delivered to her and both have the same information available at all times.

REAL PROPERTY

Discovery is done by building permits from the Zoning Administrator, Village Clerk and personal knowledge of county officials and employees.

When new improvements are discovered through sales process, building permits, and information received there is a list compiled for the appraiser. The appraiser does the data collection and measurements, along with the yearly review of property according to the 5 year plan of reappraisal.

The Real Estate Transfer Statements are received with the Deeds at the time of recording. This office is also the Register of Deeds and Clerk so there is no waiting to receive them. The property record cards are changed and updated along with the recording process. The Assessor does the 521's monthly and the 521's are scanned and e-mailed to the Department of Revenue with the revenue mailed in.

Each 521 is reviewed along with the Property Record Card. After a deed is recorded the property record card is left with the 521 until the sale is reviewed. The sale properties are not physically reviewed at the time of the sale, as this is a small county the Assessor and Deputy are familiar with most properties in the county. The Assessor and Deputy visit about the sale as the review is conducted. All pertinent sales information is put into a binder containing all the sales for that year. We also have a sales map on display in the office that has a different color for each year and a flag stating the book and page of recording as well as the price per acre. The map is placed where the public can easily see it and it is a great point of interest to most visitors in the office.

After the sales are added to the sales file and the preliminary statistics are released by PA&T the valuation studies are done on all classes of property. Use is determined and ag studies are done. The market approach is applied to all sales properties as well as unsold properties. A review of improvements is done on the 5 year cycle depending on the study that is to be done that year.

Valuation change notices are mailed timely after the abstract is submitted and the report and opinion is rendered and no shoe cause hearing changes any value. The appeal process for valuation protest is as prescribed by law. Taxpayer fills the appropriate forms for protest and submits them to the County Clerk and a schedule of hearing dates is set up for the County Board of Equalization hearings. Hearings are held on protests and a final review and determination is made by the CBOE. The Clerk notifies the taxpayer of the CBOE decision as prescribed by law within the time allowed.

Taxpayers may then appeal to the TERC if not satisfied by the CBOE's decision. The Assessor attends any hearings and show cause hearings to defend values and preparation of any defense of that value.

PERSONAL PROPERTY

Non residents as well as new taxpayers are sent a postcard to let them know about Nebraska personal property law. The personal property files are included in the Terra Scan program and easily and quickly accessed by the staff. A personal property roster is printed as soon after the 1st of January as possible. This roster includes the schedule number, name and all property that was listed the prior year. The roster also includes the type, year, adjusted basis, recovery, depreciation percent and tax value. The roster is compared to the depreciation sheets as the taxpayer is in the office so that they do not have to make follow-up trips to the office. Every effort is made to get everything done for them to file in a timely manner with only one trip to the courthouse. Follow up reminders are sent after the filing deadline in June and August to get all the schedules filed and all the personal property in the county listed. The schedules are filed in alphabetical order as received and kept in a secure place as personal property lists are not available to the public. The roster printed for the office use is shredded after the taxpayer files.

PLAN BREAKDOWN BY YEAR

2017—Rural Reappraisal

2018—Village of Springview Reappraisal

2019—Village & Commercial

CONCLUSION

We continue to struggle to get all things accomplished in our ex-officio office. The coming year is an election year and will be exceptionally challenging to keep up with the work of the Clerk, Assessor, Register of Deeds, Clerk of the District Court and the Election Commissioner.

A market study was done on rural parcels that have sold to help set the value and depreciation adjustment needed to have the improvements valued at market value. The pick-up work is kept up on a yearly basis.

The three year plan, that of reviewing the property classes on a 5 year cycle, would also include continued growth in knowledge and implementation of the changes that need to be made to keep the level, quality, and uniformity of assessment equal to statutory and administrative guidelines.

Suzy Wentworth, Assessor

Date

2017 Methodology Report for Special Valuation

Keya Paha County

There is nothing at this time to indicate implementing special value. The parcels approved for special value are no different than the rest of the agricultural land.

The 17 applications on file were received from 2004 to 2006. At that time and each year there after all sales are examined thoroughly. The sales study determined there is no difference in the market to show a reason for special value.

Suzy Wentworth

Keya Paha County Assessor