

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**KIMBALL 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 Kimball 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 Kimball 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: Sherry Winstrom, Kimball County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

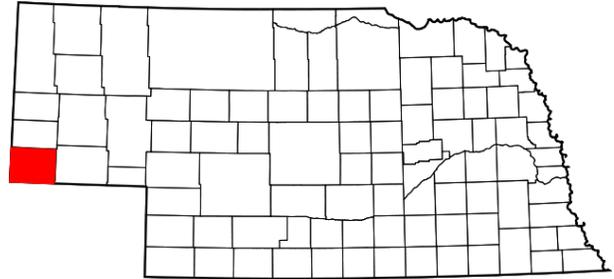
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

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

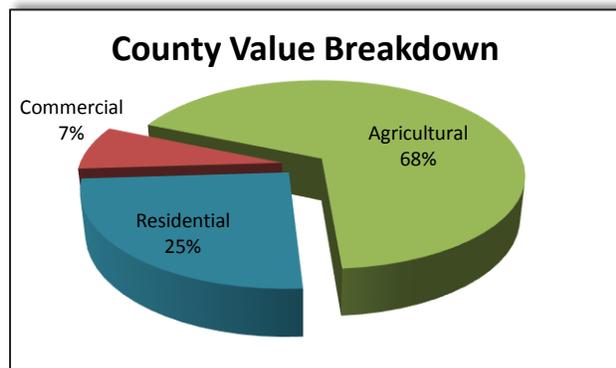
## County Overview

With a total area of 952 miles, Kimball had 3,689 residents, per the Census Bureau Quick Facts for 2015, a 4% population decline from the 2010 US Census. In a review of the past fifty-five years, Kimball has seen a steady drop in population of 54% (Nebraska Department of Economic Development). Reports indicated that 65% of county residents were homeowners and 82% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Kimball convene in and around Kimball, the county seat. Per the latest information available from the U.S. Census Bureau, there were 129

employer establishments in Kimball. Countywide employment was at 2,009 people, an attenuation of 8% from the preceding year, but a steady employment rate relative to the 2010 Census (Nebraska Department of Labor), but an 8% loss from 2014.



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BUSHNELL	162	124	-23%
DIX	267	255	-4%
KIMBALL	2,559	2,496	-2%

Simultaneously, the agricultural economy has remained another strong anchor for Kimball that has fortified the local rural area economies. Kimball is included in the South Platte Natural Resources District (NRD). Grassland makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska,

Kimball ranks second in winter wheat for grain, proso millet, and all wheat for grain (USDA AgCensus).

## 2017 Residential Correlation for Kimball County

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### *Assessment Actions*

Actions taken to address the residential property class for assessment year 2017 included the complete review of all residential property within the county, coupled with an updated lot value study. The county assessor implemented a 2016 cost index and a corresponding market depreciation.

### *Description of Analysis*

The residential property class consists of four valuation groupings based on the city and villages assessor locations and the rural subclass described in the following table:

Valuation Grouping	Description
10	Kimball: all residential properties within the city of Kimball.
20	Bushnell: residential parcels within the village of Bushnell.
30	Dix: residential parcels within the village of Dix.
80	Rural: the remaining residential parcels not found within the above valuation groupings, including those that would be considered suburban.

The statistical profile for the residential class indicates ninety sales deemed qualified by the county assessor and all four valuation groupings are represented. Two of the three overall measures of central tendency are within range and only the median and weighted mean are within one point of each other. All valuation groupings with significant sales also have medians within acceptable range (and VG 80, Rural shows all three measures of central tendency within range). Although VG 10 may be somewhat over-represented in the sample, this is due to the fact that only Kimball has a somewhat viable residential market compared to the other groupings. The overall sample is considered stable, since the absence or presence of outliers produces no appreciable effect on the median.

A comparison of the difference between the measures of central tendency for the two years of the study period would not indicate an increase in the residential market within the county, and this is not surprising considering the current residential revaluation and the implementation of both a newer cost index and market depreciation. Actually, until this year the county had been below the Panhandle counties' average for residential property valuations during the eleven year period of 2006-2016.

Study Yrs						
10/01/2014 To 09/30/2015	45	98.31	106.51	99.10	15.84	107.48
10/01/2015 To 09/30/2016	45	99.54	103.49	101.41	09.55	102.05

## **2017 Residential Correlation for Kimball County**

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### ***Assessment Practice Review***

The Division conducts an annual comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three classes of property.

One specific area addressed included sales qualification and verification. The Kimball County assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the county assessor has supported and documented the grounds for disqualification. Only one of the ninety-six non-qualified sales lacked sufficient documentation (and this was a family sale). The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Kimball County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property. Verification of sales consists of a mailed questionnaire sent to both the buyer and seller of all sales transactions for the three property classes, with the exception of those transactions that current IAAO standards recommend for possible exclusion. The response rate is slightly over 50% and for non-respondents the county assessor's office contacts these by phone. The county assessor was informed of other supplemental verification methods used by the surrounding Panhandle counties and she has agreed to utilize these.

The Division discussed the county's inspection and review cycle for all real property with the county assessor. Previously, Kimball County had fallen behind with both the assessment review cycle and the implementation of an updated cost index, market depreciation and lot value studies. The current revaluation conducted by both the county assessor's office and the contracted appraiser have remedied the situation that previously existed.

Valuation groups were also examined to ensure that as defined they are equally subject to a set of economic forces that affect the value of properties within the designated group. The Division's review and analysis indicates that the county has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment for the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### ***Equalization and Quality of Assessment***

Valuation grouping substrata (regardless of sample size) indicates that all groupings are statistically within acceptable range (median), and is not surprising when a complete revaluation of the property class is completed.

## 2017 Residential Correlation for Kimball County

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<b>VALUATION GROUPING</b>						
<b>RANGE</b>	<b>COUNT</b>	<b>MEDIAN</b>	<b>MEAN</b>	<b>WGT.MEAN</b>	<b>COD</b>	<b>PRD</b>
10	68	99.16	106.97	102.95	12.69	103.90
20	5	97.67	98.88	97.77	01.65	101.14
30	2	100.02	100.02	100.51	02.73	99.51
80	15	99.54	98.77	95.13	17.38	103.83
<u>ALL</u>						
10/01/2014 To 09/30/2016	90	99.16	105.00	100.37	12.67	104.61

### *Level of Value*

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

## 2017 Commercial Correlation for Kimball County

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### *Assessment Actions*

For the current assessment year, Kimball County completely reviewed the commercial class of property, implemented a 2016 cost index and depreciation schedule, as well as conducting a commercial lot study.

### *Description of Analysis*

Like the residential property class, the county assessor has established four valuation groupings based primarily on assessor location, and are described in the table below:

<b>Valuation Grouping</b>	<b>Description</b>
10	Kimball—all commercial property within the city of Kimball.
20	Bushnell—the commercial parcels found within the village of Bushnell.
30	Dix—commercial parcels within the village of Dix.
80	Rural—all commercial properties not found within the above valuation groupings, including those commercial properties that would be considered suburban.

For the commercial property class, a review of statistical profile reveals twelve qualified sales distributed among the four valuation groupings. Although all three measures of central tendency are within acceptable range, and both qualitative statistics are within their prescribed parameters, the sample is too small and the valuation groupings are not numerically representative of the commercial base as a whole.

### *Assessment Practice Review*

The Division conducts an annual comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three classes of property.

One aspect addressed included sales qualification and verification. The Kimball County assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the assessor has supported and documented the grounds for disqualification. All of the twenty-four non-qualified sales contained sufficient documentation. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Kimball County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the

## 2017 Commercial Correlation for Kimball County

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measurement of real property. Verification of sales consists of a mailed questionnaire sent to both the buyer and seller of all sales transactions for the three property classes (with the exception of those transactions that current IAAO standards recommend for possible exclusion). The response rate is slightly over 50% and for non-respondents the county assessor's office contacts these by phone.

Another important part of the review was the examination of the six-year inspection cycle. The county for assessment year 2017 conducted a physical review of all commercial properties within the county, utilizing Stanard Appraisal, a contracted appraisal firm, to review and re-value all commercial properties.

The Division also examined commercial valuation groups to ensure that as defined they are equally subject to a set of economic forces that affect the value of properties within the designated group. The Division's review and analysis indicates that the county has adequately identified commercial economic areas. The quality of assessment, based on all relevant information and not just the too small sample, for the commercial class of property adheres to professionally accepted mass appraisal standards and has been determined to be in compliance.

### *Equalization and Quality of Assessment*

By utilizing all information available, it is confirmed that the Kimball County assessor's assessment practices are reliable and applied consistently and therefore it is believed that commercial properties are valued in a uniform and proportional manner.

Due to the small sample size, however, it is believed to be an unreliable representation of the commercial class as a whole.

<b>VALUATION GROUPING</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10	8	100.18	100.45	96.77	11.73	103.80
20	1	89.50	89.50	89.50		100.00
30	1	90.31	90.31	90.31		100.00
80	2	90.13	90.13	83.19	23.08	108.34
<u>ALL</u>						
10/01/2013 To 09/30/2016	12	98.36	96.97	96.24	12.97	100.76

### *Level of Value*

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

# 2017 Agricultural Correlation for Kimball County

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## *Assessment Actions*

The county assessor reviewed sales and preliminary values to determine what assessment actions to take to address agricultural land for the current assessment year. Actions taken to address agricultural/horticultural land for assessment year 2017 included the following overall adjustments: dry land was reduced by about 5% in market Area 1 that indicated this class was above acceptable range, and grassland was increased by slightly more than 5%.

## *Description of Analysis*

The Kimball County assessor has partitioned agricultural land geographically into two distinct market areas. Area 1 consists of land in the southern portion of the county and Area 2 consists of the northern one-third (approximately) portion of the county and typically has better irrigated land. Kimball County has only two neighbors that would have comparable sales just across the county lines—Banner to the north and Cheyenne to the east. Analysis of the sample reveals sixty-nine qualified sales with all three of the overall measures of central tendency falling within acceptable range. The overall agricultural statistics are stable, in that, they are not influenced by the absence or presence of outliers, nor would the inclusion of a comparable sale produce an adverse effect. The overall sample is representative by land use of the agricultural base. Both defined market areas also have medians within acceptable range, supported by their respective COD's. Kimball's Conservation Reserve Program land (CRP) values in Kimball County are not typical of most other counties in that these are higher than or almost equal to the dry land values. The county assessor believes that this is because a CRP contract is a reliable source of return on investment, whereas dry land is fully dependent on annual precipitation and the type crops that can be grown. It is true that more land is enrolled in CRP in Kimball County than the other Panhandle counties, and there is no conclusive evidence that the county assessor is incorrect in this observation within her county.

## *Assessment Practice Review*

Annually, the Division conducts a comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices of the county to ensure that these produce uniform and proportionate valuation of all property.

One of the assessment practices addressed is the county's sales qualification and verification process. The county assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the assessor has supported and documented the grounds for disqualification. All of the twenty-five non-qualified sales were sufficiently documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Kimball County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property. Further, all sales were reviewed to ensure that those

## 2017 Agricultural Correlation for Kimball County

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sales deemed qualified were not affected by non-agricultural influences or special factors that would cause a premium to be paid for the land. Verification of sales consists of a mailed questionnaire sent to both the buyer and seller of all sales transactions for the three property classes (with the exception of those transactions that current IAAO standards recommend for possible exclusion). The response rate is slightly over 50% and for non-respondents the county assessor's office contacts these by phone.

The Division also examined the county's inspection and review cycle for agricultural land and improvements. Kimball County utilizes GIS Workshop information and tries to supplement this with Farm Service Agency maps obtained from taxpayers to determine current land use for parcels in question. This is notably out-of-date (2011) and the county assessor is working to rectify this issue by assigning one staff member to update land use. Agricultural improvements are reviewed at the same time as the rural residential/suburban parcels. This was last completed during assessment year 2016.

The Division's review of agricultural market areas within the county was conducted with the county assessor to ensure that the areas defined are equally subject to economic forces that affect the value of land within the delineated areas. In summary, the market area analysis indicates that the county assessor has adequately identified market areas for the agricultural land class.

The final part of the assessment practices review addresses the identification of rural residential and recreational land apart from agricultural land within the county. The county assessor determines rural residential land from agricultural land by primary use. Currently, recreational use of land has not been seen within the county at this time.

### *Equalization*

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites. Since all rural improvements have been reviewed for the current assessment year, and the rural residential subclass has all three measure of central tendency within acceptable range, agricultural improvements are believed to be equalized at the statutorily required assessment level.

Again, the two defined market areas also have medians within acceptable range, supported by their respective COD's. The overall sample is considered stable, since no removal of extreme outliers affect the overall median. Review of the 80% MLU by Market Area indicates overall statistics within range, and the grass includes land enrolled in CRP that is similar to Kimball's immediate neighbors within a six-mile radius. It is believed that the quality of assessment of agricultural land within the county is in general compliance with generally accepted mass appraisal standards.

## 2017 Agricultural Correlation for Kimball County

<u>AREA (MARKET)</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
1	46	73.52	73.48	72.57	16.31	101.25
2	23	74.39	72.64	64.31	14.59	112.95

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	2	60.07	60.07	51.36	31.00	116.96
1	1	78.69	78.69	78.69		100.00
2	1	41.45	41.45	41.45		100.00
<u>Dry</u>						
County	23	72.10	70.47	69.30	16.38	101.69
1	15	72.10	66.99	69.70	12.86	96.11
2	8	70.51	76.98	68.43	23.51	112.49
<u>Grass</u>						
County	29	71.20	72.19	68.39	13.92	105.56
1	20	69.61	72.22	68.10	16.08	106.05
2	9	74.39	72.14	68.78	07.85	104.89
<u>ALL</u>						
10/01/2013 To 09/30/2016	69	74.21	73.20	69.19	15.64	105.80

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Kimball County is 74%.

## 2017 Opinions of the Property Tax Administrator for Kimball County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>99</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>74</b>	Meets generally accepted mass appraisal practices.	No recommendation.

*\*\*A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2017.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2017 Commission Summary for Kimball County

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### Residential Real Property - Current

Number of Sales	90	Median	99.16
Total Sales Price	\$7,455,650	Mean	105.00
Total Adj. Sales Price	\$7,455,650	Wgt. Mean	100.37
Total Assessed Value	\$7,483,295	Average Assessed Value of the Base	\$57,457
Avg. Adj. Sales Price	\$82,841	Avg. Assessed Value	\$83,148

### Confidence Interval - Current

95% Median C.I	97.64 to 101.12
95% Wgt. Mean C.I	96.75 to 104.00
95% Mean C.I	100.18 to 109.82
% of Value of the Class of all Real Property Value in the County	21.53
% of Records Sold in the Study Period	4.65
% of Value Sold in the Study Period	6.73

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	92		102.05
2015	114		102.39
2014	103	99	98.78
2013	86	97	97.33

## 2017 Commission Summary for Kimball County

### Commercial Real Property - Current

Number of Sales	12	Median	98.36
Total Sales Price	\$827,500	Mean	96.97
Total Adj. Sales Price	\$827,500	Wgt. Mean	96.24
Total Assessed Value	\$796,395	Average Assessed Value of the Base	\$143,085
Avg. Adj. Sales Price	\$68,958	Avg. Assessed Value	\$66,366

### Confidence Interval - Current

95% Median C.I	89.50 to 105.15
95% Wgt. Mean C.I	91.07 to 101.41
95% Mean C.I	84.83 to 109.11
% of Value of the Class of all Real Property Value in the County	13.99
% of Records Sold in the Study Period	2.38
% of Value Sold in the Study Period	1.10

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	19		78.54
2015	20		89.30
2014	20	100	84.52
2013	19		93.74

**53 Kimball  
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 : 90  
 Total Sales Price : 7,455,650  
 Total Adj. Sales Price : 7,455,650  
 Total Assessed Value : 7,483,295  
 Avg. Adj. Sales Price : 82,841  
 Avg. Assessed Value : 83,148

MEDIAN : 99  
 WGT. MEAN : 100  
 MEAN : 105  
 COD : 12.67  
 PRD : 104.61

COV : 22.20  
 STD : 23.31  
 Avg. Abs. Dev : 12.56  
 MAX Sales Ratio : 210.25  
 MIN Sales Ratio : 32.65

95% Median C.I. : 97.64 to 101.12  
 95% Wgt. Mean C.I. : 96.75 to 104.00  
 95% Mean C.I. : 100.18 to 109.82

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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	12	99.84	105.71	95.69	11.50	110.47	84.83	151.80	93.05 to 117.90	87,758	83,973
01-JAN-15 To 31-MAR-15	13	97.12	101.76	101.03	07.68	100.72	91.38	138.66	93.30 to 104.26	65,608	66,284
01-APR-15 To 30-JUN-15	8	98.41	122.28	109.18	27.07	112.00	92.71	210.25	92.71 to 210.25	57,688	62,986
01-JUL-15 To 30-SEP-15	12	100.19	101.95	96.35	20.68	105.81	32.65	168.70	91.98 to 120.58	81,917	78,927
01-OCT-15 To 31-DEC-15	13	98.58	96.64	97.65	05.82	98.97	80.98	107.34	92.44 to 104.37	115,365	112,660
01-JAN-16 To 31-MAR-16	9	101.73	106.05	107.53	06.59	98.62	97.02	144.12	98.54 to 107.47	98,378	105,785
01-APR-16 To 30-JUN-16	10	97.34	108.73	104.62	17.97	103.93	86.96	156.90	88.28 to 138.82	64,850	67,848
01-JUL-16 To 30-SEP-16	13	99.08	104.55	99.65	08.59	104.92	91.62	166.58	95.40 to 104.67	82,423	82,137
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	45	98.31	106.51	99.10	15.84	107.48	32.65	210.25	96.62 to 103.46	74,456	73,786
01-OCT-15 To 30-SEP-16	45	99.54	103.49	101.41	09.55	102.05	80.98	166.58	97.02 to 101.73	91,226	92,509
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	46	97.78	103.93	99.48	14.12	104.47	32.65	210.25	96.34 to 101.82	82,547	82,115
<u>ALL</u>	90	99.16	105.00	100.37	12.67	104.61	32.65	210.25	97.64 to 101.12	82,841	83,148

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	68	99.16	106.97	102.95	12.69	103.90	80.98	210.25	97.02 to 101.73	71,557	73,665
20	5	97.67	98.88	97.77	01.65	101.14	97.12	103.46	N/A	41,800	40,866
30	2	100.02	100.02	100.51	02.73	99.51	97.29	102.74	N/A	46,500	46,738
80	15	99.54	98.77	95.13	17.38	103.83	32.65	168.70	84.83 to 104.68	152,517	145,085
<u>ALL</u>	90	99.16	105.00	100.37	12.67	104.61	32.65	210.25	97.64 to 101.12	82,841	83,148

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	90	99.16	105.00	100.37	12.67	104.61	32.65	210.25	97.64 to 101.12	82,841	83,148
06											
07											
<u>ALL</u>	90	99.16	105.00	100.37	12.67	104.61	32.65	210.25	97.64 to 101.12	82,841	83,148

**53 Kimball  
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 : 90  
 Total Sales Price : 7,455,650  
 Total Adj. Sales Price : 7,455,650  
 Total Assessed Value : 7,483,295  
 Avg. Adj. Sales Price : 82,841  
 Avg. Assessed Value : 83,148

MEDIAN : 99  
 WGT. MEAN : 100  
 MEAN : 105  
 COD : 12.67  
 PRD : 104.61

COV : 22.20  
 STD : 23.31  
 Avg. Abs. Dev : 12.56  
 MAX Sales Ratio : 210.25  
 MIN Sales Ratio : 32.65

95% Median C.I. : 97.64 to 101.12  
 95% Wgt. Mean C.I. : 96.75 to 104.00  
 95% Mean C.I. : 100.18 to 109.82

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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	1	103.46	103.46	103.46	00.00	100.00	103.46	103.46	N/A	6,500	6,725	
Less Than 30,000	10	103.20	114.30	114.36	15.15	99.95	92.25	166.58	97.12 to 151.80	20,500	23,444	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	90	99.16	105.00	100.37	12.67	104.61	32.65	210.25	97.64 to 101.12	82,841	83,148	
Greater Than 14,999	89	99.08	105.02	100.37	12.77	104.63	32.65	210.25	97.29 to 101.12	83,698	84,006	
Greater Than 29,999	80	98.82	103.84	99.98	12.15	103.86	32.65	210.25	97.02 to 100.97	90,633	90,611	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	1	103.46	103.46	103.46	00.00	100.00	103.46	103.46	N/A	6,500	6,725	
15,000 TO 29,999	9	102.93	115.50	114.72	16.82	100.68	92.25	166.58	97.12 to 151.80	22,056	25,301	
30,000 TO 59,999	28	101.05	112.02	110.87	20.48	101.04	32.65	210.25	97.29 to 105.77	41,893	46,448	
60,000 TO 99,999	26	99.09	101.40	100.80	07.86	100.60	86.96	133.52	94.68 to 104.16	77,788	78,409	
100,000 TO 149,999	17	97.66	100.52	100.95	05.36	99.57	92.71	144.12	94.60 to 100.97	118,494	119,616	
150,000 TO 249,999	7	95.40	90.87	90.05	07.01	100.91	73.33	99.54	73.33 to 99.54	175,107	157,679	
250,000 TO 499,999	2	94.60	94.60	94.78	10.33	99.81	84.83	104.37	N/A	407,500	386,235	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	90	99.16	105.00	100.37	12.67	104.61	32.65	210.25	97.64 to 101.12	82,841	83,148	

**53 Kimball**  
**COMMERCIAL**

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

Qualified

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

Number of Sales : 12  
Total Sales Price : 827,500  
Total Adj. Sales Price : 827,500  
Total Assessed Value : 796,395  
Avg. Adj. Sales Price : 68,958  
Avg. Assessed Value : 66,366

MEDIAN : 98  
WGT. MEAN : 96  
MEAN : 97  
COD : 12.97  
PRD : 100.76

COV : 19.71  
STD : 19.11  
Avg. Abs. Dev : 12.76  
MAX Sales Ratio : 140.27  
MIN Sales Ratio : 66.27

95% Median C.I. : 89.50 to 105.15  
95% Wgt. Mean C.I. : 91.07 to 101.41  
95% Mean C.I. : 84.83 to 109.11

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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>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	1	105.15	105.15	105.15	00.00	100.00	105.15	105.15	N/A	65,000	68,350
01-APR-14 To 30-JUN-14	1	140.27	140.27	140.27	00.00	100.00	140.27	140.27	N/A	13,000	18,235
01-JUL-14 To 30-SEP-14	1	98.02	98.02	98.02	00.00	100.00	98.02	98.02	N/A	75,000	73,515
01-OCT-14 To 31-DEC-14	2	101.67	101.67	101.67	00.00	100.00	101.67	101.67	N/A	60,000	61,000
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	1	69.33	69.33	69.33	00.00	100.00	69.33	69.33	N/A	12,000	8,320
01-JUL-15 To 30-SEP-15	4	95.26	97.73	94.28	07.42	103.66	89.50	110.92	N/A	129,000	121,623
01-OCT-15 To 31-DEC-15	1	66.27	66.27	66.27	00.00	100.00	66.27	66.27	N/A	18,500	12,260
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	8,000	7,225
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	3	105.15	114.48	104.64	13.39	109.40	98.02	140.27	N/A	51,000	53,367
01-OCT-14 To 30-SEP-15	7	98.69	94.80	95.19	09.21	99.59	69.33	110.92	69.33 to 110.92	92,571	88,116
01-OCT-15 To 30-SEP-16	2	78.29	78.29	73.53	15.35	106.47	66.27	90.31	N/A	13,250	9,743
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	5	101.67	109.36	103.33	09.00	105.84	98.02	140.27	N/A	54,600	56,420
01-JAN-15 To 31-DEC-15	6	90.66	87.76	92.78	14.03	94.59	66.27	110.92	66.27 to 110.92	91,083	84,512
<u>ALL</u>	12	98.36	96.97	96.24	12.97	100.76	66.27	140.27	89.50 to 105.15	68,958	66,366

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	8	100.18	100.45	96.77	11.73	103.80	66.27	140.27	66.27 to 140.27	97,688	94,537
20	1	89.50	89.50	89.50	00.00	100.00	89.50	89.50	N/A	20,000	17,900
30	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	8,000	7,225
80	2	90.13	90.13	83.19	23.08	108.34	69.33	110.92	N/A	9,000	7,488
<u>ALL</u>	12	98.36	96.97	96.24	12.97	100.76	66.27	140.27	89.50 to 105.15	68,958	66,366

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	12	98.36	96.97	96.24	12.97	100.76	66.27	140.27	89.50 to 105.15	68,958	66,366
04											
<u>ALL</u>	12	98.36	96.97	96.24	12.97	100.76	66.27	140.27	89.50 to 105.15	68,958	66,366

**53 Kimball**  
**COMMERCIAL**

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

Qualified

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

Number of Sales : 12  
Total Sales Price : 827,500  
Total Adj. Sales Price : 827,500  
Total Assessed Value : 796,395  
Avg. Adj. Sales Price : 68,958  
Avg. Assessed Value : 66,366

MEDIAN : 98  
WGT. MEAN : 96  
MEAN : 97  
COD : 12.97  
PRD : 100.76

COV : 19.71  
STD : 19.11  
Avg. Abs. Dev : 12.76  
MAX Sales Ratio : 140.27  
MIN Sales Ratio : 66.27

95% Median C.I. : 89.50 to 105.15  
95% Wgt. Mean C.I. : 91.07 to 101.41  
95% Mean C.I. : 84.83 to 109.11

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	4	100.62	102.71	103.68	22.75	99.06	69.33	140.27	N/A	9,750	10,109	
Less Than 30,000	6	89.91	94.43	91.09	21.58	103.67	66.27	140.27	66.27 to 140.27	12,917	11,766	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	12	98.36	96.97	96.24	12.97	100.76	66.27	140.27	89.50 to 105.15	68,958	66,366	
Greater Than 14,999	8	98.36	94.10	95.87	07.83	98.15	66.27	105.15	66.27 to 105.15	98,563	94,495	
Greater Than 29,999	6	100.18	99.50	96.77	03.32	102.82	91.82	105.15	91.82 to 105.15	125,000	120,967	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	4	100.62	102.71	103.68	22.75	99.06	69.33	140.27	N/A	9,750	10,109	
15,000 TO 29,999	2	77.89	77.89	78.34	14.92	99.43	66.27	89.50	N/A	19,250	15,080	
30,000 TO 59,999												
60,000 TO 99,999	4	101.67	101.63	101.49	01.75	100.14	98.02	105.15	N/A	65,000	65,966	
100,000 TO 149,999												
150,000 TO 249,999	1	98.69	98.69	98.69	00.00	100.00	98.69	98.69	N/A	175,000	172,715	
250,000 TO 499,999	1	91.82	91.82	91.82	00.00	100.00	91.82	91.82	N/A	315,000	289,220	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	12	98.36	96.97	96.24	12.97	100.76	66.27	140.27	89.50 to 105.15	68,958	66,366	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	2	79.42	79.42	81.94	12.70	96.92	69.33	89.50	N/A	16,000	13,110	
306	1	98.69	98.69	98.69	00.00	100.00	98.69	98.69	N/A	175,000	172,715	
326	1	90.31	90.31	90.31	00.00	100.00	90.31	90.31	N/A	8,000	7,225	
336	1	105.15	105.15	105.15	00.00	100.00	105.15	105.15	N/A	65,000	68,350	
344	1	101.67	101.67	101.67	00.00	100.00	101.67	101.67	N/A	60,000	61,000	
352	2	94.92	94.92	93.01	03.27	102.05	91.82	98.02	N/A	195,000	181,368	
353	1	140.27	140.27	140.27	00.00	100.00	140.27	140.27	N/A	13,000	18,235	
384	1	101.67	101.67	101.67	00.00	100.00	101.67	101.67	N/A	60,000	61,000	
409	1	110.92	110.92	110.92	00.00	100.00	110.92	110.92	N/A	6,000	6,655	
434	1	66.27	66.27	66.27	00.00	100.00	66.27	66.27	N/A	18,500	12,260	
___ ALL ___	12	98.36	96.97	96.24	12.97	100.76	66.27	140.27	89.50 to 105.15	68,958	66,366	

### 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	\$ 57,910,742	\$ 1,824,145	3.15%	\$ 56,086,597	-	\$ 23,791,791	-
2007	\$ 59,601,577	\$ 111,569	0.19%	\$ 59,490,008	2.73%	\$ 25,969,285	9.15%
2008	\$ 62,574,426	\$ 209,355	0.33%	\$ 62,365,071	4.64%	\$ 26,038,219	0.27%
2009	\$ 62,481,862	\$ 2,043,704	3.27%	\$ 60,438,158	-3.41%	\$ 21,915,679	-15.83%
2010	\$ 62,908,152	\$ 1,662,293	2.64%	\$ 61,245,859	-1.98%	\$ 27,243,598	24.31%
2011	\$ 64,082,610	\$ 1,293,559	2.02%	\$ 62,789,051	-0.19%	\$ 30,225,252	10.94%
2012	\$ 63,918,386	\$ 1,395,984	2.18%	\$ 62,522,402	-2.43%	\$ 41,818,055	38.35%
2013	\$ 64,017,288	\$ 299,811	0.47%	\$ 63,717,477	-0.31%	\$ 37,249,144	-10.93%
2014	\$ 66,834,472	\$ 2,997,645	4.49%	\$ 63,836,827	-0.28%	\$ 29,122,936	-21.82%
2015	\$ 70,448,729	\$ 58,498	0.08%	\$ 70,390,231	5.32%	\$ 26,974,951	-7.38%
2016	\$ 70,517,449	\$ 179,080	0.25%	\$ 70,338,369	-0.16%	\$ 23,791,686	-11.80%
Ann %chg	1.99%			Average	0.39%	1.40%	1.53%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	2.73%	2.92%	9.15%
2008	7.69%	8.05%	9.44%
2009	4.36%	7.89%	-7.89%
2010	5.76%	8.63%	14.51%
2011	8.42%	10.66%	27.04%
2012	7.96%	10.37%	75.77%
2013	10.03%	10.54%	56.56%
2014	10.23%	15.41%	22.41%
2015	21.55%	21.65%	13.38%
2016	21.46%	21.77%	0.00%

County Number	53
County Name	Kimball

**53 Kimball**  
**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 : 69  
Total Sales Price : 16,526,330  
Total Adj. Sales Price : 16,506,330  
Total Assessed Value : 11,420,715  
Avg. Adj. Sales Price : 239,222  
Avg. Assessed Value : 165,518

MEDIAN : 74  
WGT. MEAN : 69  
MEAN : 73  
COD : 15.64  
PRD : 105.80

COV : 21.01  
STD : 15.38  
Avg. Abs. Dev : 11.61  
MAX Sales Ratio : 126.21  
MIN Sales Ratio : 41.45

95% Median C.I. : 67.97 to 77.85  
95% Wgt. Mean C.I. : 64.23 to 74.15  
95% Mean C.I. : 69.57 to 76.83

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrrs</u>												
01-OCT-13 To 31-DEC-13	3	74.97	89.72	79.45	25.89	112.93	67.97	126.21	N/A	127,600	101,375	
01-JAN-14 To 31-MAR-14	4	54.53	60.32	50.45	33.38	119.56	41.45	90.77	N/A	464,390	234,303	
01-APR-14 To 30-JUN-14	4	59.80	61.30	70.43	13.61	87.04	49.81	75.78	N/A	340,956	240,125	
01-JUL-14 To 30-SEP-14	11	71.20	72.30	69.71	15.83	103.72	57.29	101.16	57.71 to 94.09	254,136	177,147	
01-OCT-14 To 31-DEC-14	5	75.92	78.72	76.04	12.51	103.52	60.99	101.28	N/A	126,196	95,960	
01-JAN-15 To 31-MAR-15	8	68.81	72.38	67.58	20.42	107.10	54.31	109.84	54.31 to 109.84	254,125	171,742	
01-APR-15 To 30-JUN-15	6	75.52	72.91	73.89	06.46	98.67	64.76	78.69	64.76 to 78.69	215,650	159,343	
01-JUL-15 To 30-SEP-15	6	71.29	73.52	65.86	15.95	111.63	59.10	98.50	59.10 to 98.50	229,367	151,055	
01-OCT-15 To 31-DEC-15	8	78.37	76.61	74.96	10.18	102.20	57.73	90.43	57.73 to 90.43	208,275	156,121	
01-JAN-16 To 31-MAR-16	6	69.36	70.53	71.03	15.24	99.30	54.46	86.24	54.46 to 86.24	308,833	219,360	
01-APR-16 To 30-JUN-16	4	77.10	76.84	77.17	04.12	99.57	72.93	80.25	N/A	191,625	147,878	
01-JUL-16 To 30-SEP-16	4	79.05	76.35	81.65	18.66	93.51	51.11	96.20	N/A	121,716	99,376	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	22	68.50	70.49	64.85	20.77	108.70	41.45	126.21	57.71 to 78.46	290,895	188,657	
01-OCT-14 To 30-SEP-15	25	74.63	74.05	69.67	13.87	106.29	54.31	109.84	64.76 to 78.69	213,363	148,645	
01-OCT-15 To 30-SEP-16	22	77.07	74.95	74.47	11.99	100.64	51.11	96.20	68.43 to 81.09	216,935	161,552	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	24	70.12	69.81	65.08	18.63	107.27	41.45	101.28	57.80 to 78.46	276,994	180,255	
01-JAN-15 To 31-DEC-15	28	74.78	73.94	70.42	13.41	105.00	54.31	109.84	65.10 to 78.69	227,475	160,189	
<u>ALL</u>	69	74.21	73.20	69.19	15.64	105.80	41.45	126.21	67.97 to 77.85	239,222	165,518	

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	46	73.52	73.48	72.57	16.31	101.25	42.80	109.84	66.26 to 78.59	212,024	153,868	
2	23	74.39	72.64	64.31	14.59	112.95	41.45	126.21	64.76 to 78.72	293,619	188,816	
<u>ALL</u>	69	74.21	73.20	69.19	15.64	105.80	41.45	126.21	67.97 to 77.85	239,222	165,518	

**53 Kimball**  
**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 : 69  
 Total Sales Price : 16,526,330  
 Total Adj. Sales Price : 16,506,330  
 Total Assessed Value : 11,420,715  
 Avg. Adj. Sales Price : 239,222  
 Avg. Assessed Value : 165,518

MEDIAN : 74  
 WGT. MEAN : 69  
 MEAN : 73  
 COD : 15.64  
 PRD : 105.80

COV : 21.01  
 STD : 15.38  
 Avg. Abs. Dev : 11.61  
 MAX Sales Ratio : 126.21  
 MIN Sales Ratio : 41.45

95% Median C.I. : 67.97 to 77.85  
 95% Wgt. Mean C.I. : 64.23 to 74.15  
 95% Mean C.I. : 69.57 to 76.83

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	1	78.69	78.69	78.69	00.00	100.00	78.69	78.69	N/A	435,000	342,305
1	1	78.69	78.69	78.69	00.00	100.00	78.69	78.69	N/A	435,000	342,305
<b>_____Dry_____</b>											
County	15	72.93	72.27	70.19	17.84	102.96	42.80	126.21	62.74 to 78.59	161,936	113,664
1	10	69.60	66.12	67.30	15.09	98.25	42.80	79.34	49.81 to 78.59	176,620	118,858
2	5	75.92	84.55	77.90	22.95	108.54	64.76	126.21	N/A	132,568	103,275
<b>_____Grass_____</b>											
County	26	72.71	72.08	67.94	13.93	106.09	54.31	101.28	60.99 to 78.89	220,758	149,992
1	17	69.03	72.05	67.13	16.99	107.33	54.31	101.28	59.10 to 81.24	171,541	115,160
2	9	74.39	72.14	68.78	07.85	104.89	58.22	80.25	60.31 to 79.80	313,722	215,785
<b>_____ALL_____</b>	<b>69</b>	<b>74.21</b>	<b>73.20</b>	<b>69.19</b>	<b>15.64</b>	<b>105.80</b>	<b>41.45</b>	<b>126.21</b>	<b>67.97 to 77.85</b>	<b>239,222</b>	<b>165,518</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	2	60.07	60.07	51.36	31.00	116.96	41.45	78.69	N/A	817,500	419,845
1	1	78.69	78.69	78.69	00.00	100.00	78.69	78.69	N/A	435,000	342,305
2	1	41.45	41.45	41.45	00.00	100.00	41.45	41.45	N/A	1,200,000	497,385
<b>_____Dry_____</b>											
County	23	72.10	70.47	69.30	16.38	101.69	42.80	126.21	62.74 to 76.82	188,871	130,888
1	15	72.10	66.99	69.70	12.86	96.11	42.80	79.34	56.50 to 76.82	199,113	138,776
2	8	70.51	76.98	68.43	23.51	112.49	54.46	126.21	54.46 to 126.21	169,668	116,097
<b>_____Grass_____</b>											
County	29	71.20	72.19	68.39	13.92	105.56	54.31	101.28	62.67 to 78.89	225,714	154,372
1	20	69.61	72.22	68.10	16.08	106.05	54.31	101.28	60.99 to 81.09	186,110	126,737
2	9	74.39	72.14	68.78	07.85	104.89	58.22	80.25	60.31 to 79.80	313,722	215,785
<b>_____ALL_____</b>	<b>69</b>	<b>74.21</b>	<b>73.20</b>	<b>69.19</b>	<b>15.64</b>	<b>105.80</b>	<b>41.45</b>	<b>126.21</b>	<b>67.97 to 77.85</b>	<b>239,222</b>	<b>165,518</b>

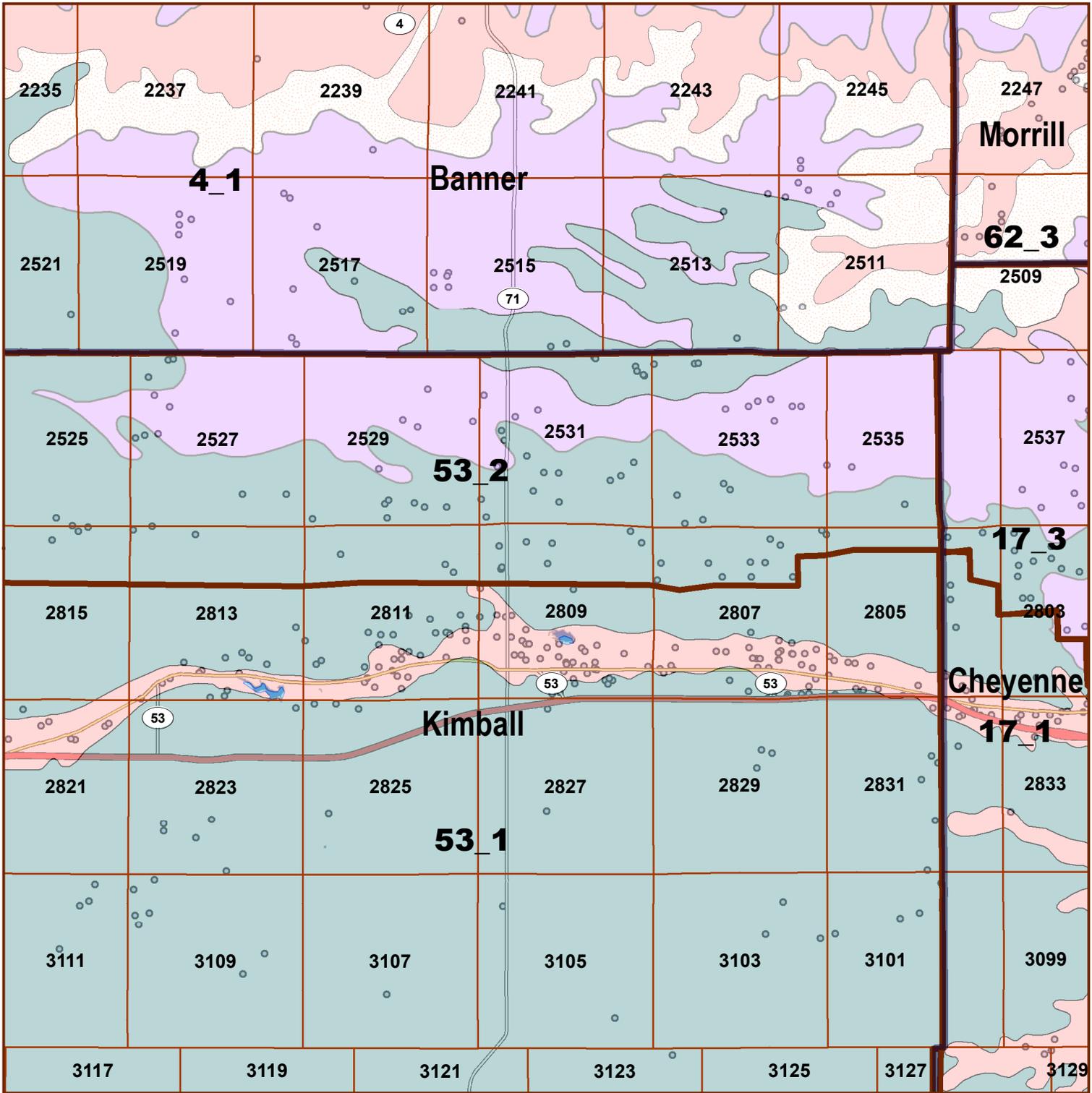
## Kimball County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kimball	1	n/a	1,650	1,645	1,640	1,625	1,625	1,500	1,500	<b>1,599</b>
Kimball	2	n/a	1,975	1,975	1,625	1,625	1,625	1,625	1,500	<b>1,712</b>
Banner	1	n/a	2,000	1,900	1,800	1,800	1,800	1,600	1,292	<b>1,734</b>
Cheyenne	1	n/a	2,460	2,450	2,445	2,440	2,335	2,100	1,950	<b>2,412</b>
Cheyenne	3	n/a	2,780	2,775	2,770	2,765	2,600	2,525	2,480	<b>2,751</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kimball	1	n/a	520	485	450	380	361	315	315	<b>385</b>
Kimball	2	n/a	565	525	505	415	390	350	345	<b>452</b>
Banner	1	n/a	550	530	530	490	440	420	410	<b>504</b>
Cheyenne	1	n/a	739	572	639	707	619	569	491	<b>685</b>
Cheyenne	3	n/a	940	935	875	865	850	835	825	<b>921</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kimball	1	n/a	460	380	370	345	325	310	310	<b>323</b>
Kimball	2	n/a	435	365	345	325	300	300	300	<b>310</b>
Banner	1	n/a	470	460	430	410	400	390	348	<b>380</b>
Cheyenne	1	n/a	436	430	392	381	378	367	300	<b>346</b>
Cheyenne	3	n/a	636	611	606	600	551	551	325	<b>453</b>

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



**Legend**

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

## Kimball County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	89,756,001	--	--	--	57,910,742	--	--	--	111,451,190	--	--	--
2007	97,810,682	8,054,681	8.97%	8.97%	59,601,577	1,690,835	2.92%	2.92%	109,304,100	-2,147,090	-1.93%	-1.93%
2008	98,912,727	1,102,045	1.13%	10.20%	62,574,426	2,972,849	4.99%	8.05%	118,685,045	9,380,945	8.58%	6.49%
2009	100,400,251	1,487,524	1.50%	11.86%	62,481,862	-92,564	-0.15%	7.89%	136,745,790	18,060,745	15.22%	22.70%
2010	101,056,185	655,934	0.65%	12.59%	62,908,152	426,290	0.68%	8.63%	146,213,685	9,467,895	6.92%	31.19%
2011	101,908,479	852,294	0.84%	13.54%	64,082,610	1,174,458	1.87%	10.66%	147,243,290	1,029,605	0.70%	32.11%
2012	99,993,598	-1,914,881	-1.88%	11.41%	63,918,386	-164,224	-0.26%	10.37%	148,812,495	1,569,205	1.07%	33.52%
2013	100,391,923	398,325	0.40%	11.85%	64,017,288	98,902	0.15%	10.54%	177,290,150	28,477,655	19.14%	59.07%
2014	97,270,002	-3,121,921	-3.11%	8.37%	66,834,472	2,817,184	4.40%	15.41%	226,836,315	49,546,165	27.95%	103.53%
2015	98,618,227	1,348,225	1.39%	9.87%	70,448,729	3,614,257	5.41%	21.65%	267,630,609	40,794,294	17.98%	140.13%
2016	100,747,082	2,128,855	2.16%	12.25%	70,517,449	68,720	0.10%	21.77%	269,956,675	2,326,066	0.87%	142.22%

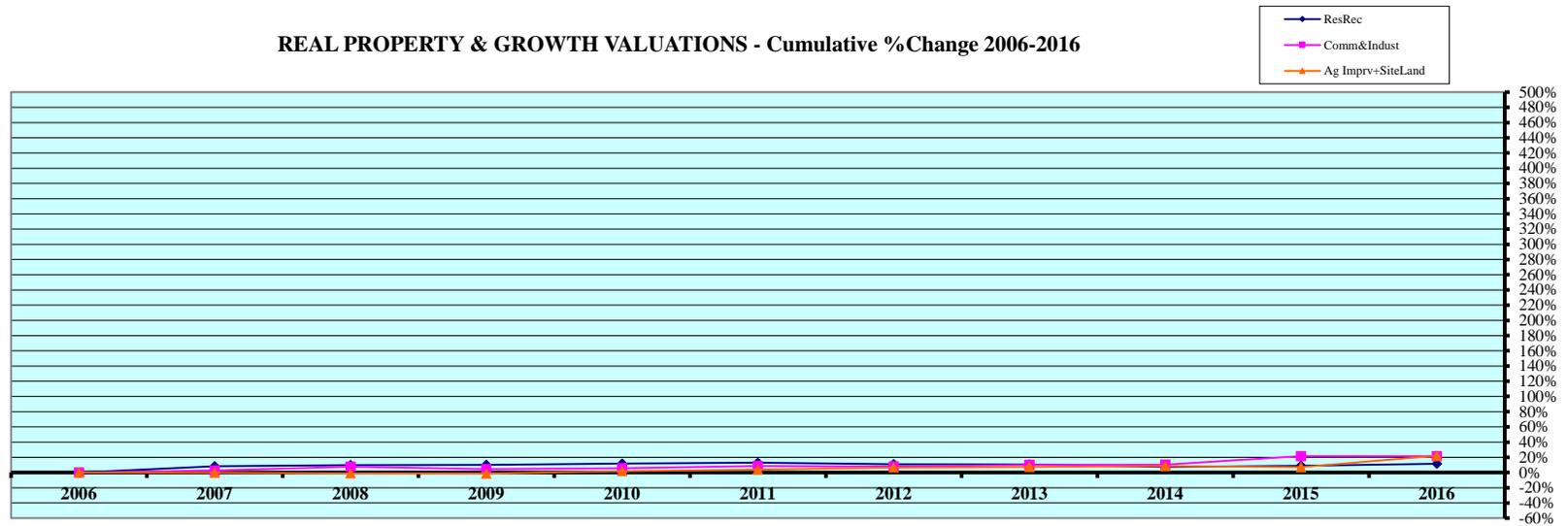
Rate Annual %chg: Residential & Recreational 1.16% Commercial & Industrial 1.99% Agricultural Land 9.25%

Cnty# 53  
County KIMBALL

CHART 1 EXHIBIT 53B Page 1

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	89,756,001	1,879,980	2.09%	87,876,021	--	--	57,910,742	1,824,145	3.15%	56,086,597	--	--	
2007	97,810,682	598,668	0.61%	97,212,014	8.31%	8.31%	59,601,577	111,569	0.19%	59,490,008	2.73%	2.73%	
2008	98,912,727	498,068	0.50%	98,414,659	0.62%	9.65%	62,574,426	209,355	0.33%	62,365,071	4.64%	7.69%	
2009	100,400,251	1,584,104	1.58%	98,816,147	-0.10%	10.09%	62,481,862	2,043,704	3.27%	60,438,158	-3.41%	4.36%	
2010	101,056,185	800,642	0.79%	100,255,543	-0.14%	11.70%	62,908,152	1,662,293	2.64%	61,245,859	-1.98%	5.76%	
2011	101,908,479	524,764	0.51%	101,383,715	0.32%	12.95%	64,082,610	1,293,559	2.02%	62,789,051	-0.19%	8.42%	
2012	99,993,598	547,460	0.55%	99,446,138	-2.42%	10.80%	63,918,386	1,395,984	2.18%	62,522,402	-2.43%	7.96%	
2013	100,391,923	1,173,094	1.17%	99,218,829	-0.77%	10.54%	64,017,288	299,811	0.47%	63,717,477	-0.31%	10.03%	
2014	97,270,002	825,128	0.85%	96,444,874	-3.93%	7.45%	66,834,472	2,997,645	4.49%	63,836,827	-0.28%	10.23%	
2015	98,618,227	836,045	0.85%	97,782,182	0.53%	8.94%	70,448,729	58,498	0.08%	70,390,231	5.32%	21.55%	
2016	100,747,082	655,050	0.65%	100,092,032	1.49%	11.52%	70,517,449	179,080	0.25%	70,338,369	-0.16%	21.46%	
Rate Ann%chg	<b>1.16%</b>					<b>0.39%</b>	<b>1.99%</b>					C & I w/o growth	<b>0.39%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	14,907,158	8,471,597	23,378,755	606,838	2.60%	22,771,917	--	--
2007	14,934,608	8,724,133	23,658,741	341,753	1.44%	23,316,988	-0.26%	-0.26%
2008	15,009,350	8,675,026	23,684,376	564,070	2.38%	23,120,306	-2.28%	-1.11%
2009	15,315,348	8,686,793	24,002,141	923,131	3.85%	23,079,010	-2.56%	-1.28%
2010	15,914,631	8,978,149	24,892,780	1,080,148	4.34%	23,812,632	-0.79%	1.86%
2011	15,838,411	9,197,497	25,035,908	758,825	3.03%	24,277,083	-2.47%	3.84%
2012	15,872,307	9,196,756	25,069,063	182,468	0.73%	24,886,595	-0.60%	6.45%
2013	16,229,268	9,274,938	25,504,206	379,173	1.49%	25,125,033	0.22%	7.47%
2014	16,218,396	9,455,267	25,673,663	308,843	1.20%	25,364,820	-0.55%	8.50%
2015	15,995,524	9,926,475	25,921,999	853,435	3.29%	25,068,564	-2.36%	7.23%
2016	18,241,525	11,025,111	29,266,636	726,505	2.48%	28,540,131	10.10%	22.08%
Rate Ann%chg	<b>2.04%</b>	<b>2.67%</b>	<b>2.27%</b>	Ag Imprv+Site w/o growth		<b>-0.15%</b>		

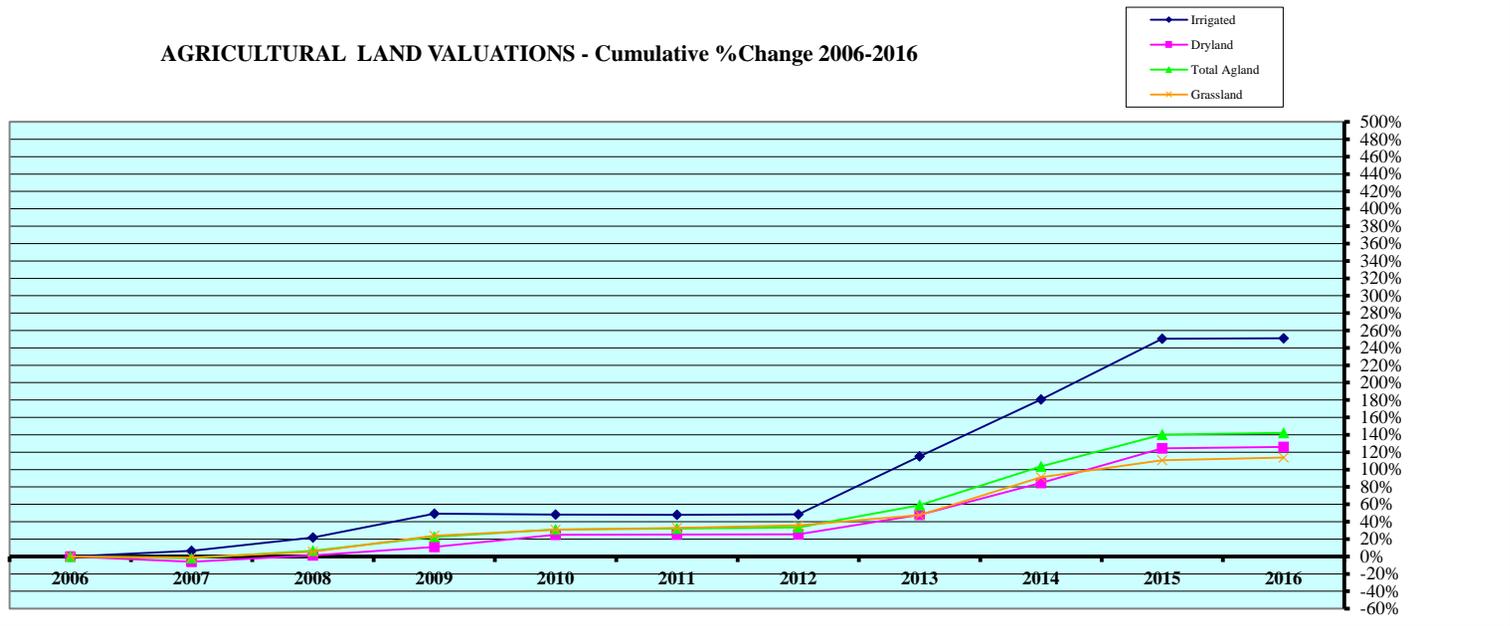
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.  
Sources:  
Value; 2006 - 2016 CTL  
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 53  
County KIMBALL

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	19,045,830	--	--	--	46,977,720	--	--	--	45,315,605	--	--	--
2007	20,272,655	1,226,825	6.44%	6.44%	44,120,405	-2,857,315	-6.08%	-6.08%	44,799,900	-515,705	-1.14%	-1.14%
2008	23,209,715	2,937,060	14.49%	21.86%	47,526,985	3,406,580	7.72%	1.17%	47,802,515	3,002,615	6.70%	5.49%
2009	28,410,690	5,200,975	22.41%	49.17%	52,174,370	4,647,385	9.78%	11.06%	56,160,730	8,358,215	17.48%	23.93%
2010	28,246,780	-163,910	-0.58%	48.31%	58,711,030	6,536,660	12.53%	24.98%	59,255,875	3,095,145	5.51%	30.76%
2011	28,176,190	-70,590	-0.25%	47.94%	58,816,510	105,480	0.18%	25.20%	60,250,590	994,715	1.68%	32.96%
2012	28,290,670	114,480	0.41%	48.54%	58,927,725	111,215	0.19%	25.44%	61,594,100	1,343,510	2.23%	35.92%
2013	40,961,985	12,671,315	44.79%	115.07%	69,442,615	10,514,890	17.84%	47.82%	66,885,550	5,291,450	8.59%	47.60%
2014	53,436,430	12,474,445	30.45%	180.57%	86,719,185	17,276,570	24.88%	84.60%	86,680,700	19,795,150	29.60%	91.28%
2015	66,747,407	13,310,977	24.91%	250.46%	105,402,902	18,683,717	21.55%	124.37%	95,479,080	8,798,380	10.15%	110.70%
2016	66,861,035	113,628	0.17%	251.05%	106,188,090	785,188	0.74%	126.04%	96,907,550	1,428,470	1.50%	113.85%

Rate Ann.%chg: Irrigated **13.38%** Dryland **8.50%** Grassland **7.90%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	108,845	--	--	--	3,190	--	--	--	111,451,190	--	--	--
2007	107,950	-895	-0.82%	-0.82%	3,190	0	0.00%	0.00%	109,304,100	-2,147,090	-1.93%	-1.93%
2008	107,905	-45	-0.04%	-0.86%	37,925	34,735	1088.87%	1088.87%	118,685,045	9,380,945	8.58%	6.49%
2009	0	-107,905	-100.00%	-100.00%	0	-37,925	-100.00%	-100.00%	136,745,790	18,060,745	15.22%	22.70%
2010	0	0		-100.00%	0	0		-100.00%	146,213,685	9,467,895	6.92%	31.19%
2011	0	0		-100.00%	0	0		-100.00%	147,243,290	1,029,605	0.70%	32.11%
2012	0	0		-100.00%	0	0		-100.00%	148,812,495	1,569,205	1.07%	33.52%
2013	0	0		-100.00%	0	0		-100.00%	177,290,150	28,477,655	19.14%	59.07%
2014	0	0		-100.00%	0	0		-100.00%	226,836,315	49,546,165	27.95%	103.53%
2015	0	0		-100.00%	1,220	1,220		-61.76%	267,630,609	40,794,294	17.98%	140.13%
2016	0	0		-100.00%	0	-1,220	-100.00%	-100.00%	269,956,675	2,326,066	0.87%	142.22%

Cnty# **53**  
County **KIMBALL**

Rate Ann.%chg: Total Agric Land **9.25%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	18,944,030	40,073	473			47,056,845	259,169	182			45,240,735	284,351	159		
2007	20,272,660	40,452	501	6.01%	6.01%	44,120,770	255,340	173	-4.83%	-4.83%	44,806,120	287,669	156	-2.10%	-2.10%
2008	23,277,835	40,458	575	14.81%	21.71%	47,638,170	254,161	187	8.47%	3.23%	47,638,280	288,407	165	6.05%	3.82%
2009	28,233,025	40,913	690	19.94%	45.97%	52,216,480	251,922	207	10.58%	14.16%	56,165,660	295,718	190	14.99%	19.38%
2010	28,246,875	40,932	690	0.00%	45.98%	58,828,295	253,681	232	11.88%	27.72%	59,157,910	293,803	201	6.01%	26.56%
2011	28,176,190	40,810	690	0.05%	46.05%	58,816,780	250,487	235	1.26%	29.32%	60,250,360	297,122	203	0.71%	27.45%
2012	28,290,670	40,808	693	0.41%	46.65%	58,896,400	246,237	239	1.86%	31.73%	61,610,920	301,106	205	0.91%	28.61%
2013	40,775,695	40,810	999	44.12%	111.35%	69,433,880	245,582	283	18.21%	55.72%	66,879,230	301,537	222	8.40%	39.40%
2014	53,434,805	40,611	1,316	31.69%	178.33%	86,719,280	243,118	357	26.16%	96.45%	86,679,810	304,195	285	28.47%	79.10%
2015	66,814,280	40,612	1,645	25.03%	248.01%	105,406,350	244,303	431	20.96%	137.63%	95,479,080	302,827	315	10.65%	98.17%
2016	66,907,255	40,670	1,645	0.00%	247.99%	106,087,180	245,838	432	0.02%	137.67%	96,976,955	301,230	322	2.11%	102.35%

Rate Annual %chg Average Value/Acre: 13.28%

9.04%

7.30%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	108,845	7,250	15			3,190	80	40			111,353,645	590,922	188		
2007	107,950	7,191	15	0.00%	0.00%	3,190	80	40	0.00%	0.00%	109,310,690	590,732	185	-1.80%	-1.80%
2008	107,905	7,189	15	-0.01%	-0.01%	3,190	80	40	0.00%	0.00%	118,665,380	590,295	201	8.64%	6.68%
2009	0	0				0	0				136,615,165	588,553	232	15.47%	23.18%
2010	0	0				0	0				146,233,080	588,416	249	7.07%	31.88%
2011	0	0				0	0				147,243,330	588,418	250	0.69%	32.79%
2012	0	0				0	0				148,797,990	588,151	253	1.10%	34.26%
2013	0	0				0	0				177,088,805	587,930	301	19.06%	59.84%
2014	0	0				0	0				226,833,895	587,925	386	28.09%	104.74%
2015	0	0				0	0				267,699,710	587,743	455	18.05%	141.71%
2016	0	0				0	0				269,971,390	587,738	459	0.85%	143.76%

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**KIMBALL**

Rate Annual %chg Average Value/Acre: 9.32%

(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  
Aglan 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
3,821	KIMBALL	36,974,242	67,938,513	78,719,802	100,747,082	30,896,735	39,620,714	0	269,956,675	18,241,525	11,025,111	33,133,199	687,253,598
cnty sectorvalue % of total value:		5.38%	9.89%	11.45%	14.66%	4.50%	5.77%		39.28%	2.65%	1.60%	4.82%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
124	BUSHNELL	56,162	461,235	1,467,931	3,308,870	444,258	0	0	0	0	2,590	0	5,741,046
3.25%	%sector of county sector	0.15%	0.68%	1.86%	3.28%	1.44%					0.02%		0.84%
	%sector of municipality	0.98%	8.03%	25.57%	57.64%	7.74%					0.05%		100.00%
255	DIX	110,345	464,206	1,227,582	5,684,354	844,255	0	0	0	0	0	0	8,330,742
6.67%	%sector of county sector	0.30%	0.68%	1.56%	5.64%	2.73%							1.21%
	%sector of municipality	1.32%	5.57%	14.74%	68.23%	10.13%							100.00%
2,496	KIMBALL	7,112,288	2,744,218	6,091,300	63,456,124	20,761,025	5,492,369	0	0	0	0	22,140	105,679,464
65.32%	%sector of county sector	19.24%	4.04%	7.74%	62.99%	67.19%	13.86%					0.07%	15.38%
	%sector of municipality	6.73%	2.60%	5.76%	60.05%	19.65%	5.20%					0.02%	100.00%
2,875	Total Municipalities	7,278,795	3,669,659	8,786,813	72,449,348	22,049,538	5,492,369	0	0	0	2,590	22,140	119,751,252
75.24%	%all municip.sect of cnty	19.69%	5.40%	11.16%	71.91%	71.37%	13.86%				0.02%	0.07%	17.42%

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

Cnty#	County
53	KIMBALL

CHART 5

EXHIBIT

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Page 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,879</b>	<b>Value : 516,550,019</b>	<b>Growth 927,758</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	148	614,900	32	122,245	115	321,940	295	1,059,085	
<b>02. Res Improve Land</b>	1,280	9,932,865	98	1,455,735	163	3,607,110	1,541	14,995,710	
<b>03. Res Improvements</b>	1,332	70,720,175	112	8,448,040	197	16,013,315	1,641	95,181,530	
<b>04. Res Total</b>	1,480	81,267,940	144	10,026,020	312	19,942,365	1,936	111,236,325	227,945
<b>% of Res Total</b>	76.45	73.06	7.44	9.01	16.12	17.93	39.68	21.53	24.57
<b>05. Com UnImp Land</b>	54	370,948	15	49,255	9	44,255	78	464,458	
<b>06. Com Improve Land</b>	312	3,666,545	29	215,525	32	116,662	373	3,998,732	
<b>07. Com Improvements</b>	323	20,314,220	45	7,601,435	50	511,485	418	28,427,140	
<b>08. Com Total</b>	377	24,351,713	60	7,866,215	59	672,402	496	32,890,330	325,015
<b>% of Com Total</b>	76.01	74.04	12.10	23.92	11.90	2.04	10.17	6.37	35.03
<b>09. Ind UnImp Land</b>	0	0	0	0	1	110,650	1	110,650	
<b>10. Ind Improve Land</b>	7	207,750	0	0	1	81,585	8	289,335	
<b>11. Ind Improvements</b>	7	5,041,310	0	0	1	33,926,275	8	38,967,585	
<b>12. Ind Total</b>	7	5,249,060	0	0	2	34,118,510	9	39,367,570	0
<b>% of Ind Total</b>	77.78	13.33	0.00	0.00	22.22	86.67	0.18	7.62	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	1,480	81,267,940	144	10,026,020	312	19,942,365	1,936	111,236,325	227,945
<b>% of Res &amp; Rec Total</b>	76.45	73.06	7.44	9.01	16.12	17.93	39.68	21.53	24.57
<b>Com &amp; Ind Total</b>	384	29,600,773	60	7,866,215	61	34,790,912	505	72,257,900	325,015
<b>% of Com &amp; Ind Total</b>	76.04	40.97	11.88	10.89	12.08	48.15	10.35	13.99	35.03
<b>17. Taxable Total</b>	1,864	110,868,713	204	17,892,235	373	54,733,277	2,441	183,494,225	552,960
<b>% of Taxable Total</b>	76.36	60.42	8.36	9.75	15.28	29.83	50.03	35.52	59.60

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	26,398	1,536,487	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	26,398	1,536,487
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	26,398	1,536,487

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	2	64,070	224	34,089,530	226	34,153,600	0
24. Non-Producing	0	0	0	0	270	129,539	270	129,539	0
25. Total	0	0	2	64,070	494	34,219,069	496	34,283,139	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	136	68	291	495

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	26	2,347,440	1,459	191,042,120	1,485	193,389,560
28. Ag-Improved Land	0	0	22	4,239,640	395	75,306,040	417	79,545,680
29. Ag Improvements	0	0	24	1,846,370	433	23,991,045	457	25,837,415
30. Ag Total							1,942	298,772,655

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	6	8.00	66,200	
32. HomeSite Improv Land	0	0.00	0	15	32.49	324,940	
33. HomeSite Improvements	0	0.00	0	15	0.00	1,473,680	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	6	8.44	6,860	
36. FarmSite Improv Land	0	0.00	0	18	78.19	19,700	
37. FarmSite Improvements	0	0.00	0	22	0.00	372,690	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	24	46.90	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	36	37.00	363,140	42	45.00	429,340	
32. HomeSite Improv Land	195	223.05	2,057,840	210	255.54	2,382,780	
33. HomeSite Improvements	203	0.00	15,797,655	218	0.00	17,271,335	257,970
34. HomeSite Total				<b>260</b>	<b>300.54</b>	<b>20,083,455</b>	
35. FarmSite UnImp Land	67	239.25	151,630	73	247.69	158,490	
36. FarmSite Improv Land	381	1,941.86	519,105	399	2,020.05	538,805	
37. FarmSite Improvements	430	0.00	8,193,390	452	0.00	8,566,080	116,828
38. FarmSite Total				<b>525</b>	<b>2,267.74</b>	<b>9,263,375</b>	
39. Road & Ditches	1,373	5,242.44	0	1,397	5,289.34	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>785</b>	<b>7,857.62</b>	<b>29,346,830</b>	<b>374,798</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	2,800.85	11.72%	4,621,370	12.09%	1,649.99
47. 2A1	7,422.70	31.06%	12,210,235	31.95%	1,644.99
48. 2A	3,735.60	15.63%	6,126,345	16.03%	1,639.99
49. 3A1	1,126.37	4.71%	1,830,340	4.79%	1,624.99
50. 3A	1,701.39	7.12%	2,764,735	7.23%	1,624.99
51. 4A1	5,743.74	24.04%	8,615,565	22.54%	1,499.99
52. 4A	1,366.16	5.72%	2,049,215	5.36%	1,499.98
<b>53. Total</b>	<b>23,896.81</b>	<b>100.00%</b>	<b>38,217,805</b>	<b>100.00%</b>	<b>1,599.28</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,335.15	4.73%	3,816,375	6.39%	520.29
56. 2D1	15,634.92	10.09%	7,583,945	12.70%	485.06
57. 2D	34,448.78	22.23%	15,501,970	25.96%	450.00
58. 3D1	31,073.23	20.06%	11,812,585	19.78%	380.15
59. 3D	1,606.92	1.04%	579,875	0.97%	360.86
60. 4D1	45,600.18	29.43%	14,370,615	24.06%	315.14
61. 4D	19,232.79	12.41%	6,059,300	10.15%	315.05
<b>62. Total</b>	<b>154,931.97</b>	<b>100.00%</b>	<b>59,724,665</b>	<b>100.00%</b>	<b>385.49</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,169.05	2.17%	2,650,480	3.30%	512.76
65. 2G1	13,958.62	5.87%	5,868,970	7.30%	420.45
66. 2G	21,075.68	8.87%	8,639,295	10.75%	409.92
67. 3G1	13,843.82	5.82%	5,002,960	6.22%	361.39
68. 3G	16,225.45	6.82%	5,311,105	6.61%	327.33
69. 4G1	81,109.00	34.12%	25,971,930	32.31%	320.21
70. 4G	86,358.56	36.32%	26,937,280	33.51%	311.92
<b>71. Total</b>	<b>237,740.18</b>	<b>100.00%</b>	<b>80,382,020</b>	<b>100.00%</b>	<b>338.11</b>
<b>Irrigated Total</b>	<b>23,896.81</b>	<b>5.74%</b>	<b>38,217,805</b>	<b>21.43%</b>	<b>1,599.28</b>
<b>Dry Total</b>	<b>154,931.97</b>	<b>37.19%</b>	<b>59,724,665</b>	<b>33.49%</b>	<b>385.49</b>
<b>Grass Total</b>	<b>237,740.18</b>	<b>57.07%</b>	<b>80,382,020</b>	<b>45.08%</b>	<b>338.11</b>
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>416,568.96</b>	<b>100.00%</b>	<b>178,324,490</b>	<b>100.00%</b>	<b>428.08</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,886.34	11.35%	3,725,490	13.10%	1,974.98
47. 2A1	2,455.58	14.78%	4,849,775	17.05%	1,975.00
48. 2A	5,031.14	30.29%	8,175,530	28.75%	1,624.99
49. 3A1	253.53	1.53%	412,005	1.45%	1,625.07
50. 3A	1,041.61	6.27%	1,692,615	5.95%	1,625.00
51. 4A1	5,354.48	32.23%	8,700,930	30.59%	1,624.98
52. 4A	589.77	3.55%	884,620	3.11%	1,499.94
<b>53. Total</b>	<b>16,612.45</b>	<b>100.00%</b>	<b>28,440,965</b>	<b>100.00%</b>	<b>1,712.03</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	11,910.57	13.19%	6,729,395	16.48%	564.99
56. 2D1	8,016.66	8.88%	4,208,730	10.31%	525.00
57. 2D	31,942.75	35.37%	16,130,955	39.51%	505.00
58. 3D1	3,686.34	4.08%	1,529,820	3.75%	415.00
59. 3D	1,825.93	2.02%	712,125	1.74%	390.01
60. 4D1	30,680.41	33.97%	10,738,080	26.30%	350.00
61. 4D	2,256.85	2.50%	778,580	1.91%	344.99
<b>62. Total</b>	<b>90,319.51</b>	<b>100.00%</b>	<b>40,827,685</b>	<b>100.00%</b>	<b>452.04</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,891.41	2.96%	966,070	4.42%	510.77
65. 2G1	3,292.96	5.14%	1,489,155	6.82%	452.22
66. 2G	8,953.62	13.99%	3,678,305	16.85%	410.82
67. 3G1	3,169.53	4.95%	1,110,510	5.09%	350.37
68. 3G	3,133.10	4.90%	1,011,400	4.63%	322.81
69. 4G1	23,978.44	37.46%	7,662,380	35.10%	319.55
70. 4G	19,586.31	30.60%	5,914,865	27.09%	301.99
<b>71. Total</b>	<b>64,005.37</b>	<b>100.00%</b>	<b>21,832,685</b>	<b>100.00%</b>	<b>341.11</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>16,612.45</b>	<b>9.72%</b>	<b>28,440,965</b>	<b>31.22%</b>	<b>1,712.03</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>90,319.51</b>	<b>52.84%</b>	<b>40,827,685</b>	<b>44.82%</b>	<b>452.04</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>64,005.37</b>	<b>37.44%</b>	<b>21,832,685</b>	<b>23.97%</b>	<b>341.11</b>
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>170,937.33</b>	<b>100.00%</b>	<b>91,101,335</b>	<b>100.00%</b>	<b>532.95</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	2,736.03	4,453,965	37,773.23	62,204,805	40,509.26	66,658,770
<b>77. Dry Land</b>	0.00	0	1,119.57	483,210	244,131.91	100,069,140	245,251.48	100,552,350
<b>78. Grass</b>	0.00	0	3,812.58	1,232,205	297,932.97	100,982,500	301,745.55	102,214,705
<b>79. Waste</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>7,668.18</b>	<b>6,169,380</b>	<b>579,838.11</b>	<b>263,256,445</b>	<b>587,506.29</b>	<b>269,425,825</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	40,509.26	6.90%	66,658,770	24.74%	1,645.52
<b>Dry Land</b>	245,251.48	41.74%	100,552,350	37.32%	410.00
<b>Grass</b>	301,745.55	51.36%	102,214,705	37.94%	338.74
<b>Waste</b>	0.00	0.00%	0	0.00%	0.00
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>587,506.29</b>	<b>100.00%</b>	<b>269,425,825</b>	<b>100.00%</b>	<b>458.59</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	0	0	1	3,100	1	17,535	1	20,635	0
83.2 Bushnell	39	92,510	90	367,325	97	2,913,095	136	3,372,930	1,100
83.3 Dix	38	74,080	132	477,225	138	5,413,020	176	5,964,325	30,045
83.4 Kimball	71	448,310	1,058	9,092,850	1,098	62,532,330	1,169	72,073,490	130,510
83.5 Rural	147	444,185	260	5,055,210	307	24,305,550	454	29,804,945	66,290
84 Residential Total	295	1,059,085	1,541	14,995,710	1,641	95,181,530	1,936	111,236,325	227,945

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	Bushnell	18	46,745	31	75,155	37	312,275	55	434,175	114,700
85.2	Dix	2	8,845	24	83,965	26	777,805	28	870,615	0
85.3	Kimball	35	330,038	263	3,669,360	268	20,346,800	303	24,346,198	92,210
85.4	Rural	24	189,480	63	459,587	95	45,957,845	119	46,606,912	118,105
86	Commercial Total	79	575,108	381	4,288,067	426	67,394,725	505	72,257,900	325,015

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,610.39	2.02%	1,660,775	2.87%	460.00
89. 2G1	9,440.83	5.28%	3,587,495	6.21%	380.00
90. 2G	10,559.10	5.90%	3,906,835	6.76%	370.00
91. 3G1	7,335.35	4.10%	2,529,740	4.38%	344.87
92. 3G	15,278.81	8.54%	4,965,585	8.60%	325.00
93. 4G1	57,389.17	32.08%	17,788,630	30.79%	309.96
94. 4G	75,257.13	42.07%	23,329,325	40.38%	309.99
95. Total	178,870.78	100.00%	57,768,385	100.00%	322.96
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1,558.66	2.65%	989,705	4.38%	634.97
98. 2C1	4,517.79	7.67%	2,281,475	10.09%	505.00
99. 2C	10,516.58	17.86%	4,732,460	20.93%	450.00
100. 3C1	6,508.47	11.06%	2,473,220	10.94%	380.00
101. 3C	946.64	1.61%	345,520	1.53%	365.00
102. 4C1	23,719.83	40.29%	8,183,300	36.19%	345.00
103. 4C	11,101.43	18.86%	3,607,955	15.95%	325.00
104. Total	58,869.40	100.00%	22,613,635	100.00%	384.13
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	178,870.78	75.24%	57,768,385	71.87%	322.96
CRP Total	58,869.40	24.76%	22,613,635	28.13%	384.13
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	237,740.18	100.00%	80,382,020	100.00%	338.11

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	1,095.34	3.10%	476,485	4.36%	435.01
89. 2G1	994.98	2.82%	363,155	3.32%	364.99
90. 2G	2,405.72	6.82%	829,970	7.59%	345.00
91. 3G1	1,382.75	3.92%	449,400	4.11%	325.00
92. 3G	1,833.28	5.20%	549,970	5.03%	299.99
93. 4G1	10,581.58	29.99%	3,174,450	29.02%	300.00
94. 4G	16,984.86	48.15%	5,095,440	46.58%	300.00
95. Total	35,278.51	100.00%	10,938,870	100.00%	310.07
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	796.07	2.77%	489,585	4.49%	615.00
98. 2C1	2,297.98	8.00%	1,126,000	10.34%	490.00
99. 2C	6,547.90	22.79%	2,848,335	26.15%	435.00
100. 3C1	1,786.78	6.22%	661,110	6.07%	370.00
101. 3C	1,299.82	4.52%	461,430	4.24%	355.00
102. 4C1	13,396.86	46.64%	4,487,930	41.20%	335.00
103. 4C	2,601.45	9.06%	819,425	7.52%	314.99
104. Total	28,726.86	100.00%	10,893,815	100.00%	379.22
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	35,278.51	55.12%	10,938,870	50.10%	310.07
CRP Total	28,726.86	44.88%	10,893,815	49.90%	379.22
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	64,005.37	100.00%	21,832,685	100.00%	341.11

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

53 Kimball

	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	100,747,082	111,236,325	10,489,243	10.41%	227,945	10.19%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	18,241,525	20,083,455	1,841,930	10.10%	257,970	8.68%
<b>04. Total Residential (sum lines 1-3)</b>	<b>118,988,607</b>	<b>131,319,780</b>	<b>12,331,173</b>	<b>10.36%</b>	<b>485,915</b>	<b>9.95%</b>
05. Commercial	30,896,735	32,890,330	1,993,595	6.45%	325,015	5.40%
06. Industrial	39,620,714	39,367,570	-253,144	-0.64%	0	-0.64%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>70,517,449</b>	<b>72,257,900</b>	<b>1,740,451</b>	<b>2.47%</b>	<b>325,015</b>	<b>2.01%</b>
08. Ag-Farmsite Land, Outbuildings	11,025,111	9,263,375	-1,761,736	-15.98%	116,828	-17.04%
09. Minerals	33,133,199	34,283,139	1,149,940	3.47	0	3.47%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>44,158,310</b>	<b>43,546,514</b>	<b>-611,796</b>	<b>-1.39%</b>	<b>116,828</b>	<b>-1.65%</b>
12. Irrigated	66,861,035	66,658,770	-202,265	-0.30%		
13. Dryland	106,188,090	100,552,350	-5,635,740	-5.31%		
14. Grassland	96,907,550	102,214,705	5,307,155	5.48%		
15. Wasteland	0	0	0			
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>269,956,675</b>	<b>269,425,825</b>	<b>-530,850</b>	<b>-0.20%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>503,621,041</b>	<b>516,550,019</b>	<b>12,928,978</b>	<b>2.57%</b>	<b>927,758</b>	<b>2.38%</b>

## 2017 Assessment Survey for Kimball County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	Two
<b>4.</b>	<b>Other part-time employees:</b>
	None
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$142,228
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$141,250
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	None.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$62,501--a separate, but not levied fund.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$12,528--\$6,825 of this is for GIS support.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$4,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None.
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$10,396.17

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	City of Kimball, and the villages of Bushnell and Dix.
4.	<b>When was zoning implemented?</b>
	County zoning was implemented in 2010. It is unknown when the municipalities' zoning was implemented.

## D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	The physical inspection and valuation for residential and commercial property (as well as all rural improvements) was completed this year by Stanard Appraisal. Pritchard & Abbott for all oil, gas and mineral interests.
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop.
<b>3.</b>	<b>Other services:</b>
	MIPS for administrative, CAMA and personal property software.

## E. Appraisal /Listing Services

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Pritchard & Abbott for oil, gas and mineral interests. Stanard Appraisal for all improvements within the county for 2017.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Certified general appraisal for all improvements. Expertise in the appraisal of oil, gas and mineral interests.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes for the interests appraised.

## 2017 Residential Assessment Survey for Kimball County

<b>1.</b>	<b>Valuation data collection done by:</b>																																	
	Stanard Appraisal, in conjunction with the Assessor and her staff.																																	
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Kimball: all residential parcels within the City of Kimball.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Bushnell: the residential parcels within the village of Bushnell</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Dix: all residential parcels within the village of Dix.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban.</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>	10	Kimball: all residential parcels within the City of Kimball.	20	Bushnell: the residential parcels within the village of Bushnell	30	Dix: all residential parcels within the village of Dix.	80	Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban.	AG	Agricultural homes and outbuildings.																		
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																																	
	The cost approach.																																	
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																																	
	For the re-appraisal, local market depreciation was used.																																	
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																																	
	No.																																	
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																																	
	The market approach is used, and then values are determined on a square foot basis.																																	
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																	
	The Assessor is not aware of any vacant lots being held for sale or resale.																																	
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## 2017 Commercial Assessment Survey for Kimball County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	Stanard Appraisal for assessment year 2017.																												
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>																												
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																												
	All three approaches: cost, income and sales comparison.																												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																												
	The County contracted with Stanard Appraisal to perform unique industrial property appraisals—such as Clean Harbors.																												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																												
	The county utilized the local market information.																												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																												
	No.																												
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																												
	Commercial lot values appeared to be scattered--therefore they were put in a manageable order and equalized.																												
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">30</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	10	2016	2016	2016	2016	20	2016	2016	2016	2016	30	2016	2016	2016	2016	80	2016	2016	2016	2016
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## 2017 Agricultural Assessment Survey for Kimball County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Stanard Appraisal for all improvements.										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>This area is in the southern portion of the County, and is bordered by the State of Wyoming on the west and the State of Colorado on the south.</td> <td style="text-align: center;">2011</td> </tr> <tr> <td style="text-align: center;">2</td> <td>This Market Area is located in the northern portion of the county. Banner County borders this area to the north and Cheyenne County borders to the east. This area has some of the better irrigated land within the County.</td> <td style="text-align: center;">2011</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	This area is in the southern portion of the County, and is bordered by the State of Wyoming on the west and the State of Colorado on the south.	2011	2	This Market Area is located in the northern portion of the county. Banner County borders this area to the north and Cheyenne County borders to the east. This area has some of the better irrigated land within the County.	2011
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	CRP is updated annually by letters sent to taxpayers who currently have CRP contracts.										
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	Sales within the agricultural areas are reviewed yearly to determine the need for any changes to the areas' geographic composition or other possible trends.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Primary use of the land is used to distinguish both rural residential and recreational land from agricultural land. Rural residential land (other than the home and first acre farm site) is valued by market comparison with other similar parcels. Recreational use of land has not been seen within the county at this time.										
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>										
	Yes, they are valued the same.										
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	There are currently no parcels enrolled in the Wetland Reserve Program.										
	<b><u><i>If your county has special value applications, please answer the following</i></u></b>										
<b>7a.</b>	<b>How many special valuation applications are on file?</b>										
	N/A										
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>										
	N/A										
	<b><u><i>If your county recognizes a special value, please answer the following</i></u></b>										
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>										
	N/A										

<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

**2017 Plan of Assessment for Kimball County  
Assessment Years 2017, 2018 and 2019  
Date: July 19, 2016**

**Plan of Assessment Requirements:**

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (hereinafter referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 of each year.

**General Description of Real Property in Kimball County:**

According to the 2016 County Abstract, Kimball County consists of the following real property types:

<u>Base</u>	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value</u>
Residential	1823	37.51	20.01
Commercial	518	10.66	6.12
Industrial	10	.21	7.86
Recreational	0	0	0
Minerals	517	10.64	6.60
Agricultural	1992	40.99	59.40

Kimball County has 587,738.48 acres of agricultural land; comprised of 6.92% irrigated land, 41.83% dryland, and 51.25% grassland.

**New Property:** For assessment year 2016, several building permits and/or Information Statements were filed for new property construction/additions in the county. Our yearly pickup work incorporated these permits and Information Statements and included newly constructed buildings, improvements, removed or deteriorated improvements, updating land uses, etc. Kimball County had an estimated \$1,560,635 in growth for 2016.

For more information see 2016 Reports & Opinions, Abstract, and Assessor Survey.

## **Current Resources:**

### **Staff:**

Deputy Assessor and three clerks.

**Appraisal:** *Stanard Appraisal Service Inc. has been contracted to do the County-wide reappraisal for 2017.*

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

### **Residential Property:**

We are in the process of a County-wide reappraisal. Physical inspections will be made on all residential and rural residential properties. New pictures will be taken along with updated measurements and gathering of all property characteristics. Changes will be noted on the write-ups that are kept in the property record card. If the property owner is at home, data collectors will ask whether any changes have been made to the property and review the interior to determine the condition of the home. If the owner is not home a questionnaire will be left along with a follow-up visit scheduled. All data collected will be updated into the CAMA system. All residential homes will be organized by quality, era and condition to ensure that properties with similar characteristics are being rated similarly.

An updated lot value study in Kimball will be completed to determine if value changes are necessary to equalize values and obtain uniformity. Once all of the data is compiled and correct, a new market study will be done. Also a current sales analysis study will be completed and an updated depreciation table will be developed.

All of our residential houses will have new cost tables and depreciation applied to them for 2016. Necessary adjustments to valuation will be made once the review is completed.

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31<sup>st</sup> as possible. It is assigned a partial value for the amount of construction completed. Residential real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property and adjusted as necessary to reflect market values.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

### **Commercial Property:**

We are in the process of a County-wide reappraisal. Physical inspections will be made on all commercial properties. New pictures will be taken along with updated measurements and gathering of all property characteristics. Changes will be noted on the write-ups that are kept in the property record card. If the property owner is at location, data collectors will ask whether any changes have been made to the property and review the interior to determine the condition of the property. If the owner is not at the location a questionnaire will be left along with a follow-up visit scheduled. All data collected will be updated into the CAMA system. All commercial will

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Sale questionnaires are sent out on every transfer to collect information concerning the sale.

***Agricultural Land:***

As real estate transfers are received, we send out a questionnaire confirming the land use. We obtain a list from our local FSA office of CRP participants that have received a payment. (The FSA furnishes names after the program payments are received.) We send a letter to all landowners on the list and request an FSA map. A majority of them provide it. We then update our records from this information. We also use GIS imagery and field inspections to try to determine land use.

Ratio studies will be conducted by market areas for each class and subclass of land. With sales information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

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

***Residential Property:***

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31<sup>st</sup> as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted on the write-ups that are kept in the property record

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Residential real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property and adjusted as necessary to reflect market values.

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

A complete land use review will be completed. All agricultural land will be reviewed using GIS and current FSA maps to verify correct land use. Once verified, changes will be made as needed to maintain accuracy on all land usage.

As real estate transfers are received, we send out a questionnaire confirming the land use. We obtain a list from our local FSA office of CRP participants that have received a payment. (The FSA furnishes names after the program payments are received.) We send a letter to all landowners on the list and request an FSA map. A majority of them provide it. We then update our records from this information. We also use GIS imagery and field inspections to try to determine land use.

Ratio studies will be conducted by market areas for each class and subclass of land. With sales information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

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

**Residential Property:**

The 6 year review process will begin this year. We will begin with an onsite inspection and review of the Village of Bushnell and the Village of Dix.

New pictures will be taken, any necessary measurements will be obtained along with collection of new data and any characteristic changes made to the home. Changes will be noted on the write-ups that are kept in the property record card. If the property owner is at home, data collectors will ask whether any changes have been made to the property and review the interior to determine the condition of the home. If the owner is not home a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed. If construction is new, it is assigned a partial value for the amount of construction completed.

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Ratio studies will be conducted by market areas for each class and subclass of land. With sales information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

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

1. Personal Property: Assist taxpayers with preprinted schedules mailed to them and prepare new schedules when there are changes. Prepare notices of failure to file, penalties, unsigned returns, etc. as required.
2. Homestead Exemption Program: Assist applicants with forms. Send reminders or telephone previous year applicants that haven't filed by June 15<sup>th</sup>. Process the applications before mailing to State.
3. Annually prepare and file administrative reports as required by law or regulation with the Property Tax Administrator including:
  - Personal Property Abstract
  - Real Property Abstract
  - Annual Plan of Assessment
  - Assessor Survey
  - School District Taxable Value Report
  - Average Residential Value for Homestead Exemption purposes
  - Homestead Exemption Tax Loss Report
  - Certificate of Taxes Levied Report
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Annual review of government owned property not used for a public purpose and send notice of intent to tax.
6. Certify values to Political Subdivisions.
7. Record maintenance, mapping updates, and ownership changes.
8. On or before June 1<sup>st</sup> send Notices of Valuation Change to owners of record.
9. Centrally Assessed: review of valuations of entities as certified by PAD for railroad and public service entities. Establish assessment records for each subdivision taxed to each company and tax billing for tax list provided to the County Treasurer.
10. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Two parcels for each TIF property, one real estate card with the base value and one for the excess value of the property are maintained.
11. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
12. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.

13. Tax List Corrections: prepare tax list correction documents for county board approval.
14. Annual Inventory: update report designating personal property of the assessor's office by August 25<sup>th</sup> each year.
15. County Board of Equalization: attend all County Board of Equalization meetings. Assemble and provide information for valuation protests.
16. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC.
17. TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC.
18. Pull real estate cards, make copies, and answer questions in person, over the phone or through email. Among those we assist are appraisers, realtors, lending institutions, property owners, attorneys, surveyors, general public and other county offices.
19. Education: Assessor and Deputy Assessor must attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

**Conclusion:**

We strive to operate a well-organized, non-adversarial, congenial office that serves the public and educates them about the assessment process. Our aim is equalization and uniformity of valuation of all property in the county and completing the duties and responsibilities required of the assessor by Nebraska Statutes, Regulations and Directives.

Respectfully submitted to the Kimball County Board of Equalization:

Sherry Winstrom  
Kimball County Assessor  
August 16, 2016