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DEPARTMENT OF REVENUE

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

MORRILL 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 Morrill 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 Morrill 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: Rose Nelson, Morrill County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

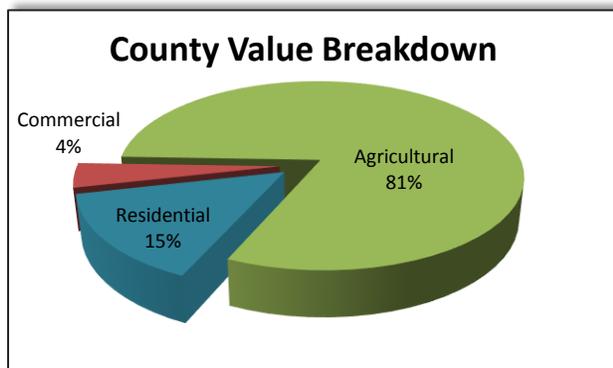
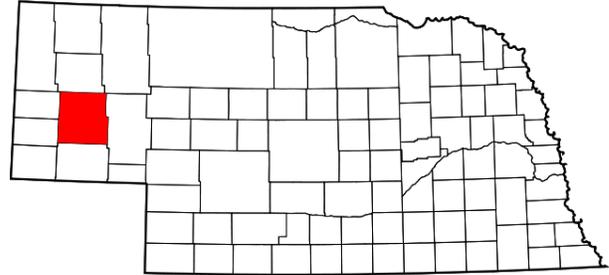
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,424 miles, Morrill had 4,854 residents, per the Census Bureau Quick Facts for 2015, a 4% population decline from the 2010 US Census. In a review of the past fifty-five years, Morrill has seen a steady drop in population of 31% (Nebraska Department of Economic Development). Reports indicated that 69% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BAYARD	1,247	1,209	-3%
BRIDGEPORT	1,594	1,545	-3%
BROADWATER	140	128	-9%

The majority of the commercial properties in Morrill convene in and around the county seat of Bridgeport. Per the latest information available from the U.S. Census Bureau, there were 114 employer establishments in Morrill, a 4% drop from the preceding year. County-wide employment was at 2,591 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor).

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

counties in Nebraska, Morrill ranks third in dry edible beans. The feedlots, ethanol plant, grain-handling facilities and fertilizer plant are also contributory factors to the economy.

2017 Residential Correlation for Morrill County

Assessment Actions

Within the residential class for assessment year 2017, all annual pickup work was completed in a timely manner. Both towns of Bridgeport and Bayard reported building permits and all of them were followed up on by reviewing each property and collecting or confirming the assessment data and taking photos. Broadwater did not have any building permits to report.

Stanard Appraisal Service has been retained to consult with the county and assist when needed. The appraisal company reviewed the residential sales within Bridgeport, Broadwater and Bayard to confirm that the models built during the reappraisal did not need to be recalibrated and that they were still working with the current market. All residential properties were completely reviewed and updated in the assessor locations of Bayard, Broadwater, and the Rural area by conducting external inspections. The inspections included a review of the assessor's records for accuracy and all necessary changes were documented. All evident updates were accounted for and documented as growth. Building permits were reviewed and documented as growth as well. For the update on the assessor location of Bayard, Broadwater & Rural, we reviewed and verified all properties that sold in the past 3 years. The arm's-length sales and all relevant data were entered onto a spreadsheet, and using the current market data, an updated valuation model was created. Rural Residential, there are no building permits received by the zoning of Morrill County, there were several improvements as well as demolitions found. Site values were left the same.

Description of Analysis

There are four valuation groupings identified in Morrill County, each having unique economic characteristics affecting value. All four are represented in the statistical profile. Bridgeport is the county seat and center for business activity. Bayard and Broadwater are smaller communities with few businesses and erratic markets.

Valuation Grouping	Description
01	Bridgeport
02	Bayard
03	Broadwater
04	Rural

The residential statistical analysis for Morrill County encompasses 127 sales, the sample will be considered adequate and reliable for the measurement of the residential class. Of the measures of central tendency only the weighted mean is out and would be most susceptible to outliers. When two ratios are removed from either end of the array of ratios median measure of central tendency does not change lending support to an acceptable level of value. Both qualitative measures are above the standards.

2017 Residential Correlation for Morrill County

Assessment Practice Review

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

As part of the annual review the Real Estate Transfers were reviewed to determine if they were being filed in a timely manner and that the information was exact. The county has developed a process for monthly submissions and the data was found to be correct.

An inspection of the values reported on the Assessed Value Update to the property record cards found the values to be accurate with no errors. The frequency of the changes to the sold versus unsold is similar and there is no preference in the treatment of the sold properties.

A review of Morrill County's qualification and verification of the qualified versus non-qualified sales revealed that the county uses all available sales and there is not a bias in the treatment of the sold parcels. A thorough documentation process is in place with the use of questionnaires and/or interviews with parties involved in the transaction. The assessor is transparent with this process. All arm's-length sales are being made available for measurement purposes.

The home-site and farm-site values carry the same value as the rural residential parcels. Lot studies for the other residential properties will be done at the time of a reappraisal. A sales comparison will be done to derive a square foot method.

Valuation groupings have been discussed with the county assessor and they have been identified by economic factors unique to each geographic area.

Equalization and Quality of Assessment

Based on all relevant information, the quality of assessment of the residential class has been determined to be in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	65	96.49	96.47	92.55	12.16	104.24
02	44	93.04	100.77	91.25	22.59	110.43
03	6	116.94	116.47	113.13	13.51	102.95
04	12	92.04	94.77	85.69	23.32	110.60
____ALL____	127	95.71	98.75	91.44	17.29	107.99

2017 Residential Correlation for Morrill County

Level of Value

Based on analysis of all available information, the level for the residential class of real property in Morrill County is 96%.

2017 Commercial Correlation for Morrill County

Assessment Actions

Within the commercial class all annual pickup work was completed in a timely manner. Pickup work included a new Dollar General, a new financial/securities office, the renovation of an old building to include a salon, a photography studio, and apartment, and a new bank this year.

Stanard Appraisal Service was retained to consult with the county and assist when needed. With so few sales for comparison in each of the assessor locations within Morrill County, it was decided to leave the commercial as is, and have Stanard Appraisal do a complete review of all commercial in Morrill County beginning 2017 for 2018.

Description of Analysis

Two valuation groupings have been identified; one is Bridgeport the county seat and hub of most goods and services. The other is for the remainder of the county.

Valuation Grouping	Description
01	Bridgeport
02	Remainder of County

The statistical profile consists of only eight sales: one in Bridgeport, one in Broadwater and the remainder in Bayard. Five of the sales are \$20,000 and under. Only one sale is within the range. This sample is not considered meaningful in the analysis of the commercial class.

Historical trends continue to indicate that Morrill County is experiencing some increase in value excluding growth in comparison to the commercial market that seems to be only modestly increasing.

Assessment Practice Review

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

As part of the annual review the Real Estate Transfers were reviewed to determine if they were being filed in a timely manner and that the information was exact. The county has developed a process for monthly submissions and the data was found to be correct.

An inspection of the values reported on the Assessed Value Update to the property record cards found the values to be accurate with no errors. The frequency of the changes to the sold versus unsold is similar and there is no preference in the treatment of the sold properties.

2017 Commercial Correlation for Morrill County

A review of Morrill County’s qualification and verification of the qualified versus non-qualified sales revealed that the county uses all available sales and there is not a bias in the treatment of the sold parcels. A thorough documentation process is in place with the use of questionnaires and/or interviews with parties involved in the transaction. The assessor is transparent with this process. All arm’s-length sales are made available for measurement purposes.

Valuation groupings have been discussed with the county assessor and they have been identified by economic factors unique to each geographic area.

The county is working to have a contracted appraisal company review and revalue all commercial property for 2018.

Equalization and Quality of Assessment

The statistical sample is considered unreliable for measurement purposes and does not represent the commercial class as a whole.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	1	90.42	90.42	90.42	00.00	100.00
02	7	89.31	90.85	79.34	23.22	114.51
____ALL____	8	89.37	90.80	81.71	20.47	111.12

Level of Value

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

2017 Agricultural Correlation for Morrill County

Assessment Actions

The agricultural land market was analyzed for 2017, each market area (2, 3 and 4) was analyzed on its own importance and the county as a whole was reviewed. Research was expanded to the adjoining counties of Box Butte, Sheridan, Garden, Cheyenne, Banner, Scottsbluff and Sioux for comparable sales unique to the market area it adjoined.

Modifications were made to the land values in each market area as identified in the agricultural analysis. Special Value since set into place in the year 2014, continues to be updated as a Form 456 is turned in. Only a few special value applications were turned in last year. River ground continues to be monitored due to Wetland Reserve Program (WRP) easements, as well as other non-agricultural use owners continue to buy river ground as it comes up for sale.

For assessment year 2017, work is continuing with the anticipation of having more GIS information loaded onto the county's MIPS CAMA/administrative computer system. The Morrill County assessor's office went online with the MIPS/CAMA information in the year 2013. The assessor was able to put GISWorkshop online, and it has proven to be a largely added benefit for the county. The county is highly saturated with small agricultural parcels making it difficult and very time consuming to research these parcels and verify that data is accurate. Work continues on all layers within the GIS software as time permits. With several years of aerials now in place on the software and the 2016 aerials just recently added, they are all utilized for new construction or demolition of improvements and land use changes. Letters for CRP were sent out last year, and that information was added into the land use layer as it became available. Sales verification questionnaires also give the assessor an idea of where CRP and CREP acres are. With a new soil conversion from the NRCS available, the assessor staff reviewed most of the county for land uses and tried to get the Morrill County soil conversion completed in MIPS. However, time did not allow that goal to be met so it has been reprioritized for 2018. The county utilizes GISWorkshop and is fortunate in that the appointed deputy assessor is also well versed in GIS mapping, this individual will continue to benefit the county in completing the GIS information to go online. The deputy assessor is continually updating the GISWorkshop mapping and training an additional staff member as time allows.

Description of Analysis

Morrill County is located in the Panhandle of Nebraska and is managed by the North Platte Natural Resources District. Three market areas have been created by geographic characteristics with differing economic factors.

Market area two is in the northern part of the county, the Sand Hills are located in this area. Market area three is the remainder of the county with the exception of land along and including the North Platte River. This area is approximately two-thirds grass and one-third cropland. Market area 4, along and including the North Platte River, is recognized as special value due to the hunting and recreational use.

2017 Agricultural Correlation for Morrill County

Assessment actions for 2017 entailed:

- Market area 2 – irrigated and dry no change, grass increased 17%
- Market area 3 – irrigated no change, dry approximate 5% increase, grass approximate 3% increase
- Market area 4 – irrigated 2% increase

The statistical profile was reviewed as a whole and then by market area. Only market area three with 26 sales was considered to have sufficient sales for measurement. Market area two with ten sales does not represent the population with such a mix; it consists of one irrigated sale, two dry sales and six grass sales. Further stratification was done by 80% Majority Land Use (MLU) by market area. When this was done all samples became smaller and less reliable, they would not be relied upon to represent the population as a whole.

The assessment actions taken for 2017 have achieved equalization within and across county lines. This will be evidenced in the appendices, Morrill County 2017 Average Acre Value Comparison.

Assessment Practice Review

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

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

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

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

Another part of the review involved comparing the values submitted on the Assessed Value Update to the property record cards; these were correct. Current year values were compared to the prior year values to determine if there was support for the assessment actions, or if other changes were

2017 Agricultural Correlation for Morrill County

discovered, could they be explained and verified. The information was found to accurate and differences were explainable and documented.

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

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

Equalization

In determining the level of value for the agricultural class of real property within Morrill County, the sales data, as provided by the assessor, in the state sales file was examined and tested. The resulting statistics were indicators of assessment actions, and further observations were made of actions of adjoining counties and the economics across the region. Equalization exists within and across county lines.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	7	73.74	69.22	72.73	13.87	95.17
2	1	63.44	63.44	63.44	00.00	100.00
3	6	74.22	70.18	73.23	13.77	95.84
<u>Dry</u>						
County	5	59.22	59.66	61.04	10.87	97.74
2	2	67.83	67.83	67.90	00.31	99.90
3	3	55.39	54.22	54.81	06.73	98.92
<u>Grass</u>						
County	13	68.58	72.70	70.55	14.33	103.05
2	6	67.22	70.90	72.22	13.25	98.17
3	7	70.33	74.25	69.85	14.76	106.30
<u>ALL</u>	38	67.61	70.77	71.06	18.52	99.59

Level of Value

Based on analysis of all available information, the level of value of the agricultural class in Morrill County has met the statutory level of 75%.

Special Valuation

A review of agricultural land values in Morrill County in areas that have other non-agricultural influence indicates the assessed values used are similar to other areas in the County where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 75%

2017 Opinions of the Property Tax Administrator for Morrill County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	75	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Morrill County

Residential Real Property - Current

Number of Sales	127	Median	95.71
Total Sales Price	\$10,967,390	Mean	98.75
Total Adj. Sales Price	\$10,967,390	Wgt. Mean	91.44
Total Assessed Value	\$10,028,265	Average Assessed Value of the Base	\$43,289
Avg. Adj. Sales Price	\$86,357	Avg. Assessed Value	\$78,963

Confidence Interval - Current

95% Median C.I	92.77 to 98.13
95% Wgt. Mean C.I	87.81 to 95.07
95% Mean C.I	94.02 to 103.48
% of Value of the Class of all Real Property Value in the County	14.80
% of Records Sold in the Study Period	4.58
% of Value Sold in the Study Period	8.36

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	110	98	97.52
2015	121	97	96.73
2014	108	98	98.25
2013	84	100	100.09

2017 Commission Summary for Morrill County

Commercial Real Property - Current

Number of Sales	8	Median	89.37
Total Sales Price	\$304,000	Mean	90.80
Total Adj. Sales Price	\$304,000	Wgt. Mean	81.71
Total Assessed Value	\$248,390	Average Assessed Value of the Base	\$94,338
Avg. Adj. Sales Price	\$38,000	Avg. Assessed Value	\$31,049

Confidence Interval - Current

95% Median C.I	42.23 to 156.67
95% Wgt. Mean C.I	62.36 to 101.06
95% Mean C.I	63.95 to 117.65
% of Value of the Class of all Real Property Value in the County	4.24
% of Records Sold in the Study Period	2.20
% of Value Sold in the Study Period	0.72

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	8	100	88.84
2015	23	100	97.81
2014	21	100	93.24
2013	19		95.90

**62 Morrill
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 : 127
 Total Sales Price : 10,967,390
 Total Adj. Sales Price : 10,967,390
 Total Assessed Value : 10,028,265
 Avg. Adj. Sales Price : 86,357
 Avg. Assessed Value : 78,963

MEDIAN : 96
 WGT. MEAN : 91
 MEAN : 99
 COD : 17.29
 PRD : 107.99

COV : 27.51
 STD : 27.17
 Avg. Abs. Dev : 16.55
 MAX Sales Ratio : 207.18
 MIN Sales Ratio : 28.05

95% Median C.I. : 92.77 to 98.13
 95% Wgt. Mean C.I. : 87.81 to 95.07
 95% Mean C.I. : 94.02 to 103.48

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-14 To 31-DEC-14	14	95.72	101.58	95.73	12.44	106.11	78.22	141.76	91.58 to 120.69	80,736	77,291	
01-JAN-15 To 31-MAR-15	12	93.04	88.66	92.38	13.65	95.97	28.05	108.97	81.69 to 100.60	85,720	79,189	
01-APR-15 To 30-JUN-15	14	98.24	99.24	94.90	10.68	104.57	69.74	141.89	92.98 to 103.04	85,168	80,824	
01-JUL-15 To 30-SEP-15	19	93.98	94.96	93.23	05.59	101.86	78.14	110.62	91.23 to 100.41	85,266	79,489	
01-OCT-15 To 31-DEC-15	18	94.86	90.20	85.23	18.75	105.83	39.78	173.89	77.52 to 99.15	92,722	79,023	
01-JAN-16 To 31-MAR-16	16	97.68	104.42	94.54	22.55	110.45	65.50	192.25	82.84 to 118.86	62,222	58,825	
01-APR-16 To 30-JUN-16	18	100.13	111.50	93.64	29.40	119.07	52.38	207.18	82.12 to 119.09	73,639	68,953	
01-JUL-16 To 30-SEP-16	16	92.65	97.49	87.20	20.27	111.80	68.84	169.47	72.70 to 114.78	125,375	109,333	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	59	95.71	96.27	94.02	10.22	102.39	28.05	141.89	92.98 to 99.03	84,260	79,223	
01-OCT-15 To 30-SEP-16	68	94.90	100.90	89.29	23.62	113.00	39.78	207.18	88.83 to 100.00	88,177	78,737	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	63	95.13	93.35	91.01	12.17	102.57	28.05	173.89	92.06 to 98.04	87,461	79,595	
<u>ALL</u>	127	95.71	98.75	91.44	17.29	107.99	28.05	207.18	92.77 to 98.13	86,357	78,963	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	65	96.49	96.47	92.55	12.16	104.24	28.05	205.98	92.98 to 98.13	90,084	83,369	
02	44	93.04	100.77	91.25	22.59	110.43	39.78	207.18	87.82 to 100.00	71,860	65,570	
03	6	116.94	116.47	113.13	13.51	102.95	87.95	141.89	87.95 to 141.89	32,267	36,503	
04	12	92.04	94.77	85.69	23.32	110.60	52.24	173.89	70.55 to 116.76	146,375	125,436	
<u>ALL</u>	127	95.71	98.75	91.44	17.29	107.99	28.05	207.18	92.77 to 98.13	86,357	78,963	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	127	95.71	98.75	91.44	17.29	107.99	28.05	207.18	92.77 to 98.13	86,357	78,963	
06												
07												
<u>ALL</u>	127	95.71	98.75	91.44	17.29	107.99	28.05	207.18	92.77 to 98.13	86,357	78,963	

62 Morrill
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 : 127
 Total Sales Price : 10,967,390
 Total Adj. Sales Price : 10,967,390
 Total Assessed Value : 10,028,265
 Avg. Adj. Sales Price : 86,357
 Avg. Assessed Value : 78,963

MEDIAN : 96
 WGT. MEAN : 91
 MEAN : 99
 COD : 17.29
 PRD : 107.99

COV : 27.51
 STD : 27.17
 Avg. Abs. Dev : 16.55
 MAX Sales Ratio : 207.18
 MIN Sales Ratio : 28.05

95% Median C.I. : 92.77 to 98.13
 95% Wgt. Mean C.I. : 87.81 to 95.07
 95% Mean C.I. : 94.02 to 103.48

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	192.25	192.25	192.25	00.00	100.00	192.25	192.25	N/A	2,000	3,845	
Less Than 15,000	2	146.13	146.13	111.11	31.57	131.52	100.00	192.25	N/A	8,300	9,223	
Less Than 30,000	16	114.74	120.27	113.72	30.66	105.76	28.05	207.18	98.87 to 141.89	21,491	24,440	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	126	95.67	98.00	91.42	16.63	107.20	28.05	207.18	92.77 to 98.04	87,027	79,559	
Greater Than 14,999	125	95.63	97.99	91.41	16.73	107.20	28.05	207.18	92.77 to 98.02	87,606	80,079	
Greater Than 29,999	111	94.02	95.64	90.72	13.88	105.42	52.24	205.98	91.62 to 97.40	95,708	86,822	
<u>Incremental Ranges</u>												
0 TO 4,999	1	192.25	192.25	192.25	00.00	100.00	192.25	192.25	N/A	2,000	3,845	
5,000 TO 14,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	14,600	14,600	
15,000 TO 29,999	14	114.74	116.57	113.85	29.29	102.39	28.05	207.18	93.30 to 141.89	23,375	26,614	
30,000 TO 59,999	33	100.41	108.23	106.78	18.60	101.36	76.85	205.98	91.61 to 106.96	44,720	47,753	
60,000 TO 99,999	42	95.36	93.72	93.31	09.17	100.44	68.84	118.86	91.58 to 98.04	79,105	73,814	
100,000 TO 149,999	19	92.77	87.99	87.10	12.41	101.02	57.95	116.76	78.14 to 98.02	118,653	103,349	
150,000 TO 249,999	15	92.17	86.00	86.05	11.44	99.94	52.24	102.24	78.22 to 97.84	196,567	169,140	
250,000 TO 499,999	2	73.56	73.56	73.97	06.05	99.45	69.11	78.00	N/A	311,250	230,223	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	127	95.71	98.75	91.44	17.29	107.99	28.05	207.18	92.77 to 98.13	86,357	78,963	

62 Morrill
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 : 8
Total Sales Price : 304,000
Total Adj. Sales Price : 304,000
Total Assessed Value : 248,390
Avg. Adj. Sales Price : 38,000
Avg. Assessed Value : 31,049

MEDIAN : 89
WGT. MEAN : 82
MEAN : 91
COD : 20.47
PRD : 111.12

COV : 35.36
STD : 32.11
Avg. Abs. Dev : 18.29
MAX Sales Ratio : 156.67
MIN Sales Ratio : 42.23

95% Median C.I. : 42.23 to 156.67
95% Wgt. Mean C.I. : 62.36 to 101.06
95% Mean C.I. : 63.95 to 117.65

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	1	99.83	99.83	99.83	00.00	100.00	99.83	99.83	N/A	15,000	14,975
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	1	88.36	88.36	88.36	00.00	100.00	88.36	88.36	N/A	7,000	6,185
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	1	89.42	89.42	89.42	00.00	100.00	89.42	89.42	N/A	12,000	10,730
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	2	65.77	65.77	76.38	35.79	86.11	42.23	89.31	N/A	91,000	69,503
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	2	113.40	113.40	81.41	38.16	139.29	70.13	156.67	N/A	11,500	9,363
01-JUL-16 To 30-SEP-16	1	90.42	90.42	90.42	00.00	100.00	90.42	90.42	N/A	65,000	58,770
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	2	94.10	94.10	96.18	06.10	97.84	88.36	99.83	N/A	11,000	10,580
01-OCT-14 To 30-SEP-15	3	89.31	73.65	77.18	17.61	95.43	42.23	89.42	N/A	64,667	49,912
01-OCT-15 To 30-SEP-16	3	90.42	105.74	88.06	31.91	120.08	70.13	156.67	N/A	29,333	25,832
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	2	88.89	88.89	89.03	00.60	99.84	88.36	89.42	N/A	9,500	8,458
01-JAN-15 To 31-DEC-15	2	65.77	65.77	76.38	35.79	86.11	42.23	89.31	N/A	91,000	69,503
<u>ALL</u>	8	89.37	90.80	81.71	20.47	111.12	42.23	156.67	42.23 to 156.67	38,000	31,049

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1	90.42	90.42	90.42	00.00	100.00	90.42	90.42	N/A	65,000	58,770
02	7	89.31	90.85	79.34	23.22	114.51	42.23	156.67	42.23 to 156.67	34,143	27,089
<u>ALL</u>	8	89.37	90.80	81.71	20.47	111.12	42.23	156.67	42.23 to 156.67	38,000	31,049

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	8	89.37	90.80	81.71	20.47	111.12	42.23	156.67	42.23 to 156.67	38,000	31,049
04											
<u>ALL</u>	8	89.37	90.80	81.71	20.47	111.12	42.23	156.67	42.23 to 156.67	38,000	31,049

62 Morrill
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 : 8
Total Sales Price : 304,000
Total Adj. Sales Price : 304,000
Total Assessed Value : 248,390
Avg. Adj. Sales Price : 38,000
Avg. Assessed Value : 31,049

MEDIAN : 89
WGT. MEAN : 82
MEAN : 91
COD : 20.47
PRD : 111.12

COV : 35.36
STD : 32.11
Avg. Abs. Dev : 18.29
MAX Sales Ratio : 156.67
MIN Sales Ratio : 42.23

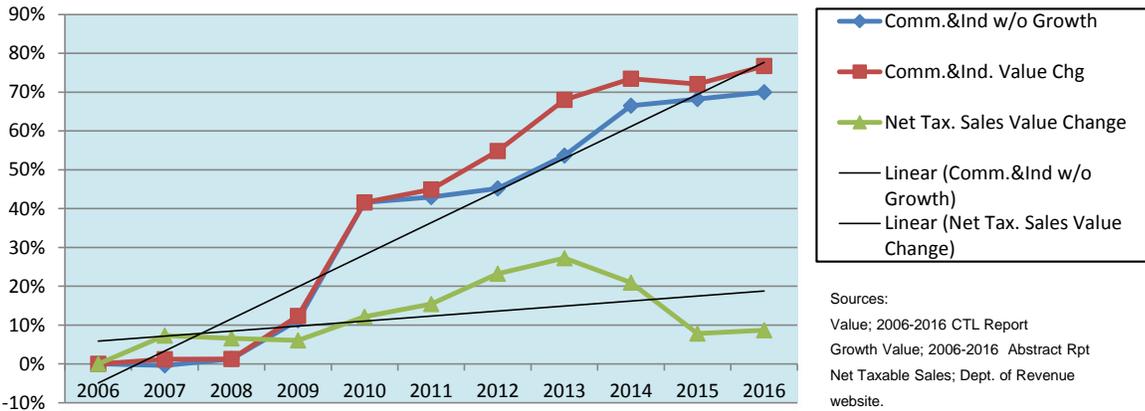
95% Median C.I. : 42.23 to 156.67
95% Wgt. Mean C.I. : 62.36 to 101.06
95% Mean C.I. : 63.95 to 117.65

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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
<u>Low \$ Ranges</u>											
Less Than 5,000	1	156.67	156.67	156.67	00.00	100.00	156.67	156.67	N/A	3,000	4,700
Less Than 15,000	3	89.42	111.48	98.25	25.46	113.47	88.36	156.67	N/A	7,333	7,205
Less Than 30,000	5	89.42	100.88	88.80	21.92	113.60	70.13	156.67	N/A	11,400	10,123
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	7	89.31	81.39	80.96	12.63	100.53	42.23	99.83	42.23 to 99.83	43,000	34,813
Greater Than 14,999	5	89.31	78.38	80.42	17.44	97.46	42.23	99.83	N/A	56,400	45,355
Greater Than 29,999	3	89.31	73.99	80.07	17.98	92.41	42.23	90.42	N/A	82,333	65,925
<u>Incremental Ranges</u>											
0 TO 4,999	1	156.67	156.67	156.67	00.00	100.00	156.67	156.67	N/A	3,000	4,700
5,000 TO 14,999	2	88.89	88.89	89.03	00.60	99.84	88.36	89.42	N/A	9,500	8,458
15,000 TO 29,999	2	84.98	84.98	82.86	17.47	102.56	70.13	99.83	N/A	17,500	14,500
30,000 TO 59,999	1	42.23	42.23	42.23	00.00	100.00	42.23	42.23	N/A	50,000	21,115
60,000 TO 99,999	1	90.42	90.42	90.42	00.00	100.00	90.42	90.42	N/A	65,000	58,770
100,000 TO 149,999	1	89.31	89.31	89.31	00.00	100.00	89.31	89.31	N/A	132,000	117,890
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	8	89.37	90.80	81.71	20.47	111.12	42.23	156.67	42.23 to 156.67	38,000	31,049

OCCUPANCY CODE											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
352	1	89.31	89.31	89.31	00.00	100.00	89.31	89.31	N/A	132,000	117,890
353	1	90.42	90.42	90.42	00.00	100.00	90.42	90.42	N/A	65,000	58,770
384	1	70.13	70.13	70.13	00.00	100.00	70.13	70.13	N/A	20,000	14,025
406	4	94.10	96.77	62.63	33.45	154.51	42.23	156.67	N/A	18,750	11,744
999	1	89.42	89.42	89.42	00.00	100.00	89.42	89.42	N/A	12,000	10,730
<u>ALL</u>	8	89.37	90.80	81.71	20.47	111.12	42.23	156.67	42.23 to 156.67	38,000	31,049

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	\$ 18,795,695	\$ 75,168	0.40%	\$ 18,720,527	-	\$ 24,144,573	-
2007	\$ 19,024,634	\$ 303,104	1.59%	\$ 18,721,530	-0.39%	\$ 25,912,986	7.32%
2008	\$ 19,031,822	\$ 1,600	0.01%	\$ 19,030,222	0.03%	\$ 25,742,447	-0.66%
2009	\$ 21,122,371	\$ 216,134	1.02%	\$ 20,906,237	9.85%	\$ 25,602,872	-0.54%
2010	\$ 26,612,012	\$ -	0.00%	\$ 26,612,012	25.99%	\$ 27,086,963	5.80%
2011	\$ 27,249,788	\$ 376,720	1.38%	\$ 26,873,068	0.98%	\$ 27,879,629	2.93%
2012	\$ 29,099,628	\$ 1,810,390	6.22%	\$ 27,289,238	0.14%	\$ 29,753,231	6.72%
2013	\$ 31,579,336	\$ 2,699,858	8.55%	\$ 28,879,478	-0.76%	\$ 30,728,206	3.28%
2014	\$ 32,602,835	\$ 1,307,108	4.01%	\$ 31,295,727	-0.90%	\$ 29,202,073	-4.97%
2015	\$ 32,342,558	\$ 727,541	2.25%	\$ 31,615,017	-3.03%	\$ 26,042,963	-10.82%
2016	\$ 33,217,216	\$ 1,262,720	3.80%	\$ 31,954,496	-1.20%	\$ 26,234,086	0.73%
Ann %chg	5.86%			Average	3.07%	0.84%	0.98%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-0.39%	1.22%	7.32%
2008	1.25%	1.26%	6.62%
2009	11.23%	12.38%	6.04%
2010	41.59%	41.59%	12.19%
2011	42.97%	44.98%	15.47%
2012	45.19%	54.82%	23.23%
2013	53.65%	68.01%	27.27%
2014	66.50%	73.46%	20.95%
2015	68.20%	72.07%	7.86%
2016	70.01%	76.73%	8.65%

County Number: 62
 County Name: Morrill

62 Morrill
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 : 38
Total Sales Price : 20,030,830
Total Adj. Sales Price : 20,030,830
Total Assessed Value : 14,233,715
Avg. Adj. Sales Price : 527,127
Avg. Assessed Value : 374,571

MEDIAN : 68
WGT. MEAN : 71
MEAN : 71
COD : 18.52
PRD : 99.59

COV : 24.28
STD : 17.18
Avg. Abs. Dev : 12.52
MAX Sales Ratio : 112.80
MIN Sales Ratio : 41.15

95% Median C.I. : 63.33 to 73.74
95% Wgt. Mean C.I. : 66.10 to 76.01
95% Mean C.I. : 65.31 to 76.23

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	2	82.40	82.40	85.39	31.07	96.50	56.80	107.99	N/A	197,650	168,783
01-JAN-14 To 31-MAR-14	2	69.07	69.07	71.36	08.15	96.79	63.44	74.70	N/A	370,520	264,398
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	1	101.60	101.60	101.60	00.00	100.00	101.60	101.60	N/A	1,040,000	1,056,625
01-OCT-14 To 31-DEC-14	5	67.62	67.52	67.54	17.29	99.97	41.15	87.77	N/A	334,998	226,269
01-JAN-15 To 31-MAR-15	3	48.04	59.14	68.90	32.18	85.83	41.51	87.88	N/A	300,407	206,995
01-APR-15 To 30-JUN-15	3	67.59	81.99	68.16	23.29	120.29	65.57	112.80	N/A	1,655,897	1,128,640
01-JUL-15 To 30-SEP-15	4	73.67	77.24	73.13	15.33	105.62	63.33	98.30	N/A	482,896	353,160
01-OCT-15 To 31-DEC-15	2	76.64	76.64	75.01	08.23	102.17	70.33	82.95	N/A	333,863	250,445
01-JAN-16 To 31-MAR-16	4	64.74	64.65	70.48	11.89	91.73	55.39	73.74	N/A	646,434	455,615
01-APR-16 To 30-JUN-16	8	61.87	62.12	62.06	07.55	100.10	52.14	70.22	52.14 to 70.22	434,819	269,855
01-JUL-16 To 30-SEP-16	4	74.23	76.52	77.57	20.76	98.65	55.87	101.76	N/A	411,750	319,413
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	5	74.70	80.91	88.36	23.92	91.57	56.80	107.99	N/A	435,268	384,597
01-OCT-14 To 30-SEP-15	15	67.62	71.33	69.14	21.56	103.17	41.15	112.80	63.33 to 87.77	631,699	436,726
01-OCT-15 To 30-SEP-16	18	66.11	67.50	68.74	13.28	98.20	52.14	101.76	58.51 to 70.96	465,500	319,991
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	8	71.16	72.17	78.61	18.21	91.81	41.15	101.60	41.15 to 101.60	432,004	339,596
01-JAN-15 To 31-DEC-15	12	69.46	73.80	69.91	21.16	105.56	41.51	112.80	63.33 to 87.88	705,685	493,370
<u>ALL</u>	38	67.61	70.77	71.06	18.52	99.59	41.15	112.80	63.33 to 73.74	527,127	374,571

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
2	10	66.74	68.52	67.19	09.74	101.98	56.80	87.88	60.68 to 82.95	472,610	317,540
3	26	68.91	72.14	72.66	21.56	99.28	41.15	112.80	59.22 to 78.75	566,028	411,304
4	2	64.29	64.29	61.98	18.90	103.73	52.14	76.44	N/A	294,000	182,208
<u>ALL</u>	38	67.61	70.77	71.06	18.52	99.59	41.15	112.80	63.33 to 73.74	527,127	374,571

62 Morrill
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 : 38
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 Total Adj. Sales Price : 20,030,830
 Total Assessed Value : 14,233,715
 Avg. Adj. Sales Price : 527,127
 Avg. Assessed Value : 374,571

MEDIAN : 68
 WGT. MEAN : 71
 MEAN : 71
 COD : 18.52
 PRD : 99.59

COV : 24.28
 STD : 17.18
 Avg. Abs. Dev : 12.52
 MAX Sales Ratio : 112.80
 MIN Sales Ratio : 41.15

95% Median C.I. : 63.33 to 73.74
 95% Wgt. Mean C.I. : 66.10 to 76.01
 95% Mean C.I. : 65.31 to 76.23

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	4	74.22	72.66	74.63	05.48	97.36	63.44	78.75	N/A	757,806	565,533
2	1	63.44	63.44	63.44	00.00	100.00	63.44	63.44	N/A	220,000	139,570
3	3	74.70	75.73	75.50	02.24	100.30	73.74	78.75	N/A	937,075	707,520
_____Dry_____											
County	4	57.31	57.67	59.94	10.40	96.21	48.04	68.03	N/A	156,125	93,589
2	1	68.03	68.03	68.03	00.00	100.00	68.03	68.03	N/A	242,500	164,970
3	3	55.39	54.22	54.81	06.73	98.92	48.04	59.22	N/A	127,333	69,795
_____Grass_____											
County	12	69.46	73.49	70.83	14.71	103.76	56.80	107.99	63.05 to 82.95	652,261	461,997
2	5	68.58	72.41	73.51	14.06	98.50	56.80	87.88	N/A	418,176	307,418
3	7	70.33	74.25	69.85	14.76	106.30	57.75	107.99	57.75 to 107.99	819,465	572,411
_____ALL_____	38	67.61	70.77	71.06	18.52	99.59	41.15	112.80	63.33 to 73.74	527,127	374,571

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	7	73.74	69.22	72.73	13.87	95.17	41.51	87.77	41.51 to 87.77	609,173	443,023
2	1	63.44	63.44	63.44	00.00	100.00	63.44	63.44	N/A	220,000	139,570
3	6	74.22	70.18	73.23	13.77	95.84	41.51	87.77	41.51 to 87.77	674,035	493,598
_____Dry_____											
County	5	59.22	59.66	61.04	10.87	97.74	48.04	68.03	N/A	145,700	88,935
2	2	67.83	67.83	67.90	00.31	99.90	67.62	68.03	N/A	173,250	117,645
3	3	55.39	54.22	54.81	06.73	98.92	48.04	59.22	N/A	127,333	69,795
_____Grass_____											
County	13	68.58	72.70	70.55	14.33	103.05	56.80	107.99	63.05 to 82.95	625,524	441,302
2	6	67.22	70.90	72.22	13.25	98.17	56.80	87.88	56.80 to 87.88	399,259	288,341
3	7	70.33	74.25	69.85	14.76	106.30	57.75	107.99	57.75 to 107.99	819,465	572,411
_____ALL_____	38	67.61	70.77	71.06	18.52	99.59	41.15	112.80	63.33 to 73.74	527,127	374,571

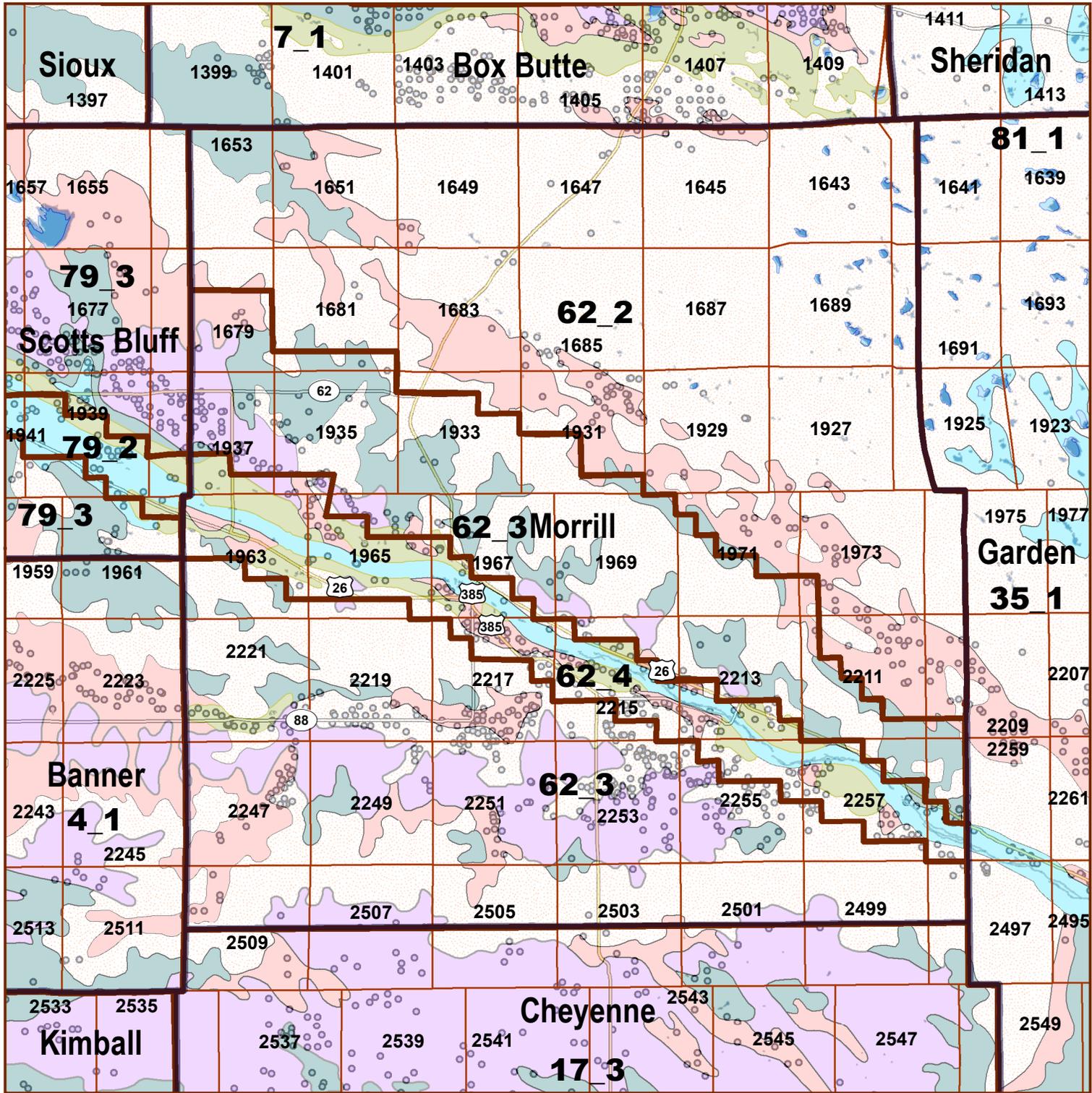
Morrill County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Morrill	2	n/a	2,100	2,100	2,100	n/a	2,100	2,100	2,100	2,100
ScottsBluff	3	n/a	n/a	2,675	2,675	2,090	1,630	1,630	1,630	2,297
Sioux	1	n/a	1,350	1,270	1,270	1,220	1,220	1,180	1,180	1,232
Box Butte	1	n/a	2,974	2,691	2,993	2,609	3,021	3,025	3,031	3,010
Sheridan	1	n/a	1,775	1,660	1,605	1,585	1,585	1,570	1,525	1,651
Garden	1	n/a	2,245	2,245	2,245	2,245	2,190	2,190	2,190	2,205
Morrill	3	n/a	2,300	2,300	2,300	2,195	2,195	2,195	2,195	2,249
Garden	1	n/a	2,245	2,245	2,245	2,245	2,190	2,190	2,190	2,205
Cheyenne	1	n/a	2,460	2,450	2,445	2,440	2,335	2,100	1,950	2,412
Banner	1	n/a	2,000	1,900	1,800	1,800	1,800	1,600	1,292	1,734
ScottsBluff	3	n/a	n/a	2,675	2,675	2,090	1,630	1,630	1,630	2,297
Morrill	4	n/a	2,300	2,300	2,300	2,195	2,195	2,195	2,195	2,234
Garden	1	n/a	2,245	2,245	2,245	2,245	2,190	2,190	2,190	2,205
ScottsBluff	2	n/a	n/a	2,675	2,675	2,090	1,630	1,630	1,630	2,201

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Morrill	2	n/a	480	n/a	440	n/a	425	425	425	437
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	427
Sioux	1	n/a	600	495	450	435	435	430	410	458
Box Butte	1	n/a	415	n/a	415	415	415	415	415	415
Sheridan	1	n/a	690	620	615	600	570	560	550	614
Garden	1	n/a	835	835	815	815	810	790	790	826
Morrill	3	n/a	525	525	475	475	475	475	475	487
Garden	1	n/a	835	835	815	815	810	790	790	826
Cheyenne	1	n/a	739	572	639	707	619	569	491	685
Banner	1	n/a	550	530	530	490	440	420	410	504
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	427
Morrill	4	n/a	555	555	555	n/a	495	495	495	510
Garden	1	n/a	835	835	815	815	810	790	790	826
ScottsBluff	2	n/a	n/a	n/a	465	n/a	385	385	350	404

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Morrill	2	n/a	385	385	385	n/a	385	385	385	385
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	341
Sioux	1	n/a	440	425	425	420	420	400	375	396
Box Butte	1	n/a	320	320	320	320	320	320	320	320
Sheridan	1	n/a	520	485	485	475	475	425	385	420
Garden	1	n/a	429	415	415	410	410	405	405	405
Morrill	3	n/a	460	450	410	375	375	375	375	380
Garden	1	n/a	429	415	415	410	410	405	405	405
Cheyenne	1	n/a	436	430	392	381	378	367	300	346
Banner	1	n/a	470	460	430	410	400	390	348	380
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	341
Morrill	4	n/a	450	450	416	375	375	380	419	399
Garden	1	n/a	429	415	415	410	410	405	405	405
ScottsBluff	2	n/a	n/a	392	408	421	369	369	359	365

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



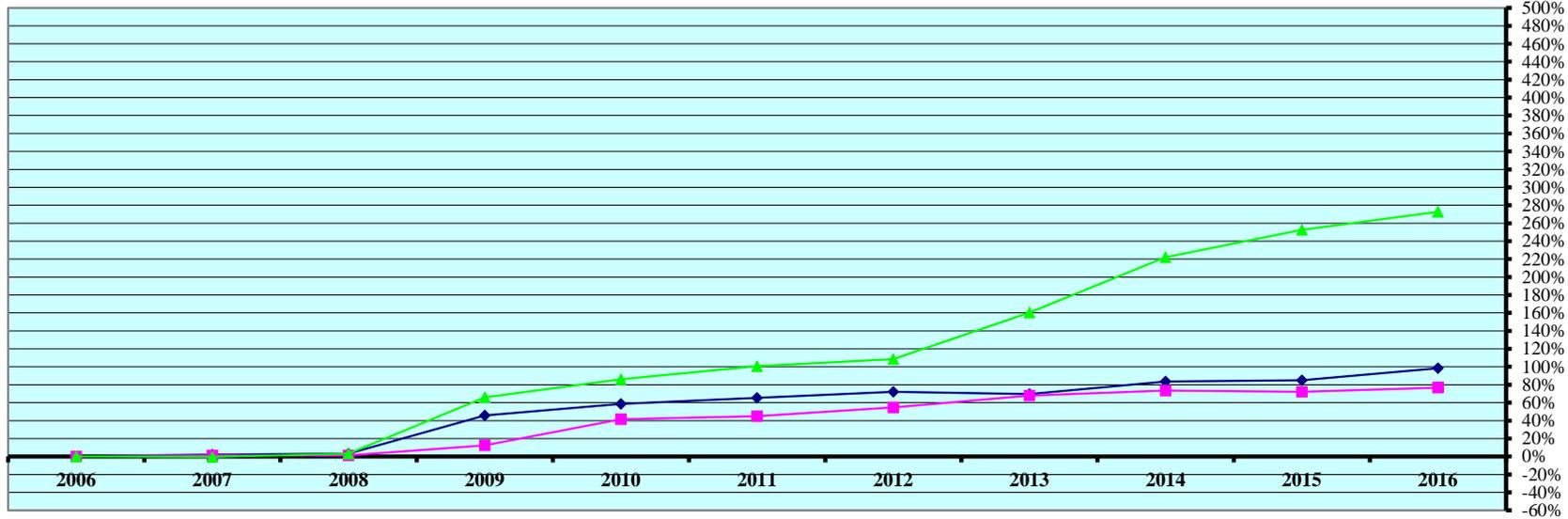
Legend

- 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

Morrill County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	59,163,258	--	--	--	18,795,695	--	--	--	150,746,615	--	--	--
2007	60,376,187	1,212,929	2.05%	2.05%	19,024,634	228,939	1.22%	1.22%	149,949,015	-797,600	-0.53%	-0.53%
2008	61,107,665	731,478	1.21%	3.29%	19,031,822	7,188	0.04%	1.26%	155,375,510	5,426,495	3.62%	3.07%
2009	86,304,068	25,196,403	41.23%	45.87%	21,122,371	2,090,549	10.98%	12.38%	249,980,540	94,605,030	60.89%	65.83%
2010	93,865,917	7,561,849	8.76%	58.66%	26,612,012	5,489,641	25.99%	41.59%	280,406,200	30,425,660	12.17%	86.01%
2011	97,802,784	3,936,867	4.19%	65.31%	27,249,788	637,776	2.40%	44.98%	302,402,550	21,996,350	7.84%	100.60%
2012	101,755,368	3,952,584	4.04%	71.99%	29,099,628	1,849,840	6.79%	54.82%	314,397,860	11,995,310	3.97%	108.56%
2013	100,310,956	-1,444,412	-1.42%	69.55%	31,579,336	2,479,708	8.52%	68.01%	392,606,900	78,209,040	24.88%	160.44%
2014	108,648,537	8,337,581	8.31%	83.64%	32,602,835	1,023,499	3.24%	73.46%	485,578,275	92,971,375	23.68%	222.12%
2015	109,454,963	806,426	0.74%	85.00%	32,342,558	-260,277	-0.80%	72.07%	531,480,425	45,902,150	9.45%	252.57%
2016	117,379,156	7,924,193	7.24%	98.40%	33,217,216	874,658	2.70%	76.73%	561,947,730	30,467,305	5.73%	272.78%

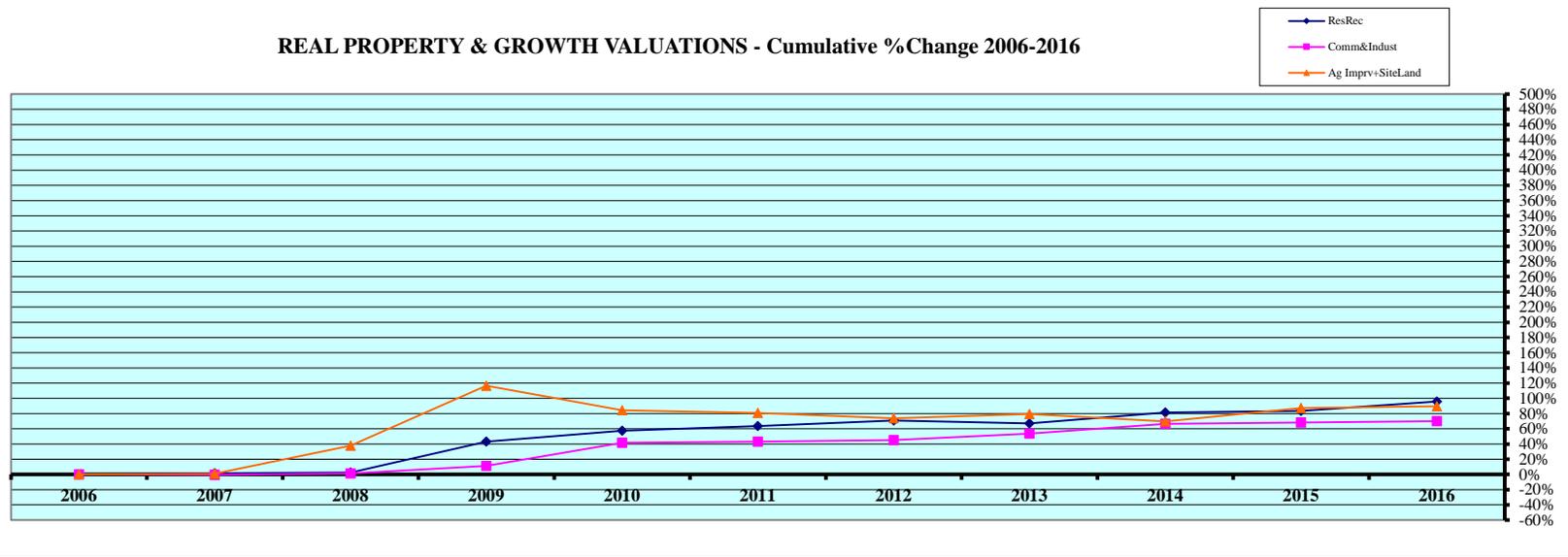
Rate Annual %chg: Residential & Recreational **7.09%** Commercial & Industrial **5.86%** Agricultural Land **14.06%**

Cnty# **62**
County **MORRILL**

CHART 1 EXHIBIT 62B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	59,163,258	661,445	1.12%	58,501,813	--	--	18,795,695	75,168	0.40%	18,720,527	--	--	
2007	60,376,187	379,710	0.63%	59,996,477	1.41%	1.41%	19,024,634	303,104	1.59%	18,721,530	-0.39%	-0.39%	
2008	61,107,665	526,792	0.86%	60,580,873	0.34%	2.40%	19,031,822	1,600	0.01%	19,030,222	0.03%	1.25%	
2009	86,304,068	1,613,742	1.87%	84,690,326	38.59%	43.15%	21,122,371	216,134	1.02%	20,906,237	9.85%	11.23%	
2010	93,865,917	685,966	0.73%	93,179,951	7.97%	57.50%	26,612,012	0	0.00%	26,612,012	25.99%	41.59%	
2011	97,802,784	952,391	0.97%	96,850,393	3.18%	63.70%	27,249,788	376,720	1.38%	26,873,068	0.98%	42.97%	
2012	101,755,368	680,614	0.67%	101,074,754	3.35%	70.84%	29,099,628	1,810,390	6.22%	27,289,238	0.14%	45.19%	
2013	100,310,956	1,383,390	1.38%	98,927,566	-2.78%	67.21%	31,579,336	2,699,858	8.55%	28,879,478	-0.76%	53.65%	
2014	108,648,537	1,301,488	1.20%	107,347,049	7.01%	81.44%	32,602,835	1,307,108	4.01%	31,295,727	-0.90%	66.50%	
2015	109,454,963	929,729	0.85%	108,525,234	-0.11%	83.43%	32,342,558	727,541	2.25%	31,615,017	-3.03%	68.20%	
2016	117,379,156	1,517,738	1.29%	115,861,418	5.85%	95.83%	33,217,216	1,262,720	3.80%	31,954,496	-1.20%	70.01%	
Rate Ann%chg	7.09%							5.86%					
								C & I w/o growth					
								3.07%					

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value					
2006	24,764,458	9,380,251	34,144,709	1,121,467	3.28%	33,023,242	--	--	
2007	25,492,116	9,392,222	34,884,338	391,505	1.12%	34,492,833	1.02%	1.02%	
2008	26,286,571	21,470,038	47,756,609	740,520	1.55%	47,016,089	34.78%	37.70%	
2009	41,002,548	35,768,985	76,771,533	2,800,511	3.65%	73,971,022	54.89%	116.64%	
2010	42,656,497	20,780,123	63,436,620	487,776	0.77%	62,948,844	-18.00%	84.36%	
2011	41,671,264	21,390,189	63,061,453	1,284,476	2.04%	61,776,977	-2.62%	80.93%	
2012	39,544,854	21,087,330	60,632,184	1,337,971	2.21%	59,294,213	-5.97%	73.66%	
2013	40,939,934	21,767,283	62,707,217	1,435,883	2.29%	61,271,334	1.05%	79.45%	
2014	37,142,675	21,806,137	58,948,812	1,031,181	1.75%	57,917,631	-7.64%	69.62%	
2015	40,372,825	25,576,910	65,949,735	1,980,943	3.00%	63,968,792	8.52%	87.35%	
2016	40,088,850	26,342,651	66,431,501	1,681,965	2.53%	64,749,536	-1.82%	89.63%	
Rate Ann%chg	4.93%					10.88%			6.88%
						Ag Imprv+Site w/o growth			6.42%

(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.

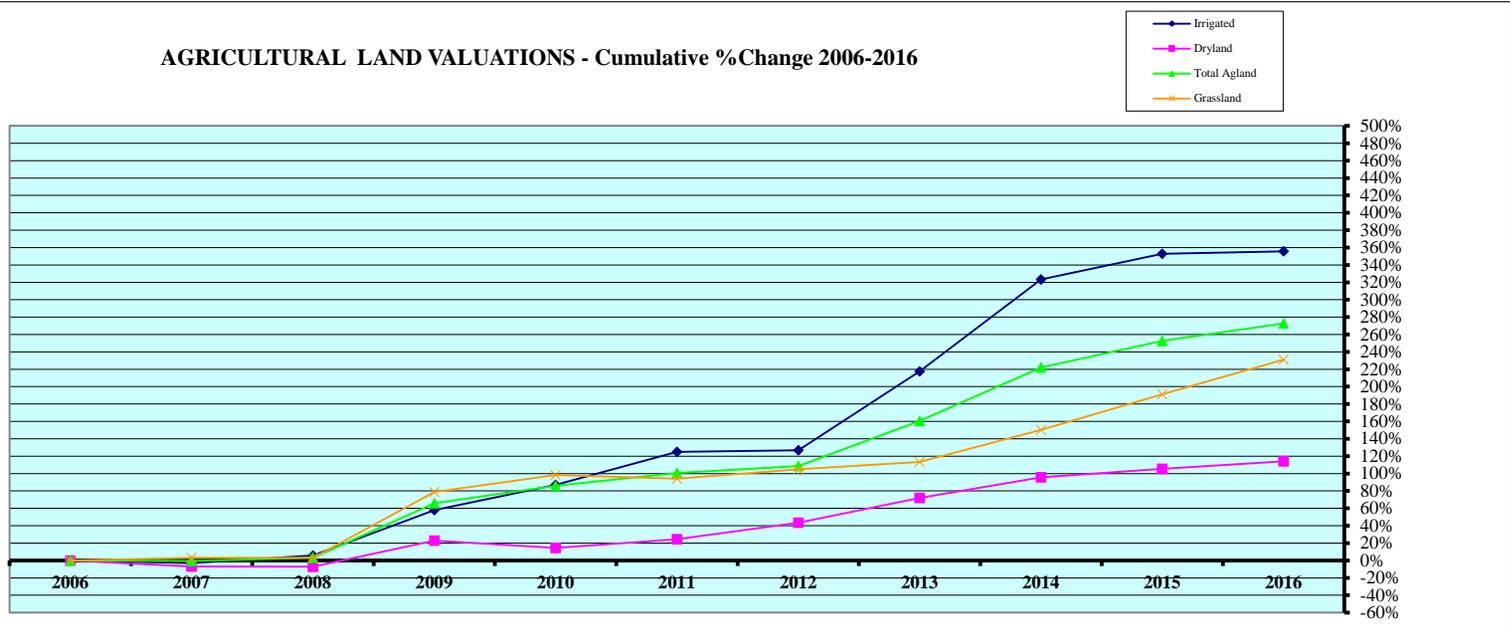
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 62
County MORRILL

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	60,522,130	--	--	--	17,280,665	--	--	--	70,982,750	--	--	--
2007	58,720,390	-1,801,740	-2.98%	-2.98%	16,106,835	-1,173,830	-6.79%	-6.79%	73,239,960	2,257,210	3.18%	3.18%
2008	63,958,725	5,238,335	8.92%	5.68%	16,044,985	-61,850	-0.38%	-7.15%	73,141,565	-98,395	-0.13%	3.04%
2009	95,603,365	31,644,640	49.48%	57.96%	21,245,105	5,200,120	32.41%	22.94%	126,891,660	53,750,095	73.49%	78.76%
2010	113,136,590	17,533,225	18.34%	86.93%	19,763,340	-1,481,765	-6.97%	14.37%	140,694,245	13,802,585	10.88%	98.21%
2011	136,211,885	23,075,295	20.40%	125.06%	21,496,540	1,733,200	8.77%	24.40%	137,780,080	-2,914,165	-2.07%	94.10%
2012	137,192,320	980,435	0.72%	126.68%	24,772,105	3,275,565	15.24%	43.35%	145,486,535	7,706,455	5.59%	104.96%
2013	192,260,190	55,067,870	40.14%	217.67%	29,702,230	4,930,125	19.90%	71.88%	151,392,710	5,906,175	4.06%	113.28%
2014	256,121,820	63,861,630	33.22%	323.19%	33,795,430	4,093,200	13.78%	95.57%	177,716,560	26,323,850	17.39%	150.37%
2015	274,041,775	17,919,955	7.00%	352.80%	35,516,340	1,720,910	5.09%	105.53%	206,715,710	28,999,150	16.32%	191.22%
2016	275,768,105	1,726,330	0.63%	355.65%	36,995,560	1,479,220	4.16%	114.09%	234,993,445	28,277,735	13.68%	231.06%

Rate Ann.%chg: Irrigated **16.38%** Dryland **7.91%** Grassland **12.72%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	159,390	--	--	--	1,801,680	--	--	--	150,746,615	--	--	--
2007	156,205	-3,185	-2.00%	-2.00%	1,725,625	-76,055	-4.22%	-4.22%	149,949,015	-797,600	-0.53%	-0.53%
2008	156,205	0	0.00%	-2.00%	2,074,030	348,405	20.19%	15.12%	155,375,510	5,426,495	3.62%	3.07%
2009	238,220	82,015	52.50%	49.46%	6,002,190	3,928,160	189.40%	233.14%	249,980,540	94,605,030	60.89%	65.83%
2010	238,145	-75	-0.03%	49.41%	6,573,880	571,690	9.52%	264.88%	280,406,200	30,425,660	12.17%	86.01%
2011	121,525	-116,620	-48.97%	-23.76%	6,792,520	218,640	3.33%	277.01%	302,402,550	21,996,350	7.84%	100.60%
2012	119,840	-1,685	-1.39%	-24.81%	6,827,060	34,540	0.51%	278.93%	314,397,860	11,995,310	3.97%	108.56%
2013	129,730	9,890	8.25%	-18.61%	19,122,040	12,294,980	180.09%	961.34%	392,606,900	78,209,040	24.88%	160.44%
2014	613,670	483,940	373.04%	285.01%	17,330,795	-1,791,245	-9.37%	861.92%	485,578,275	92,971,375	23.68%	222.12%
2015	590,190	-23,480	-3.83%	270.28%	14,616,410	-2,714,385	-15.66%	711.27%	531,480,425	45,902,150	9.45%	252.57%
2016	592,910	2,720	0.46%	271.99%	13,597,710	-1,018,700	-6.97%	654.72%	561,947,730	30,467,305	5.73%	272.78%

Cnty# **62**
County **MORRILL**

Rate Ann.%chg: Total Agric Land **14.06%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	60,590,540	114,179	531			17,267,590	73,911	234			71,002,005	684,719	104		
2007	58,651,790	114,750	511	-3.68%	-3.68%	16,197,710	73,432	221	-5.58%	-5.58%	73,196,895	684,169	107	3.17%	3.17%
2008	63,789,535	114,866	555	8.65%	4.65%	16,098,775	72,958	221	0.03%	-5.55%	73,183,935	683,996	107	0.01%	3.18%
2009	95,786,925	115,211	831	49.71%	56.67%	21,234,660	72,708	292	32.36%	25.01%	126,821,555	683,472	186	73.42%	78.94%
2010	113,389,130	115,376	983	18.21%	85.20%	19,752,315	72,488	272	-6.70%	16.63%	139,926,540	683,107	205	10.39%	97.54%
2011	133,026,180	117,180	1,135	15.51%	113.93%	20,012,280	77,641	258	-5.41%	10.33%	139,443,655	680,838	205	-0.01%	97.51%
2012	136,618,480	120,008	1,138	0.28%	114.53%	24,853,295	83,424	298	15.58%	27.52%	145,493,835	673,754	216	5.44%	108.25%
2013	191,681,730	121,189	1,582	38.94%	198.06%	29,692,250	82,752	359	20.44%	53.58%	151,007,915	674,339	224	3.70%	115.95%
2014	254,135,295	121,519	2,091	32.22%	294.10%	33,868,420	82,639	410	14.22%	75.42%	177,890,340	676,125	263	17.49%	153.73%
2015	272,918,630	122,537	2,227	6.50%	319.71%	35,566,830	82,498	431	5.19%	84.54%	206,708,255	675,681	306	16.28%	195.02%
2016	276,249,490	124,044	2,227	-0.01%	319.67%	36,982,070	82,165	450	4.40%	92.65%	234,467,185	674,219	348	13.68%	235.37%

Rate Annual %chg Average Value/Acre: 15.42%

6.78%

12.86%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	168,420	8,421	20			1,798,850	11,779	153			150,827,405	893,009	169		
2007	165,845	8,430	20	-1.63%	-1.63%	1,721,215	11,749	146	-4.07%	-4.07%	149,933,455	892,530	168	-0.54%	-0.54%
2008	165,280	8,400	20	0.01%	-1.62%	2,074,845	12,203	170	16.06%	11.34%	155,312,370	892,424	174	3.60%	3.04%
2009	251,895	8,397	30	52.47%	49.99%	5,976,190	12,220	489	187.64%	220.24%	250,071,225	892,007	280	61.09%	65.99%
2010	251,965	8,399	30	0.00%	49.99%	6,383,630	12,749	501	2.39%	227.88%	279,703,580	892,118	314	11.84%	85.63%
2011	182,535	6,085	30	0.00%	49.99%	6,455,050	13,685	472	-5.80%	208.88%	299,119,700	895,429	334	6.55%	97.78%
2012	132,735	4,425	30	0.00%	49.99%	6,756,520	14,586	463	-1.80%	203.32%	313,854,865	896,197	350	4.84%	107.35%
2013	130,640	4,355	30	0.00%	49.99%	34,471,050	14,734	2,340	405.09%	1432.03%	406,983,585	897,369	454	29.50%	168.52%
2014	852,930	4,272	200	565.57%	898.30%	19,162,480	15,396	1,245	-46.80%	715.05%	485,909,465	899,950	540	19.05%	219.68%
2015	621,955	4,237	147	-26.48%	633.97%	18,645,655	15,341	1,215	-2.35%	695.90%	534,461,325	900,293	594	9.95%	251.49%
2016	598,610	4,046	148	0.78%	639.71%	13,953,580	15,315	911	-25.04%	496.60%	562,250,935	899,789	625	5.26%	269.97%

62
MORRILL

Rate Annual %chg Average Value/Acre: 13.98%

(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
5,042	MORRILL	71,149,834	46,151,373	170,909,753	117,027,761	31,866,241	1,350,975	351,395	561,947,730	40,088,850	26,342,651	1,203,005	1,068,389,568
cnty.sector.value % of total value:		6.66%	4.32%	16.00%	10.95%	2.98%	0.13%	0.03%	52.60%	3.75%	2.47%	0.11%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,209	BAYARD	1,281,089	1,089,038	1,453,932	23,741,752	3,971,003	0	0	0	0	0	0	31,536,814
23.98%	%sector of county sector	1.80%	2.36%	0.85%	20.29%	12.46%							2.95%
	%sector of municipality	4.06%	3.45%	4.61%	75.28%	12.59%							100.00%
1,545	BRIDGEPORT	15,898,066	2,312,694	3,327,643	43,144,030	18,735,209	6,415	0	62,545	0	0	0	83,486,602
30.64%	%sector of county sector	22.34%	5.01%	1.95%	36.87%	58.79%	0.47%		0.01%				7.81%
	%sector of municipality	19.04%	2.77%	3.99%	51.68%	22.44%	0.01%		0.07%				100.00%
128	BROADWATER	140,410	320,285	1,023,137	2,006,861	361,856	0	0	0	0	0	0	3,852,549
2.54%	%sector of county sector	0.20%	0.69%	0.60%	1.71%	1.14%							0.36%
	%sector of municipality	3.64%	8.31%	26.56%	52.09%	9.39%							100.00%
2,882	Total Municipalities	17,319,565	3,722,017	5,804,712	68,892,643	23,068,068	6,415	0	62,545	0	0	0	118,875,965
57.16%	%all municip.sect of cnty	24.34%	8.06%	3.40%	58.87%	72.39%	0.47%		0.01%				11.13%

Cnty#	County
62	MORRILL

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

CHART 5

EXHIBIT

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Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 7,351	Value : 810,545,566	Growth 3,148,091	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	465	1,087,925	28	31,385	417	1,769,255	910	2,888,565	
02. Res Improve Land	1,242	5,958,885	24	57,690	407	5,446,575	1,673	11,463,150	
03. Res Improvements	1,342	64,018,100	24	614,745	490	40,559,099	1,856	105,191,944	
04. Res Total	1,807	71,064,910	52	703,820	907	47,774,929	2,766	119,543,659	1,985,866
% of Res Total	65.33	59.45	1.88	0.59	32.79	39.96	37.63	14.75	63.08
05. Com UnImp Land	45	218,695	8	11,120	12	85,530	65	315,345	
06. Com Improve Land	239	1,908,750	7	34,855	38	2,012,535	284	3,956,140	
07. Com Improvements	246	18,575,768	7	306,540	43	9,833,908	296	28,716,216	
08. Com Total	291	20,703,213	15	352,515	55	11,931,973	361	32,987,701	870,720
% of Com Total	80.61	62.76	4.16	1.07	15.24	36.17	4.91	4.07	27.66
09. Ind UnImp Land	0	0	0	0	1	5,580	1	5,580	
10. Ind Improve Land	1	4,435	0	0	1	112,680	2	117,115	
11. Ind Improvements	1	1,980	0	0	1	1,226,670	2	1,228,650	
12. Ind Total	1	6,415	0	0	2	1,344,930	3	1,351,345	0
% of Ind Total	33.33	0.47	0.00	0.00	66.67	99.53	0.04	0.17	0.00
13. Rec UnImp Land	0	0	0	0	5	409,380	5	409,380	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	5	409,380	5	409,380	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.07	0.05	0.00
Res & Rec Total	1,807	71,064,910	52	703,820	912	48,184,309	2,771	119,953,039	1,985,866
% of Res & Rec Total	65.21	59.24	1.88	0.59	32.91	40.17	37.70	14.80	63.08
Com & Ind Total	292	20,709,628	15	352,515	57	13,276,903	364	34,339,046	870,720
% of Com & Ind Total	80.22	60.31	4.12	1.03	15.66	38.66	4.95	4.24	27.66
17. Taxable Total	2,099	91,774,538	67	1,056,335	969	61,461,212	3,135	154,292,085	2,856,586
% of Taxable Total	66.95	59.48	2.14	0.68	30.91	39.83	42.65	19.04	90.74

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	4	41,725	1,685,155	0	0	0
20. Industrial	1	6,415	16,667,457	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	4	41,725	1,685,155
20. Industrial	0	0	0	1	6,415	16,667,457
21. Other	0	0	0	0	0	0
22. Total Sch II				5	48,140	18,352,612

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	52	1,372,790	52	1,372,790	0
24. Non-Producing	0	0	0	0	42	39,215	42	39,215	0
25. Total	0	0	0	0	94	1,412,005	94	1,412,005	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	220	0	291	511

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	3,358	446,616,830	3,358	446,616,830
28. Ag-Improved Land	0	0	0	0	749	151,258,130	749	151,258,130
29. Ag Improvements	0	0	0	0	764	56,966,516	764	56,966,516
30. Ag Total							4,122	654,841,476

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	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	57	60.08	728,640	57	60.08	728,640	
32. HomeSite Improv Land	494	574.64	6,900,120	494	574.64	6,900,120	
33. HomeSite Improvements	515	0.00	32,853,550	515	0.00	32,853,550	291,505
34. HomeSite Total				572	634.72	40,482,310	
35. FarmSite UnImp Land	95	83.45	285,000	95	83.45	285,000	
36. FarmSite Improv Land	653	645.88	2,007,210	653	645.88	2,007,210	
37. FarmSite Improvements	728	0.00	24,112,966	728	0.00	24,112,966	0
38. FarmSite Total				823	729.33	26,405,176	
39. Road & Ditches	2,135	6,477.46	0	2,135	6,477.46	0	
40. Other- Non Ag Use	3	19.96	79,840	3	19.96	79,840	
41. Total Section VI				1,395	7,861.47	66,967,326	291,505

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	5	764.20	558,355	7	764.20	558,355

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	844.20	5.09%	1,772,810	5.09%	2,099.99
47. 2A1	1.00	0.01%	2,100	0.01%	2,100.00
48. 2A	3,157.33	19.04%	6,630,370	19.04%	2,099.99
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	5,880.60	35.47%	12,349,260	35.47%	2,100.00
51. 4A1	5,351.27	32.27%	11,237,660	32.27%	2,100.00
52. 4A	1,346.46	8.12%	2,827,575	8.12%	2,100.01
53. Total	16,580.86	100.00%	34,819,775	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,247.33	15.11%	2,518,715	16.59%	480.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	8,958.45	25.80%	3,941,695	25.96%	440.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	8,913.13	25.67%	3,788,120	24.95%	425.00
60. 4D1	8,129.55	23.41%	3,455,095	22.76%	425.00
61. 4D	3,478.88	10.02%	1,478,575	9.74%	425.01
62. Total	34,727.34	100.00%	15,182,200	100.00%	437.18
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,716.12	0.52%	692,330	0.54%	403.43
65. 2G1	14.00	0.00%	5,390	0.00%	385.00
66. 2G	7,094.24	2.15%	2,792,495	2.19%	393.63
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	15,698.10	4.75%	6,105,760	4.79%	388.95
69. 4G1	62,424.15	18.90%	24,067,000	18.89%	385.54
70. 4G	243,417.47	73.68%	93,720,680	73.57%	385.02
71. Total	330,364.08	100.00%	127,383,655	100.00%	385.59
Irrigated Total					
Irrigated Total	16,580.86	4.32%	34,819,775	19.61%	2,100.00
Dry Total					
Dry Total	34,727.34	9.04%	15,182,200	8.55%	437.18
Grass Total					
Grass Total	330,364.08	85.98%	127,383,655	71.74%	385.59
72. Waste	1,220.58	0.32%	36,620	0.02%	30.00
73. Other	1,361.40	0.35%	139,195	0.08%	102.24
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	384,254.26	100.00%	177,561,445	100.00%	462.09

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,888.19	2.27%	4,342,855	2.32%	2,300.01
47. 2A1	8,307.94	9.99%	19,108,280	10.22%	2,300.00
48. 2A	32,836.90	39.49%	75,517,070	40.38%	2,299.76
49. 3A1	833.08	1.00%	1,828,615	0.98%	2,195.01
50. 3A	10,962.42	13.18%	24,059,335	12.86%	2,194.71
51. 4A1	25,102.25	30.19%	55,099,570	29.46%	2,195.01
52. 4A	3,220.89	3.87%	7,069,915	3.78%	2,195.02
53. Total	83,151.67	100.00%	187,025,640	100.00%	2,249.21
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,810.81	19.75%	4,100,700	21.30%	525.00
56. 2D1	1,622.47	4.10%	851,810	4.42%	525.01
57. 2D	14,790.93	37.41%	7,025,810	36.49%	475.01
58. 3D1	557.73	1.41%	264,915	1.38%	474.99
59. 3D	3,903.93	9.87%	1,854,415	9.63%	475.01
60. 4D1	9,329.95	23.60%	4,431,815	23.02%	475.01
61. 4D	1,525.74	3.86%	724,780	3.76%	475.04
62. Total	39,541.56	100.00%	19,254,245	100.00%	486.94
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,422.91	1.13%	1,584,470	1.37%	462.90
65. 2G1	1,085.30	0.36%	493,525	0.43%	454.74
66. 2G	30,586.56	10.07%	12,596,955	10.90%	411.85
67. 3G1	156.53	0.05%	59,490	0.05%	380.05
68. 3G	17,337.75	5.71%	6,535,335	5.66%	376.94
69. 4G1	95,445.53	31.42%	35,849,565	31.03%	375.60
70. 4G	155,715.28	51.26%	58,402,070	50.56%	375.06
71. Total	303,749.86	100.00%	115,521,410	100.00%	380.32
Irrigated Total					
Irrigated Total	83,151.67	19.44%	187,025,640	58.02%	2,249.21
Dry Total					
Dry Total	39,541.56	9.24%	19,254,245	5.97%	486.94
Grass Total					
Grass Total	303,749.86	71.02%	115,521,410	35.84%	380.32
72. Waste	485.91	0.11%	16,305	0.01%	33.56
73. Other	790.10	0.18%	523,720	0.16%	662.85
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	427,719.10	100.00%	322,341,320	100.00%	753.63

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,787.35	7.04%	4,110,905	7.24%	2,300.00
47. 2A1	1,791.82	7.05%	4,121,185	7.26%	2,300.00
48. 2A	5,772.47	22.72%	13,276,690	23.40%	2,300.00
49. 3A1	187.76	0.74%	412,135	0.73%	2,195.01
50. 3A	3,057.69	12.04%	6,711,665	11.83%	2,195.01
51. 4A1	9,879.91	38.89%	21,686,420	38.22%	2,195.00
52. 4A	2,925.94	11.52%	6,422,450	11.32%	2,195.00
53. Total	25,402.94	100.00%	56,741,450	100.00%	2,233.66
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5.88	0.63%	3,265	0.69%	555.27
56. 2D1	14.02	1.51%	7,785	1.64%	555.28
57. 2D	211.62	22.74%	117,455	24.75%	555.03
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	91.75	9.86%	45,415	9.57%	494.99
60. 4D1	396.31	42.59%	196,175	41.35%	495.00
61. 4D	210.86	22.66%	104,380	22.00%	495.02
62. Total	930.44	100.00%	474,475	100.00%	509.95
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	230.82	0.52%	103,880	0.58%	450.05
65. 2G1	216.20	0.48%	97,310	0.55%	450.09
66. 2G	2,598.41	5.82%	1,083,170	6.08%	416.86
67. 3G1	42.11	0.09%	15,800	0.09%	375.21
68. 3G	3,098.66	6.94%	1,164,125	6.53%	375.69
69. 4G1	19,575.55	43.81%	7,429,960	41.70%	379.55
70. 4G	18,917.17	42.34%	7,925,465	44.48%	418.96
71. Total	44,678.92	100.00%	17,819,710	100.00%	398.84
<hr/>					
Irrigated Total	25,402.94	29.57%	56,741,450	64.50%	2,233.66
Dry Total	930.44	1.08%	474,475	0.54%	509.95
Grass Total	44,678.92	52.01%	17,819,710	20.26%	398.84
72. Waste	960.04	1.12%	369,270	0.42%	384.64
73. Other	13,930.33	16.22%	12,566,480	14.28%	902.09
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	85,902.67	100.00%	87,971,385	100.00%	1,024.08

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	125,135.47	278,586,865	125,135.47	278,586,865
77. Dry Land	0.00	0	0.00	0	75,199.34	34,910,920	75,199.34	34,910,920
78. Grass	0.00	0	0.00	0	678,792.86	260,724,775	678,792.86	260,724,775
79. Waste	0.00	0	0.00	0	2,666.53	422,195	2,666.53	422,195
80. Other	0.00	0	0.00	0	16,081.83	13,229,395	16,081.83	13,229,395
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	897,876.03	587,874,150	897,876.03	587,874,150

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	125,135.47	13.94%	278,586,865	47.39%	2,226.28
Dry Land	75,199.34	8.38%	34,910,920	5.94%	464.25
Grass	678,792.86	75.60%	260,724,775	44.35%	384.10
Waste	2,666.53	0.30%	422,195	0.07%	158.33
Other	16,081.83	1.79%	13,229,395	2.25%	822.63
Exempt	0.00	0.00%	0	0.00%	0.00
Total	897,876.03	100.00%	587,874,150	100.00%	654.74

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 Bayard	222	413,735	521	2,344,595	548	23,395,955	770	26,154,285	179,027
83.2 Bridgeport	167	586,920	636	3,540,300	697	39,271,880	864	43,399,100	318,820
83.3 Broadwater	61	82,865	88	166,750	93	1,727,945	154	1,977,560	9,564
83.4 Rural	465	2,214,425	428	5,411,505	518	40,796,164	983	48,422,094	1,478,455
84 Residential Total	915	3,297,945	1,673	11,463,150	1,856	105,191,944	2,771	119,953,039	1,985,866

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	Bayard	26	118,925	94	587,245	96	3,115,028	122	3,821,198	0
85.2	Bridgeport	15	138,535	128	1,426,390	133	18,461,934	148	20,026,859	870,720
85.3	Broadwater	9	7,520	16	24,660	18	320,116	27	352,296	0
85.4	Rural	16	55,945	48	2,034,960	51	8,047,788	67	10,138,693	0
86	Commercial Total	66	320,925	286	4,073,255	298	29,944,866	364	34,339,046	870,720

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	1,383.48	0.42%	532,665	0.42%	385.02
89. 2G1	14.00	0.00%	5,390	0.00%	385.00
90. 2G	5,981.32	1.83%	2,302,820	1.83%	385.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	14,150.60	4.34%	5,448,070	4.34%	385.01
93. 4G1	61,583.79	18.87%	23,709,830	18.87%	385.00
94. 4G	243,298.48	74.54%	93,670,100	74.54%	385.00
95. Total	326,411.67	100.00%	125,668,875	100.00%	385.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	332.64	8.42%	159,665	9.31%	479.99
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	1,112.92	28.16%	489,675	28.56%	439.99
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	1,547.50	39.15%	657,690	38.35%	425.00
102. 4C1	840.36	21.26%	357,170	20.83%	425.02
103. 4C	118.99	3.01%	50,580	2.95%	425.08
104. Total	3,952.41	100.00%	1,714,780	100.00%	433.86
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	326,411.67	98.80%	125,668,875	98.65%	385.00
CRP Total	3,952.41	1.20%	1,714,780	1.35%	433.86
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	330,364.08	100.00%	127,383,655	100.00%	385.59

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,269.86	1.08%	1,504,115	1.31%	459.99
89. 2G1	1,017.21	0.34%	457,775	0.40%	450.03
90. 2G	29,718.77	9.85%	12,184,745	10.64%	410.00
91. 3G1	148.75	0.05%	55,795	0.05%	375.09
92. 3G	17,007.52	5.64%	6,378,475	5.57%	375.04
93. 4G1	94,887.80	31.45%	35,584,640	31.07%	375.02
94. 4G	155,638.50	51.59%	58,365,600	50.96%	375.01
95. Total	301,688.41	100.00%	114,531,145	100.00%	379.63
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	153.05	7.42%	80,355	8.11%	525.02
98. 2C1	68.09	3.30%	35,750	3.61%	525.04
99. 2C	867.79	42.10%	412,210	41.63%	475.01
100. 3C1	7.78	0.38%	3,695	0.37%	474.94
101. 3C	330.23	16.02%	156,860	15.84%	475.00
102. 4C1	557.73	27.06%	264,925	26.75%	475.01
103. 4C	76.78	3.72%	36,470	3.68%	474.99
104. Total	2,061.45	100.00%	990,265	100.00%	480.37
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	301,688.41	99.32%	114,531,145	99.14%	379.63
CRP Total	2,061.45	0.68%	990,265	0.86%	480.37
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	303,749.86	100.00%	115,521,410	100.00%	380.32

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	230.82	0.52%	103,880	0.58%	450.05
89. 2G1	216.12	0.48%	97,265	0.55%	450.05
90. 2G	2,582.82	5.79%	1,074,520	6.04%	416.03
91. 3G1	42.11	0.09%	15,800	0.09%	375.21
92. 3G	3,082.71	6.91%	1,156,230	6.50%	375.07
93. 4G1	19,568.47	43.84%	7,426,455	41.72%	379.51
94. 4G	18,917.17	42.38%	7,925,465	44.53%	418.96
95. Total	44,640.22	100.00%	17,799,615	100.00%	398.73
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.08	0.21%	45	0.22%	562.50
99. 2C	15.59	40.28%	8,650	43.05%	554.84
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	15.95	41.21%	7,895	39.29%	494.98
102. 4C1	7.08	18.29%	3,505	17.44%	495.06
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	38.70	100.00%	20,095	100.00%	519.25
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	44,640.22	99.91%	17,799,615	99.89%	398.73
CRP Total	38.70	0.09%	20,095	0.11%	519.25
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	44,678.92	100.00%	17,819,710	100.00%	398.84

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

62 Morrill

	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	117,027,761	119,543,659	2,515,898	2.15%	1,985,866	0.45%
02. Recreational	351,395	409,380	57,985	16.50%	0	16.50%
03. Ag-Homesite Land, Ag-Res Dwelling	40,088,850	40,482,310	393,460	0.98%	291,505	0.25%
04. Total Residential (sum lines 1-3)	157,468,006	160,435,349	2,967,343	1.88%	2,277,371	0.44%
05. Commercial	31,866,241	32,987,701	1,121,460	3.52%	870,720	0.79%
06. Industrial	1,350,975	1,351,345	370	0.03%	0	0.03%
07. Total Commercial (sum lines 5-6)	33,217,216	34,339,046	1,121,830	3.38%	870,720	0.76%
08. Ag-Farmsite Land, Outbuildings	26,302,651	26,405,176	102,525	0.39%	0	0.39%
09. Minerals	1,203,005	1,412,005	209,000	17.37	0	17.37%
10. Non Ag Use Land	40,000	79,840	39,840	99.60%		
11. Total Non-Agland (sum lines 8-10)	27,545,656	27,897,021	351,365	1.28%	0	1.28%
12. Irrigated	275,768,105	278,586,865	2,818,760	1.02%		
13. Dryland	36,995,560	34,910,920	-2,084,640	-5.63%		
14. Grassland	234,993,445	260,724,775	25,731,330	10.95%		
15. Wasteland	592,910	422,195	-170,715	-28.79%		
16. Other Agland	13,597,710	13,229,395	-368,315	-2.71%		
17. Total Agricultural Land	561,947,730	587,874,150	25,926,420	4.61%		
18. Total Value of all Real Property (Locally Assessed)	780,178,608	810,545,566	30,366,958	3.89%	3,148,091	3.49%

2017 Assessment Survey for Morrill County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 248,060
7.	Adopted budget, or granted budget if different from above:
	\$ 232,090
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 18,000 (Stanard Appraisal Service and Pritchard & Abbott)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 16,885
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 1,800
12.	Other miscellaneous funds:
	\$ 195,405
13.	Amount of last year's assessor's budget not used:
	\$ 16,705

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor's office.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, morrill@gisworkshop.com
7.	Who maintains the GIS software and maps?
	Office personnel and GIS Workshop
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Bridgeport, Bayard, Broadwater
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Services - real property Pritchard & Abbott - oil & gas minerals
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes: Stanard Appraisal Service and Pritchard & Abbott
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Experience and knowledge in the appraisal field.
4.	Have the existing contracts been approved by the PTA?
	Contracts are done on a yearly basis and have been submitted for approval.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Provides recommendations to the assessor for use in establishing final value estimates.

2017 Residential Assessment Survey for Morrill County

1.	Valuation data collection done by:												
	Office and Stanard Appraisal Service.												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic. There are enough sales to analyze the market on its own merits.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Bayard has the closest proximity to Scottsbluff and enough sales to analyze its own market.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Broadwater lies to the east of Bridgeport and there are no other villages within the county to compare it to, it is a market within itself.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic. There are enough sales to analyze the market on its own merits.	02	Bayard has the closest proximity to Scottsbluff and enough sales to analyze its own market.	03	Broadwater lies to the east of Bridgeport and there are no other villages within the county to compare it to, it is a market within itself.	04	The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.	AG	Agricultural homes and outbuildings.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
01	Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic. There are enough sales to analyze the market on its own merits.												
02	Bayard has the closest proximity to Scottsbluff and enough sales to analyze its own market.												
03	Broadwater lies to the east of Bridgeport and there are no other villages within the county to compare it to, it is a market within itself.												
04	The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.												
AG	Agricultural homes and outbuildings.												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	All three approaches (cost, income and sales) will be considered. However, the sales will be utilized the most in building models.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	The appraisal company will review the sales and build models, the sales will be charted for a cost range per square foot based on style, quality, condition and age. Plus or minus adjustment factors will be developed for, but not limited to; basement, basement finish, number of garage stalls, fireplace, central air, and so on to arrive at a final value estimate per square foot.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Values are established primarily from a model based on a cost range per square foot.												
6.	Describe the methodology used to determine the residential lot values?												
	Land is valued by a square foot method.												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	All lots values are established from an analysis of the market. A discounted cash flow method is not utilized.												

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2013	2015	2015	2015
	02	2013	2013	2016	2016
	03	2013	2013	2016	2016
	04	2013	2013	2016	2016
	AG	2013	2013	2010	2010

At lot study is done along with the review and revaluation, they may not change if there is insufficient data.

2017 Commercial Assessment Survey for Morrill County

1.	Valuation data collection done by:																		
	Office staff and Stanard Appraisal Service.																		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Bridgeport</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Remainder of County</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Bridgeport	02	Remainder of County									
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
01	Bridgeport																		
02	Remainder of County																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	All three approaches (cost, income and sales) will be looked at, the market and income approaches will carry the most weight.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Stanard Appraisal Service has valued the unique commercial properties, such as the ethanol plant, feedlots, and elevator facilities and an independent living facility.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	Depreciation tables are not built. The appraisal company will review the sales and build models; the sales will be charted for a cost range per square foot based on occupancy, quality, condition and age. Plus or minus adjustment factors will be developed to arrive at a final value estimate per square foot.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No, values are established primarily from a model based on a cost range per square foot, and income when enough information exists.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	From the market a square foot method has been developed.																		
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2017 Agricultural Assessment Survey for Morrill County

1.	Valuation data collection done by:													
	Office staff and Stanard Appraisal Service.													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
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	In 2014 started the physical review and inspection again, it is still in progress.													
3.	Describe the process used to determine and monitor market areas.													
	Topography and geographical information is looked at. Sales determination is made through sales review and verification, location and use of the property and a physical inspection if needed.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	The primary use of the land is a good indicator in determining if it is agricultural. Normally after verification with the buyer and/or seller, or third party to the transaction it can be determined what the use of the property will be. If the on-site review and sales verification process reveals the parcel was not purchased with the intent to farm or ranch it will be considered rural residential or recreational.													
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?													
	Yes													
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.													
	Parcels enrolled in the Wetland Reserve Program have been mapped. The contracts are reviewed and those enrolled for a designated period of time that could be returned to agricultural use will be valued as agricultural. Those enrolled in the program into perpetuity will be valued at 100% of market. It is difficult to analyze Wetland Reserve market activity since there is not a large occurrence of these sales.													
	<i><u>If your county has special value applications, please answer the following</u></i>													
7a.	How many special valuation applications are on file?													
	133													
7b.	What process was used to determine if non-agricultural influences exist in the county?													
	Physical inspections will occur with the owner present when possible.													

	<i>If your county recognizes a special value, please answer the following</i>
7c.	Describe the non-agricultural influences recognized within the county.
	Goose hunting is the primary driving force in the marketing of these parcels.
7d.	Where is the influenced area located within the county?
	Primarily along the Platte River.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	The sales comparison approach is used to analyze the agricultural market. The sales will be stratified by market area, and then by class (irrigated, dry, grass) on a spreadsheet. Preliminary statistics can be reviewed, purposed values can be tested and the estimated final statistics can be considered.

MORRILL COUNTY

2016 PLAN OF ASSESSMENT

PLAN OF ASSESSMENT REQUIREMENTS:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15th of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31st of each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31st of each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.”

Neb. Rev. Stat. §77-112 (Reissue 2003)

Assessment levels required for real property are as follows:

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

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

GENERAL DESCRIPTION OF REAL PROPERTY IN MORRILL COUNTY:

Per the 2015 County Abstract, Morrill County consists of the following real property types:

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Value	Improvement Value
Residential/Rec	2976	39%	149,397,316	19%	20,635,610	129,761,706
Commercial/Ind	367	5%	33,327,860	4%	4,349,185	28,978,675
Agricultur/Recr	4196	55%	600,196,425	74%	545,036,795	55,159,630
TIF	4	.5%	18,176,662	2%	(Bs43,940)	(Ex18,176,662)
Minerals	98	.5%	(4,410,685)	1%	N/A	N/A
Total	7641	100%	805,508,948	100%	515,094,780	228,194,455

Agricultural land is the predominant property type in Morrill County, with the majority consisting of grassland, primarily used for cow/calf operations.

Additional information is contained in the 2015 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2015.

CURRENT RESOURCES:

Staff/Budget/Training

In addition to the Assessor, there is 1 Deputy Assessor; and 2 full-time clerks on staff. The county contracts with an independent appraiser, as needed, for appraisal maintenance and also with an oils/minerals appraiser for the oils in Morrill County.

The proposed budget for the assessment portion of the Assessor's budget for FY 2015-2016 is going to be roughly \$232,000. The county has again agreed to a maintenance contract of appraisal through Stanard Appraisal on an "as needed, limited basis." The County Board again cut the amount of days contracted through Stanard Appraisal down to 20 days. In the future the County Board is hoping the Assessor will take over all appraisal functions of the office. They feel that a contracted appraiser is a waste of taxpayer money. It is prudent to note that a professional appraisal firm would be the best source of appraising and defending valuations on specialty and/or high dollar commercial properties.

The Assessor would like to bring on another part time staff member to help with the work load that continues in the Assessor's Office. If the assessor is to take on more of the appraisal functions it would be of benefit to have another part time staff member to transition into some of the appraisal functions. Especially, since by statute, the assessor must physically review and inspect all parcels every 6-years. For Morrill County this was last done in 2009/2010 and will need to be completed again by 2015/2016 to be in compliance.

The contract for Pritchard & Abbot is up in 2016 for a 2 year renewal. After some discussion, the County Board has agreed to retain their services for oil appraisal last year.

The assessor believes continuing education is vital to maintaining proper assessment action. The Assessor and Deputy Assessor attend as many monthly district meetings as possible, as well as workshops offered by the Nebraska Association of County Officials, the Property Assessment Division of the Department of Revenue and the International Association of Assessing Officers. The current assessor completed and successfully passed the exams of 3 continuing education courses offered through IAAO in 2010, which were required for her to retain her certificate by the end of 2013. There have not been many IAAO classes offered in the last year. It is hoped that a few more will be offered in 2016. The Property Assessment Division offers classes in which the current Assessor and Deputy Assessor have already taken.

Record Maintenance

Morrill County's cadastral maps have not been consistently maintained since the mid 1990's. In the past, the county board recognized the need for consistent maintenance of the records and approved the development of a web based GIS system through GIS Workshop. Development began in June 2007. In 2011, the Morrill County Board has agreed to a 100% support contract through GIS Workshop, which has been an asset to the Deputy Assessor who is skilled in GIS software. The Deputy Assessor is now able to update, as well as clean up parcel information within the GISWorkshop software within the office. It should be noted that Morrill County went online with GISWorkshop in 2014. With the abilities of the Deputy Assessor, Morrill County was able to work out a cheaper contract in order to go online. Many appraisers, bankers, title agents, insurance agents, and attorneys, among others have been much appreciative of this information being available online alongside of MIPS. Currently the Assessor is including an online GISWorkshop contract in her budget for the year 2015-16. With Morrill County data being sold through GISWorkshop, it is hoped that this will lower costs associated with going online mapping availability. Due to the Deputy Assessor's skills in working with GISWorkshop, some credit has been applied to the contract.

New property record cards are currently and continue to be created for each parcel of real property in 2015. Each property record card is filed by legal description and contains up-to-date listings, photographs and sketches for those properties that have improvements. Pictures are continuously being added to, and updated as parcel reviews occur to each parcel that is improved.

Morrill County utilizes software provided by MIPS for assessment and CAMA (computer assisted mass appraisal) administration. Upon completion of development of the GIS system, this office will have the ability to maintain all records electronically and make them available via the Internet. In May of 2013, the Assessor's Office converted over to the new V2 software of MIPS and CAMA. Then in August of 2013, Morrill County Assessor's Office went online with their MIPS/CAMA information. All of the MIPS, CAMA & GISWorkshop information can now be found online. This has saved a substantial amount of time with phone calls and customers at the counter.

ASSESSMENT PROCEDURES:

Discover/List/Inventory Property

The assessor also keeps in close contact with the register of deeds and all zoning administrators of Morrill County, which is an aid in the process of property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local FSA, NRCS, and NRD offices are also useful in tracking land usage. Discovery by the Assessor and staff also aids in finding new improvements as zoning permits are not required by the Morrill County Zoning Board if the improvement is agricultural related. Often these improvements are discovered by the Assessor's Office during review and pickup work. The two towns of Bridgeport and Bayard have not provided building permits so readily with the hiring of new administrators and staff in both offices. With the Morrill County Zoning Board not requiring building permits or issuing any fines for not asking for a building permit on ag related improvements, most of the rural improvements are by discovery. The lack of building permits has made it more challenging for the Assessor's Office to find and list improvements as they are made to parcels in Morrill County.

Morrill County processes more than five-hundred Real Estate Transfer Form 521's annually. These are filed on a timely basis with the Department of Assessment & Taxation. Standards of sales review from the International Association of Assessing Officers, Standard of Ratio Studies, 1999, are adhered to.

Data Collection

Morrill County Assessor's Office has implemented procedures to complete a physical routine inspection of all properties on a six-year cycle.

Ratio Studies

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

Value Approaches

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

Cost Approach: The cost approach is primarily used in the valuation process of residential and commercial properties. Marshall/Swift costing dated 2012 is used to arrive at Replacement Cost New (RCN). A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value. A depreciation study completed in 2009 by the county's contracted appraiser for residential, rural residential and commercial revaluation was used for the current year market values.

Income Approach: The income approach is primarily used in the valuation of commercial properties. Collection and analysis of income and expense data was completed in 2009 by the county's contracted appraiser.

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

Reconciliation of Value

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

Sales Ratio Review

Upon completion of assessment actions, sales ratio studies are reviewed to determine if the statistics are within the guidelines set forth by the state, including speaking with the buyer/seller if possible as well as sending out sales verification letters to all buyers/sellers of sales that are deemed arm length transactions.

Notices

Change of value notices are sent to the property owner of record no later than June 1st of each year as required by §77-1315. Prior to notices being sent, an article is published in the paper to keep taxpayers informed of the process. It has been helpful to also send a letter with the valuation changes explaining the process and why values changed for the current year.

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

<u>Property Class</u>	<u>Ratio (Level of Value)</u>	<u>*COD</u>	<u>*PRD</u>
Residential	97%	39.55	122.98
Commercial	100%	46.53	162.18
Agricultural	72%	26.23	106.98

(*Co-efficient of dispersion and price-related differential)

For more information regarding statistical measures, see 2015 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2015.

Assessment Actions Planned for Assessment Year 2016:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review. The assessor's office has been monitoring the rural residential market and realized that necessary changes were needed in order to stay at 100% of market value as required by statute. In 2014 land on rural residential was increased on all rural residential parcels as there were not any common

trends of the improvements located on these parcels. As a portion of Morrill County rural area is reviewed this year as a part of the 6 year review plan, the rural residential will be included. Stanard Appraisal will conduct a reappraisal on Bridgeport, and Bayard if time allows.

Commercial: A physical inspection to be started on all commercial parcels within the county will be completed by the assessor and/or contract appraiser, as there is a possibility of not having a contracted appraiser in the near future. Feedlots in Morrill County were all reviewed thru the year 2014 and start of 2015. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. This will complete all commercial for the purpose of the 6 year review cycle.

Agricultural: A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. It is anticipated to complete another portion of Morrill County through the summer of 2016 in the ag area. The Deputy continues to update land use changes as they occur in GISWorkshop and converting them then to the valuation side of the assessment process. There seems to be a substantial amount of water rights being moved around in Morrill County to more address the irrigable areas.

Assessment Actions Planned for Assessment Year 2017:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. If Bayard is not completed in the year 2015, it is planned to complete them in 2016 with the help of Stanard Appraisal. As part of the 6 year review plan, a physical review will be started for the Village of Broadwater as well. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Any portion of the commercial not completed in 2016 will be completed in 2017. A physical inspection will continue on all portions of commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

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

maintenance and pick-up work will be completed in addition to sales review. AS part of the 6-year review plan, it is anticipated to complete a third portion of Morrill County following 2016.

Assessment Actions Planned for Assessment Year 2018:

Residential: It is hoped the all three towns of Bridgeport, Bayard, and Broadwater will be completed. If not, then 2018 will be the year to finish up any parcels that need reviewed. The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment as it is anticipated that all commercial will be completely reviewed by 2018 as part of the 6 year plan. A physical inspection will continue on portions of commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. AS part of the 6 year review plan, it is anticipated to complete a fourth portion of Morrill County following the year 2017.

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

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 35 applications annually. The year 2014 was a re-affirmation year. All re-affirmations were reviewed.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; prepare and send applications to Department of Revenue no later than August 1 annually. This office receives approximately 280 applications annually.

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

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives approximately 700 personal property schedules annually. The Assessor's Office has also been tracking new businesses and farmers by 521's and also the advertisements in local media. Several new personal property returns were started this way.

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

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

Protests: The Assessor's Office meets with as many protesters as possible and reviews all protested properties prior to the protest hearing in order to provide the County Board of Equalization with the most recent and updated data available before making any value changes.

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

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

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

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

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

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

Certify values: By August 20th every year, values are certified to every taxing entity within Morrill County.

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

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

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

Conclusion:

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

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser. Since budgetary concerns exist, it is the goal of the Morrill County Assessor's Office to complete as much appraisal work as possible. The Assessor's Office has completed as much data collection as possible in order to leave Standard Appraisal with final values and working with the sales models for residential and commercial. Morrill County Assessor's Office takes pride in the steps they have taken to get information more accurate and complete than it has ever been; and then made more readily available to the public, especially online services.

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

Respectfully submitted,

Rose M. Nelson
Morrill County Assessor

Rose M Nelson
MORRILL COUNTY ASSESSOR
PO BOX 868
BRIDGEPORT, NE 69336
308-262-1534

Ruth A Sorensen
Dept of Revenue, Property Assessment Division
301 Centennial Mall South
PO Box 98919
Lincoln, NE 68509-8919

Dear Ms Sorensen:

Below is the information regarding special valuation in Morrill County as per PAT Regulation-11-005.04.

Market area 4 is the area located around the North Platte River which runs diagonally from the northwesterly corner of Morrill County to the Southeasterly corner. This area is unique in that it was developed off of the top two soils surrounding the river and accretion ground in 2010. Land values are affected by buyers purchasing the land for recreational use.

Market Area 3 is the rocky hills coming down into the river and Market Area 2 is the rest of Morrill County. Market area 1 was dissolved into Market Area 2 as there were not enough sales to constitute it being it separate area. Neither Market Area 2 nor 3 has special valuation.

Morrill County developed Special Value in market Area 4 in 2013. In each three year sales period, we generally have a very small number of land sales along the North Platte River. However, the sales that have occurred show that the accretion land values are affected by buyers purchasing the land for recreational use.

Letters were initially sent out to all owners of accretion ground to explain how to apply for special value with Form 456 in this market area in 2013, as there are owners in this area actively using their land for agricultural use, primarily pasture for cattle. The assessor and her deputy have continually went out and inspected all parcels that special value has been applied for. In most instances, there have been cattle put on accretion lands at some point every year. This was proven through parcel owners showing fencing, Russian Olive trees removed, and in some instances at the time of inspection there were cattle grazing on the grass. However, there are recreational uses going on. The most primary of these is goose hunting. There is also duck hunting, deer hunting, and turkey hunting. It was decided then to plot each of these blinds on our GIS Workshop mapping system and place a one acre recreational value on each blind.

With the implementation of Special Value in Market area 4 in 2013, we have received a few more Form 456 Special Value applications each year, and will continue to expect a few again this year, 2017. The assessor and her deputy will continue to go out and inspect, and document recreational uses on each parcel. The blinds will be valued at 100% of market value, with the rest of the land valued as agricultural, if used as such, and is based on approximately 75% of market.

These are the methods Morrill County uses to determine valuations for agriculturally used properties and for recreationally used properties. We feel it is the most equitable and uniform method of dealing with recreational uses along the North Platte River in Morrill County.

Sincerely,

Rose M Nelson
Morrill County Assessor