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**DEPARTMENT OF REVENUE**

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

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**MERRICK 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 Merrick 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 Merrick 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: Jan Placke, Merrick 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.

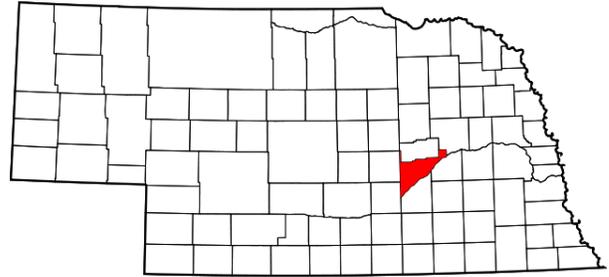
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

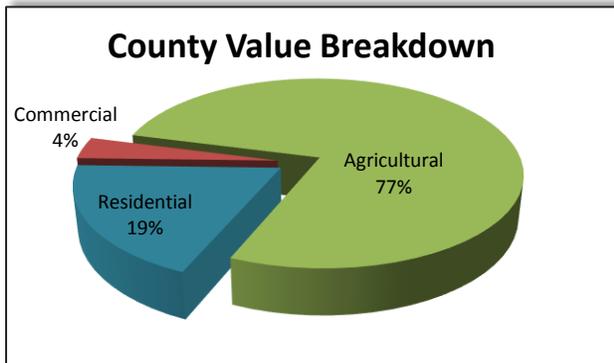
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 485 square miles, Merrick had 7,787 residents, per the Census Bureau Quick Facts for 2015, a slight population decline from the 2010 US Census. In a review of the past fifty-five years, Merrick has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 73% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Merrick convene in and around Central City, the county seat. Per the latest information available from the U.S. Census Bureau, there were 240 employer establishments in Merrick. Countywide employment was at 3,907 people, a loss of 3% relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
CENTRAL CITY	2,998	2,934	-2%
CHAPMAN	341	287	-16%
CLARKS	361	369	2%
PALMER	472	472	0%
SILVER CREEK	441	362	-18%

Simultaneously, the agricultural economy has remained another strong anchor for Merrick that has fortified the local rural area economies. Merrick is included in both the Central Platte and Lower Loup Natural Resource Districts (NRD). Irrigated land makes up the majority of the land in the county.

An ethanol plant located in Central City also contributes to the local economy.

## 2017 Residential Correlation for Merrick County

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### *Assessment Actions*

Within the residential class of Merrick County, physical inspections and re-appraisals of residential improvements take place over the course of the inspection and review cycle. For the current assessment year, the county physically inspected residential parcels lying within three valuation groupings. Central City, Chapman, Clarks, Palmer, and Silver Creek were reviewed. Additionally, all residential pick-up work was completed by the county, as were on-site inspections of any remodeling and new additions.

A market analysis and sales analysis was done for all residential valuation groupings to determine whether further adjustments or studies were warranted. As a result of these analyses and adjustments, sales study and market analysis for all residential valuation groupings was conducted to see if further adjustments or studies were warranted. As a result of these analyses and adjustments, the towns re-appraised for the year, received valuation increases of between 6% and 16%.

### *Description of Analysis*

Merrick County contains over 2,800 improved residential parcels. There are twelve valuation groupings in Merrick County. Central City, as the most populous town in the county, contains about 40% of the parcels while Acreages contain about 22% of the parcels.

<b>Valuation Grouping</b>	<b>Description</b>
1	Acreages
2	Central City Lakes
3	Central City
4	Chapman, Clarks
5	Central City River
6	Clarks Lakes
7	Grand Island Subdivisions
8	Palmer, Silver Creek
9	Silver Creek Lakes
10	Shoups
11	Archer
12	WRP

A review of the county's statistical analysis showed 190 residential sales, representing twelve of the fourteen valuation groupings. Analyses of these sales were conducted to determine if the sales were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales.

## 2017 Residential Correlation for Merrick County

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First, the removal of the two highest ratios from the ratio array shows no discernable different to the median as it remains at 97%. Likewise, the removal of the two lowest ratios from the low end of the ratio array does not significantly affect the median, as it remained at 97%. This indicates that there were no outlier sales affecting the median.

When comparing years of the current study period to each other, the sample contains more sales in the newest year of the study period along with a decreasing median. This is a clear indication of an increasing market.

Study Yrs						
01-OCT-14 To 30-SEP-15	84	97.98	101.16	98.81	13.49	102.38
01-OCT-15 To 30-SEP-16	106	95.41	98.31	90.93	20.27	108.12

An analysis of the sample shows that all measures of central tendency are within the acceptable range for the residential class as a whole. No extreme outliers were noted. Although the overall COD and PRD are being affected by a few low dollar sales, the two qualitative measurements still indicate that there is, overall, uniformity of assessment.

The stratification by valuation grouping revealed four groups that have an adequate sample size with the potential to be used as a stand-alone measurement of a sub-stratum of the county. Of these valuation groupings, all were within the acceptable measurement range.

Based on the findings of these analyses, the overall sample is reliable enough to be used in determining a point estimate of a level of value for the residential class of property in Merrick County.

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

Annually, a comprehensive review of the assessment practices is conducted for all counties. The purpose of the review is to examine the assessment practices of the county to determine whether the valuation processes result in uniform and proportionate values in the county. Reviewed items may include the county's sales verification and qualification process, the valuation groupings of the county, and the county's inspection and review processes.

The county assessor's office studied and made changes to the sales review policy in the last year. The county now provides sales letters to buyers and sellers of all parcels, along with a self-addressed stamped envelope. The county assessor reports that there is about a 70% return response rate. Once the seller and/or buyer return the questionnaire to the county assessor's office, it is used during the verification process to make a qualification determination. Perhaps due to the increased sale review scrutiny, the county assessor's office has found more sales not valid for measurement due to, among other reasons, substantial changes being made to the parcel immediately after it was sold. The Division evaluated the qualification determinations of the assessor's office to confirm that sales were properly vetted and given a determination. The county assessor's office offered descriptions of the sales that thoroughly the qualification determination reached.

## 2017 Residential Correlation for Merrick County

Valuation groupings were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The county has created twelve valuation groupings for residential parcels, citing similar economic influence and factors throughout the county. The county has begun to expand the descriptions of the valuation groupings in an effort to further show the differences that exist between them. In the future, those valuation groupings may change.

The county has had a self-imposed cycle of inspection and review in place that pre-dates the six-year inspection and review requirement. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As inspections are completed, property records are updated, as are cost and depreciation tables. The county has shared their systematic schedule of inspections with the Division and the Division has found that the county continues to follow it.

### *Equalization and Quality of Assessment*

The adjustments made for the year in the county encompassed both increases and decreases and overall affected slightly more than half of the valuation groupings. The majority of the valuation groupings that received changes were the groupings inspected for the current year. The only notable exception to this is Valuation Grouping 10, which received double-digit decreases to values. With such a small amount of residential improvements located in that valuation grouping, at nineteen, any changes would be shown more dramatically. The quality of assessment complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	32	95.99	100.49	90.36	17.87	111.21
02	1	58.07	58.07	58.07	00.00	100.00
03	96	100.48	104.19	100.97	16.32	103.19
04	15	99.98	102.76	100.76	11.98	101.98
05	1	93.06	93.06	93.06	00.00	100.00
06	3	74.74	76.31	77.87	03.85	98.00
07	16	91.89	91.74	88.31	21.43	103.88
08	20	95.96	95.84	96.47	11.37	99.35
09	3	58.53	57.08	55.78	10.87	102.33
10	2	67.01	67.01	60.47	28.80	110.82
11	1	89.70	89.70	89.70	00.00	100.00
____ALL____	190	97.23	99.57	94.15	17.22	105.76

### *Level of Value*

Based on the review of all available information, the level of value for residential property in Merrick County is 97%.

## 2017 Commercial Correlation for Merrick County

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### *Assessment Actions*

Within the commercial class of Merrick County, physical inspections and re-appraisals of commercial improvements take place over a one-year period of the inspection and review cycle. This review last occurred in preparation for assessment year 2013 and is due to commence again for assessment year 2018. Additionally, all commercial pick-up work is completed every year by the county, as are on-site inspections of any remodeling and new additions.

A market analysis and sales analysis was done for the commercial valuation grouping to determine whether adjustments or additional studies were warranted. As a result of these analyses and adjustments, limited valuation changes were made to the commercial class for the current year.

### *Description of Analysis*

Merrick County contains over 300 improved commercial parcels. There is only one valuation grouping in Merrick County. Although Central City is the commercial hub of the county, it contains a little less than 50% of the improved commercial parcels in the county, and Palmer contains 14% of the parcels.

There were fifteen commercial sales. Analyses of these sales were done to determine if the sales overall were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales.

First, the removal of the two highest ratios from the ratio array show a significant drop in the median, from 93% to 86%. Likewise, the removal of the two lowest ratios from the ratio array increases the median from 93% to 97%. This indicates that there were both low and high ratio outliers in the sample.

An analysis of the sample shows that one of the three measures of central tendency is within the acceptable range for the commercial class as a whole. Both the mean and weighted mean support the findings of the data array by measuring on opposite sides of the acceptable range. Additionally, the Coefficient of Dispersion (COD) and Price Related Differential (PRD) indicate that a few sales are impacting the overall measurement. These indications are to be expected as commercial parcels are scheduled to be reviewed county-wide for the 2018 assessment year.

When comparing years of the current study period to each other, the sample has a much larger number of sales in the newest year of the study period, with twice as many sales as in the middle year of the study period. The sample size for 2017 is not large enough to be given further consideration for measurement.

Commercial sales in the county were stratified by occupancy code. Occupancy codes identify the type of business currently occupying the commercial parcel. This stratification was completed to determine whether any sales trends could be identified in the county. The stratification showed that eight occupancy codes were represented the county's qualified sales for the current assessment

## 2017 Commercial Correlation for Merrick County

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year. No occupancy code achieved a sample size large enough to be considered reliable for any further analysis.

An analysis of the change in Net Taxable Sales and Commercial and Industrial Assessed Value provides insight into the county's market trends, both individually and relative to one another. The expectation is that, economically, increased sales result in increased profit, and thus increase demand for income producing properties.

While the sample of commercial sales fell within the acceptable measurement range, the current sample is not reliable enough to be used or large enough to be relied upon with confidence. As a result, the Division will not be using the sales sample from the county when determining the level of value for 2017.

### *Assessment Practice Review*

Annually, a comprehensive review of the assessment practices is conducted for all counties. The purpose of the review is to examine the assessment practices of the county to determine whether the valuation processes result in uniform and proportionate values in the county. Reviewed items may include the county's sales verification and qualification process, the valuation groupings of the county, and the county's inspection and review processes.

The county assessor made changes to the sales review policy in the last year. The county now provides sales letters to buyers and sellers of all parcels, along with a self-addressed stamped envelope. The assessor reports that there is about a 70% return response rate. Once the seller and/or buyer return the questionnaire to the county assessor's office, it is used during the verification process to make a qualification determination. Perhaps due to this sales review policy change, the county assessor has found an increase in the number of sales not valid for measurement due to substantial changes on the parcel after it had sold. The Division evaluated the qualification determinations of the assessor's office to confirm that sales were properly vetted and given a determination. The county assessor's office offered descriptions of the sales that explained the qualification determination reached.

Valuation groupings were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The county has put all commercial parcels into one valuation grouping, citing similar economic influence and factors throughout the county. The review and analysis indicates that Merrick County has adequately identified economic areas for the commercial property class.

The county has had a self-imposed five-year cycle of inspection and review in place that pre-dates the six-year inspection and review requirement. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As inspections are completed, property records are updated, as are cost and depreciation tables. The county has shared their

## 2017 Commercial Correlation for Merrick County

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systematic schedule of inspections with the Division and the Division has found that the county continues to follow it.

### *Equalization and Quality of Assessment*

Limited adjustments for the current assessment year were made by the county assessor.

A review of the valuation grouping substrata was unnecessary as all commercial parcels are contained in Valuation Grouping 1. The commercial property in Merrick County is in compliance for equalization and quality of assessment.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	15	93.31	107.40	81.33	45.80	132.05
____ALL____	15	93.31	107.40	81.33	45.80	132.05

### *Level of Value*

The sale information for the commercial class of property is not reliable to establish a level of value for the commercial class of real property. However, based on a review of all available information, Merrick County has achieved an acceptable level of value at the statutory level of 100%.

# 2017 Agricultural Correlation for Merrick County

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## *Assessment Actions*

Within the agricultural class of Merrick County, the physical inspections of agricultural improvements, vacant land, and rural residential with agricultural land take place over a two-year period of the six-year inspection and review cycle. This review last occurred in preparation for assessment years 2015-2016. During the years in which a review is not scheduled, routine maintenance occurs.

Land use continues to be updated as information becomes available. The county assessor contacts the property owners to inform them of any potential changes and to encourage the property owner to bring any additional information into the county assessor's office. After the information is verified, adjustments to the parcels record to reflect any changes are made, if necessary. A market analysis and sales analysis occurred for the current year. As a result, updates to land values were made to reflect those findings. Grassland was increased 10% while irrigated and dryland remained unchanged.

## *Description of Analysis*

Of Merrick County's agricultural land, irrigated land lies between Classes 3A, 2A, and 2A1. Overall, these land capability groups (LCGs) hold over 50% of the county's total agricultural land composition.

A review of the county's statistical analysis displayed sixty-one sales. Analyses of those sales were conducted to determine if the sales were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales. The findings of these analyses indicated the sample was reliable and no comparable sales from outside Merrick County were needed to achieve a proportionate and representative sample of sales.

Using the agricultural values provided by the county assessor, a statistical measurement of the agricultural land in Merrick County was calculated. The results suggest that they are within the acceptable range, and within the acceptable range for the 80% majority land use (MLUs) statistics that contains a reliable sample size. The sample sizes of dryland and grassland in the county do not lend themselves to be reliable for the purposes of a point estimate of value for those subgroups. However, the county assessor has consistently studied values based on trends in the market and a comparison to comparable counties. For those reasons, dryland and grassland values are believed to be acceptable.

## *Assessment Practice Review*

Annually, a comprehensive review of the assessment practices is conducted for all counties. The purpose of the review is to examine the assessment practices of the county to determine whether the valuation processes result in uniform and proportionate values in the county. Reviewed items

## 2017 Agricultural Correlation for Merrick County

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may include the county's sales verification and qualification process, the market areas of the county, and the county's inspection and review processes.

The county assessor's office made changes to the sales review policy in the last year. The county now provides sales letters to buyers and sellers of all parcels, along with a self-addressed stamped envelope. The assessor reports that there is about a 70% return response rate. Once the seller and/or buyer return the questionnaire to the county assessor's office, it is used during the verification process to make a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. In addition to the normal review of sales and qualification determinations, the Division also performed additional analyses of non-agricultural production influences on agricultural sales. The county assessor's office offered descriptions of the sales that explained the qualification determination reached.

After an annual examination of the county's agricultural land, the county assessor concluded that there would remain a single market area within the county. The Division worked with the county assessor to ensure that sales with non-agricultural influences were not used to establish agricultural land values.

The county has a five-year inspection and review cycle plan. Within a class of property, the review work is typically completed in a two-year window. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. Among other ways to gather information, aerial imagery is a tool utilized to better identify parcels that require further inspection, for both changes to improvements on agricultural parcels as well as vacant agricultural land use changes. All parcels are reviewed for primary use during this time. The county has shared their systematic schedule of inspections with the Division and the Division has found that the county continues to follow it.

### ***Equalization***

Grassland was increased 10% while irrigated and dryland remained unchanged. These adjustments reflect the current movement of the agricultural land market. The analysis supports that the values fall within the acceptable range overall and within the acceptable range for Majority Land Use subclasses as well. The analysis also supports that the county is equalized with surrounding comparable counties. The market adjustments made for 2017 parallels the movement of the agricultural market across the state.

## 2017 Agricultural Correlation for Merrick County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	41	71.81	73.54	71.88	09.72	102.31
1	41	71.81	73.54	71.88	09.72	102.31
<u>    Dry    </u>						
County	1	135.58	135.58	135.58	00.00	100.00
1	1	135.58	135.58	135.58	00.00	100.00
<u>    Grass    </u>						
County	8	63.23	72.47	64.75	31.76	111.92
1	8	63.23	72.47	64.75	31.76	111.92
<u>    ALL    </u>						
	61	71.81	75.27	72.32	16.88	104.08

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages have; since the rural residential acreages have been determined to be assessed within the acceptable range, agricultural improvements are believed to be equalized at the statutorily required assessment level. The quality of assessment complies with professionally accepted mass appraisal standards.

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Merrick County is 72%.

## 2017 Opinions of the Property Tax Administrator for Merrick 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>97</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>72</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 Merrick County

### Residential Real Property - Current

Number of Sales	190	Median	97.23
Total Sales Price	\$20,383,908	Mean	99.57
Total Adj. Sales Price	\$20,363,908	Wgt. Mean	94.15
Total Assessed Value	\$19,171,615	Average Assessed Value of the Base	\$78,041
Avg. Adj. Sales Price	\$107,178	Avg. Assessed Value	\$100,903

### Confidence Interval - Current

95% Median C.I	94.57 to 98.74
95% Wgt. Mean C.I	91.14 to 97.15
95% Mean C.I	95.81 to 103.33
% of Value of the Class of all Real Property Value in the County	19.07
% of Records Sold in the Study Period	4.75
% of Value Sold in the Study Period	6.14

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	178	95	94.61
2015	184	96	95.57
2014	158	98	97.63
2013	171	98	98.14

## 2017 Commission Summary for Merrick County

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### Commercial Real Property - Current

Number of Sales	15	Median	93.31
Total Sales Price	\$1,324,500	Mean	107.40
Total Adj. Sales Price	\$1,324,500	Wgt. Mean	81.33
Total Assessed Value	\$1,077,160	Average Assessed Value of the Base	\$141,029
Avg. Adj. Sales Price	\$88,300	Avg. Assessed Value	\$71,811

### Confidence Interval - Current

95% Median C.I	72.19 to 104.39
95% Wgt. Mean C.I	48.27 to 114.38
95% Mean C.I	69.99 to 144.81
% of Value of the Class of all Real Property Value in the County	3.72
% of Records Sold in the Study Period	3.47
% of Value Sold in the Study Period	1.77

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	8	100	99.27
2015	12	100	98.63
2014	14	99	99.09
2013	17		98.22

**61 Merrick  
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 : 190  
 Total Sales Price : 20,383,908  
 Total Adj. Sales Price : 20,363,908  
 Total Assessed Value : 19,171,615  
 Avg. Adj. Sales Price : 107,178  
 Avg. Assessed Value : 100,903

MEDIAN : 97  
 WGT. MEAN : 94  
 MEAN : 100  
 COD : 17.22  
 PRD : 105.76

COV : 26.55  
 STD : 26.44  
 Avg. Abs. Dev : 16.74  
 MAX Sales Ratio : 271.18  
 MIN Sales Ratio : 46.82

95% Median C.I. : 94.57 to 98.74  
 95% Wgt. Mean C.I. : 91.14 to 97.15  
 95% Mean C.I. : 95.81 to 103.33

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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-14 To 31-DEC-14	24	99.24	105.32	102.15	15.94	103.10	65.89	161.12	93.63 to 116.54	91,517	93,481	
01-JAN-15 To 31-MAR-15	15	97.82	98.73	96.77	07.50	102.03	83.43	124.97	92.53 to 104.94	86,867	84,062	
01-APR-15 To 30-JUN-15	30	96.57	98.12	94.05	15.90	104.33	47.71	147.86	93.06 to 101.55	112,205	105,533	
01-JUL-15 To 30-SEP-15	15	101.60	103.02	106.71	10.01	96.54	80.80	129.38	95.77 to 114.13	95,823	102,254	
01-OCT-15 To 31-DEC-15	32	96.04	101.34	95.23	20.54	106.42	49.71	214.09	83.25 to 101.29	107,256	102,141	
01-JAN-16 To 31-MAR-16	14	103.43	104.71	95.10	18.94	110.11	54.05	182.63	83.33 to 118.09	107,625	102,347	
01-APR-16 To 30-JUN-16	30	95.64	95.11	88.01	18.93	108.07	46.82	168.12	80.32 to 107.11	117,822	103,697	
01-JUL-16 To 30-SEP-16	30	89.96	95.29	87.95	20.75	108.35	58.41	271.18	84.75 to 98.20	119,580	105,169	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	84	97.96	101.16	98.81	13.49	102.38	47.71	161.12	95.71 to 101.55	98,844	97,670	
01-OCT-15 To 30-SEP-16	106	95.41	98.31	90.93	20.27	108.12	46.82	271.18	90.50 to 98.51	113,783	103,465	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	92	97.59	100.14	96.76	15.23	103.49	47.71	214.09	94.61 to 99.98	103,681	100,318	
<u>ALL</u>	190	97.23	99.57	94.15	17.22	105.76	46.82	271.18	94.57 to 98.74	107,178	100,903	

<b>VALUATION GROUPING</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	32	95.99	100.49	90.36	17.87	111.21	54.05	271.18	89.31 to 98.39	154,394	139,505	
02	1	58.07	58.07	58.07	00.00	100.00	58.07	58.07	N/A	150,000	87,100	
03	96	100.48	104.19	100.97	16.32	103.19	64.71	187.24	96.04 to 107.82	96,763	97,700	
04	15	99.98	102.76	100.76	11.98	101.98	73.88	129.16	91.51 to 111.39	62,729	63,208	
05	1	93.06	93.06	93.06	00.00	100.00	93.06	93.06	N/A	246,000	228,935	
06	3	74.74	76.31	77.87	03.85	98.00	72.77	81.42	N/A	317,667	247,370	
07	16	91.89	91.74	88.31	21.43	103.88	49.71	168.12	70.64 to 101.29	116,700	103,057	
08	20	95.96	95.84	96.47	11.37	99.35	76.06	125.18	85.17 to 100.90	68,260	65,851	
09	3	58.53	57.08	55.78	10.87	102.33	46.82	65.89	N/A	185,667	103,560	
10	2	67.01	67.01	60.47	28.80	110.82	47.71	86.31	N/A	6,350	3,840	
11	1	89.70	89.70	89.70	00.00	100.00	89.70	89.70	N/A	42,000	37,675	
<u>ALL</u>	190	97.23	99.57	94.15	17.22	105.76	46.82	271.18	94.57 to 98.74	107,178	100,903	

**61 Merrick  
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 : 190  
 Total Sales Price : 20,383,908  
 Total Adj. Sales Price : 20,363,908  
 Total Assessed Value : 19,171,615  
 Avg. Adj. Sales Price : 107,178  
 Avg. Assessed Value : 100,903

MEDIAN : 97  
 WGT. MEAN : 94  
 MEAN : 100  
 COD : 17.22  
 PRD : 105.76

COV : 26.55  
 STD : 26.44  
 Avg. Abs. Dev : 16.74  
 MAX Sales Ratio : 271.18  
 MIN Sales Ratio : 46.82

95% Median C.I. : 94.57 to 98.74  
 95% Wgt. Mean C.I. : 91.14 to 97.15  
 95% Mean C.I. : 95.81 to 103.33

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	190	97.23	99.57	94.15	17.22	105.76	46.82	271.18	94.57 to 98.74	107,178	100,903
06											
07											
<u>ALL</u>	190	97.23	99.57	94.15	17.22	105.76	46.82	271.18	94.57 to 98.74	107,178	100,903

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	86.31	86.31	86.31	00.00	100.00	86.31	86.31	N/A	4,200	3,625
Less Than 15,000	3	73.88	69.30	66.98	17.42	103.46	47.71	86.31	N/A	8,233	5,515
Less Than 30,000	9	86.31	105.49	116.77	37.90	90.34	47.71	187.24	73.88 to 168.12	17,578	20,526
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	189	97.32	99.64	94.15	17.23	105.83	46.82	271.18	94.59 to 98.74	107,723	101,418
Greater Than 14,999	187	97.42	100.06	94.18	17.00	106.24	46.82	271.18	94.61 to 99.04	108,766	102,434
Greater Than 29,999	181	97.32	99.28	93.97	16.33	105.65	46.82	271.18	94.59 to 99.04	111,634	104,900
<u>Incremental Ranges</u>											
0 TO 4,999	1	86.31	86.31	86.31	00.00	100.00	86.31	86.31	N/A	4,200	3,625
5,000 TO 14,999	2	60.80	60.80	63.02	21.53	96.48	47.71	73.88	N/A	10,250	6,460
15,000 TO 29,999	6	111.70	123.59	125.99	32.77	98.10	80.80	187.24	80.80 to 187.24	22,250	28,032
30,000 TO 59,999	44	112.76	116.63	113.56	23.88	102.70	58.41	271.18	99.98 to 126.95	45,046	51,153
60,000 TO 99,999	50	100.05	98.38	99.09	12.04	99.28	49.71	135.43	94.59 to 102.73	78,275	77,564
100,000 TO 149,999	47	96.03	93.23	93.21	08.52	100.02	68.05	118.61	92.09 to 97.60	124,161	115,727
150,000 TO 249,999	32	93.00	90.88	91.03	12.61	99.84	46.82	129.38	84.49 to 98.16	188,903	171,966
250,000 TO 499,999	7	74.74	78.23	78.19	20.82	100.05	54.05	100.24	54.05 to 100.24	275,643	215,536
500,000 TO 999,999	1	81.42	81.42	81.42	00.00	100.00	81.42	81.42	N/A	500,000	407,085
1,000,000 +											
<u>ALL</u>	190	97.23	99.57	94.15	17.22	105.76	46.82	271.18	94.57 to 98.74	107,178	100,903

**61 Merrick**  
**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 : 15  
Total Sales Price : 1,324,500  
Total Adj. Sales Price : 1,324,500  
Total Assessed Value : 1,077,160  
Avg. Adj. Sales Price : 88,300  
Avg. Assessed Value : 71,811

MEDIAN : 93  
WGT. MEAN : 81  
MEAN : 107  
COD : 45.80  
PRD : 132.05

COV : 62.89  
STD : 67.54  
Avg. Abs. Dev : 42.74  
MAX Sales Ratio : 285.75  
MIN Sales Ratio : 32.91

95% Median C.I. : 72.19 to 104.39  
95% Wgt. Mean C.I. : 48.27 to 114.38  
95% Mean C.I. : 69.99 to 144.81

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<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13	1	96.86	96.86	96.86	00.00	100.00	96.86	96.86	N/A	180,000	174,355	
01-JAN-14 To 31-MAR-14												
01-APR-14 To 30-JUN-14												
01-JUL-14 To 30-SEP-14												
01-OCT-14 To 31-DEC-14												
01-JAN-15 To 31-MAR-15	2	64.10	64.10	56.23	16.97	114.00	53.22	74.98	N/A	290,000	163,053	
01-APR-15 To 30-JUN-15	1	200.00	200.00	200.00	00.00	100.00	200.00	200.00	N/A	4,000	8,000	
01-JUL-15 To 30-SEP-15	1	285.75	285.75	285.75	00.00	100.00	285.75	285.75	N/A	2,000	5,715	
01-OCT-15 To 31-DEC-15	4	87.59	78.12	74.62	27.48	104.69	32.91	104.39	N/A	74,125	55,309	
01-JAN-16 To 31-MAR-16	3	72.19	69.83	72.51	22.77	96.30	44.00	93.31	N/A	32,333	23,445	
01-APR-16 To 30-JUN-16	2	146.19	146.19	172.36	29.85	84.82	102.55	189.82	N/A	75,000	129,273	
01-JUL-16 To 30-SEP-16	1	85.80	85.80	85.80	00.00	100.00	85.80	85.80	N/A	15,000	12,870	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	1	96.86	96.86	96.86	00.00	100.00	96.86	96.86	N/A	180,000	174,355	
01-OCT-14 To 30-SEP-15	4	137.49	153.49	57.99	65.02	264.68	53.22	285.75	N/A	146,500	84,955	
01-OCT-15 To 30-SEP-16	10	89.56	90.02	100.80	31.26	89.31	32.91	189.82	44.00 to 104.39	55,850	56,299	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14												
01-JAN-15 To 31-DEC-15	8	87.59	115.80	63.58	64.77	182.13	32.91	285.75	32.91 to 285.75	110,313	70,132	
<u>ALL</u>	15	93.31	107.40	81.33	45.80	132.05	32.91	285.75	72.19 to 104.39	88,300	71,811	

<b>VALUATION GROUPING</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	15	93.31	107.40	81.33	45.80	132.05	32.91	285.75	72.19 to 104.39	88,300	71,811	
<u>ALL</u>	15	93.31	107.40	81.33	45.80	132.05	32.91	285.75	72.19 to 104.39	88,300	71,811	

<b>PROPERTY TYPE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	15	93.31	107.40	81.33	45.80	132.05	32.91	285.75	72.19 to 104.39	88,300	71,811	
04												
<u>ALL</u>	15	93.31	107.40	81.33	45.80	132.05	32.91	285.75	72.19 to 104.39	88,300	71,811	

**61 Merrick  
COMMERCIAL**

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

Qualified

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

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 Total Adj. Sales Price : 1,324,500  
 Total Assessed Value : 1,077,160  
 Avg. Adj. Sales Price : 88,300  
 Avg. Assessed Value : 71,811

MEDIAN : 93  
 WGT. MEAN : 81  
 MEAN : 107  
 COD : 45.80  
 PRD : 132.05

COV : 62.89  
 STD : 67.54  
 Avg. Abs. Dev : 42.74  
 MAX Sales Ratio : 285.75  
 MIN Sales Ratio : 32.91

95% Median C.I. : 72.19 to 104.39  
 95% Wgt. Mean C.I. : 48.27 to 114.38  
 95% Mean C.I. : 69.99 to 144.81

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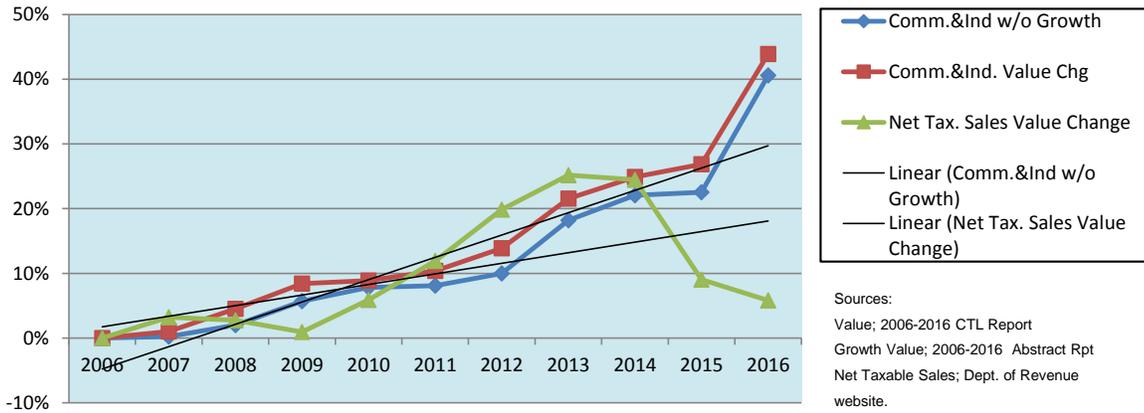
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	2	242.88	242.88	228.58	17.65	106.26	200.00	285.75	N/A	3,000	6,858
Less Than 15,000	2	242.88	242.88	228.58	17.65	106.26	200.00	285.75	N/A	3,000	6,858
Less Than 30,000	5	93.31	141.77	89.45	76.29	158.49	44.00	285.75	N/A	13,600	12,165
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	13	85.80	86.55	80.66	29.98	107.30	32.91	189.82	53.22 to 102.55	101,423	81,803
Greater Than 14,999	13	85.80	86.55	80.66	29.98	107.30	32.91	189.82	53.22 to 102.55	101,423	81,803
Greater Than 29,999	10	86.03	90.21	80.89	33.14	111.52	32.91	189.82	53.22 to 104.39	125,650	101,634
<b>Incremental Ranges</b>											
0 TO 4,999	2	242.88	242.88	228.58	17.65	106.26	200.00	285.75	N/A	3,000	6,858
5,000 TO 14,999											
15,000 TO 29,999	3	85.80	74.37	75.98	19.16	97.88	44.00	93.31	N/A	20,667	15,703
30,000 TO 59,999	4	101.27	94.78	93.56	08.58	101.30	72.19	104.39	N/A	43,625	40,815
60,000 TO 99,999	2	53.95	53.95	56.28	39.00	95.86	32.91	74.98	N/A	72,000	40,525
100,000 TO 149,999	2	132.51	132.51	128.51	43.25	103.11	75.20	189.82	N/A	129,000	165,775
150,000 TO 249,999	1	96.86	96.86	96.86	00.00	100.00	96.86	96.86	N/A	180,000	174,355
250,000 TO 499,999											
500,000 TO 999,999	1	53.22	53.22	53.22	00.00	100.00	53.22	53.22	N/A	500,000	266,120
1,000,000 +											
<b>ALL</b>	<b>15</b>	<b>93.31</b>	<b>107.40</b>	<b>81.33</b>	<b>45.80</b>	<b>132.05</b>	<b>32.91</b>	<b>285.75</b>	<b>72.19 to 104.39</b>	<b>88,300</b>	<b>71,811</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
325	1	99.98	99.98	99.98	00.00	100.00	99.98	99.98	N/A	51,000	50,990
344	6	99.71	122.68	69.99	41.67	175.28	53.22	285.75	53.22 to 285.75	130,500	91,338
350	1	85.80	85.80	85.80	00.00	100.00	85.80	85.80	N/A	15,000	12,870
353	2	73.59	73.59	73.91	01.90	99.57	72.19	74.98	N/A	65,000	48,040
406	1	44.00	44.00	44.00	00.00	100.00	44.00	44.00	N/A	19,500	8,580
442	2	54.06	54.06	61.80	39.12	87.48	32.91	75.20	N/A	101,000	62,418
470	1	189.82	189.82	189.82	00.00	100.00	189.82	189.82	N/A	120,000	227,780
851	1	200.00	200.00	200.00	00.00	100.00	200.00	200.00	N/A	4,000	8,000
<b>ALL</b>	<b>15</b>	<b>93.31</b>	<b>107.40</b>	<b>81.33</b>	<b>45.80</b>	<b>132.05</b>	<b>32.91</b>	<b>285.75</b>	<b>72.19 to 104.39</b>	<b>88,300</b>	<b>71,811</b>

### 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	\$ 40,713,670	\$ 385,255	0.95%	\$ 40,328,415	-	\$ 35,712,220	-
2007	\$ 41,129,110	\$ 328,555	0.80%	\$ 40,800,555	0.21%	\$ 36,863,282	3.22%
2008	\$ 42,545,850	\$ 1,016,445	2.39%	\$ 41,529,405	0.97%	\$ 36,694,689	-0.46%
2009	\$ 44,146,415	\$ 1,113,070	2.52%	\$ 43,033,345	1.15%	\$ 36,048,867	-1.76%
2010	\$ 44,333,825	\$ 441,880	1.00%	\$ 43,891,945	-0.58%	\$ 37,822,385	4.92%
2011	\$ 44,933,465	\$ 915,530	2.04%	\$ 44,017,935	-0.71%	\$ 39,962,182	5.66%
2012	\$ 46,370,960	\$ 1,597,345	3.44%	\$ 44,773,615	-0.36%	\$ 42,798,696	7.10%
2013	\$ 49,487,925	\$ 1,359,195	2.75%	\$ 48,128,730	3.79%	\$ 44,706,715	4.46%
2014	\$ 50,857,120	\$ 1,165,085	2.29%	\$ 49,692,035	0.41%	\$ 44,452,055	-0.57%
2015	\$ 51,652,140	\$ 1,757,700	3.40%	\$ 49,894,440	-1.89%	\$ 38,935,045	-12.41%
2016	\$ 58,589,905	\$ 1,353,430	2.31%	\$ 57,236,475	10.81%	\$ 37,795,568	-2.93%
<b>Ann %chg</b>	3.71%			<b>Average</b>	<b>1.38%</b>	<b>0.96%</b>	<b>0.72%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.21%	1.02%	3.22%
2008	2.00%	4.50%	2.75%
2009	5.70%	8.43%	0.94%
2010	7.81%	8.89%	5.91%
2011	8.12%	10.36%	11.90%
2012	9.97%	13.90%	19.84%
2013	18.21%	21.55%	25.19%
2014	22.05%	24.91%	24.47%
2015	22.55%	26.87%	9.02%
2016	40.58%	43.91%	5.83%

County Number: 61  
 County Name: Merrick

**61 Merrick**  
**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 : 61  
Total Sales Price : 49,133,973  
Total Adj. Sales Price : 48,353,973  
Total Assessed Value : 34,967,620  
Avg. Adj. Sales Price : 792,688  
Avg. Assessed Value : 573,240

MEDIAN : 72  
WGT. MEAN : 72  
MEAN : 75  
COD : 16.88  
PRD : 104.08

COV : 25.22  
STD : 18.98  
Avg. Abs. Dev : 12.12  
MAX Sales Ratio : 136.97  
MIN Sales Ratio : 20.45

95% Median C.I. : 69.10 to 76.39  
95% Wgt. Mean C.I. : 69.40 to 75.23  
95% Mean C.I. : 70.51 to 80.03

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	12	73.75	79.52	75.85	20.22	104.84	54.26	135.58	63.31 to 80.18	642,436	487,307
01-JAN-14 To 31-MAR-14	1	66.07	66.07	66.07	00.00	100.00	66.07	66.07	N/A	1,040,000	687,120
01-APR-14 To 30-JUN-14	3	80.47	91.88	84.32	20.93	108.97	72.32	122.85	N/A	778,333	656,328
01-JUL-14 To 30-SEP-14	1	96.27	96.27	96.27	00.00	100.00	96.27	96.27	N/A	137,220	132,100
01-OCT-14 To 31-DEC-14	6	67.31	65.56	65.33	04.32	100.35	60.25	69.88	60.25 to 69.88	1,121,116	732,472
01-JAN-15 To 31-MAR-15	2	73.59	73.59	73.25	08.75	100.46	67.15	80.02	N/A	632,500	463,323
01-APR-15 To 30-JUN-15	10	71.23	72.06	71.69	09.24	100.52	59.50	93.82	60.61 to 79.79	1,026,363	735,777
01-JUL-15 To 30-SEP-15	4	70.34	76.36	70.58	11.74	108.19	67.34	97.43	N/A	595,078	420,006
01-OCT-15 To 31-DEC-15	11	72.11	72.00	72.96	11.19	98.68	55.82	92.11	57.93 to 85.63	997,422	727,711
01-JAN-16 To 31-MAR-16	6	74.39	72.61	71.23	18.56	101.94	40.00	94.16	40.00 to 94.16	549,875	391,668
01-APR-16 To 30-JUN-16	1	20.45	20.45	20.45	00.00	100.00	20.45	20.45	N/A	425,000	86,905
01-JUL-16 To 30-SEP-16	4	84.99	96.18	84.99	18.59	113.17	77.75	136.97	N/A	450,250	382,681
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	17	76.39	81.89	76.96	20.30	106.41	54.26	135.58	66.07 to 96.27	660,085	507,993
01-OCT-14 To 30-SEP-15	22	69.16	71.21	69.58	08.96	102.34	59.50	97.43	67.15 to 72.85	937,983	652,694
01-OCT-15 To 30-SEP-16	22	74.25	74.22	72.57	19.46	102.27	20.45	136.97	66.09 to 85.63	749,859	544,203
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	11	67.80	75.58	70.15	16.09	107.74	60.25	122.85	60.83 to 96.27	930,810	653,003
01-JAN-15 To 31-DEC-15	27	71.81	72.79	72.22	10.36	100.79	55.82	97.43	67.34 to 75.55	921,503	665,528
<u>ALL</u>	61	71.81	75.27	72.32	16.88	104.08	20.45	136.97	69.10 to 76.39	792,688	573,240

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	61	71.81	75.27	72.32	16.88	104.08	20.45	136.97	69.10 to 76.39	792,688	573,240
<u>ALL</u>	61	71.81	75.27	72.32	16.88	104.08	20.45	136.97	69.10 to 76.39	792,688	573,240

**61 Merrick**  
**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 : 61  
 Total Sales Price : 49,133,973  
 Total Adj. Sales Price : 48,353,973  
 Total Assessed Value : 34,967,620  
 Avg. Adj. Sales Price : 792,688  
 Avg. Assessed Value : 573,240

MEDIAN : 72  
 WGT. MEAN : 72  
 MEAN : 75  
 COD : 16.88  
 PRD : 104.08

COV : 25.22  
 STD : 18.98  
 Avg. Abs. Dev : 12.12  
 MAX Sales Ratio : 136.97  
 MIN Sales Ratio : 20.45

95% Median C.I. : 69.10 to 76.39  
 95% Wgt. Mean C.I. : 69.40 to 75.23  
 95% Mean C.I. : 70.51 to 80.03

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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	29	71.81	74.32	72.63	10.29	102.33	60.15	116.87	68.86 to 78.48	962,023	698,764
1	29	71.81	74.32	72.63	10.29	102.33	60.15	116.87	68.86 to 78.48	962,023	698,764
<b>Dry</b>											
County	1	135.58	135.58	135.58	00.00	100.00	135.58	135.58	N/A	165,000	223,705
1	1	135.58	135.58	135.58	00.00	100.00	135.58	135.58	N/A	165,000	223,705
<b>Grass</b>											
County	6	63.97	75.55	63.66	39.91	118.68	40.00	136.97	40.00 to 136.97	171,201	108,993
1	6	63.97	75.55	63.66	39.91	118.68	40.00	136.97	40.00 to 136.97	171,201	108,993
<b>ALL</b>	<b>61</b>	<b>71.81</b>	<b>75.27</b>	<b>72.32</b>	<b>16.88</b>	<b>104.08</b>	<b>20.45</b>	<b>136.97</b>	<b>69.10 to 76.39</b>	<b>792,688</b>	<b>573,240</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	41	71.81	73.54	71.88	09.72	102.31	60.15	116.87	68.86 to 76.39	963,269	692,351
1	41	71.81	73.54	71.88	09.72	102.31	60.15	116.87	68.86 to 76.39	963,269	692,351
<b>Dry</b>											
County	1	135.58	135.58	135.58	00.00	100.00	135.58	135.58	N/A	165,000	223,705
1	1	135.58	135.58	135.58	00.00	100.00	135.58	135.58	N/A	165,000	223,705
<b>Grass</b>											
County	8	63.23	72.47	64.75	31.76	111.92	40.00	136.97	40.00 to 136.97	273,627	177,178
1	8	63.23	72.47	64.75	31.76	111.92	40.00	136.97	40.00 to 136.97	273,627	177,178
<b>ALL</b>	<b>61</b>	<b>71.81</b>	<b>75.27</b>	<b>72.32</b>	<b>16.88</b>	<b>104.08</b>	<b>20.45</b>	<b>136.97</b>	<b>69.10 to 76.39</b>	<b>792,688</b>	<b>573,240</b>

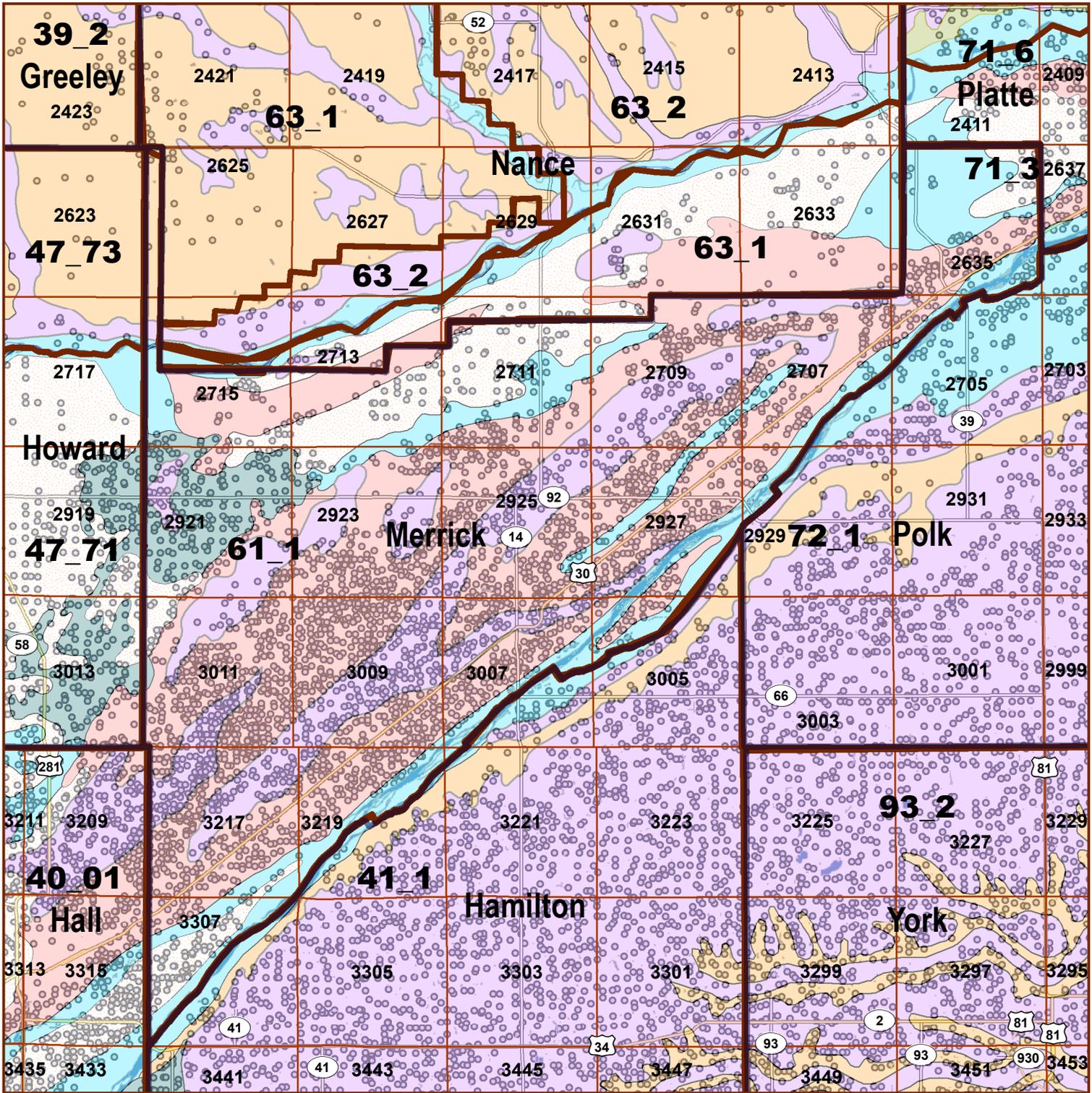
## Merrick County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
<b>Merrick</b>	1	6215	5990	5765	5540	5200	5000	4635	4070	<b>5359</b>
<b>Greeley</b>	1	n/a	3875	3865	3845	3825	3800	3775	3750	<b>3792</b>
<b>Howard</b>	7100	4950	4950	4500	4400	4100	3900	3600	3600	<b>4065</b>
<b>Nance</b>	1	5156	5150	5142	5128	5064	5058	5033	5031	<b>5105</b>
<b>Sherman</b>	1	n/a	4820	4645	4645	4485	4485	4380	4375	<b>4540</b>
<b>Valley</b>	1	n/a	5060	5060	4350	4110	4110	3360	3360	<b>4411</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
<b>Merrick</b>	1	3410	3075	2860	2725	2530	2505	2200	2140	<b>2595</b>
<b>Greeley</b>	1	n/a	2020	2010	2000	1850	1830	1575	1260	<b>1683</b>
<b>Howard</b>	7100	2650	2650	2550	2550	2450	2350	2200	2050	<b>2391</b>
<b>Nance</b>	1	3388	3390	3367	3342	3341	3327	3344	3345	<b>3360</b>
<b>Sherman</b>	1	n/a	2180	2070	2070	1960	1960	1850	1850	<b>1946</b>
<b>Valley</b>	1	n/a	2150	2150	2150	2115	2115	2115	1980	<b>2096</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
<b>Merrick</b>	1	2350	2200	2044	1902	1750	1595	1477	1260	<b>1577</b>
<b>Greeley</b>	1	n/a	1210	1190	1125	1125	1055	1050	1025	<b>1040</b>
<b>Howard</b>	7100	1550	1550	1400	1400	1350	1300	1250	1250	<b>1292</b>
<b>Nance</b>	1	1500	1501	1480	1471	1470	1425	1396	1396	<b>1416</b>
<b>Sherman</b>	1	n/a	1485	1430	1430	1360	1360	1340	1339	<b>1347</b>
<b>Valley</b>	1	n/a	1401	1402	1362	1400	1317	1231	1258	<b>1267</b>

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



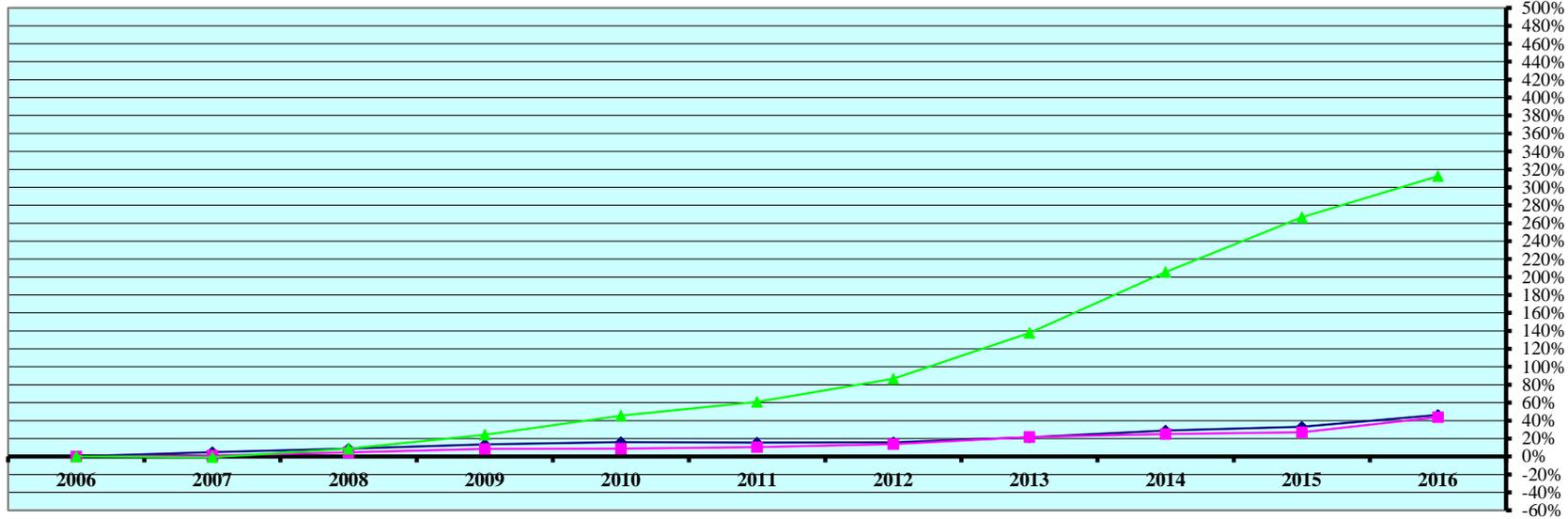
**Legend**

- 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

## Merrick 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	195,132,595	--	--	--	40,713,670	--	--	--	285,012,655	--	--	--
2007	204,667,285	9,534,690	4.89%	4.89%	41,129,110	415,440	1.02%	1.02%	282,410,190	-2,602,465	-0.91%	-0.91%
2008	212,301,755	7,634,470	3.73%	8.80%	42,545,850	1,416,740	3.44%	4.50%	310,079,640	27,669,450	9.80%	8.80%
2009	221,528,144	9,226,389	4.35%	13.53%	44,146,415	1,600,565	3.76%	8.43%	354,107,750	44,028,110	14.20%	24.24%
2010	226,383,394	4,855,250	2.19%	16.02%	44,333,825	187,410	0.42%	8.89%	414,757,500	60,649,750	17.13%	45.52%
2011	225,124,646	-1,258,748	-0.56%	15.37%	44,933,465	599,640	1.35%	10.36%	458,848,745	44,091,245	10.63%	60.99%
2012	226,090,760	966,114	0.43%	15.87%	46,370,960	1,437,495	3.20%	13.90%	531,868,345	73,019,600	15.91%	86.61%
2013	237,026,700	10,935,940	4.84%	21.47%	49,487,925	3,116,965	6.72%	21.55%	677,692,960	145,824,615	27.42%	137.78%
2014	251,523,128	14,496,428	6.12%	28.90%	50,857,120	1,369,195	2.77%	24.91%	870,523,275	192,830,315	28.45%	205.43%
2015	259,910,310	8,387,182	3.33%	33.20%	51,652,140	795,020	1.56%	26.87%	1,044,896,100	174,372,825	20.03%	266.61%
2016	285,469,352	25,559,042	9.83%	46.30%	58,589,905	6,937,765	13.43%	43.91%	1,175,522,950	130,626,850	12.50%	312.45%

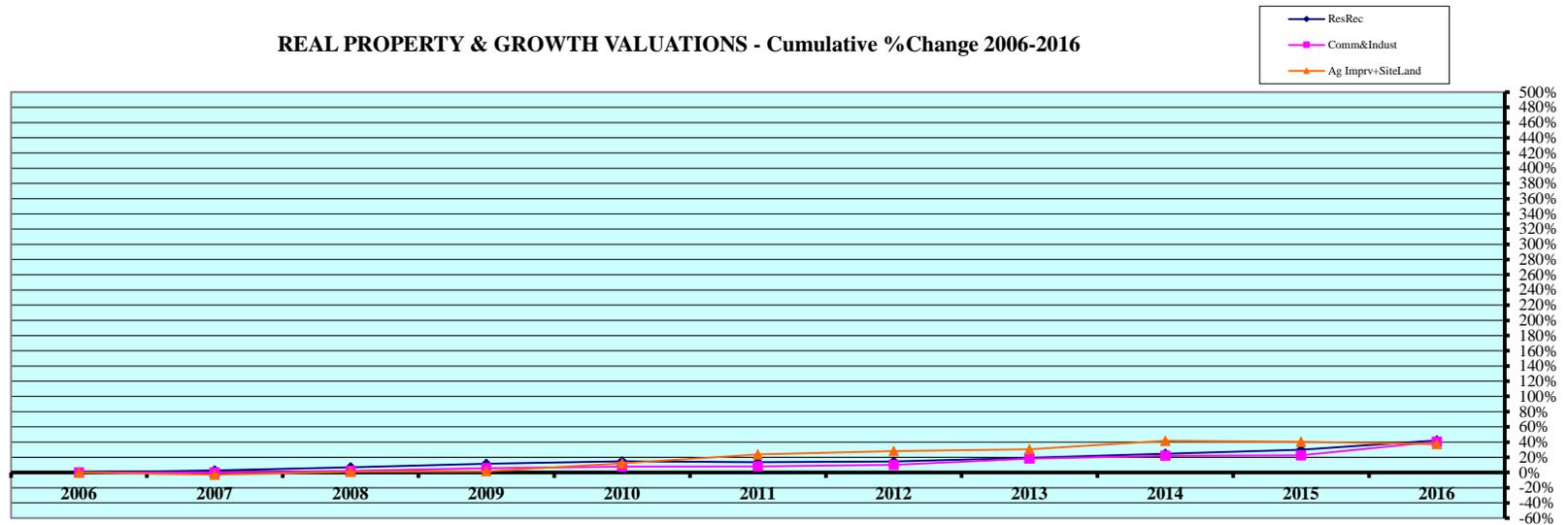
Rate Annual %chg: Residential & Recreational **3.88%** Commercial & Industrial **3.71%** Agricultural Land **15.22%**

Cnty# **61**  
County **MERRICK**

CHART 1 EXHIBIT 61B 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	195,132,595	4,150,005	2.13%	190,982,590	--	--	40,713,670	385,255	0.95%	40,328,415	--	--
2007	204,667,285	4,045,670	1.98%	200,621,615	2.81%	2.81%	41,129,110	328,555	0.80%	40,800,555	0.21%	0.21%
2008	212,301,755	3,800,310	1.79%	208,501,445	1.87%	6.85%	42,545,850	1,016,445	2.39%	41,529,405	0.97%	2.00%
2009	221,528,144	4,132,165	1.87%	217,395,979	2.40%	11.41%	44,146,415	1,113,070	2.52%	43,033,345	1.15%	5.70%
2010	226,383,394	2,554,115	1.13%	223,829,279	1.04%	14.71%	44,333,825	441,880	1.00%	43,891,945	-0.58%	7.81%
2011	225,124,646	3,817,220	1.70%	221,307,426	-2.24%	13.41%	44,933,465	915,530	2.04%	44,017,935	-0.71%	8.12%
2012	226,090,760	3,044,711	1.35%	223,046,049	-0.92%	14.30%	46,370,960	1,597,345	3.44%	44,773,615	-0.36%	9.97%
2013	237,026,700	4,339,865	1.83%	232,686,835	2.92%	19.25%	49,487,925	1,359,195	2.75%	48,128,730	3.79%	18.21%
2014	251,523,128	8,331,960	3.31%	243,191,168	2.60%	24.63%	50,857,120	1,165,085	2.29%	49,692,035	0.41%	22.05%
2015	259,910,310	6,396,170	2.46%	253,514,140	0.79%	29.92%	51,652,140	1,757,700	3.40%	49,894,440	-1.89%	22.55%
2016	285,469,352	8,083,063	2.83%	277,386,289	6.72%	42.15%	58,589,905	1,353,430	2.31%	57,236,475	10.81%	40.58%
Rate Ann%chg	<b>3.88%</b>				<b>1.80%</b>		<b>3.71%</b>			C & I w/o growth	<b>1.38%</b>	

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	38,512,880	21,861,640	60,374,520	792,785	1.31%	59,581,735	--	--
2007	38,333,075	21,457,205	59,790,280	1,169,290	1.96%	58,620,990	-2.90%	-2.90%
2008	40,625,805	21,603,235	62,229,040	1,324,610	2.13%	60,904,430	1.86%	0.88%
2009	40,234,645	22,967,520	63,202,165	1,916,045	3.03%	61,286,120	-1.52%	1.51%
2010	43,774,645	24,701,676	68,476,321	795,400	1.16%	67,680,921	7.09%	12.10%
2011	51,183,080	25,246,545	76,429,625	1,616,785	2.12%	74,812,840	9.25%	23.91%
2012	52,931,560	26,141,960	79,073,520	1,618,300	2.05%	77,455,220	1.34%	28.29%
2013	53,834,465	27,851,845	81,686,310	2,816,934	3.45%	78,869,376	-0.26%	30.63%
2014	57,150,555	29,849,026	86,999,581	1,428,740	1.64%	85,570,841	4.76%	41.73%
2015	57,543,160	31,858,474	89,401,634	4,666,025	5.22%	84,735,609	-2.60%	40.35%
2016	53,165,615	36,060,930	89,226,545	6,357,960	7.13%	82,868,585	-7.31%	37.26%
Rate Ann%chg	<b>3.28%</b>	<b>5.13%</b>	<b>3.98%</b>			Ag Imprv+Site w/o growth	<b>0.97%</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.

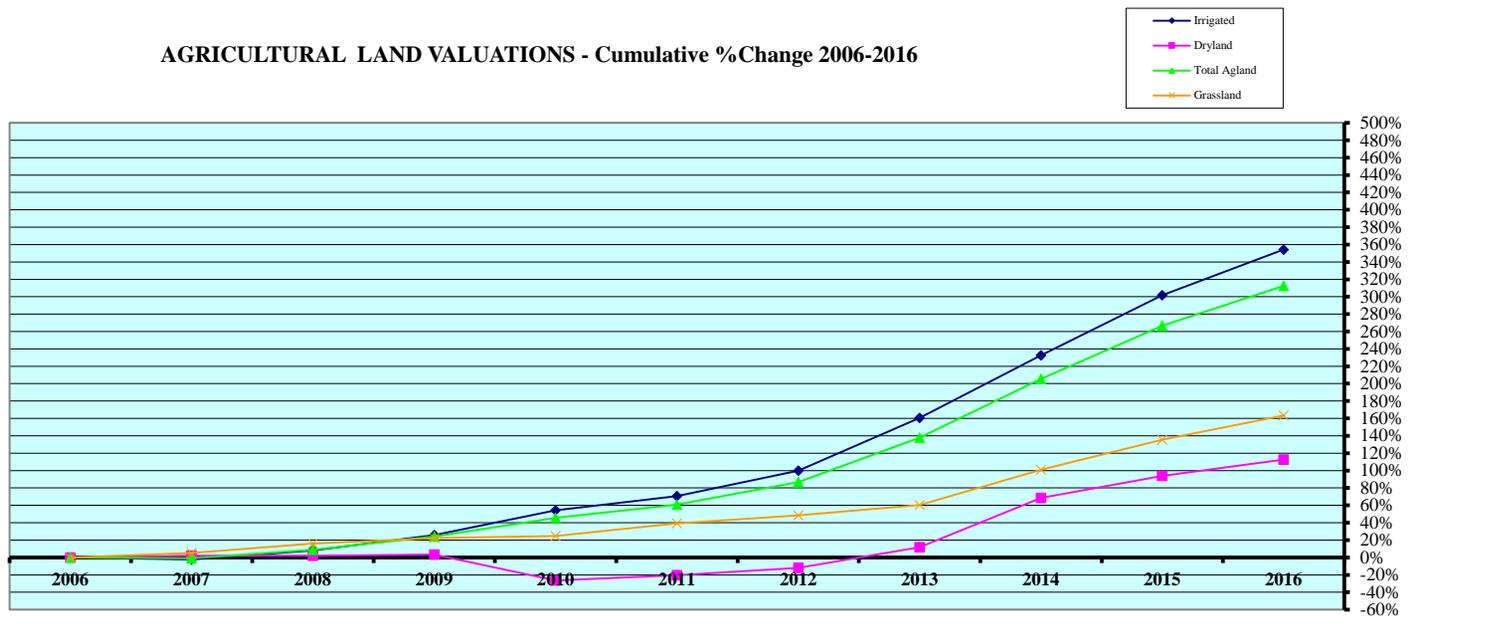
Sources:  
Value; 2006 - 2016 CTL  
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# **61**  
County **MERRICK**

**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	224,757,055	--	--	--	19,712,285	--	--	--	38,475,350	--	--	--
2007	219,639,740	-5,117,315	-2.28%	-2.28%	20,118,825	406,540	2.06%	2.06%	40,436,745	1,961,395	5.10%	5.10%
2008	242,856,585	23,216,845	10.57%	8.05%	20,130,890	12,065	0.06%	2.12%	44,607,615	4,170,870	10.31%	15.94%
2009	282,925,145	40,068,560	16.50%	25.88%	20,361,330	230,440	1.14%	3.29%	47,097,170	2,489,555	5.58%	22.41%
2010	346,951,250	64,026,105	22.63%	54.37%	14,504,450	-5,856,880	-28.76%	-26.42%	48,014,325	917,155	1.95%	24.79%
2011	383,691,385	36,740,135	10.59%	70.71%	15,710,270	1,205,820	8.31%	-20.30%	53,620,830	5,606,505	11.68%	39.36%
2012	449,471,560	65,780,175	17.14%	99.98%	17,349,120	1,638,850	10.43%	-11.99%	57,076,620	3,455,790	6.44%	48.35%
2013	585,738,230	136,266,670	30.32%	160.61%	22,039,185	4,690,065	27.03%	11.80%	61,667,900	4,591,280	8.04%	60.28%
2014	747,241,200	161,502,970	27.57%	232.47%	33,213,685	11,174,500	50.70%	68.49%	77,283,550	15,615,650	25.32%	100.87%
2015	902,660,135	155,418,935	20.80%	301.62%	38,214,595	5,000,910	15.06%	93.86%	90,653,370	13,369,820	17.30%	135.61%
2016	1,021,023,020	118,362,885	13.11%	354.28%	41,918,875	3,704,280	9.69%	112.65%	101,333,375	10,680,005	11.78%	163.37%

Rate Ann.%chg: Irrigated **16.34%** Dryland **7.84%** Grassland **10.17%**

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	0	--	--	--	2,067,965	--	--	--	285,012,655	--	--	--
2007	0	0			2,214,880	146,915	7.10%	7.10%	282,410,190	-2,602,465	-0.91%	-0.91%
2008	0	0			2,484,550	269,670	12.18%	20.14%	310,079,640	27,669,450	9.80%	8.80%
2009	0	0			3,724,105	1,239,555	49.89%	80.09%	354,107,750	44,028,110	14.20%	24.24%
2010	0	0			5,287,475	1,563,370	41.98%	155.68%	414,757,500	60,649,750	17.13%	45.52%
2011	0	0			5,826,260	538,785	10.19%	181.74%	458,848,745	44,091,245	10.63%	60.99%
2012	0	0			7,971,045	2,144,785	36.81%	285.45%	531,868,345	73,019,600	15.91%	86.61%
2013	0	0			8,247,645	276,600	3.47%	298.83%	677,692,960	145,824,615	27.42%	137.78%
2014	0	0			12,784,840	4,537,195	55.01%	518.23%	870,523,275	192,830,315	28.45%	205.43%
2015	45,175	45,175			13,322,825	537,985	4.21%	544.25%	1,044,896,100	174,372,825	20.03%	266.61%
2016	39,450	-5,725	-12.67%		11,208,230	-2,114,595	-15.87%	441.99%	1,175,522,950	130,626,850	12.50%	312.45%

Cnty# **61**  
County **MERRICK**

Rate Ann.%chg: Total Agric Land **15.22%**

**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	224,625,155	169,405	1,326			19,809,240	29,001	683			38,358,625	77,709	494		
2007	219,495,815	170,105	1,290	-2.69%	-2.69%	20,240,525	28,145	719	5.28%	5.28%	40,455,840	78,011	519	5.06%	5.06%
2008	242,787,245	172,088	1,411	9.34%	6.40%	20,209,355	26,533	762	5.91%	11.51%	44,615,270	77,523	576	10.97%	16.59%
2009	282,804,930	172,234	1,642	16.38%	23.83%	20,450,535	26,115	783	2.81%	14.65%	47,023,420	77,363	608	5.62%	23.14%
2010	348,217,130	186,148	1,871	13.93%	41.08%	14,568,065	17,968	811	3.53%	18.70%	47,503,940	72,261	657	8.15%	33.18%
2011	383,599,305	185,505	2,068	10.54%	55.95%	15,548,200	17,770	875	7.92%	28.10%	53,180,745	72,575	733	11.47%	48.45%
2012	448,506,345	185,227	2,421	17.10%	82.61%	17,377,110	17,964	967	10.56%	41.62%	56,916,200	73,446	775	5.76%	56.99%
2013	586,015,500	186,929	3,135	29.47%	136.43%	22,051,610	17,539	1,257	29.98%	84.07%	61,691,435	72,558	850	9.72%	72.25%
2014	745,756,805	187,861	3,970	26.63%	199.38%	33,724,165	16,916	1,994	58.56%	191.86%	77,497,975	68,787	1,127	32.51%	128.24%
2015	903,310,330	188,270	4,798	20.86%	261.85%	38,183,405	16,197	2,357	18.25%	245.12%	90,556,205	69,096	1,311	16.33%	165.51%
2016	1,021,137,745	188,247	5,424	13.06%	309.10%	41,913,390	16,153	2,595	10.07%	279.88%	101,349,730	69,068	1,467	11.96%	197.27%

Rate Annual %chg Average Value/Acre: 15.13%

14.28%

11.51%

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	0	0				1,221,310	7,815	156			284,014,330	283,930	1,000		
2007	0	0				1,223,405	7,831	156	-0.04%	-0.04%	281,415,585	284,092	991	-0.97%	-0.97%
2008	0	0				1,415,405	8,087	175	12.03%	11.98%	309,027,275	284,231	1,087	9.76%	8.69%
2009	0	0				2,530,330	8,220	308	75.88%	96.95%	352,809,215	283,932	1,243	14.29%	24.22%
2010	0	0				4,559,775	9,772	467	51.59%	198.56%	414,848,910	286,149	1,450	16.67%	44.93%
2011	0	0				4,719,155	10,097	467	0.17%	199.06%	457,047,405	285,947	1,598	10.25%	59.79%
2012	0	0				6,589,465	11,382	579	23.86%	270.43%	529,389,120	288,019	1,838	14.99%	83.75%
2013	0	0				6,749,730	11,637	580	0.19%	271.13%	676,508,275	288,663	2,344	27.51%	134.29%
2014	0	0				10,893,030	18,534	588	1.33%	276.06%	867,871,975	292,098	2,971	26.78%	197.03%
2015	0	0				10,822,930	18,407	588	0.04%	276.23%	1,042,872,870	291,970	3,572	20.22%	257.08%
2016	39,450	132	300			11,207,050	18,837	595	1.19%	280.69%	1,175,647,365	292,436	4,020	12.55%	301.90%

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**MERRICK**

Rate Annual %chg Average Value/Acre: 14.92%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
7,845	MERRICK	81,318,080	28,892,503	99,678,747	284,538,707	57,188,955	1,400,950	930,645	1,175,522,950	53,165,615	36,060,930	585	1,818,698,667
cnty sectorvalue % of total value:		4.47%	1.59%	5.48%	15.65%	3.14%	0.08%	0.05%	64.64%	2.92%	1.98%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,934	CENTRAL CITY	11,409,690	2,037,789	5,758,423	82,553,365	22,237,740	1,400,950	0	411,110	0	15,525	0	125,824,592
37.40%	%sector of county sector	14.03%	7.05%	5.78%	29.01%	38.88%	100.00%		0.03%		0.04%		6.92%
	%sector of municipality	9.07%	1.62%	4.58%	65.61%	17.67%	1.11%		0.33%		0.01%		100.00%
287	CHAPMAN	731,742	1,089,448	2,364,381	5,845,330	2,637,685	0	0	174,845	0	0	0	12,843,431
3.66%	%sector of county sector	0.90%	3.77%	2.37%	2.05%	4.61%			0.01%				0.71%
	%sector of municipality	5.70%	8.48%	18.41%	45.51%	20.54%			1.36%				100.00%
369	CLARKS	1,317,923	1,074,363	1,048,844	6,590,450	3,118,010	0	0	0	0	0	0	13,149,590
4.70%	%sector of county sector	1.62%	3.72%	1.05%	2.32%	5.45%							0.72%
	%sector of municipality	10.02%	8.17%	7.98%	50.12%	23.71%							100.00%
472	PALMER	948,789	148,616	54,985	9,539,280	4,263,330	0	0	16,560	0	5,725	0	14,977,285
6.02%	%sector of county sector	1.17%	0.51%	0.06%	3.35%	7.45%			0.00%		0.02%		0.82%
	%sector of municipality	6.33%	0.99%	0.37%	63.69%	28.47%			0.11%		0.04%		100.00%
362	SILVER CREEK	566,830	392,621	1,550,225	9,528,360	2,066,850	0	0	0	0	0	0	14,104,886
4.61%	%sector of county sector	0.70%	1.36%	1.56%	3.35%	3.61%							0.78%
	%sector of municipality	4.02%	2.78%	10.99%	67.55%	14.65%							100.00%
4,424	Total Municipalities	14,974,974	4,742,837	10,776,858	114,056,785	34,323,615	1,400,950	0	602,515	0	21,250	0	180,899,784
56.39%	%all municip.sect of cnty	18.42%	16.42%	10.81%	40.08%	60.02%	100.00%		0.05%		0.06%		9.95%

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
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CHART 5

EXHIBIT

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<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 7,325</b>	<b>Value : 1,637,837,614</b>	<b>Growth 12,844,345</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>	183	993,480	14	119,135	729	9,555,870	926	10,668,485	
<b>02. Res Improve Land</b>	1,831	12,268,580	148	2,153,300	846	18,466,515	2,825	32,888,395	
<b>03. Res Improvements</b>	1,887	123,264,655	154	11,186,810	1,013	133,372,796	3,054	267,824,261	
<b>04. Res Total</b>	2,070	136,526,715	168	13,459,245	1,742	161,395,181	3,980	311,381,141	5,758,590
<b>% of Res Total</b>	52.01	43.85	4.22	4.32	43.77	51.83	54.33	19.01	44.83
<b>05. Com UnImp Land</b>	56	565,158	1	6,640	16	378,030	73	949,828	
<b>06. Com Improve Land</b>	277	3,407,930	2	33,680	35	1,701,005	314	5,142,615	
<b>07. Com Improvements</b>	298	31,147,905	2	710,710	55	21,572,635	355	53,431,250	
<b>08. Com Total</b>	354	35,120,993	3	751,030	71	23,651,670	428	59,523,693	1,780,040
<b>% of Com Total</b>	82.71	59.00	0.70	1.26	16.59	39.73	5.84	3.63	13.86
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	4	297,345	0	0	0	0	4	297,345	
<b>11. Ind Improvements</b>	4	1,103,605	0	0	0	0	4	1,103,605	
<b>12. Ind Total</b>	4	1,400,950	0	0	0	0	4	1,400,950	30,905
<b>% of Ind Total</b>	100.00	100.00	0.00	0.00	0.00	0.00	0.05	0.09	0.24
<b>13. Rec UnImp Land</b>	0	0	0	0	18	479,945	18	479,945	
<b>14. Rec Improve Land</b>	0	0	0	0	4	380,390	4	380,390	
<b>15. Rec Improvements</b>	0	0	0	0	4	80,500	4	80,500	
<b>16. Rec Total</b>	0	0	0	0	22	940,835	22	940,835	5,000
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.30	0.06	0.04
<b>Res &amp; Rec Total</b>	2,070	136,526,715	168	13,459,245	1,764	162,336,016	4,002	312,321,976	5,763,590
<b>% of Res &amp; Rec Total</b>	51.72	43.71	4.20	4.31	44.08	51.98	54.63	19.07	44.87
<b>Com &amp; Ind Total</b>	358	36,521,943	3	751,030	71	23,651,670	432	60,924,643	1,810,945
<b>% of Com &amp; Ind Total</b>	82.87	59.95	0.69	1.23	16.44	38.82	5.90	3.72	14.10
<b>17. Taxable Total</b>	2,428	173,048,658	171	14,210,275	1,835	185,987,686	4,434	373,246,619	7,574,535
<b>% of Taxable Total</b>	54.76	46.36	3.86	3.81	41.38	49.83	60.53	22.79	58.97

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	41	224,005	6,746,135	0	0	0
19. Commercial	7	163,430	5,506,460	0	0	0
20. Industrial	3	182,345	31,014,475	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	41	224,005	6,746,135
19. Commercial	0	0	0	7	163,430	5,506,460
20. Industrial	0	0	0	3	182,345	31,014,475
21. Other	0	0	0	0	0	0
22. Total Sch II				51	569,780	43,267,070

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	1	0	0	0	4	585	5	585	0
25. Total	1	0	0	0	4	585	5	585	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	222	2	653	877

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	211,790	0	0	2,044	782,026,385	2,047	782,238,175
28. Ag-Improved Land	2	25,385	0	0	785	404,749,830	787	404,775,215
29. Ag Improvements	2	11,930	0	0	837	77,565,090	839	77,577,020
30. Ag Total							2,886	1,264,590,410

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	3.53	8,825	0	0.00	0	
37. FarmSite Improvements	2	0.00	11,930	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	24	59.45	891,750	24	59.45	891,750	
32. HomeSite Improv Land	468	509.99	7,649,850	468	509.99	7,649,850	
33. HomeSite Improvements	471	0.00	45,151,455	471	0.00	45,151,455	231,315
34. HomeSite Total				<b>495</b>	<b>569.44</b>	<b>53,693,055</b>	
35. FarmSite UnImp Land	18	42.65	106,625	18	42.65	106,625	
36. FarmSite Improv Land	725	2,400.60	6,000,885	727	2,404.13	6,009,710	
37. FarmSite Improvements	814	0.00	32,413,635	816	0.00	32,425,565	5,038,495
38. FarmSite Total				<b>834</b>	<b>2,446.78</b>	<b>38,541,900</b>	
39. Road & Ditches	2,307	5,362.54	0	2,307	5,362.54	0	
40. Other- Non Ag Use	26	2,880.21	1,461,175	26	2,880.21	1,461,175	
41. Total Section VI				<b>1,329</b>	<b>11,258.97</b>	<b>93,696,130</b>	<b>5,269,810</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	2	255.80	172,185	2	255.80	172,185

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	8	249.19	973,580	8	249.19	973,580
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	6,594.66	3.50%	40,985,750	4.06%	6,214.99
46. 1A	14,890.28	7.90%	89,192,890	8.83%	5,990.01
47. 2A1	37,787.85	20.06%	217,847,055	21.57%	5,765.00
48. 2A	46,159.10	24.50%	255,721,285	25.32%	5,540.00
49. 3A1	3,101.06	1.65%	16,125,530	1.60%	5,200.01
50. 3A	59,194.70	31.42%	295,973,335	29.31%	5,000.00
51. 4A1	17,216.71	9.14%	79,799,440	7.90%	4,635.00
52. 4A	3,474.38	1.84%	14,140,780	1.40%	4,070.02
<b>53. Total</b>	<b>188,418.74</b>	<b>100.00%</b>	<b>1,009,786,065</b>	<b>100.00%</b>	<b>5,359.27</b>
<b>Dry</b>					
54. 1D1	205.89	1.29%	702,100	1.70%	3,410.07
55. 1D	936.93	5.88%	2,881,065	6.97%	3,075.01
56. 2D1	2,414.72	15.15%	6,906,070	16.70%	2,859.99
57. 2D	4,415.82	27.71%	12,033,165	29.10%	2,725.01
58. 3D1	242.62	1.52%	613,840	1.48%	2,530.05
59. 3D	4,141.28	25.98%	10,373,870	25.09%	2,504.99
60. 4D1	2,988.52	18.75%	6,574,750	15.90%	2,200.00
61. 4D	591.65	3.71%	1,266,140	3.06%	2,140.02
<b>62. Total</b>	<b>15,937.43</b>	<b>100.00%</b>	<b>41,351,000</b>	<b>100.00%</b>	<b>2,594.58</b>
<b>Grass</b>					
63. 1G1	264.35	0.38%	606,210	0.56%	2,293.21
64. 1G	592.93	0.86%	1,278,455	1.18%	2,156.17
65. 2G1	2,178.05	3.16%	4,405,905	4.06%	2,022.87
66. 2G	11,773.89	17.06%	22,256,955	20.50%	1,890.37
67. 3G1	1,336.89	1.94%	2,324,170	2.14%	1,738.49
68. 3G	20,333.33	29.46%	32,344,160	29.80%	1,590.70
69. 4G1	20,310.94	29.43%	29,923,950	27.57%	1,473.29
70. 4G	12,225.88	17.71%	15,412,270	14.20%	1,260.63
<b>71. Total</b>	<b>69,016.26</b>	<b>100.00%</b>	<b>108,552,075</b>	<b>100.00%</b>	<b>1,572.85</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>188,418.74</b>	<b>64.47%</b>	<b>1,009,786,065</b>	<b>86.24%</b>	<b>5,359.27</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>15,937.43</b>	<b>5.45%</b>	<b>41,351,000</b>	<b>3.53%</b>	<b>2,594.58</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>69,016.26</b>	<b>23.61%</b>	<b>108,552,075</b>	<b>9.27%</b>	<b>1,572.85</b>
72. Waste	130.51	0.04%	39,145	0.00%	299.94
73. Other	18,767.38	6.42%	11,165,995	0.95%	594.97
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>292,270.32</b>	<b>100.00%</b>	<b>1,170,894,280</b>	<b>100.00%</b>	<b>4,006.20</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	41.30	210,705	0.00	0	188,377.44	1,009,575,360	188,418.74	1,009,786,065
<b>77. Dry Land</b>	5.51	15,465	0.00	0	15,931.92	41,335,535	15,937.43	41,351,000
<b>78. Grass</b>	0.00	0	0.00	0	69,016.26	108,552,075	69,016.26	108,552,075
<b>79. Waste</b>	0.00	0	0.00	0	130.51	39,145	130.51	39,145
<b>80. Other</b>	5.80	2,180	0.00	0	18,761.58	11,163,815	18,767.38	11,165,995
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>52.61</b>	<b>228,350</b>	<b>0.00</b>	<b>0</b>	<b>292,217.71</b>	<b>1,170,665,930</b>	<b>292,270.32</b>	<b>1,170,894,280</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	188,418.74	64.47%	1,009,786,065	86.24%	5,359.27
<b>Dry Land</b>	15,937.43	5.45%	41,351,000	3.53%	2,594.58
<b>Grass</b>	69,016.26	23.61%	108,552,075	9.27%	1,572.85
<b>Waste</b>	130.51	0.04%	39,145	0.00%	299.94
<b>Other</b>	18,767.38	6.42%	11,165,995	0.95%	594.97
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>292,270.32</b>	<b>100.00%</b>	<b>1,170,894,280</b>	<b>100.00%</b>	<b>4,006.20</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	0	0	2	159,725	2	159,725	159,725
83.2 Acreage	641	6,401,160	616	9,425,755	646	79,573,105	1,287	95,400,020	1,250,670
83.3 Archer	6	27,370	25	72,640	25	862,465	31	962,475	6,220
83.4 Cc Lakes	7	56,115	10	503,265	71	6,535,715	78	7,095,095	172,745
83.5 Cc River	54	1,635,105	36	1,441,025	36	6,974,135	90	10,050,265	804,100
83.6 Central City	104	677,575	1,172	9,360,300	1,195	91,121,940	1,299	101,159,815	1,530,205
83.7 Chapman	19	108,000	109	680,530	136	5,518,655	155	6,307,185	299,425
83.8 Clarks	16	54,520	176	673,240	176	6,977,835	192	7,705,595	32,485
83.9 Clarks Lakes	16	602,300	119	6,610,605	125	28,539,396	141	35,752,301	535,170
83.10 Gi Subs	2	17,400	142	2,063,810	145	10,224,460	147	12,305,670	40,815
83.11 Palmer	32	53,725	190	408,670	194	10,303,195	226	10,765,590	374,180
83.12 Rural	33	1,390,655	31	555,965	74	8,779,770	107	10,726,390	337,985
83.13 Sc Lakes	1	13,495	19	314,640	19	2,558,315	20	2,886,450	96,660
83.14 Shoups	0	0	0	0	28	510,350	28	510,350	5,000
83.15 Silver Creek	13	111,010	184	1,158,340	186	9,265,700	199	10,535,050	118,205
84 Residential Total	944	11,148,430	2,829	33,268,785	3,058	267,904,761	4,002	312,321,976	5,763,590

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	Acreage	10	44,815	22	327,190	24	9,304,085	34	9,676,090	160,735
85.2	Archer	4	6,680	6	21,930	6	411,100	10	439,710	0
85.3	Cc Lakes	0	0	0	0	2	29,220	2	29,220	0
85.4	Central City	33	507,820	154	3,172,165	165	21,118,880	198	24,798,865	705,675
85.5	Chapman	2	3,600	13	106,910	16	2,498,065	18	2,608,575	83,795
85.6	Clarks	5	8,725	33	167,220	35	2,992,950	40	3,168,895	0
85.7	Clarks Lakes	0	0	0	0	1	9,670	1	9,670	0
85.8	Palmer	9	19,855	46	100,535	50	4,353,675	59	4,474,065	226,620
85.9	Rural	2	330,175	12	1,413,230	25	11,908,240	27	13,651,645	633,060
85.10	Silver Creek	8	28,158	32	130,780	35	1,908,970	43	2,067,908	1,060
86	Commercial Total	73	949,828	318	5,439,960	359	54,534,855	432	60,924,643	1,810,945

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	250.12	0.37%	587,710	0.55%	2,349.71
88. 1G	563.10	0.83%	1,238,830	1.16%	2,200.02
89. 2G1	2,114.15	3.11%	4,321,675	4.03%	2,044.17
90. 2G	11,550.67	16.99%	21,965,605	20.48%	1,901.67
91. 3G1	1,301.76	1.91%	2,278,345	2.12%	1,750.20
92. 3G	20,002.01	29.42%	31,902,310	29.75%	1,594.96
93. 4G1	20,120.28	29.59%	29,710,295	27.71%	1,476.63
94. 4G	12,084.52	17.77%	15,227,440	14.20%	1,260.08
95. Total	67,986.61	100.00%	107,232,210	100.00%	1,577.25
<b>CRP</b>					
96. 1C1	14.23	1.45%	18,500	1.43%	1,300.07
97. 1C	27.89	2.84%	38,655	2.98%	1,385.98
98. 2C1	63.90	6.51%	84,230	6.50%	1,318.15
99. 2C	223.22	22.75%	291,350	22.49%	1,305.21
100. 3C1	35.13	3.58%	45,825	3.54%	1,304.44
101. 3C	331.32	33.77%	441,850	34.10%	1,333.60
102. 4C1	144.03	14.68%	190,340	14.69%	1,321.53
103. 4C	141.36	14.41%	184,830	14.27%	1,307.51
104. Total	981.08	100.00%	1,295,580	100.00%	1,320.57
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	1.94	3.99%	970	3.99%	500.00
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	46.63	96.01%	23,315	96.01%	500.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	48.57	100.00%	24,285	100.00%	500.00
<hr/>					
Grass Total	67,986.61	98.51%	107,232,210	98.78%	1,577.25
CRP Total	981.08	1.42%	1,295,580	1.19%	1,320.57
Timber Total	48.57	0.07%	24,285	0.02%	500.00
114. Market Area Total	69,016.26	100.00%	108,552,075	100.00%	1,572.85

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

61 Merrick

	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	284,538,707	311,381,141	26,842,434	9.43%	5,758,590	7.41%
02. Recreational	930,645	940,835	10,190	1.09%	5,000	0.56%
03. Ag-Homesite Land, Ag-Res Dwelling	53,165,615	53,693,055	527,440	0.99%	231,315	0.56%
<b>04. Total Residential (sum lines 1-3)</b>	<b>338,634,967</b>	<b>366,015,031</b>	<b>27,380,064</b>	<b>8.09%</b>	<b>5,994,905</b>	<b>6.32%</b>
05. Commercial	57,188,955	59,523,693	2,334,738	4.08%	1,780,040	0.97%
06. Industrial	1,400,950	1,400,950	0	0.00%	30,905	-2.21%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>58,589,905</b>	<b>60,924,643</b>	<b>2,334,738</b>	<b>3.98%</b>	<b>1,810,945</b>	<b>0.89%</b>
08. Ag-Farmsite Land, Outbuildings	34,600,595	38,541,900	3,941,305	11.39%	5,038,495	-3.17%
09. Minerals	585	585	0	0.00	0	0.00%
10. Non Ag Use Land	1,460,335	1,461,175	840	0.06%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>36,061,515</b>	<b>40,003,660</b>	<b>3,942,145</b>	<b>10.93%</b>	<b>5,038,495</b>	<b>-3.04%</b>
12. Irrigated	1,021,023,020	1,009,786,065	-11,236,955	-1.10%		
13. Dryland	41,918,875	41,351,000	-567,875	-1.35%		
14. Grassland	101,333,375	108,552,075	7,218,700	7.12%		
15. Wasteland	39,450	39,145	-305	-0.77%		
16. Other Agland	11,208,230	11,165,995	-42,235	-0.38%		
<b>17. Total Agricultural Land</b>	<b>1,175,522,950</b>	<b>1,170,894,280</b>	<b>-4,628,670</b>	<b>-0.39%</b>		
<b>18. Total Value of all Real Property (Locally Assessed)</b>	<b>1,608,809,337</b>	<b>1,637,837,614</b>	<b>29,028,277</b>	<b>1.80%</b>	<b>12,844,345</b>	<b>1.01%</b>

## 2017 Assessment Survey for Merrick County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	1 - Shared with planning and zoning
<b>5.</b>	<b>Number of shared employees:</b>
	1 (same person as the one part-time employee)
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$146,325
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$140,800
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	Mileage \$1,800
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$74,240
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$1,055
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,700
<b>12.</b>	<b>Other miscellaneous funds:</b>
	N/A
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$14,244.21

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS/County Solutions
2.	<b>CAMA software:</b>
	MIPS/County Solutions
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor's Office
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; merrick.gisworkshop
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop maintains the software and the assessor and staff maintain the maps.
8.	<b>Personal Property software:</b>
	MIPS/County Solutions

## 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>
	Central City, Chapman, Clarks, Palmer, Silver Creek
4.	<b>When was zoning implemented?</b>
	1970's

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Stanard Appraisal
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>
	MIPS software support

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Per State qualifications
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2017 Residential Assessment Survey for Merrick County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	Assessor Staff and Contract Appraiser																												
<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;">1</td> <td>Acreages. Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Central City Lakes. Five different lakes in the Central City Area; majority are IOLL, all have similar further development restrictions.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Central City (2015 population - 2,886). The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Chapman (2013 population – 284) Clarks (2013 population – 358) Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>CC River. Located along the Platte River in a new subdivision; new homes with year round living.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Clarks Lakes. Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Grand Island Subdivisions. All parcels in this area are generally newer than 1940.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Palmer (2013 population – 469) Silver Creek (2013 population – 360) Parcels in this area seem to be influenced by the strong community attitude.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Silver Creek Lakes. Located around Thunderbird Lake. Houses are generally newer and of average quality. Sale activity is generally limited for these generally seasonal dwellings.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Shoups. Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>WRP. All sales of remaining non-agricultural interests in WRP tracts.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Archer. Unincorporated village with a post office.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Acreages. Rural parcels of generally less than 20 acres; all sell relatively similar based on location throughout the county.	2	Central City Lakes. Five different lakes in the Central City Area; majority are IOLL, all have similar further development restrictions.	3	Central City (2015 population - 2,886). The county seat. Parcels vary in age, quality and condition, but have the same economic relationship based on the commerce.	4	Chapman (2013 population – 284) Clarks (2013 population – 358) Parcels within these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent.	5	CC River. Located along the Platte River in a new subdivision; new homes with year round living.	6	Clarks Lakes. Five lakes in a gated community. Newer and larger improvements when compared to nearby lakes.	7	Grand Island Subdivisions. All parcels in this area are generally newer than 1940.	8	Palmer (2013 population – 469) Silver Creek (2013 population – 360) Parcels in this area seem to be influenced by the strong community attitude.	9	Silver Creek Lakes. Located around Thunderbird Lake. Houses are generally newer and of average quality. Sale activity is generally limited for these generally seasonal dwellings.	10	Shoups. Improvement of Leased Lands located on gated pasture parcels around ponds throughout the 2 sections of land. They are seasonal use properties only.	11	WRP. All sales of remaining non-agricultural interests in WRP tracts.	12	Archer. Unincorporated village with a post office.	Ag	Agricultural outbuildings and improvements
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																												
	Cost approach with market derived depreciation, and sales comparison 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>																												
	Developed using market derived information.																												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																												
	Yes																												

6.	<b>Describe the methodology used to determine the residential lot values?</b>																																																																										
	Vacant lot sales study.																																																																										
7.	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																																																										
	This is hired out to an appraisal service. Each set of lots being held for resale are individually studies and compared to the market. The absorption rate is determined and used to calculate the value of hte property. These proeprties are reviewed annually for any necessary adjustments.																																																																										
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## 2017 Commercial Assessment Survey for Merrick County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	Contract Appraiser – Stanard Appraisal Services, Inc.				
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>				
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>			
	1	All commercial parcels are grouped together for analysis of comparables. All commercial parcels in the county have the same general market characteristics.			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	All three approaches are used and reconciled in the commercial valuation.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	This is handled by contract appraiser, Stanard Appraisal Services, Inc.				
<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>				
	Local market information				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>				
	Yes (only one valuation grouping)				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	Vacant lot sales were used to determine assessed values.				
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2013	2008	2013	2013
	Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.				

## 2017 Agricultural Assessment Survey for Merrick County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	Assessor and Staff						
<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="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.</td> <td style="text-align: center;">ongoing</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.	ongoing
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.	ongoing					
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	The county reviews sale information annually and identifies common characteristics of the parcels. Similar parcels are grouped together based on how the market appears to recognize those parcels.						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	Sales analysis						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>						
	Yes						
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	Analysis of comparable sales						
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>						
<b>7a.</b>	<b>How many special valuation applications are on file?</b>						
	7						
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>						
	Sales Review						

## **2016 Plan of Assessment for Merrick County Assessment Years 2017, 2018 and 2019**

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. Each year, the assessor shall present the plan to the county board of equalization.

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

#### **Residential**

The county plans to review Central City and the towns of Silver Creek, Clarks, Palmer, Chapman and the Village of Archer. This will include drive by inspections along with taking new digital pictures. These properties will be valued using the cost approach using market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

#### **Commercial**

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

#### **Agricultural**

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

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

#### **Residential**

The county plans to review the Grand Island Subs. This will include drive by inspections along with taking new digital pictures. These properties will be valued using the cost approach using market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

#### **Commercial**

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

**Agricultural**

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

**Assessment Actions Planned for Assessment Year 2019**

**Residential**

The county plans to review the Clarks and Central Lakes, Thunderbird, Flatwater, Riverside and Equineus. This will include drive-by-inspections along with taking new digital pictures. These properties will be valued using the cost approach using market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

**Commercial**

The county will do a complete appraisal update of commercial and industrial properties. Properties will be physically inspected to verify current listings and new digital photos will be taken. These properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

**Agricultural**

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

**Conclusion:**

In order to achieve assessment actions, \$146,325 is requested to be budgeted for the office including wages for assessor staff along with GIS Mapping online. An additional \$79,240 is requested for contract appraisal services including \$4,000 for Terc review.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Assessor signature: \_\_\_\_\_

Date: \_\_\_\_\_

Addendum: The board reduced the amount in the Assessor's Office budget. The final amount approved is \$140,800. The request of contract appraisal services was reduced to \$74,240.

**JAN PLACKE  
MERRICK COUNTY ASSESSOR  
MERRICK COUNTY COURT HOUSE  
P.O. BOX 27  
CENTRAL CITY, NE 68826  
(308) 946-2443  
Fax 308-946-2332**

February 24, 2017

Nebraska Department of Revenue  
†Property Assessment Division  
301 Centennial Mall South  
P.O. Box 98919  
Lincoln, Ne 68509-8919

Re: Special Value for 2017

Merrick County submits this report pursuant to Title 350, Neb Regulation 11-005.04.

I have reviewed the eight Special Valuation Applications on file in Merrick Count. These parcels meet all of the requirements for approval as a special valuation parcel. As such all were approved. Specific descriptions are as follows:

- Parcel # 1 Parcel Number: 1836.00  
Legal: Nebr Conf Sem Sub Lots 4-11 Blk 61  
This parcel contains 2.91 acres
  
- Parcel # 2 Parcel Number: 1836.02  
Legal: Nebr Conf Sem Sub Lots 4-11 Blk 63 Lots 3-14 Blk 62  
And closed abutting streets 5-13-6  
This parcel contains 6.04 acres
  
- Parcel # 3 Parcel number: 1841.00  
Legal: Nebr Conf Sem Sub Blks 89-90  
This parcel contains 8.69 acres
  
- Parcel # 4 Parcel number: 5320.00  
Legal: W1/2NE1/4NW1/4, 21-12-08  
This parcel contains 19.63 acres
  
- Parcel # 5 Parcel: 5321.00  
Legal: E1/2NE1/4NW1/4, 21-12-08  
This parcel contains 19.97 acres

Parcel # 6 Parcel number: 5323.00  
Legal: N1/4 of W1/2SE1/4NW1/4 & SW1/4NW1/4  
This parcel contains 19.8 acres

Parcel #7 Parcel number: 5325.00  
Legal S1/3 of W1/2SE1/4NW1/4 & S1/3 of SW1/4NW1/4 21-12-8  
This parcel contains 20.07

Parcel #8 Parcel number: 5761.00  
Legal: NE1/4 except Tax Lot 2  
This parcel contains 160.03

Although, Merrick County has Special Valuation Applications on file it has not instituted Special Valuation as there is no evidence of any outside influence on the agricultural land values. At this time my opinion of the highest and best use of the property is the current use of agricultural land. The parcels identified in the Special Value Applications are valued the same as other agricultural land in the county.

Sincerely,



Jan Placke  
Merrick County Assessor