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DEPARTMENT OF REVENUE

**2020 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

PERKINS COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 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

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains 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 in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

The statistical and narrative reports in the R&O 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 information 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 statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. 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 PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the 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 required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon 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 (PRD) and Coefficient of Variation (COV). 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. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the 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 absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. 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 law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level

between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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 mass appraisal methods are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

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](#), a random sample from the county registers of deeds' records is audited 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 sales verification and qualification procedures used by the county assessors 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 groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review 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, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices

are reviewed to ensure taxpayers are served with such transparency.

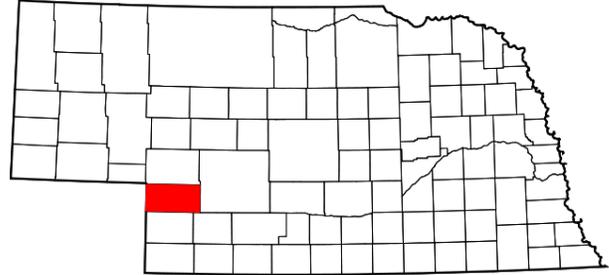
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior 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.

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

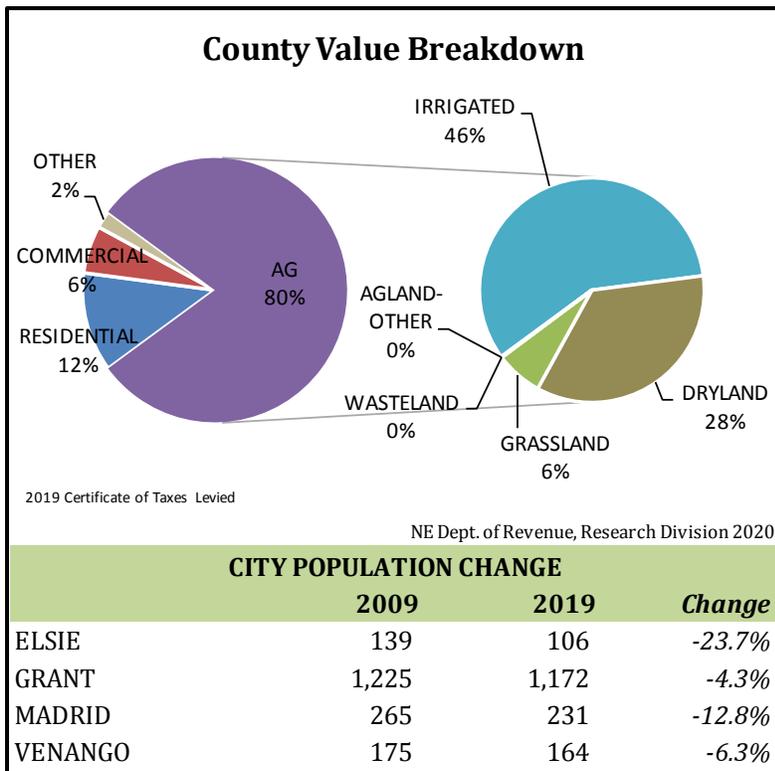
**Further information may be found in Exhibit 94*

County Overview

With a total area of 883 square miles, Perkins County had 2,929 residents, per the Census Bureau Quick Facts for 2018, a 1% population decline from the 2010 U.S. Census. Reports indicated that 76% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$97,917 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Perkins County are located in and around the county seat of Grant. According to information available from the U.S. Census Bureau, there were 126 employer establishments with total employment of 887, an 8% increase in total employment from the prior year.



Agricultural land is the largest contributor to the county's valuation base by a large margin. Dryland makes up the majority of the land in the county. Perkins County is included in the Upper Republican Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Perkins County ranks third in corn for grain, and fifth in both winter wheat for grain and all wheat for grain (USDA AgCensus).

The large grain handling facilities and ethanol plant also contribute to the local agricultural economy.

2020 Residential Correlation for Perkins County

Assessment Actions

The county assessor increased excess rural residential across this year. Also, costing was updated for rural residential. An economic depreciation was decreased in Venango.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and to ensure that all data submitted to the State sales file is timely and accurately completed.

Perkins County uses over 75% of residential sales in qualified sales rosters, which is similar to the state average. There are four residential valuation groups for Perkins County. The county is in compliance with the six-year inspection cycle. Appraisal tables in the county are updated when valuation changes are necessary; all existing tables are current and were last updated from 2016 to 2020.

The county assessor has a written Valuation Methodology which comprises of supporting documentation for the valuation determinations in a binder in the assessor's office.

Description of Analysis

Perkins County residential class is divided into four valuation groups based on unique economic influences within the county.

Valuation Group	Description
1	Grant
2	Madrid, Elsie, Grinton
3	Venango, Brandon
4	Rural Residential

The overall statistics show that two of the three measures of central tendency are within the acceptable range. The COD is slightly high and is influenced by low dollar sales. If low dollar sales were hypothetically removed, the COD would fall within the acceptable range.

SALE PRICE *		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE							
___ Low \$ Ranges ___							
Less Than	5,000						
Less Than	15,000	5	150.00	163.60	140.83	38.93	116.17
Less Than	30,000	9	118.00	131.12	104.95	45.23	124.94
___ Ranges Excl. Low \$ ___							
Greater Than	4,999	86	92.75	96.37	87.65	22.54	109.95
Greater Than	14,999	81	92.54	92.22	87.43	18.65	105.48
Greater Than	29,999	77	92.54	92.31	87.44	17.69	105.57

2020 Residential Correlation for Perkins County

Review of the 2020 County Abstract of Assessment for Real Property, Form 45 compared with the 2019 Certificate of Taxes Levied Report (CTL) show that the overall residential class increased at a similar rate as the sample, indicating that the valuation changes were consistent throughout the residential property class.

Equalization and Quality of Assessment

The median is within range for all valuation groups.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	63	92.86	95.09	87.76	21.25	108.35
2	11	92.23	108.93	86.25	34.39	126.30
4	6	93.62	93.49	87.84	26.28	106.43
8	6	92.01	89.61	87.75	10.51	102.12
<u> ALL </u>	86	92.75	96.37	87.65	22.54	109.95

Due to the small sample sizes, the median in both Valuation Group 4 and 8 are considered unreliable for measurement purposes. However, the same appraisal model is used for all valuation groups within the residential class and are deemed to be at an acceptable level of value. The residential property values in Perkins County are uniformly assessed and adhere to generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value for the residential property in Perkins County is 93%.

2020 Commercial Correlation for Perkins County

Assessment Actions

A commercial appraiser was hired to value all commercial properties except for grain and chemical facilities, which will be completed in 2021. This year, the assessor evaluated the commercial economics of the county and combined all commercial sales into a single valuation group.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

The Perkins County assessor qualifies approximately 40% of commercial sales for measurement, which is within the typical range. There is one commercial valuation group for Perkins County.

The county is in compliance with the six-year inspection cycle. The County Assessor has provided a written valuation methodology which comprises supporting documentation for the valuation determinations in a binder in the assessor's office.

As part of the recent commercial reappraisal, depreciation tables, costing and lot values were all updated in 2020.

Description of Analysis

Perkins County has few commercial sales; however, analysis of the sample compared to the population shows that both reflect the recent reappraisal. The median is the only measure of central tendency within range but the limited number of sales and the diversity in the sales ratio show the sample is not reliable for statistical measurement. The COD is within the IAAO standards; the PRD is high, but is heavily influenced by one sale that has an assessment-to-sales ratio of 197%.

Equalization and Quality of Assessment

Although the sample is not reliable to establish a level of value, additional analysis and the assessment practice review indicate that the values for the commercial class in Perkins County are equalized and in compliance with generally accepted mass appraisal techniques

Level of Value

Based on the review of all available information, the level of value of commercial property in Perkins County is determined to be at the statutory level of 100% of market value.

2020 Agricultural Correlation for Perkins County

Assessment Actions

The county assessor performed analysis following the Land Capabilities Group (LCG) conversation and made adjustments to irrigated, dryland and grassland values to align with regional market values. Irrigated and dryland were decreased by 4% and grassland was decreased by 3%. Costing was updated this year for agricultural homes. Routine maintenance and pick-up work were also completed.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

The county assessor qualifies 62% of agricultural sales for measurement, which is near the state average. There is one agricultural market area for Perkins County. The county is in compliance with the six-year inspection cycle. The County Assessor has a written valuation methodology which comprises of supporting documentation for the valuation determinations in a binder in the assessor's office.

Agricultural homes and outbuildings were most recently inspected in 2016. Depreciation tables and costing were updated this past year and lot values were revised in 2018.

Description of Analysis

The overall sample median and mean are within range. The COD meets IAAO standards which indicates the sample is reliable for measurement. When the sample is split into 80% Majority Land Use (MLU), there are few grassland sales deeming it unreliable for reliability. The median is within range for all three land classes.

To better analyze the reliability of Perkins County agricultural land values, an average acre value comparison was completed. Each land class value is similar to those of neighboring counties.

Equalization and Quality of Assessment

A review of the statistics, assessment actions, and comparability with surrounding counties support that the values set for agricultural homes and outbuildings have achieved an acceptable level.

2020 Agricultural Correlation for Perkins County

The quality of assessment of the agricultural class of property in Perkins County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	10	72.58	77.49	74.24	20.45	104.38
1	10	72.58	77.49	74.24	20.45	104.38
<u> Dry </u>						
County	47	72.64	70.13	69.63	12.46	100.72
1	47	72.64	70.13	69.63	12.46	100.72
<u> Grass </u>						
County	5	72.70	70.49	74.83	05.54	94.20
1	5	72.70	70.49	74.83	05.54	94.20
<u> ALL </u>						
	70	73.47	73.82	78.05	14.67	94.58

Level of Value

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

2020 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 (Reissue 2018). 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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	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, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Perkins County

Residential Real Property - Current

Number of Sales	86	Median	92.75
Total Sales Price	\$8,914,600	Mean	96.37
Total Adj. Sales Price	\$8,914,600	Wgt. Mean	87.65
Total Assessed Value	\$7,813,348	Average Assessed Value of the Base	\$76,588
Avg. Adj. Sales Price	\$103,658	Avg. Assessed Value	\$90,853

Confidence Interval - Current

95% Median C.I	86.92 to 95.83
95% Wgt. Mean C.I	83.50 to 91.79
95% Mean C.I	89.25 to 103.49
% of Value of the Class of all Real Property Value in the County	8.84
% of Records Sold in the Study Period	7.01
% of Value Sold in the Study Period	8.32

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	96	95	94.95
2018	75	98	98.31
2017	79	98	98.32
2016	100	100	100.00

2020 Commission Summary for Perkins County

Commercial Real Property - Current

Number of Sales	9	Median	99.81
Total Sales Price	\$733,250	Mean	114.40
Total Adj. Sales Price	\$733,250	Wgt. Mean	107.24
Total Assessed Value	\$786,320	Average Assessed Value of the Base	\$254,990
Avg. Adj. Sales Price	\$81,472	Avg. Assessed Value	\$87,369

Confidence Interval - Current

95% Median C.I	96.93 to 127.12
95% Wgt. Mean C.I	91.66 to 122.82
95% Mean C.I	89.06 to 139.74
% of Value of the Class of all Real Property Value in the County	6.31
% of Records Sold in the Study Period	3.42
% of Value Sold in the Study Period	1.17

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	10	100	93.14
2018	9	100	93.42
2017	11	100	100.98
2016	10	100	98.57

68 Perkins
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 86
Total Sales Price : 8,914,600
Total Adj. Sales Price : 8,914,600
Total Assessed Value : 7,813,348
Avg. Adj. Sales Price : 103,658
Avg. Assessed Value : 90,853

MEDIAN : 93
WGT. MEAN : 88
MEAN : 96
COD : 22.54
PRD : 109.95

COV : 34.94
STD : 33.67
Avg. Abs. Dev : 20.91
MAX Sales Ratio : 280.00
MIN Sales Ratio : 44.56

95% Median C.I. : 86.92 to 95.83
95% Wgt. Mean C.I. : 83.50 to 91.79
95% Mean C.I. : 89.25 to 103.49

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	14	96.25	116.32	89.58	37.43	129.85	44.56	280.00	85.39 to 150.00	79,743	71,433
01-JAN-18 To 31-MAR-18	7	94.62	90.83	94.56	08.78	96.06	62.50	107.41	62.50 to 107.41	94,571	89,429
01-APR-18 To 30-JUN-18	15	95.83	99.01	94.12	15.99	105.20	61.11	157.50	84.06 to 108.57	94,533	88,974
01-JUL-18 To 30-SEP-18	14	94.46	99.86	96.21	22.95	103.79	49.77	177.50	78.42 to 110.94	94,229	90,655
01-OCT-18 To 31-DEC-18	4	81.25	85.87	78.81	22.66	108.96	62.63	118.36	N/A	199,625	157,315
01-JAN-19 To 31-MAR-19	6	92.27	96.56	91.78	23.02	105.21	69.56	138.32	69.56 to 138.32	106,417	97,668
01-APR-19 To 30-JUN-19	13	80.87	84.75	82.38	15.91	102.88	64.29	111.43	70.00 to 98.57	92,500	76,198
01-JUL-19 To 30-SEP-19	13	71.68	85.81	78.30	26.97	109.59	61.28	137.50	64.41 to 106.82	135,346	105,974
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	50	94.66	102.95	93.67	23.21	109.91	44.56	280.00	92.11 to 99.25	90,312	84,597
01-OCT-18 To 30-SEP-19	36	82.10	87.23	81.46	21.57	107.08	61.28	138.32	71.30 to 94.20	122,194	99,542
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	40	94.42	96.56	91.93	17.88	105.04	49.77	177.50	89.10 to 101.54	104,943	96,476
<u>ALL</u>	86	92.75	96.37	87.65	22.54	109.95	44.56	280.00	86.92 to 95.83	103,658	90,853

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	63	92.86	95.09	87.76	21.25	108.35	49.77	280.00	85.26 to 97.26	105,527	92,609
2	11	92.23	108.93	86.25	34.39	126.30	62.63	200.00	64.18 to 161.64	61,136	52,730
4	6	93.62	93.49	87.84	26.28	106.43	44.56	141.20	44.56 to 141.20	60,000	52,703
8	6	92.01	89.61	87.75	10.51	102.12	64.41	106.82	64.41 to 106.82	205,650	180,452
<u>ALL</u>	86	92.75	96.37	87.65	22.54	109.95	44.56	280.00	86.92 to 95.83	103,658	90,853

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	86	92.75	96.37	87.65	22.54	109.95	44.56	280.00	86.92 to 95.83	103,658	90,853
06											
07											
<u>ALL</u>	86	92.75	96.37	87.65	22.54	109.95	44.56	280.00	86.92 to 95.83	103,658	90,853

68 Perkins
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 86	MEDIAN : 93	COV : 34.94	95% Median C.I. : 86.92 to 95.83
Total Sales Price : 8,914,600	WGT. MEAN : 88	STD : 33.67	95% Wgt. Mean C.I. : 83.50 to 91.79
Total Adj. Sales Price : 8,914,600	MEAN : 96	Avg. Abs. Dev : 20.91	95% Mean C.I. : 89.25 to 103.49
Total Assessed Value : 7,813,348			
Avg. Adj. Sales Price : 103,658	COD : 22.54	MAX Sales Ratio : 280.00	
Avg. Assessed Value : 90,853	PRD : 109.95	MIN Sales Ratio : 44.56	

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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	5	150.00	163.60	140.83	38.93	116.17	70.00	280.00	N/A	7,200	10,140	
Less Than 30,000	9	118.00	131.12	104.95	45.23	124.94	49.77	280.00	62.50 to 200.00	11,844	12,431	
___Ranges Excl. Low \$___												
Greater Than 4,999	86	92.75	96.37	87.65	22.54	109.95	44.56	280.00	86.92 to 95.83	103,658	90,853	
Greater Than 14,999	81	92.54	92.22	87.43	18.65	105.48	44.56	177.50	85.58 to 94.70	109,612	95,835	
Greater Than 29,999	77	92.54	92.31	87.44	17.69	105.57	44.56	177.50	85.58 to 94.70	114,390	100,019	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	5	150.00	163.60	140.83	38.93	116.17	70.00	280.00	N/A	7,200	10,140	
15,000 TO 29,999	4	85.54	90.51	86.66	40.19	104.44	49.77	141.20	N/A	17,650	15,295	
30,000 TO 59,999	16	103.03	109.89	108.90	30.50	100.91	44.56	177.50	82.00 to 138.32	41,156	44,819	
60,000 TO 99,999	25	94.70	89.64	88.56	14.57	101.22	61.11	115.79	78.42 to 99.25	77,164	68,339	
100,000 TO 149,999	18	92.70	88.52	87.92	11.57	100.68	62.63	107.41	76.36 to 98.71	117,806	103,572	
150,000 TO 249,999	12	86.38	84.28	83.03	12.31	101.51	61.28	106.82	64.29 to 94.22	193,408	160,586	
250,000 TO 499,999	6	87.73	83.93	83.45	11.34	100.58	64.41	96.81	64.41 to 96.81	296,500	247,426	
500,000 TO 999,999												
1,000,000 +												
___ALL___	86	92.75	96.37	87.65	22.54	109.95	44.56	280.00	86.92 to 95.83	103,658	90,853	

68 Perkins

COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 9
 Total Sales Price : 733,250
 Total Adj. Sales Price : 733,250
 Total Assessed Value : 786,320
 Avg. Adj. Sales Price : 81,472
 Avg. Assessed Value : 87,369

MEDIAN : 100
 WGT. MEAN : 107
 MEAN : 114
 COD : 17.89
 PRD : 106.68

COV : 28.82
 STD : 32.97
 Avg. Abs. Dev : 17.86
 MAX Sales Ratio : 196.50
 MIN Sales Ratio : 92.77

95% Median C.I. : 96.93 to 127.12
 95% Wgt. Mean C.I. : 91.66 to 122.82
 95% Mean C.I. : 89.06 to 139.74

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	1	121.04	121.04	121.04	00.00	100.00	121.04	121.04	N/A	45,250	54,770
01-JAN-17 To 31-MAR-17	1	127.12	127.12	127.12	00.00	100.00	127.12	127.12	N/A	200,000	254,235
01-APR-17 To 30-JUN-17	1	92.77	92.77	92.77	00.00	100.00	92.77	92.77	N/A	55,000	51,025
01-JUL-17 To 30-SEP-17	1	96.93	96.93	96.93	00.00	100.00	96.93	96.93	N/A	60,000	58,155
01-OCT-17 To 31-DEC-17	1	97.56	97.56	97.56	00.00	100.00	97.56	97.56	N/A	150,000	146,340
01-JAN-18 To 31-MAR-18	1	100.62	100.62	100.62	00.00	100.00	100.62	100.62	N/A	30,000	30,185
01-APR-18 To 30-JUN-18	1	97.28	97.28	97.28	00.00	100.00	97.28	97.28	N/A	155,000	150,780
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	1	196.50	196.50	196.50	00.00	100.00	196.50	196.50	N/A	3,000	5,895
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	1	99.81	99.81	99.81	00.00	100.00	99.81	99.81	N/A	35,000	34,935
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	4	108.99	109.47	116.08	13.41	94.31	92.77	127.12	N/A	90,063	104,546
01-OCT-17 To 30-SEP-18	3	97.56	98.49	97.70	01.14	100.81	97.28	100.62	N/A	111,667	109,102
01-OCT-18 To 30-SEP-19	2	148.16	148.16	107.45	32.63	137.89	99.81	196.50	N/A	19,000	20,415
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	4	97.25	103.60	109.62	09.00	94.51	92.77	127.12	N/A	116,250	127,439
01-JAN-18 To 31-DEC-18	3	100.62	131.47	99.39	32.87	132.28	97.28	196.50	N/A	62,667	62,287
<u>ALL</u>	9	99.81	114.40	107.24	17.89	106.68	92.77	196.50	96.93 to 127.12	81,472	87,369

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	9	99.81	114.40	107.24	17.89	106.68	92.77	196.50	96.93 to 127.12	81,472	87,369
<u>ALL</u>	9	99.81	114.40	107.24	17.89	106.68	92.77	196.50	96.93 to 127.12	81,472	87,369

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	1	97.28	97.28	97.28	00.00	100.00	97.28	97.28	N/A	155,000	150,780
03	8	100.22	116.54	109.91	19.74	106.03	92.77	196.50	92.77 to 196.50	72,281	79,443
04											
<u>ALL</u>	9	99.81	114.40	107.24	17.89	106.68	92.77	196.50	96.93 to 127.12	81,472	87,369

68 Perkins
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 9
Total Sales Price : 733,250
Total Adj. Sales Price : 733,250
Total Assessed Value : 786,320
Avg. Adj. Sales Price : 81,472
Avg. Assessed Value : 87,369

MEDIAN : 100
WGT. MEAN : 107
MEAN : 114
COD : 17.89
PRD : 106.68

COV : 28.82
STD : 32.97
Avg. Abs. Dev : 17.86
MAX Sales Ratio : 196.50
MIN Sales Ratio : 92.77

95% Median C.I. : 96.93 to 127.12
95% Wgt. Mean C.I. : 91.66 to 122.82
95% Mean C.I. : 89.06 to 139.74

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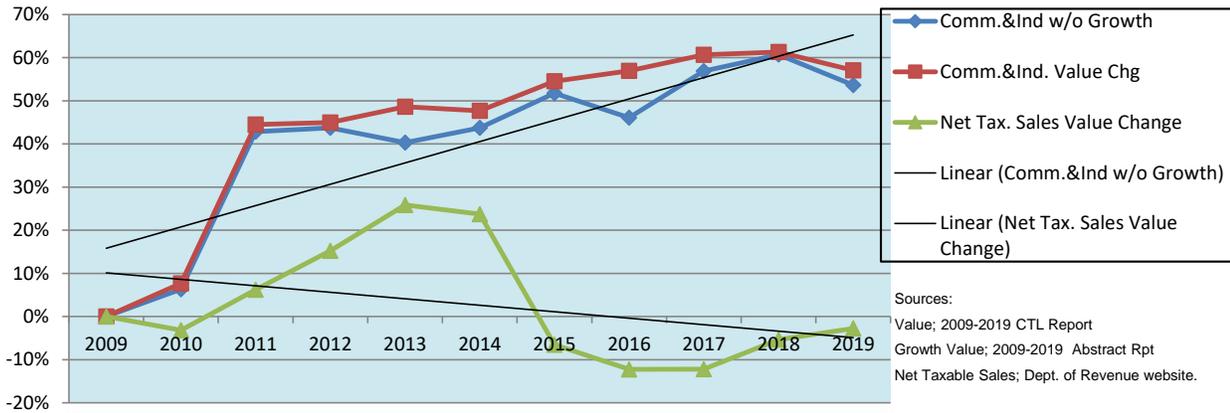
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	196.50	196.50	196.50	00.00	100.00	196.50	196.50	N/A	3,000	5,895
Less Than 15,000	1	196.50	196.50	196.50	00.00	100.00	196.50	196.50	N/A	3,000	5,895
Less Than 30,000	1	196.50	196.50	196.50	00.00	100.00	196.50	196.50	N/A	3,000	5,895
Ranges Excl. Low \$											
Greater Than 4,999	8	98.69	104.14	106.87	08.12	97.45	92.77	127.12	92.77 to 127.12	91,281	97,553
Greater Than 14,999	8	98.69	104.14	106.87	08.12	97.45	92.77	127.12	92.77 to 127.12	91,281	97,553
Greater Than 29,999	8	98.69	104.14	106.87	08.12	97.45	92.77	127.12	92.77 to 127.12	91,281	97,553
Incremental Ranges											
0 TO 4,999	1	196.50	196.50	196.50	00.00	100.00	196.50	196.50	N/A	3,000	5,895
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	4	100.22	103.56	103.43	07.25	100.13	92.77	121.04	N/A	41,313	42,729
60,000 TO 99,999	1	96.93	96.93	96.93	00.00	100.00	96.93	96.93	N/A	60,000	58,155
100,000 TO 149,999											
150,000 TO 249,999	3	97.56	107.32	109.18	10.20	98.30	97.28	127.12	N/A	168,333	183,785
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	9	99.81	114.40	107.24	17.89	106.68	92.77	196.50	96.93 to 127.12	81,472	87,369

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	97.28	97.28	97.28	00.00	100.00	97.28	97.28	N/A	155,000	150,780
344	2	109.95	109.95	119.71	15.63	91.85	92.77	127.12	N/A	127,500	152,630
346	1	121.04	121.04	121.04	00.00	100.00	121.04	121.04	N/A	45,250	54,770
353	2	98.78	98.78	98.16	01.87	100.63	96.93	100.62	N/A	45,000	44,170
406	3	99.81	131.29	99.56	33.04	131.87	97.56	196.50	N/A	62,667	62,390
ALL	9	99.81	114.40	107.24	17.89	106.68	92.77	196.50	96.93 to 127.12	81,472	87,369

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
2008	\$ 33,459,006	\$ 1,282,584		\$ 32,176,422	--	\$ 24,446,598	--
2009	\$ 40,272,225	\$ 4,771,330	11.85%	\$ 35,500,895	--	\$ 25,049,595	--
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%
2017	\$ 64,709,104	\$ 1,516,967	2.34%	\$ 63,192,137	-0.02%	\$ 21,997,744	0.08%
2018	\$ 64,964,418	\$ 246,101	0.38%	\$ 64,718,317	0.01%	\$ 23,700,793	7.74%
2019	\$ 63,245,150	\$ 1,366,420	2.16%	\$ 61,878,730	-4.75%	\$ 24,350,939	2.74%
Ann %chg	4.62%			Average	2.45%	-0.28%	0.25%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	6.34%	7.68%	-3.18%
2011	42.84%	44.52%	6.18%
2012	43.75%	44.96%	15.24%
2013	40.28%	48.63%	25.85%
2014	43.71%	47.67%	23.73%
2015	51.77%	54.51%	-6.56%
2016	46.07%	56.94%	-12.25%
2017	56.91%	60.68%	-12.18%
2018	60.70%	61.31%	-5.38%
2019	53.65%	57.04%	-2.79%

County Number	68
County Name	Perkins

68 Perkins
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 70
Total Sales Price : 33,266,833
Total Adj. Sales Price : 33,266,833
Total Assessed Value : 25,963,794
Avg. Adj. Sales Price : 475,240
Avg. Assessed Value : 370,911

MEDIAN : 73
WGT. MEAN : 78
MEAN : 74
COD : 14.67
PRD : 94.58

COV : 19.76
STD : 14.59
Avg. Abs. Dev : 10.78
MAX Sales Ratio : 127.00
MIN Sales Ratio : 45.60

95% Median C.I. : 70.26 to 77.75
95% Wgt. Mean C.I. : 68.84 to 87.26
95% Mean C.I. : 70.40 to 77.24

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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	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	12	67.99	67.80	62.54	18.28	108.41	47.67	88.88	53.63 to 82.89	283,626	177,374	
01-JAN-17 To 31-MAR-17	10	71.45	75.51	74.13	17.02	101.86	53.14	101.59	60.78 to 97.44	736,333	545,827	
01-APR-17 To 30-JUN-17	3	102.98	104.52	106.52	14.06	98.12	83.57	127.00	N/A	1,771,667	1,887,177	
01-JUL-17 To 30-SEP-17												
01-OCT-17 To 31-DEC-17	8	78.86	77.97	74.61	18.07	104.50	45.60	113.62	45.60 to 113.62	347,835	259,515	
01-JAN-18 To 31-MAR-18	8	75.50	74.65	80.85	11.14	92.33	57.84	88.79	57.84 to 88.79	338,439	273,627	
01-APR-18 To 30-JUN-18	11	77.52	72.37	72.35	08.66	100.03	57.62	82.94	58.25 to 78.84	432,378	312,836	
01-JUL-18 To 30-SEP-18	4	68.72	68.83	70.88	08.12	97.11	61.48	76.39	N/A	230,610	163,458	
01-OCT-18 To 31-DEC-18												
01-JAN-19 To 31-MAR-19	2	75.31	75.31	76.08	01.91	98.99	73.87	76.75	N/A	430,000	327,149	
01-APR-19 To 30-JUN-19	8	68.03	68.95	71.57	12.91	96.34	57.76	87.87	57.76 to 87.87	468,729	335,475	
01-JUL-19 To 30-SEP-19	4	74.51	72.65	72.33	05.80	100.44	63.82	77.75	N/A	351,591	254,311	
01-OCT-19 To 31-DEC-19												
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	25	72.64	75.29	82.38	20.18	91.39	47.67	127.00	62.41 to 83.57	643,274	529,931	
01-OCT-17 To 30-SEP-18	31	76.39	73.94	74.85	12.28	98.78	45.60	113.62	67.04 to 78.48	360,284	269,683	
01-OCT-18 To 30-SEP-19	14	72.95	70.91	72.39	09.05	97.96	57.76	87.87	60.36 to 77.12	429,729	311,096	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	21	79.23	80.59	85.35	19.51	94.42	45.60	127.00	68.41 to 93.20	736,238	628,377	
01-JAN-18 To 31-DEC-18	23	73.91	72.54	74.93	10.00	96.81	57.62	88.79	65.52 to 78.18	364,614	273,219	
01-JAN-19 To 31-DEC-19												
<u>ALL</u>	70	73.47	73.82	78.05	14.67	94.58	45.60	127.00	70.26 to 77.75	475,240	370,911	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	70	73.47	73.82	78.05	14.67	94.58	45.60	127.00	70.26 to 77.75	475,240	370,911	
<u>ALL</u>	70	73.47	73.82	78.05	14.67	94.58	45.60	127.00	70.26 to 77.75	475,240	370,911	

68 Perkins
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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Avg. Assessed Value : 370,911

MEDIAN : 73
WGT. MEAN : 78
MEAN : 74
COD : 14.67
PRD : 94.58

COV : 19.76
STD : 14.59
Avg. Abs. Dev : 10.78
MAX Sales Ratio : 127.00
MIN Sales Ratio : 45.60

95% Median C.I. : 70.26 to 77.75
95% Wgt. Mean C.I. : 68.84 to 87.26
95% Mean C.I. : 70.40 to 77.24

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	65.52	65.52	65.52	00.00	100.00	65.52	65.52	N/A	740,000	484,842
1	1	65.52	65.52	65.52	00.00	100.00	65.52	65.52	N/A	740,000	484,842
_____Dry_____											
County	42	72.95	71.01	70.73	11.57	100.40	45.60	88.88	65.02 to 77.52	274,718	194,309
1	42	72.95	71.01	70.73	11.57	100.40	45.60	88.88	65.02 to 77.52	274,718	194,309
_____Grass_____											
County	5	72.70	70.49	74.83	05.54	94.20	57.76	77.12	N/A	342,502	256,309
1	5	72.70	70.49	74.83	05.54	94.20	57.76	77.12	N/A	342,502	256,309
_____ALL_____											
	70	73.47	73.82	78.05	14.67	94.58	45.60	127.00	70.26 to 77.75	475,240	370,911

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	72.58	77.49	74.24	20.45	104.38	51.48	127.00	60.78 to 101.59	1,039,233	771,507
1	10	72.58	77.49	74.24	20.45	104.38	51.48	127.00	60.78 to 101.59	1,039,233	771,507
_____Dry_____											
County	47	72.64	70.13	69.63	12.46	100.72	45.60	88.88	63.34 to 76.39	280,000	194,977
1	47	72.64	70.13	69.63	12.46	100.72	45.60	88.88	63.34 to 76.39	280,000	194,977
_____Grass_____											
County	5	72.70	70.49	74.83	05.54	94.20	57.76	77.12	N/A	342,502	256,309
1	5	72.70	70.49	74.83	05.54	94.20	57.76	77.12	N/A	342,502	256,309
_____ALL_____											
	70	73.47	73.82	78.05	14.67	94.58	45.60	127.00	70.26 to 77.75	475,240	370,911

Perkins County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Perkins	1	3624	3645	3066	3535	3493	3142	3415	3397	3551
Keith	3	3785	3785	3785	3610	3610	3610	3610	3610	3723
Lincoln	3	3497	3499	3500	3497	3464	3418	3481	3456	3474
Hayes	1	2305	2305	2165	2165	2020	2020	1920	1920	2175
Chase	1	3650	3650	3550	3550	3445	3445	3445	3445	3566

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Perkins	1	n/a	975	975	910	910	n/a	855	855	942
Keith	3	n/a	1350	1350	1265	1265	1260	1230	1230	1316
Lincoln	3	0	1080	1080	1080	1080	1080	1080	1080	1080
Hayes	1	n/a	895	805	805	780	780	735	735	862
Chase	1	n/a	1050	1000	1000	970	n/a	920	920	1023

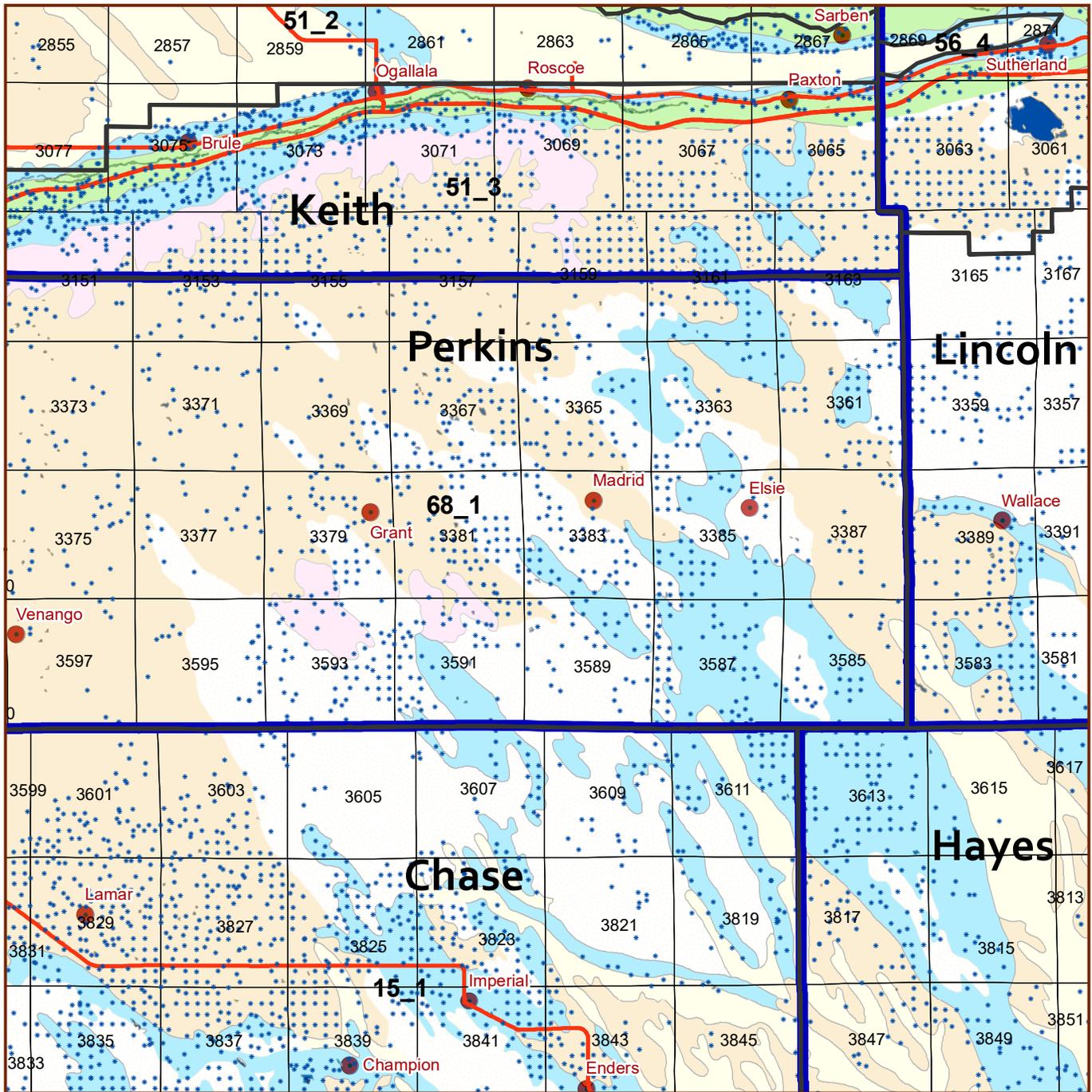
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Perkins	1	585	n/a	n/a	585	n/a	585	585	585	585
Keith	3	525	n/a	500	500	n/a	500	480	480	495
Lincoln	3	598	600	600	600	600	575	575	575	577
Hayes	1	515	515	n/a	515	515	515	515	515	515
Chase	1	820	2655	1324	1616	2655	560	586	673	600

County	Mkt Area	CRP	TIMBER	WASTE
Perkins	1	576	n/a	80
Keith	3	710	n/a	335
Lincoln	3	n/a	n/a	325
Hayes	1	683	n/a	25
Chase	1	699	n/a	20

Source: 2020 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

PERKINS COUNTY



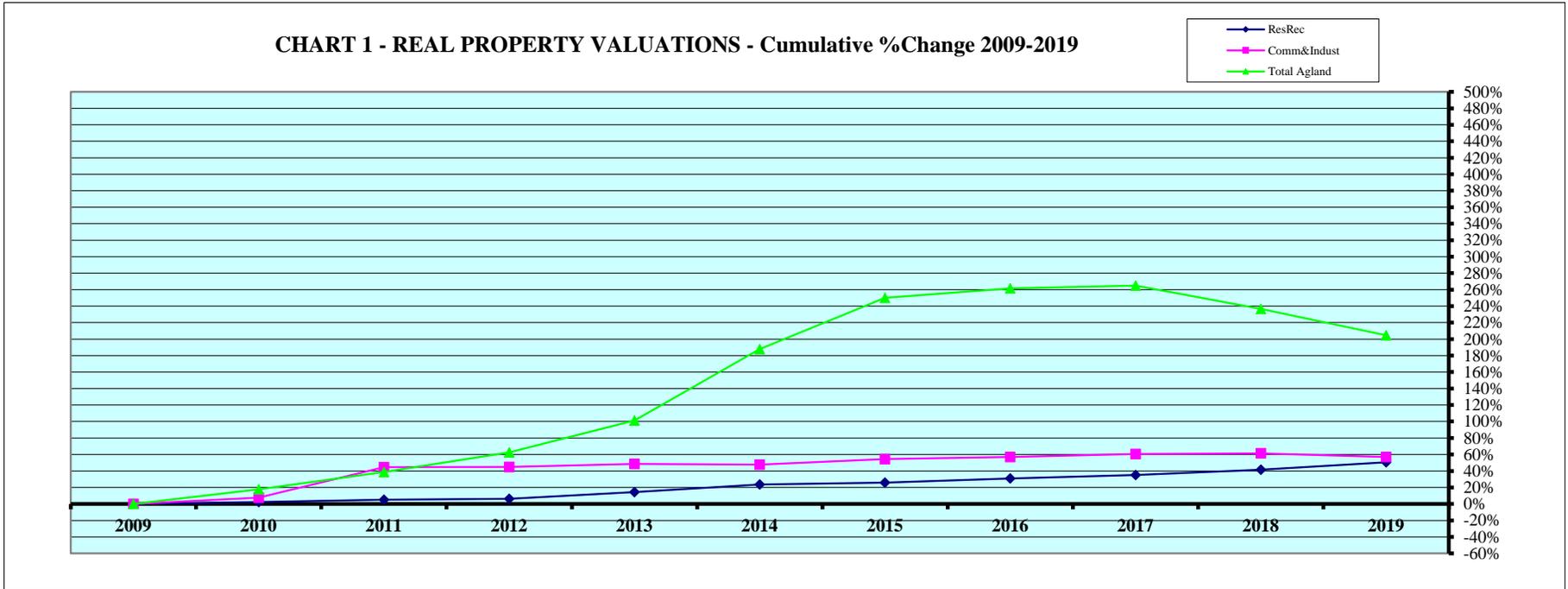
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessive 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
- Moderately well drained silty soils on uplands and in depressions formed in loess
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019



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
2009	61,213,716	--	--	--	40,272,225	--	--	--	284,307,940	--	--	--
2010	62,661,462	1,447,746	2.37%	2.37%	43,365,269	3,093,044	7.68%	7.68%	334,572,107	50,264,167	17.68%	17.68%
2011	64,331,133	1,669,671	2.66%	5.09%	58,200,878	14,835,609	34.21%	44.52%	394,090,098	59,517,991	17.79%	38.61%
2012	64,974,915	643,782	1.00%	6.14%	58,377,087	176,209	0.30%	44.96%	462,453,377	68,363,279	17.35%	62.66%
2013	69,977,606	5,002,691	7.70%	14.32%	59,857,988	1,480,901	2.54%	48.63%	572,555,561	110,102,184	23.81%	101.39%
2014	75,702,611	5,725,005	8.18%	23.67%	59,470,777	-387,211	-0.65%	47.67%	818,545,972	245,990,411	42.96%	187.91%
2015	77,116,076	1,413,465	1.87%	25.98%	62,223,235	2,752,458	4.63%	54.51%	995,619,365	177,073,393	21.63%	250.19%
2016	80,055,092	2,939,016	3.81%	30.78%	63,205,002	981,767	1.58%	56.94%	1,027,685,298	32,065,933	3.22%	261.47%
2017	82,773,595	2,718,503	3.40%	35.22%	64,709,104	1,504,102	2.38%	60.68%	1,037,452,668	9,767,370	0.95%	264.90%
2018	86,653,206	3,879,611	4.69%	41.56%	64,964,418	255,314	0.39%	61.31%	957,195,292	-80,257,376	-7.74%	236.68%
2019	92,143,077	5,489,871	6.34%	50.53%	63,245,150	-1,719,268	-2.65%	57.04%	866,588,966	-90,606,326	-9.47%	204.81%

Rate Annual %chg: Residential & Recreational **4.17%**

Commercial & Industrial **4.62%**

Agricultural Land **11.79%**

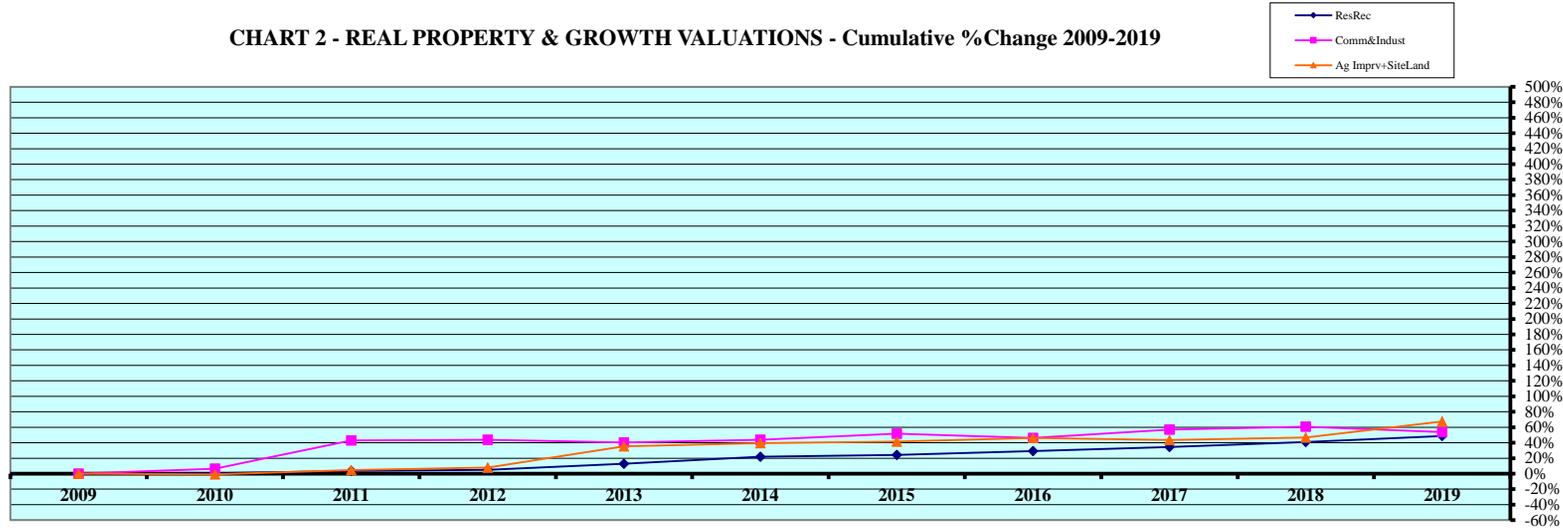
Cnty# **68**
County **PERKINS**

CHART 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.

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



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			
2009	61,213,716	728,503	1.19%	60,485,213	--	--	40,272,225	4,771,330	11.85%	35,500,895	--	--			
2010	62,661,462	1,032,371	1.65%	61,629,091	0.68%	0.68%	43,365,269	538,814	1.24%	42,826,455	6.34%	6.34%			
2011	64,331,133	941,475	1.46%	63,389,658	1.16%	3.55%	58,200,878	676,437	1.16%	57,524,441	32.65%	42.84%			
2012	64,974,915	698,440	1.07%	64,276,475	-0.08%	5.00%	58,377,087	487,290	0.83%	57,889,797	-0.53%	43.75%			
2013	69,977,606	917,628	1.31%	69,059,978	6.29%	12.82%	59,857,988	3,362,758	5.62%	56,495,230	-3.22%	40.28%			
2014	75,702,611	1,027,647	1.36%	74,674,964	6.71%	21.99%	59,470,777	1,596,597	2.68%	57,874,180	-3.31%	43.71%			
2015	77,116,076	1,000,442	1.30%	76,115,634	0.55%	24.34%	62,223,235	1,103,500	1.77%	61,119,735	2.77%	51.77%			
2016	80,055,092	1,010,737	1.26%	79,044,355	2.50%	29.13%	63,205,002	4,377,685	6.93%	58,827,317	-5.46%	46.07%			
2017	82,773,595	442,153	0.53%	82,331,442	2.84%	34.50%	64,709,104	1,516,967	2.34%	63,192,137	-0.02%	56.91%			
2018	86,653,206	368,043	0.42%	86,285,163	4.24%	40.96%	64,964,418	246,101	0.38%	64,718,317	0.01%	60.70%			
2019	92,143,077	1,122,932	1.22%	91,020,145	5.04%	48.69%	63,245,150	1,366,420	2.16%	61,878,730	-4.75%	53.65%			
Rate Ann%chg	4.17%						2.99%						4.62%	C & I w/o growth	2.45%

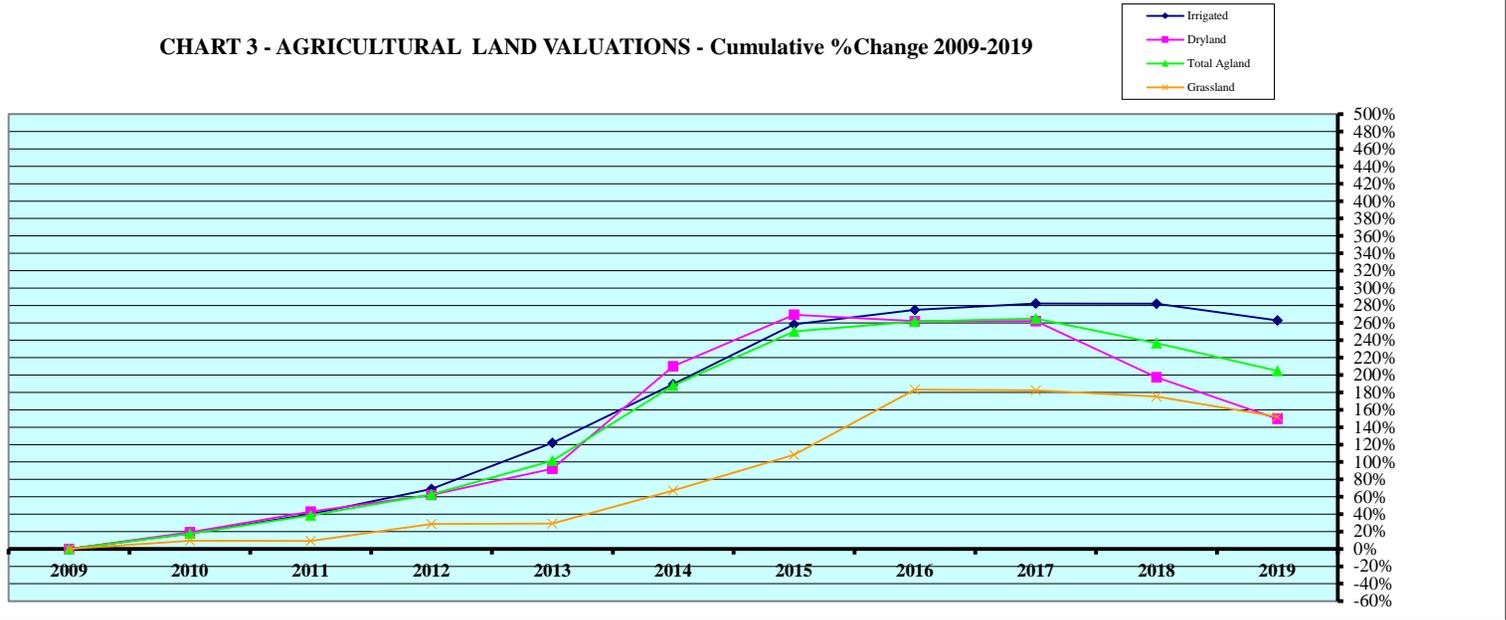
Tax Year	Ag Improvements & Site Land ⁽¹⁾				Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Value					
2009	26,518,029	10,645,717	37,163,746	1,539,821	4.14%	35,623,925	--	--	
2010	27,115,929	11,436,668	38,552,597	1,711,284	4.44%	36,841,313	-0.87%	-0.87%	
2011	27,256,440	12,623,455	39,879,895	925,937	2.32%	38,953,958	1.04%	4.82%	
2012	27,663,489	14,030,747	41,694,236	1,640,765	3.94%	40,053,471	0.44%	7.78%	
2013	33,832,979	18,391,753	52,224,732	1,941,843	3.72%	50,282,889	20.60%	35.30%	
2014	34,098,680	19,134,393	53,233,073	1,447,954	2.72%	51,785,119	-0.84%	39.34%	
2015	34,203,270	20,435,478	54,638,748	2,080,364	3.81%	52,558,384	-1.27%	41.42%	
2016	35,107,045	21,667,346	56,774,391	2,396,310	4.22%	54,378,081	-0.48%	46.32%	
2017	31,901,320	22,495,342	54,396,662	1,090,364	2.00%	53,306,298	-6.11%	43.44%	
2018	32,813,040	22,747,116	55,560,156	1,050,531	1.89%	54,509,625	0.21%	46.67%	
2019	40,136,225	23,397,032	63,533,257	1,292,979	2.04%	62,240,278	12.02%	67.48%	
Rate Ann%chg	4.23%	8.19%	5.51%	Ag Imprv+Site w/o growth			2.47%		

(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; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmt Rpt.

Cnty# 68
County PERKINS

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	138,664,418	--	--	--	121,683,120	--	--	--	23,370,554	--	--	--
2010	163,391,975	24,727,557	17.83%	17.83%	144,998,603	23,315,483	19.16%	19.16%	25,545,109	2,174,555	9.30%	9.30%
2011	194,017,896	30,625,921	18.74%	39.92%	173,947,829	28,949,226	19.97%	42.95%	25,489,489	-55,620	-0.22%	9.07%
2012	234,465,160	40,447,264	20.85%	69.09%	197,205,936	23,258,107	13.37%	62.07%	30,065,884	4,576,395	17.95%	28.65%
2013	307,813,998	73,348,838	31.28%	121.98%	233,861,017	36,655,081	18.59%	92.19%	30,166,453	100,569	0.33%	29.08%
2014	401,328,091	93,514,093	30.38%	189.42%	377,297,145	143,436,128	61.33%	210.07%	39,043,040	8,876,587	29.43%	67.06%
2015	496,693,551	95,365,460	23.76%	258.20%	449,343,474	72,046,329	19.10%	269.27%	48,657,640	9,614,600	24.63%	108.20%
2016	519,988,942	23,295,391	4.69%	275.00%	440,429,468	-8,914,006	-1.98%	261.95%	66,193,880	17,536,240	36.04%	183.24%
2017	529,989,816	10,000,874	1.92%	282.21%	440,350,906	-78,562	-0.02%	261.88%	65,980,833	-213,047	-0.32%	182.32%
2018	529,807,434	-182,382	-0.03%	282.08%	361,918,345	-78,432,561	-17.81%	197.43%	64,333,260	-1,647,573	-2.50%	175.27%
2019	502,866,014	-26,941,420	-5.09%	262.65%	303,731,789	-58,186,556	-16.08%	149.61%	58,913,059	-5,420,201	-8.43%	152.08%

Rate Ann.%chg: Irrigated **13.75%** Dryland **9.58%** Grassland **9.69%**

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
2009	134,859	--	--	--	454,989	--	--	--	284,307,940	--	--	--
2010	134,988	129	0.10%	0.10%	501,432	46,443	10.21%	10.21%	334,572,107	50,264,167	17.68%	17.68%
2011	135,162	174	0.13%	0.22%	499,722	-1,710	-0.34%	9.83%	394,090,098	59,517,991	17.79%	38.61%
2012	135,304	142	0.11%	0.33%	581,093	81,371	16.28%	27.72%	462,453,377	68,363,279	17.35%	62.66%
2013	133,751	-1,553	-1.15%	-0.82%	580,342	-751	-0.13%	27.55%	572,555,561	110,102,184	23.81%	101.39%
2014	133,074	-677	-0.51%	-1.32%	744,622	164,280	28.31%	63.66%	818,545,972	245,990,411	42.96%	187.91%
2015	119,193	-13,881	-10.43%	-11.62%	805,507	60,885	8.18%	77.04%	995,619,365	177,073,393	21.63%	250.19%
2016	120,356	1,163	0.98%	-10.75%	952,652	147,145	18.27%	109.38%	1,027,685,298	32,065,933	3.22%	261.47%
2017	121,888	1,532	1.27%	-9.62%	1,009,225	56,573	5.94%	121.81%	1,037,452,668	9,767,370	0.95%	264.90%
2018	120,143	-1,745	-1.43%	-10.91%	1,016,110	6,885	0.68%	123.33%	957,195,292	-80,257,376	-7.74%	236.68%
2019	119,802	-341	-0.28%	-11.16%	958,302	-57,808	-5.69%	110.62%	866,588,966	-90,606,326	-9.47%	204.81%

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

Rate Ann.%chg: Total Agric Land **11.79%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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
2009	138,641,574	137,545	1,008			121,730,144	322,539	377			23,367,656	84,972	275		
2010	163,391,975	137,569	1,188	17.83%	17.83%	144,999,097	322,322	450	19.20%	19.20%	25,544,899	85,150	300	9.09%	9.09%
2011	194,017,896	137,590	1,410	18.72%	39.90%	173,947,827	322,443	539	19.92%	42.94%	25,489,489	84,965	300	0.00%	9.09%
2012	234,465,161	137,060	1,711	21.32%	69.71%	197,206,244	322,062	612	13.51%	62.24%	30,065,884	85,900	350	16.67%	27.27%
2013	307,814,024	137,068	2,246	31.28%	122.79%	234,009,560	321,727	727	18.79%	92.72%	30,094,594	85,982	350	0.00%	27.27%
2014	401,707,061	137,068	2,931	30.50%	190.75%	379,077,083	321,970	1,177	61.87%	211.96%	38,562,183	85,692	450	28.57%	63.64%
2015	497,526,427	137,044	3,630	23.88%	260.17%	449,342,360	318,936	1,409	19.66%	273.30%	48,657,854	88,467	550	22.22%	100.00%
2016	519,988,941	136,883	3,799	4.64%	276.87%	441,021,986	309,683	1,424	1.08%	277.34%	65,883,931	97,823	674	22.45%	144.90%
2017	529,992,265	136,893	3,872	1.92%	284.10%	440,403,098	309,221	1,424	0.01%	277.37%	65,977,602	98,197	672	-0.24%	144.32%
2018	529,807,433	136,733	3,875	0.08%	284.41%	361,920,545	309,655	1,169	-17.94%	209.68%	64,331,803	97,872	657	-2.17%	139.01%
2019	502,943,741	136,613	3,682	-4.99%	265.24%	303,894,396	309,471	982	-15.98%	160.19%	58,917,256	97,956	601	-8.49%	118.71%

Rate Annual %chg Average Value/Acre: 13.83%

10.03%

8.14%

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
2009	132,130	1,652	80			455,250	1,655	275			284,326,754	548,363	519		
2010	134,612	1,683	80	0.00%	0.00%	501,552	1,672	300	9.08%	9.08%	334,572,135	548,395	610	17.66%	17.66%
2011	135,162	1,689	80	0.00%	0.00%	499,722	1,666	300	0.00%	9.08%	394,090,096	548,353	719	17.80%	38.61%
2012	135,303	1,683	80	0.50%	0.50%	581,093	1,660	350	16.69%	27.28%	462,453,685	548,364	843	17.34%	62.65%
2013	136,600	1,699	80	0.00%	0.49%	580,568	1,658	350	0.00%	27.28%	572,635,346	548,135	1,045	23.88%	101.48%
2014	133,279	1,655	81	0.20%	0.69%	745,441	1,656	450	28.57%	63.64%	820,225,047	548,041	1,497	43.26%	188.65%
2015	119,193	1,475	81	0.29%	0.99%	805,506	1,464	550	22.22%	100.00%	996,451,340	547,387	1,820	21.63%	251.08%
2016	120,224	1,485	81	0.20%	1.19%	950,202	1,462	650	18.18%	136.36%	1,027,965,284	547,336	1,878	3.17%	262.22%
2017	121,610	1,502	81	-0.01%	1.17%	1,009,225	1,553	650	0.00%	136.36%	1,037,503,800	547,366	1,895	0.92%	265.56%
2018	121,749	1,504	81	0.00%	1.17%	1,014,927	1,561	650	0.00%	136.36%	957,196,457	547,326	1,749	-7.73%	237.29%
2019	119,802	1,497	80	-1.16%	0.00%	958,302	1,597	600	-7.70%	118.16%	866,833,497	547,134	1,584	-9.41%	205.56%

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PERKINS

Rate Annual %chg Average Value/Acre: 11.82%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 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	60,883,656	45,145,469	4,893,933	92,143,077	49,859,904	13,385,246	0	866,588,966	40,136,225	23,397,032	18,200	1,196,451,708
	cnty sector	5.09%	3.77%	0.41%	7.70%	4.17%	1.12%		72.43%	3.35%	1.96%	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	961,607	176,400	55,643	2,931,955	1,366,917	0	0	23,473	0	0	0	5,515,995
3.57%	%sector of county sector	1.58%	0.39%	1.14%	3.18%	2.74%			0.00%				0.46%
	%sector of municipality	17.43%	3.20%	1.01%	53.15%	24.78%			0.43%				100.00%
1,172	GRANT	1,985,850	1,371,366	473,727	45,590,018	11,921,335	0	0	22,412	28,200	3,200	0	61,396,108
39.46%	%sector of county sector	3.26%	3.04%	9.68%	49.48%	23.91%			0.00%	0.07%	0.01%		5.13%
	%sector of municipality	3.23%	2.23%	0.77%	74.26%	19.42%			0.04%	0.05%	0.01%		100.00%
231	MADRID	1,995,786	204,203	34,909	6,726,116	1,883,741	13,385,246	0	427,753	0	0	0	24,657,754
7.78%	%sector of county sector	3.28%	0.45%	0.71%	7.30%	3.78%	100.00%		0.05%				2.06%
	%sector of municipality	8.09%	0.83%	0.14%	27.28%	7.64%	54.28%		1.73%				100.00%
164	VENANGO	1,618,797	162,946	72,929	3,639,520	5,280,670	0	0	152,518	0	348,420	0	11,275,800
5.52%	%sector of county sector	2.66%	0.36%	1.49%	3.95%	10.59%			0.02%		1.49%		0.94%
	%sector of municipality	14.36%	1.45%	0.65%	32.28%	46.83%			1.35%		3.09%		100.00%
1,673	Total Municipalities	6,562,040	1,914,915	637,208	58,887,609	20,452,663	13,385,246	0	626,156	28,200	351,620	0	102,845,657
56.33%	%all municip.sectors of cnty	10.78%	4.24%	13.02%	63.91%	41.02%	100.00%		0.07%	0.07%	1.50%		8.60%

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

Total Real Property Sum Lines 17, 25, & 30	Records : 4,561	Value : 1,062,677,168	Growth 3,093,814	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	155	604,335	5	33,665	25	326,251	185	964,251	
02. Res Improve Land	798	5,127,094	44	839,040	171	6,425,250	1,013	12,391,384	
03. Res Improvements	808	53,505,643	45	5,463,129	188	21,572,658	1,041	80,541,430	
04. Res Total	963	59,237,072	50	6,335,834	213	28,324,159	1,226	93,897,065	419,467
% of Res Total	78.55	63.09	4.08	6.75	17.37	30.17	26.88	8.84	13.56
05. Com UnImp Land	26	208,500	14	174,888	24	417,880	64	801,268	
06. Com Improve Land	115	1,267,560	26	564,515	38	6,038,082	179	7,870,157	
07. Com Improvements	126	16,911,239	31	8,214,179	41	19,880,331	198	45,005,749	
08. Com Total	152	18,387,299	45	8,953,582	65	26,336,293	262	53,677,174	1,876,610
% of Com Total	58.02	34.26	17.18	16.68	24.81	49.06	5.74	5.05	60.66
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	13,270,000	0	0	0	0	1	13,270,000	
12. Ind Total	1	13,385,246	0	0	0	0	1	13,385,246	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.02	1.26	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	963	59,237,072	50	6,335,834	213	28,324,159	1,226	93,897,065	419,467
% of Res & Rec Total	78.55	63.09	4.08	6.75	17.37	30.17	26.88	8.84	13.56
Com & Ind Total	153	31,772,545	45	8,953,582	65	26,336,293	263	67,062,420	1,876,610
% of Com & Ind Total	58.17	47.38	17.11	13.35	24.71	39.27	5.77	6.31	60.66
17. Taxable Total	1,116	91,009,617	95	15,289,416	278	54,660,452	1,489	160,959,485	2,296,077
% of Taxable Total	74.95	56.54	6.38	9.50	18.67	33.96	32.65	15.15	74.22

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	6,171,049	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	1	60,035	1,197,700	3	3,327,836	7,368,749
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	3,327,836	7,368,749

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	8	11,200	8	11,200	0
24. Non-Producing	0	0	0	0	14	7,000	14	7,000	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	79	1	162	242

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	97,614	9	86,905	2,496	666,475,831	2,509	666,660,350
28. Ag-Improved Land	1	900	3	11,956	507	178,966,720	511	178,979,576
29. Ag Improvements	1	1,630	3	311,625	537	55,746,302	541	56,059,557

30. Ag Total					3,050	901,699,483
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	25,000	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	3.49	4,265	1	0.24	360	
36. FarmSite Improv Land	1	0.60	900	2	6.63	9,850	
37. FarmSite Improvements	1	0.00	1,630	3	0.00	311,625	
38. FarmSite Total							
39. Road & Ditches	1	0.27	0	3	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	14	14.00	350,000	15	15.00	375,000	
32. HomeSite Improv Land	285	291.00	7,275,000	285	291.00	7,275,000	
33. HomeSite Improvements	290	0.00	34,449,261	290	0.00	34,449,261	36,970
34. HomeSite Total				305	306.00	42,099,261	
35. FarmSite UnImp Land	113	565.39	459,018	115	569.12	463,643	
36. FarmSite Improv Land	476	2,418.80	3,307,707	479	2,426.03	3,318,457	
37. FarmSite Improvements	510	0.00	21,297,041	514	0.00	21,610,296	760,767
38. FarmSite Total				629	2,995.15	25,392,396	
39. Road & Ditches	2,609	9,025.07	0	2,613	9,026.78	0	
40. Other- Non Ag Use	7	18.61	27,467	7	18.61	27,467	
41. Total Section VI				934	12,346.54	67,519,124	797,737

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. Market Value	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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	19,252.17	14.11%	69,769,131	14.40%	3,623.96
46. 1A	42,899.05	31.45%	156,381,506	32.29%	3,645.34
47. 2A1	1,718.42	1.26%	5,269,304	1.09%	3,066.37
48. 2A	38,059.28	27.90%	134,553,626	27.78%	3,535.37
49. 3A1	11,220.24	8.23%	39,190,204	8.09%	3,492.81
50. 3A	835.92	0.61%	2,626,299	0.54%	3,141.81
51. 4A1	22,235.89	16.30%	75,942,438	15.68%	3,415.31
52. 4A	188.91	0.14%	641,778	0.13%	3,397.27
53. Total	136,409.88	100.00%	484,374,286	100.00%	3,550.87
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	172,512.18	55.75%	168,200,082	57.72%	975.00
56. 2D1	1,843.01	0.60%	1,796,941	0.62%	975.00
57. 2D	88,919.86	28.73%	80,917,235	27.77%	910.00
58. 3D1	18,120.49	5.86%	16,489,730	5.66%	910.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	10,494.59	3.39%	8,972,887	3.08%	855.00
61. 4D	17,558.69	5.67%	15,012,711	5.15%	855.00
62. Total	309,448.82	100.00%	291,389,586	100.00%	941.64
Grass					
63. 1G1	348.86	0.36%	204,085	0.36%	585.01
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	586.95	0.60%	344,981	0.60%	587.75
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	78,605.49	80.15%	46,037,387	80.34%	585.68
69. 4G1	17,617.70	17.96%	10,196,325	17.79%	578.75
70. 4G	916.34	0.93%	521,144	0.91%	568.72
71. Total	98,075.34	100.00%	57,303,922	100.00%	584.28
Irrigated Total					
Irrigated Total	136,409.88	24.93%	484,374,286	58.07%	3,550.87
Dry Total					
Dry Total	309,448.82	56.56%	291,389,586	34.93%	941.64
Grass Total					
Grass Total	98,075.34	17.93%	57,303,922	6.87%	584.28
72. Waste	1,470.90	0.27%	117,678	0.01%	80.00
73. Other	1,700.65	0.31%	994,887	0.12%	585.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	547,105.59	100.00%	834,180,359	100.00%	1,524.72

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	136,409.88	484,374,286	136,409.88	484,374,286
77. Dry Land	88.45	84,452	42.31	38,354	309,318.06	291,266,780	309,448.82	291,389,586
78. Grass	14.44	8,447	42.37	24,788	98,018.53	57,270,687	98,075.34	57,303,922
79. Waste	0.00	0	0.00	0	1,470.90	117,678	1,470.90	117,678
80. Other	0.77	450	0.87	509	1,699.01	993,928	1,700.65	994,887
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	103.66	93,349	85.55	63,651	546,916.38	834,023,359	547,105.59	834,180,359

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	136,409.88	24.93%	484,374,286	58.07%	3,550.87
Dry Land	309,448.82	56.56%	291,389,586	34.93%	941.64
Grass	98,075.34	17.93%	57,303,922	6.87%	584.28
Waste	1,470.90	0.27%	117,678	0.01%	80.00
Other	1,700.65	0.31%	994,887	0.12%	585.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	547,105.59	100.00%	834,180,359	100.00%	1,524.72

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	6	7,399	7	38,881	7	252,054	13	298,334	0
83.2 Elsie	16	59,340	67	281,720	68	2,595,880	84	2,936,940	4,985
83.3 Grinton	32	22,337	16	11,529	16	243,666	48	277,532	0
83.4 Grant	30	221,709	529	4,414,458	537	45,789,736	567	50,425,903	319,632
83.5 Kenton Heights	3	17,500	13	127,500	13	1,421,777	16	1,566,777	3,505
83.6 Madrid	41	171,288	125	703,764	126	5,729,701	167	6,604,753	0
83.7 Rural	25	329,081	165	6,460,900	182	20,979,416	207	27,769,397	86,505
83.8 Venango	32	135,597	91	352,632	92	3,529,200	124	4,017,429	4,840
84 Residential Total	185	964,251	1,013	12,391,384	1,041	80,541,430	1,226	93,897,065	419,467

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 N/a Or Error	0	0	0	0	1	4,500	1	4,500	0
85.2 Brandon	0	0	1	15,000	2	369,399	2	384,399	0
85.3 Elsie	6	42,210	15	182,626	16	1,093,322	22	1,318,158	0
85.4 Grafton	0	0	1	2,726	2	158,206	2	160,932	0
85.5 Grant	21	210,334	94	1,107,140	103	11,631,047	124	12,948,521	119,740
85.6 Madrid	10	52,940	14	178,740	15	15,117,796	25	15,349,476	25,185
85.7 Rural	22	471,989	44	6,436,341	48	28,162,534	70	35,070,864	1,731,685
85.8 Venango	5	23,795	11	62,830	12	1,738,945	17	1,825,570	0
86 Commercial Total	64	801,268	180	7,985,403	199	58,275,749	263	67,062,420	1,876,610

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	348.86	0.39%	204,085	0.39%	585.01
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	425.39	0.47%	248,852	0.47%	585.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	73,296.24	81.14%	42,878,375	81.14%	585.00
93. 4G1	15,616.57	17.29%	9,135,721	17.29%	585.00
94. 4G	645.06	0.71%	377,365	0.71%	585.01
95. Total	90,332.12	100.00%	52,844,398	100.00%	585.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	161.56	2.09%	96,129	2.16%	595.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	5,309.25	68.57%	3,159,012	70.84%	595.00
102. 4C1	2,001.13	25.84%	1,060,604	23.78%	530.00
103. 4C	271.28	3.50%	143,779	3.22%	530.00
104. Total	7,743.22	100.00%	4,459,524	100.00%	575.93
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	90,332.12	92.10%	52,844,398	92.22%	585.00
CRP Total	7,743.22	7.90%	4,459,524	7.78%	575.93
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	98,075.34	100.00%	57,303,922	100.00%	584.28

**2020 County Abstract of Assessment for Real Property, Form 45
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

68 Perkins

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	92,143,077	93,897,065	1,753,988	1.90%	419,467	1.45%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	40,136,225	42,099,261	1,963,036	4.89%	36,970	4.80%
04. Total Residential (sum lines 1-3)	132,279,302	135,996,326	3,717,024	2.81%	456,437	2.46%
05. Commercial	49,859,904	53,677,174	3,817,270	7.66%	1,876,610	3.89%
06. Industrial	13,385,246	13,385,246	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	63,245,150	67,062,420	3,817,270	6.04%	1,876,610	3.07%
08. Ag-Farmsite Land, Outbuildings	23,365,665	25,392,396	2,026,731	8.67%	760,767	5.42%
09. Minerals	18,200	18,200	0	0.00	0	0.00%
10. Non Ag Use Land	31,367	27,467	-3,900	-12.43%		
11. Total Non-Agland (sum lines 8-10)	23,415,232	25,438,063	2,022,831	8.64%	760,767	5.39%
12. Irrigated	502,866,014	484,374,286	-18,491,728	-3.68%		
13. Dryland	303,731,789	291,389,586	-12,342,203	-4.06%		
14. Grassland	58,913,059	57,303,922	-1,609,137	-2.73%		
15. Wasteland	119,802	117,678	-2,124	-1.77%		
16. Other Agland	958,302	994,887	36,585	3.82%		
17. Total Agricultural Land	866,588,966	834,180,359	-32,408,607	-3.74%		
18. Total Value of all Real Property (Locally Assessed)	1,085,528,650	1,062,677,168	-22,851,482	-2.11%	3,093,814	-2.39%

2020 Assessment Survey for Perkins County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1- shared with the treasurers office
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$141,000
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:
	\$25,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$24,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$4,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
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 gWorks
6.	Is GIS available to the public? If so, what is the web address?
	yes, perkins.gworks.com
7.	Who maintains the GIS software and maps?
	Staff and gWorks
8.	What type of aerial imagery is used in the cyclical review of properties?
	GIS, Oblique imagery
9.	When was the aerial imagery last updated?
	GIS 2018, Oblique imagery 2017. The county uses the aerial imagery for additional information about parcels. They also do physical inspections.
10.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Grant, Madrid, and Venango are all zoned.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Stanard Appraisal Services, Inc.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Stanard Appraisal Services, Inc. for all commercial.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	The County requires to appraiser to have appraisal experience and to be 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?
	Yes

2020 Residential Assessment Survey for Perkins County

1.	Valuation data collection done by:												
	The county assessor and staff.												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Grant is the main source of all services for residents within Perkins County, with businesses, medical facilities, schools, grocery and retail stores. This valuation grouping also includes the adjoining subdivision of Kenton Heights on the golf course that is influenced by the same economic characteristics as Grant.</td> </tr> <tr> <td style="text-align: center;">2</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;">4</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;">8</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 Group</u>	<u>Description of unique characteristics</u>	1	Grant is the main source of all services for residents within Perkins County, with businesses, medical facilities, schools, grocery and retail stores. This valuation grouping also includes the adjoining subdivision of Kenton Heights on the golf course that is influenced by the same economic characteristics as Grant.	2	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.	4	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.	8	Rural, including rural acreages outside of the incorporated villages.	AG	Agricultural homes and outbuildings.
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8	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 approach is used in determining residential property market value.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	The county uses the local market to establish depreciation.												
5.	Are individual depreciation tables developed for each valuation group?												
	No, a base depreciation table is established using the Grant sales. This model is used for the smaller villages and rural with additional economic depreciation applied by valuation group to reach market value as warranted.												
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.	How are rural residential site values developed?												
	Rural residential site values are developing using the Grant model. Site values are used to get the properties to market value. 1st acre value considers the costs of improvements (sewer, water, electricity) and surrounding county values are considered for equalization.												

8. Are there form 191 applications on file?

No.

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

Not applicable at this time.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2018	2015	2016	2017
2	2018	2015	2016	2015
4	2018	2015	2016	2018
8	2018	2019	2020	2016
AG	2018	2019	2018	2016

2020 Commercial Assessment Survey for Perkins County

1.	Valuation data collection done by:			
	The County Assessor and with the assistance from Stanard Appraisal Services.			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	Grant is the primary hub of commercial activity; medical offices, hospital, nursing home, businesses, retail, schools, and grain and fertilizer facilities.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Cost, market, and income (when available) approaches are all used to estimate market value of commercial properties in the county.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The cost approach is used in valuing unique commercial properties.			
4.	For the cost approach does the County develop the depreciation study(ies) based on the 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.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2020	2019	2020
	Commercial properties are valued by occupancy.			

2020 Agricultural Assessment Survey for Perkins County

1.	Valuation data collection done by:							
	County 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="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; 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;">2018</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.	2018
<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.	2018						
	The county assessor watches 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.							
3.	Describe the process used to determine and monitor market areas.							
	N/A							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Primary use is used to determine rural residential land and recreational land. Rural residential land is generally 20 acres or less and parcels with less than 20 acres are looked at more closely to determine primary use. 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 methodology is used to determine market value?							
	Farm home sites carry the same value as rural residential home sites.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Intensive use parcels are valued at the same time as the commercial class. A hired contract appraiser helps set values for these parcels.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	When sales of WRP occur, they reflect a value similar to timbered grassland. Since no sales have occurred in some time, the WRP is moved at a pace similar to the grassland							

**2019 Plan of Assessment for Perkins County
Assessment Years 2020, 2021, and 2022
Date: June 15, 2019**

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 31st 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	1241	27.25%	\$155,867,444	14.35%		
Commercial & Industrial	256	5.62%	\$ 63,152,082	5.82%		
Agricultural	2794	61.34%	\$866,833,497	79.83%		
Tax Exempt	242	5.31%	0			
Mineral	22	.48%	\$18,200	.00%		
Total	4555	100%	\$1,085,871,223	100%		

*2019 County Abstract of Assessment for Real Property

Agricultural land – taxable acres – 559,425.78 acres

Other pertinent facts: 79.83% of Perkins County Valuation is agricultural and of that 79.83%, the primary land use is dry, but the greatest amount of valuation is in irrigated land with \$502,943,741 of value, with dryland valuation at \$303,894,396.

For more information see the 2019 Reports & Opinions and the County Abstract of Assessment.

Current Resources

A. Staff/Budget/Training

Staff

- 1 Assessor
- 1 Deputy Assessor
- 1 Part-time Employee

Budget Request

- 2019-2020 Assessor = \$141,000
- 2019-2020 Reappraisal = \$ 25,000

Training

The Assessor holds a current Assessor Certification dated February 7, 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 soil survey was implemented during the summer and fall of 2008 for the 2009 assessment year. The new soil survey was 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.gworks.com.

D. Software for CAMA and Assessment Administration is contracted through MIPS. We had been with Terra Scan since June 1998, but in September 2018, we converted over to MIPS. GIS was implemented in the summer of 2006 and our website came on line in February of 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 06/15 Marshall and Swift costs were used for the Venango and the Rural residential revaluation done for 2019. A current depreciation study and effective age were implemented.
 - 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 2019

<u>Property Class</u>	<u>LEVEL OF VALUE</u>
Residential	95%
Commercial	100%
Agricultural	72%

Assessment Actions Planned for Assessment Year 2020

Residential

The review and revaluation of Mobile Homes throughout the county will be completed for 2020. These properties will be revalued using the most recent Marshal & Swift Cost tables and a market derived depreciation 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. Sale books will be updated as sales are received.

Commercial

All commercial properties will be reviewed and revalued for 2020, with the exception of grain elevators, chemical facilities, and large industrial. These will be revalued in 2021. Pritchard & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County. An appraisal firm will be contracted to do our large commercial pick up work, which will include new construction and additions. 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

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 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 books will be updated as sales are received. The new soil survey was implemented for the 2017 valuation year.

Assessment Actions Planned for Assessment Year 2021

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. Sales books will be updated as sales are received.

Commercial

An appraisal firm will be contracted for 2021 to review and revalue all grain facilities, chemical facilities and large industrial properties in the county. The appraisal firm will also be contracted to do our commercial pickup work, which will include new construction and additions. Pritchard & 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. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection 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 books will be updated as sales are received.

Assessment Actions Planned for Assessment Year 2022

Residential

The review and revaluation of Grant, Grant Suburban and Kenton Heights will be completed for 2022, if statistical measures indicate that a reappraisal is necessary. The review will include an exterior physical inspection, along with verifying information located on the property record card. New digital pictures will also be taken. These properties will be revalued using the most current M & S cost tables, a market derived depreciation and sales approach to value.

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

Pritchard & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County. Appraisal maintenance will be done on all commercial properties, 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 books will be updated as sales are received including sales of commercial lots.

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

Class		2020	2021	2022	
Residential		Revalue Mobile Homes	Appraisal maintenance of all residential.	Revalue Grant, Grant Suburban & Kenton Heights	
Commercial		Physical review & revaluation of all Commercial	Physical review and revaluation of all grain & chemical facilities.	Appraisal maintenance of all Commercial & Industrial	
Agricultural		Market analysis by land classification.	Market analysis by land classification.	Market analysis by land classification.	

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, and annual Assessed Value Update.
 - 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 700 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 Show Cause Hearing, if applicable to county, and defend values, and/or implement orders of the TERC.
14. Education/Assessor Education – Attend meetings, 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.

Conclusion:

The Perkins County Assessor's Office makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation, to insure uniform and proportionate assessments of all properties in Perkins County.

Our office makes every effort to promote good public relations and keep the public informed of the assessment practices required by law.

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 the Department of Property Assessment & Taxation on or before October 31 of each year.