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DEPARTMENT OF REVENUE

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

PERKINS 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 Perkins 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 Perkins 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: Peggy Burton, Perkins County Assessor

Table of Contents

2017 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

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.

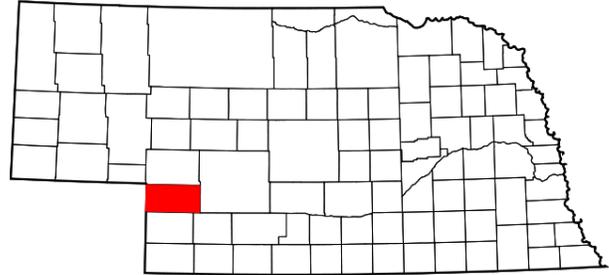
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

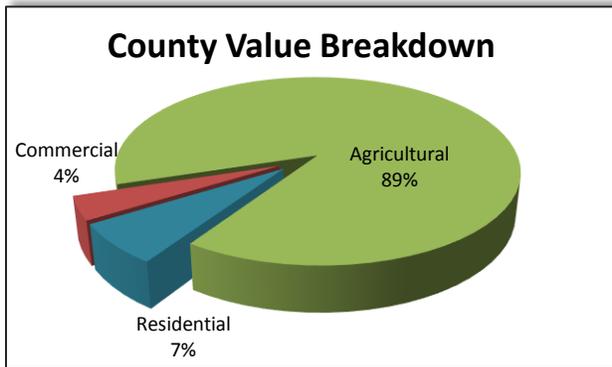
**Further information may be found in Exhibit 94*

County Overview

With a total area of 883 square miles, Perkins had 2,944 residents, per the Census Bureau Quick Facts for 2015, a slight population decline from the 2010 US Census. In a review of the past fifty-five years, Perkins has seen a steady drop in population of 30% (Nebraska Department of Economic Development). Reports indicated that 77% of county residents were homeowners and 83% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Perkins convene in and around the county seat of Grant. Per the latest information available from the U.S. Census Bureau, there were 125 employer establishments in Perkins. County-wide employment was at 1,808 people, a 5% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Perkins that has fortified the local rural area economies. Perkins is included in the Upper Republican Natural Resources District (NRD). Dry land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Perkins ranks third in corn for grain, and fifth in both winter wheat for grain and all wheat for grain (USDA AgCensus).

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
ELSIE	139	106	-24%
GRANT	1,225	1,172	-4%
MADRID	265	231	-13%
VENANGO	175	164	-6%

The large grain handling facilities and ethanol

plant are also contributory factors in the economy.

2017 Residential Correlation for Perkins County

Assessment Actions

The prior Perkins County Assessor lost her husband last fall and then resigned from the position. A new assessor, Peggy Burton, was appointed by the county board December 1, 2017 to fill out the current term of office. Peggy has worked in the office for many years and knows the assessment functions.

For 2017, all residential property in Grant and Kenton Heights was updated and revalued. After reviewing the market information for residential property in the assessor location Grant it was determined that the revalue of Grant was necessary for 2017. All properties were reviewed for proper quality and condition. Replacement cost new was derived using June 2016 Marshall and Swift and the 2016 depreciation tables. Based upon quality and actual age, all properties were given a new effective age. Final values were set based upon the cost approach and the market approach. Pictures of Grant will be taken in the summer of 2017.

The rural residential market showed signs of decreasing sales prices, and the statistical analysis showed that values were too high. Therefore, it was decided to decrease the value of the rural residential by 10% across the board. This was applied to only the house and not the land or outbuildings. For 2018, a full rural residential revaluation will be done to assure there is equalization throughout the county. The rural residential homes were inspect in the fall of 2016 and new pictures were taken.

The county continues to complete a sales review and completes the pickup work in a timely manner.

Description of Analysis

Valuation groupings were discussed with the assessor; they have been identified by economic characteristics affecting value for the particular geographic area. Elsie and Grinton were combined with Valuation Grouping (02) Madrid. Valuation Grouping (07) Kenton Heights was combined with Valuation Grouping (01) Grant.

Valuation Grouping	Description
01	Grant and Kenton Heights
02	Madrid, Elsie, Grinton
04	Venango
08	Rural Residential

The statistical sample for the residential class of property consists of 79 sales. All three of the measures of central tendency are within the acceptable range and coordinate with one another. The qualitative measures tend to demonstrate uniformity within the class; the coefficient of dispersion is below the standard and the price related differential is only slightly above and being affected by

2017 Residential Correlation for Perkins County

lower dollar sales. All valuation groupings are represented in the statistical profile and each will demonstrate an acceptable level of value.

A comparison of the 2017 Count Abstract of Assessment to the 2016 Certificate of Taxes Levied for the residential demonstrates a 2.65% change to the base excluding growth and reflective of the assessment actions. The -11.33% change excluding growth in the Ag-Homesite Land, Ag-Res Dwelling is also reflective of the 10% decrease to the rural residential homes only.

Assessment Practice Review

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

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

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

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

Perkins County stays on task with the six-year physical inspection and review process. The home-site and farm-site values carry the same value as the rural residential parcels. The agricultural homes and outbuildings are valued the same as all other residential properties. Lot studies for the residential properties will be done at the time of a reappraisal. A sales comparison will be done to derive a square foot method.

Equalization and Quality of Assessment

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

2017 Residential Correlation for Perkins County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	49	98.33	99.44	97.81	03.38	101.67
02	8	100.00	109.59	102.44	23.82	106.98
04	10	98.75	102.35	98.67	12.62	103.73
08	12	96.03	96.13	90.83	10.29	105.84
<u> </u> ALL <u> </u>	<u>79</u>	98.32	100.33	96.37	07.80	104.11

Level of Value

Based on analysis of all available information, the level of value for the residential class in Perkins County is 98%.

2017 Commercial Correlation for Perkins County

Assessment Actions

Perkins County contracted appraisal work with Stanard Appraisal Services Inc. for all livestock feeding facilities and two hog facilities. They were also contracted for the reappraisal of the ethanol plant and landfill. New commercial buildings and new additions to existing commercial buildings were also done with the reappraisal. The reappraisals consisted of new measurements, new pictures, and income and expense information that could be used as part of the analysis where applicable. Values will be set using the June 2016 Marshall and Swift costing and the 2016 depreciation.

Stanard Appraisal also completed the annual review and pickup work of commercial properties. Pritchard & Abbott, Inc. completed the mineral appraisals.

Description of Analysis

Valuation groupings were reconsidered this year, examining the unique characteristics that would differentiate one group from another. Valuation grouping (01) Grant remained the same since it is the county seat and hub for most commercial businesses such as retail, restaurants, banks, offices and medical facilities. The remainder of the county was consolidated into valuation grouping (02).

Valuation Grouping	Description
01	Grant
02	Remainder of County

The statistical profile consists of 11 sales. They are dispersed throughout the county as such, eight within valuation grouping (01) Grant and of the remaining three sales, two are located in the small community of Elsie and one in the rural area. These sales also cover five different occupancy codes with anywhere from one to three sales. With such diversity in the sample it cannot be relied on for measurement or representation of the population as a whole.

Over the past ten years Perkins County has displayed 3.5% increase, excluding growth, in the commercial and industrial values. This is somewhat similar to Keith and Lincoln counties and an indication that values have kept up with the market. Net taxable sales as compared to commercial values will exhibit a modest decline in sales but is still a slight increase in the values.

Assessment Practice Review

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

2017 Commercial Correlation for Perkins County

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

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

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

Perkins County stays on task with the six-year physical inspection and review process. Physical inspections and reviews are done with the assistance of Stanard Appraisal Services. Lot values will be studied when reappraisals are done and a square foot method will be arrived at from the market.

Equalization and Quality of Assessment

For measurement purposes the commercial sample is unreliable and does not represent the commercial class as a whole by substratum.

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	8	96.57	104.98	98.47	11.51	106.61
02	3	140.50	148.81	143.62	23.47	103.61
____ALL____	11	100.98	116.94	119.04	21.62	98.24

It is believed that the commercial class of property in Perkins County is in compliance for equalization and quality of assessment and adheres to acceptable appraisal techniques.

Level of Value

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

2017 Agricultural Correlation for Perkins County

Assessment Actions

For 2017, irrigated land classification groups increased by 2% or \$80 per acre. Values for satellite pivots and well adjustments remained the same as 2016. Dry and grass values remained the same.

A letter was sent to all Conservation Reserve Program (CRP) owners whose contracts expired in 2015, asking for a reverification of their CRP acres. A copy of their contract and a map showing where the CRP was located was requested from the owners. The value on the CRP acres remained the same as 2016 values.

In January of 2016, a comparison was started with the Farm Service Agency (FSA) 2012 imagery to the 2014 to check on land use. This was completed for 2017, anything that looked like it had a land use change was physically inspected by the office, and changes were made accordingly.

Agricultural outbuildings were inspected in the fall of 2016. Pictures were taken and the necessary changes were made.

Description of Analysis

Perkins County is located in the southwest corner of the state and has soils most suitable for farming. The county is homogenous enough that only one market area exists.

The statistical sampling for the agricultural class consists of 63 sales. The median and weighted mean are within the acceptable range, the mean is out by one point. The coefficient of dispersion (COD) is within standards and the price related differential (PRD) is above by two points.

When the sample is reviewed by sub strata 80% Majority Land Use (MLU), dry with 45 sales is within the acceptable range at 74%, irrigated with 10 sales is out at 68%, there are only 3 sales in the grass sub strata and therefore it is not reliable.

One outlier is affecting the overall statistics and the irrigated statistics; it is a high dollar sale (book 31 page 70) and though verified to be arm's-length the ratio is 27.44%. When this sale is hypothetically removed the overall median moves to 74% and the irrigated median moves to 69 but the irrigated sample is reduced to 9 sales. In both instances the qualitative measures meet the acceptable standards.

Another test was done by removing two sales from either end of the total array of all agricultural sales. The median only moved by one point on the low end; the test was supportive of the overall median being a reliable point estimate in determining an acceptable level of value.

Assessment Practice Review

Each year a comprehensive review of assessment practices is done for all counties within the State. The purposes of the review is to determine if the assessment actions have affected the uniform and proportionate valuation of all property classes.

Reviewing the values as reported on the Assessed Value Update against those on the property record cards confirmed the data submitted was accurate and reliable for measurement. A comparison was also made of the sold and unsold parcels to determine if they were both moving

2017 Agricultural Correlation for Perkins County

at similar rates or if verifiable explanations were available for notable differences. The examination revealed no apparent bias in the treatment of sold properties, the changes were reflective of assessment actions and any differences were explainable.

A review of the qualification and verification process confirmed that Perkins County has used all available sales for the measurement of agricultural property. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without bias. Non-qualified sales have logical explanations for disqualification and comments are documented.

A dialogue was held with the county assessor to review agricultural sales in order to determine if there were non-agricultural production influences on the sale and that they were properly coded. Comparable sales from adjoining areas were also reviewed to determine if there were similar economic factors and contributions to value.

The valuation of the agricultural homes is applied consistently the same as other residential properties. The agricultural home sites and the rural residential home sites are identical. The agricultural outbuildings are costed and depreciated based on age and condition.

Equalization

The analysis supports that the county has generally achieved equalization although a subclass of irrigated is too small to affect overall equalization. Comparison of Perkins County values to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at a uniform level.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	10	67.87	68.41	67.20	16.02	101.80
1	10	67.87	68.41	67.20	16.02	101.80
<u> Dry </u>						
County	45	74.20	76.57	73.48	18.29	104.21
1	45	74.20	76.57	73.48	18.29	104.21
<u> Grass </u>						
County	3	61.12	73.02	69.98	27.72	104.34
1	3	61.12	73.02	69.98	27.72	104.34
<u> ALL </u>	63	73.47	76.19	72.46	19.22	105.15

Level of Value

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

2017 Opinions of the Property Tax Administrator for Perkins 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	98	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 Perkins County

Residential Real Property - Current

Number of Sales	79	Median	98.32
Total Sales Price	\$6,286,718	Mean	100.33
Total Adj. Sales Price	\$6,286,718	Wgt. Mean	96.37
Total Assessed Value	\$6,058,622	Average Assessed Value of the Base	\$67,552
Avg. Adj. Sales Price	\$79,579	Avg. Assessed Value	\$76,691

Confidence Interval - Current

95% Median C.I	97.22 to 100.00
95% Wgt. Mean C.I	93.43 to 99.31
95% Mean C.I	96.89 to 103.77
% of Value of the Class of all Real Property Value in the County	6.66
% of Records Sold in the Study Period	6.46
% of Value Sold in the Study Period	7.33

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	100	100	100.00
2015	94	100	100.00
2014	93	100	100.00
2013	70	99	99.40

2017 Commission Summary for Perkins County

Commercial Real Property - Current

Number of Sales	11	Median	100.98
Total Sales Price	\$878,081	Mean	116.94
Total Adj. Sales Price	\$878,081	Wgt. Mean	119.04
Total Assessed Value	\$1,045,230	Average Assessed Value of the Base	\$258,983
Avg. Adj. Sales Price	\$79,826	Avg. Assessed Value	\$95,021

Confidence Interval - Current

95% Median C.I	93.10 to 164.71
95% Wgt. Mean C.I	94.98 to 143.09
95% Mean C.I	92.40 to 141.48
% of Value of the Class of all Real Property Value in the County	5.22
% of Records Sold in the Study Period	4.40
% of Value Sold in the Study Period	1.61

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	10	100	98.57
2015	21	100	92.00
2014	16	100	92.00
2013	17		92.00

68 Perkins
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 79
Total Sales Price : 6,286,718
Total Adj. Sales Price : 6,286,718
Total Assessed Value : 6,058,622
Avg. Adj. Sales Price : 79,579
Avg. Assessed Value : 76,691

MEDIAN : 98
WGT. MEAN : 96
MEAN : 100
COD : 07.80
PRD : 104.11

COV : 15.57
STD : 15.62
Avg. Abs. Dev : 07.67
MAX Sales Ratio : 192.31
MIN Sales Ratio : 67.53

95% Median C.I. : 97.22 to 100.00
95% Wgt. Mean C.I. : 93.43 to 99.31
95% Mean C.I. : 96.89 to 103.77

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	6	97.77	93.31	84.50	06.39	110.43	67.53	100.00	67.53 to 100.00	96,309	81,383	
01-JAN-15 To 31-MAR-15	8	101.50	105.48	106.75	07.75	98.81	95.42	125.53	95.42 to 125.53	49,625	52,976	
01-APR-15 To 30-JUN-15	18	99.65	104.32	100.14	06.41	104.17	96.43	146.67	98.29 to 101.82	90,601	90,728	
01-JUL-15 To 30-SEP-15	18	97.28	104.02	95.51	12.48	108.91	75.19	192.31	94.46 to 105.71	78,597	75,070	
01-OCT-15 To 31-DEC-15	5	100.00	99.08	98.37	01.73	100.72	95.38	102.04	N/A	49,200	48,400	
01-JAN-16 To 31-MAR-16	4	99.16	98.58	98.43	02.30	100.15	94.29	101.72	N/A	71,625	70,500	
01-APR-16 To 30-JUN-16	9	96.40	93.55	95.41	08.42	98.05	72.63	114.29	83.61 to 101.83	87,756	83,732	
01-JUL-16 To 30-SEP-16	11	97.22	94.61	93.70	05.51	100.97	70.00	105.81	85.01 to 100.00	85,818	80,415	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	50	98.65	103.08	96.92	08.99	106.36	67.53	192.31	97.33 to 100.00	80,408	77,929	
01-OCT-15 To 30-SEP-16	29	97.22	95.60	95.40	05.67	100.21	70.00	114.29	95.38 to 100.00	78,148	74,557	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	49	99.64	103.86	98.96	08.50	104.95	75.19	192.31	97.78 to 101.56	75,277	74,493	
<u>ALL</u>	79	98.32	100.33	96.37	07.80	104.11	67.53	192.31	97.22 to 100.00	79,579	76,691	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	49	98.33	99.44	97.81	03.38	101.67	85.01	131.58	97.33 to 100.00	81,287	79,510	
02	8	100.00	109.59	102.44	23.82	106.98	72.63	192.31	72.63 to 192.31	38,881	39,829	
04	10	98.75	102.35	98.67	12.62	103.73	70.00	146.67	90.41 to 114.29	43,530	42,950	
08	12	96.03	96.13	90.83	10.29	105.84	67.53	125.53	91.48 to 101.56	129,776	117,874	
<u>ALL</u>	79	98.32	100.33	96.37	07.80	104.11	67.53	192.31	97.22 to 100.00	79,579	76,691	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	79	98.32	100.33	96.37	07.80	104.11	67.53	192.31	97.22 to 100.00	79,579	76,691	
06												
07												
<u>ALL</u>	79	98.32	100.33	96.37	07.80	104.11	67.53	192.31	97.22 to 100.00	79,579	76,691	

68 Perkins
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 79
Total Sales Price : 6,286,718
Total Adj. Sales Price : 6,286,718
Total Assessed Value : 6,058,622
Avg. Adj. Sales Price : 79,579
Avg. Assessed Value : 76,691

MEDIAN : 98
WGT. MEAN : 96
MEAN : 100
COD : 07.80
PRD : 104.11

COV : 15.57
STD : 15.62
Avg. Abs. Dev : 07.67
MAX Sales Ratio : 192.31
MIN Sales Ratio : 67.53

95% Median C.I. : 97.22 to 100.00
95% Wgt. Mean C.I. : 93.43 to 99.31
95% Mean C.I. : 96.89 to 103.77

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	3	146.67	145.09	144.12	21.82	100.67	96.30	192.31	N/A	11,333	16,333	
Less Than 30,000	13	102.04	112.89	108.39	20.52	104.15	70.00	192.31	96.30 to 133.84	19,758	21,415	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	79	98.32	100.33	96.37	07.80	104.11	67.53	192.31	97.22 to 100.00	79,579	76,691	
Greater Than 14,999	76	98.32	98.56	96.11	06.18	102.55	67.53	133.84	97.22 to 100.00	82,273	79,074	
Greater Than 29,999	66	98.24	97.86	95.86	04.99	102.09	67.53	125.53	97.14 to 98.68	91,362	87,579	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	3	146.67	145.09	144.12	21.82	100.67	96.30	192.31	N/A	11,333	16,333	
15,000 TO 29,999	10	101.02	103.24	102.94	13.03	100.29	70.00	133.84	83.61 to 131.58	22,285	22,940	
30,000 TO 59,999	21	100.00	100.73	101.71	06.65	99.04	72.63	125.53	97.22 to 101.96	45,865	46,647	
60,000 TO 99,999	24	98.33	98.77	98.68	02.58	100.09	90.41	107.45	97.14 to 100.00	72,916	71,956	
100,000 TO 149,999	11	98.52	98.00	97.97	02.75	100.03	90.91	103.00	94.46 to 101.83	132,309	129,617	
150,000 TO 249,999	9	93.45	91.91	91.88	05.24	100.03	75.19	98.18	85.01 to 97.23	178,417	163,924	
250,000 TO 499,999	1	67.53	67.53	67.53	00.00	100.00	67.53	67.53	N/A	255,556	172,583	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	79	98.32	100.33	96.37	07.80	104.11	67.53	192.31	97.22 to 100.00	79,579	76,691	

68 Perkins
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 : 11
Total Sales Price : 878,081
Total Adj. Sales Price : 878,081
Total Assessed Value : 1,045,230
Avg. Adj. Sales Price : 79,826
Avg. Assessed Value : 95,021

MEDIAN : 101
WGT. MEAN : 119
MEAN : 117
COD : 21.62
PRD : 98.24

COV : 31.24
STD : 36.53
Avg. Abs. Dev : 21.83
MAX Sales Ratio : 202.42
MIN Sales Ratio : 92.95

95% Median C.I. : 93.10 to 164.71
95% Wgt. Mean C.I. : 94.98 to 143.09
95% Mean C.I. : 92.40 to 141.48

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13	2	118.25	118.25	137.08	18.82	86.26	96.00	140.50	N/A	162,500	222,757	
01-JAN-14 To 31-MAR-14												
01-APR-14 To 30-JUN-14	2	134.11	134.11	119.04	22.82	112.66	103.51	164.71	N/A	33,500	39,879	
01-JUL-14 To 30-SEP-14	1	100.98	100.98	100.98	00.00	100.00	100.98	100.98	N/A	38,620	39,000	
01-OCT-14 To 31-DEC-14												
01-JAN-15 To 31-MAR-15												
01-APR-15 To 30-JUN-15	2	95.12	95.12	96.14	02.12	98.94	93.10	97.14	N/A	58,250	56,000	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15												
01-JAN-16 To 31-MAR-16	1	93.42	93.42	93.42	00.00	100.00	93.42	93.42	N/A	120,961	113,000	
01-APR-16 To 30-JUN-16												
01-JUL-16 To 30-SEP-16	3	101.57	132.31	121.89	35.93	108.55	92.95	202.42	N/A	70,000	85,320	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	5	103.51	121.14	131.04	20.92	92.45	96.00	164.71	N/A	86,124	112,854	
01-OCT-14 To 30-SEP-15	2	95.12	95.12	96.14	02.12	98.94	93.10	97.14	N/A	58,250	56,000	
01-OCT-15 To 30-SEP-16	4	97.50	122.59	111.48	30.16	109.97	92.95	202.42	N/A	82,740	92,240	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	3	103.51	123.07	112.44	20.52	109.45	100.98	164.71	N/A	35,207	39,586	
01-JAN-15 To 31-DEC-15	2	95.12	95.12	96.14	02.12	98.94	93.10	97.14	N/A	58,250	56,000	
<u>ALL</u>	11	100.98	116.94	119.04	21.62	98.24	92.95	202.42	93.10 to 164.71	79,826	95,021	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	8	96.57	104.98	98.47	11.51	106.61	92.95	164.71	92.95 to 164.71	59,760	58,844	
02	3	140.50	148.81	143.62	23.47	103.61	103.51	202.42	N/A	133,333	191,493	
<u>ALL</u>	11	100.98	116.94	119.04	21.62	98.24	92.95	202.42	93.10 to 164.71	79,826	95,021	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	11	100.98	116.94	119.04	21.62	98.24	92.95	202.42	93.10 to 164.71	79,826	95,021	
04												
<u>ALL</u>	11	100.98	116.94	119.04	21.62	98.24	92.95	202.42	93.10 to 164.71	79,826	95,021	

68 Perkins
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 : 11
Total Sales Price : 878,081
Total Adj. Sales Price : 878,081
Total Assessed Value : 1,045,230
Avg. Adj. Sales Price : 79,826
Avg. Assessed Value : 95,021

MEDIAN : 101
WGT. MEAN : 119
MEAN : 117
COD : 21.62
PRD : 98.24

COV : 31.24
STD : 36.53
Avg. Abs. Dev : 21.83
MAX Sales Ratio : 202.42
MIN Sales Ratio : 92.95

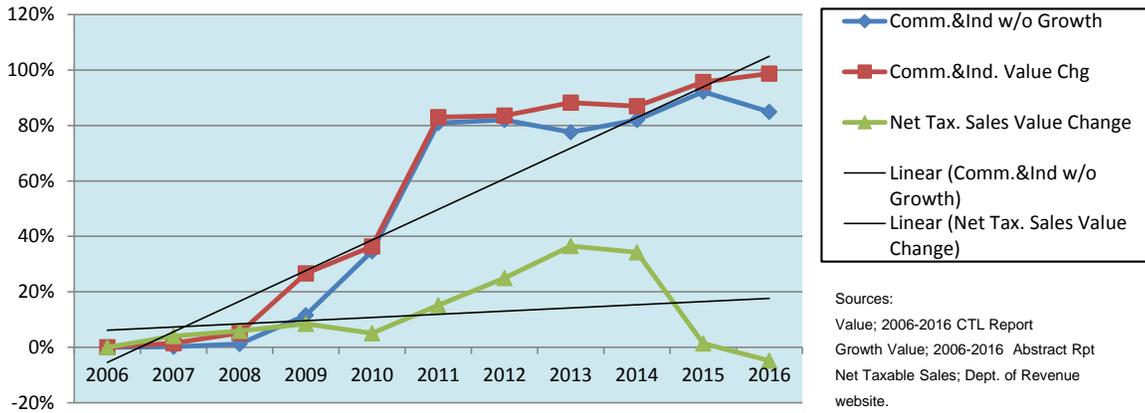
95% Median C.I. : 93.10 to 164.71
95% Wgt. Mean C.I. : 94.98 to 143.09
95% Mean C.I. : 92.40 to 141.48

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	3	96.00	117.94	111.27	24.86	105.99	93.10	164.71	N/A	23,667	26,333	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	11	100.98	116.94	119.04	21.62	98.24	92.95	202.42	93.10 to 164.71	79,826	95,021	
Greater Than 14,999	11	100.98	116.94	119.04	21.62	98.24	92.95	202.42	93.10 to 164.71	79,826	95,021	
Greater Than 29,999	8	101.28	116.56	119.72	20.18	97.36	92.95	202.42	92.95 to 202.42	100,885	120,779	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	3	96.00	117.94	111.27	24.86	105.99	93.10	164.71	N/A	23,667	26,333	
30,000 TO 59,999	3	103.51	135.64	138.48	32.66	97.95	100.98	202.42	N/A	46,207	63,988	
60,000 TO 99,999	3	97.14	97.22	96.87	02.95	100.36	92.95	101.57	N/A	82,500	79,917	
100,000 TO 149,999	1	93.42	93.42	93.42	00.00	100.00	93.42	93.42	N/A	120,961	113,000	
150,000 TO 249,999												
250,000 TO 499,999	1	140.50	140.50	140.50	00.00	100.00	140.50	140.50	N/A	300,000	421,514	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	11	100.98	116.94	119.04	21.62	98.24	92.95	202.42	93.10 to 164.71	79,826	95,021	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	1	103.51	103.51	103.51	00.00	100.00	103.51	103.51	N/A	50,000	51,757	
353	1	164.71	164.71	164.71	00.00	100.00	164.71	164.71	N/A	17,000	28,000	
406	3	93.10	95.68	94.95	02.88	100.77	92.95	100.98	N/A	52,540	49,884	
420	1	140.50	140.50	140.50	00.00	100.00	140.50	140.50	N/A	300,000	421,514	
421	2	152.00	152.00	143.59	33.18	105.86	101.57	202.42	N/A	60,000	86,153	
528	3	96.00	95.52	95.09	01.29	100.45	93.42	97.14	N/A	77,820	74,000	
___ ALL ___	11	100.98	116.94	119.04	21.62	98.24	92.95	202.42	93.10 to 164.71	79,826	95,021	

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	\$ 31,807,608	\$ 816,252	2.57%	\$ 30,991,356	-	\$ 23,092,485	-
2007	\$ 32,266,976	\$ 404,104	1.25%	\$ 31,862,872	0.17%	\$ 24,024,906	4.04%
2008	\$ 33,459,006	\$ 1,282,584	3.83%	\$ 32,176,422	-0.28%	\$ 24,446,598	1.76%
2009	\$ 40,272,225	\$ 4,771,330	11.85%	\$ 35,500,895	6.10%	\$ 25,049,595	2.47%
2010	\$ 43,365,269	\$ 538,814	1.24%	\$ 42,826,455	6.34%	\$ 24,253,257	-3.18%
2011	\$ 58,200,878	\$ 676,437	1.16%	\$ 57,524,441	32.65%	\$ 26,596,818	9.66%
2012	\$ 58,377,087	\$ 487,290	0.83%	\$ 57,889,797	-0.53%	\$ 28,867,751	8.54%
2013	\$ 59,857,988	\$ 3,362,758	5.62%	\$ 56,495,230	-3.22%	\$ 31,526,102	9.21%
2014	\$ 59,470,777	\$ 1,596,597	2.68%	\$ 57,874,180	-3.31%	\$ 30,993,425	-1.69%
2015	\$ 62,223,235	\$ 1,103,500	1.77%	\$ 61,119,735	2.77%	\$ 23,405,254	-24.48%
2016	\$ 63,205,002	\$ 4,377,685	6.93%	\$ 58,827,317	-5.46%	\$ 21,981,002	-6.09%
Ann %chg	7.11%			Average	3.52%	0.15%	0.02%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.17%	1.44%	4.04%
2008	1.16%	5.19%	5.86%
2009	11.61%	26.61%	8.48%
2010	34.64%	36.34%	5.03%
2011	80.85%	82.98%	15.18%
2012	82.00%	83.53%	25.01%
2013	77.62%	88.19%	36.52%
2014	81.95%	86.97%	34.21%
2015	92.15%	95.62%	1.35%
2016	84.95%	98.71%	-4.81%

County Number: 68
 County Name: Perkins

68 Perkins
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 : 63
Total Sales Price : 27,959,037
Total Adj. Sales Price : 28,228,217
Total Assessed Value : 20,455,063
Avg. Adj. Sales Price : 448,067
Avg. Assessed Value : 324,684

MEDIAN : 73
WGT. MEAN : 72
MEAN : 76
COD : 19.22
PRD : 105.15

COV : 23.59
STD : 17.97
Avg. Abs. Dev : 14.12
MAX Sales Ratio : 128.00
MIN Sales Ratio : 27.44

95% Median C.I. : 69.26 to 81.62
95% Wgt. Mean C.I. : 66.63 to 78.29
95% Mean C.I. : 71.75 to 80.63

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	8	94.24	88.82	83.03	15.80	106.97	63.82	120.65	63.82 to 120.65	547,715	454,779
01-JAN-14 To 31-MAR-14	4	61.32	59.77	59.46	04.37	100.52	53.33	63.10	N/A	364,775	216,880
01-APR-14 To 30-JUN-14	8	58.57	62.29	59.76	19.36	104.23	43.28	84.73	43.28 to 84.73	299,112	178,764
01-JUL-14 To 30-SEP-14	5	66.96	71.14	69.65	07.69	102.14	65.58	86.33	N/A	454,000	316,222
01-OCT-14 To 31-DEC-14	6	75.31	75.45	74.47	19.88	101.32	54.06	104.94	54.06 to 104.94	580,500	432,279
01-JAN-15 To 31-MAR-15	5	69.98	63.52	49.50	18.52	128.32	27.44	85.16	N/A	555,000	274,711
01-APR-15 To 30-JUN-15	7	80.18	77.74	75.97	08.56	102.33	64.34	89.87	64.34 to 89.87	461,357	350,471
01-JUL-15 To 30-SEP-15	1	104.39	104.39	104.39	00.00	100.00	104.39	104.39	N/A	135,000	140,922
01-OCT-15 To 31-DEC-15	6	73.23	73.54	70.69	13.94	104.03	60.60	85.01	60.60 to 85.01	384,167	271,577
01-JAN-16 To 31-MAR-16	4	84.31	83.05	77.81	11.72	106.73	69.26	94.32	N/A	455,000	354,031
01-APR-16 To 30-JUN-16	6	81.26	81.60	80.20	12.56	101.75	66.48	94.37	66.48 to 94.37	552,500	443,092
01-JUL-16 To 30-SEP-16	3	101.95	104.91	101.59	14.12	103.27	84.79	128.00	N/A	220,667	224,168
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	25	65.92	72.14	71.56	20.65	100.81	43.28	120.65	61.79 to 79.18	420,149	300,679
01-OCT-14 To 30-SEP-15	19	74.03	74.67	68.19	17.71	109.50	27.44	104.94	64.34 to 85.93	506,447	345,339
01-OCT-15 To 30-SEP-16	19	84.62	83.04	78.70	14.24	105.51	60.60	128.00	69.26 to 92.74	426,421	335,613
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	23	65.58	67.21	67.39	16.79	99.73	43.28	104.94	56.02 to 72.00	417,609	281,409
01-JAN-15 To 31-DEC-15	19	74.03	74.07	66.28	15.68	111.75	27.44	104.39	64.58 to 85.01	444,447	294,591
<u>ALL</u>	63	73.47	76.19	72.46	19.22	105.15	27.44	128.00	69.26 to 81.62	448,067	324,684

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	63	73.47	76.19	72.46	19.22	105.15	27.44	128.00	69.26 to 81.62	448,067	324,684
<u>ALL</u>	63	73.47	76.19	72.46	19.22	105.15	27.44	128.00	69.26 to 81.62	448,067	324,684

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
<u>Dry</u>											
County	38	79.41	78.32	75.09	17.77	104.30	43.28	128.00	66.96 to 85.16	337,871	253,703
1	38	79.41	78.32	75.09	17.77	104.30	43.28	128.00	66.96 to 85.16	337,871	253,703
<u>Grass</u>											
County	2	57.34	57.34	57.12	06.59	100.39	53.56	61.12	N/A	180,500	103,101
1	2	57.34	57.34	57.12	06.59	100.39	53.56	61.12	N/A	180,500	103,101
<u>ALL</u>	63	73.47	76.19	72.46	19.22	105.15	27.44	128.00	69.26 to 81.62	448,067	324,684

68 Perkins
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

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 Avg. Assessed Value : 324,684

MEDIAN : 73
 WGT. MEAN : 72
 MEAN : 76
 COD : 19.22
 PRD : 105.15

COV : 23.59
 STD : 17.97
 Avg. Abs. Dev : 14.12
 MAX Sales Ratio : 128.00
 MIN Sales Ratio : 27.44

95% Median C.I. : 69.26 to 81.62
 95% Wgt. Mean C.I. : 66.63 to 78.29
 95% Mean C.I. : 71.75 to 80.63

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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	10	67.87	68.41	67.20	16.02	101.80	27.44	95.09	63.82 to 87.68	922,172	619,699
1	10	67.87	68.41	67.20	16.02	101.80	27.44	95.09	63.82 to 87.68	922,172	619,699
_____Dry_____											
County	45	74.20	76.57	73.48	18.29	104.21	43.28	128.00	66.96 to 84.73	342,667	251,793
1	45	74.20	76.57	73.48	18.29	104.21	43.28	128.00	66.96 to 84.73	342,667	251,793
_____Grass_____											
County	3	61.12	73.02	69.98	27.72	104.34	53.56	104.39	N/A	165,333	115,708
1	3	61.12	73.02	69.98	27.72	104.34	53.56	104.39	N/A	165,333	115,708
_____ALL_____											
	63	73.47	76.19	72.46	19.22	105.15	27.44	128.00	69.26 to 81.62	448,067	324,684

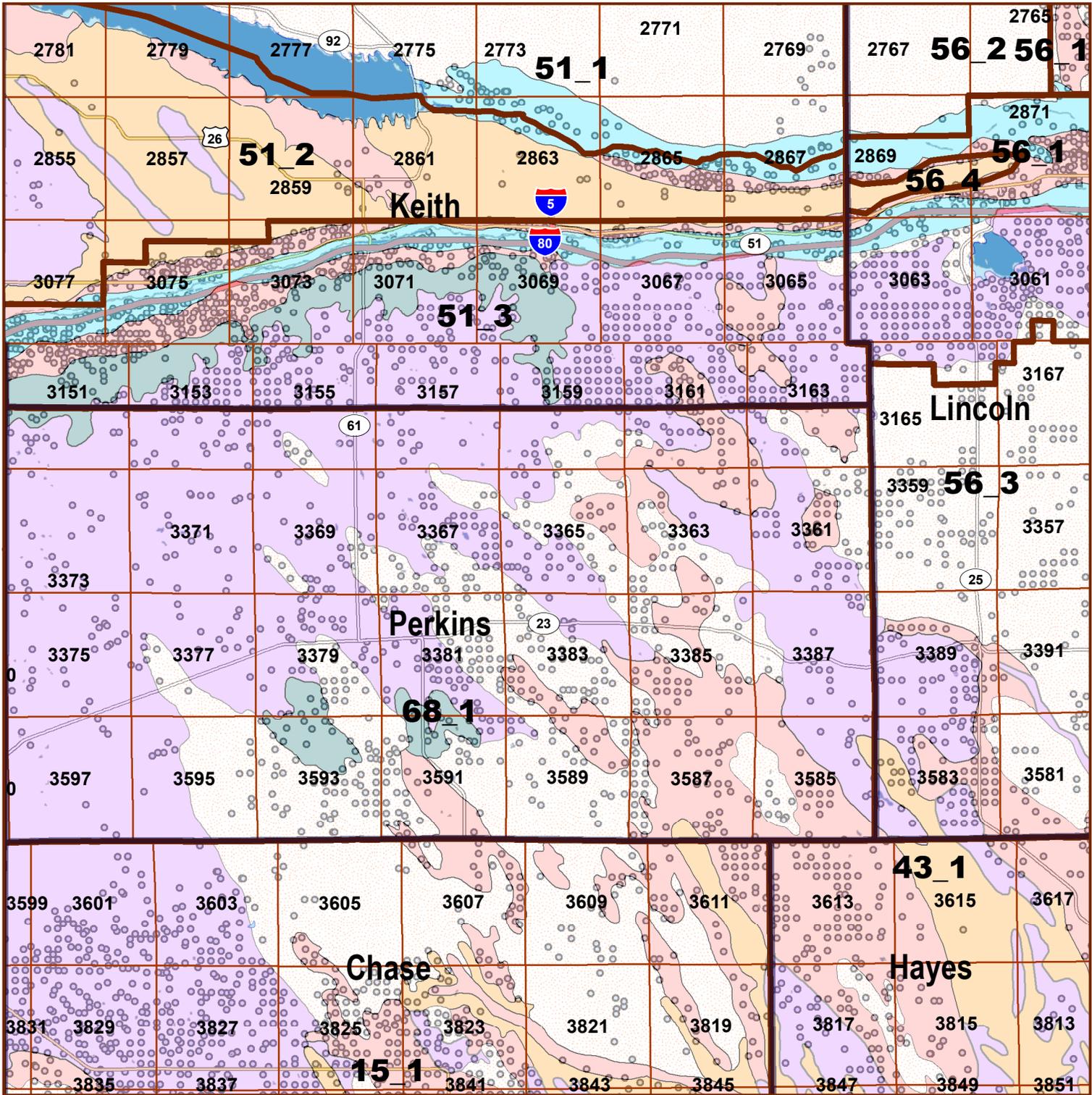
Perkins County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Perkins	1	n/a	3,960	3,953	3,828	3,868	3,707	3,752	3,746	3,872
Keith	3	4,355	4,355	4,025	4,025	3,840	3,840	3,840	3,840	4,168
Lincoln	3	n/a	3,814	3,860	3,860	3,856	3,731	3,844	3,801	3,831
Hayes	1	3,240	3,240	2,905	2,905	2,745	2,745	2,550	2,550	2,958
Chase	1	4,445	4,445	4,445	4,445	4,190	4,190	4,190	4,190	4,312

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Perkins	1	n/a	1,475	1,475	1,375	1,375	1,375	1,295	1,295	1,424
Keith	3	1,540	1,540	1,430	1,430	1,325	1,325	1,295	1,295	1,472
Lincoln	3	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350
Hayes	1	1,380	1,380	1,240	1,240	1,195	1,195	1,130	1,130	1,316
Chase	1	1,520	1,520	1,520	1,520	1,400	1,400	1,320	1,320	1,481

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Perkins	1	n/a	650	650	650	650	650	650	650	650
Keith	3	555	555	525	525	495	495	480	480	497
Lincoln	3	720	720	720	720	720	635	635	628	638
Hayes	1	490	490	490	490	490	490	490	490	490
Chase	1	1,666	867	1,013	744	794	812	671	653	692

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



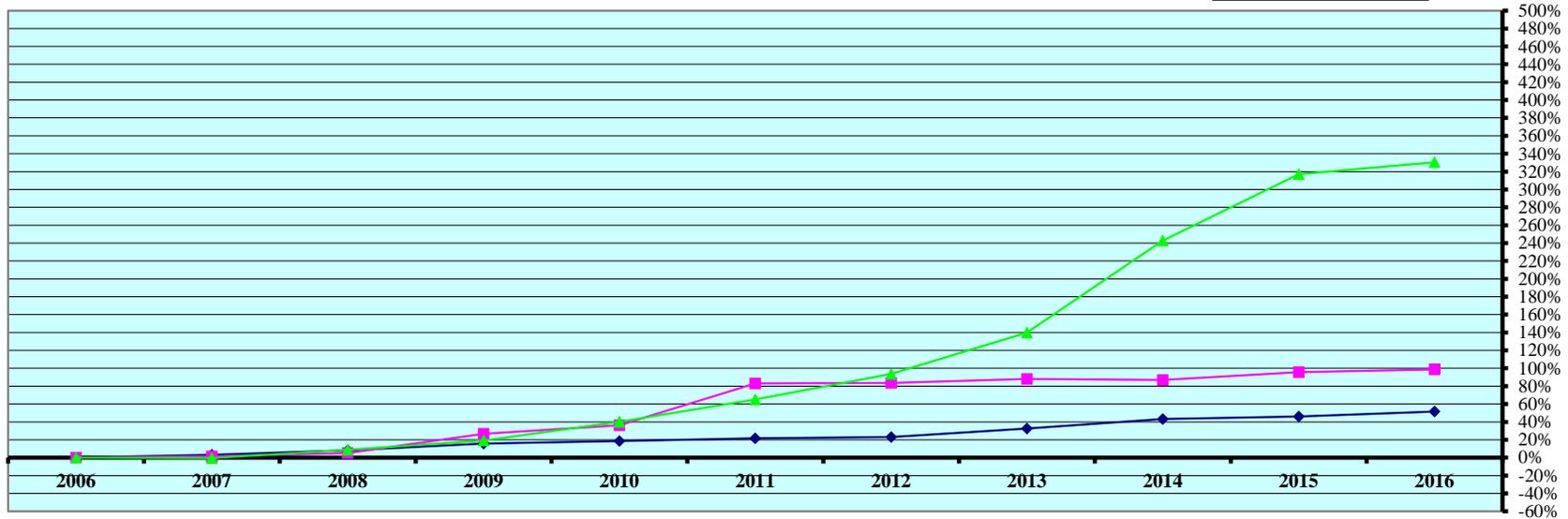
Legend

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

Perkins 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	52,826,397	--	--	--	31,807,608	--	--	--	238,762,076	--	--	--
2007	54,555,902	1,729,505	3.27%	3.27%	32,266,976	459,368	1.44%	1.44%	237,632,600	-1,129,476	-0.47%	-0.47%
2008	57,133,377	2,577,475	4.72%	8.15%	33,459,006	1,192,030	3.69%	5.19%	259,954,277	22,321,677	9.39%	8.88%
2009	61,213,716	4,080,339	7.14%	15.88%	40,272,225	6,813,219	20.36%	26.61%	284,307,940	24,353,663	9.37%	19.08%
2010	62,661,462	1,447,746	2.37%	18.62%	43,365,269	3,093,044	7.68%	36.34%	334,572,107	50,264,167	17.68%	40.13%
2011	64,331,133	1,669,671	2.66%	21.78%	58,200,878	14,835,609	34.21%	82.98%	394,090,098	59,517,991	17.79%	65.06%
2012	64,974,915	643,782	1.00%	23.00%	58,377,087	176,209	0.30%	83.53%	462,453,377	68,363,279	17.35%	93.69%
2013	69,977,606	5,002,691	7.70%	32.47%	59,857,988	1,480,901	2.54%	88.19%	572,555,561	110,102,184	23.81%	139.80%
2014	75,702,611	5,725,005	8.18%	43.30%	59,470,777	-387,211	-0.65%	86.97%	818,545,972	245,990,411	42.96%	242.83%
2015	77,116,076	1,413,465	1.87%	45.98%	62,223,235	2,752,458	4.63%	95.62%	995,619,365	177,073,393	21.63%	316.99%
2016	80,055,092	2,939,016	3.81%	51.54%	63,205,002	981,767	1.58%	98.71%	1,027,685,298	32,065,933	3.22%	330.42%

Rate Annual %chg: Residential & Recreational 4.24%

Commercial & Industrial 7.11%

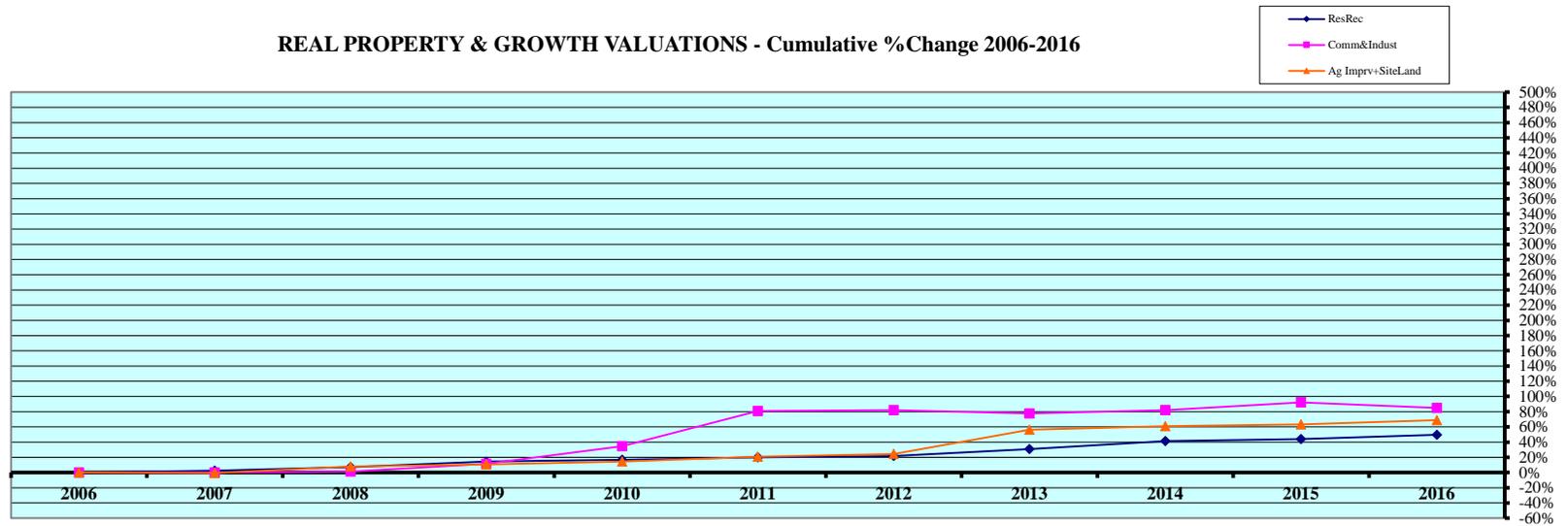
Agricultural Land 15.71%

Cnty# 68
 County PERKINS

CHART 1 EXHIBIT 68B 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	52,826,397	406,638	0.77%	52,419,759	--	--	31,807,608	816,252	2.57%	30,991,356	--	--
2007	54,555,902	383,988	0.70%	54,171,914	2.55%	2.55%	32,266,976	404,104	1.25%	31,862,872	-0.17%	0.17%
2008	57,133,377	545,970	0.96%	56,587,407	3.72%	7.12%	33,459,006	1,282,584	3.83%	32,176,422	-0.28%	1.16%
2009	61,213,716	728,503	1.19%	60,485,213	5.87%	14.50%	40,272,225	4,771,330	11.85%	35,500,895	6.10%	11.61%
2010	62,661,462	1,032,371	1.65%	61,629,091	0.68%	16.66%	43,365,269	538,814	1.24%	42,826,455	6.34%	34.64%
2011	64,331,133	941,475	1.46%	63,389,658	1.16%	20.00%	58,200,878	676,437	1.16%	57,524,441	32.65%	80.85%
2012	64,974,915	698,440	1.07%	64,276,475	-0.08%	21.67%	58,377,087	487,290	0.83%	57,889,797	-0.53%	82.00%
2013	69,977,606	917,628	1.31%	69,059,978	6.29%	30.73%	59,857,988	3,362,758	5.62%	56,495,230	-3.22%	77.62%
2014	75,702,611	1,027,647	1.36%	74,674,964	6.71%	41.36%	59,470,777	1,596,597	2.68%	57,874,180	-3.31%	81.95%
2015	77,116,076	1,000,442	1.30%	76,115,634	0.55%	44.09%	62,223,235	1,103,500	1.77%	61,119,735	2.77%	92.15%
2016	80,055,092	1,010,737	1.26%	79,044,355	2.50%	49.63%	63,205,002	4,377,685	6.93%	58,827,317	-5.46%	84.95%
Rate Ann%chg	4.24%				2.99%		7.11%			C & I w/o growth	3.52%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	24,418,639	7,787,696	32,206,335	603,258	1.87%	31,603,077	--	--
2007	24,591,651	8,388,950	32,980,601	989,502	3.00%	31,991,099	-0.67%	-0.67%
2008	26,445,666	8,679,369	35,125,035	349,676	1.00%	34,775,359	5.44%	7.98%
2009	26,518,029	10,645,717	37,163,746	1,539,821	4.14%	35,623,925	1.42%	10.61%
2010	27,115,929	11,436,668	38,552,597	1,711,284	4.44%	36,841,313	-0.87%	14.39%
2011	27,256,440	12,623,455	39,879,895	925,937	2.32%	38,953,958	1.04%	20.95%
2012	27,663,489	14,030,747	41,694,236	1,640,765	3.94%	40,053,471	0.44%	24.37%
2013	33,832,979	18,391,753	52,224,732	1,941,843	3.72%	50,282,889	20.60%	56.13%
2014	34,098,680	19,134,393	53,233,073	1,447,954	2.72%	51,785,119	-0.84%	60.79%
2015	34,203,270	20,435,478	54,638,748	2,080,364	3.81%	52,558,384	-1.27%	63.19%
2016	35,107,045	21,667,346	56,774,391	2,396,310	4.22%	54,378,081	-0.48%	68.84%
Rate Ann%chg	3.70%	10.77%	5.83%			Ag Imprv+Site w/o growth	2.48%	

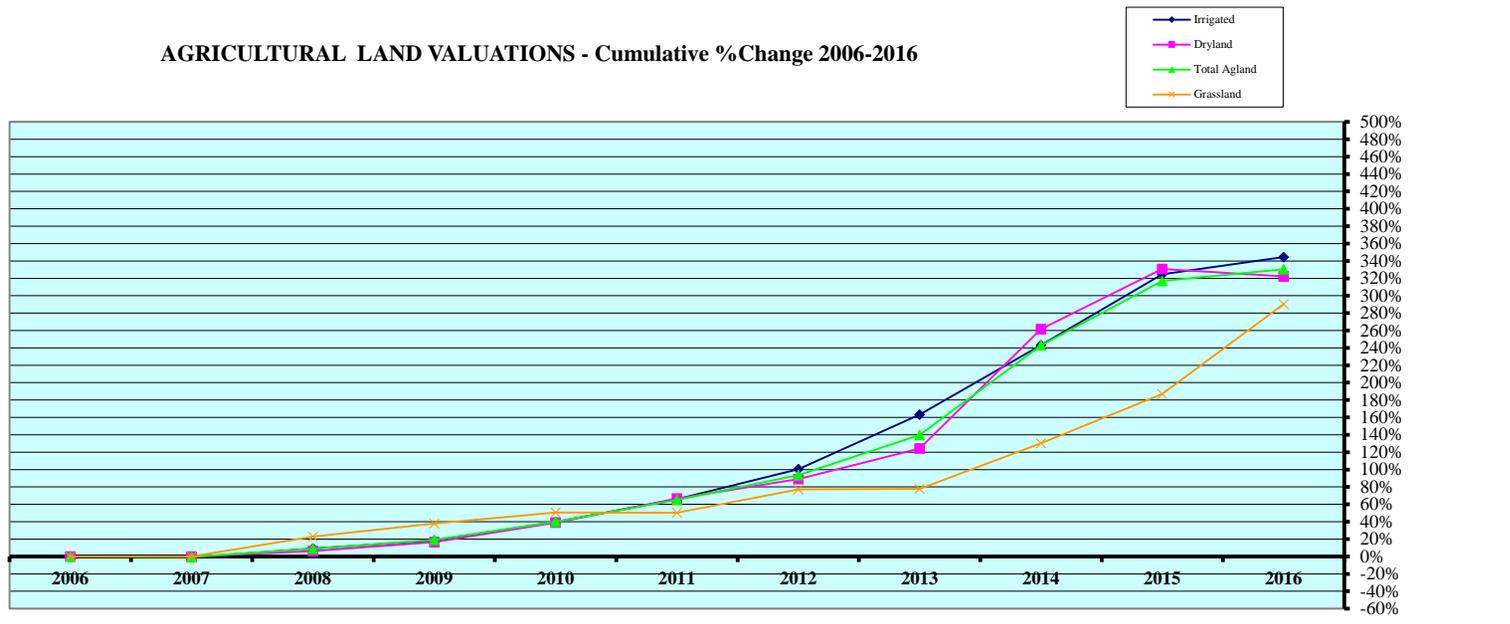
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 68
County PERKINS

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	116,984,150	--	--	--	104,307,469	--	--	--	16,959,204	--	--	--
2007	115,835,381	-1,148,769	-0.98%	-0.98%	104,332,619	25,150	0.02%	0.02%	16,955,410	-3,794	-0.02%	-0.02%
2008	127,578,651	11,743,270	10.14%	9.06%	110,903,686	6,571,067	6.30%	6.32%	20,852,044	3,896,634	22.98%	22.95%
2009	138,664,418	11,085,767	8.69%	18.53%	121,683,120	10,779,434	9.72%	16.66%	23,370,554	2,518,510	12.08%	37.80%
2010	163,391,975	24,727,557	17.83%	39.67%	144,998,603	23,315,483	19.16%	39.01%	25,545,109	2,174,555	9.30%	50.63%
2011	194,017,896	30,625,921	18.74%	65.85%	173,947,829	28,949,226	19.97%	66.76%	25,489,489	-55,620	-0.22%	50.30%
2012	234,465,160	40,447,264	20.85%	100.42%	197,205,936	23,258,107	13.37%	89.06%	30,065,884	4,576,395	17.95%	77.28%
2013	307,813,998	73,348,838	31.28%	163.12%	233,861,017	36,655,081	18.59%	124.20%	30,166,453	100,569	0.33%	77.88%
2014	401,328,091	93,514,093	30.38%	243.06%	377,297,145	143,436,128	61.33%	261.72%	39,043,040	8,876,587	29.43%	130.22%
2015	496,693,551	95,365,460	23.76%	324.58%	449,343,474	72,046,329	19.10%	330.79%	48,657,640	9,614,600	24.63%	186.91%
2016	519,988,942	23,295,391	4.69%	344.50%	440,429,468	-8,914,006	-1.98%	322.24%	66,193,880	17,536,240	36.04%	290.31%

Rate Ann.%chg: Irrigated **16.09%** Dryland **15.49%** Grassland **14.59%**

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	432,037	--	--	--	79,216	--	--	--	238,762,076	--	--	--
2007	429,913	-2,124	-0.49%	-0.49%	79,277	61	0.08%	0.08%	237,632,600	-1,129,476	-0.47%	-0.47%
2008	372,619	-57,294	-13.33%	-13.75%	247,277	168,000	211.92%	212.16%	259,954,277	22,321,677	9.39%	8.88%
2009	134,859	-237,760	-63.81%	-68.79%	454,989	207,712	84.00%	474.37%	284,307,940	24,353,663	9.37%	19.08%
2010	134,988	129	0.10%	-68.76%	501,432	46,443	10.21%	532.99%	334,572,107	50,264,167	17.68%	40.13%
2011	135,162	174	0.13%	-68.72%	499,722	-1,710	-0.34%	530.83%	394,090,098	59,517,991	17.79%	65.06%
2012	135,304	142	0.11%	-68.68%	581,093	81,371	16.28%	633.56%	462,453,377	68,363,279	17.35%	93.69%
2013	133,751	-1,553	-1.15%	-69.04%	580,342	-751	-0.13%	632.61%	572,555,561	110,102,184	23.81%	139.80%
2014	133,074	-677	-0.51%	-69.20%	744,622	164,280	28.31%	839.99%	818,545,972	245,990,411	42.96%	242.83%
2015	119,193	-13,881	-10.43%	-72.41%	805,507	60,885	8.18%	916.85%	995,619,365	177,073,393	21.63%	316.99%
2016	120,356	1,163	0.98%	-72.14%	952,652	147,145	18.27%	1102.60%	1,027,685,298	32,065,933	3.22%	330.42%

Cnty# **68**
County **PERKINS**

Rate Ann.%chg: Total Agric Land **15.71%**

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	117,010,502	133,303	878			104,299,809	322,076	324			16,958,240	87,564	194		
2007	115,853,587	133,174	870	-0.89%	-0.89%	104,331,980	322,149	324	0.01%	0.01%	16,960,670	87,575	194	0.00%	0.00%
2008	126,060,776	135,510	930	6.93%	5.98%	111,289,240	320,611	347	7.18%	7.19%	20,952,705	86,882	241	24.52%	24.52%
2009	138,641,574	137,545	1,008	8.35%	14.83%	121,730,144	322,539	377	8.73%	16.54%	23,367,656	84,972	275	14.03%	42.00%
2010	163,391,975	137,569	1,188	17.83%	35.31%	144,999,097	322,322	450	19.20%	38.92%	25,544,899	85,150	300	9.09%	54.90%
2011	194,017,896	137,590	1,410	18.72%	60.65%	173,947,827	322,443	539	19.92%	66.59%	25,489,489	84,965	300	0.00%	54.90%
2012	234,465,161	137,060	1,711	21.32%	94.89%	197,206,244	322,062	612	13.51%	89.08%	30,065,884	85,900	350	16.67%	80.73%
2013	307,814,024	137,068	2,246	31.28%	155.84%	234,009,560	321,727	727	18.79%	124.61%	30,094,594	85,982	350	0.00%	80.73%
2014	401,707,061	137,068	2,931	30.50%	233.88%	379,077,083	321,970	1,177	61.87%	263.57%	38,562,183	85,692	450	28.57%	132.36%
2015	497,526,427	137,044	3,630	23.88%	313.59%	449,342,360	318,936	1,409	19.66%	335.06%	48,657,854	88,467	550	22.22%	184.00%
2016	519,988,941	136,883	3,799	4.64%	332.77%	441,021,986	309,683	1,424	1.08%	339.76%	65,883,931	97,823	674	22.45%	247.76%

Rate Annual %chg Average Value/Acre: 15.78%

15.96%

13.27%

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	432,153	5,402	80			79,443	993	80			238,780,147	549,337	435		
2007	432,001	5,400	80	0.00%	0.00%	79,427	993	80	0.00%	0.00%	237,657,665	549,291	433	-0.46%	-0.46%
2008	390,653	4,883	80	0.00%	0.00%	247,284	1,048	236	194.87%	194.87%	258,940,658	548,934	472	9.03%	8.52%
2009	132,130	1,652	80	0.00%	0.00%	455,250	1,655	275	16.60%	243.81%	284,326,754	548,363	519	9.92%	19.29%
2010	134,612	1,683	80	0.00%	0.00%	501,552	1,672	300	9.08%	275.03%	334,572,135	548,395	610	17.66%	40.36%
2011	135,162	1,689	80	0.00%	0.00%	499,722	1,666	300	0.00%	275.03%	394,090,096	548,353	719	17.80%	65.34%
2012	135,303	1,683	80	0.50%	0.50%	581,093	1,660	350	16.69%	337.61%	462,453,685	548,364	843	17.34%	94.02%
2013	136,600	1,699	80	0.00%	0.49%	580,568	1,658	350	0.00%	337.61%	572,635,346	548,135	1,045	23.88%	140.34%
2014	133,279	1,655	81	0.20%	0.70%	745,441	1,656	450	28.57%	462.62%	820,225,047	548,041	1,497	43.26%	244.32%
2015	119,193	1,475	81	0.29%	0.99%	805,506	1,464	550	22.22%	587.63%	996,451,340	547,387	1,820	21.63%	318.80%
2016	120,224	1,485	81	0.20%	1.19%	950,202	1,462	650	18.18%	712.64%	1,027,965,284	547,336	1,878	3.17%	332.08%

68
PERKINS

Rate Annual %chg Average Value/Acre: 15.76%

(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
2,970	PERKINS	81,985,573	46,574,412	5,276,464	80,055,092	46,840,234	16,364,768	0	1,027,685,298	35,107,045	21,667,346	18,200	1,361,574,432
cnty sectorvalue % of total value:		6.02%	3.42%	0.39%	5.88%	3.44%	1.20%		75.48%	2.58%	1.59%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
106	ELSIE	743,005	90,551	54,052	2,651,574	1,380,334	0	0	34,082	0	6,430	0	4,960,028
3.57%	%sector of county sector	0.91%	0.19%	1.02%	3.31%	2.95%			0.00%		0.03%		0.36%
	%sector of municipality	14.98%	1.83%	1.09%	53.46%	27.83%			0.69%		0.13%		100.00%
1,172	GRANT	2,109,482	769,608	188,017	39,200,755	10,856,910	0	0	29,276	18,200	360	0	53,172,608
39.46%	%sector of county sector	2.57%	1.65%	3.56%	48.97%	23.18%			0.00%	0.05%	0.00%		3.91%
	%sector of municipality	3.97%	1.45%	0.35%	73.72%	20.42%			0.06%	0.03%	0.00%		100.00%
231	MADRID	7,117,116	177,354	35,349	6,226,201	1,633,741	16,364,768	0	617,254	0	0	0	32,171,783
7.78%	%sector of county sector	8.68%	0.38%	0.67%	7.78%	3.49%	100.00%		0.06%				2.36%
	%sector of municipality	22.12%	0.55%	0.11%	19.35%	5.08%	50.87%		1.92%				100.00%
164	VENANGO	1,279,378	87,796	43,257	3,182,940	5,252,965	0	0	123,729	0	347,195	0	10,317,260
5.52%	%sector of county sector	1.56%	0.19%	0.82%	3.98%	11.21%			0.01%		1.60%		0.76%
	%sector of municipality	12.40%	0.85%	0.42%	30.85%	50.91%			1.20%		3.37%		100.00%
1,673	Total Municipalities	11,248,981	1,125,309	320,675	51,261,470	19,123,950	16,364,768	0	804,341	18,200	353,985	0	100,621,679
56.33%	%all municip.sect of cnty	13.72%	2.42%	6.08%	64.03%	40.83%	100.00%		0.08%	0.05%	1.63%		7.39%

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
68	PERKINS

CHART 5

EXHIBIT

68B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,519	Value : 1,239,700,247	Growth 3,049,484	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	161	615,169	6	58,585	10	84,785	177	758,539	
02. Res Improve Land	799	5,131,291	41	714,665	177	3,989,756	1,017	9,835,712	
03. Res Improvements	812	48,748,770	41	4,929,382	193	18,344,287	1,046	72,022,439	
04. Res Total	973	54,495,230	47	5,702,632	203	22,418,828	1,223	82,616,690	442,153
% of Res Total	79.56	65.96	3.84	6.90	16.60	27.14	27.06	6.66	14.50
05. Com UnImp Land	22	160,650	11	176,888	23	396,675	56	734,213	
06. Com Improve Land	111	1,227,253	24	518,445	41	5,792,779	176	7,538,477	
07. Com Improvements	122	15,843,710	26	4,991,002	45	19,273,684	193	40,108,396	
08. Com Total	144	17,231,613	37	5,686,335	68	25,463,138	249	48,381,086	1,516,967
% of Com Total	57.83	35.62	14.86	11.75	27.31	52.63	5.51	3.90	49.75
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	115,246	0	0	0	0	1	115,246	
11. Ind Improvements	1	16,249,522	0	0	0	0	1	16,249,522	
12. Ind Total	1	16,364,768	0	0	0	0	1	16,364,768	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.02	1.32	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	973	54,495,230	47	5,702,632	203	22,418,828	1,223	82,616,690	442,153
% of Res & Rec Total	79.56	65.96	3.84	6.90	16.60	27.14	27.06	6.66	14.50
Com & Ind Total	145	33,596,381	37	5,686,335	68	25,463,138	250	64,745,854	1,516,967
% of Com & Ind Total	58.00	51.89	14.80	8.78	27.20	39.33	5.53	5.22	49.75
17. Taxable Total	1,118	88,091,611	84	11,388,967	271	47,881,966	1,473	147,362,544	1,959,120
% of Taxable Total	75.90	59.78	5.70	7.73	18.40	32.49	32.60	11.89	64.24

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	3,267,801	6,152,592	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	3,267,801	6,152,592
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	3,267,801	6,152,592

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	14	7,000	14	7,000	0
24. Non-Producing	0	0	0	0	8	11,200	8	11,200	0
25. Total	0	0	0	0	22	18,200	22	18,200	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	76	2	163	241

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	148,358	10	72,796	2,471	831,406,970	2,486	831,628,124
28. Ag-Improved Land	0	0	3	70,621	506	214,208,107	509	214,278,728
29. Ag Improvements	0	0	3	280,828	535	46,131,823	538	46,412,651
30. Ag Total							3,024	1,092,319,503

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	2	2.00	30,000	
33. HomeSite Improvements	0	0.00	0	1	1.00	3,200	
34. HomeSite Total							
35. FarmSite UnImp Land	2	9.92	10,695	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	3	17.64	26,460	
37. FarmSite Improvements	0	0.00	0	2	0.00	277,628	
38. FarmSite Total							
39. Road & Ditches	0	0.27	0	0	1.44	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	5	5.00	75,000	5	5.00	75,000	
32. HomeSite Improv Land	297	302.00	4,494,600	299	304.00	4,524,600	
33. HomeSite Improvements	290	288.00	27,617,920	291	289.00	27,621,120	1,090,364
34. HomeSite Total				296	309.00	32,220,720	
35. FarmSite UnImp Land	67	500.70	382,573	69	510.62	393,268	
36. FarmSite Improv Land	492	2,432.68	3,383,724	495	2,450.32	3,410,184	
37. FarmSite Improvements	509	0.00	18,513,903	511	0.00	18,791,531	0
38. FarmSite Total				580	2,960.94	22,594,983	
39. Road & Ditches	0	9,027.63	0	0	9,029.34	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				876	12,299.28	54,815,703	1,090,364

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	41,714.88	30.47%	165,198,979	31.17%	3,960.19
47. 2A1	22,131.91	16.17%	87,497,825	16.51%	3,953.47
48. 2A	19,397.05	14.17%	74,245,815	14.01%	3,827.69
49. 3A1	17,808.52	13.01%	68,876,861	13.00%	3,867.64
50. 3A	6,861.87	5.01%	25,439,640	4.80%	3,707.39
51. 4A1	28,744.89	21.00%	107,858,074	20.35%	3,752.25
52. 4A	233.62	0.17%	875,071	0.17%	3,745.70
53. Total	136,892.74	100.00%	529,992,265	100.00%	3,871.59
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	136,613.58	44.18%	201,505,578	45.75%	1,475.00
56. 2D1	40,020.79	12.94%	59,030,840	13.40%	1,475.00
57. 2D	48,656.58	15.74%	66,903,020	15.19%	1,375.00
58. 3D1	39,004.05	12.61%	53,630,738	12.18%	1,375.00
59. 3D	14,413.80	4.66%	19,819,089	4.50%	1,375.01
60. 4D1	27,978.36	9.05%	36,232,003	8.23%	1,295.00
61. 4D	2,534.23	0.82%	3,281,830	0.75%	1,295.00
62. Total	309,221.39	100.00%	440,403,098	100.00%	1,424.23
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,219.25	5.32%	4,000,924	6.06%	766.57
65. 2G1	4,664.49	4.75%	3,376,476	5.12%	723.87
66. 2G	4,298.75	4.38%	3,026,131	4.59%	703.96
67. 3G1	7,481.61	7.62%	5,168,748	7.83%	690.86
68. 3G	6,319.42	6.44%	4,340,657	6.58%	686.88
69. 4G1	56,205.84	57.24%	36,860,937	55.87%	655.82
70. 4G	14,007.87	14.27%	9,203,729	13.95%	657.04
71. Total	98,197.23	100.00%	65,977,602	100.00%	671.89
Irrigated Total					
Irrigated Total	136,892.74	25.01%	529,992,265	51.08%	3,871.59
Dry Total					
Dry Total	309,221.39	56.49%	440,403,098	42.45%	1,424.23
Grass Total					
Grass Total	98,197.23	17.94%	65,977,602	6.36%	671.89
72. Waste	1,502.44	0.27%	121,610	0.01%	80.94
73. Other	1,552.50	0.28%	1,009,225	0.10%	650.06
74. Exempt	339.62	0.06%	0	0.00%	0.00
75. Market Area Total	547,366.30	100.00%	1,037,503,800	100.00%	1,895.45

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	136,892.74	529,992,265	136,892.74	529,992,265
77. Dry Land	88.45	127,775	42.31	58,021	309,090.63	440,217,302	309,221.39	440,403,098
78. Grass	14.44	9,387	43.64	28,370	98,139.15	65,939,845	98,197.23	65,977,602
79. Waste	0.00	0	0.00	0	1,502.44	121,610	1,502.44	121,610
80. Other	0.77	501	0.87	566	1,550.86	1,008,158	1,552.50	1,009,225
81. Exempt	1.87	0	0.00	0	337.75	0	339.62	0
82. Total	103.66	137,663	86.82	86,957	547,175.82	1,037,279,180	547,366.30	1,037,503,800

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	136,892.74	25.01%	529,992,265	51.08%	3,871.59
Dry Land	309,221.39	56.49%	440,403,098	42.45%	1,424.23
Grass	98,197.23	17.94%	65,977,602	6.36%	671.89
Waste	1,502.44	0.27%	121,610	0.01%	80.94
Other	1,552.50	0.28%	1,009,225	0.10%	650.06
Exempt	339.62	0.06%	0	0.00%	0.00
Total	547,366.30	100.00%	1,037,503,800	100.00%	1,895.45

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 Brandon	5	7,099	9	39,981	9	266,613	14	313,693	0
83.2 Elsie	19	67,604	68	275,818	70	2,357,607	89	2,701,029	57,155
83.3 Grinton	32	21,977	16	11,889	16	204,706	48	238,572	0
83.4 Grant	35	285,767	528	4,373,483	535	42,108,944	570	46,768,194	144,155
83.5 Kenton Heights	4	20,000	12	125,000	12	1,294,347	16	1,439,347	0
83.6 Madrid	43	176,188	124	712,995	126	5,348,868	169	6,238,051	37,850
83.7 Rural	8	68,600	170	3,940,931	186	17,708,895	194	21,718,426	178,324
83.8 Venango	31	111,304	90	355,615	92	2,732,459	123	3,199,378	24,669
84 Residential Total	177	758,539	1,017	9,835,712	1,046	72,022,439	1,223	82,616,690	442,153

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Brandon	0	0	1	15,000	2	369,399	2	384,399	0
85.2	Elsie	2	3,280	16	213,269	17	1,165,395	19	1,381,944	0
85.3	Grainton	0	0	1	2,726	2	107,945	2	110,671	0
85.4	Grant	19	183,234	91	1,068,790	99	10,175,936	118	11,427,960	843,587
85.5	Madrid	10	52,940	15	180,700	16	18,014,869	26	18,248,509	250,000
85.6	Rural	21	469,214	42	6,129,948	46	24,808,289	67	31,407,451	423,380
85.7	Venango	4	25,545	11	43,290	12	1,716,085	16	1,784,920	0
86	Commercial Total	56	734,213	177	7,653,723	194	56,357,918	250	64,745,854	1,516,967

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,481.29	3.89%	2,262,964	3.89%	650.04
89. 2G1	3,680.33	4.11%	2,392,314	4.11%	650.03
90. 2G	3,371.35	3.76%	2,191,471	3.76%	650.03
91. 3G1	6,259.23	6.99%	4,068,606	6.99%	650.02
92. 3G	5,387.65	6.02%	3,502,064	6.02%	650.02
93. 4G1	54,027.58	60.33%	35,118,329	60.33%	650.01
94. 4G	13,350.74	14.91%	8,678,025	14.91%	650.00
95. Total	89,558.17	100.00%	58,213,773	100.00%	650.01
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1,737.96	20.12%	1,737,960	22.39%	1,000.00
98. 2C1	984.16	11.39%	984,162	12.68%	1,000.00
99. 2C	927.40	10.73%	834,660	10.75%	900.00
100. 3C1	1,222.38	14.15%	1,100,142	14.17%	900.00
101. 3C	931.77	10.79%	838,593	10.80%	900.00
102. 4C1	2,178.26	25.21%	1,742,608	22.45%	800.00
103. 4C	657.13	7.61%	525,704	6.77%	800.00
104. Total	8,639.06	100.00%	7,763,829	100.00%	898.69
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	89,558.17	91.20%	58,213,773	88.23%	650.01
CRP Total	8,639.06	8.80%	7,763,829	11.77%	898.69
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	98,197.23	100.00%	65,977,602	100.00%	671.89

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

68 Perkins

	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	80,055,092	82,616,690	2,561,598	3.20%	442,153	2.65%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	35,107,045	32,220,720	-2,886,325	-8.22%	1,090,364	-11.33%
04. Total Residential (sum lines 1-3)	115,162,137	114,837,410	-324,727	-0.28%	1,532,517	-1.61%
05. Commercial	46,840,234	48,381,086	1,540,852	3.29%	1,516,967	0.05%
06. Industrial	16,364,768	16,364,768	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	63,205,002	64,745,854	1,540,852	2.44%	1,516,967	0.04%
08. Ag-Farmsite Land, Outbuildings	21,667,346	22,594,983	927,637	4.28%	0	4.28%
09. Minerals	18,200	18,200	0	0.00	0	0.00%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	21,685,546	22,613,183	927,637	4.28%	0	4.28%
12. Irrigated	519,988,942	529,992,265	10,003,323	1.92%		
13. Dryland	440,429,468	440,403,098	-26,370	-0.01%		
14. Grassland	66,193,880	65,977,602	-216,278	-0.33%		
15. Wasteland	120,356	121,610	1,254	1.04%		
16. Other Agland	952,652	1,009,225	56,573	5.94%		
17. Total Agricultural Land	1,027,685,298	1,037,503,800	9,818,502	0.96%		
18. Total Value of all Real Property (Locally Assessed)	1,227,737,983	1,239,700,247	11,962,264	0.97%	3,049,484	0.73%

2017 Assessment Survey for Perkins County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 124,740
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	Perkins County has a separate appraisal budget.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$ 28,500
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 23,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 700
12.	Other miscellaneous funds:
	\$ 72,540
13.	Amount of last year's assessor's budget not used:
	none

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters
2.	CAMA software:
	Thomson Reuters
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes, with GIS Workshop
6.	Is GIS available to the public? If so, what is the web address?
	yes, perkins.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Staff and GIS Workshop.
8.	Personal Property software:
	Thomson Reuters

C. Zoning Information

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

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Stanard Appraisal Services, Inc.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Thomson Reuters

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Stanard Appraisal Services, Inc.
2.	If so, is the appraisal or listing service performed under contract?
	Yes. For feedlots, hog farms, landfill, ethanol plant and commercial pickup work.
3.	What appraisal certifications or qualifications does the County require?
	Appraisal experience and credentialed.
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?
	They work with the assessor to set the assessed value.

2017 Residential Assessment Survey for Perkins County

1.	Valuation data collection done by:												
	The assessor and staff.												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Grant is the main source of all services for residents within Perkins County, with medical facilities, school, grocery and retail stores.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Madrid, Elsie and Grinton are located east of Grant on highway 23. Businesses include a grain elevator, elevator headquarters, ethanol plant, banks and small miscellaneous commercial properties.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Rural, including rural acreages outside of the incorporated villages.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Grant is the main source of all services for residents within Perkins County, with medical facilities, school, grocery and retail stores.	02	Madrid, Elsie and Grinton are located east of Grant on highway 23. Businesses include a grain elevator, elevator headquarters, ethanol plant, banks and small miscellaneous commercial properties.	04	Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.	08	Rural, including rural acreages outside of the incorporated villages.	AG	Agricultural homes and outbuildings.
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08	Rural, including rural acreages outside of the incorporated villages.												
AG	Agricultural homes and outbuildings.												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The cost and market approaches.												
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 uses depreciation tables based on local market information.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Individual tables are developed for Grant, Rural and Venango. The same table is used for Madrid and Elsie.												
6.	Describe the methodology used to determine the residential lot values?												
	Market approach using value per lot, value per square foot, and value per acre.												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	Not applicable at this time.												

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2017	2015	2016	2013
	02	2016	2015	2016	2015
	04	2016	2015	2016	2015
	08	2013	2012	2013	2016
	AG	2013	2012	2013	2016

Valuation Grouping 07/Kenton Heights was combined with Valuation Grouping 01 Grant for 2017. This valuation grouping was reviewed and revalued for the 2017 assessment year.

Valuation Grouping 03 Elsie and Grinton were combined with Valuation Grouping 02 Madrid. These villages are all located east of Grant along highway 23.

The rural improvements were physically inspected and reviewed. This included the farm and ranch improvements. They will be revalued for assessment year 2018.

2017 Commercial Assessment Survey for Perkins County

1.	Valuation data collection done by:																		
	The Assessor and with the assistance from Stanard Appraisal Services.																		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Grant is the primary commercial base for residents with retail, grocery, medical and school facilities.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Remainder of the county.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Grant is the primary commercial base for residents with retail, grocery, medical and school facilities.	02	Remainder of the county.									
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
01	Grant is the primary commercial base for residents with retail, grocery, medical and school facilities.																		
02	Remainder of the county.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	Cost, market and income when available.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The cost approach.																		
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 uses local market information to develop the depreciation tables.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No, they are used countywide.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Market approach using value per lot, value per square foot, and value per acre.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	01	2016	2015	2016	2016	02	2016	2015	2016	2016
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
01	2016	2015	2016	2016															
02	2016	2015	2016	2016															

2017 Agricultural Assessment Survey for Perkins County

1.	Valuation data collection done by:						
	Assessor and staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.</td> <td style="text-align: center;">2012-16</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.	2012-16
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.	2012-16					
	<p>The assessor is always watching for land changes with the aid of FSA maps, certified acres from the NRD, and has identified all CRP acres within the county by maps and contracts. Compared 2012 to 2014 imagery for completion of the 6-year review cycle in 2016.</p> <p>The soil conversion was implemented with very little change.</p>						
3.	Describe the process used to determine and monitor market areas.						
	Not applicable.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Market data of actual rural acreages are reviewed and valued. Recreational land has not been identified from the market.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Farm home sites carry the same value as rural residential home sites.						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Looked at all sales of Wetland Reserve Easements that transferred and from analysis, it is comparable to grassland values.						

**2016 Plan of Assessment for Perkins County
Assessment Years 2017, 2018, and 2019
Date: June 15, 2016**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112(Reissue 2006).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 75% of actual value for agricultural land and horticultural land.

Reference, Neb. Rev. Stat. 77-5023(2), 77-1344.

General Description of Real Property in Perkins County*

	Parcels	% of Total Parcels	Total Value	% of Taxable Value Base
Residential	1228	27.20%	\$136,689,869	11.10%
Commercial & Industrial	247	5.47%	\$67,544,340	5.49%
Agricultural	2778	61.50%	\$1,027,965,284	83.41%
Tax Exempt	241	5.34%	0	
Mineral	22	.49%	\$18,200	.00%
Total	4516	100%	\$1,232,217,693	100%

*2016 County Abstract of Assessment for Real Property

Agricultural land – taxable acres – 547,336 acres

Other pertinent facts: 83.41% of Perkins County Valuation is agricultural and of that 83.41%, the primary land use is dry, but the greatest amount of valuation is in irrigated land with \$520 million of value, with dryland valuation at \$441 million.

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

Current Resources

A. Staff/Budget/Training

Staff

1 Assessor

1 Deputy Assessor

1 Part-time Employee

Budget Request

2016-17 Assessor = \$124,740

2016-17 Reappraisal = \$28,500

Training

The Assessor holds a current Assessor Certification dated February 6, 2002. The Deputy Assessor holds a current Assessor Certification dated February 9, 2017.

B. Cadastral Maps - Cadastral maps of agricultural land used in the Assessor's office were scanned by GIS Workshop as part of the upgrade to a GIS system. The present soil survey was implemented during the summer and fall of 2008 for the 2009 assessment year. The new soil survey will be downloaded during the summer of 2016 for the 2017 assessment year.

C. Property Record Cards – Hard copies and electronic copies of the property record cards are maintained. The information contained within these property record cards meets the requirements of the law. Property record cards are available to the public on our website, perkins.GISWorkshop.com.

D. Software for CAMA and Assessment Administration is contracted through Terra Scan/Thomson Reuters. We have been with Terra Scan since June, 1998. GIS was implemented in summer, 2006 and our website came on line February, 2007. The website is kept updated by GIS Workshop.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property – Building permits are provided from the city of Grant on a monthly basis, and by the village of Madrid and the Village of Venango at the end of

each year. No building permits are provided to the assessor’s office from Elsie. Zoning permits are provided to the assessor’s office by the Zoning Administrator. These building and zoning permits help us to list new construction in the incorporated areas. Zoning permits are not required for agricultural buildings. Improvement statements are filed by the office personnel whenever new construction is observed or reported. Notice is published at the end of each year to remind the taxpayers that an improvement statement must be filed with the County Assessor on all improvements to real property amounting to a value of two thousand five hundred dollars or more.

- B. Data Collection – Data collection is done yearly on different parts of the county.
- C. Review assessment sales ratio studies before assessment actions. Assessment sales ratios are reviewed yearly to determine what areas need to be adjusted.
- D. Approaches to Value
 - 1) Market Approach; sales comparisons- Residential and Commercial sales books are kept updated when new sales are processed.
 - 2) Cost Approach; cost manual used & date of manual and latest depreciation study. – The 06/13 Marshall and Swift cost were used for the Grant residential revaluation done for 2014. The 06/12 Marshall and Swift costs were used for the rural residential revaluation done in 2013, and the 06/15 Marshall and Swift costs were used for the Village revaluation in 2016. A current depreciation study is done and implemented on whatever part of the county that is being revalued.
 - 3) Income Approach; income and expense data collection/analysis from the market when available.
 - 4) Land valuation studies - Sales Books are kept updated on all vacant land sales and agricultural sales.
 - 5) Reconciliation of Final Value and documentation
- E. Review assessment sales ratio studies after assessment actions-A complete review of sales ratios is done after the yearly assessment actions to determine the new ratios.
- F. Notices and Public Relations – Notices are published timely to notify the public.

Level of Value, Quality, and Uniformity for assessment year 2016

<u>Property Class</u>	<u>LEVEL OF VALUE</u>
Residential	100.00%
Commercial	100.00%
Agricultural	69.00%

Assessment Actions Planned for Assessment Year 2017

Residential

The review and revaluation of Rural Residential property will be completed for 2017 including land values. There are approximately 500 rural parcels in Perkins County. This review will include an exterior physical inspection of the property along with verifying information located on the property record card. New digital pictures will be taken and new measurements will be taken if needed. These properties will be revalued using the most recent

M & S cost tables available and a market derived depreciation and sales approach to value. In the fall of 2017, new oblique imagery for all rural residential parcels will be flown by GISWorkshop.

This imagery will be downloaded onto our computers by May 15, 2018. Appraisal maintenance will be done on all other residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sale books will be updated as sales are received.

Commercial

An appraisal firm will be contracted for 2017 to review and revalue all livestock feeding facilities over 1,000 head (per DEQ), including the two hog confinements in the county. The ethanol plant and the landfill will also be reviewed and revalued. All other commercial and industrial properties were reviewed and revalued by Stanard Appraisal in 2015 and 2016. Pritchett & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County. Appraisal maintenance will be done on all other commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

The review and revaluation of rural outbuildings will be completed for 2017 including land values. This review will include an exterior physical inspection of the property along with verifying information located on the property record card. New digital pictures will be taken and new measurements will be taken if needed. These properties will be revalued using the most recent M & S cost tables available. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, will be completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales will be plotted on maps for the 3 year sales period, by land classification group. Sales books will be updated as sales are received. The new soil survey will be implemented for the 2017 valuation year. It will be downloaded in the summer of 2016 and changes will be made for the 2017 valuation year. In the fall of 2017, new oblique imagery for all rural parcels with improvements will be flown by GISWorkshop. This imagery will be downloaded onto our computers by May 15, 2018. Satellite pivot sales and sales of irrigated land with low pumping capacity wells will continue to be monitored and sales books will be updated. CRP sales will also be monitored and a sale book of CRP land will be updated.

Assessment Actions Planned for Assessment Year 2018

Residential

For 2018, all residential property in Grant, Grant suburbs and Kenton Heights, including lot values, will be reviewed and revalued. This review will include an exterior physical inspection of the property along with verifying information located on the property record card. New digital pictures will be taken. There are approximately 500 parcels. These properties will be revalued using the most recent M & S cost tables with a market derived depreciation table and sales

approach to value. Appraisal maintenance will be done on all other residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales of lots in towns, and sales of rural properties will continue to be mapped and sales books will be updated as sales are received.

In the fall of 2017, new oblique imagery for all rural residential parcels will be flown by GISWorkshop. This imagery will be downloaded onto our computers by May 15, 2018.

Commercial

Pritchett & Abbott of Fort Worth, Texas will value the mineral interests in Perkins County. Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. In the fall of 2017, new oblique imagery for all ag parcels with improvements will be flown by GISWorkshop. This imagery will be downloaded onto our computers by May 15, 2018. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, is completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales will be plotted on maps for the 3 year sales period, by land classification group. Sales books will be updated as sales are received. Satellite pivot sales and sales of irrigated land with low pumping capacity wells will continue to be monitored and sales books will be updated. CRP sales will also be monitored and a sale book of CRP land will be updated.

Assessment Actions Planned for Assessment Year 2019

Residential

Appraisal maintenance will be done on all residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sale books will be updated as sales are received including sales of residential lots in towns and sales of rural residential land

Commercial

Pritchett & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County. Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning

permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A review of all agland parcels will be conducted by comparing the 2014 FSA imagery with the 2016 imagery, or the 2018 imagery, if available. This is in compliance with the six year review and inspection. Any differences in the imagery will be physically inspected. A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, is completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales will be plotted on maps for the 3 year sales period, by land classification group. Sales books will be updated as sales are received. Satellite pivot sales and sales of irrigated land with low pumping capacity wells will continue to be monitored and sales books will be updated. CRP sales will also be monitored and a sale book of CRP land will be updated.

The following is a time line table to give an overview of the narrative portion of the plan.

Class	2017	2018	2019
Residential	Physical review and revaluation of Rural Residential (500)	Physical review and revaluation of Grant, Kenton Hts Residential (500)	Appraisal Maintenance of all residential property
Commercial	Review and revaluation of feedlots, ethanol plant, and landfill	Appraisal maintenance of all Commercial and Industrial	Appraisal maintenance of all Commercial and Industrial
Agricultural			
	Market analysis by land classification. Review and revaluation of rural outbuildings	Market analysis by land classification.	Market analysis by land classification. Review of all agland 2014 & 2018 FSA imagery.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to Nebraska Department of Revenue, rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report

- f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Annual Plan of Assessment Report
3. Personal Property - administer annual filing of approximately 775 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
 4. Permissive Exemptions - administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
 5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
 6. Homestead Exemptions - administer approximately 100 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
 7. Centrally Assessed – review of valuations as certified by Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
 8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 9. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
 10. Tax List Corrections – prepare tax list corrections documents for county board approval.
 11. County Board of Equalization – attend County Board of Equalization meetings for valuation protests, assemble and provide information.
 12. TERC Appeals – prepare information and attend taxpayer appeal hearing before TERC, defend valuation.
 13. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
 14. Education/Assessor Education – attend meeting, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.
 15. Update and maintain GIS and Perkins County Assessor’s website.

Respectfully submitted:

Assessor Signature: _____ Date: _____

Copy distribution: Submit the plan to the County Board of Equalization on or before July 31 of each year.

Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 of each year.