

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**NANCE 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 Nance 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 Nance 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: Megan Zoucha, Nance County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

<b><u>Property Class</u></b>	<b><u>COD</u></b>	<b><u>PRD</u></b>
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.

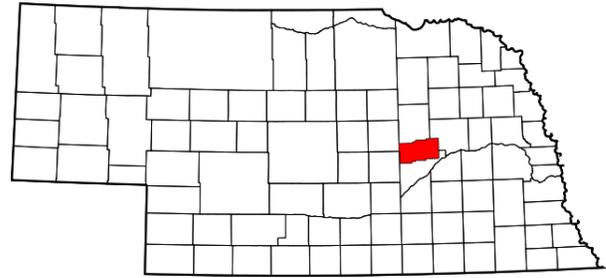
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

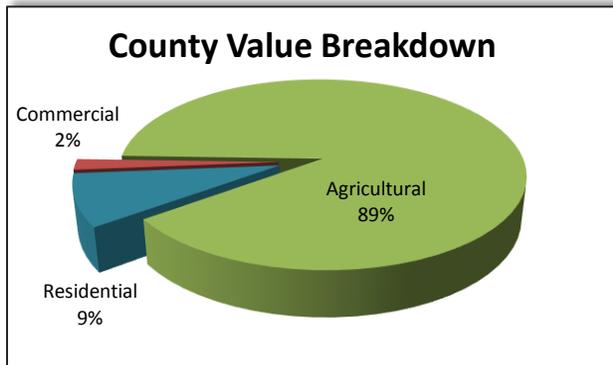
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 442 miles, Nance had 3,595 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, Nance has seen a steady drop in population of 36% (Nebraska Department of Economic Development). Reports indicated that 76% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



There is no commercial hub in Nance; rather, the commercial properties are evenly disbursed around the county. Per the latest information available from the U.S. Census Bureau, there were 104 employer establishments in Nance. County-wide employment was at 2,027 people, a 6% gain relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BELGRADE	134	126	-6%
FULLERTON	1,378	1,307	-5%
GENOA	981	1,003	2%

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

# 2017 Residential Correlation for Nance County

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## *Assessment Actions*

Nance County contracted with GIS Workshop to fly over the county and produce new oblique imagery in order to assist in the rural review that took place over two years, (2015-2016). Costing tables were updated from 2010 to 2014 to utilize current costing when reassessing the rural residential properties. The rural residential is complete with a reappraisal for the 2017 assessment year. All pickup work was completed timely.

## *Description of Analysis*

Residential parcels are valued utilizing four valuation groupings that are based on the assessor locations or towns in the county.

<b>Valuation Grouping</b>	<b>Definition</b>
01	Fullerton
02	Belgrade
03	Genoa and Suburban Genoa
04	Rural

The residential property class for Nance County contained 78 qualified sales representing all the valuation groupings. All valuation groupings with an adequate sample of sales are within the acceptable level of value. Two of the three measures of central tendency for the residential class of property are within the acceptable range; the mean is slightly outside the acceptable parameter.

Valuation group 2, the village of Belgrade has nine sales and is slightly below the acceptable range. Further review of the sales within the village revealed three mobile homes on lots that have all sold for under \$5,000. Removal of those three mobile homes moves the median into the acceptable range. The sales range from a minimum of \$9,000 to a maximum of \$37,500 and the COD and PRD are all outside the acceptable parameters. The village of Belgrade is current in the review and inspection.

## *Assessment Practice Review*

A review of the assessment practices was conducted for the county to ensure that the county is reporting the assessed values accurately. All values were found to be reported correctly. Timely submission of the Real Estate Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfers were submitted accurately. Delay in the submission of the supplemental data for the sales was discussed and the county reacted with future timely submissions.

## 2017 Residential Correlation for Nance County

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A review to determine if adequate samples of sales are used and the non-qualified sales are explained indicating proper documentation that the sale is not arm's length was completed. Nance County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all residential sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has four valuation groups for the residential class. The review with the assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots are discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county is reviewed to determine if the six-year review and inspections are current and up to date. Nance County has been on schedule with the six-year review.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

Review of the statistics with adequate sales and the assessment practices suggests that the assessments within the county are valued within the acceptable parameters and the county is considered to have equalized assessments.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	35	97.70	94.47	92.67	07.57	101.94
02	9	87.30	103.38	95.37	35.38	108.40
03	30	92.50	88.70	84.99	20.63	104.37
04	5	99.20	95.85	92.45	10.80	103.68
____ALL____	79	96.50	93.38	89.25	15.71	104.63

### *Level of Value*

Based on analysis of all available information, the level of value is 97% for the residential class of property in Nance County.

# 2017 Commercial Correlation for Nance County

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## *Assessment Actions*

Annually, aerial photography, zoning permits, and improvement forms are used by Nance County to pick up new construction on commercial parcels. For the 2017 assessment year, the only value changes were because of the review.

## *Description of Analysis*

Nance County has four valuation groupings for the commercial class, which are defined by towns within the county, as shown below.

<b>Valuation Grouping</b>	<b>Definition</b>
01	Fullerton
02	Belgrade
03	Genoa
04	Rural

The commercial valuation base makes up two percent of the total county valuation. The statistical profile has 16 qualified commercial sales for the county. Commercial parcels in communities where they represent a small percentage of the valuation base are often times difficult to assess. Nance County's measures of central tendency indicate the median and weighted mean to be within the acceptable parameter and the mean slightly above. The extreme of sales prices on small dollar sales often times distort the COD and PRD. The county is current with the inspection and review process for the commercial class.

## *Assessment Practice Review*

A review of the assessment practices was conducted for the county to ensure that the county is reporting the assessed values accurately. All values were found to be reported correctly. Timely submission of the Real Estate Transfer Statements were reviewed to assure the county is submitting all sales. The result being the transfers were submitted accurately. Delay in the submission of the supplemental data for the sales was discussed and the county reacted with future timely submissions.

A review to determine if adequate samples of sales are used and the non-qualified sales are explained indicating proper documentation that the sale is not arm's-length was completed. Nance County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all commercial sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

## 2017 Commercial Correlation for Nance County

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Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has four valuation groups for the commercial class. The review with the assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots are discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county is reviewed to determine if the six-year review and inspections are current and up to date. Nance County has been on schedule with the six-year review for the commercial class of property.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

Review of the statistics reports two-valuation groupings and neither are within the acceptable range. However, the county overall median is within the acceptable range. Based on the assessment practice of the county it is believed that the assessments are equalized. The small dollar sales have a large impact on the COD and PRD.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	7	103.68	117.20	91.00	34.60	128.79
03	9	84.87	89.60	93.02	30.40	96.32
<u>    </u> ALL <u>    </u>	16	94.07	101.67	92.00	33.36	110.51

### *Level of Value*

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

## 2017 Agricultural Correlation for Nance County

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### *Assessment Actions*

The assessment actions for 2017 included updating the soil survey. Analysis of the sales was completed and a four percent adjustment was applied to irrigation in market area one. Dryland and grassland had no increase/decrease countywide.

The county annually reviews aerial photography, zoning permits and improvement information forms to complete the pickup work for new construction.

### *Description of Analysis*

The county is split into two market areas. Market area 1 includes the area south of the Loup River and an area in the northwest portion of the county. The topography tends to have steep hills with valleys and gullies. Based on information from the county abstract the land use is defined as 24% irrigated, 24% dry and 50% grass. Market Area 2 contains the Twin Loups Reclamation District and an area in the northeast portion of the county. The topography tends to be mostly flat with few gradual hills. Based on the information displayed in the abstract, area two is 36% irrigated, 32% dry and 31% grass. Discussion was held with the county assessor concerning the market areas for Nance County and no change is necessary.

The sample of sales from within Nance County is small, but the coefficient of dispersion (COD) at 15% supports that ratios are tightly clustered around the median. When either low or high ratio outliers are removed, the median remains stable, supporting that it is reliable. Because the county has a small sample of 16 sales, a six-mile comparable sample was analyzed. The results vary minimally and support the fact that the assessed values are within a reasonable range and are also comparable to the surrounding counties. Based on the review of all information, the counties statistics were determined to be reliable.

### *Assessment Practice Review*

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. All values were found to be reported correctly. Timely submission of the Real Estate Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfers were submitted accurately. Delay in the submission of the supplemental data for the sales was discussed and the county reacted with future timely submissions.

A review to determine if adequate samples of sales are used and the non-qualified sales are explained indicating proper documentation for a sale that is not arm's-length was completed. Nance County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all agricultural sales. Review of the sales file indicates good documentation and reasonable samples of qualified sales and that the county has appropriately excluded sales with non-agricultural influences.

Discussion was held with the office to determine the market area is sufficient to identify the economic markets in the county. The data supports the fact that one market area for the agricultural

## 2017 Agricultural Correlation for Nance County

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class is adequate for the county. The process for the agricultural values are discussed to determine land use verification and improvement assessments. The county is reviewed to determine if the six-year review and inspections are current and up to date. Nance County has been on schedule with the six-year review until recently.

### *Equalization*

Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. The rural acreages indicates measures within an acceptable level of value and would reflect that the agricultural homes are also equalized.

The sample is small, but the county values are comparable to the surrounding counties and review of a six-mile radius would also support that the assessment of agricultural land in Nance County is acceptable.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	4	69.32	67.98	67.64	04.96	100.50
1	4	69.32	67.98	67.64	04.96	100.50
<u>Dry</u>						
County	2	73.24	73.24	75.13	05.13	97.48
2	2	73.24	73.24	75.13	05.13	97.48
<u>Grass</u>						
County	6	64.10	66.43	66.08	10.22	100.53
1	3	61.96	67.95	67.34	17.58	100.91
2	3	65.14	64.90	64.15	01.77	101.17
<u>ALL</u>	16	68.80	73.60	72.79	14.58	101.11

### *Level of Value*

Based on the analysis of all available information, the level of value of the agricultural land in Nance County is 69%.

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

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>97</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>69</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2017 Commission Summary for Nance County

### Residential Real Property - Current

Number of Sales	79	Median	96.50
Total Sales Price	\$5,989,090	Mean	93.38
Total Adj. Sales Price	\$5,989,090	Wgt. Mean	89.25
Total Assessed Value	\$5,345,390	Average Assessed Value of the Base	\$55,246
Avg. Adj. Sales Price	\$75,811	Avg. Assessed Value	\$67,663

### Confidence Interval - Current

95% Median C.I	92.78 to 98.19
95% Wgt. Mean C.I	85.04 to 93.47
95% Mean C.I	88.26 to 98.50
% of Value of the Class of all Real Property Value in the County	8.84
% of Records Sold in the Study Period	4.55
% of Value Sold in the Study Period	5.57

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	88	99	99.15
2015	101	98	97.56
2014	86	98	97.73
2013	73	97	97.13

## 2017 Commission Summary for Nance County

### Commercial Real Property - Current

Number of Sales	16	Median	94.07
Total Sales Price	\$633,900	Mean	101.67
Total Adj. Sales Price	\$633,900	Wgt. Mean	92.00
Total Assessed Value	\$583,180	Average Assessed Value of the Base	\$124,588
Avg. Adj. Sales Price	\$39,619	Avg. Assessed Value	\$36,449

### Confidence Interval - Current

95% Median C.I	69.44 to 140.63
95% Wgt. Mean C.I	81.15 to 102.85
95% Mean C.I	80.25 to 123.09
% of Value of the Class of all Real Property Value in the County	2.38
% of Records Sold in the Study Period	7.73
% of Value Sold in the Study Period	2.26

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	17	100	89.62
2015	13	100	90.15
2014	13	100	96.90
2013	11		97.57

**63 Nance**  
**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 : 79  
Total Sales Price : 5,989,090  
Total Adj. Sales Price : 5,989,090  
Total Assessed Value : 5,345,390  
Avg. Adj. Sales Price : 75,811  
Avg. Assessed Value : 67,663

MEDIAN : 97  
WGT. MEAN : 89  
MEAN : 93  
COD : 15.71  
PRD : 104.63

COV : 24.84  
STD : 23.20  
Avg. Abs. Dev : 15.16  
MAX Sales Ratio : 183.67  
MIN Sales Ratio : 35.81

95% Median C.I. : 92.78 to 98.19  
95% Wgt. Mean C.I. : 85.04 to 93.47  
95% Mean C.I. : 88.26 to 98.50

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	7	95.94	94.21	93.74	11.33	100.50	76.82	116.90	76.82 to 116.90	48,514	45,476
01-JAN-15 To 31-MAR-15	9	98.19	93.12	96.76	07.77	96.24	46.75	104.26	94.53 to 101.68	72,056	69,718
01-APR-15 To 30-JUN-15	6	101.37	104.25	99.18	08.74	105.11	92.78	124.86	92.78 to 124.86	99,275	98,461
01-JUL-15 To 30-SEP-15	13	96.50	99.12	85.69	23.10	115.67	46.51	183.67	70.95 to 122.12	73,226	62,745
01-OCT-15 To 31-DEC-15	9	97.84	95.48	99.43	11.46	96.03	40.13	120.14	95.98 to 106.42	65,978	65,599
01-JAN-16 To 31-MAR-16	6	92.85	88.01	84.73	09.46	103.87	65.23	99.17	65.23 to 99.17	90,167	76,398
01-APR-16 To 30-JUN-16	17	96.38	92.01	91.11	13.20	100.99	62.32	125.99	76.86 to 102.71	78,618	71,631
01-JUL-16 To 30-SEP-16	12	81.63	84.50	73.99	26.22	114.20	35.81	165.06	64.32 to 99.20	81,842	60,553
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	35	97.66	97.47	92.77	14.48	105.07	46.51	183.67	94.68 to 100.05	72,448	67,207
01-OCT-15 To 30-SEP-16	44	95.58	90.13	86.67	16.61	103.99	35.81	165.06	82.61 to 98.96	78,486	68,026
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	37	97.70	97.60	94.06	14.34	103.76	40.13	183.67	96.50 to 99.53	75,402	70,927
<u>ALL</u>	79	96.50	93.38	89.25	15.71	104.63	35.81	183.67	92.78 to 98.19	75,811	67,663

<b>VALUATION GROUPING</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	35	97.70	94.47	92.67	07.57	101.94	57.60	116.90	95.98 to 99.17	74,654	69,179
02	9	87.30	103.38	95.37	35.38	108.40	40.13	183.67	72.50 to 141.19	13,056	12,451
03	30	92.50	88.70	84.99	20.63	104.37	35.81	165.06	76.82 to 96.50	89,657	76,201
04	5	99.20	95.85	92.45	10.80	103.68	80.64	110.38	N/A	113,800	105,208
<u>ALL</u>	79	96.50	93.38	89.25	15.71	104.63	35.81	183.67	92.78 to 98.19	75,811	67,663

<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	79	96.50	93.38	89.25	15.71	104.63	35.81	183.67	92.78 to 98.19	75,811	67,663
06											
07											
<u>ALL</u>	79	96.50	93.38	89.25	15.71	104.63	35.81	183.67	92.78 to 98.19	75,811	67,663

**63 Nance**  
**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 : 79  
Total Sales Price : 5,989,090  
Total Adj. Sales Price : 5,989,090  
Total Assessed Value : 5,345,390  
Avg. Adj. Sales Price : 75,811  
Avg. Assessed Value : 67,663

MEDIAN : 97  
WGT. MEAN : 89  
MEAN : 93  
COD : 15.71  
PRD : 104.63

COV : 24.84  
STD : 23.20  
Avg. Abs. Dev : 15.16  
MAX Sales Ratio : 183.67  
MIN Sales Ratio : 35.81

95% Median C.I. : 92.78 to 98.19  
95% Wgt. Mean C.I. : 85.04 to 93.47  
95% Mean C.I. : 88.26 to 98.50

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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	3	86.00	94.45	100.53	20.29	93.95	72.50	124.86	N/A	2,500	2,513	
Less Than 15,000	9	98.19	113.68	117.28	27.61	96.93	72.50	183.67	86.00 to 165.06	7,682	9,009	
Less Than 30,000	16	99.12	107.07	102.91	25.77	104.04	40.13	183.67	86.00 to 124.86	14,384	14,803	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	76	96.58	93.34	89.24	15.46	104.59	35.81	183.67	92.78 to 98.28	78,705	70,235	
Greater Than 14,999	70	96.44	90.77	88.92	14.10	102.08	35.81	141.19	92.21 to 98.03	84,571	75,204	
Greater Than 29,999	63	96.03	89.90	88.71	12.98	101.34	35.81	125.99	90.53 to 97.84	91,412	81,088	
<u>Incremental Ranges</u>												
0 TO 4,999	3	86.00	94.45	100.53	20.29	93.95	72.50	124.86	N/A	2,500	2,513	
5,000 TO 14,999	6	104.53	123.30	119.31	28.61	103.34	87.30	183.67	87.30 to 183.67	10,273	12,258	
15,000 TO 29,999	7	100.05	98.58	96.74	23.24	101.90	40.13	141.19	40.13 to 141.19	23,000	22,251	
30,000 TO 59,999	19	97.70	96.74	96.76	08.52	99.98	46.75	122.12	95.94 to 101.84	41,237	39,901	
60,000 TO 99,999	24	94.38	87.39	87.54	15.58	99.83	35.81	125.99	76.82 to 99.24	75,888	66,434	
100,000 TO 149,999	8	84.50	83.99	84.33	12.99	99.60	64.32	99.53	64.32 to 99.53	112,769	95,101	
150,000 TO 249,999	12	90.95	88.05	88.60	14.33	99.38	62.32	106.42	70.95 to 104.09	187,667	166,268	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	79	96.50	93.38	89.25	15.71	104.63	35.81	183.67	92.78 to 98.19	75,811	67,663	

**63 Nance**  
**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 : 16  
Total Sales Price : 633,900  
Total Adj. Sales Price : 633,900  
Total Assessed Value : 583,180  
Avg. Adj. Sales Price : 39,619  
Avg. Assessed Value : 36,449

MEDIAN : 94  
WGT. MEAN : 92  
MEAN : 102  
COD : 33.36  
PRD : 110.51

COV : 39.54  
STD : 40.20  
Avg. Abs. Dev : 31.38  
MAX Sales Ratio : 187.50  
MIN Sales Ratio : 55.42

95% Median C.I. : 69.44 to 140.63  
95% Wgt. Mean C.I. : 81.15 to 102.85  
95% Mean C.I. : 80.25 to 123.09

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	1	55.86	55.86	55.86	00.00	100.00	55.86	55.86	N/A	25,000	13,965
01-JUL-14 To 30-SEP-14	4	105.80	103.09	100.71	20.03	102.36	60.12	140.63	N/A	21,775	21,930
01-OCT-14 To 31-DEC-14	5	155.80	131.44	99.28	24.74	132.39	69.44	187.50	N/A	22,540	22,377
01-JAN-15 To 31-MAR-15	1	109.15	109.15	109.15	00.00	100.00	109.15	109.15	N/A	75,000	81,860
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	55.42	55.42	55.42	00.00	100.00	55.42	55.42	N/A	25,000	13,855
01-OCT-15 To 31-DEC-15	1	75.44	75.44	75.44	00.00	100.00	75.44	75.44	N/A	50,000	37,720
01-JAN-16 To 31-MAR-16	2	86.72	86.72	97.19	15.53	89.23	73.25	100.19	N/A	45,000	43,738
01-APR-16 To 30-JUN-16	1	87.94	87.94	87.94	00.00	100.00	87.94	87.94	N/A	169,100	148,700
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	5	103.68	93.64	90.71	25.57	103.23	55.86	140.63	N/A	22,420	20,337
01-OCT-14 To 30-SEP-15	7	109.15	117.39	97.60	38.37	120.28	55.42	187.50	55.42 to 187.50	30,386	29,657
01-OCT-15 To 30-SEP-16	4	81.69	84.21	88.61	12.07	95.03	73.25	100.19	N/A	77,275	68,474
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	10	105.80	112.54	95.00	35.68	118.46	55.86	187.50	60.12 to 159.58	22,480	21,357
01-JAN-15 To 31-DEC-15	3	75.44	80.00	88.96	23.74	89.93	55.42	109.15	N/A	50,000	44,478
<u>ALL</u>	16	94.07	101.67	92.00	33.36	110.51	55.42	187.50	69.44 to 140.63	39,619	36,449

<b>VALUATION GROUPING</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	7	103.68	117.20	91.00	34.60	128.79	69.44	187.50	69.44 to 187.50	45,729	41,613
03	9	84.87	89.60	93.02	30.40	96.32	55.42	159.58	55.86 to 109.15	34,867	32,432
<u>ALL</u>	16	94.07	101.67	92.00	33.36	110.51	55.42	187.50	69.44 to 140.63	39,619	36,449

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	1	75.44	75.44	75.44	00.00	100.00	75.44	75.44	N/A	50,000	37,720
03	15	100.19	103.42	93.42	31.76	110.70	55.42	187.50	69.44 to 140.63	38,927	36,364
04											
<u>ALL</u>	16	94.07	101.67	92.00	33.36	110.51	55.42	187.50	69.44 to 140.63	39,619	36,449

**63 Nance**  
**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 : 16  
Total Sales Price : 633,900  
Total Adj. Sales Price : 633,900  
Total Assessed Value : 583,180  
Avg. Adj. Sales Price : 39,619  
Avg. Assessed Value : 36,449

MEDIAN : 94  
WGT. MEAN : 92  
MEAN : 102  
COD : 33.36  
PRD : 110.51

COV : 39.54  
STD : 40.20  
Avg. Abs. Dev : 31.38  
MAX Sales Ratio : 187.50  
MIN Sales Ratio : 55.42

95% Median C.I. : 69.44 to 140.63  
95% Wgt. Mean C.I. : 81.15 to 102.85  
95% Mean C.I. : 80.25 to 123.09

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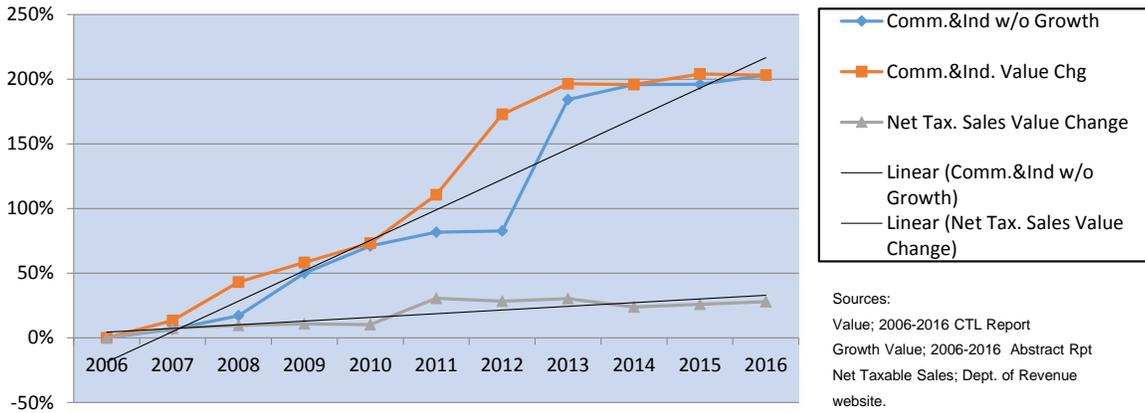
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	155.80	155.80	155.80	00.00	100.00	155.80	155.80	N/A	2,500	3,895
Less Than 15,000	4	157.69	144.03	145.32	18.71	99.11	73.25	187.50	N/A	9,425	13,696
Less Than 30,000	10	105.80	109.98	97.44	38.10	112.87	55.42	187.50	55.86 to 159.58	17,480	17,033
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	15	87.94	98.07	91.75	32.92	106.89	55.42	187.50	69.44 to 109.15	42,093	38,619
Greater Than 14,999	12	86.41	87.56	88.63	23.96	98.79	55.42	140.63	60.12 to 107.92	49,683	44,033
Greater Than 29,999	6	86.41	87.84	89.93	13.03	97.68	69.44	109.15	69.44 to 109.15	76,517	68,809
<b>Incremental Ranges</b>											
0 TO 4,999	1	155.80	155.80	155.80	00.00	100.00	155.80	155.80	N/A	2,500	3,895
5,000 TO 14,999	3	159.58	140.11	144.57	23.86	96.91	73.25	187.50	N/A	11,733	16,963
15,000 TO 29,999	6	81.90	87.27	84.27	36.80	103.56	55.42	140.63	55.42 to 140.63	22,850	19,257
30,000 TO 59,999	3	75.44	76.58	75.66	06.81	101.22	69.44	84.87	N/A	45,000	34,048
60,000 TO 99,999	2	104.67	104.67	104.52	04.28	100.14	100.19	109.15	N/A	77,500	81,005
100,000 TO 149,999											
150,000 TO 249,999	1	87.94	87.94	87.94	00.00	100.00	87.94	87.94	N/A	169,100	148,700
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>16</b>	<b>94.07</b>	<b>101.67</b>	<b>92.00</b>	<b>33.36</b>	<b>110.51</b>	<b>55.42</b>	<b>187.50</b>	<b>69.44 to 140.63</b>	<b>39,619</b>	<b>36,449</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	75.44	75.44	75.44	00.00	100.00	75.44	75.44	N/A	50,000	37,720
341	1	103.68	103.68	103.68	00.00	100.00	103.68	103.68	N/A	20,500	21,255
350	4	114.29	125.24	96.25	33.97	130.12	84.87	187.50	N/A	58,025	55,851
353	2	71.35	71.35	70.08	02.68	101.81	69.44	73.25	N/A	30,000	21,023
406	4	132.48	119.99	104.30	28.46	115.04	55.42	159.58	N/A	28,925	30,169
441	1	100.19	100.19	100.19	00.00	100.00	100.19	100.19	N/A	80,000	80,150
528	2	84.02	84.02	86.89	28.45	96.70	60.12	107.92	N/A	25,300	21,983
557	1	55.86	55.86	55.86	00.00	100.00	55.86	55.86	N/A	25,000	13,965
<b>ALL</b>	<b>16</b>	<b>94.07</b>	<b>101.67</b>	<b>92.00</b>	<b>33.36</b>	<b>110.51</b>	<b>55.42</b>	<b>187.50</b>	<b>69.44 to 140.63</b>	<b>39,619</b>	<b>36,449</b>

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 9,553,450	\$ 52,460	0.55%	\$ 9,500,990	-	\$ 13,502,260	-
2007	\$ 10,822,266	\$ 632,190	5.84%	\$ 10,190,076	6.66%	\$ 14,523,473	7.56%
2008	\$ 13,676,503	\$ 2,484,308	18.16%	\$ 11,192,195	3.42%	\$ 14,798,017	1.89%
2009	\$ 15,118,878	\$ 797,875	5.28%	\$ 14,321,003	4.71%	\$ 14,951,088	1.03%
2010	\$ 16,545,035	\$ 200,000	1.21%	\$ 16,345,035	8.11%	\$ 14,882,395	-0.46%
2011	\$ 20,126,965	\$ 2,770,970	13.77%	\$ 17,355,995	4.90%	\$ 17,629,232	18.46%
2012	\$ 26,067,375	\$ 8,609,865	33.03%	\$ 17,457,510	-13.26%	\$ 17,339,101	-1.65%
2013	\$ 28,319,865	\$ 1,176,135	4.15%	\$ 27,143,730	4.13%	\$ 17,598,929	1.50%
2014	\$ 28,262,120	\$ -	0.00%	\$ 28,262,120	-0.20%	\$ 16,706,008	-5.07%
2015	\$ 29,043,470	\$ 769,060	2.65%	\$ 28,274,410	0.04%	\$ 17,014,459	1.85%
2016	\$ 28,962,520	\$ -	0.00%	\$ 28,962,520	-0.28%	\$ 17,280,867	1.57%
<b>Ann %chg</b>	11.73%			<b>Average</b>	<b>1.82%</b>	<b>2.60%</b>	<b>2.67%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	6.66%	13.28%	7.56%
2008	17.15%	43.16%	9.60%
2009	49.90%	58.26%	10.73%
2010	71.09%	73.18%	10.22%
2011	81.67%	110.68%	30.57%
2012	82.74%	172.86%	28.42%
2013	184.12%	196.44%	30.34%
2014	195.83%	195.83%	23.73%
2015	195.96%	204.01%	26.01%
2016	203.16%	203.16%	27.98%

County Number: 63  
 County Name: Nance

**63 Nance**  
**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 : 16  
Total Sales Price : 9,768,797  
Total Adj. Sales Price : 9,768,797  
Total Assessed Value : 7,111,035  
Avg. Adj. Sales Price : 610,550  
Avg. Assessed Value : 444,440

MEDIAN : 69  
WGT. MEAN : 73  
MEAN : 74  
COD : 14.58  
PRD : 101.11

COV : 24.54  
STD : 18.06  
Avg. Abs. Dev : 10.03  
MAX Sales Ratio : 131.83  
MIN Sales Ratio : 54.61

95% Median C.I. : 63.05 to 77.00  
95% Wgt. Mean C.I. : 65.63 to 79.96  
95% Mean C.I. : 63.98 to 83.22

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<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrrs</u>												
01-OCT-13 To 31-DEC-13	1	54.61	54.61	54.61	00.00	100.00	54.61	54.61	N/A	160,650	87,735	
01-JAN-14 To 31-MAR-14	3	69.35	71.53	73.93	04.21	96.75	68.24	77.00	N/A	904,182	668,462	
01-APR-14 To 30-JUN-14	1	61.96	61.96	61.96	00.00	100.00	61.96	61.96	N/A	664,000	411,390	
01-JUL-14 To 30-SEP-14												
01-OCT-14 To 31-DEC-14	2	71.41	71.41	71.40	00.92	100.01	70.75	72.07	N/A	1,038,682	741,643	
01-JAN-15 To 31-MAR-15												
01-APR-15 To 30-JUN-15	1	69.48	69.48	69.48	00.00	100.00	69.48	69.48	N/A	552,000	383,515	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15	3	67.89	73.44	68.37	14.74	107.42	61.19	91.23	N/A	735,250	502,683	
01-JAN-16 To 31-MAR-16	2	75.17	75.17	72.99	16.12	102.99	63.05	87.29	N/A	343,243	250,530	
01-APR-16 To 30-JUN-16	3	66.51	87.83	102.90	33.42	85.35	65.14	131.83	N/A	236,667	243,538	
01-JUL-16 To 30-SEP-16												
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	5	68.24	66.23	70.80	08.73	93.55	54.61	77.00	N/A	707,439	500,902	
01-OCT-14 To 30-SEP-15	3	70.75	70.77	71.00	01.22	99.68	69.48	72.07	N/A	876,455	622,267	
01-OCT-15 To 30-SEP-16	8	67.20	79.27	76.06	22.75	104.22	61.19	131.83	61.19 to 131.83	450,280	342,466	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	6	70.05	69.90	71.51	04.83	97.75	61.96	77.00	61.96 to 77.00	908,985	650,010	
01-JAN-15 To 31-DEC-15	4	68.69	72.45	68.59	11.52	105.63	61.19	91.23	N/A	689,438	472,891	
<u>ALL</u>	16	68.80	73.60	72.79	14.58	101.11	54.61	131.83	63.05 to 77.00	610,550	444,440	

<b>AREA (MARKET)</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	9	69.35	75.22	71.96	18.63	104.53	54.61	131.83	61.19 to 87.29	684,861	492,858	
2	7	68.24	71.52	74.21	09.00	96.38	63.05	91.23	63.05 to 91.23	515,007	382,188	
<u>ALL</u>	16	68.80	73.60	72.79	14.58	101.11	54.61	131.83	63.05 to 77.00	610,550	444,440	

**63 Nance**  
**AGRICULTURAL LAND**

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

Qualified

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Total Adj. Sales Price : 9,768,797  
Total Assessed Value : 7,111,035  
Avg. Adj. Sales Price : 610,550  
Avg. Assessed Value : 444,440

MEDIAN : 69  
WGT. MEAN : 73  
MEAN : 74  
COD : 14.58  
PRD : 101.11

COV : 24.54  
STD : 18.06  
Avg. Abs. Dev : 10.03  
MAX Sales Ratio : 131.83  
MIN Sales Ratio : 54.61

95% Median C.I. : 63.05 to 77.00  
95% Wgt. Mean C.I. : 65.63 to 79.96  
95% Mean C.I. : 63.98 to 83.22

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Dry_____</b>											
County	2	73.24	73.24	75.13	05.13	97.48	69.48	77.00	N/A	1,107,600	832,105
2	2	73.24	73.24	75.13	05.13	97.48	69.48	77.00	N/A	1,107,600	832,105
<b>_____Grass_____</b>											
County	5	63.05	62.25	62.21	04.79	100.06	54.61	66.51	N/A	307,930	191,554
1	2	58.29	58.29	60.53	06.31	96.30	54.61	61.96	N/A	412,325	249,563
2	3	65.14	64.90	64.15	01.77	101.17	63.05	66.51	N/A	238,333	152,882
<b>_____ALL_____</b>	<b>16</b>	<b>68.80</b>	<b>73.60</b>	<b>72.79</b>	<b>14.58</b>	<b>101.11</b>	<b>54.61</b>	<b>131.83</b>	<b>63.05 to 77.00</b>	<b>610,550</b>	<b>444,440</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	4	69.32	67.98	67.64	04.96	100.50	61.19	72.07	N/A	970,779	656,609
1	4	69.32	67.98	67.64	04.96	100.50	61.19	72.07	N/A	970,779	656,609
<b>_____Dry_____</b>											
County	2	73.24	73.24	75.13	05.13	97.48	69.48	77.00	N/A	1,107,600	832,105
2	2	73.24	73.24	75.13	05.13	97.48	69.48	77.00	N/A	1,107,600	832,105
<b>_____Grass_____</b>											
County	6	64.10	66.43	66.08	10.22	100.53	54.61	87.29	54.61 to 87.29	303,523	200,581
1	3	61.96	67.95	67.34	17.58	100.91	54.61	87.29	N/A	368,712	248,280
2	3	65.14	64.90	64.15	01.77	101.17	63.05	66.51	N/A	238,333	152,882
<b>_____ALL_____</b>	<b>16</b>	<b>68.80</b>	<b>73.60</b>	<b>72.79</b>	<b>14.58</b>	<b>101.11</b>	<b>54.61</b>	<b>131.83</b>	<b>63.05 to 77.00</b>	<b>610,550</b>	<b>444,440</b>

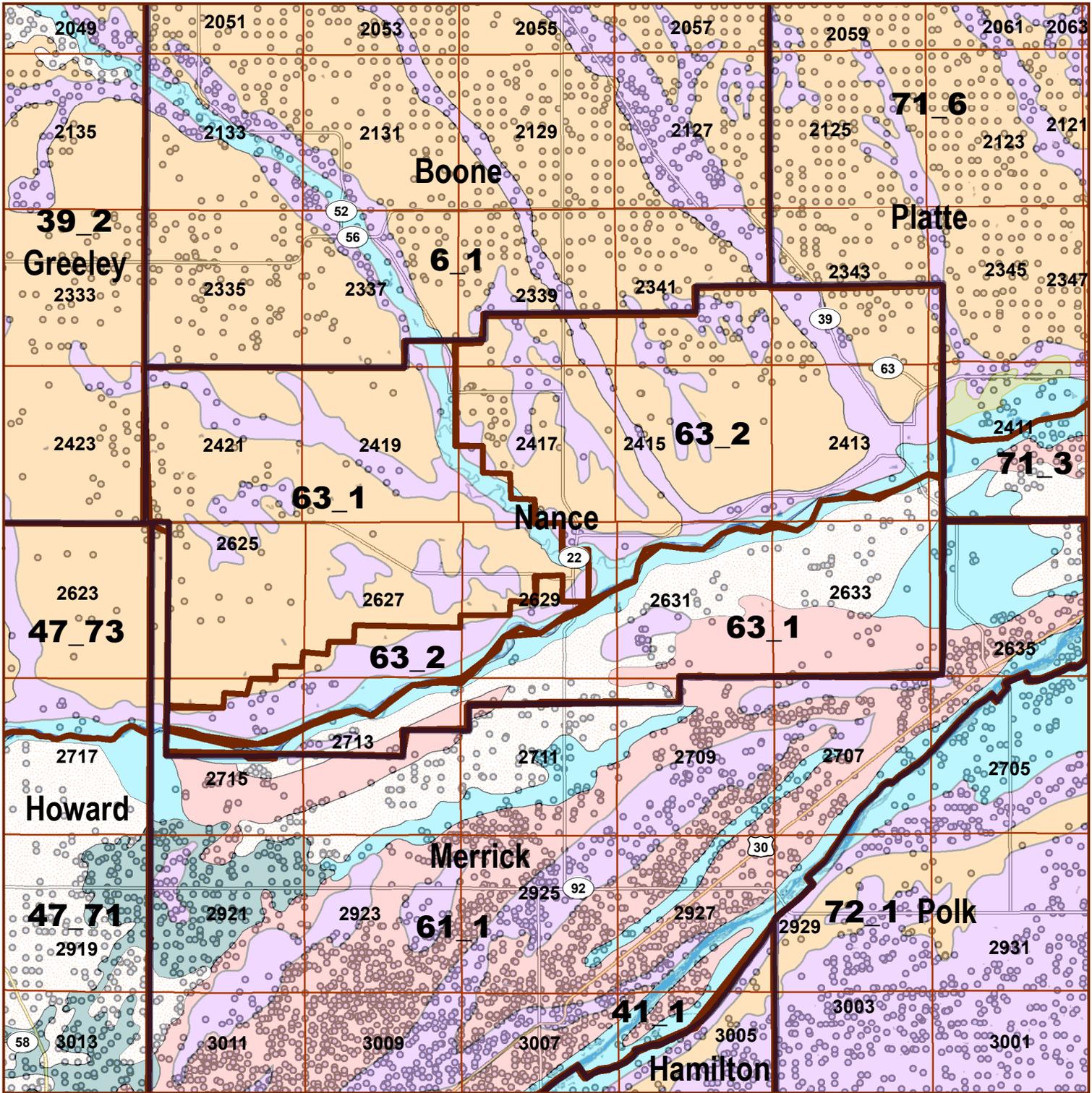
## Nance County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nance	1	5156	5150	5142	5128	5064	5058	5033	5031	<b>5105</b>
Platte	3	6298	n/a	5750	5423	5125	4697	4500	4050	<b>5205</b>
Merrick	1	6215	5990	5765	5540	5200	5000	4635	4070	<b>5359</b>
Howard	7300	4950	4950	4500	4400	4100	3900	3600	3600	<b>4467</b>
Boone	1	6200	6198	6167	6126	6095	6099	5850	5850	<b>6091</b>
Nance	2	5995	5970	5940	5850	5850	5845	5830	5825	<b>5919</b>
Platte	6	8920	8400	7629	7214	6930	6510	6092	5460	<b>7465</b>
Boone	1	6200	6198	6167	6126	6095	6099	5850	5850	<b>6091</b>
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	<b>4466</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nance	1	3388	3390	3367	3342	3341	3327	3344	3345	<b>3360</b>
Platte	3	5575	n/a	5175	4851	4725	4227	3600	3000	<b>4544</b>
Merrick	1	3410	3075	2860	2725	2530	2505	2200	2140	<b>2595</b>
Howard	7300	2650	2650	2550	2550	2450	2350	2200	2050	<b>2394</b>
Boone	1	4665	4662	4422	4382	4437	4451	4423	4404	<b>4483</b>
Nance	2	5140	5100	4980	4950	4950	4930	4910	4850	<b>5001</b>
Platte	6	7596	7280	6706	6466	6345	5929	5100	4060	<b>6436</b>
Boone	1	4665	4662	4422	4382	4437	4451	4423	4404	<b>4483</b>
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	<b>2301</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nance	1	1500	1501	1480	1471	1470	1425	1396	1396	<b>1416</b>
Platte	3	1488	n/a	1500	1485	1325	1325	1325	1302	<b>1328</b>
Merrick	1	2350	2200	2044	1902	1750	1595	1477	1260	<b>1577</b>
Howard	7300	1550	1550	1400	1400	1350	1300	1250	1250	<b>1269</b>
Boone	1	1853	1854	1840	1838	1848	1848	1535	1522	<b>1695</b>
Nance	2	1776	1747	1727	1696	1670	1631	1600	1590	<b>1629</b>
Platte	6	1977	1800	1677	1688	1789	1647	1600	1574	<b>1669</b>
Boone	1	1853	1854	1840	1838	1848	1848	1535	1522	<b>1695</b>
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	<b>1276</b>

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



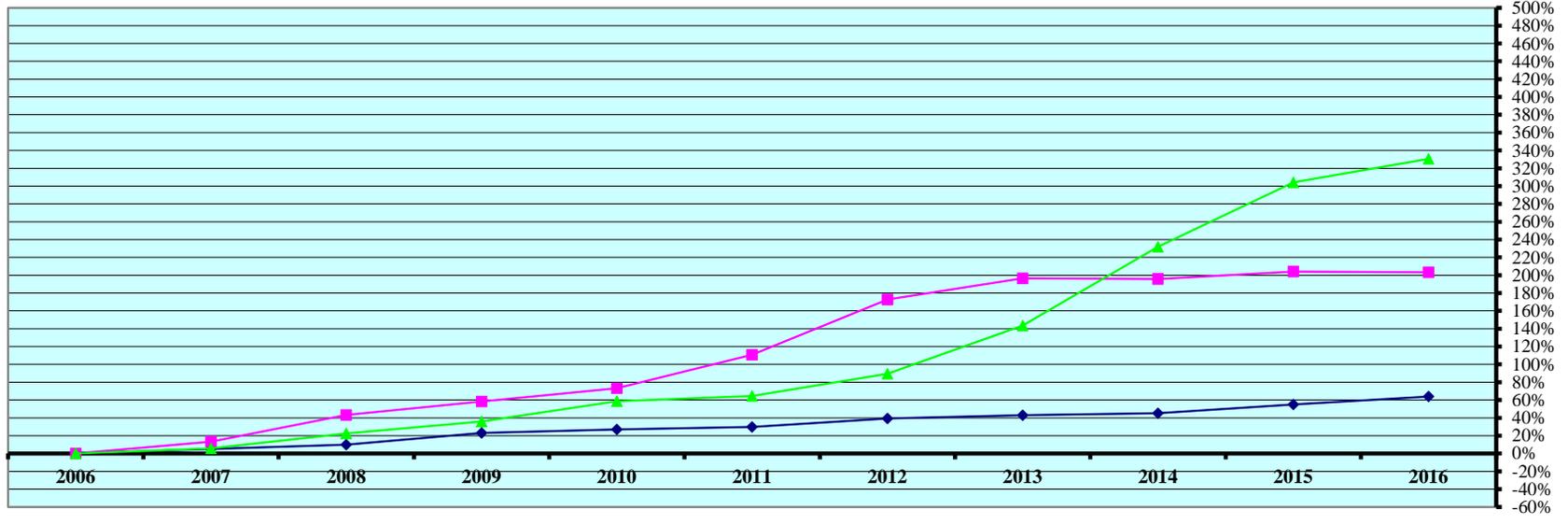
**Legend**

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

## Nance County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	55,880,551	--	--	--	9,553,450	--	--	--	206,368,910	--	--	--
2007	58,773,574	2,893,023	5.18%	5.18%	10,822,266	1,268,816	13.28%	13.28%	217,833,438	11,464,528	5.56%	5.56%
2008	61,445,240	2,671,666	4.55%	9.96%	13,676,503	2,854,237	26.37%	43.16%	252,904,943	35,071,505	16.10%	22.55%
2009	68,833,297	7,388,057	12.02%	23.18%	15,118,878	1,442,375	10.55%	58.26%	280,500,618	27,595,675	10.91%	35.92%
2010	71,025,240	2,191,943	3.18%	27.10%	16,545,035	1,426,157	9.43%	73.18%	327,563,098	47,062,480	16.78%	58.73%
2011	72,477,185	1,451,945	2.04%	29.70%	20,126,965	3,581,930	21.65%	110.68%	339,508,288	11,945,190	3.65%	64.52%
2012	77,902,031	5,424,846	7.48%	39.41%	26,067,375	5,940,410	29.51%	172.86%	390,753,683	51,245,395	15.09%	89.35%
2013	79,875,061	1,973,030	2.53%	42.94%	28,319,865	2,252,490	8.64%	196.44%	502,842,238	112,088,555	28.69%	143.66%
2014	81,143,600	1,268,539	1.59%	45.21%	28,262,120	-57,745	-0.20%	195.83%	684,631,188	181,788,950	36.15%	231.75%
2015	86,595,530	5,451,930	6.72%	54.97%	29,043,470	781,350	2.76%	204.01%	834,214,078	149,582,890	21.85%	304.23%
2016	91,570,013	4,974,483	5.74%	63.87%	28,962,520	-80,950	-0.28%	203.16%	888,572,173	54,358,095	6.52%	330.57%

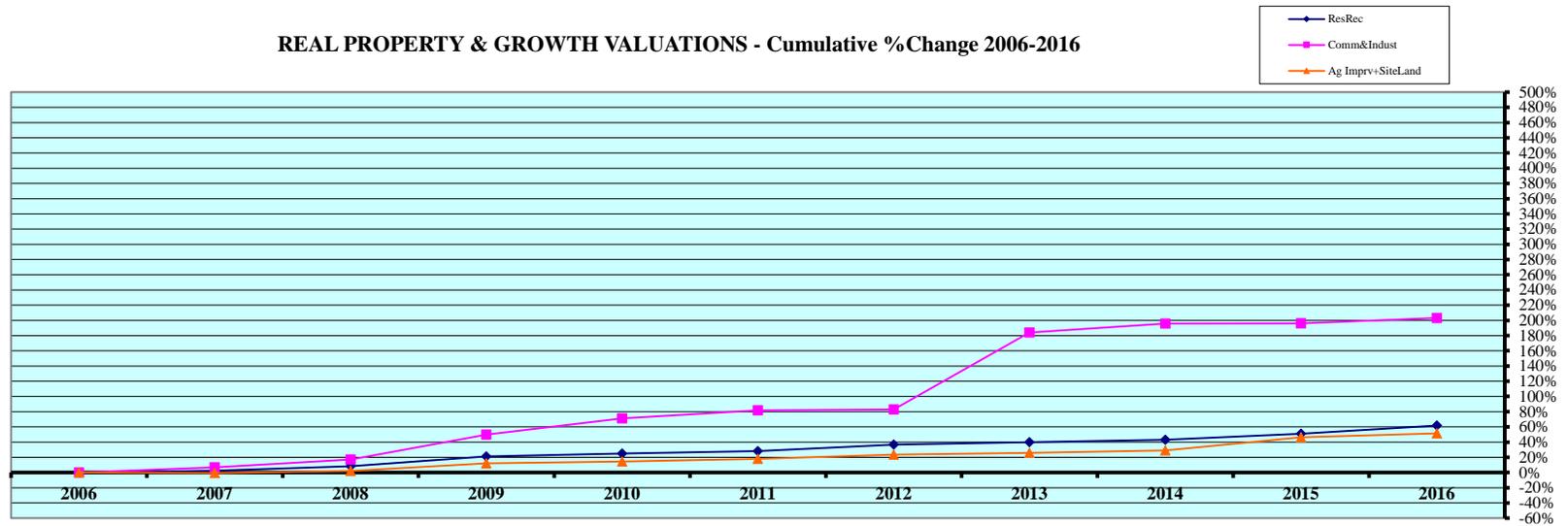
Rate Annual %chg: Residential & Recreational **5.06%** Commercial & Industrial **11.73%** Agricultural Land **15.72%**

Cnty# **63**  
County **NANCE**

CHART 1 EXHIBIT 63B Page 1

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	55,880,551	464,252	0.83%	55,416,299	--	--	9,553,450	52,460	0.55%	9,500,990	--	--	
2007	58,773,574	1,610,344	2.74%	57,163,230	2.30%	2.30%	10,822,266	632,190	5.84%	10,190,076	6.66%	6.66%	
2008	61,445,240	952,704	1.55%	60,492,536	2.92%	8.25%	13,676,503	2,484,308	18.16%	11,192,195	3.42%	17.15%	
2009	68,833,297	1,112,355	1.62%	67,720,942	10.21%	21.19%	15,118,878	797,875	5.28%	14,321,003	4.71%	49.90%	
2010	71,025,240	1,181,305	1.66%	69,843,935	1.47%	24.99%	16,545,035	200,000	1.21%	16,345,035	8.11%	71.09%	
2011	72,477,185	816,290	1.13%	71,660,895	0.89%	28.24%	20,126,965	2,770,970	13.77%	17,355,995	4.90%	81.67%	
2012	77,902,031	1,593,182	2.05%	76,308,849	5.29%	36.56%	26,067,375	8,609,865	33.03%	17,457,510	-13.26%	82.74%	
2013	79,875,061	1,700,500	2.13%	78,174,561	0.35%	39.90%	28,319,865	1,176,135	4.15%	27,143,730	4.13%	184.12%	
2014	81,143,600	1,261,780	1.55%	79,881,820	0.01%	42.95%	28,262,120	0	0.00%	28,262,120	-0.20%	195.83%	
2015	86,595,530	2,148,710	2.48%	84,446,820	4.07%	51.12%	29,043,470	769,060	2.65%	28,274,410	0.04%	195.96%	
2016	91,570,013	1,205,339	1.32%	90,364,674	4.35%	61.71%	28,962,520	0	0.00%	28,962,520	-0.28%	203.16%	
Rate Ann%chg	<b>5.06%</b>				<b>3.19%</b>		<b>11.73%</b>				C & I w/o growth	<b>1.82%</b>	

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value		
2006	16,894,680	20,640,387	37,535,067	409,183	1.09%	37,125,884	--
2007	16,649,425	20,850,406	37,499,831	194,732	0.52%	37,305,099	-0.61%
2008	16,949,252	21,859,740	38,808,992	484,144	1.25%	38,324,848	2.20%
2009	19,049,505	24,013,877	43,063,382	987,338	2.29%	42,076,044	8.42%
2010	19,792,205	24,635,028	44,427,233	1,527,960	3.44%	42,899,273	-0.38%
2011	20,043,870	25,813,021	45,856,891	1,577,430	3.44%	44,279,461	-0.33%
2012	20,493,352	27,033,706	47,527,058	1,228,140	2.58%	46,298,918	0.96%
2013	21,068,015	27,614,101	48,682,116	1,504,390	3.09%	47,177,726	-0.74%
2014	22,181,800	28,029,530	50,211,330	1,771,545	3.53%	48,439,785	-0.50%
2015	25,900,845	31,432,407	57,333,252	2,432,290	4.24%	54,900,962	9.34%
2016	26,522,860	33,070,287	59,593,147	2,740,335	4.60%	56,852,812	-0.84%
Rate Ann%chg	<b>4.61%</b>	<b>4.83%</b>	<b>4.73%</b>		Ag Imprv+Site w/o growth	<b>1.75%</b>	

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

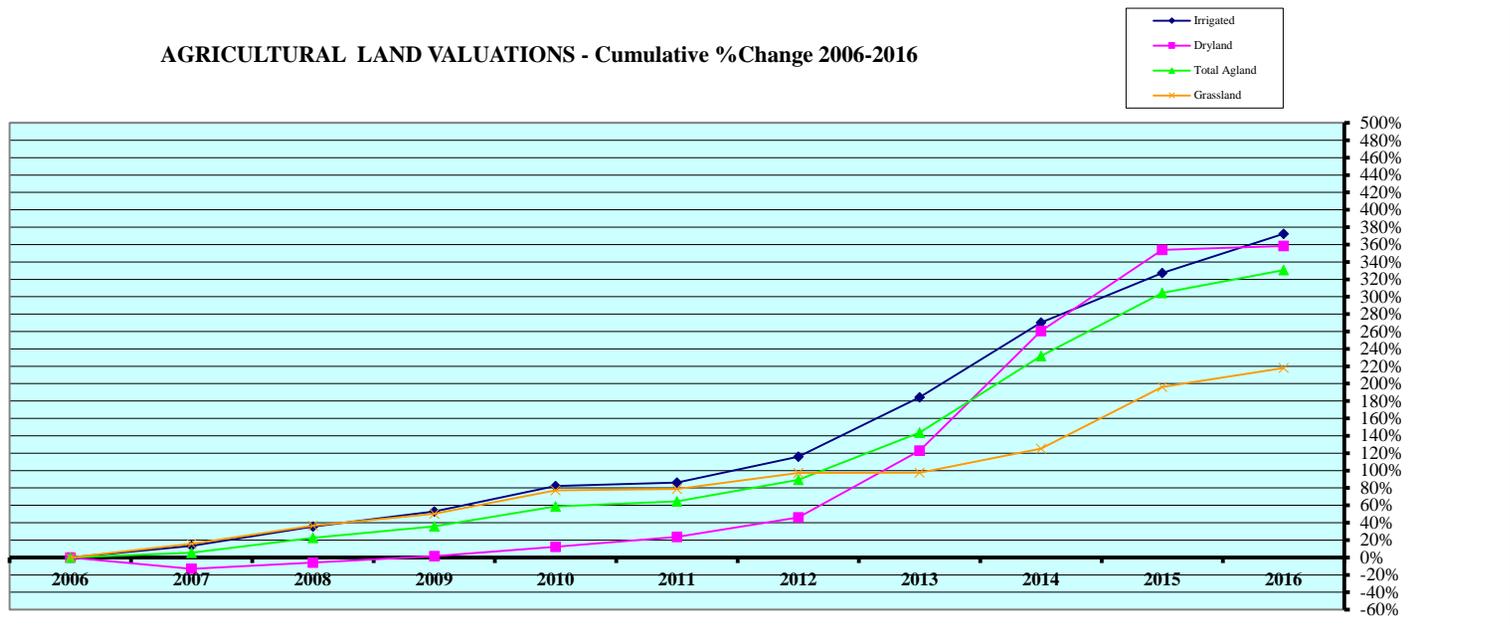
Sources:  
Value; 2006 - 2016 CTL  
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 63  
County NANCE

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	89,558,780	--	--	--	65,982,415	--	--	--	50,132,640	--	--	--
2007	101,576,600	12,017,820	13.42%	13.42%	57,366,820	-8,615,595	-13.06%	-13.06%	57,972,845	7,840,205	15.64%	15.64%
2008	121,319,925	19,743,325	19.44%	35.46%	62,187,300	4,820,480	8.40%	-5.75%	68,491,860	10,519,015	18.14%	36.62%
2009	136,943,300	15,623,375	12.88%	52.91%	67,062,730	4,875,430	7.84%	1.64%	75,357,770	6,865,910	10.02%	50.32%
2010	163,274,135	26,330,835	19.23%	82.31%	74,110,515	7,047,785	10.51%	12.32%	88,878,680	13,520,910	17.94%	77.29%
2011	166,700,105	3,425,970	2.10%	86.13%	81,593,040	7,482,525	10.10%	23.66%	89,606,645	727,965	0.82%	78.74%
2012	193,360,830	26,660,725	15.99%	115.90%	96,392,725	14,799,685	18.14%	46.09%	98,879,215	9,272,570	10.35%	97.24%
2013	254,596,520	61,235,690	31.67%	184.28%	146,981,335	50,588,610	52.48%	122.76%	99,049,530	170,315	0.17%	97.57%
2014	331,592,020	76,995,500	30.24%	270.25%	237,817,450	90,836,115	61.80%	260.43%	112,949,520	13,899,990	14.03%	125.30%
2015	382,644,960	51,052,940	15.40%	327.26%	299,466,895	61,649,445	25.92%	353.86%	148,477,545	35,528,025	31.45%	196.17%
2016	423,083,425	40,438,465	10.57%	372.41%	302,417,935	2,951,040	0.99%	358.33%	159,422,505	10,944,960	7.37%	218.00%

Rate Ann.%chg: Irrigated **16.80%** Dryland **16.44%** Grassland **12.26%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	447,340	--	--	--	247,735	--	--	--	206,368,910	--	--	--
2007	671,598	224,258	50.13%	50.13%	245,575	-2,160	-0.87%	-0.87%	217,833,438	11,464,528	5.56%	5.56%
2008	603,338	-68,260	-10.16%	34.87%	302,520	56,945	23.19%	22.11%	252,904,943	35,071,505	16.10%	22.55%
2009	750,933	147,595	24.46%	67.87%	385,885	83,365	27.56%	55.77%	280,500,618	27,595,675	10.91%	35.92%
2010	891,183	140,250	18.68%	99.22%	408,585	22,700	5.88%	64.93%	327,563,098	47,062,480	16.78%	58.73%
2011	368,160	-523,023	-58.69%	-17.70%	1,240,338	831,753	203.57%	400.67%	339,508,288	11,945,190	3.65%	64.52%
2012	415,395	47,235	12.83%	-7.14%	1,705,518	465,180	37.50%	588.44%	390,753,683	51,245,395	15.09%	89.35%
2013	404,700	-10,695	-2.57%	-9.53%	1,810,153	104,635	6.14%	630.68%	502,842,238	112,088,555	28.69%	143.66%
2014	400,185	-4,515	-1.12%	-10.54%	1,872,013	61,860	3.42%	655.65%	684,631,188	181,788,950	36.15%	231.75%
2015	428,995	28,810	7.20%	-4.10%	3,195,683	1,323,670	70.71%	1189.96%	834,214,078	149,582,890	21.85%	304.23%
2016	222,975	-206,020	-48.02%	-50.16%	3,425,333	229,650	7.19%	1282.66%	888,572,173	54,358,095	6.52%	330.57%

Cnty# **63**  
County **NANCE**

Rate Ann.%chg: Total Agric Land **15.72%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	89,814,265	67,159	1,337			66,171,705	76,757	862			50,179,610	117,929	426		
2007	100,672,585	69,791	1,442	7.86%	7.86%	57,585,045	74,277	775	-10.07%	-10.07%	58,070,405	117,353	495	16.29%	16.29%
2008	121,320,380	74,403	1,631	13.04%	21.93%	68,487,065	117,998	580	-25.14%	-32.67%	62,189,105	71,317	872	76.22%	104.93%
2009	136,792,500	76,288	1,793	9.97%	34.08%	67,172,075	69,749	963	65.93%	11.71%	75,433,150	117,770	641	-26.55%	50.53%
2010	163,349,985	76,447	2,137	19.17%	59.78%	73,963,935	69,441	1,065	10.60%	23.55%	88,986,420	117,892	755	17.84%	77.39%
2011	166,696,560	76,409	2,182	2.10%	63.13%	81,500,735	69,487	1,173	10.12%	36.05%	89,764,090	117,565	764	1.15%	79.44%
2012	193,796,775	77,455	2,502	14.69%	87.09%	96,289,600	69,832	1,379	17.56%	59.94%	98,940,425	115,858	854	11.85%	100.70%
2013	254,747,445	77,675	3,280	31.08%	145.24%	147,032,385	70,486	2,086	51.28%	141.97%	99,005,190	114,680	863	1.09%	102.89%
2014	332,067,000	77,844	4,266	30.07%	218.98%	237,575,680	70,655	3,362	61.20%	290.04%	112,906,420	114,338	987	14.38%	132.07%
2015	382,951,920	77,446	4,945	15.92%	269.74%	299,347,455	72,301	4,140	23.13%	380.26%	148,578,745	112,622	1,319	33.60%	210.05%
2016	423,522,325	77,893	5,437	9.96%	306.57%	303,494,035	73,074	4,153	0.31%	381.76%	158,989,705	111,912	1,421	7.69%	233.88%

Rate Annual %chg Average Value/Acre: 15.06%

17.03%

12.81%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	340,560	5,467	62			89,760	374	240			206,595,900	267,686	772		
2007	717,048	5,496	130	109.45%	109.45%	249,175	721	346	44.04%	44.04%	217,294,258	267,637	812	5.20%	5.20%
2008	603,338	2,906	208	59.11%	233.26%	302,520	712	425	22.94%	77.08%	252,902,408	267,336	946	16.52%	22.57%
2009	732,393	2,864	256	23.19%	310.55%	302,520	712	425	0.00%	77.08%	280,432,638	267,382	1,049	10.87%	35.89%
2010	872,403	2,701	323	26.31%	418.56%	408,585	908	450	5.88%	87.50%	327,581,328	267,389	1,225	16.81%	58.74%
2011	384,935	1,447	266	-17.65%	327.03%	1,199,743	1,811	663	47.23%	176.05%	339,546,063	266,718	1,273	3.91%	64.95%
2012	414,850	1,389	299	12.25%	379.36%	1,564,303	2,102	744	12.35%	210.15%	391,005,953	266,636	1,466	15.19%	90.01%
2013	403,450	1,358	297	-0.54%	376.77%	1,788,763	2,519	710	-4.61%	195.84%	502,977,233	266,719	1,886	28.60%	144.34%
2014	404,235	1,361	297	0.01%	376.82%	1,808,268	2,534	714	0.51%	197.34%	684,761,603	266,731	2,567	36.14%	232.64%
2015	406,345	1,369	297	-0.07%	376.50%	3,168,523	2,886	1,098	53.85%	357.47%	834,452,988	266,625	3,130	21.91%	305.51%
2016	218,670	1,046	209	-29.58%	235.55%	3,425,333	3,208	1,068	-2.76%	344.85%	889,650,068	267,133	3,330	6.41%	331.51%

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**NANCE**

Rate Annual %chg Average Value/Acre: 15.74%

(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
3,735	NANCE	62,323,334	5,992,877	20,695,840	89,554,453	19,288,530	9,673,990	2,015,560	888,572,173	26,522,860	33,070,287	0	1,157,709,904
cnty sectorvalue % of total value:		5.38%	0.52%	1.79%	7.74%	1.67%	0.84%	0.17%	76.75%	2.29%	2.86%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
126	BELGRADE	175,303	58,681	5,405	1,759,535	184,785	0	0	4,155	0	26,490	0	2,214,354
3.37%	%sector of county sector	0.28%	0.98%	0.03%	1.96%	0.96%			0.00%		0.08%		0.19%
	%sector of municipality	7.92%	2.65%	0.24%	79.46%	8.34%			0.19%		1.20%		100.00%
1,307	FULLERTON	3,315,865	748,991	597,200	34,635,870	11,157,430	51,630	0	160,060	114,120	0	0	50,781,166
34.99%	%sector of county sector	5.32%	12.50%	2.89%	38.68%	57.84%	0.53%		0.02%	0.43%			4.39%
	%sector of municipality	6.53%	1.47%	1.18%	68.21%	21.97%	0.10%		0.32%	0.22%			100.00%
1,003	GENOA	676,412	582,111	1,425,385	24,332,448	3,000,360	0	0	248,455	0	35,695	0	30,300,866
26.85%	%sector of county sector	1.09%	9.71%	6.89%	27.17%	15.56%			0.03%		0.11%		2.62%
	%sector of municipality	2.23%	1.92%	4.70%	80.30%	9.90%			0.82%		0.12%		100.00%
2,436	Total Municipalities	4,167,580	1,389,783	2,027,990	60,727,853	14,342,575	51,630	0	412,670	114,120	62,185	0	83,296,386
65.22%	%all municip.sect of cnty	6.69%	23.19%	9.80%	67.81%	74.36%	0.53%		0.05%	0.43%	0.19%		7.19%

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

Cnty#	County
63	NANCE

CHART 5

EXHIBIT

63B

Page 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,333</b>	<b>Value : 1,084,820,336</b>	<b>Growth 3,969,029</b>
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Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	152	480,315	90	1,094,700	156	2,456,875	398	4,031,890	
<b>02. Res Improve Land</b>	1,065	4,512,358	58	696,000	148	1,776,120	1,271	6,984,478	
<b>03. Res Improvements</b>	1,069	56,634,770	71	7,792,625	155	18,339,570	1,295	82,766,965	
<b>04. Res Total</b>	1,221	61,627,443	161	9,583,325	311	22,572,565	1,693	93,783,333	1,372,275
<b>% of Res Total</b>	72.12	65.71	9.51	10.22	18.37	24.07	39.07	8.65	34.57
<b>05. Com UnImp Land</b>	17	187,615	2	27,635	3	71,215	22	286,465	
<b>06. Com Improve Land</b>	153	452,120	12	324,375	0	0	165	776,495	
<b>07. Com Improvements</b>	164	13,665,445	13	4,551,760	4	18,185	181	18,235,390	
<b>08. Com Total</b>	181	14,305,180	15	4,903,770	7	89,400	203	19,298,350	0
<b>% of Com Total</b>	89.16	74.13	7.39	25.41	3.45	0.46	4.68	1.78	0.00
<b>09. Ind UnImp Land</b>	1	51,630	0	0	0	0	1	51,630	
<b>10. Ind Improve Land</b>	0	0	0	0	2	895,500	2	895,500	
<b>11. Ind Improvements</b>	0	0	0	0	3	5,544,155	3	5,544,155	
<b>12. Ind Total</b>	1	51,630	0	0	3	6,439,655	4	6,491,285	0
<b>% of Ind Total</b>	25.00	0.80	0.00	0.00	75.00	99.20	0.09	0.60	0.00
<b>13. Rec UnImp Land</b>	0	0	6	296,490	9	633,905	15	930,395	
<b>14. Rec Improve Land</b>	0	0	2	74,340	9	396,505	11	470,845	
<b>15. Rec Improvements</b>	0	0	2	23,605	26	699,425	28	723,030	
<b>16. Rec Total</b>	0	0	8	394,435	35	1,729,835	43	2,124,270	8,500
<b>% of Rec Total</b>	0.00	0.00	18.60	18.57	81.40	81.43	0.99	0.20	0.21
<b>Res &amp; Rec Total</b>	1,221	61,627,443	169	9,977,760	346	24,302,400	1,736	95,907,603	1,380,775
<b>% of Res &amp; Rec Total</b>	70.33	64.26	9.74	10.40	19.93	25.34	40.06	8.84	34.79
<b>Com &amp; Ind Total</b>	182	14,356,810	15	4,903,770	10	6,529,055	207	25,789,635	0
<b>% of Com &amp; Ind Total</b>	87.92	55.67	7.25	19.01	4.83	25.32	4.78	2.38	0.00
<b>17. Taxable Total</b>	1,403	75,984,253	184	14,881,530	356	30,831,455	1,943	121,697,238	1,380,775
<b>% of Taxable Total</b>	72.21	62.44	9.47	12.23	18.32	25.33	44.84	11.22	34.79

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	27,820	609,110	0	0	0
19. Commercial	3	21,165	987,325	0	0	0
20. Industrial	1	51,630	4,108,925	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	2	27,820	609,110
19. Commercial	0	0	0	3	21,165	987,325
20. Industrial	0	0	0	1	51,630	4,108,925
21. Other	0	0	0	0	0	0
22. Total Sch II				6	100,615	5,705,360

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	153	13	299	465

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	120,375	35	7,536,265	1,710	627,863,163	1,750	635,519,803
28. Ag-Improved Land	3	331,655	25	5,544,770	562	265,663,775	590	271,540,200
29. Ag Improvements	3	151,725	27	3,727,875	610	52,183,495	640	56,063,095
30. Ag Total							2,390	963,123,098

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	4	4.00	48,000	
32. HomeSite Improv Land	1	2.00	24,000	13	14.00	168,000	
33. HomeSite Improvements	1	0.00	98,635	13	0.00	1,801,040	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.50	1,500	2	4.00	12,000	
36. FarmSite Improv Land	2	2.86	8,580	22	55.14	165,420	
37. FarmSite Improvements	3	0.00	53,090	27	0.00	1,926,835	
38. FarmSite Total							
39. Road & Ditches	2	3.09	0	30	50.01	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	23	22.97	275,640	27	26.97	323,640	
32. HomeSite Improv Land	318	323.85	3,886,200	332	339.85	4,078,200	
33. HomeSite Improvements	330	0.00	22,421,180	344	0.00	24,320,855	578,574
34. HomeSite Total				<b>371</b>	<b>366.82</b>	<b>28,722,695</b>	
35. FarmSite UnImp Land	33	83.86	251,580	36	88.36	265,080	
36. FarmSite Improv Land	502	1,565.98	4,883,230	526	1,623.98	5,057,230	
37. FarmSite Improvements	575	0.00	29,762,315	605	0.00	31,742,240	2,009,680
38. FarmSite Total				<b>641</b>	<b>1,712.34</b>	<b>37,064,550</b>	
39. Road & Ditches	1,725	4,372.13	0	1,757	4,425.23	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,012</b>	<b>6,504.39</b>	<b>65,787,245</b>	<b>2,588,254</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	1,123.70	2,186,795	9	1,123.70	2,186,795

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,711.73	7.24%	13,981,330	7.31%	5,155.87
46. 1A	5,411.55	14.45%	27,869,490	14.58%	5,150.00
47. 2A1	9,415.43	25.15%	48,415,675	25.33%	5,142.16
48. 2A	6,054.27	16.17%	31,043,440	16.24%	5,127.53
49. 3A1	2,922.99	7.81%	14,802,925	7.74%	5,064.31
50. 3A	2,337.94	6.24%	11,825,150	6.19%	5,057.94
51. 4A1	4,521.31	12.08%	22,755,290	11.90%	5,032.90
52. 4A	4,064.71	10.86%	20,451,075	10.70%	5,031.37
<b>53. Total</b>	<b>37,439.93</b>	<b>100.00%</b>	<b>191,144,375</b>	<b>100.00%</b>	<b>5,105.36</b>
<b>Dry</b>					
54. 1D1	2,917.96	7.84%	9,886,980	7.90%	3,388.32
55. 1D	8,239.38	22.13%	27,931,520	22.33%	3,390.00
56. 2D1	5,114.93	13.74%	17,220,475	13.77%	3,366.71
57. 2D	4,292.77	11.53%	14,344,310	11.47%	3,341.50
58. 3D1	2,297.09	6.17%	7,674,490	6.14%	3,340.96
59. 3D	1,148.66	3.09%	3,821,030	3.05%	3,326.51
60. 4D1	7,763.18	20.85%	25,963,145	20.76%	3,344.40
61. 4D	5,452.02	14.65%	18,234,825	14.58%	3,344.60
<b>62. Total</b>	<b>37,225.99</b>	<b>100.00%</b>	<b>125,076,775</b>	<b>100.00%</b>	<b>3,359.93</b>
<b>Grass</b>					
63. 1G1	721.83	0.93%	1,013,960	0.96%	1,404.71
64. 1G	2,183.24	2.82%	3,100,495	2.93%	1,420.13
65. 2G1	3,392.85	4.37%	4,755,895	4.49%	1,401.74
66. 2G	5,839.29	7.53%	8,459,535	7.99%	1,448.73
67. 3G1	4,271.94	5.51%	6,191,870	5.85%	1,449.43
68. 3G	3,714.65	4.79%	5,253,195	4.96%	1,414.18
69. 4G1	19,797.42	25.53%	27,444,295	25.94%	1,386.26
70. 4G	37,635.26	48.53%	49,595,200	46.87%	1,317.79
<b>71. Total</b>	<b>77,556.48</b>	<b>100.00%</b>	<b>105,814,445</b>	<b>100.00%</b>	<b>1,364.35</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>37,439.93</b>	<b>24.11%</b>	<b>191,144,375</b>	<b>44.99%</b>	<b>5,105.36</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>37,225.99</b>	<b>23.97%</b>	<b>125,076,775</b>	<b>29.44%</b>	<b>3,359.93</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>77,556.48</b>	<b>49.94%</b>	<b>105,814,445</b>	<b>24.91%</b>	<b>1,364.35</b>
72. Waste	551.23	0.35%	117,980	0.03%	214.03
73. Other	2,516.61	1.62%	2,718,178	0.64%	1,080.10
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>155,290.24</b>	<b>100.00%</b>	<b>424,871,753</b>	<b>100.00%</b>	<b>2,735.98</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,947.17	14.60%	35,653,285	14.79%	5,995.00
46. 1A	14,865.16	36.50%	88,745,035	36.82%	5,970.00
47. 2A1	4,286.64	10.53%	25,462,625	10.56%	5,940.00
48. 2A	873.33	2.14%	5,108,985	2.12%	5,850.01
49. 3A1	1,790.17	4.40%	10,472,525	4.34%	5,850.02
50. 3A	3,298.84	8.10%	19,281,735	8.00%	5,845.00
51. 4A1	7,367.06	18.09%	42,949,990	17.82%	5,830.00
52. 4A	2,294.52	5.63%	13,365,590	5.54%	5,825.00
53. Total	40,722.89	100.00%	241,039,770	100.00%	5,919.02
<b>Dry</b>					
54. 1D1	10,384.71	29.24%	53,377,460	30.06%	5,140.00
55. 1D	3,527.35	9.93%	17,989,495	10.13%	5,100.00
56. 2D1	2,819.40	7.94%	14,040,615	7.91%	4,980.00
57. 2D	351.28	0.99%	1,738,860	0.98%	4,950.07
58. 3D1	2,011.41	5.66%	9,956,545	5.61%	4,950.03
59. 3D	3,845.20	10.83%	18,956,870	10.67%	4,930.01
60. 4D1	9,286.34	26.15%	45,595,945	25.67%	4,910.00
61. 4D	3,286.36	9.25%	15,938,920	8.97%	4,850.02
62. Total	35,512.05	100.00%	177,594,710	100.00%	5,000.97
<b>Grass</b>					
63. 1G1	1,255.18	3.66%	2,131,815	4.02%	1,698.41
64. 1G	1,100.42	3.21%	1,844,735	3.48%	1,676.39
65. 2G1	3,126.84	9.11%	4,989,860	9.41%	1,595.82
66. 2G	1,306.67	3.81%	2,122,225	4.00%	1,624.15
67. 3G1	1,109.75	3.23%	1,837,970	3.47%	1,656.20
68. 3G	2,114.50	6.16%	3,482,635	6.57%	1,647.03
69. 4G1	7,846.03	22.86%	12,740,495	24.03%	1,623.81
70. 4G	16,464.72	47.97%	23,872,450	45.02%	1,449.92
71. Total	34,324.11	100.00%	53,022,185	100.00%	1,544.75
<b>Irrigated Total</b>					
	40,722.89	36.43%	241,039,770	51.02%	5,919.02
<b>Dry Total</b>					
	35,512.05	31.77%	177,594,710	37.59%	5,000.97
<b>Grass Total</b>					
	34,324.11	30.71%	53,022,185	11.22%	1,544.75
72. Waste	533.66	0.48%	96,495	0.02%	180.82
73. Other	693.98	0.62%	710,940	0.15%	1,024.44
74. Exempt	80.32	0.07%	0	0.00%	0.00
75. Market Area Total	111,786.69	100.00%	472,464,100	100.00%	4,226.48

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	67.92	378,425	1,305.08	7,484,060	76,789.82	424,321,660	78,162.82	432,184,145
<b>77. Dry Land</b>	6.00	30,600	667.29	3,260,050	72,064.75	299,380,835	72,738.04	302,671,485
<b>78. Grass</b>	5.77	8,925	1,372.30	1,912,190	110,502.52	156,915,515	111,880.59	158,836,630
<b>79. Waste</b>	0.00	0	28.77	7,485	1,056.12	206,990	1,084.89	214,475
<b>80. Other</b>	0.00	0	23.41	23,830	3,187.18	3,405,288	3,210.59	3,429,118
<b>81. Exempt</b>	0.00	0	0.00	0	80.32	0	80.32	0
<b>82. Total</b>	<b>79.69</b>	<b>417,950</b>	<b>3,396.85</b>	<b>12,687,615</b>	<b>263,600.39</b>	<b>884,230,288</b>	<b>267,076.93</b>	<b>897,335,853</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	78,162.82	29.27%	432,184,145	48.16%	5,529.28
<b>Dry Land</b>	72,738.04	27.23%	302,671,485	33.73%	4,161.12
<b>Grass</b>	111,880.59	41.89%	158,836,630	17.70%	1,419.70
<b>Waste</b>	1,084.89	0.41%	214,475	0.02%	197.69
<b>Other</b>	3,210.59	1.20%	3,429,118	0.38%	1,068.06
<b>Exempt</b>	80.32	0.03%	0	0.00%	0.00
<b>Total</b>	<b>267,076.93</b>	<b>100.00%</b>	<b>897,335,853</b>	<b>100.00%</b>	<b>3,359.84</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Belgrade	37	46,235	91	134,420	92	1,833,495	129	2,014,150	138,570
83.2 Fullerton	61	212,965	583	2,587,250	584	32,187,345	645	34,987,560	313,450
83.3 Genoa	56	225,310	391	1,790,688	393	22,613,930	449	24,629,928	252,060
83.4 Rural	259	4,477,775	217	2,942,965	254	26,855,225	513	34,275,965	676,695
84 Residential Total	413	4,962,285	1,282	7,455,323	1,323	83,489,995	1,736	95,907,603	1,380,775

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	Belgrade	1	640	15	11,665	15	172,480	16	184,785	0
85.2	Fullerton	14	169,940	91	310,565	94	10,700,835	108	11,181,340	0
85.3	Genoa	3	68,665	47	129,890	56	2,801,805	59	3,000,360	0
85.4	Rural	5	98,850	14	1,219,875	19	10,104,425	24	11,423,150	0
86	Commercial Total	23	338,095	167	1,671,995	184	23,779,545	207	25,789,635	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	560.30	0.87%	840,450	0.92%	1,500.00
88. 1G	1,632.89	2.54%	2,450,185	2.70%	1,500.52
89. 2G1	2,743.47	4.27%	4,060,505	4.47%	1,480.06
90. 2G	5,442.21	8.48%	8,004,300	8.81%	1,470.78
91. 3G1	3,958.31	6.17%	5,819,515	6.40%	1,470.20
92. 3G	3,588.93	5.59%	5,114,800	5.63%	1,425.16
93. 4G1	17,458.93	27.20%	24,369,710	26.82%	1,395.83
94. 4G	28,813.77	44.88%	40,215,630	44.25%	1,395.71
95. Total	64,198.81	100.00%	90,875,095	100.00%	1,415.53
<b>CRP</b>					
96. 1C1	29.96	0.76%	41,940	0.76%	1,399.87
97. 1C	249.91	6.32%	349,870	6.32%	1,399.98
98. 2C1	115.03	2.91%	161,040	2.91%	1,399.98
99. 2C	145.40	3.68%	203,555	3.68%	1,399.97
100. 3C1	146.82	3.71%	205,545	3.71%	1,399.98
101. 3C	31.69	0.80%	44,365	0.80%	1,399.97
102. 4C1	1,840.21	46.54%	2,576,305	46.54%	1,400.01
103. 4C	1,394.84	35.28%	1,952,920	35.28%	1,400.10
104. Total	3,953.86	100.00%	5,535,540	100.00%	1,400.03
<b>Timber</b>					
105. 1T1	131.57	1.40%	131,570	1.40%	1,000.00
106. 1T	300.44	3.19%	300,440	3.19%	1,000.00
107. 2T1	534.35	5.68%	534,350	5.68%	1,000.00
108. 2T	251.68	2.68%	251,680	2.68%	1,000.00
109. 3T1	166.81	1.77%	166,810	1.77%	1,000.00
110. 3T	94.03	1.00%	94,030	1.00%	1,000.00
111. 4T1	498.28	5.30%	498,280	5.30%	1,000.00
112. 4T	7,426.65	78.97%	7,426,650	78.97%	1,000.00
113. Total	9,403.81	100.00%	9,403,810	100.00%	1,000.00
<hr/>					
Grass Total	64,198.81	82.78%	90,875,095	85.88%	1,415.53
CRP Total	3,953.86	5.10%	5,535,540	5.23%	1,400.03
Timber Total	9,403.81	12.13%	9,403,810	8.89%	1,000.00
<hr/>					
114. Market Area Total	77,556.48	100.00%	105,814,445	100.00%	1,364.35

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	814.18	3.45%	1,445,770	3.76%	1,775.74
88. 1G	910.59	3.85%	1,590,480	4.13%	1,746.65
89. 2G1	2,258.43	9.56%	3,899,775	10.13%	1,726.76
90. 2G	1,078.80	4.57%	1,829,715	4.75%	1,696.07
91. 3G1	912.28	3.86%	1,523,670	3.96%	1,670.18
92. 3G	1,710.56	7.24%	2,789,125	7.25%	1,630.53
93. 4G1	6,309.96	26.71%	10,098,550	26.23%	1,600.41
94. 4G	9,630.07	40.76%	15,316,185	39.79%	1,590.45
95. Total	23,624.87	100.00%	38,493,270	100.00%	1,629.35
<b>CRP</b>					
96. 1C1	196.03	9.28%	392,060	9.28%	2,000.00
97. 1C	33.07	1.57%	66,140	1.57%	2,000.00
98. 2C1	59.97	2.84%	119,940	2.84%	2,000.00
99. 2C	23.84	1.13%	47,680	1.13%	2,000.00
100. 3C1	96.67	4.58%	193,340	4.58%	2,000.00
101. 3C	260.99	12.36%	521,980	12.36%	2,000.00
102. 4C1	998.32	47.26%	1,996,640	47.26%	2,000.00
103. 4C	443.34	20.99%	886,680	20.99%	2,000.00
104. Total	2,112.23	100.00%	4,224,460	100.00%	2,000.00
<b>Timber</b>					
105. 1T1	244.97	2.85%	293,985	2.85%	1,200.09
106. 1T	156.76	1.83%	188,115	1.83%	1,200.02
107. 2T1	808.44	9.41%	970,145	9.41%	1,200.02
108. 2T	204.03	2.38%	244,830	2.38%	1,199.97
109. 3T1	100.80	1.17%	120,960	1.17%	1,200.00
110. 3T	142.95	1.66%	171,530	1.66%	1,199.93
111. 4T1	537.75	6.26%	645,305	6.26%	1,200.01
112. 4T	6,391.31	74.43%	7,669,585	74.43%	1,200.00
113. Total	8,587.01	100.00%	10,304,455	100.00%	1,200.01
<hr/>					
Grass Total	23,624.87	68.83%	38,493,270	72.60%	1,629.35
CRP Total	2,112.23	6.15%	4,224,460	7.97%	2,000.00
Timber Total	8,587.01	25.02%	10,304,455	19.43%	1,200.01
<hr/>					
114. Market Area Total	34,324.11	100.00%	53,022,185	100.00%	1,544.75

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

63 Nance

	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	89,554,453	93,783,333	4,228,880	4.72%	1,372,275	3.19%
02. Recreational	2,015,560	2,124,270	108,710	5.39%	8,500	4.97%
03. Ag-Homesite Land, Ag-Res Dwelling	26,522,860	28,722,695	2,199,835	8.29%	578,574	6.11%
<b>04. Total Residential (sum lines 1-3)</b>	<b>118,092,873</b>	<b>124,630,298</b>	<b>6,537,425</b>	<b>5.54%</b>	<b>1,959,349</b>	<b>3.88%</b>
05. Commercial	19,288,530	19,298,350	9,820	0.05%	0	0.05%
06. Industrial	9,673,990	6,491,285	-3,182,705	-32.90%	0	-32.90%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>28,962,520</b>	<b>25,789,635</b>	<b>-3,172,885</b>	<b>-10.96%</b>	<b>0</b>	<b>-10.96%</b>
08. Ag-Farmsite Land, Outbuildings	33,070,287	37,064,550	3,994,263	12.08%	2,009,680	6.00%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>33,070,287</b>	<b>37,064,550</b>	<b>3,994,263</b>	<b>12.08%</b>	<b>2,009,680</b>	<b>6.00%</b>
12. Irrigated	423,083,425	432,184,145	9,100,720	2.15%		
13. Dryland	302,417,935	302,671,485	253,550	0.08%		
14. Grassland	159,422,505	158,836,630	-585,875	-0.37%		
15. Wasteland	222,975	214,475	-8,500	-3.81%		
16. Other Agland	3,425,333	3,429,118	3,785	0.11%		
<b>17. Total Agricultural Land</b>	<b>888,572,173</b>	<b>897,335,853</b>	<b>8,763,680</b>	<b>0.99%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,068,697,853</b>	<b>1,084,820,336</b>	<b>16,122,483</b>	<b>1.51%</b>	<b>3,969,029</b>	<b>1.14%</b>

## 2017 Assessment Survey for Nance County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	1 (part-time)
<b>3.</b>	<b>Other full-time employees:</b>
	-
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	-
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$123,991.00
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$123,991.00
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	-
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$53,790.00
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	0, paid out of the county's general fund
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,050.00
<b>12.</b>	<b>Other miscellaneous funds:</b>
	-
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$13,916.23

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes nance.gisworkshop.com
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop Inc. and assessor staff
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	County wide except the village of Belgrade
3.	<b>What municipalities in the county are zoned?</b>
	All except the village of Belgrade
4.	<b>When was zoning implemented?</b>
	2000

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	-
2.	<b>GIS Services:</b>
	GIS Workshop Inc.
3.	<b>Other services:</b>
	-

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	No
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	-
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	-
4.	<b>Have the existing contracts been approved by the PTA?</b>
	-
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	-

## 2017 Residential Assessment Survey for Nance County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Assessor and staff												
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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>Fullerton - County seat and largest city in the county located on State Highways 14 &amp; 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rural - All residential properties not within the boundaries of a municipality or subdivision</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Ag Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.	02	Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.	03	Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.	04	Rural - All residential properties not within the boundaries of a municipality or subdivision	AG	Ag Homes and Outbuildings
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04	Rural - All residential properties not within the boundaries of a municipality or subdivision												
AG	Ag Homes and Outbuildings												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	Cost and sales comparison approaches												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>												
	Depreciation tables are developed based on local market information												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>												
	Yes												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Sales and size comparison of value in each town												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	All lots are treated the same; no applications to combine lots have been received												

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	2014	2013	2016
02	2013	2014	2013	2014
03	2013	2014	2013	2014
04	2013	2014	2013	2016/2017
AG	2013	2014	2013	2016/2017

## 2017 Commercial Assessment Survey for Nance County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	Assessor and staff																												
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>																												
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																												
	Cost approach less depreciation derived from market																												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																												
	On staff appraiser uses cost and sales comparison approaches; state sales file query																												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																												
	Depreciation tables are developed based on local market information																												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																												
	Yes																												
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																												
	Reviewing sales of commercial property																												
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01	2012	2014	2010	2012																									
02	2012	2014	2010	2012																									
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## 2017 Agricultural Assessment Survey for Nance County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor and staff										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This area includes all the area south of the Loup River and the area in the northwest portion of the county which is north of the Twin Loups Reclamation District and west of the Cedar River. The area south of the Loup River contains more sandy and alkali soils. The topography tends to be very flat and wet. The area north of the Twin Loups Reclamation District and West of the Cedar River contains more silty soils. The topography tends to have steep hills with valleys and gullies.</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This area includes those parcels in the Twin Loups Reclamation District and the area located in the northeast portion of the county all lying north of the Loup River. The area located in the Twin Loups Reclamation District contains more fertile, rich soils. The topography tends to be mostly flat with few gradual hills. The area located east of the Cedar River and north of the Loup River tends to have more fertile soil. The topography tends to have rolling and gradual hills with few areas of steep hills, valleys and gullies. This market area includes the area located in the northeast portion of the county (Beaver, Genoa and Council Creek Townships), all lying north of the Loup River. This portion of the county has outside market influences from Platte County to the east and Boone County to the north which both have higher valued agricultural lands. Area 2 includes the higher quality market value lands in Nance County.</td> <td style="text-align: center;">2015-2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This area includes all the area south of the Loup River and the area in the northwest portion of the county which is north of the Twin Loups Reclamation District and west of the Cedar River. The area south of the Loup River contains more sandy and alkali soils. The topography tends to be very flat and wet. The area north of the Twin Loups Reclamation District and West of the Cedar River contains more silty soils. The topography tends to have steep hills with valleys and gullies.	2015-2016	02	This area includes those parcels in the Twin Loups Reclamation District and the area located in the northeast portion of the county all lying north of the Loup River. The area located in the Twin Loups Reclamation District contains more fertile, rich soils. The topography tends to be mostly flat with few gradual hills. The area located east of the Cedar River and north of the Loup River tends to have more fertile soil. The topography tends to have rolling and gradual hills with few areas of steep hills, valleys and gullies. This market area includes the area located in the northeast portion of the county (Beaver, Genoa and Council Creek Townships), all lying north of the Loup River. This portion of the county has outside market influences from Platte County to the east and Boone County to the north which both have higher valued agricultural lands. Area 2 includes the higher quality market value lands in Nance County.	2015-2016
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	Common geographic characteristics, topography, market characteristics										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Questionnaires from buyer/seller; interviews, and inspections. Realtor sale bills are kept and attached to Form 521's for future reference.										
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>										
	Yes										
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	Questionnaires, buyer/seller interviews by phone or correspondence, and location										

**Nance County**  
**3 Year Plan of Assessment**  
**2017-2019**

**Introduction**

Pursuant to Neb. Laws 2005, LB 263, § 9, on or before June 15<sup>th</sup> each year the Assessor shall prepare a plan of assessment. It is to be submitted to the Nance County Board of Equalization on or before July 31<sup>st</sup>, and to the Department of Property Assessment & Taxation on or before October 31<sup>st</sup> each year. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any updates will describe all the duties of the Nance County Assessor. It shall indicate the classes or subclasses of real property that the Nance 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 of quality of assessment practices required by law and the resources necessary to complete those actions.

**Real Property Assessment Requirements**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or 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 laws as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003)

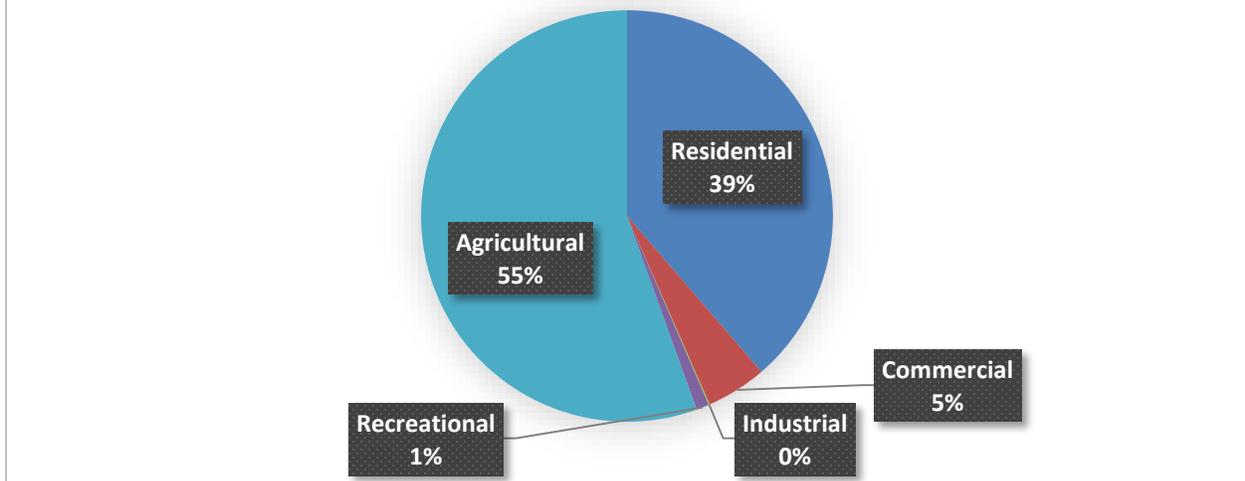
Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land.
2. 75% of actual value for agricultural land and horticultural land.
3. 75% of special value for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

**General Description of Real Property in Nance County**

As reported on the 2016 County Abstract, Nance County has a total of 4,323 real property parcels. The residential parcel count (1,672) is approximately 36% of the total; the commercial parcel count (205) is approximately 5% of the total; the Industrial parcel count (4) is approximately (0.10%) of the total; and the recreational parcel count (43) is approximately 1% of the total. Agriculture parcels (2,399) account for about 58% of the total. The total Nance county real estate valuations as reported on the 2016 Abstract of Assessment, excluding centrally assessed property, is \$1,070,029,938. The following chart provides a visual representation of the property classification breakdown.

## Property Classification Breakdown (by percentage)



### Budget

2015/2016 Assessor's Budget \$119,629.00

2015/2016 Appraisal Budget \$84,305.00

2016/2017 Assessor's Budget \$123,991.00

2016/2017 Appraisal Budget \$53,790.00

### Staff/Training

The staff of the Nance County Assessor's Office consists of the Assessor, Deputy, and one part-time clerk. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property record cards as dictated by Form 521 transfer statements, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, reports office inventory, compiles the annual inventory list and supervises all other duties with the assistance of the Deputy. The assessor, deputy and clerk manage personal property files, oversee the homestead exemption program, and handle the permissive exemptions. All staff are responsible for the operation and maintenance of our GIS database, which includes the digitizing of parcels, the application of current land use layers and the calculation of agricultural land use acres.

The Assessor and Deputy hold the assessor certification and are required to complete 60 hours of continuing education every 4-year term to maintain certification. Education is obtained by attending and participating in annual P.A.D. workshops, meetings and classes. The assessor also holds the required certification for IAAO Course 101-Fundamentals in Real Property Appraisal and IAAO Course 300-Fundamentals of Mass Appraisal.

### **3-YEAR APPRAISAL PLAN**

#### **2017**

##### **Residential**

All residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

##### **Commercial**

Review of commercial and industrial properties will begin in 2017 to be completed for year 2018 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of all commercial properties will take place. Nance County has 205 commercial parcels, of which 183 are improved parcels.

##### **Agricultural**

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

#### **2018**

##### **Residential**

All residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

##### **Commercial**

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

##### **Agricultural**

The assessor will continue to monitor the current Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

#### **2019**

##### **Residential**

All residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

### Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

### Agricultural

The assessor will continue to monitor the new Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

### **Conclusion**

I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time or other outside forces. However, be assured that any additional changes or inclusions will be performed to comply with all regulations and correct values.

Megan Zoucha  
Nance County Assessor