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DEPARTMENT OF REVENUE

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

NUCKOLLS 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 Nuckolls 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 Nuckolls 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: Susan Rogers, Nuckolls County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

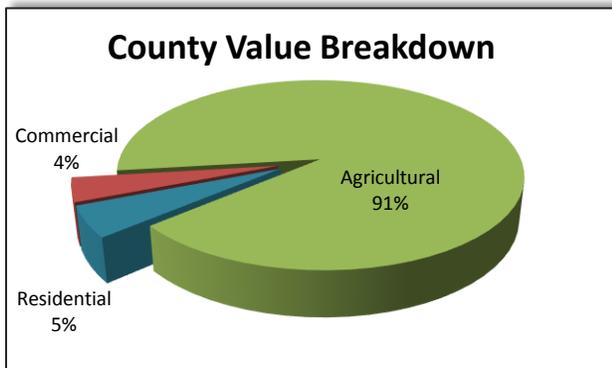
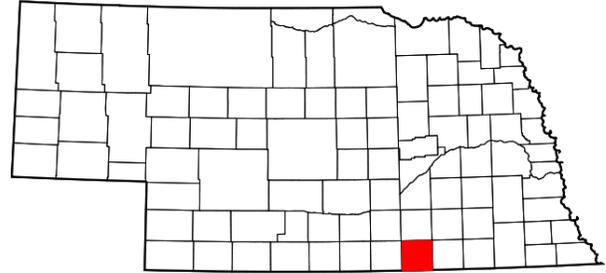
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 575 miles, Nuckolls had 4,329 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, Nuckolls has seen a steady drop in population of 47% (Nebraska Department of Economic Development). Reports indicated that 74% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
HARDY	179	159	-11%
LAWRENCE	312	304	-3%
NELSON	587	488	-17%
NORA	20	21	5%
OAK	60	66	10%
RUSKIN	195	123	-37%
SUPERIOR	2,055	1,957	-5%

The majority of the commercial properties in Nuckolls convene in and around Superior, the largest town in the county. Per the latest information available from the U.S. Census Bureau, there were 181 employer establishments in Nuckolls, a 6% expansion over the preceding year. Countywide employment was at 2,358 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Nuckolls that has fortified the local rural area economies. Nuckolls is included in both the Little Blue and Lower Republican Natural Resource Districts (NRD). A mix of dry and grass land makes up the majority of the land in the county. When compared against the value of sales by

commodity group of the other counties in Nebraska, Nuckolls ranks fifth in sheep, goats, wool, mohair, and milk (USDA AgCensus).

2017 Residential Correlation for Nuckolls County

Assessment Actions

Within the residential class of Nuckolls County, physical inspections and re-appraisals of residential improvements take place over a five-year period of the six-year inspection and review cycle. This review began this year and will continue for the next four years. For the current assessment year, the county physically inspected residential parcels in Superior. Additionally, all residential pick-up work was completed by the county, as were on-site inspections of any remodeling and new additions.

A market analysis and sales analysis was done for all residential valuation groupings to determine whether further adjustments or studies were warranted. As a result of these analyses and adjustments, Superior, the area re-appraised for the year, received an increase of 8% and Rural Residential also received an increase.

Description of Analysis

Nuckolls County contains almost 1,700 improved residential parcels. There are eight valuation groupings in Nuckolls County. Superior, as the most populous town in the county, contains over 50% of the parcels while Nelson contains 17% of the parcels.

Valuation Grouping	Description
1	Nelson
2	Hardy
3	Lawrence
4	Nora
5	Oak
6	Ruskin
7	Superior
8	Rural Acreages

A review of the county's statistical analysis showed 100 residential sales, representing six of the eight valuation groupings. Analyses of these sales were conducted to determine if the sales were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales.

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

<u>Study Yrs</u>						
01-OCT-14 To 30-SEP-15	44	97.01	104.02	98.52	15.21	105.58
01-OCT-15 To 30-SEP-16	56	95.88	100.34	96.40	14.76	104.09

2017 Residential Correlation for Nuckolls County

An analysis of the sample shows that two out of the three measures of central tendency are within the acceptable range for the residential class as a whole. While there weren't any outlier sales, there were enough low dollar sales to affect the mean to a small degree. Likewise, the overall Price-Related Differential (PRD) was slightly affected by those sales as well. However, the two qualitative measurements still indicate that there is, overall, uniformity of assessment. In looking at individual valuation groupings, a grouping with a very small number of sales, Oak, appears to be the driving force behind the overall mean and PRD measurements.

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

Based on the findings of these analyses, the overall sample is reliable to determine a point estimate of a level of value for the residential class of property in Nuckolls County.

Assessment Practice Review

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

The county assessor's office reviews all sales on-site. During that time, a note is left at the property and follow-up phone calls are made. A questionnaire is sent to the buyer. If the questionnaire is not timely received by the county assessor's office, a questionnaire is then sent to the seller. The return rate on questionnaires is not adequate and the county is exploring ways to increase that return rate. Once the seller and/or buyer return the questionnaire to the county assessor's office, it is used during the verification process to make a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The county assessor's office offered descriptions of the sales that explained the qualification determination reached.

Valuation groupings were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The county currently has the same valuation groupings for both residential and commercial. In the future, those valuation groupings may change. Currently, the county has worked to expand the descriptions of the valuation groupings in an effort to demonstrate the differences that exist between them. In the future, those valuation groupings may change.

The county has had a self-imposed cycle of inspection and review in place for a number of years. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as

2017 Residential Correlation for Nuckolls County

permitted. As inspections are completed, property records are updated, as is depreciation. Costing is done on a county-wide basis. The county has shared their systematic schedule of inspections with the Division and the Division has found that the county continues to follow it.

Equalization and Quality of Assessment

The adjustments made for the year in the county encompassed both increases and decreases and overall affected slightly less than half of the valuation groupings. Of those that saw changes, only two groupings had notable changes, Rural Residential and Superior. The quality of assessment complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	27	95.14	100.09	98.22	17.56	101.90
02	1	48.20	48.20	48.20	00.00	100.00
03	8	94.06	106.15	96.00	23.76	110.57
05	3	97.38	124.48	92.60	33.87	134.43
06	3	117.75	110.42	102.08	11.23	108.17
07	58	96.23	101.57	97.37	10.82	104.31
<u>ALL</u>	100	96.23	101.96	97.43	15.01	104.65

Level of Value

Based on the review of all available information, the level of value for residential property in Nuckolls County is 96%.

2017 Commercial Correlation for Nuckolls County

Assessment Actions

Within the commercial class of Nuckolls County, physical inspections and re-appraisals of commercial improvements take place over a one-year period of the six-year inspection and review cycle. This review last occurred in preparation for assessment year 2016. Additionally, all commercial pick-up work is completed every year by the county, as are on-site inspections of any remodeling and new additions.

A market analysis and sales analysis was done for the commercial valuation grouping to determine whether adjustments or further studies were warranted. As a result of these analyses and adjustments, limited valuation changes were made for the current year, with the valuation groupings of Ruskin and Oak seeing the largest valuation changes overall.

Description of Analysis

Nuckolls County contains almost 300 improved commercial parcels. There are eight valuation groupings in Nuckolls County. Superior, as the commercial hub of the county, contains over 50% of the parcels and Nelson contains 14% of the parcels.

Valuation Grouping	Description
1	Nelson
2	Hardy
3	Lawrence
4	Nora
5	Oak
6	Ruskin
7	Superior
8	Rural

There were eight commercial sales, representing five of the valuation groupings. Analyses of these sales were done to determine if the sales overall were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales. The sample size for 2017 is not large enough to be used for measurement purposes.

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

2017 Commercial Correlation for Nuckolls County

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

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

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

Assessment Practice Review

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

The county assessor's office reviews all sales on-site. During that time, a note is left at the property if no one is available and follow-up phone calls are made. A questionnaire is sent to the buyer. If the questionnaire is not timely received by the assessor's office, a questionnaire is then sent to the seller. The return rate on questionnaires is not adequate and the county is exploring ways to increase that return rate. Once the seller and/or buyer return the questionnaire to the county assessor's office, it is used during the verification process to make a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The county assessor's office offered descriptions of the sales that explained the qualification determination reached.

The valuation groupings in the county align with the county's inspection and review plan. The county has the same valuation groupings for both residential and commercial. Currently, the county has worked to expand the descriptions of the valuation groupings in an effort to demonstrate the economic differences that exist between them. In the future, those valuation groupings may change.

The county has had a self-imposed cycle of inspection and review in place for a number of years. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As inspections are completed, property records are updated, as are depreciation tables. Costing is done on a county-wide basis. The county has shared their systematic schedule of inspections with the Division and the Division has found that the county continues to follow it.

2017 Commercial Correlation for Nuckolls County

Equalization and Quality of Assessment

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

A review of the valuation grouping substratum shows that no valuation grouping has enough sales to be reliable individually, although the class as a whole is considered to be assessed at an acceptable level. The commercial property in Nuckolls County is in compliance for equalization and quality of assessment.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	1	113.04	113.04	113.04	00.00	100.00
03	1	94.94	94.94	94.94	00.00	100.00
06	1	99.07	99.07	99.07	00.00	100.00
07	8	101.18	109.11	97.72	19.50	111.68
08	1	100.12	100.12	100.12	00.00	100.00
____ALL____	12	99.80	106.67	99.85	14.81	106.83

Level of Value

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

2017 Agricultural Correlation for Nuckolls County

Assessment Actions

Within the agricultural class of Nuckolls County, the physical inspections of agricultural improvements, vacant land, and rural residential with agricultural land take place over a two-year period of the six-year inspection and review cycle. This review last occurred in preparation for assessment years 2014-2015. During the years in which a review is not scheduled, routine maintenance occurs.

Land use continues to be updated as information becomes available. The county assessor then contacts the property owner to inform them of the potential changes and to encourage the property owner to bring any additional information into the county assessor's office. As part of the verification process, a physical review of the agricultural land may occur. After the information is verified, the land use is corrected, if deemed necessary. A market analysis and sales analysis occurred for the current year. As a result, updates to land values were made to reflect those findings. Irrigated, dry, and grassland all saw decreases to values, in the amounts of 7%, 10%, and 1%, respectively.

Description of Analysis

Of Nuckolls County's agricultural land, almost 50% of the dryland acres lie in Class 1D. However no land capability group (LCG) holds at least 50% of the acres in any land category. Class 1D, at 20%, holds the largest amount of the county's total agricultural land composition, followed by Class 2D, with 11%. Analyses of the forty-seven sales within Nuckolls County were done to determine if the sales were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales. The findings of these analyses indicated that the sample was not sufficiently reliable to be used as a point estimate indicator of the level of value of agricultural land as a whole.

First, the removal of the two highest ratios from the ratio array lowers the median by over three percentage points to 74%, while the removal of two ratios from the low end of the range does not significantly affect the median. This indicates that a few outlier sales with high ratios are artificially holding the median above the acceptable range.

Because the sample contains a few outlier sales, an analysis of the study years was conducted to determine if any trends in the market for Nuckolls County could be observed. If the agricultural market were increasing or decreasing, the expectation would be a measurable difference in the statistics of either increasing or decreasing medians. Additionally, the number of qualified sales occurring in the county could indicate a fluctuation in the market if a difference is found between the years. Stratifying the sales by study period year shows an increasing median in each year of the study, clearly indicating a decreasing market. Within this observed trend, Nuckolls County holds a median within the acceptable range for the middle year of the study.

Study Yrs						
01-OCT-13 To 30-SEP-14	11	63.22	74.64	65.75	36.73	113.52
01-OCT-14 To 30-SEP-15	16	75.48	82.85	77.05	25.98	107.53
01-OCT-15 To 30-SEP-16	20	78.79	81.73	75.32	16.58	108.51

2017 Agricultural Correlation for Nuckolls County

Additionally, the breakdown by years shows the significant difference between the oldest and newest sales, not just in terms of the median, but in terms of sheer sale numbers as well. With almost double the amount of sales in what has been determined to be a declining market, this would also factor into the overall median of 77%.

Another indication the sales within Nuckolls County are not independently reliable is the size of the subclass samples. The size of the subclass samples are very small with no subclass achieving ten or more sales.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	6	71.46	70.83	68.71	16.05	103.09
1	6	71.46	70.83	68.71	16.05	103.09
<u>Dry</u>						
County	9	63.36	70.25	65.28	33.25	107.61
1	9	63.36	70.25	65.28	33.25	107.61
<u>Grass</u>						
County	7	78.96	79.49	73.46	19.05	108.21
1	7	78.96	79.49	73.46	19.05	108.21
<u>ALL</u>						
	47	77.17	80.45	73.71	24.18	109.14

Because of the first two tests of reliability demonstrating that the market is declining and also that the number of sales per year may be factoring into that, a further analysis was conducted on each subclass majority land use (MLU). While each subclass is small, they could still be examined to determine if, similar to the overall, a skew towards one of the study years might factor into the subclass measurement.

The majority of the grass sales fall in the second year of the study period. Removing just the highest ratio to the grass sample lowers the median by almost eight percentage points from 79% to 71% and the removal of the second highest ratio lowers the median yet again another eight percentage points to 63%. Removing the lowest ratio raises the median from 79% to 82%. The removal of the second lowest ratio raises the median another three percentage points to 85%. The difference between the results of the two highest ratios being removed and the lowest two ratios being removed, 16% to 6%, indicates a skew in the sample. The high ratio sale would appear to be an outlier directly affecting the grass MLU measurement as the other grass sales are closely arranged in median and the high ratio sale was over 30 points higher than the next ratio.

Dryland, with nine sales, saw two-thirds of those sales fall in the oldest year, which could indicate a skew towards a low median based on high sales, but lower values. Removing the highest ratio, which also appears to be an outlier, does not affect the dry measurement by much, moving the median just 2% lower. Removing the lowest ratio, on the other hand, increases the dry median by double that amount to 67% and removing the second lowest ratio increases the median again by another 4% to 71%. This demonstrates that high dollar sales in the oldest year are affecting the dryland median.

2017 Agricultural Correlation for Nuckolls County

Finally, irrigated, with six sales, does not immediately show any outliers and the sample is also evenly distributed through the three years of the study period. Removing either the highest or lowest ratio produces the same shift in the median. Removing the highest ratio lowers the ratio by five percent to 66%. Removing the lowest ratio increases the ratio by six percent to 77%. This is a small sample; however, because of the nearly identical affect the removals had on both sides of the median, these findings show that the sample might be proportionate and indicative of the true irrigated measurement for the county.

When the sales within a county are not reliable, the Division will first look to determine whether the county assessment actions parallel the movement of the general market and result in values that are generally equalized to surrounding comparable counties. Secondly, the Division will examine expanded sales studies for a level of value indicator. Every county surrounding Nuckolls County either kept irrigated values the same or lowered them. The majority lowered those values and the decreases ranged from 2-8%. Dryland was unchanged or decreased in the majority of the counties surrounding Nuckolls County. The decreases were 4%. Grass also remained largely either unchanged or decreased by 2%. The only exceptions to these include a 4% increase to dryland in Adams County and a 10% increase to grassland in Webster County to adjust values that were previously lagging the market.

Nuckolls County's decrease to irrigated land was 7%, similar to the adjoining counties decreases. The resulting values place Nuckolls County at the lower end of the array when compared to adjoining counties, but did not result in values that are clearly too low.

County	Weighted Average
Nuckolls	\$5,704
Adams	\$5,997
Clay	\$6,582
Kearney	\$5,847
Thayer 1	\$6,920

The county's 10% decrease to dryland was a higher decrease than every adjoining county, but, again did not result in values that were clearly too low.

County	Weighted Average
Nuckolls	\$3,019
Adams	\$3,190
Clay	\$3,405
Kearney	\$3,097
Thayer 1	\$4,334
Webster	\$2,473

Finally, Nuckolls County's decrease to grass of 1% was similar to the adjoining counties and Nuckolls County remains very much in the mix of weighted averages for grass when compared to the other counties.

2017 Agricultural Correlation for Nuckolls County

County	Weighted Average
Nuckolls	\$1,400
Adams	\$1,454
Clay	\$1,477
Kearney	\$1,300
Thayer 1	\$1,416
Webster	\$1,417

The county assessor's actions were based on looking at both their sales and sales from counties lying within six miles of their borders. This analysis brought in an additional thirty sales and nearly doubled the first year of sales. As was demonstrated above, the limited number of first year sales contributed to the 77% median found when analyzing only the county's sales. With the expanded analysis, the overall median became 73%.

<u>Study Yrs</u>	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10/01/2013 To 09/30/2014	20	68.83	81.29	71.25	37.06	114.09
10/01/2014 To 09/30/2015	29	73.19	78.85	70.96	28.41	111.12
10/01/2015 To 09/30/2016	28	75.83	80.95	71.76	21.40	112.81

Using the same analysis as before, the two highest medians were removed. Unlike when this was performed before, the median only lowered to 73.19%. Removing the two lowest medians produced similar results, only increasing the median to 73.79%.

Another indication of increased reliability was the size of the subclass samples. With the expanded subclass sample, each MLU subclass achieved ten or more sales.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	14	68.27	78.72	69.50	28.93	113.27
1	14	68.27	78.72	69.50	28.93	113.27
<u>Dry</u>						
County	16	73.60	76.72	73.15	24.28	104.88
1	16	73.60	76.72	73.15	24.28	104.88
<u>Grass</u>						
County	11	63.22	70.41	65.83	27.68	106.96
1	11	63.22	70.41	65.83	27.68	106.96
<u>ALL</u>						
10/01/2013 To 09/30/2016	77	73.40	80.25	71.34	27.74	112.49

2017 Agricultural Correlation for Nuckolls County

The same analysis performed on the county's sales was also performed on the expanded analysis. Similar to the county only analysis, the majority of the grass sales fall in the second year of the study period. However, when the highest ratio was removed, the median barely changed, lowering to 62.39%. When two sales were removed, the median still was not affected, lowering to 61.56%. When the lowest ratio was removed, the median jumped to 71.09% and when a second low ratio was removed, it rose again, to 78.96%. This was the opposite of what was found with grassland using the original sample. This indicates that neither grass analysis is reliable as it produced two vastly different results, both with small samples.

Dryland again saw the majority of sales fall in the oldest year, even with an expanded analysis. Removing the 1-2 highest ratio sales affected the median very little, lowering it to 73.40% and 73.30%, respectively. Removing the 1-2 lowest ratio sales also affected the median very little, increasing it to 73.79% and 74.04%, respectively. Because of the nearly identical affect these removals had on the median, the findings of these removals shows that this sample might be proportionate and indicative of the true dryland measurement for the county.

Similar to the other subgroups, irrigated saw a similar makeup to the smaller sample as well, with an even distribution across the three years of the study period. However, unlike the previous analysis done on this subgroup, this sample contains two outliers reflecting high medians, which could affect the measurement. When the two highest ratios were removed, the median lowered to 66.36%. When the two lowest ratios were removed, the median jumped to 73.37%. This demonstrates that high dollar sales in the oldest year are affecting the irrigated median. Because of these results and the previously observed results of the original irrigated sample, there is much variability in the statistics.

The results indicate that the expanded analysis provides a more reliable overall measurement of the agricultural market in Nuckolls County. The dry measurement involved with the expanded analysis and the irrigated measurement involved with the county only analysis appear to be reliable statistics for those two subgroups. However, neither set of analysis demonstrate a reliable statistic for grassland. Further, the observed trend of the county is similar to the general movement of the agricultural market in the region. The county assessor's valuation decisions for 2017 mirror this trend of the agricultural market, with decreases to values for the year.

Assessment Practice Review

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

2017 Agricultural Correlation for Nuckolls County

The county assessor's office reviews all sales on-site. During that time, a note is left at the property and follow-up phone calls are made. A questionnaire is sent to the buyer. If the questionnaire is not timely received by the assessor's office, a questionnaire is then sent to the seller. The return rate on questionnaires is not adequate and the county is exploring ways to increase that return rate. Once the seller and/or buyer return the questionnaire to the county assessor's office, it is used during the verification process to make a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. In addition to the normal review of sales and qualification determinations, the Division also performed additional analyses of non-agricultural production influences on agricultural sales. The county assessor's office offered detailed descriptions for sales requiring them that thoroughly explained the qualification determination reached.

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

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

Equalization

The county assessor decreased irrigated 7%, decreased dry 10%, and grassland 1% for the current assessment year. These adjustments reflect the current movement of the agricultural land market. The analysis supports that values fall within the acceptable range overall and within the acceptable range for the MLU subclasses as well. The analysis also supports that the county is equalized with surrounding comparable counties.

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

2017 Agricultural Correlation for Nuckolls County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nuckolls County is 73%.

2017 Opinions of the Property Tax Administrator for Nuckolls County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Nuckolls County

Residential Real Property - Current

Number of Sales	100	Median	96.23
Total Sales Price	\$4,608,227	Mean	101.96
Total Adj. Sales Price	\$4,624,227	Wgt. Mean	97.43
Total Assessed Value	\$4,505,525	Average Assessed Value of the Base	\$30,846
Avg. Adj. Sales Price	\$46,242	Avg. Assessed Value	\$45,055

Confidence Interval - Current

95% Median C.I	94.80 to 97.43
95% Wgt. Mean C.I	94.45 to 100.42
95% Mean C.I	96.82 to 107.10
% of Value of the Class of all Real Property Value in the County	5.20
% of Records Sold in the Study Period	4.79
% of Value Sold in the Study Period	7.00

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	82	96	96.10
2015	72	97	96.65
2014	97	97	97.47
2013	103	98	97.61

2017 Commission Summary for Nuckolls County

Commercial Real Property - Current

Number of Sales	12	Median	99.60
Total Sales Price	\$601,600	Mean	106.67
Total Adj. Sales Price	\$601,600	Wgt. Mean	99.85
Total Assessed Value	\$600,690	Average Assessed Value of the Base	\$134,513
Avg. Adj. Sales Price	\$50,133	Avg. Assessed Value	\$50,058

Confidence Interval - Current

95% Median C.I	95.45 to 113.04
95% Wgt. Mean C.I	91.28 to 108.41
95% Mean C.I	88.26 to 125.08
% of Value of the Class of all Real Property Value in the County	4.17
% of Records Sold in the Study Period	3.13
% of Value Sold in the Study Period	1.16

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	8	100	105.19
2015	13	100	98.85
2014	13	97	97.22
2013	16		99.81

65 Nuckolls

PAD 2017 R&O Statistics (Using 2017 Values)

RESIDENTIAL

Qualified

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

Number of Sales : 100
 Total Sales Price : 4,608,227
 Total Adj. Sales Price : 4,624,227
 Total Assessed Value : 4,505,525
 Avg. Adj. Sales Price : 46,242
 Avg. Assessed Value : 45,055

MEDIAN : 96
 WGT. MEAN : 97
 MEAN : 102
 COD : 15.01
 PRD : 104.65

COV : 25.70
 STD : 26.20
 Avg. Abs. Dev : 14.44
 MAX Sales Ratio : 247.19
 MIN Sales Ratio : 48.20

95% Median C.I. : 94.80 to 97.43
 95% Wgt. Mean C.I. : 94.45 to 100.42
 95% Mean C.I. : 96.82 to 107.10

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	6	97.08	97.25	99.83	12.77	97.42	73.82	123.26	73.82 to 123.26	78,500	78,367
01-JAN-15 To 31-MAR-15	5	97.92	108.99	96.16	24.07	113.34	73.52	148.60	N/A	42,140	40,521
01-APR-15 To 30-JUN-15	20	97.28	108.73	100.55	16.70	108.14	84.99	247.19	94.26 to 100.07	50,825	51,102
01-JUL-15 To 30-SEP-15	13	95.95	97.98	94.59	10.44	103.58	74.58	126.58	92.05 to 113.28	42,577	40,274
01-OCT-15 To 31-DEC-15	10	96.40	99.42	97.88	04.44	101.57	92.50	127.62	95.29 to 99.64	75,950	74,343
01-JAN-16 To 31-MAR-16	6	99.01	103.38	102.83	11.97	100.53	89.00	125.05	89.00 to 125.05	26,822	27,582
01-APR-16 To 30-JUN-16	18	94.79	91.11	94.72	05.94	96.19	59.78	98.62	87.68 to 97.35	37,829	35,833
01-JUL-16 To 30-SEP-16	22	96.53	107.47	95.08	26.88	113.03	48.20	187.50	86.00 to 136.72	35,053	33,327
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	44	97.01	104.02	98.52	15.21	105.58	73.52	247.19	94.26 to 99.78	51,175	50,418
01-OCT-15 To 30-SEP-16	56	95.88	100.34	96.40	14.76	104.09	48.20	187.50	94.54 to 97.35	42,367	40,841
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	48	96.70	103.91	98.09	13.32	105.93	73.52	247.19	95.41 to 98.77	52,921	51,909
<u>ALL</u>	100	96.23	101.96	97.43	15.01	104.65	48.20	247.19	94.80 to 97.43	46,242	45,055

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	27	95.14	100.09	98.22	17.56	101.90	59.78	161.88	88.70 to 102.88	37,707	37,036
02	1	48.20	48.20	48.20	00.00	100.00	48.20	48.20	N/A	8,765	4,225
03	8	94.06	106.15	96.00	23.76	110.57	75.00	153.31	75.00 to 153.31	47,438	45,541
05	3	97.38	124.48	92.60	33.87	134.43	88.56	187.50	N/A	14,000	12,963
06	3	117.75	110.42	102.08	11.23	108.17	86.92	126.58	N/A	41,667	42,532
07	58	96.23	101.57	97.37	10.82	104.31	73.67	247.19	95.29 to 97.55	52,601	51,216
<u>ALL</u>	100	96.23	101.96	97.43	15.01	104.65	48.20	247.19	94.80 to 97.43	46,242	45,055

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	100	96.23	101.96	97.43	15.01	104.65	48.20	247.19	94.80 to 97.43	46,242	45,055
06											
07											
<u>ALL</u>	100	96.23	101.96	97.43	15.01	104.65	48.20	247.19	94.80 to 97.43	46,242	45,055

65 Nuckolls
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 : 100
Total Sales Price : 4,608,227
Total Adj. Sales Price : 4,624,227
Total Assessed Value : 4,505,525
Avg. Adj. Sales Price : 46,242
Avg. Assessed Value : 45,055

MEDIAN : 96
WGT. MEAN : 97
MEAN : 102
COD : 15.01
PRD : 104.65

COV : 25.70
STD : 26.20
Avg. Abs. Dev : 14.44
MAX Sales Ratio : 247.19
MIN Sales Ratio : 48.20

95% Median C.I. : 94.80 to 97.43
95% Wgt. Mean C.I. : 94.45 to 100.42
95% Mean C.I. : 96.82 to 107.10

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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	7	92.05	108.07	91.80	34.48	117.72	59.78	187.50	59.78 to 187.50	3,943	3,620	
Less Than 15,000	23	96.20	106.81	105.14	26.95	101.59	48.20	187.50	87.68 to 119.60	8,107	8,524	
Less Than 30,000	43	95.33	108.48	107.67	23.00	100.75	48.20	247.19	93.89 to 99.04	13,339	14,362	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	93	96.25	101.50	97.47	13.60	104.13	48.20	247.19	95.08 to 97.43	49,426	48,174	
Greater Than 14,999	77	96.25	100.51	97.11	11.44	103.50	63.94	247.19	95.08 to 97.43	57,633	55,967	
Greater Than 29,999	57	96.61	97.03	95.98	09.04	101.09	63.94	146.13	95.08 to 97.92	71,064	68,210	
<u>Incremental Ranges</u>												
0 TO 4,999	7	92.05	108.07	91.80	34.48	117.72	59.78	187.50	59.78 to 187.50	3,943	3,620	
5,000 TO 14,999	16	96.79	106.25	107.45	23.90	98.88	48.20	161.88	86.00 to 136.72	9,929	10,669	
15,000 TO 29,999	20	95.24	110.41	108.88	18.15	101.41	89.00	247.19	93.89 to 97.43	19,356	21,076	
30,000 TO 59,999	27	96.46	98.94	98.38	11.39	100.57	73.52	146.13	93.00 to 100.07	42,940	42,242	
60,000 TO 99,999	19	95.41	95.59	95.14	08.64	100.47	63.94	123.26	88.04 to 99.07	73,092	69,541	
100,000 TO 149,999	9	97.55	94.54	94.26	03.93	100.30	75.45	98.95	91.02 to 98.77	123,833	116,728	
150,000 TO 249,999	2	96.14	96.14	96.80	03.79	99.32	92.50	99.78	N/A	194,000	187,790	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	100	96.23	101.96	97.43	15.01	104.65	48.20	247.19	94.80 to 97.43	46,242	45,055	

65 Nuckolls
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 12
Total Sales Price : 601,600
Total Adj. Sales Price : 601,600
Total Assessed Value : 600,690
Avg. Adj. Sales Price : 50,133
Avg. Assessed Value : 50,058

MEDIAN : 100
WGT. MEAN : 100
MEAN : 107
COD : 14.81
PRD : 106.83

COV : 27.16
STD : 28.97
Avg. Abs. Dev : 14.75
MAX Sales Ratio : 190.75
MIN Sales Ratio : 67.88

95% Median C.I. : 95.45 to 113.04
95% Wgt. Mean C.I. : 91.28 to 108.41
95% Mean C.I. : 88.26 to 125.08

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	1	114.25	114.25	114.25	00.00	100.00	114.25	114.25	N/A	4,000	4,570
01-JAN-14 To 31-MAR-14	1	106.38	106.38	106.38	00.00	100.00	106.38	106.38	N/A	17,000	18,085
01-APR-14 To 30-JUN-14	1	95.45	95.45	95.45	00.00	100.00	95.45	95.45	N/A	100,000	95,450
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	3	104.00	105.13	104.87	04.70	100.25	98.36	113.04	N/A	87,000	91,233
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	2	81.41	81.41	74.84	16.62	108.78	67.88	94.94	N/A	35,000	26,195
01-JAN-16 To 31-MAR-16	2	144.91	144.91	114.35	31.63	126.72	99.07	190.75	N/A	30,000	34,305
01-APR-16 To 30-JUN-16	1	100.12	100.12	100.12	00.00	100.00	100.12	100.12	N/A	47,100	47,155
01-JUL-16 To 30-SEP-16	1	95.84	95.84	95.84	00.00	100.00	95.84	95.84	N/A	42,500	40,730
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	3	106.38	105.36	97.61	05.89	107.94	95.45	114.25	N/A	40,333	39,368
01-OCT-14 To 30-SEP-15	3	104.00	105.13	104.87	04.70	100.25	98.36	113.04	N/A	87,000	91,233
01-OCT-15 To 30-SEP-16	6	97.46	108.10	95.12	22.45	113.65	67.88	190.75	67.88 to 190.75	36,600	34,814
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	2	100.92	100.92	97.04	05.42	104.00	95.45	106.38	N/A	58,500	56,768
01-JAN-15 To 31-DEC-15	5	98.36	95.64	98.52	11.02	97.08	67.88	113.04	N/A	66,200	65,218
<u>ALL</u>	12	99.60	106.67	99.85	14.81	106.83	67.88	190.75	95.45 to 113.04	50,133	50,058

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1	113.04	113.04	113.04	00.00	100.00	113.04	113.04	N/A	75,000	84,780
03	1	94.94	94.94	94.94	00.00	100.00	94.94	94.94	N/A	18,000	17,090
06	1	99.07	99.07	99.07	00.00	100.00	99.07	99.07	N/A	50,000	49,535
07	8	101.18	109.11	97.72	19.50	111.66	67.88	190.75	67.88 to 190.75	51,438	50,266
08	1	100.12	100.12	100.12	00.00	100.00	100.12	100.12	N/A	47,100	47,155
<u>ALL</u>	12	99.60	106.67	99.85	14.81	106.83	67.88	190.75	95.45 to 113.04	50,133	50,058

65 Nuckolls
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 12
Total Sales Price : 601,600
Total Adj. Sales Price : 601,600
Total Assessed Value : 600,690
Avg. Adj. Sales Price : 50,133
Avg. Assessed Value : 50,058

MEDIAN : 100
WGT. MEAN : 100
MEAN : 107
COD : 14.81
PRD : 106.83

COV : 27.16
STD : 28.97
Avg. Abs. Dev : 14.75
MAX Sales Ratio : 190.75
MIN Sales Ratio : 67.88

95% Median C.I. : 95.45 to 113.04
95% Wgt. Mean C.I. : 91.28 to 108.41
95% Mean C.I. : 88.26 to 125.08

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	12	99.60	106.67	99.85	14.81	106.83	67.88	190.75	95.45 to 113.04	50,133	50,058
04											
<u>ALL</u>	12	99.60	106.67	99.85	14.81	106.83	67.88	190.75	95.45 to 113.04	50,133	50,058

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	114.25	114.25	114.25	00.00	100.00	114.25	114.25	N/A	4,000	4,570
Less Than 15,000	2	152.50	152.50	168.89	25.08	90.30	114.25	190.75	N/A	7,000	11,823
Less Than 30,000	4	110.32	126.58	120.04	23.50	105.45	94.94	190.75	N/A	12,250	14,705
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	11	99.07	105.98	99.75	14.85	106.25	67.88	190.75	94.94 to 113.04	54,327	54,193
Greater Than 14,999	10	98.72	97.51	98.20	07.10	99.30	67.88	113.04	94.94 to 106.38	58,760	57,705
Greater Than 29,999	8	98.72	96.72	98.06	07.44	98.63	67.88	113.04	67.88 to 113.04	69,075	67,734
<u>Incremental Ranges</u>											
0 TO 4,999	1	114.25	114.25	114.25	00.00	100.00	114.25	114.25	N/A	4,000	4,570
5,000 TO 14,999	1	190.75	190.75	190.75	00.00	100.00	190.75	190.75	N/A	10,000	19,075
15,000 TO 29,999	2	100.66	100.66	100.50	05.68	100.16	94.94	106.38	N/A	17,500	17,588
30,000 TO 59,999	4	97.46	90.73	90.15	09.10	100.64	67.88	100.12	N/A	47,900	43,180
60,000 TO 99,999	2	105.70	105.70	105.46	06.94	100.23	98.36	113.04	N/A	77,500	81,733
100,000 TO 149,999	2	99.73	99.73	99.85	04.29	99.88	95.45	104.00	N/A	103,000	102,843
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	12	99.60	106.67	99.85	14.81	106.83	67.88	190.75	95.45 to 113.04	50,133	50,058

65 Nuckolls
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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 COD : 14.81
 PRD : 106.83

COV : 27.16
 STD : 28.97
 Avg. Abs. Dev : 14.75
 MAX Sales Ratio : 190.75
 MIN Sales Ratio : 67.88

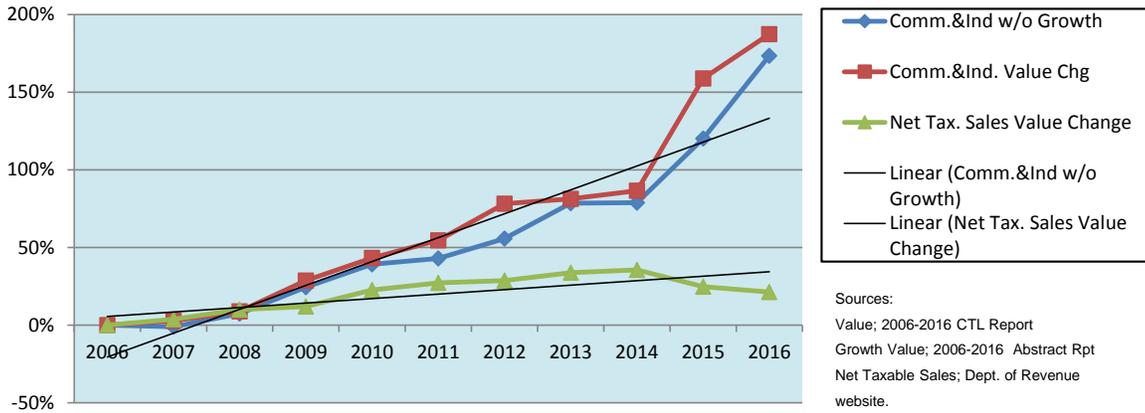
95% Median C.I. : 95.45 to 113.04
 95% Wgt. Mean C.I. : 91.28 to 108.41
 95% Mean C.I. : 88.26 to 125.08

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	1	95.84	95.84	95.84	00.00	100.00	95.84	95.84	N/A	42,500	40,730
350	1	113.04	113.04	113.04	00.00	100.00	113.04	113.04	N/A	75,000	84,780
352	1	98.36	98.36	98.36	00.00	100.00	98.36	98.36	N/A	80,000	78,685
353	3	104.00	101.94	100.35	03.50	101.58	95.45	106.38	N/A	74,333	74,590
389	1	100.12	100.12	100.12	00.00	100.00	100.12	100.12	N/A	47,100	47,155
406	3	114.25	133.31	127.30	27.96	104.72	94.94	190.75	N/A	10,667	13,578
470	1	67.88	67.88	67.88	00.00	100.00	67.88	67.88	N/A	52,000	35,300
528	1	99.07	99.07	99.07	00.00	100.00	99.07	99.07	N/A	50,000	49,535
<u>ALL</u>	12	99.60	106.67	99.85	14.81	106.83	67.88	190.75	95.45 to 113.04	50,133	50,058

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	\$ 17,790,535	\$ 1,028,680	5.78%	\$ 16,761,855	-	\$ 31,212,316	-
2007	\$ 18,276,075	\$ 675,390	3.70%	\$ 17,600,685	-1.07%	\$ 32,388,253	3.77%
2008	\$ 19,376,405	\$ 275,610	1.42%	\$ 19,100,795	4.51%	\$ 34,332,402	6.00%
2009	\$ 22,898,930	\$ 768,420	3.36%	\$ 22,130,510	14.21%	\$ 34,930,321	1.74%
2010	\$ 25,480,350	\$ 725,485	2.85%	\$ 24,754,865	8.10%	\$ 38,290,720	9.62%
2011	\$ 27,490,175	\$ 2,062,595	7.50%	\$ 25,427,580	-0.21%	\$ 39,697,533	3.67%
2012	\$ 31,710,325	\$ 4,006,320	12.63%	\$ 27,704,005	0.78%	\$ 40,157,782	1.16%
2013	\$ 32,241,295	\$ 481,825	1.49%	\$ 31,759,470	0.15%	\$ 41,746,216	3.96%
2014	\$ 33,198,405	\$ 1,373,450	4.14%	\$ 31,824,955	-1.29%	\$ 42,314,180	1.36%
2015	\$ 46,056,625	\$ 6,888,530	14.96%	\$ 39,168,095	17.98%	\$ 38,960,859	-7.92%
2016	\$ 51,125,565	\$ 2,473,330	4.84%	\$ 48,652,235	5.64%	\$ 37,839,662	-2.88%
Ann %chg	11.13%			Average	4.88%	2.49%	2.05%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-1.07%	2.73%	3.77%
2008	7.36%	8.91%	10.00%
2009	24.39%	28.71%	11.91%
2010	39.15%	43.22%	22.68%
2011	42.93%	54.52%	27.19%
2012	55.72%	78.24%	28.66%
2013	78.52%	81.23%	33.75%
2014	78.89%	86.61%	35.57%
2015	120.16%	158.88%	24.83%
2016	173.47%	187.38%	21.23%

County Number: 65
 County Name: Nuckolls

65 Nuckolls

PAD 2017 R&O Statistics (Using 2017 Values)

AGRICULTURAL LAND

Qualified

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

Number of Sales : 47
 Total Sales Price : 25,651,187
 Total Adj. Sales Price : 25,281,187
 Total Assessed Value : 18,633,660
 Avg. Adj. Sales Price : 537,898
 Avg. Assessed Value : 396,461

MEDIAN : 77
 WGT. MEAN : 74
 MEAN : 80
 COD : 24.18
 PRD : 109.14

COV : 32.03
 STD : 25.77
 Avg. Abs. Dev : 18.66
 MAX Sales Ratio : 166.24
 MIN Sales Ratio : 35.37

95% Median C.I. : 65.74 to 85.29
 95% Wgt. Mean C.I. : 67.96 to 79.45
 95% Mean C.I. : 73.08 to 87.82

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-13 To 31-DEC-13	5	48.77	70.51	53.39	57.41	132.07	35.37	132.06	N/A	420,930	224,753	
01-JAN-14 To 31-MAR-14	4	62.39	67.67	68.75	11.84	98.43	59.00	86.89	N/A	744,788	512,070	
01-APR-14 To 30-JUN-14	1	134.48	134.48	134.48	00.00	100.00	134.48	134.48	N/A	261,000	351,000	
01-JUL-14 To 30-SEP-14	1	63.36	63.36	63.36	00.00	100.00	63.36	63.36	N/A	360,000	228,100	
01-OCT-14 To 31-DEC-14	8	67.30	72.17	73.04	18.14	98.81	56.85	99.48	56.85 to 99.48	432,709	316,036	
01-JAN-15 To 31-MAR-15	3	85.29	83.13	79.60	03.82	104.43	77.17	86.94	N/A	501,520	399,185	
01-APR-15 To 30-JUN-15	4	105.78	108.27	88.19	32.55	122.77	55.29	166.24	N/A	489,725	431,873	
01-JUL-15 To 30-SEP-15	1	65.74	65.74	65.74	00.00	100.00	65.74	65.74	N/A	1,037,457	682,010	
01-OCT-15 To 31-DEC-15	8	80.31	88.20	82.38	17.08	107.06	69.12	137.51	69.12 to 137.51	492,014	405,329	
01-JAN-16 To 31-MAR-16	5	72.79	81.66	74.43	23.45	109.71	60.68	110.66	N/A	721,000	536,652	
01-APR-16 To 30-JUN-16	6	74.06	73.74	68.40	13.35	107.81	57.06	89.12	57.06 to 89.12	618,780	423,263	
01-JUL-16 To 30-SEP-16	1	78.25	78.25	78.25	00.00	100.00	78.25	78.25	N/A	360,000	281,700	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	11	63.22	74.64	65.75	36.73	113.52	35.37	134.48	46.52 to 132.06	518,619	341,013	
01-OCT-14 To 30-SEP-15	16	75.48	82.85	77.05	25.98	107.53	55.29	166.24	61.30 to 93.02	497,662	383,459	
01-OCT-15 To 30-SEP-16	20	78.79	81.73	75.32	16.58	108.51	57.06	137.51	69.15 to 86.55	580,690	437,359	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	14	63.38	74.70	73.01	22.39	102.31	56.85	134.48	59.00 to 93.02	504,416	368,262	
01-JAN-15 To 31-DEC-15	16	83.52	90.86	81.19	22.31	111.91	55.29	166.24	71.20 to 101.86	527,314	428,105	
<u>ALL</u>	47	77.17	80.45	73.71	24.18	109.14	35.37	166.24	65.74 to 85.29	537,898	396,461	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	47	77.17	80.45	73.71	24.18	109.14	35.37	166.24	65.74 to 85.29	537,898	396,461	
<u>ALL</u>	47	77.17	80.45	73.71	24.18	109.14	35.37	166.24	65.74 to 85.29	537,898	396,461	

65 Nuckolls
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 : 47
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 Avg. Assessed Value : 396,461

MEDIAN : 77
 WGT. MEAN : 74
 MEAN : 80
 COD : 24.18
 PRD : 109.14

COV : 32.03
 STD : 25.77
 Avg. Abs. Dev : 18.66
 MAX Sales Ratio : 166.24
 MIN Sales Ratio : 35.37

95% Median C.I. : 65.74 to 85.29
 95% Wgt. Mean C.I. : 67.96 to 79.45
 95% Mean C.I. : 73.08 to 87.82

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	65.74	65.74	65.74	00.00	100.00	65.74	65.74	N/A	1,037,457	682,010
1	1	65.74	65.74	65.74	00.00	100.00	65.74	65.74	N/A	1,037,457	682,010
_____Dry_____											
County	7	63.36	75.10	68.52	34.67	109.60	46.52	134.48	46.52 to 134.48	539,714	369,815
1	7	63.36	75.10	68.52	34.67	109.60	46.52	134.48	46.52 to 134.48	539,714	369,815
_____Grass_____											
County	4	71.09	72.67	68.30	14.46	106.40	61.56	86.94	N/A	497,288	339,666
1	4	71.09	72.67	68.30	14.46	106.40	61.56	86.94	N/A	497,288	339,666
_____ALL_____	47	77.17	80.45	73.71	24.18	109.14	35.37	166.24	65.74 to 85.29	537,898	396,461

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	6	71.46	70.83	68.71	16.05	103.09	55.29	86.89	55.29 to 86.89	991,033	680,986
1	6	71.46	70.83	68.71	16.05	103.09	55.29	86.89	55.29 to 86.89	991,033	680,986
_____Dry_____											
County	9	63.36	70.25	65.28	33.25	107.61	35.37	134.48	46.52 to 99.78	535,125	349,356
1	9	63.36	70.25	65.28	33.25	107.61	35.37	134.48	46.52 to 99.78	535,125	349,356
_____Grass_____											
County	7	78.96	79.49	73.46	19.05	108.21	61.30	119.16	61.30 to 119.16	421,793	309,851
1	7	78.96	79.49	73.46	19.05	108.21	61.30	119.16	61.30 to 119.16	421,793	309,851
_____ALL_____	47	77.17	80.45	73.71	24.18	109.14	35.37	166.24	65.74 to 85.29	537,898	396,461

Nuckolls County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nuckolls	1	6000	6000	5250	5250	5050	5050	4900	4900	5704
Adams	4000	6150	6100	5950	5850	5750	5600	5500	5250	5997
Clay	1	6685	6685	6480	6480	6325	n/a	6175	6175	6582
Kearney	1	n/a	6594	6110	5820	4850	3395	3395	3395	5847
Thayer	1	7200	7200	7025	6700	6500	6250	6250	6200	6920

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nuckolls	1	3100	3100	3000	3000	2800	2800	2700	2697	3019
Adams	4000	3499	3299	3100	2899	2899	2900	2699	2699	3190
Clay	1	3645	3495	3365	3265	3160	n/a	3060	3060	3405
Kearney	1	n/a	3500	3100	3100	2500	2000	2000	2000	3097
Thayer	1	4550	4550	4350	4350	4000	3950	3950	3950	4334
Webster	1	2706	2706	2435	2265	2265	2265	2190	2190	2473

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nuckolls	1	1400	1400	1400	1400	1400	1400	1400	1400	1400
Adams	4000	1595	1595	1540	1485	1430	1405	1405	1405	1454
Clay	1	1530	1530	1530	1530	1455	n/a	1455	1455	1477
Kearney	1	n/a	1300	1300	1300	1300	1300	1300	1300	1300
Thayer	1	1450	1450	1430	1430	1415	1415	1415	1400	1416
Webster	1	1457	1419	1408	1365	1440	1438	1429	1412	1417

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

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	77	Median :	73	COV :	36.74	95% Median C.I. :	66.98 to 79.87
Total Sales Price :	45,117,532	Wgt. Mean :	71	STD :	29.48	95% Wgt. Mean C.I. :	66.65 to 76.02
Total Adj. Sales Price :	44,775,532	Mean :	80	Avg. Abs. Dev :	20.36	95% Mean C.I. :	73.67 to 86.83
Total Assessed Value :	31,941,285						
Avg. Adj. Sales Price :	581,500	COD :	27.74	MAX Sales Ratio :	174.48		
Avg. Assessed Value :	414,822	PRD :	112.49	MIN Sales Ratio :	34.22		

Printed : 04/07/2017

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013	5	48.77	70.51	53.39	57.41	132.07	35.37	132.06	N/A	420,930	224,753
01/01/2014 To 03/31/2014	10	77.91	87.48	76.82	30.82	113.88	59.00	162.59	59.25 to 138.76	654,248	502,576
04/01/2014 To 06/30/2014	4	71.11	83.77	72.92	32.91	114.88	58.40	134.48	N/A	602,562	439,401
07/01/2014 To 09/30/2014	1	63.36	63.36	63.36		100.00	63.36	63.36	N/A	360,000	228,100
10/01/2014 To 12/31/2014	13	71.20	76.05	67.58	23.67	112.53	48.28	148.66	58.30 to 93.02	533,600	360,602
01/01/2015 To 03/31/2015	9	77.17	72.95	70.16	26.72	103.98	34.22	126.56	48.36 to 86.94	632,433	443,725
04/01/2015 To 06/30/2015	5	92.40	100.01	83.87	35.31	119.24	55.29	166.24	N/A	491,780	412,478
07/01/2015 To 09/30/2015	2	70.66	70.66	68.31	06.96	103.44	65.74	75.58	N/A	702,479	479,876
10/01/2015 To 12/31/2015	10	80.10	86.03	81.69	14.69	105.31	69.12	137.51	71.20 to 101.86	474,011	387,212
01/01/2016 To 03/31/2016	10	66.20	71.13	65.96	19.68	107.84	50.05	110.66	51.32 to 99.78	796,280	525,213
04/01/2016 To 06/30/2016	6	74.06	73.74	68.40	13.35	107.81	57.06	89.12	57.06 to 89.12	618,780	423,263
07/01/2016 To 09/30/2016	2	126.37	126.37	97.50	38.08	129.61	78.25	174.48	N/A	225,000	219,366
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	20	68.83	81.29	71.25	37.06	114.09	35.37	162.59	59.25 to 87.69	570,869	406,761
10/01/2014 To 09/30/2015	29	73.19	78.85	70.96	28.41	111.12	34.22	166.24	61.30 to 85.29	568,709	403,569
10/01/2015 To 09/30/2016	28	75.83	80.95	71.76	21.40	112.81	50.05	174.48	69.12 to 81.75	602,343	432,235
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	28	72.20	80.78	72.00	28.05	112.19	48.28	162.59	61.56 to 81.53	580,340	417,832
01/01/2015 To 12/31/2015	26	78.79	83.01	76.16	24.32	108.99	34.22	166.24	69.12 to 86.55	549,841	418,761

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	77	73.40	80.25	71.34	27.74	112.49	34.22	174.48	66.98 to 79.87	581,500	414,822

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	77	Median :	73	COV :	36.74	95% Median C.I. :	66.98 to 79.87
Total Sales Price :	45,117,532	Wgt. Mean :	71	STD :	29.48	95% Wgt. Mean C.I. :	66.65 to 76.02
Total Adj. Sales Price :	44,775,532	Mean :	80	Avg. Abs. Dev :	20.36	95% Mean C.I. :	73.67 to 86.83
Total Assessed Value :	31,941,285						
Avg. Adj. Sales Price :	581,500	COD :	27.74	MAX Sales Ratio :	174.48		
Avg. Assessed Value :	414,822	PRD :	112.49	MIN Sales Ratio :	34.22		

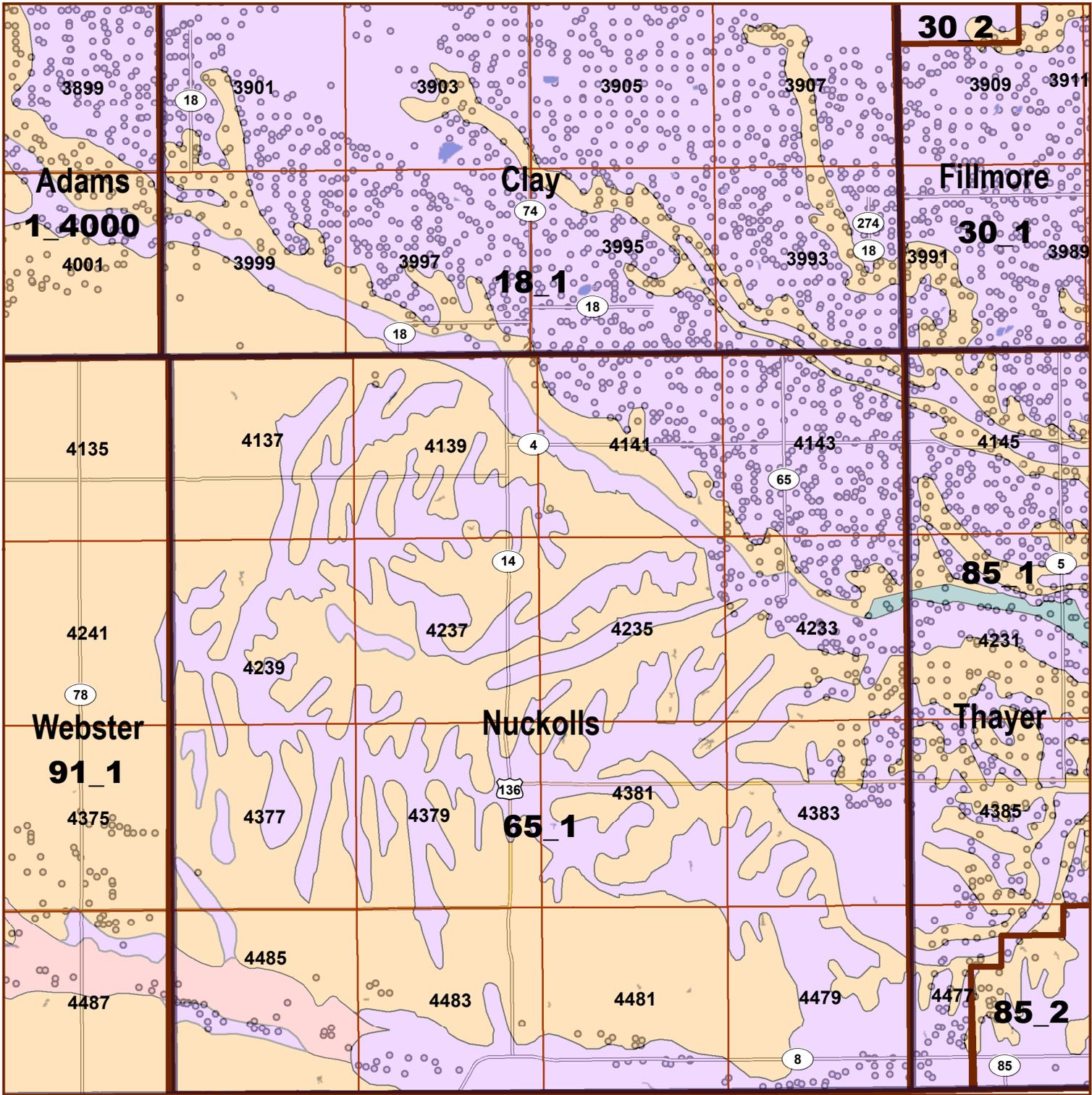
Printed : 04/07/2017

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 Value
<u>Irrigated</u>											
County	6	66.36	88.53	69.88	45.48	126.69	50.05	162.59	50.05 to 162.59	965,543	674,741
1	6	66.36	88.53	69.88	45.48	126.69	50.05	162.59	50.05 to 162.59	965,543	674,741
<u>Dry</u>											
County	13	73.79	80.08	75.83	24.89	105.60	46.52	138.76	59.00 to 99.78	479,464	363,595
1	13	73.79	80.08	75.83	24.89	105.60	46.52	138.76	59.00 to 99.78	479,464	363,595
<u>Grass</u>											
County	8	62.39	63.59	60.46	22.55	105.18	34.22	86.94	34.22 to 86.94	409,862	247,800
1	8	62.39	63.59	60.46	22.55	105.18	34.22	86.94	34.22 to 86.94	409,862	247,800
<u>ALL</u>											
10/01/2013 To 09/30/2016	77	73.40	80.25	71.34	27.74	112.49	34.22	174.48	66.98 to 79.87	581,500	414,822

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 Value
<u>Irrigated</u>											
County	14	68.27	78.72	69.50	28.93	113.27	50.05	162.59	57.06 to 86.89	907,982	631,058
1	14	68.27	78.72	69.50	28.93	113.27	50.05	162.59	57.06 to 86.89	907,982	631,058
<u>Dry</u>											
County	16	73.60	76.72	73.15	24.28	104.88	35.37	138.76	59.00 to 80.15	488,447	357,295
1	16	73.60	76.72	73.15	24.28	104.88	35.37	138.76	59.00 to 80.15	488,447	357,295
<u>Grass</u>											
County	11	63.22	70.41	65.83	27.68	106.96	34.22	119.16	50.98 to 86.94	385,663	253,882
1	11	63.22	70.41	65.83	27.68	106.96	34.22	119.16	50.98 to 86.94	385,663	253,882
<u>ALL</u>											
10/01/2013 To 09/30/2016	77	73.40	80.25	71.34	27.74	112.49	34.22	174.48	66.98 to 79.87	581,500	414,822



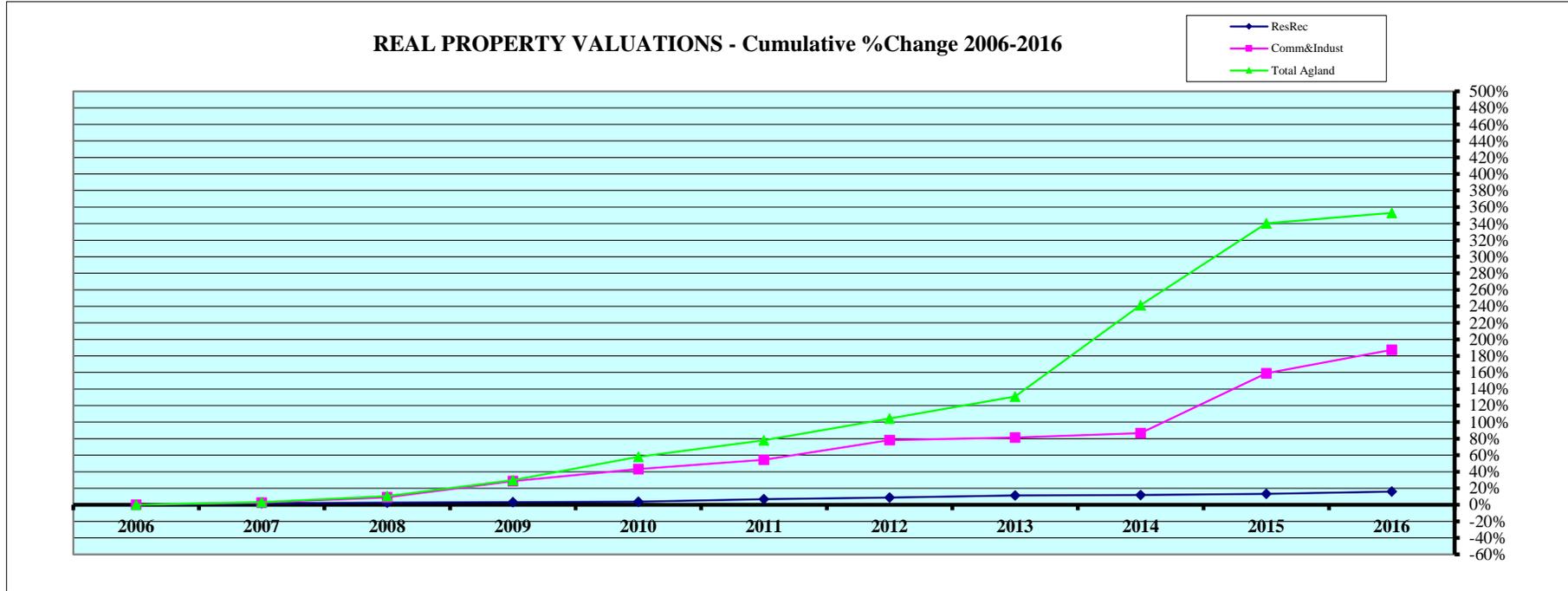
Legend

- 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

Nuckolls County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	51,431,400	--	--	--	17,790,535	--	--	--	252,952,930	--	--	--
2007	52,391,220	959,820	1.87%	1.87%	18,276,075	485,540	2.73%	2.73%	260,681,465	7,728,535	3.06%	3.06%
2008	52,768,650	377,430	0.72%	2.60%	19,376,405	1,100,330	6.02%	8.91%	279,333,720	18,652,255	7.16%	10.43%
2009	53,096,150	327,500	0.62%	3.24%	22,898,930	3,522,525	18.18%	28.71%	327,929,375	48,595,655	17.40%	29.64%
2010	53,335,615	239,465	0.45%	3.70%	25,480,350	2,581,420	11.27%	43.22%	400,198,140	72,268,765	22.04%	58.21%
2011	54,941,130	1,605,515	3.01%	6.82%	27,490,175	2,009,825	7.89%	54.52%	450,163,306	49,965,166	12.49%	77.96%
2012	55,862,360	921,230	1.68%	8.62%	31,710,325	4,220,150	15.35%	78.24%	516,988,095	66,824,789	14.84%	104.38%
2013	57,216,435	1,354,075	2.42%	11.25%	32,241,295	530,970	1.67%	81.23%	584,129,885	67,141,790	12.99%	130.92%
2014	57,501,925	285,490	0.50%	11.80%	33,198,405	957,110	2.97%	86.61%	863,628,755	279,498,875	47.85%	241.42%
2015	58,214,845	712,920	1.24%	13.19%	46,056,625	12,858,220	38.73%	158.88%	1,113,523,870	249,895,115	28.94%	340.21%
2016	59,624,510	1,409,665	2.42%	15.93%	51,125,565	5,068,940	11.01%	187.38%	1,145,892,915	32,369,045	2.91%	353.01%

Rate Annual %chg: Residential & Recreational **1.49%**

Commercial & Industrial **11.13%**

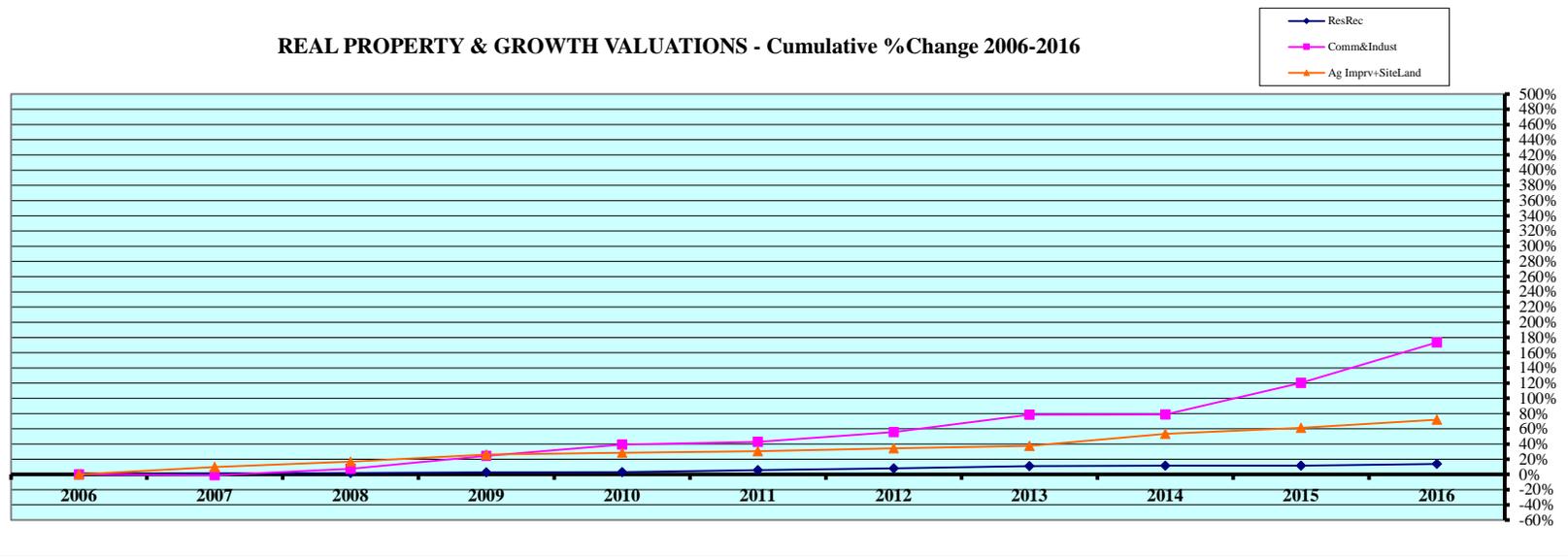
Agricultural Land **16.31%**

Cnty# **65**
County **NUCKOLLS**

CHART 1 EXHIBIT 65B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	51,431,400	256,685	0.50%	51,174,715	--	--	17,790,535	1,028,680	5.78%	16,761,855	--	--	
2007	52,391,220	263,910	0.50%	52,127,310	1.35%	1.35%	18,276,075	675,390	3.70%	17,600,685	-1.07%	-1.07%	
2008	52,768,650	410,055	0.78%	52,358,595	-0.06%	1.80%	19,376,405	275,610	1.42%	19,100,795	4.51%	7.36%	
2009	53,096,150	281,640	0.53%	52,814,510	0.09%	2.69%	22,898,930	768,420	3.36%	22,130,510	14.21%	24.39%	
2010	53,335,615	310,265	0.58%	53,025,350	-0.13%	3.10%	25,480,350	725,485	2.85%	24,754,865	8.10%	39.15%	
2011	54,941,130	536,520	0.98%	54,404,610	2.00%	5.78%	27,490,175	2,062,595	7.50%	25,427,580	-0.21%	42.93%	
2012	55,862,360	283,960	0.51%	55,578,400	1.16%	8.06%	31,710,325	4,006,320	12.63%	27,704,005	0.78%	55.72%	
2013	57,216,435	236,270	0.41%	56,980,165	2.00%	10.79%	32,241,295	481,825	1.49%	31,759,470	0.15%	78.52%	
2014	57,501,925	161,210	0.28%	57,340,715	0.22%	11.49%	33,198,405	1,373,450	4.14%	31,824,955	-1.29%	78.89%	
2015	58,214,845	850,955	1.46%	57,363,890	-0.24%	11.53%	46,056,625	6,888,530	14.96%	39,168,095	17.98%	120.16%	
2016	59,624,510	1,128,970	1.89%	58,495,540	0.48%	13.74%	51,125,565	2,473,330	4.84%	48,652,235	5.64%	173.47%	
Rate Ann%chg	1.49%				0.69%		11.13%				C & I w/o growth	4.88%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	27,700,725	14,332,190	42,032,915	1,866,920	4.44%	40,165,995	--	
2007	32,494,860	14,747,990	47,242,850	1,072,005	2.27%	46,170,845	9.84%	
2008	35,163,740	14,983,465	50,147,205	1,087,195	2.17%	49,060,010	3.85%	
2009	38,732,530	15,297,315	54,029,845	963,420	1.78%	53,066,425	5.82%	
2010	39,163,985	16,040,365	55,204,350	1,177,175	2.13%	54,027,175	0.00%	
2011	39,198,480	17,504,444	56,702,924	1,848,720	3.26%	54,854,204	-0.63%	
2012	39,454,570	18,263,885	57,718,455	1,213,985	2.10%	56,504,470	-0.35%	
2013	40,860,885	20,119,270	60,980,155	3,164,320	5.19%	57,815,835	0.17%	
2014	44,264,040	24,291,990	68,556,030	4,127,585	6.02%	64,428,445	5.65%	
2015	46,908,980	25,442,470	72,351,450	4,613,265	6.38%	67,738,185	-1.19%	
2016	47,554,630	26,309,675	73,864,305	1,611,040	2.18%	72,253,265	-0.14%	
Rate Ann%chg	5.55%	6.26%	5.80%			Ag Imprv+Site w/o growth	2.30%	

(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.

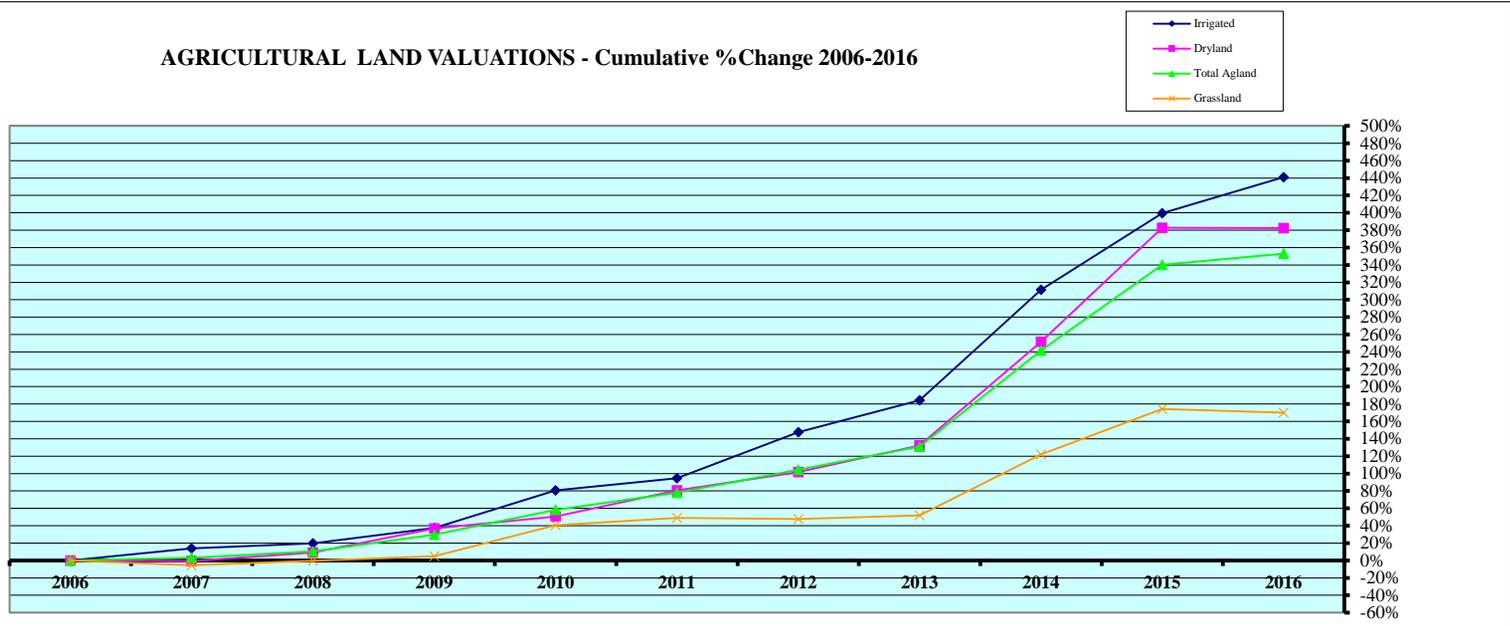
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 65
County NUCKOLLS

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	83,185,955	--	--	--	111,374,770	--	--	--	58,365,365	--	--	--
2007	94,869,055	11,683,100	14.04%	14.04%	110,635,410	-739,360	-0.66%	-0.66%	55,150,395	-3,214,970	-5.51%	-5.51%
2008	99,637,330	4,768,275	5.03%	19.78%	121,494,045	10,858,635	9.81%	9.09%	58,176,160	3,025,765	5.49%	-0.32%
2009	114,302,485	14,665,155	14.72%	37.41%	152,409,810	30,915,765	25.45%	36.84%	61,190,975	3,014,815	5.18%	4.84%
2010	150,289,190	35,986,705	31.48%	80.67%	167,832,980	15,423,170	10.12%	50.69%	82,045,425	20,854,450	34.08%	40.57%
2011	161,875,195	11,586,005	7.71%	94.59%	201,236,662	33,403,682	19.90%	80.68%	86,967,539	4,922,114	6.00%	49.01%
2012	205,953,335	44,078,140	27.23%	147.58%	224,755,060	23,518,398	11.69%	101.80%	86,157,625	-809,914	-0.93%	47.62%
2013	236,549,730	30,596,395	14.86%	184.36%	258,740,260	33,985,200	15.12%	132.31%	88,709,535	2,551,910	2.96%	51.99%
2014	342,318,875	105,769,145	44.71%	311.51%	391,555,860	132,815,600	51.33%	251.57%	129,626,170	40,916,635	46.12%	122.09%
2015	415,644,725	73,325,850	21.42%	399.66%	537,688,605	146,132,745	37.32%	382.77%	160,095,790	30,469,620	23.51%	174.30%
2016	450,033,195	34,388,470	8.27%	441.00%	537,323,480	-365,125	-0.07%	382.45%	157,632,185	-2,463,605	-1.54%	170.08%

Rate Ann.%chg: Irrigated **18.39%** Dryland **17.04%** Grassland **10.45%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	26,840	--	--	--	0	--	--	--	252,952,930	--	--	--
2007	26,605	-235	-0.88%	-0.88%	0	0			260,681,465	7,728,535	3.06%	3.06%
2008	26,185	-420	-1.58%	-2.44%	0	0			279,333,720	18,652,255	7.16%	10.43%
2009	26,105	-80	-0.31%	-2.74%	0	0			327,929,375	48,595,655	17.40%	29.64%
2010	30,545	4,440	17.01%	13.80%	0	0			400,198,140	72,268,765	22.04%	58.21%
2011	28,205	-2,340	-7.66%	5.09%	55,705	55,705			450,163,306	49,965,166	12.49%	77.96%
2012	56,550	28,345	100.50%	110.69%	65,525	9,820	17.63%		516,988,095	66,824,789	14.84%	104.38%
2013	62,010	5,460	9.66%	131.04%	68,350	2,825	4.31%		584,129,885	67,141,790	12.99%	130.92%
2014	57,790	-4,220	-6.81%	115.31%	70,060	1,710	2.50%		863,628,755	279,498,870	47.85%	241.42%
2015	74,795	17,005	29.43%	178.67%	19,955	-50,105	-71.52%		1,113,523,870	249,895,115	28.94%	340.21%
2016	70,630	-4,165	-5.57%	163.15%	833,425	813,470	4076.52%		1,145,892,915	32,369,045	2.91%	353.01%

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Rate Ann.%chg: Total Agric Land **16.31%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	83,352,320	59,604	1,398			111,260,100	160,338	694			58,357,285	128,248	455		
2007	94,301,615	60,337	1,563	11.76%	11.76%	110,822,275	159,704	694	0.00%	0.00%	55,235,060	128,104	431	-5.24%	-5.24%
2008	99,404,385	60,794	1,635	4.62%	16.92%	121,677,485	159,442	763	9.98%	9.98%	58,183,120	127,916	455	5.49%	-0.04%
2009	114,973,365	61,309	1,875	14.69%	34.10%	152,070,640	159,017	956	25.31%	37.82%	61,194,505	127,811	479	5.26%	5.22%
2010	150,403,250	62,082	2,423	29.19%	73.24%	167,703,170	159,062	1,054	10.25%	51.94%	82,040,835	127,023	646	34.90%	41.94%
2011	161,876,690	62,074	2,608	7.64%	86.48%	201,342,530	159,037	1,266	20.08%	82.45%	86,930,880	127,000	684	5.98%	50.43%
2012	206,026,320	63,222	3,259	24.96%	133.03%	224,678,585	159,273	1,411	11.42%	103.29%	86,158,635	125,646	686	0.18%	50.70%
2013	235,936,865	65,969	3,577	9.75%	155.75%	259,027,030	158,789	1,631	15.64%	135.08%	88,721,665	123,426	719	4.83%	57.97%
2014	341,955,385	67,070	5,098	42.55%	264.58%	391,480,090	160,291	2,442	49.72%	251.96%	129,838,050	120,874	1,074	49.43%	136.06%
2015	413,562,140	68,867	6,005	17.79%	329.43%	538,766,550	159,482	3,378	38.32%	386.84%	160,546,350	119,759	1,341	24.80%	194.61%
2016	449,567,130	70,416	6,384	6.31%	356.54%	537,167,365	158,893	3,381	0.07%	387.19%	157,849,790	117,907	1,339	-0.14%	194.21%

Rate Annual %chg Average Value/Acre: 16.40%

17.16%

11.40%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	26,840	814	33			0	0				252,996,545	349,004	725		
2007	26,605	806	33	0.09%	0.09%	0	0				260,385,555	348,951	746	2.94%	2.94%
2008	26,605	806	33	0.00%	0.09%	0	0				279,291,595	348,957	800	7.26%	10.41%
2009	26,185	792	33	0.16%	0.25%	0	0				328,264,695	348,929	941	17.54%	29.78%
2010	30,545	786	39	17.49%	17.79%	0	0				400,177,800	348,953	1,147	21.90%	58.20%
2011	40,510	771	53	35.20%	59.25%	0	0				450,190,610	348,881	1,290	12.52%	78.01%
2012	56,550	565	100	90.36%	203.15%	0	0				516,920,090	348,706	1,482	14.88%	104.49%
2013	62,010	539	115	15.08%	248.87%	0	0				583,747,570	348,722	1,674	12.92%	130.92%
2014	57,790	502	115	0.00%	248.87%	0	0				863,331,315	348,738	2,476	47.89%	241.50%
2015	55,610	483	115	0.00%	248.87%	0	0				1,112,930,650	348,591	3,193	28.97%	340.42%
2016	70,885	561	126	9.87%	283.32%	833,425	693	1,202			1,145,488,595	348,471	3,287	2.96%	353.46%

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NUCKOLLS

Rate Annual %chg Average Value/Acre: 16.32%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports
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
4,500	NUCKOLLS	53,807,346	33,278,630	24,725,098	59,624,510	49,102,110	2,023,455	0	1,145,892,915	47,554,630	26,309,675	0	1,442,318,369
cnty.sector.value % of total value:		3.73%	2.31%	1.71%	4.13%	3.40%	0.14%		79.45%	3.30%	1.82%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
159	HARDY	369,205	39,704	7,194	932,545	2,008,705	3,320	0	829,015	21,680	3,985	0	4,215,353
3.53%	%sector of county sector	0.69%	0.12%	0.03%	1.56%	4.09%	0.16%		0.07%	0.05%	0.02%		0.29%
	%sector of municipality	8.76%	0.94%	0.17%	22.12%	47.65%	0.08%		19.67%	0.51%	0.09%		100.00%
304	LAWRENCE	340,161	115,835	6,638	6,637,320	868,895	0	0	169,885	0	8,340	0	8,147,074
6.76%	%sector of county sector	0.63%	0.35%	0.03%	11.13%	1.77%			0.01%		0.03%		0.56%
	%sector of municipality	4.18%	1.42%	0.08%	81.47%	10.67%			2.09%		0.10%		100.00%
488	NELSON	196,829	426,721	45,523	8,530,410	1,861,405	0	0	234,515	0	17,825	0	11,313,228
10.84%	%sector of county sector	0.37%	1.28%	0.18%	14.31%	3.79%			0.02%		0.07%		0.78%
	%sector of municipality	1.74%	3.77%	0.40%	75.40%	16.45%			2.07%		0.16%		100.00%
21	NORA	861	1,516	275	362,370	252,310	0	0	359,270	0	9,930	0	986,532
0.47%	%sector of county sector	0.00%	0.00%	0.00%	0.61%	0.51%			0.03%		0.04%		0.07%
	%sector of municipality	0.09%	0.15%	0.03%	36.73%	25.58%			36.42%		1.01%		100.00%
66	OAK	1,568	0	0	566,705	43,450	0	0	133,890	0	131,540	0	877,153
1.47%	%sector of county sector	0.00%	0.00%	0.00%	0.95%	0.09%			0.01%		0.50%		0.06%
	%sector of municipality	0.18%			64.61%	4.95%			15.26%		15.00%		100.00%
123	RUSKIN	642,234	91,995	10,504	2,657,970	2,208,845	0	0	270,970	0	70,070	0	5,952,588
2.73%	%sector of county sector	1.19%	0.28%	0.04%	4.46%	4.50%			0.02%		0.27%		0.41%
	%sector of municipality	10.79%	1.55%	0.18%	44.65%	37.11%			4.55%		1.18%		100.00%
1,957	SUPERIOR	4,189,051	601,276	1,222,160	39,609,625	22,629,100	227,180	0	73,790	0	26,605	0	68,578,787
43.49%	%sector of county sector	7.79%	1.81%	4.94%	66.43%	46.09%	11.23%		0.01%		0.10%		4.75%
	%sector of municipality	6.11%	0.88%	1.78%	57.76%	33.00%	0.33%		0.11%		0.04%		100.00%
3,118	Total Municipalities	5,739,909	1,277,047	1,292,294	59,296,945	29,872,710	230,500	0	2,071,335	21,680	268,295	0	100,070,715
69.29%	%all municip.sect of cnty	10.67%	3.84%	5.23%	99.45%	60.84%	11.39%		0.18%	0.05%	1.02%		6.94%

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
65	NUCKOLLS

CHART 5

EXHIBIT

65B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 5,598	Value : 1,237,312,260	Growth 1,611,550	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	304	214,190	0	0	75	19,105	379	233,295	
02. Res Improve Land	1,663	2,002,315	0	0	35	52,530	1,698	2,054,845	
03. Res Improvements	1,672	61,484,230	0	0	36	603,215	1,708	62,087,445	
04. Res Total	1,976	63,700,735	0	0	111	674,850	2,087	64,375,585	406,155
% of Res Total	94.68	98.95	0.00	0.00	5.32	1.05	37.28	5.20	25.20
05. Com UnImp Land	75	770,810	0	0	6	53,090	81	823,900	
06. Com Improve Land	265	856,450	0	0	18	744,685	283	1,601,135	
07. Com Improvements	270	28,783,485	0	0	24	18,428,345	294	47,211,830	
08. Com Total	345	30,410,745	0	0	30	19,226,120	375	49,636,865	541,480
% of Com Total	92.00	61.27	0.00	0.00	8.00	38.73	6.70	4.01	33.60
09. Ind UnImp Land	3	51,030	0	0	3	25,355	6	76,385	
10. Ind Improve Land	1	32,030	0	0	2	78,035	3	110,065	
11. Ind Improvements	1	147,440	0	0	2	1,682,345	3	1,829,785	
12. Ind Total	4	230,500	0	0	5	1,785,735	9	2,016,235	0
% of Ind Total	44.44	11.43	0.00	0.00	55.56	88.57	0.16	0.16	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,976	63,700,735	0	0	111	674,850	2,087	64,375,585	406,155
% of Res & Rec Total	94.68	98.95	0.00	0.00	5.32	1.05	37.28	5.20	25.20
Com & Ind Total	349	30,641,245	0	0	35	21,011,855	384	51,653,100	541,480
% of Com & Ind Total	90.89	59.32	0.00	0.00	9.11	40.68	6.86	4.17	33.60
17. Taxable Total	2,325	94,341,980	0	0	146	21,686,705	2,471	116,028,685	947,635
% of Taxable Total	94.09	81.31	0.00	0.00	5.91	18.69	44.14	9.38	58.80

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	717,840	14,228,275	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	717,840	14,228,275
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	717,840	14,228,275

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	248	0	635	883

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	84	1,703,010	0	0	1,989	733,556,865	2,073	735,259,875
28. Ag-Improved Land	13	480,855	0	0	955	318,465,270	968	318,946,125
29. Ag Improvements	13	289,295	0	0	1,041	66,788,280	1,054	67,077,575
30. Ag Total							3,127	1,121,283,575

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	0.08	220	0	0.00	0	
32. HomeSite Improv Land	1	1.00	7,500	0	0.00	0	
33. HomeSite Improvements	1	0.00	14,180	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	4	5.20	9,490	0	0.00	0	
37. FarmSite Improvements	13	0.00	275,115	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	2	4.16	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	43	42.46	318,420	44	42.54	318,640	
32. HomeSite Improv Land	602	606.83	4,551,290	603	607.83	4,558,790	
33. HomeSite Improvements	637	0.00	42,839,460	638	0.00	42,853,640	371,450
34. HomeSite Total				682	650.37	47,731,070	
35. FarmSite UnImp Land	149	337.98	201,545	149	337.98	201,545	
36. FarmSite Improv Land	795	2,742.53	2,003,265	799	2,747.73	2,012,755	
37. FarmSite Improvements	994	0.00	23,948,820	1,007	0.00	24,223,935	292,465
38. FarmSite Total				1,156	3,085.71	26,438,235	
39. Road & Ditches	2,333	7,055.12	0	2,335	7,059.28	0	
40. Other- Non Ag Use	7	78.02	8,690	7	78.02	8,690	
41. Total Section VI				1,838	10,873.38	74,177,995	663,915

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	118.56	401,635	2	118.56	401,635

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	13,627.00	18.94%	81,761,920	19.92%	5,999.99
46. 1A	33,058.00	45.95%	198,347,955	48.33%	6,000.00
47. 2A1	6,614.07	9.19%	34,723,995	8.46%	5,250.02
48. 2A	10,811.97	15.03%	56,763,000	13.83%	5,250.01
49. 3A1	1,814.15	2.52%	9,161,485	2.23%	5,050.02
50. 3A	709.62	0.99%	3,583,580	0.87%	5,050.00
51. 4A1	2,059.48	2.86%	10,091,435	2.46%	4,899.99
52. 4A	3,253.42	4.52%	15,941,780	3.88%	4,900.01
53. Total	71,947.71	100.00%	410,375,150	100.00%	5,703.80
Dry					
54. 1D1	20,213.55	12.62%	62,661,980	12.96%	3,100.00
55. 1D	72,506.96	45.27%	224,771,385	46.48%	3,100.00
56. 2D1	5,737.81	3.58%	17,213,435	3.56%	3,000.00
57. 2D	39,568.00	24.70%	118,703,845	24.55%	3,000.00
58. 3D1	3,414.71	2.13%	9,561,200	1.98%	2,800.00
59. 3D	602.88	0.38%	1,688,065	0.35%	2,800.00
60. 4D1	11,602.36	7.24%	31,326,360	6.48%	2,700.00
61. 4D	6,534.02	4.08%	17,622,840	3.64%	2,697.09
62. Total	160,180.29	100.00%	483,549,110	100.00%	3,018.78
Grass					
63. 1G1	2,590.26	2.25%	3,460,465	2.27%	1,335.95
64. 1G	11,567.49	10.03%	15,736,720	10.30%	1,360.43
65. 2G1	5,957.24	5.17%	6,781,840	4.44%	1,138.42
66. 2G	30,372.91	26.35%	41,989,680	27.48%	1,382.47
67. 3G1	1,002.83	0.87%	1,403,330	0.92%	1,399.37
68. 3G	841.74	0.73%	284,705	0.19%	338.23
69. 4G1	12,691.32	11.01%	17,656,370	11.56%	1,391.22
70. 4G	50,260.85	43.60%	65,466,270	42.85%	1,302.53
71. Total	115,284.64	100.00%	152,779,380	100.00%	1,325.24
Irrigated Total					
	71,947.71	20.64%	410,375,150	39.19%	5,703.80
Dry Total					
	160,180.29	45.96%	483,549,110	46.18%	3,018.78
Grass Total					
	115,284.64	33.08%	152,779,380	14.59%	1,325.24
72. Waste	832.18	0.24%	102,135	0.01%	122.73
73. Other	265.65	0.08%	299,805	0.03%	1,128.57
74. Exempt	42.65	0.01%	0	0.00%	0.00
75. Market Area Total	348,510.47	100.00%	1,047,105,580	100.00%	3,004.52

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	122.40	684,720	0.00	0	71,825.31	409,690,430	71,947.71	410,375,150
77. Dry Land	339.30	1,035,870	0.00	0	159,840.99	482,513,240	160,180.29	483,549,110
78. Grass	323.82	445,590	0.00	0	114,960.82	152,333,790	115,284.64	152,779,380
79. Waste	4.13	475	0.00	0	828.05	101,660	832.18	102,135
80. Other	0.00	0	0.00	0	265.65	299,805	265.65	299,805
81. Exempt	0.00	0	0.00	0	42.65	0	42.65	0
82. Total	789.65	2,166,655	0.00	0	347,720.82	1,044,938,925	348,510.47	1,047,105,580

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	71,947.71	20.64%	410,375,150	39.19%	5,703.80
Dry Land	160,180.29	45.96%	483,549,110	46.18%	3,018.78
Grass	115,284.64	33.08%	152,779,380	14.59%	1,325.24
Waste	832.18	0.24%	102,135	0.01%	122.73
Other	265.65	0.08%	299,805	0.03%	1,128.57
Exempt	42.65	0.01%	0	0.00%	0.00
Total	348,510.47	100.00%	1,047,105,580	100.00%	3,004.52

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 Hardy	45	21,570	81	24,805	81	874,830	126	921,205	0
83.2 Lawrence	18	20,805	175	165,145	175	6,478,300	193	6,664,250	15,315
83.3 Nelson	59	34,440	291	269,615	291	8,279,305	350	8,583,360	40,585
83.4 Nora	14	3,335	15	5,650	15	353,385	29	362,370	0
83.5 Oak	21	1,880	39	6,180	40	549,660	61	557,720	0
83.6 Rural	5	1,355	11	2,880	13	79,100	18	83,335	0
83.7 Rural Acg	71	18,550	23	49,550	23	518,695	94	586,795	0
83.8 Ruskin	32	20,235	85	68,635	87	2,588,275	119	2,677,145	0
83.9 Superior	114	111,125	978	1,462,385	983	42,365,895	1,097	43,939,405	350,255
84 Residential Total	379	233,295	1,698	2,054,845	1,708	62,087,445	2,087	64,375,585	406,155

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</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	Hardy	9	5,975	17	22,080	18	1,981,745	27	2,009,800	0
85.2	Lawrence	8	17,025	26	10,975	26	847,280	34	875,280	0
85.3	Nelson	11	1,645	39	20,135	40	1,806,415	51	1,828,195	0
85.4	Nora	6	5,115	1	1,960	1	245,235	7	252,310	0
85.5	Oak	3	4,910	5	1,170	5	37,370	8	43,450	0
85.6	Rural	5	746,780	11	773,030	17	19,397,730	22	20,917,540	0
85.7	Rural Acg	8	43,295	13	109,555	13	1,872,995	21	2,025,845	196,180
85.8	Ruskin	4	4,760	17	17,490	18	2,531,895	22	2,554,145	345,300
85.9	Superior	33	70,780	157	754,805	159	20,320,950	192	21,146,535	0
86	Commercial Total	87	900,285	286	1,711,200	297	49,041,615	384	51,653,100	541,480

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	2,461.13	2.27%	3,445,605	2.27%	1,400.01
88. 1G	11,211.30	10.33%	15,695,730	10.33%	1,399.99
89. 2G1	4,744.50	4.37%	6,642,270	4.37%	1,399.99
90. 2G	29,958.65	27.59%	41,942,010	27.59%	1,400.00
91. 3G1	1,002.33	0.92%	1,403,270	0.92%	1,400.01
92. 3G	146.19	0.13%	204,670	0.13%	1,400.03
93. 4G1	12,604.56	11.61%	17,646,385	11.61%	1,400.00
94. 4G	46,448.40	42.78%	65,027,650	42.78%	1,400.00
95. Total	108,577.06	100.00%	152,007,590	100.00%	1,400.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	129.13	1.93%	14,860	1.93%	115.08
106. 1T	356.19	5.31%	40,990	5.31%	115.08
107. 2T1	1,212.74	18.08%	139,570	18.08%	115.09
108. 2T	414.26	6.18%	47,670	6.18%	115.07
109. 3T1	0.50	0.01%	60	0.01%	120.00
110. 3T	695.55	10.37%	80,035	10.37%	115.07
111. 4T1	86.76	1.29%	9,985	1.29%	115.09
112. 4T	3,812.45	56.84%	438,620	56.83%	115.05
113. Total	6,707.58	100.00%	771,790	100.00%	115.06
<hr/>					
Grass Total	108,577.06	94.18%	152,007,590	99.49%	1,400.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	6,707.58	5.82%	771,790	0.51%	115.06
<hr/>					
114. Market Area Total	115,284.64	100.00%	152,779,380	100.00%	1,325.24

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

65 Nuckolls

	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	59,624,510	64,375,585	4,751,075	7.97%	406,155	7.29%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	47,554,630	47,731,070	176,440	0.37%	371,450	-0.41%
04. Total Residential (sum lines 1-3)	107,179,140	112,106,655	4,927,515	4.60%	777,605	3.87%
05. Commercial	49,102,110	49,636,865	534,755	1.09%	541,480	-0.01%
06. Industrial	2,023,455	2,016,235	-7,220	-0.36%	0	-0.36%
07. Total Commercial (sum lines 5-6)	51,125,565	51,653,100	527,535	1.03%	541,480	-0.03%
08. Ag-Farmsite Land, Outbuildings	26,298,970	26,438,235	139,265	0.53%	292,465	-0.58%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	10,705	8,690	-2,015	-18.82%		
11. Total Non-Agland (sum lines 8-10)	26,309,675	26,446,925	137,250	0.52%	292,465	-0.59%
12. Irrigated	450,033,195	410,375,150	-39,658,045	-8.81%		
13. Dryland	537,323,480	483,549,110	-53,774,370	-10.01%		
14. Grassland	157,632,185	152,779,380	-4,852,805	-3.08%		
15. Wasteland	70,630	102,135	31,505	44.61%		
16. Other Agland	833,425	299,805	-533,620	-64.03%		
17. Total Agricultural Land	1,145,892,915	1,047,105,580	-98,787,335	-8.62%		
18. Total Value of all Real Property (Locally Assessed)	1,330,507,295	1,237,312,260	-93,195,035	-7.00%	1,611,550	-7.13%

2017 Assessment Survey for Nuckolls County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1 (2/5 time)
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$156,542.00
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$22,800
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$109,620
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$2,000 the rest comes out of County General
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,600
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$9,769.39

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS-County Solutions
2.	CAMA software:
	MIPS-County Solutions
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes-nuckolls.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Office Staff maintains the maps and GIS Workshop assists with the software
8.	Personal Property software:
	MIPS-County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes, but limited
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	Superior and Nelson
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Services
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Must be licensed and approved by State Appraisal Board
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The Assessor reviews all work performed by all appraisers and listers and works hand-in-hand with them on establishing the values that are set in place.

2017 Residential Assessment Survey for Nuckolls County

1.	Valuation data collection done by:																				
	Assessor, staff & Stanard Appraisal																				
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																				
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4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																				
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5.	Are individual depreciation tables developed for each valuation grouping?																				
	Yes, as revaluations for each group are completed																				
6.	Describe the methodology used to determine the residential lot values?																				
	Front Footage is the norm; however, the county is always analyzing what vacant lots are being sold for to determine if we are still assessing a fair value on the lots.																				
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All sales are reviewed and as much information gathered as to the what were the motivating factors for the sale and if those factors have any effect of the current assessed pricing of those vacant lots. Nuckolls County does not have many true vacant lot sales. Most of them have some sort of improvement on them that is removed by purchaser to make them vacant.

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>
1	2013	2007	2013	2013
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3	2013	2007	2013	2013
4	2012	2007	2012	2012
5	2012	2007	2012	2012
6	2012	2007	2012	2012
7	2016	2016	2016	2016
8	2014	2007	2014	2013-2014
Ag	2014	2007	2013	2013-2014

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain. All population information is based from the 2010 Census statistics.

2017 Commercial Assessment Survey for Nuckolls County

1.	Valuation data collection done by:																		
	Assessor, staff and Stanard Appraisal																		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
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3a.	Describe the process used to determine the value of unique commercial properties.																		
	Gather information to determine the best approach for each property with the contract appraiser																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	The County develops their depreciation tables with the aid of the contract appraiser.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes.																		

6. Describe the methodology used to determine the commercial lot values.

Lot values are determined using square footage and also by using any vacant sales that may occur for analysis purposes.

7.

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Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

2017 Agricultural Assessment Survey for Nuckolls County

1.	Valuation data collection done by:							
	Assessor, staff & Stanard Appraisal							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
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<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Nuckolls County has one ag market area-no substantial countywide economic differences have been determined that affect the selling prices of the agricultural parcels	2014-2015						
	The county has been completely across the county reviewing ag-land uses and has updated the soil codes to reflect the latest State NRCS soil coding changes. The county continues to review all sales for any changes that may occur. The county will begin a complete review of the ag-lands when the new imagery from GIS Workshop has been received.							
3.	Describe the process used to determine and monitor market areas.							
	Sales are plotted annually; NRD restrictions are reviewed, and all sales are reviewed							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	No differences have been determined in Nuckolls. Reviews land usage annually; reviews hunting leases if available.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	They carry the same value. Sales are reviewed to determine if a premium is being paid due to rural home/acreage location.							
6.								

June 01, 2016
Nuckolls County

3 Year Plan of Assessment- Nuckolls County

Pursuant to section 77-1311.02 as amended by 2005 Neb. Laws LB263, section 9 and LB 334, section 64. Operative date July 1, 2007

The purpose of three-year plan is to inform the County Board of Equalization on or before July 31 each year and the Department of Property Assessment and Taxation on or before October 31 each year, and every three years to update the plan between the adoption of each three-year plan.

Nuckolls County population base is 4,500 per the 2010 Census. This is a decline from the previous Census which indicated the Counties population base at 5,057.

The Assessor's office staff consists of the assessor, deputy assessor and a part-time clerk who works two days a week. All the staff works in every area, real estate, personal property, homesteads exemptions and GIS mapping. The Assessor and Deputy Assessor attend continuing education classes as required to remain certified.

The assessor is responsible for filing the reports as follows:

Abstract- due on or before March 19

Notice of Valuation Change- June 1

Personal Property Abstract-due on or before July 20

Certification of Values- due on or before August 20

School District Taxable Value Report- due on or before August 25

Three-year Plan of Assessment- July 31 and October 31

Generate Tax Roll and deliver to Treasurer on or before November 22

Certificate of Taxes Levied- due on or before December 1

Tax list corrections- reasons

The Assessor's office staff maintains the Cadastral and GIS maps as needed due to any recorded property splits, etc. They are in good condition, kept current with ownership changes and descriptions. The property record cards are in good condition; include the required legal, ownership, classification codes, and valuation by year as required by regulation.

The assessor also completes the 521's as they are brought from the Clerk's Office. Procedure is to change name owner on property record cards, lots and lands books, plat books, computer generated records, treasurers books, sales file and to the Department of Property Assessment and Taxation. The City of Superior and the NRD's serving Nuckolls County requested data as changes are made, now we can do this with computer generated information from the MIPS PC and CAMA programs. The assessor and/or contract appraiser verifies sales by telephone or questionnaire. Also the information that is provided by the Department of Property Assessment and Taxation's reviewer is helpful.

Computers- 3-Dell T3500 PC's

Current programing used-MIPS PC Administration System/CAMA/GIS Arcview

Software vendors-Mips/County Solutions LLC, GIS Workshop and ESRI

Assessment Actions Year 2016-

CAMA system data has been entered on all improvements.

Digital pictures are being taken as a review is done and added to the CAMA system.

The assessor, staff and contract appraisers do all the pick-up work, usually in September through February, so entry of data and pricing can be completed before March 19th deadline. The Cities of Superior and Nelson are to submit building permits to the Assessor's office on a regular basis.

Use good assessment practices to insure acceptable levels of value, quality and uniformity

County-wide in all classes and subclasses of property. Nuckolls County has a maintenance contract with Darrel Stanard of Stanard Appraisal Services Inc. GIS Workshop developed a web site for Nuckolls County, data updated once a day by GIS Workshop. MIPS has also added our information to the Nebraska Assessors Online website, so that our information can be viewed there as well. Aerial photography for Nuckolls County rural parcels was completed in 2015 and reviewed in an ongoing manner to keep our ag-land uses current. In-depth revaluations were completed for all commercial parcels located throughout Nuckolls County.

Residential

Nuckolls County Assessor, Stanard Appraisal Services inc. and staff completed all pick-up work in a timely manner. The Assessor and Darrel Stanard of Stanard Appraisal Services Inc are in the process of verifying all residential sales. Continue monitoring any changes that may affect the values or have an influence on the market in these parcels and if necessary perform reappraisals before the end of the 6 year cycle and adjust values as necessary.

Commercial

Nuckolls County Assessor, Stanard Appraisal Services Inc and staff assessed, priced and entered any and all changes to commercial properties. Reappraisal of all Commercial property was completed for tax year 2016, our next revaluation of all Commercial properties will be completed in tax year 2022, unless conditions change a review before that time is warranted. MIPS CAMA Commercial software data has been entered by Nuckolls County staff and Stanard Appraisal. Stanard Appraisal Services Inc and the Assessor are in the continuing process of verifying all the sales.

Agricultural

Nuckolls County Assessor and staff is constantly reviewing rural parcels, listing any new construction. All pick-up work was completed. After spreadsheet analysis and plotting sales on a map, no potential market areas were identified. After market analysis, all irrigated values were increased an overall average of 4%, dry land and grassland values remained unchanged for tax year 2016. Continuous updates are being made to the rural property record cards. Continue to use good assessment practices to insure acceptable level of value, quality and uniformity countywide. Nuckolls County staff continues to work and update GIS Data. Parcels entered, working on land use. The aerial photography was done by GIS Workshop, Inc. New soil conversion is in place. All sales are reviewed and verified by the Assessor and staff with assistance from Stanard Appraisal.

2017

Continue to budget for maintenance contract with contract appraisal service. Request County Board to budget for reappraisal contract. This is to ensure that all properties are reappraised within the required six year cycle. Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. The County Board has a fund for GIS, continue to add to fund for maintenance of the GIS program. GIS data is being entered, aerial photography is completed in a timely manner. Do an analysis based on the RCN and sales to determine the valuation of residential properties. Utilize the CAMA system for sales analysis; continue to update programs each year. Review commercial sales, analysis for acceptable levels of quality and uniformity. Continue to correlate information for sales comparison of all properties. Utilize GIS deeded acres for future. Utilize FSA (if provided to us by owners) or NRD's information. Do all pick-up work to be implemented by March 19, deadline. Continue to do sales analysis of commercial sales. Take new digital photos, list and measure as necessary. Continue to do an analysis of the RCN and

any sales to determine the valuations and if any need for location factors to be applied. Continue with the review and pick-up work. Continue work on GIS mapping. Conduct an analysis of the ag-land sales. Ensure all sales have been reviewed and any changes made in a timely manner. Perform and complete a reappraisal of all residential properties in the city of Superior and set new values in accordance with six-year inspection cycle.

2018

Continue to budget for maintenance contract with a contract appraisal service. Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide, in all classes and subclasses of property. Complete all pick-up work, data entry in timely manner. Continue to request to add to fund for GIS maintenance. Continue to review all property as required by statute. Request County Board to budget for reappraisal contract. This is to ensure that all properties are reappraised within the required six year cycle. Continue with the revaluation of all properties in the County. Ensure all sales have been reviewed and any changes made in a timely manner. Perform and complete a reappraisal of residential properties located in the cities of Hardy, Ruskin, Nora and Oak and set new values in accordance with the six-year inspection cycle

2019

Continue to budget for maintenance contract with a contract appraisal service. Request County Board to budget for reappraisal contract. This is to ensure that all properties are reappraised within the required six year cycle. Use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. Complete all pick-up work, data entry in a timely manner. Continue to fund GIS maintenance. Perform and complete a reappraisal of residential properties located in the cities of Lawrence and Nelson and set new values in accordance with the six-year inspection cycle.

Nuckolls County Assessor

Susan M Rogers