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DEPARTMENT OF REVENUE

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

RED WILLOW COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Red Willow 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 Red Willow 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: Sandy Kotschwar, Red Willow County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

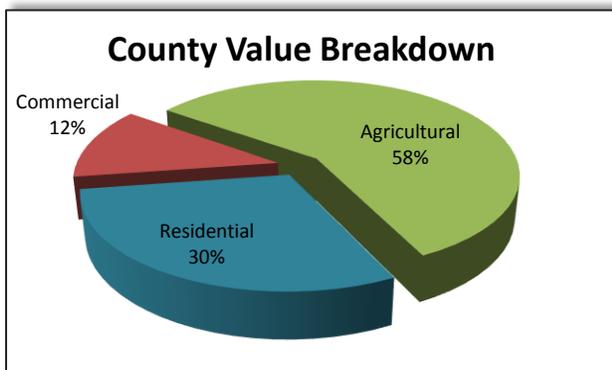
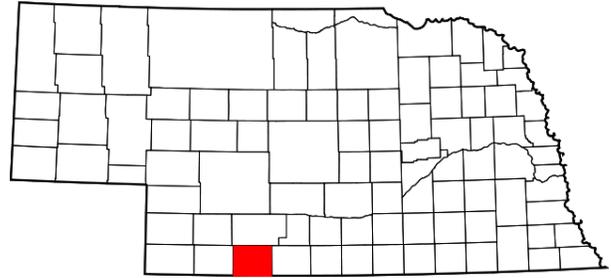
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 717 square miles, Red Willow had 10,829 residents, per the Census Bureau Quick Facts for 2015, a 2% decline from the 2010 US Census. In a review of the past fifty-five years, Red Willow has seen a steady drop in population of 16% (Nebraska Department of Economic Development). Reports indicated that 73% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Red Willow convene in and around McCook, the county seat. Per the latest information available from the U.S. Census Bureau, there were 422 employer establishments in Red Willow. County-wide employment was at 5,998 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BARTLEY	355	283	-20%
DANBURY	127	101	-20%
INDIANOLA	642	584	-9%
LEBANON	70	80	14%
MCCOOK	7,996	7,698	-4%

Simultaneously, the agricultural economy has remained another strong anchor for Red Willow that has fortified the local rural area economies. Red Willow is included in the Middle Republican Natural Resources District (NRD). A mix of grass and dry land makes up the majority of the land in the county. Cattle and corn production are the primary

agricultural activities in Red Willow County.

2017 Residential Correlation for Red Willow County

Assessment Actions

A physical inspection of rural residential properties was completed this year. Additionally, all residential properties in McCook were reviewed for condition. A sales study was completed, which supported that all of the villages were within the acceptable range without adjustment; six neighborhoods in McCook were adjusted to bring values within the acceptable range.

Description of Analysis

Residential properties in Red Willow County area stratified into six different valuation groupings based on economic characteristics.

Valuation Grouping	Description
01	McCook
02	Indianola
03	Bartley
04	Danbury and Lebanon
06	Suburban
07	Rural Residential

Review of changes to the sold properties, confirmed that only significant valuation changes were made within the City of McCook as reported in the assessment actions. The measures of central tendency are not affected by the removal of extreme outliers on either end of the array. Adjustments made by the county assessor for the current year shifted the median ratio from 87% to 93%, which corresponds to the 6% increase that the class received as reflected by the 2017 Abstract of Assessment, Form 45 Compared to the 2016 Certificate of Taxes Levied (CTL) Report. The coefficient of dispersion (COD) is also low enough to support that ratios are tightly clustered around the median. The analysis supports that the statistics are reliable for the purposes of determining a level of value of the class.

Three of the valuation groups have an unreliably small sample of sales. Valuation group three, Bartley despite having low numbers, does have a median within the acceptable range, and a COD that is low enough to support the reliability of the midpoint. Overall, the residential class in Red Willow County has appreciated at a pace of about three percent per year over the past decade. Bartley only makes up two percent of the total value within the class, but it has appreciated at the same three percent per year, supporting that the assessments within Bartley have appreciated with the market.

2017 Residential Correlation for Red Willow County

Valuation group four represents the Villages of Danbury and Lebanon, with populations under 150 people. This group was reappraised for the 2016 assessment year. One extreme low dollar sale is heavily affecting the COD of this group, which falls to 19% when it is removed. Danbury and Lebanon have appreciated at about one percent per year over the past decade, which is consistent with other extremely small villages in the region.

Finally, valuation group 07 represents rural residential property and is below the acceptable range with ten sales. Rural properties are valued using the same cost and depreciation tables that suburban properties are valued using. The only valuation difference between the two groups is that the first acre home site is \$6,000 per acres less on the rural properties, and excess site acres are valued \$1,000 per acre less. Analysis was conducted placing the same land value on both suburban and rural properties; the statistical results were still below the acceptable range, and worsened the qualitative statistics. The county assessor chose not to adjust rural values because her analysis has historically supported a difference in land value between the two areas, this is somewhat supported by the fact that the rural residential properties have an average selling price that is \$56,000 lower than the suburban properties. The small sample of rural residential sales is volatile, the median shifts from 79-92% as a single ratio from either end of the array is removed. The rural residential properties were inspected during 2015 and 2016, lending confidence that they are accurately listed. The only factor that suggests that rural properties are not valued acceptably is the median, which cannot be solely relied upon. For that reason, the Division has concluded that rural properties in Red Willow County are assessed within an acceptable range.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. The county's process for reviewing sales involves sending a verification questionnaire to both the buyer and seller of each transaction, and making follow-up phone calls where necessary. Within the residential class, the county's utilization rate has been stable over time. Review of the non-qualified sales roster indicated that reasons for disqualifying sales are well documented, and supported that all arm's length transactions have been used for the measurement of the residential class. The sales review also included processes to ensure that assessed value and sales information is accurately reported to the Division. When assessed values were reviewed, no errors were discovered; the county consistently submits sales transactions on a monthly basis and complies with the Division's regulations for the submission of sales data.

The frequency and completeness of the physical review cycle was also examined. The review supported that the county is in compliance with the six-year review requirements. When

2017 Residential Correlation for Red Willow County

completing the review work, the office staff always attempt to conduct an interior inspection or at least verify the property record card information with the property owner. Changes made to properties through the review process were well documented on the property record cards, as were the dates of the physical inspection.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. The review includes comparing the frequency and percentage of valuation changes on sold properties to nearby unsold properties. In Red Willow County, sold and unsold properties were found to have changed similarly and reflect the reported assessment actions, where discrepancies existed on individual parcels the property record card contained a clear description to account for the changes, such as pickup work and data changes on routine physical inspections.

During the review, the valuation groups within the residential class were examined to ensure that the valuation groups being utilized represent true economic areas within the county. Within the residential class, there are six distinct valuation groupings. These groupings mainly parallel assessor locations with the one exception being the villages of Lebanon and Danbury; they are combined into one grouping. Each of these valuation groupings has unique economic factors, such as the presence or absence of schools, the availability of jobs and services, and for the smaller communities distance to larger towns.

The final section of the assessment practices review that pertains to the residential class included a review of the vacant land valuation methodologies. Review of land values tables supports that land values are documented and uniformly applied. The assessor reviews vacant land sales on an annual basis and most are updated within the reappraisal cycle, the land values in McCook are the oldest, but analysis by both the assessor and the Division support that land values within McCook are assessed near actual market value.

Equalization and Quality of Assessment

The analysis supports that all valuation groupings have been assessed within an acceptable range, including valuation group 07, which displays a median below the acceptable range. The COD also supports that assessments are uniform. The price related differential (PRD) is slightly high; seven extreme low dollar sales are inflating the PRD by three percentage points, their removal reduces the PRD to 104%, providing further support that assessments are uniform within the class. The quality of assessment complies with professionally accepted mass appraisal standards.

2017 Residential Correlation for Red Willow County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	307	93.40	95.75	91.77	15.86	104.34
02	19	98.85	102.00	94.81	20.78	107.58
03	9	93.56	84.10	82.19	13.00	102.32
04	9	93.15	202.79	90.51	130.27	224.05
06	28	93.61	92.30	91.04	10.79	101.38
07	10	85.54	87.48	78.25	19.82	111.80
<u> </u> ALL <u> </u>	<u>382</u>	93.43	97.84	91.13	18.54	107.36

Level of Value

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

2017 Commercial Correlation for Red Willow County

Assessment Actions

A complete reappraisal of all commercial property in the county was completed by Stanard Appraisal this year. All commercial properties were inspected and new valuation groupings were implemented.

Description of Analysis

Two different valuation groupings were used to value commercial property in Red Willow County during this year's reappraisal based on economic conditions within the county.

Valuation Grouping	Description
01	McCook and Rural Commercial
02	Bartley, Danbury, Indianola, and Lebanon

Analysis of the statistics supports that the median is within the acceptable range. The weighted mean and mean are above the acceptable range; the weighted mean is affected by one high dollar sale, and the mean is subject to outliers. Review of the sales file shows that the median shifted ten points with the new values, and the abstract of assessment reflected a 22% increase to the class. Discussions with the county assessor revealed that commercial property along the highway strips such as fast food restaurants and convenience stores took a larger increase than downtown commercial, and these properties are not well represented in the sales file. The occupancy codes that have more than a few sales support that all occupancies are within the acceptable range. The qualitative statistics support that assessments are uniform.

Valuation group two contains nine sales with a median above the range. Every single sale in the valuation grouping has a sale price less than \$5,000. These small villages in Red Willow County have few commercial properties, and many of the sales represent vacant buildings used for storage. The average assessed value of all commercial property in the four villages is approximately \$55,000, suggesting that the sample of sales does not represent the unsold population. Five of the nine sales have assessed values that differ from the sales price by less than \$500, but display individual ratios of 98-128%. The small towns only increased four percent in the abstract as compared to a 25% increase in McCook; when sales are lacking the contract appraisal service will use comparable sales from outside the county to assist with the valuation models. Although there is nothing conclusive with which to measure the commercial market in these small towns, they are believed to be uniformly assessed.

2017 Commercial Correlation for Red Willow County

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. The review of the nonqualified sales roster supported that reasons for disqualifying sales were well documented and made without a bias. The sales utilization rate has been stable over the past five years and is typical for the commercial class of property. The sales review also included processes to ensure that sales and assessed value information are accurately reported to the Division. Red Willow County consistently complies with the Division's regulations and directives regarding data submission timelines; sales and value information are accurately reported.

The frequency and completeness of the physical review cycle was also examined. Typically, commercial properties are reviewed within the same year; that work was completed for the current year. The review work was completed by the contract appraisal company; it included an interior inspection whenever possible.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. Valuation changes within the county were uniformly applied to sold and unsold property.

During the review, the valuation groups within the commercial class were examined to ensure that the groups being utilized represent true economic areas within the county. As there are few commercial properties outside of McCook, two valuation models were developed by the contract appraisal service, and sold properties were stratified accordingly.

The final section of the assessment practices review that pertains to the commercial class included a review of the vacant land valuation methodologies. The county conducts a price per square foot sales analysis when establishing land values, all land values were analyzed during this year's reappraisal with adjustments made to lot values in McCook and the suburban area.

Equalization and Quality of Assessment

The qualitative statistics support that assessments are uniform and proportionate within the class. Although there are few sales outside of McCook, they are uniformly assessed. The quality of assessment complies with professionally accepted mass appraisal standards.

2017 Commercial Correlation for Red Willow County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	29	98.76	98.19	106.28	07.42	92.39
02	9	107.35	120.26	117.00	21.06	102.79
____ALL____	38	99.09	103.42	106.32	11.63	97.27

Level of Value

Based on analysis of all available information, the level of value of commercial property in Red Willow County is 99%.

2017 Agricultural Correlation for Red Willow County

Assessment Actions

A physical inspection of agricultural improvements, which began in 2015, concluded this year. For the rest of the class only routine maintenance occurred. Sales analysis of unimproved agricultural land was conducted, cropland values were not changed and grassland decreased 4%.

Description of Analysis

Analysis of sales within the county, support that an acceptable level of value has been achieved. All three measures of central tendency are within the acceptable range and the coefficient of dispersion is low enough to support the reliability of the statistics. The county assessor's decrease to grassland values was not typical in a region where grass is stable to slightly increasing; however, the 2016 values were higher than most surrounding county and the adjustment at only four percent improves equalization with surrounding counties.

Analysis of the majority land use (MLU) substrata reveals that none of the land uses have a significant number of sales, which is typical for the region where most sales will include a mixture of dry and grass acres. The largest sample is 80% MLU dryland with a median that is slightly below the acceptable range. A substat of this sample indicates that dry land sales within the newest year are approximately twenty-percentage points higher than the median in the oldest study period years. The full statistical display of the twelve dryland sales can be found in the addendum to this report. Since the market for cropland is trending down across the region, the county assessor appropriately decided not to increase values based on the small sample. Comparison of Red Willow County's dryland value to the adjoining counties indicates that the Red Willow's values are higher than every adjoining county, lending further support that the values are not under assessed.

<u>Study Yrs</u>	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10/01/2013 To 09/30/2014	5	63.48	61.95	63.74	08.62	97.19
10/01/2014 To 09/30/2015	1	59.75	59.75	59.75		100.00
10/01/2015 To 09/30/2016	6	82.78	81.86	84.97	12.76	96.34

Although there is not a sufficient sample of irrigated and grassland, comparison of adjoining county sales supports that they are equalized with surrounding comparable counties.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. Within the agricultural class, the county's utilization of sales has been stable in recent years. Reasons for non-qualifying sales were well documented and supported that sales are qualified without a bias. The agricultural sales review also includes a review process to ensure that the qualified sales were

2017 Agricultural Correlation for Red Willow County

not affected by non-agricultural influences or special factors that may have caused a premium to be paid. The county assessor had adequately screened sales transactions with the county. The sales review process also included procedures to ensure that sales and value information is accurately and timely reported to the Division. Red Willow County has consistently complied with the Division's regulations regarding the submission of sales data.

The frequency and completeness of the review cycle was also examined. The inspection of agricultural improvements is done at the same time as rural residential properties; this work was last completed during 2015 and 2016. Land use was last reviewed during 2015 using aerial imagery.

The annual review also includes an analysis of assessed value change to ensure that values are evenly distributed to sold and unsold property. Within Red Willow County, value changes to sold and unsold properties were uniformly applied.

During the review, the agricultural market areas were discussed to ensure that the market areas adequately identify differences in the agricultural land market. The county assessor analyzes agricultural land sales on annual basis; the analysis has not indicated a need to stratify the county into market areas.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. Agricultural properties that are smaller than 20 acres will be reviewed more closely to determine whether an agricultural use is taking place. The assessor will consider whether small parcels are being farmed/grazed in conjunction with larger adjoining parcels and will consider any evidence that a taxpayer presents.

Equalization

Agricultural homes and outbuildings are valued using the same cost and depreciation tables that rural residential acreages are valued with, they are believed to be equalized and at the statutorily required assessment level.

Although there are not a sufficient sample of sales in the majority land use subclasses, comparison to surrounding county values supports that they are equalized and at an acceptable level of value. The quality of assessment complies with professionally accepted mass appraisal standards.

2017 Agricultural Correlation for Red Willow County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	5	71.47	64.93	63.93	18.50	101.56
1	5	71.47	64.93	63.93	18.50	101.56
<u> Dry </u>						
County	12	68.41	71.72	72.34	17.10	99.14
1	12	68.41	71.72	72.34	17.10	99.14
<u> Grass </u>						
County	4	78.92	75.51	78.32	21.03	96.41
1	4	78.92	75.51	78.32	21.03	96.41
<u> ALL </u>						
	52	70.97	73.50	74.34	21.30	98.87

Level of Value

Based on the analysis of all available information, the level of value of agricultural land in Red Willow County is 71%.

2017 Opinions of the Property Tax Administrator for Red Willow County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Red Willow County

Residential Real Property - Current

Number of Sales	382	Median	93.43
Total Sales Price	\$37,624,189	Mean	97.84
Total Adj. Sales Price	\$37,820,839	Wgt. Mean	91.13
Total Assessed Value	\$34,465,753	Average Assessed Value of the Base	\$73,717
Avg. Adj. Sales Price	\$99,007	Avg. Assessed Value	\$90,224

Confidence Interval - Current

95% Median C.I	91.71 to 94.64
95% Wgt. Mean C.I	89.51 to 92.74
95% Mean C.I	92.44 to 103.24
% of Value of the Class of all Real Property Value in the County	29.70
% of Records Sold in the Study Period	7.90
% of Value Sold in the Study Period	9.67

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	349	93	93.04
2015	344	94	94.24
2014	299	94	93.58
2013	271	93	93.35

2017 Commission Summary for Red Willow County

Commercial Real Property - Current

Number of Sales	38	Median	99.09
Total Sales Price	\$8,727,400	Mean	103.42
Total Adj. Sales Price	\$8,727,400	Wgt. Mean	106.32
Total Assessed Value	\$9,278,739	Average Assessed Value of the Base	\$198,910
Avg. Adj. Sales Price	\$229,668	Avg. Assessed Value	\$244,177

Confidence Interval - Current

95% Median C.I	97.56 to 100.58
95% Wgt. Mean C.I	92.27 to 120.37
95% Mean C.I	96.84 to 110.00
% of Value of the Class of all Real Property Value in the County	12.08
% of Records Sold in the Study Period	5.21
% of Value Sold in the Study Period	6.40

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	36	92	96.88
2015	33	92	96.93
2014	23	95	96.93
2013	21		96.93

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RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 382
 Total Sales Price : 37,624,189
 Total Adj. Sales Price : 37,820,839
 Total Assessed Value : 34,465,753
 Avg. Adj. Sales Price : 99,007
 Avg. Assessed Value : 90,224

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 98
 COD : 18.54
 PRD : 107.36

COV : 55.06
 STD : 53.87
 Avg. Abs. Dev : 17.32
 MAX Sales Ratio : 1034.40
 MIN Sales Ratio : 47.27

95% Median C.I. : 91.71 to 94.64
 95% Wgt. Mean C.I. : 89.51 to 92.74
 95% Mean C.I. : 92.44 to 103.24

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-14 To 31-DEC-14	44	95.94	98.68	94.31	14.94	104.63	59.19	188.28	89.53 to 103.69	104,752	98,795
01-JAN-15 To 31-MAR-15	36	93.31	96.23	93.77	13.66	102.62	55.57	169.48	91.53 to 102.35	96,545	90,529
01-APR-15 To 30-JUN-15	36	96.15	95.05	94.64	11.17	100.43	52.51	119.40	93.90 to 99.58	106,851	101,120
01-JUL-15 To 30-SEP-15	50	92.83	100.70	91.89	18.31	109.59	60.76	337.45	88.08 to 98.56	97,754	89,823
01-OCT-15 To 31-DEC-15	55	88.55	95.96	91.62	18.09	104.74	48.21	190.63	85.13 to 95.04	86,280	79,051
01-JAN-16 To 31-MAR-16	45	94.63	96.60	92.63	13.44	104.29	49.83	144.63	91.57 to 101.46	94,945	87,943
01-APR-16 To 30-JUN-16	57	87.86	89.23	85.96	18.01	103.80	47.27	139.82	83.53 to 95.26	114,801	98,681
01-JUL-16 To 30-SEP-16	59	88.52	108.52	88.20	34.96	123.04	54.01	1034.40	83.89 to 96.46	92,207	81,325
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	166	94.70	97.97	93.57	14.90	104.70	52.51	337.45	92.86 to 97.75	101,320	94,804
01-OCT-15 To 30-SEP-16	216	91.50	97.75	89.17	21.43	109.62	47.27	1034.40	87.71 to 94.15	97,230	86,705
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	177	93.90	97.17	92.82	15.68	104.69	48.21	337.45	92.14 to 95.39	95,793	88,917
<u>ALL</u>	382	93.43	97.84	91.13	18.54	107.36	47.27	1034.40	91.71 to 94.64	99,007	90,224

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	307	93.40	95.75	91.77	15.86	104.34	47.27	337.45	91.40 to 94.94	95,262	87,419
02	19	98.85	102.00	94.81	20.78	107.58	59.80	158.21	80.92 to 128.10	64,263	60,930
03	9	93.56	84.10	82.19	13.00	102.32	59.22	99.58	62.64 to 98.37	57,367	47,150
04	9	93.15	202.79	90.51	130.27	224.05	56.91	1034.40	84.70 to 188.28	26,104	23,627
06	28	93.61	92.30	91.04	10.79	101.38	58.02	121.20	86.11 to 98.31	186,075	169,407
07	10	85.54	87.48	78.25	19.82	111.80	53.52	128.05	69.56 to 108.45	139,300	109,003
<u>ALL</u>	382	93.43	97.84	91.13	18.54	107.36	47.27	1034.40	91.71 to 94.64	99,007	90,224

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	369	93.40	98.09	91.19	18.42	107.57	47.27	1034.40	91.57 to 94.64	101,563	92,618
06											
07	13	94.29	90.84	84.23	22.00	107.85	50.14	133.10	58.02 to 128.05	26,464	22,291
<u>ALL</u>	382	93.43	97.84	91.13	18.54	107.36	47.27	1034.40	91.71 to 94.64	99,007	90,224

73 Red Willow

RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 382
 Total Sales Price : 37,624,189
 Total Adj. Sales Price : 37,820,839
 Total Assessed Value : 34,465,753
 Avg. Adj. Sales Price : 99,007
 Avg. Assessed Value : 90,224

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 98
 COD : 18.54
 PRD : 107.36

COV : 55.06
 STD : 53.87
 Avg. Abs. Dev : 17.32
 MAX Sales Ratio : 1034.40
 MIN Sales Ratio : 47.27

95% Median C.I. : 91.71 to 94.64
 95% Wgt. Mean C.I. : 89.51 to 92.74
 95% Mean C.I. : 92.44 to 103.24

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	7	164.41	270.04	176.26	93.15	153.21	94.75	1034.40	94.75 to 1034.40	13,514	23,821	
Less Than 15,000	17	129.29	187.19	155.57	67.66	120.33	85.86	1034.40	95.23 to 188.28	11,335	17,634	
Less Than 30,000	43	105.36	141.42	120.00	51.63	117.85	50.14	1034.40	94.75 to 128.05	17,553	21,064	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	375	92.97	94.63	90.92	15.42	104.08	47.27	337.45	91.53 to 94.49	100,603	91,464	
Greater Than 14,999	365	92.76	93.68	90.80	14.77	103.17	47.27	337.45	91.17 to 94.29	103,091	93,605	
Greater Than 29,999	339	92.72	92.32	90.54	13.31	101.97	47.27	144.63	90.77 to 94.28	109,339	98,997	
<u>Incremental Ranges</u>												
0 TO 4,999	7	164.41	270.04	176.26	93.15	153.21	94.75	1034.40	94.75 to 1034.40	13,514	23,821	
5,000 TO 14,999	10	109.43	129.19	135.61	30.58	95.27	85.86	224.71	92.55 to 190.63	9,810	13,303	
15,000 TO 29,999	26	100.92	111.50	107.81	30.55	103.42	50.14	337.45	88.23 to 125.47	21,619	23,307	
30,000 TO 59,999	73	95.91	96.88	96.07	19.06	100.84	48.21	144.63	89.89 to 105.35	43,859	42,134	
60,000 TO 99,999	113	94.15	93.20	93.38	12.44	99.81	47.27	136.49	91.02 to 97.87	79,467	74,204	
100,000 TO 149,999	76	90.68	89.24	88.73	10.91	100.57	49.83	113.37	85.42 to 93.71	123,005	109,139	
150,000 TO 249,999	65	91.87	90.69	90.26	10.20	100.48	53.52	121.20	86.02 to 94.41	183,111	165,268	
250,000 TO 499,999	12	84.02	84.42	84.27	07.12	100.18	66.51	98.31	78.45 to 91.54	302,833	255,184	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	382	93.43	97.84	91.13	18.54	107.36	47.27	1034.40	91.71 to 94.64	99,007	90,224	

73 Red Willow

COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 38
 Total Sales Price : 8,727,400
 Total Adj. Sales Price : 8,727,400
 Total Assessed Value : 9,278,739
 Avg. Adj. Sales Price : 229,668
 Avg. Assessed Value : 244,177

MEDIAN : 99
 WGT. MEAN : 106
 MEAN : 103
 COD : 11.63
 PRD : 97.27

COV : 20.01
 STD : 20.69
 Avg. Abs. Dev : 11.52
 MAX Sales Ratio : 168.36
 MIN Sales Ratio : 69.66

95% Median C.I. : 97.56 to 100.58
 95% Wgt. Mean C.I. : 92.27 to 120.37
 95% Mean C.I. : 96.84 to 110.00

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	3	99.62	106.87	113.12	08.03	94.47	98.50	122.50	N/A	195,000	220,577
01-JAN-14 To 31-MAR-14	2	98.56	98.56	98.70	02.77	99.86	95.83	101.29	N/A	126,250	124,605
01-APR-14 To 30-JUN-14	2	87.51	87.51	92.28	13.23	94.83	75.93	99.08	N/A	46,000	42,450
01-JUL-14 To 30-SEP-14	2	91.62	91.62	97.90	07.33	93.59	84.90	98.33	N/A	77,500	75,873
01-OCT-14 To 31-DEC-14	4	100.30	110.60	131.81	14.72	83.91	91.67	150.13	N/A	481,250	634,342
01-JAN-15 To 31-MAR-15	3	97.56	96.10	93.37	01.50	102.92	93.17	97.56	N/A	35,833	33,459
01-APR-15 To 30-JUN-15	2	98.55	98.55	98.55	00.57	100.00	97.99	99.10	N/A	99,750	98,300
01-JUL-15 To 30-SEP-15	3	127.45	132.86	118.76	15.61	111.87	105.73	165.40	N/A	3,400	4,038
01-OCT-15 To 31-DEC-15	4	100.29	100.73	98.80	03.40	101.95	95.00	107.35	N/A	75,500	74,598
01-JAN-16 To 31-MAR-16	6	99.45	110.79	99.43	13.45	111.43	94.14	168.36	94.14 to 168.36	742,583	738,358
01-APR-16 To 30-JUN-16	4	97.50	101.55	92.60	11.71	109.67	83.20	128.00	N/A	89,800	83,159
01-JUL-16 To 30-SEP-16	3	79.74	84.55	78.71	14.46	107.42	69.66	104.26	N/A	94,667	74,508
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	9	98.50	97.33	105.82	07.61	91.98	75.93	122.50	84.90 to 101.29	120,500	127,509
01-OCT-14 To 30-SEP-15	12	99.56	110.53	126.95	14.41	87.07	91.67	165.40	97.56 to 127.45	186,850	237,205
01-OCT-15 To 30-SEP-16	17	99.34	101.62	97.85	11.68	103.85	69.66	168.36	94.14 to 104.58	317,688	310,865
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	10	98.71	99.78	124.69	10.58	80.02	75.93	150.13	84.90 to 101.29	242,450	302,322
01-JAN-15 To 31-DEC-15	12	99.37	107.24	98.11	10.58	109.31	93.17	165.40	97.56 to 107.35	51,600	50,624
<u>ALL</u>	38	99.09	103.42	106.32	11.63	97.27	69.66	168.36	97.56 to 100.58	229,668	244,177

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	29	98.76	98.19	106.28	07.42	92.39	69.66	150.13	95.83 to 99.64	300,000	318,851
02	9	107.35	120.26	117.00	21.06	102.79	84.90	168.36	97.56 to 165.40	3,044	3,562
<u>ALL</u>	38	99.09	103.42	106.32	11.63	97.27	69.66	168.36	97.56 to 100.58	229,668	244,177

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	98.76	98.76	98.76	00.00	100.00	98.76	98.76	N/A	120,500	119,000
03	37	99.10	103.54	106.42	11.93	97.29	69.66	168.36	97.56 to 100.58	232,619	247,561
04											
<u>ALL</u>	38	99.09	103.42	106.32	11.63	97.27	69.66	168.36	97.56 to 100.58	229,668	244,177

73 Red Willow

COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 38
 Total Sales Price : 8,727,400
 Total Adj. Sales Price : 8,727,400
 Total Assessed Value : 9,278,739
 Avg. Adj. Sales Price : 229,668
 Avg. Assessed Value : 244,177

MEDIAN : 99
 WGT. MEAN : 106
 MEAN : 103
 COD : 11.63
 PRD : 97.27

COV : 20.01
 STD : 20.69
 Avg. Abs. Dev : 11.52
 MAX Sales Ratio : 168.36
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95% Median C.I. : 97.56 to 100.58
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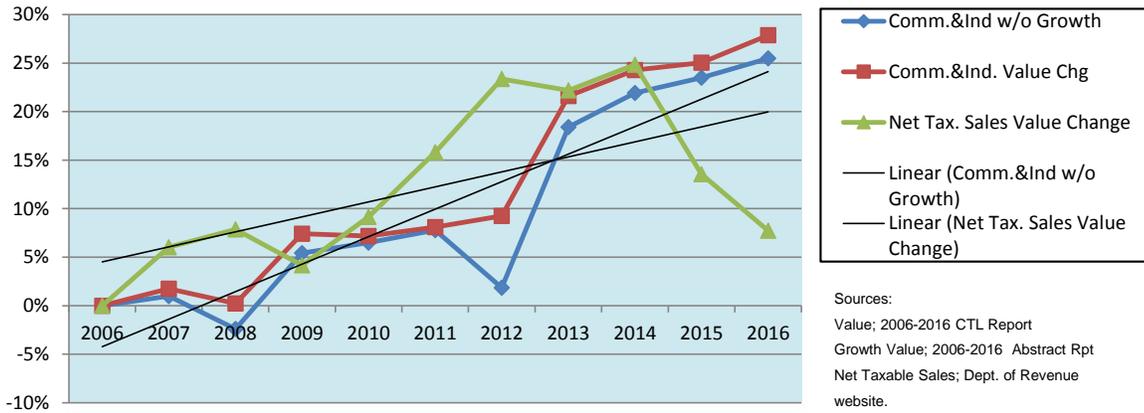
SALE PRICE *

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	6	117.40	120.55	115.06	16.81	104.77	97.56	165.40	97.56 to 165.40	1,783	2,052
Less Than 15,000	9	107.35	120.26	117.00	21.06	102.79	84.90	168.36	97.56 to 165.40	3,044	3,562
Less Than 30,000	10	106.54	115.82	96.61	22.05	119.88	75.93	168.36	84.90 to 165.40	5,440	5,256
Ranges Excl. Low \$											
Greater Than 4,999	32	98.92	100.20	106.31	09.57	94.25	69.66	168.36	95.83 to 100.01	272,397	289,576
Greater Than 14,999	29	98.76	98.19	106.28	07.42	92.39	69.66	150.13	95.83 to 99.64	300,000	318,851
Greater Than 29,999	28	98.92	98.99	106.38	06.84	93.05	69.66	150.13	97.06 to 99.64	309,750	329,506
Incremental Ranges											
0 TO 4,999	6	117.40	120.55	115.06	16.81	104.77	97.56	165.40	97.56 to 165.40	1,783	2,052
5,000 TO 14,999	3	105.73	119.66	118.25	26.31	101.19	84.90	168.36	N/A	5,567	6,582
15,000 TO 29,999	1	75.93	75.93	75.93	00.00	100.00	75.93	75.93	N/A	27,000	20,500
30,000 TO 59,999	1	79.74	79.74	79.74	00.00	100.00	79.74	79.74	N/A	49,000	39,071
60,000 TO 99,999	6	98.54	99.05	98.75	02.41	100.30	95.00	104.26	95.00 to 104.26	78,917	77,929
100,000 TO 149,999	12	98.63	96.81	96.84	03.06	99.97	83.20	101.29	94.14 to 99.64	123,792	119,874
150,000 TO 249,999	4	95.00	91.06	90.48	10.95	100.64	69.66	104.58	N/A	166,250	150,430
250,000 TO 499,999	3	100.01	107.36	107.97	07.65	99.44	99.56	122.50	N/A	325,000	350,893
500,000 TO 999,999											
1,000,000 +	2	124.74	124.74	111.97	20.36	111.40	99.34	150.13	N/A	2,512,500	2,813,322
ALL	38	99.09	103.42	106.32	11.63	97.27	69.66	168.36	97.56 to 100.58	229,668	244,177

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	100.93	100.93	100.93	00.00	100.00	100.93	100.93	N/A	80,000	80,744
309	1	104.26	104.26	104.26	00.00	100.00	104.26	104.26	N/A	60,000	62,553
343	2	99.45	99.45	99.35	00.11	100.10	99.34	99.56	N/A	2,012,500	1,999,455
344	6	100.47	114.22	109.64	16.42	104.18	95.00	168.36	95.00 to 168.36	134,583	147,562
352	2	101.67	101.67	102.07	02.86	99.61	98.76	104.58	N/A	140,250	143,160
353	8	97.96	96.95	95.51	03.95	101.51	83.20	107.35	83.20 to 107.35	111,313	106,314
386	2	95.84	95.84	97.30	04.35	98.50	91.67	100.01	N/A	277,500	270,012
387	1	99.08	99.08	99.08	00.00	100.00	99.08	99.08	N/A	65,000	64,400
406	10	98.33	105.13	81.57	20.35	128.88	69.66	165.40	75.93 to 128.00	32,240	26,299
469	1	150.13	150.13	150.13	00.00	100.00	150.13	150.13	N/A	1,250,000	1,876,643
470	1	79.74	79.74	79.74	00.00	100.00	79.74	79.74	N/A	49,000	39,071
528	3	95.83	96.53	96.70	02.58	99.82	93.17	100.58	N/A	114,167	110,400
ALL	38	99.09	103.42	106.32	11.63	97.27	69.66	168.36	97.56 to 100.58	229,668	244,177

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 91,675,560	\$ 968,297	1.06%	\$ 90,707,263	-	\$ 138,045,218	-
2007	\$ 93,274,882	\$ 702,330	0.75%	\$ 92,572,552	0.98%	\$ 146,370,673	6.03%
2008	\$ 91,883,605	\$ 2,406,791	2.62%	\$ 89,476,814	-4.07%	\$ 148,895,626	1.73%
2009	\$ 98,469,133	\$ 1,832,124	1.86%	\$ 96,637,009	5.17%	\$ 143,780,168	-3.44%
2010	\$ 98,259,459	\$ 633,368	0.64%	\$ 97,626,091	-0.86%	\$ 150,668,769	4.79%
2011	\$ 99,102,027	\$ 298,771	0.30%	\$ 98,803,256	0.55%	\$ 159,853,308	6.10%
2012	\$ 100,154,552	\$ 6,784,018	6.77%	\$ 93,370,534	-5.78%	\$ 170,283,813	6.53%
2013	\$ 111,470,754	\$ 2,918,361	2.62%	\$ 108,552,393	8.38%	\$ 168,662,334	-0.95%
2014	\$ 113,939,586	\$ 2,160,165	1.90%	\$ 111,779,421	0.28%	\$ 172,340,573	2.18%
2015	\$ 114,639,412	\$ 1,416,737	1.24%	\$ 113,222,675	-0.63%	\$ 156,764,965	-9.04%
2016	\$ 117,217,623	\$ 2,186,347	1.87%	\$ 115,031,276	0.34%	\$ 148,726,094	-5.13%
Ann %chg	2.49%			Average	0.44%	1.42%	0.88%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.98%	1.74%	6.03%
2008	-2.40%	0.23%	7.86%
2009	5.41%	7.41%	4.15%
2010	6.49%	7.18%	9.14%
2011	7.77%	8.10%	15.80%
2012	1.85%	9.25%	23.35%
2013	18.41%	21.59%	22.18%
2014	21.93%	24.29%	24.84%
2015	23.50%	25.05%	13.56%
2016	25.48%	27.86%	7.74%

County Number: 73
 County Name: Red Willow

73 Red Willow
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 52
Total Sales Price : 27,398,729
Total Adj. Sales Price : 29,170,629
Total Assessed Value : 21,684,304
Avg. Adj. Sales Price : 560,974
Avg. Assessed Value : 417,006

MEDIAN : 71
WGT. MEAN : 74
MEAN : 74
COD : 21.30
PRD : 98.87

COV : 27.77
STD : 20.41
Avg. Abs. Dev : 15.12
MAX Sales Ratio : 136.19
MIN Sales Ratio : 38.31

95% Median C.I. : 66.35 to 78.89
95% Wgt. Mean C.I. : 63.43 to 85.24
95% Mean C.I. : 67.95 to 79.05

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	3	63.48	71.82	75.57	24.10	95.04	53.05	98.94	N/A	337,893	255,332
01-JAN-14 To 31-MAR-14	9	60.90	61.68	61.87	14.11	99.69	50.13	80.74	50.87 to 70.46	688,933	426,210
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	3	52.19	59.50	72.83	24.91	81.70	43.65	82.66	N/A	669,769	487,769
01-JAN-15 To 31-MAR-15	5	78.89	70.35	73.91	16.87	95.18	43.41	86.05	N/A	663,760	490,599
01-APR-15 To 30-JUN-15	3	71.95	72.56	72.34	03.17	100.30	69.45	76.28	N/A	496,667	359,277
01-JUL-15 To 30-SEP-15	1	103.21	103.21	103.21	00.00	100.00	103.21	103.21	N/A	270,000	278,677
01-OCT-15 To 31-DEC-15	10	65.82	73.42	61.80	25.48	118.80	38.32	136.19	59.08 to 94.92	413,449	255,496
01-JAN-16 To 31-MAR-16	4	97.42	99.18	111.74	15.85	88.76	71.95	129.93	N/A	1,012,000	1,130,819
01-APR-16 To 30-JUN-16	10	74.48	78.25	78.85	09.01	99.24	68.02	103.89	70.15 to 86.74	434,455	342,564
01-JUL-16 To 30-SEP-16	4	74.08	71.76	55.77	29.50	128.67	38.31	100.57	N/A	585,350	326,433
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	12	62.19	64.22	63.79	16.85	100.67	50.13	98.94	51.06 to 70.46	601,173	383,491
01-OCT-14 To 30-SEP-15	12	74.12	70.93	74.39	19.16	95.35	43.41	103.21	52.19 to 83.66	590,676	439,401
01-OCT-15 To 30-SEP-16	28	74.04	78.59	79.43	21.64	98.94	38.31	136.19	68.43 to 86.64	531,016	421,772
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	12	58.66	61.14	64.55	17.76	94.72	43.65	82.66	50.87 to 70.46	684,142	441,600
01-JAN-15 To 31-DEC-15	19	69.45	74.04	69.08	21.96	107.18	38.32	136.19	61.08 to 83.66	484,910	334,972
<u>ALL</u>	52	70.97	73.50	74.34	21.30	98.87	38.31	136.19	66.35 to 78.89	560,974	417,006

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	52	70.97	73.50	74.34	21.30	98.87	38.31	136.19	66.35 to 78.89	560,974	417,006
<u>ALL</u>	52	70.97	73.50	74.34	21.30	98.87	38.31	136.19	66.35 to 78.89	560,974	417,006

73 Red Willow
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 52
Total Sales Price : 27,398,729
Total Adj. Sales Price : 29,170,629
Total Assessed Value : 21,684,304
Avg. Adj. Sales Price : 560,974
Avg. Assessed Value : 417,006

MEDIAN : 71
WGT. MEAN : 74
MEAN : 74
COD : 21.30
PRD : 98.87

COV : 27.77
STD : 20.41
Avg. Abs. Dev : 15.12
MAX Sales Ratio : 136.19
MIN Sales Ratio : 38.31

95% Median C.I. : 66.35 to 78.89
95% Wgt. Mean C.I. : 63.43 to 85.24
95% Mean C.I. : 67.95 to 79.05

Printed:3/23/2017 8:42:00AM

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	3	78.89	67.68	68.80	15.77	98.37	43.41	80.74	N/A	595,333	409,606
1	3	78.89	67.68	68.80	15.77	98.37	43.41	80.74	N/A	595,333	409,606
_____Dry_____											
County	5	70.46	76.18	75.64	20.05	100.71	56.41	103.89	N/A	461,227	348,859
1	5	70.46	76.18	75.64	20.05	100.71	56.41	103.89	N/A	461,227	348,859
_____Grass_____											
County	3	83.66	75.96	80.51	22.68	94.35	43.65	100.57	N/A	425,907	342,890
1	3	83.66	75.96	80.51	22.68	94.35	43.65	100.57	N/A	425,907	342,890
_____ALL_____	52	70.97	73.50	74.34	21.30	98.87	38.31	136.19	66.35 to 78.89	560,974	417,006

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	5	71.47	64.93	63.93	18.50	101.56	43.41	80.74	N/A	692,200	442,504
1	5	71.47	64.93	63.93	18.50	101.56	43.41	80.74	N/A	692,200	442,504
_____Dry_____											
County	12	68.41	71.72	72.34	17.10	99.14	53.05	103.89	59.75 to 86.64	430,373	311,348
1	12	68.41	71.72	72.34	17.10	99.14	53.05	103.89	59.75 to 86.64	430,373	311,348
_____Grass_____											
County	4	78.92	75.51	78.32	21.03	96.41	43.65	100.57	N/A	488,180	382,338
1	4	78.92	75.51	78.32	21.03	96.41	43.65	100.57	N/A	488,180	382,338
_____ALL_____	52	70.97	73.50	74.34	21.30	98.87	38.31	136.19	66.35 to 78.89	560,974	417,006

Red Willow County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Red Willow	1	3295	3295	3233	3058	2808	2345	2253	2104	3177
Hitchcock	1	3240	3240	2905	2905	2745	2745	2550	2550	2958
Frontier	1	3300	3298	3225	3237	3200	3200	3148	3084	3268
Furnas	1	4790	4790	3875	3650	2850	2680	2565	2565	4236
Hayes	1	3240	3240	2905	2905	2745	2745	2550	2550	2958

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Red Willow	1	1800	1800	1740	1740	1620	1560	1500	1440	1741
Hitchcock	1	1380	1380	1240	1240	1195	1195	1130	1130	1316
Frontier	1	1700	1700	1650	1650	1600	1600	1550	1550	1670
Furnas	1	1900	1900	1480	1480	1305	1305	1190	1190	1676
Hayes	1	1380	1380	1240	1240	1195	1195	1130	1130	1316

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Red Willow	1	650	650	650	650	650	650	650	650	650
Hitchcock	1	585	585	585	631	585	585	585	585	586
Frontier	1	650	650	650	650	650	650	650	650	650
Furnas	1	1310	1310	1240	1240	1020	1020	950	950	987
Hayes	1	490	490	490	490	490	490	490	490	490

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

PAD 2017 R&O Statistics 2017 Values

AGRICULTURAL

Type : Qualified

Number of Sales :	12	Median :	68	COV :	20.93	95% Median C.I. :	59.75 to 86.64
Total Sales Price :	4,361,980	Wgt. Mean :	72	STD :	15.01	95% Wgt. Mean C.I. :	62.30 to 82.38
Total Adj. Sales Price :	5,164,480	Mean :	72	Avg. Abs. Dev :	11.70	95% Mean C.I. :	62.18 to 81.26
Total Assessed Value :	3,736,173						
Avg. Adj. Sales Price :	430,373	COD :	17.10	MAX Sales Ratio :	103.89		
Avg. Assessed Value :	311,348	PRD :	99.14	MIN Sales Ratio :	53.05		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013	2	58.27	58.27	56.68	08.96	102.81	53.05	63.48	N/A	280,340	158,906
01/01/2014 To 03/31/2014	3	66.35	64.41	65.69	07.05	98.05	56.41	70.46	N/A	676,667	444,485
04/01/2014 To 06/30/2014											
07/01/2014 To 09/30/2014											
10/01/2014 To 12/31/2014											
01/01/2015 To 03/31/2015	1	59.75	59.75	59.75	100.00	100.00	59.75	59.75	N/A	405,000	241,997
04/01/2015 To 06/30/2015											
07/01/2015 To 09/30/2015											
10/01/2015 To 12/31/2015	1	61.08	61.08	61.08	100.00	100.00	61.08	61.08	N/A	210,000	128,278
01/01/2016 To 03/31/2016											
04/01/2016 To 06/30/2016	4	82.83	85.86	87.66	11.42	97.95	73.90	103.89	N/A	430,200	377,110
07/01/2016 To 09/30/2016	1	86.64	86.64	86.64	100.00	100.00	86.64	86.64	N/A	238,000	206,193
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	5	63.48	61.95	63.74	08.62	97.19	53.05	70.46	N/A	518,136	330,253
10/01/2014 To 09/30/2015	1	59.75	59.75	59.75	100.00	100.00	59.75	59.75	N/A	405,000	241,997
10/01/2015 To 09/30/2016	6	82.78	81.86	84.97	12.76	96.34	61.08	103.89	61.08 to 103.89	361,467	307,152
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	3	66.35	64.41	65.69	07.05	98.05	56.41	70.46	N/A	676,667	444,485
01/01/2015 To 12/31/2015	2	60.42	60.42	60.21	01.11	100.35	59.75	61.08	N/A	307,500	185,138

AGRICULTURAL

Type : Qualified

Number of Sales :	12	Median :	68	COV :	20.93	95% Median C.I. :	59.75 to 86.64
Total Sales Price :	4,361,980	Wgt. Mean :	72	STD :	15.01	95% Wgt. Mean C.I. :	62.30 to 82.38
Total Adj. Sales Price :	5,164,480	Mean :	72	Avg. Abs. Dev :	11.70	95% Mean C.I. :	62.18 to 81.26
Total Assessed Value :	3,736,173						
Avg. Adj. Sales Price :	430,373	COD :	17.10	MAX Sales Ratio :	103.89		
Avg. Assessed Value :	311,348	PRD :	99.14	MIN Sales Ratio :	53.05		

AREA (MARKET)

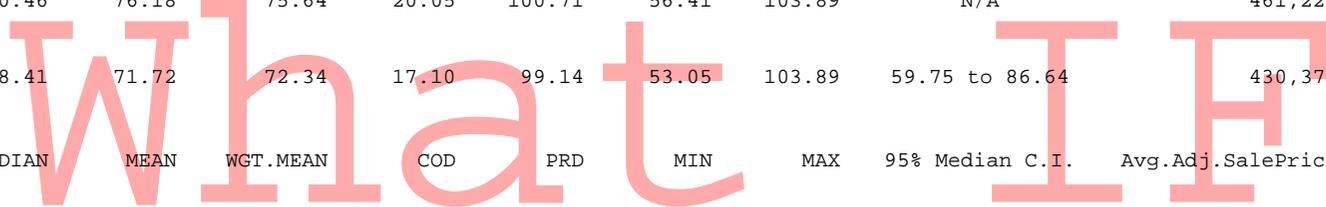
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	12	68.41	71.72	72.34	17.10	99.14	53.05	103.89	59.75 to 86.64	430,373	311,348

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	5	70.46	76.18	75.64	20.05	100.71	56.41	103.89	N/A	461,227	348,859
1	5	70.46	76.18	75.64	20.05	100.71	56.41	103.89	N/A	461,227	348,859
_____ALL_____											
10/01/2013 To 09/30/2016	12	68.41	71.72	72.34	17.10	99.14	53.05	103.89	59.75 to 86.64	430,373	311,348

80%MLU By Market Area

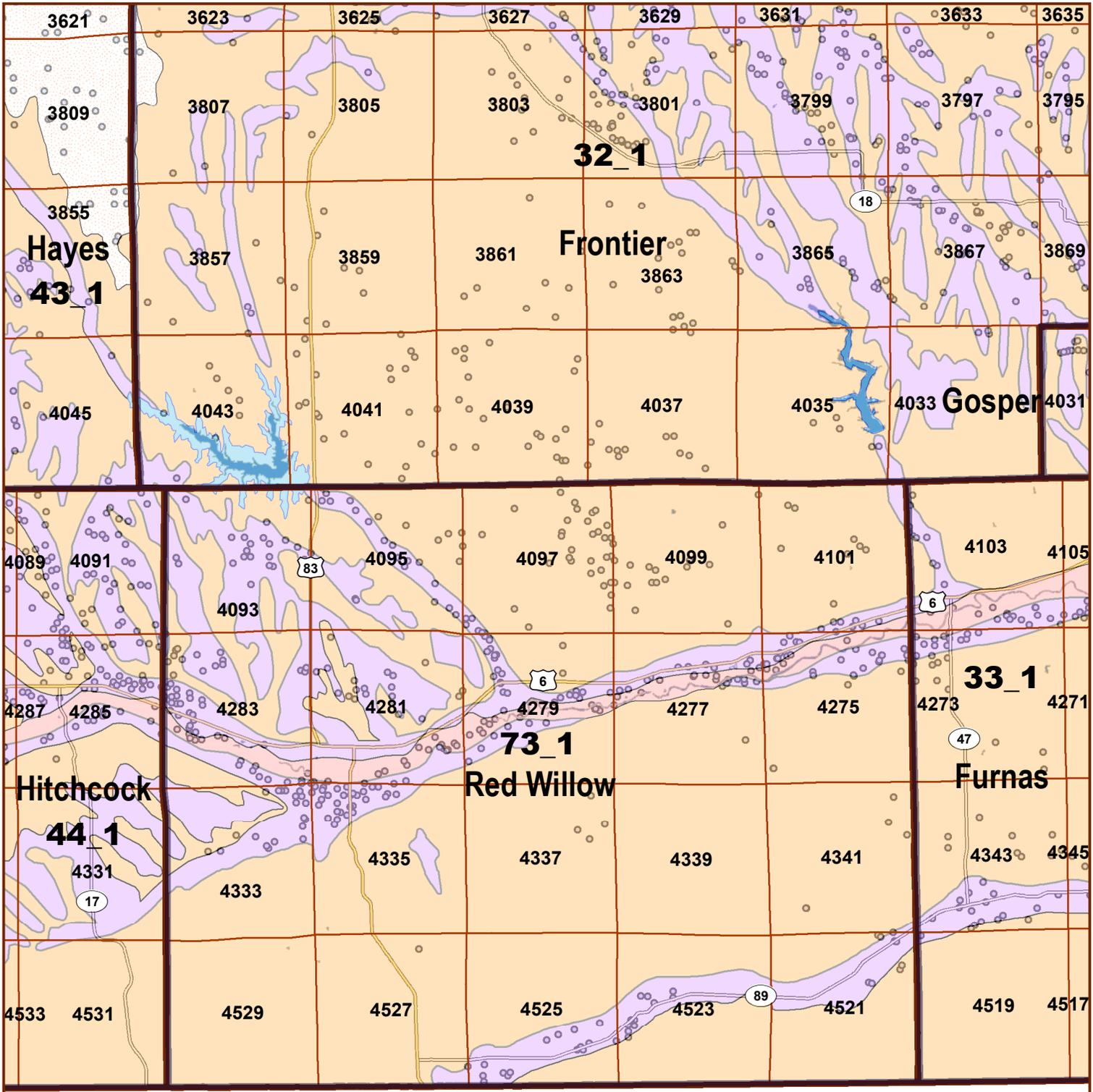
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	12	68.41	71.72	72.34	17.10	99.14	53.05	103.89	59.75 to 86.64	430,373	311,348
1	12	68.41	71.72	72.34	17.10	99.14	53.05	103.89	59.75 to 86.64	430,373	311,348
_____ALL_____											
10/01/2013 To 09/30/2016	12	68.41	71.72	72.34	17.10	99.14	53.05	103.89	59.75 to 86.64	430,373	311,348



SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_County	Total	Increase	0%

What IF



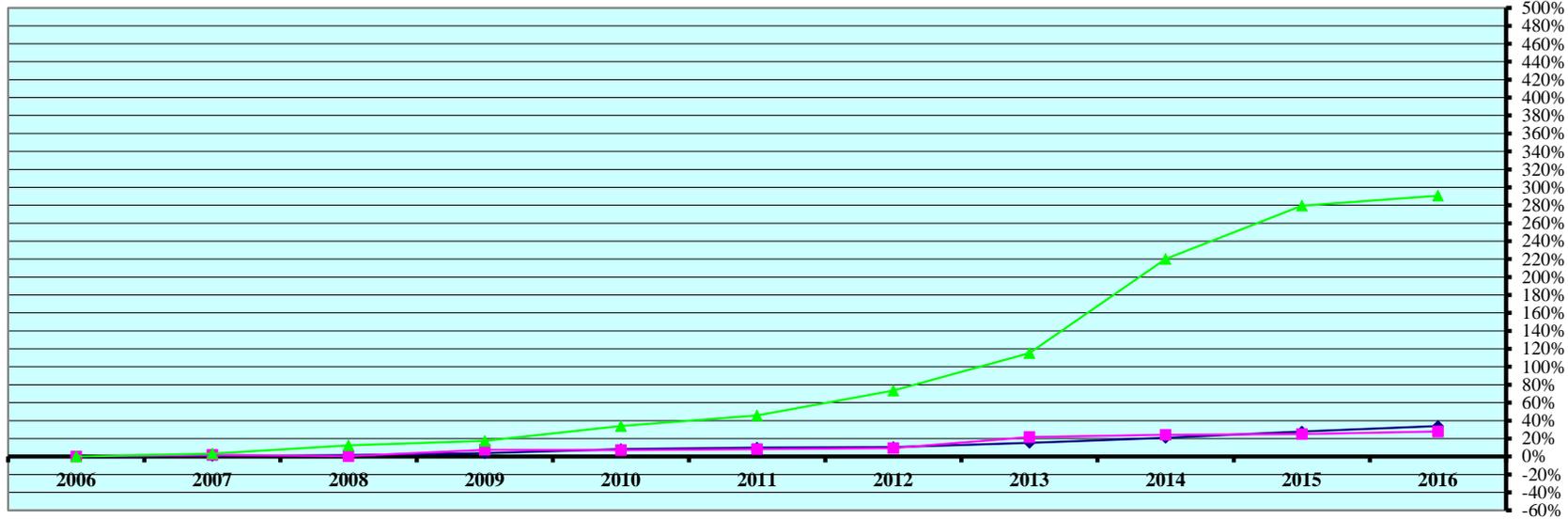
Legend

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

Red Willow County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	249,392,879	--	--	--	91,675,560	--	--	--	163,904,551	--	--	--
2007	250,840,770	1,447,891	0.58%	0.58%	93,274,882	1,599,322	1.74%	1.74%	168,844,509	4,939,958	3.01%	3.01%
2008	253,218,787	2,378,017	0.95%	1.53%	91,883,605	-1,391,277	-1.49%	0.23%	184,044,111	15,199,602	9.00%	12.29%
2009	258,640,954	5,422,167	2.14%	3.71%	98,469,133	6,585,528	7.17%	7.41%	192,271,817	8,227,706	4.47%	17.31%
2010	269,896,207	11,255,253	4.35%	8.22%	98,259,459	-209,674	-0.21%	7.18%	219,531,620	27,259,803	14.18%	33.94%
2011	273,841,393	3,945,186	1.46%	9.80%	99,102,027	842,568	0.86%	8.10%	238,865,796	19,334,176	8.81%	45.73%
2012	275,569,912	1,728,519	0.63%	10.50%	100,154,552	1,052,525	1.06%	9.25%	284,255,608	45,389,812	19.00%	73.43%
2013	287,235,047	11,665,135	4.23%	15.17%	111,470,754	11,316,202	11.30%	21.59%	352,982,469	68,726,861	24.18%	115.36%
2014	301,022,409	13,787,362	4.80%	20.70%	113,939,586	2,468,832	2.21%	24.29%	524,779,268	171,796,799	48.67%	220.17%
2015	319,107,327	18,084,918	6.01%	27.95%	114,639,412	699,826	0.61%	25.05%	622,011,497	97,232,229	18.53%	279.50%
2016	334,058,979	14,951,652	4.69%	33.95%	117,217,623	2,578,211	2.25%	27.86%	640,281,707	18,270,210	2.94%	290.64%

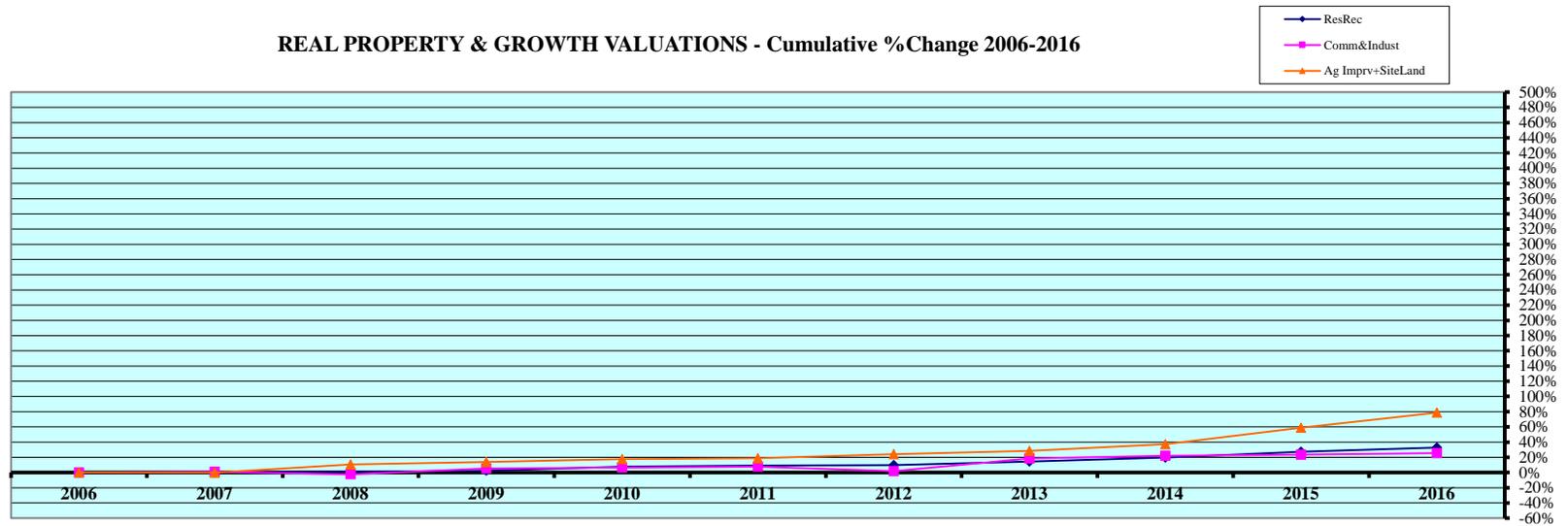
Rate Annual %chg: Residential & Recreational **2.97%** Commercial & Industrial **2.49%** Agricultural Land **14.60%**

Cnty# **73**
County **RED WILLOW**

CHART 1 EXHIBIT 73B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2006	249,392,879	2,505,104	1.00%	246,887,775	--	--	91,675,560	968,297	1.06%	90,707,263	--	--
2007	250,840,770	1,537,446	0.61%	249,303,324	-0.04%	-0.04%	93,274,882	702,330	0.75%	92,572,552	0.98%	0.98%
2008	253,218,787	1,591,010	0.63%	251,627,777	0.31%	0.90%	91,883,605	2,406,791	2.62%	89,476,814	-4.07%	-2.40%
2009	258,640,954	2,969,538	1.15%	255,671,416	0.97%	2.52%	98,469,133	1,832,124	1.86%	96,637,009	5.17%	5.41%
2010	269,896,207	1,668,107	0.62%	268,228,100	3.71%	7.55%	98,259,459	633,368	0.64%	97,626,091	-0.86%	6.49%
2011	273,841,393	1,972,622	0.72%	271,868,771	0.73%	9.01%	99,102,027	298,771	0.30%	98,803,256	0.55%	7.77%
2012	275,569,912	1,740,159	0.63%	273,829,753	0.00%	9.80%	100,154,552	6,784,018	6.77%	93,370,534	-5.78%	1.85%
2013	287,235,047	1,657,294	0.58%	285,577,753	3.63%	14.51%	111,470,754	2,918,361	2.62%	108,552,393	8.38%	18.41%
2014	301,022,409	2,815,850	0.94%	298,206,559	3.82%	19.57%	113,939,586	2,160,165	1.90%	111,779,421	0.28%	21.93%
2015	319,107,327	1,774,780	0.56%	317,332,547	5.42%	27.24%	114,639,412	1,416,737	1.24%	113,222,675	-0.63%	23.50%
2016	334,058,979	2,792,331	0.84%	331,266,648	3.81%	32.83%	117,217,623	2,186,347	1.87%	115,031,276	0.34%	25.48%
Rate Ann%chg	2.97%				2.24%		2.49%			C & I w/o growth	0.44%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	21,997,796	7,382,687	29,380,483	694,753	2.36%	28,685,730	--	--
2007	22,263,626	7,570,243	29,833,869	488,728	1.64%	29,345,141	-0.12%	-0.12%
2008	23,325,900	9,447,050	32,772,950	239,968	0.73%	32,532,982	9.05%	10.73%
2009	24,500,763	10,175,695	34,676,458	1,232,983	3.56%	33,443,475	2.05%	13.83%
2010	24,400,521	10,428,582	34,829,103	306,256	0.88%	34,522,847	-0.44%	17.50%
2011	24,787,485	11,921,443	36,708,928	1,771,621	4.83%	34,937,307	0.31%	18.91%
2012	25,194,128	12,333,142	37,527,270	1,087,199	2.90%	36,440,071	-0.73%	24.03%
2013	25,815,671	13,144,474	38,960,145	1,252,852	3.22%	37,707,293	0.48%	28.34%
2014	27,058,815	14,002,170	41,060,985	758,935	1.85%	40,302,050	3.44%	37.17%
2015	32,870,611	15,908,306	48,778,917	2,058,742	4.22%	46,720,175	13.78%	59.02%
2016	36,899,702	17,650,362	54,550,064	2,054,473	3.77%	52,495,591	7.62%	78.68%
Rate Ann%chg	5.31%	9.11%	6.38%			Ag Imprv+Site w/o growth	3.54%	

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

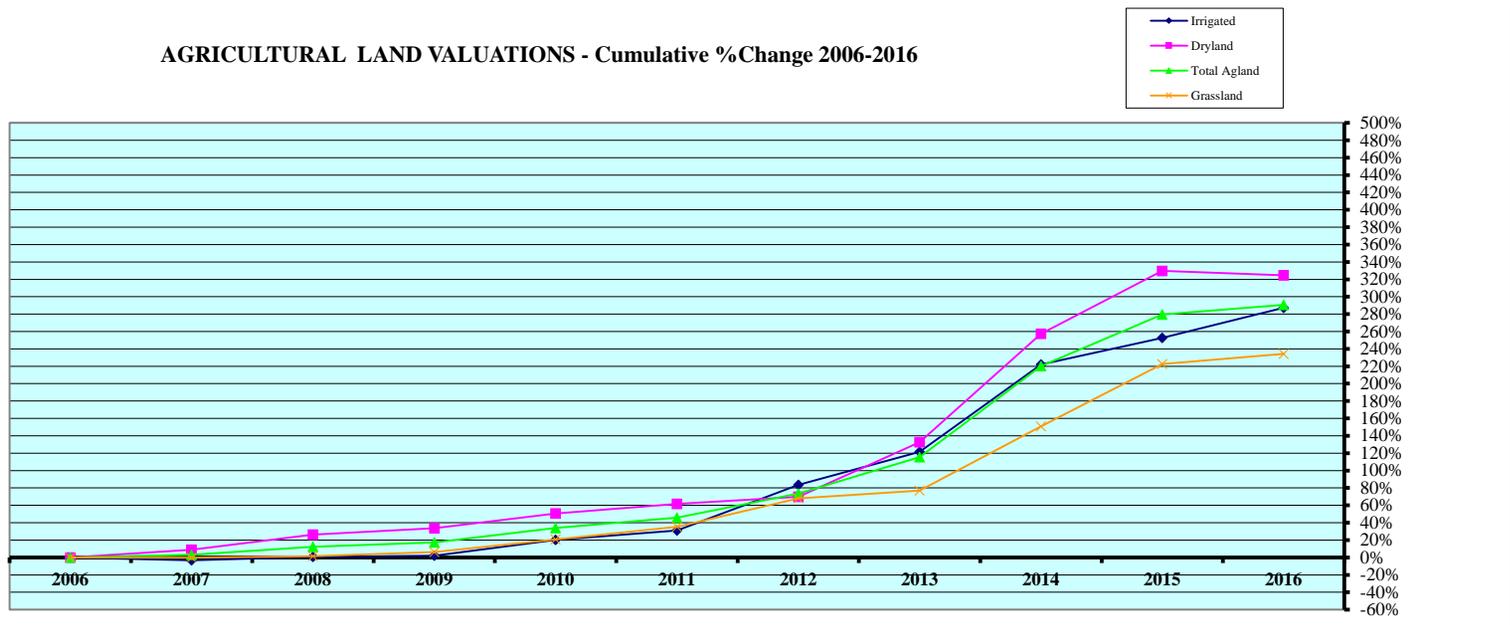
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 73
County RED WILLOW

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	49,858,935	--	--	--	73,510,778	--	--	--	40,403,297	--	--	--
2007	48,249,475	-1,609,460	-3.23%	-3.23%	80,139,830	6,629,052	9.02%	9.02%	40,322,576	-80,721	-0.20%	-0.20%
2008	50,208,905	1,959,430	4.06%	0.70%	92,819,739	12,679,909	15.82%	26.27%	40,992,481	669,905	1.66%	1.46%
2009	50,934,720	725,815	1.45%	2.16%	98,349,206	5,529,467	5.96%	33.79%	42,965,763	1,973,282	4.81%	6.34%
2010	59,957,984	9,023,264	17.72%	20.26%	110,738,178	12,388,972	12.60%	50.64%	48,813,312	5,847,549	13.61%	20.82%
2011	65,280,925	5,322,941	8.88%	30.93%	118,898,284	8,160,106	7.37%	61.74%	54,664,579	5,851,267	11.99%	35.30%
2012	91,552,303	26,271,378	40.24%	83.62%	124,774,535	5,876,251	4.94%	69.74%	67,906,894	13,242,315	24.22%	68.07%
2013	110,394,588	18,842,285	20.58%	121.41%	171,061,809	46,287,274	37.10%	132.70%	71,504,469	3,597,575	5.30%	76.98%
2014	160,581,344	50,186,756	45.46%	222.07%	262,795,487	91,733,678	53.63%	257.49%	101,380,791	29,876,322	41.78%	150.92%
2015	175,779,317	15,197,973	9.46%	252.55%	315,916,260	53,120,773	20.21%	329.76%	130,294,445	28,913,654	28.52%	222.48%
2016	193,102,607	17,323,290	9.86%	287.30%	312,101,293	-3,814,967	-1.21%	324.57%	135,056,590	4,762,145	3.65%	234.27%

Rate Ann.%chg: Irrigated **14.50%** Dryland **15.56%** Grassland **12.83%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	131,541	--	--	--	0	--	--	--	163,904,551	--	--	--
2007	132,628	1,087	0.83%	0.83%	0	0			168,844,509	4,939,958	3.01%	3.01%
2008	22,986	-109,642	-82.67%	-82.53%	0	0			184,044,111	15,199,602	9.00%	12.29%
2009	22,128	-858	-3.73%	-83.18%	0	0			192,271,817	8,227,706	4.47%	17.31%
2010	22,146	18	0.08%	-83.16%	0	0			219,531,620	27,259,803	14.18%	33.94%
2011	22,008	-138	-0.62%	-83.27%	0	0			238,865,796	19,334,176	8.81%	45.73%
2012	21,876	-132	-0.60%	-83.37%	0	0			284,255,608	45,389,812	19.00%	73.43%
2013	21,603	-273	-1.25%	-83.58%	0	0			352,982,469	68,726,861	24.18%	115.36%
2014	21,646	43	0.20%	-83.54%	0	0			524,779,268	171,796,799	48.67%	220.17%
2015	21,475	-171	-0.79%	-83.67%	0	0			622,011,497	97,232,229	18.53%	279.50%
2016	21,217	-258	-1.20%	-83.87%	0	0			640,281,707	18,270,210	2.94%	290.64%

Cnty# **73**
County **RED WILLOW**

Rate Ann.%chg: Total Agric Land **14.60%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	49,900,480	61,882	806			73,599,404	175,778	419			40,435,136	192,548	210		
2007	48,421,408	61,192	791	-1.87%	-1.87%	80,010,233	176,746	453	8.11%	8.11%	40,328,490	192,040	210	0.00%	0.00%
2008	50,188,860	63,206	794	0.35%	-1.53%	92,879,151	177,863	522	15.36%	24.72%	40,973,590	195,110	210	0.00%	0.00%
2009	50,938,020	63,164	806	1.56%	0.01%	98,346,910	177,887	553	5.87%	32.04%	42,964,947	195,295	220	4.76%	4.76%
2010	60,472,923	63,128	958	18.79%	18.80%	110,386,533	178,004	620	12.17%	48.11%	48,807,898	195,220	250	13.64%	19.05%
2011	65,365,517	62,422	1,047	9.31%	29.86%	118,842,671	178,598	665	7.30%	58.92%	54,664,469	195,230	280	11.99%	33.33%
2012	92,373,180	62,036	1,489	42.20%	84.65%	124,383,738	180,114	691	3.78%	64.93%	67,906,364	194,010	350	25.01%	66.67%
2013	110,755,285	61,855	1,791	20.25%	122.05%	171,012,239	180,743	946	37.01%	125.97%	71,511,874	193,274	370	5.71%	76.19%
2014	161,078,114	61,793	2,607	45.58%	223.26%	262,447,381	181,014	1,450	53.24%	246.27%	101,411,193	193,162	525	41.89%	150.00%
2015	175,861,661	61,343	2,867	9.98%	255.52%	315,814,867	181,514	1,740	20.00%	315.54%	130,314,483	193,056	675	28.57%	221.43%
2016	192,765,404	60,650	3,178	10.86%	294.15%	312,293,257	179,327	1,741	0.09%	315.92%	135,060,681	195,707	690	2.24%	228.63%

Rate Annual %chg Average Value/Acre: 14.70%

15.32%

12.63%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	131,541	4,903	27			0	0				164,066,561	435,111	377		
2007	132,617	4,934	27	0.18%	0.18%	0	0				168,892,748	434,913	388	2.99%	2.99%
2008	22,502	895	25	-6.44%	-6.28%	0	0				184,064,103	437,074	421	8.44%	11.68%
2009	22,186	886	25	-0.37%	-6.63%	0	0				192,272,063	437,231	440	4.42%	16.62%
2010	22,144	884	25	0.00%	-6.63%	0	0				219,689,498	437,236	502	14.26%	33.25%
2011	22,008	878	25	0.02%	-6.62%	0	0				238,894,665	437,129	547	8.77%	44.94%
2012	21,881	873	25	0.00%	-6.61%	0	0				284,685,163	437,034	651	19.19%	72.75%
2013	21,730	867	25	0.00%	-6.61%	12,170	12	1,000			353,313,298	436,752	809	24.19%	114.54%
2014	21,687	866	25	0.00%	-6.61%	0	0				524,958,375	436,834	1,202	48.55%	218.70%
2015	21,633	863	25	0.00%	-6.61%	0	0				622,012,644	436,777	1,424	18.50%	277.68%
2016	21,219	847	25	0.00%	-6.61%	0	0				640,140,561	436,531	1,466	2.97%	288.90%

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RED WILLOW

Rate Annual %chg Average Value/Acre: 14.55%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
11,055	RED WILLOW	70,298,196	15,324,199	20,084,917	334,058,979	117,217,623	0	0	640,281,707	36,899,702	17,650,362	7,825,180	1,259,640,865
cnty.sector.value % of total value:		5.58%	1.22%	1.59%	26.52%	9.31%			50.83%	2.93%	1.40%	0.62%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
283	BARTLEY	1,119,528	430,005	778,318	7,687,025	2,338,194	0	0	214,179	3,640	0	0	12,570,889
2.56%	%sector of county sector	1.59%	2.81%	3.88%	2.30%	1.99%			0.03%	0.01%			1.00%
	%sector of municipality	8.91%	3.42%	6.19%	61.15%	18.60%			1.70%	0.03%			100.00%
101	DANBURY	50,154	172,873	30,239	1,681,960	1,103,638	0	0	25,038	0	0	0	3,063,902
0.91%	%sector of county sector	0.07%	1.13%	0.15%	0.50%	0.94%			0.00%				0.24%
	%sector of municipality	1.64%	5.64%	0.99%	54.90%	36.02%			0.82%				100.00%
584	INDIANOLA	1,441,963	858,355	1,105,998	15,951,144	2,331,323	0	0	636,070	0	1,654	0	22,326,507
5.28%	%sector of county sector	2.05%	5.60%	5.51%	4.77%	1.99%			0.10%		0.01%		1.77%
	%sector of municipality	6.46%	3.84%	4.95%	71.44%	10.44%			2.85%		0.01%		100.00%
80	LEBANON	14,544	71,937	15,787	640,849	35,076	0	0	0	0	0	0	778,193
0.72%	%sector of county sector	0.02%	0.47%	0.08%	0.19%	0.03%							0.06%
	%sector of municipality	1.87%	9.24%	2.03%	62.35%	4.51%							100.00%
7,698	MCCOOK	19,313,111	5,734,851	4,578,687	227,395,840	98,776,017	0	0	4,178	0	0	0	355,802,684
69.63%	%sector of county sector	27.47%	37.42%	22.80%	68.07%	84.27%			0.00%				28.25%
	%sector of municipality	5.43%	1.61%	1.29%	63.91%	27.76%			0.00%				100.00%
8,746	Total Municipalities	21,939,300	7,268,021	6,509,029	253,356,818	104,584,248	0	0	879,465	3,640	1,654	0	394,542,175
79.11%	%all municip.sect of cnty	31.21%	47.43%	32.41%	75.84%	89.22%			0.14%	0.01%	0.01%		31.32%

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

Cnty#	County
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CHART 5

EXHIBIT

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Total Real Property
Sum Lines 17, 25, & 30

Records : 8,237

Value : 1,200,356,510

Growth 6,627,618

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	443	1,871,921	97	820,977	70	223,128	610	2,916,026	
02. Res Improve Land	3,489	19,874,510	290	5,866,734	306	5,174,310	4,085	30,915,554	
03. Res Improvements	3,596	251,887,472	307	39,887,580	323	30,886,361	4,226	322,661,413	
04. Res Total	4,039	273,633,903	404	46,575,291	393	36,283,799	4,836	356,492,993	3,304,131
% of Res Total	83.52	76.76	8.35	13.06	8.13	10.18	58.71	29.70	49.85
05. Com UnImp Land	123	2,374,484	10	102,433	0	0	133	2,476,917	
06. Com Improve Land	506	13,183,022	33	818,673	14	1,206,191	553	15,207,886	
07. Com Improvements	525	114,783,986	38	6,999,088	33	5,537,554	596	127,320,628	
08. Com Total	648	130,341,492	48	7,920,194	33	6,743,745	729	145,005,431	2,007,684
% of Com Total	88.89	89.89	6.58	5.46	4.53	4.65	8.85	12.08	30.29
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	4,039	273,633,903	404	46,575,291	393	36,283,799	4,836	356,492,993	3,304,131
% of Res & Rec Total	83.52	76.76	8.35	13.06	8.13	10.18	58.71	29.70	49.85
Com & Ind Total	648	130,341,492	48	7,920,194	33	6,743,745	729	145,005,431	2,007,684
% of Com & Ind Total	88.89	89.89	6.58	5.46	4.53	4.65	8.85	12.08	30.29
17. Taxable Total	4,687	403,975,395	452	54,495,485	426	43,027,544	5,565	501,498,424	5,311,815
% of Taxable Total	84.22	80.55	8.12	10.87	7.65	8.58	67.56	41.78	80.15

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	27,268	458,113	0	0	0
19. Commercial	6	612,148	10,558,863	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	2	27,268	458,113
19. Commercial	0	0	0	6	612,148	10,558,863
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				8	639,416	11,016,976

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	61	8,499,260	61	8,499,260	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	61	8,499,260	61	8,499,260	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	486	131	206	823

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	36	723,744	350	65,300,563	1,612	407,274,869	1,998	473,299,176
28. Ag-Improved Land	2	158,054	150	36,839,341	432	132,378,044	584	169,375,439
29. Ag Improvements	2	4,294	151	11,033,598	460	36,646,319	613	47,684,211
30. Ag Total							2,611	690,358,826

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	12,000	
32. HomeSite Improv Land	0	0.00	0	78	77.99	1,175,880	
33. HomeSite Improvements	1	0.00	3,640	83	77.99	8,077,342	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.11	4,110	14	106.71	76,393	
36. FarmSite Improv Land	1	1.00	1,000	129	629.87	778,809	
37. FarmSite Improvements	1	0.00	654	133	0.00	2,956,256	
38. FarmSite Total							
39. Road & Ditches	0	5.90	0	0	996.59	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	11	10.41	130,920	12	11.41	142,920	
32. HomeSite Improv Land	284	286.99	3,557,880	362	364.98	4,733,760	
33. HomeSite Improvements	292	280.99	24,875,717	376	358.98	32,956,699	1,315,803
34. HomeSite Total				388	376.39	37,833,379	
35. FarmSite UnImp Land	38	430.24	307,581	53	541.06	388,084	
36. FarmSite Improv Land	376	1,432.67	1,582,876	506	2,063.54	2,362,685	
37. FarmSite Improvements	423	0.00	11,770,602	557	0.00	14,727,512	0
38. FarmSite Total				610	2,604.60	17,478,281	
39. Road & Ditches	0	5,861.48	0	0	6,863.97	0	
40. Other- Non Ag Use	0	8.58	215	0	8.58	215	
41. Total Section VI				998	9,853.54	55,311,875	1,315,803

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,899.76	6.44%	12,848,896	6.68%	3,294.79
46. 1A	42,319.01	69.88%	139,438,457	72.48%	3,294.94
47. 2A1	4,549.81	7.51%	14,711,427	7.65%	3,233.42
48. 2A	3,054.74	5.04%	9,342,677	4.86%	3,058.42
49. 3A1	2,120.90	3.50%	5,955,900	3.10%	2,808.19
50. 3A	214.88	0.35%	503,889	0.26%	2,344.98
51. 4A1	2,205.09	3.64%	4,968,541	2.58%	2,253.21
52. 4A	2,198.16	3.63%	4,624,461	2.40%	2,103.79
53. Total	60,562.35	100.00%	192,394,248	100.00%	3,176.80
Dry					
54. 1D1	1,302.80	0.73%	2,345,040	0.75%	1,800.00
55. 1D	130,495.65	72.64%	234,892,170	75.09%	1,800.00
56. 2D1	4,194.09	2.33%	7,297,712	2.33%	1,740.00
57. 2D	1,621.71	0.90%	2,821,772	0.90%	1,740.00
58. 3D1	23,495.53	13.08%	38,062,765	12.17%	1,620.00
59. 3D	132.90	0.07%	207,323	0.07%	1,559.99
60. 4D1	11,425.76	6.36%	17,138,640	5.48%	1,500.00
61. 4D	6,986.49	3.89%	10,060,534	3.22%	1,440.00
62. Total	179,654.93	100.00%	312,825,956	100.00%	1,741.26
Grass					
63. 1G1	1,046.90	0.54%	752,899	0.58%	719.17
64. 1G	21,530.82	11.02%	15,257,899	11.75%	708.65
65. 2G1	3,879.40	1.98%	2,551,608	1.97%	657.73
66. 2G	6,029.56	3.08%	3,992,716	3.08%	662.19
67. 3G1	6,363.84	3.26%	4,579,634	3.53%	719.63
68. 3G	298.57	0.15%	194,082	0.15%	650.04
69. 4G1	30,439.71	15.57%	20,437,700	15.74%	671.42
70. 4G	125,861.07	64.40%	82,039,017	63.20%	651.82
71. Total	195,449.87	100.00%	129,805,555	100.00%	664.14
Irrigated Total					
	60,562.35	13.87%	192,394,248	30.30%	3,176.80
Dry Total					
	179,654.93	41.16%	312,825,956	49.26%	1,741.26
Grass Total					
	195,449.87	44.78%	129,805,555	20.44%	664.14
72. Waste	845.79	0.19%	21,192	0.00%	25.06
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	436,512.94	100.00%	635,046,951	100.00%	1,454.82

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	158.49	519,337	17,883.30	56,755,852	42,520.56	135,119,059	60,562.35	192,394,248
77. Dry Land	154.23	270,742	17,116.77	29,745,736	162,383.93	282,809,478	179,654.93	312,825,956
78. Grass	120.59	86,609	20,633.87	13,590,877	174,695.41	116,128,069	195,449.87	129,805,555
79. Waste	0.00	0	173.77	4,357	672.02	16,835	845.79	21,192
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	433.31	876,688	55,807.71	100,096,822	380,271.92	534,073,441	436,512.94	635,046,951

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	60,562.35	13.87%	192,394,248	30.30%	3,176.80
Dry Land	179,654.93	41.16%	312,825,956	49.26%	1,741.26
Grass	195,449.87	44.78%	129,805,555	20.44%	664.14
Waste	845.79	0.19%	21,192	0.00%	25.06
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	436,512.94	100.00%	635,046,951	100.00%	1,454.82

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 Bartley	47	111,437	171	630,165	173	7,005,338	220	7,746,940	25,471
83.2 Danbury	33	26,694	66	116,217	67	1,507,185	100	1,650,096	0
83.3 Indianola	68	158,402	278	821,712	289	15,116,292	357	16,096,406	43,020
83.4 Lebanon	45	13,589	47	17,054	49	810,922	94	841,565	223,900
83.5 Mccook	250	1,561,799	2,927	18,289,362	3,018	227,447,735	3,268	247,298,896	1,941,785
83.6 Rural	56	128,844	257	3,900,714	273	23,766,944	329	27,796,502	305,037
83.7 Suburban	111	915,261	339	7,140,330	357	47,006,997	468	55,062,588	764,918
84 Residential Total	610	2,916,026	4,085	30,915,554	4,226	322,661,413	4,836	356,492,993	3,304,131

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bartley	8	295,209	22	124,364	23	2,016,072	31	2,435,645	0
85.2	Danbury	8	6,914	11	11,061	12	1,105,553	20	1,123,528	0
85.3	Indianola	19	44,279	42	169,286	44	2,298,757	63	2,512,322	0
85.4	Lebanon	3	244	7	916	7	34,303	10	35,463	0
85.5	Mccook	85	2,027,838	423	12,868,395	438	109,299,230	523	124,195,463	1,243,818
85.6	Rural	1	300	13	1,142,769	33	4,259,720	34	5,402,789	17,640
85.7	Suburban	9	102,133	35	891,095	39	8,306,993	48	9,300,221	746,226
86	Commercial Total	133	2,476,917	553	15,207,886	596	127,320,628	729	145,005,431	2,007,684

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	544.26	0.30%	353,790	0.30%	650.04
88. 1G	19,934.38	10.87%	12,958,181	10.87%	650.04
89. 2G1	1,827.87	1.00%	1,188,168	1.00%	650.03
90. 2G	4,865.48	2.65%	3,162,687	2.65%	650.03
91. 3G1	5,887.49	3.21%	3,827,120	3.21%	650.04
92. 3G	92.79	0.05%	60,318	0.05%	650.05
93. 4G1	28,123.23	15.34%	18,280,604	15.34%	650.02
94. 4G	122,041.90	66.57%	79,327,836	66.57%	650.00
95. Total	183,317.40	100.00%	119,158,704	100.00%	650.01
CRP					
96. 1C1	62.93	2.27%	113,274	2.48%	1,800.00
97. 1C	1,097.35	39.66%	1,975,230	43.33%	1,800.00
98. 2C1	27.42	0.99%	47,711	1.05%	1,740.01
99. 2C	67.28	2.43%	117,065	2.57%	1,739.97
100. 3C1	456.58	16.50%	739,658	16.22%	1,620.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	766.28	27.69%	1,149,420	25.21%	1,500.00
103. 4C	289.39	10.46%	416,721	9.14%	1,440.00
104. Total	2,767.23	100.00%	4,559,079	100.00%	1,647.52
Timber					
105. 1T1	439.71	4.70%	285,835	4.70%	650.05
106. 1T	499.09	5.33%	324,488	5.33%	650.16
107. 2T1	2,024.11	21.61%	1,315,729	21.61%	650.03
108. 2T	1,096.80	11.71%	712,964	11.71%	650.04
109. 3T1	19.77	0.21%	12,856	0.21%	650.28
110. 3T	205.78	2.20%	133,764	2.20%	650.03
111. 4T1	1,550.20	16.55%	1,007,676	16.55%	650.03
112. 4T	3,529.78	37.69%	2,294,460	37.69%	650.03
113. Total	9,365.24	100.00%	6,087,772	100.00%	650.04
<hr/>					
Grass Total	183,317.40	93.79%	119,158,704	91.80%	650.01
CRP Total	2,767.23	1.42%	4,559,079	3.51%	1,647.52
Timber Total	9,365.24	4.79%	6,087,772	4.69%	650.04
<hr/>					
114. Market Area Total	195,449.87	100.00%	129,805,555	100.00%	664.14

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

73 Red Willow

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	334,058,979	356,492,993	22,434,014	6.72%	3,304,131	5.73%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	36,899,702	37,833,379	933,677	2.53%	1,315,803	-1.04%
04. Total Residential (sum lines 1-3)	370,958,681	394,326,372	23,367,691	6.30%	4,619,934	5.05%
05. Commercial	117,217,623	145,005,431	27,787,808	23.71%	2,007,684	21.99%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	117,217,623	145,005,431	27,787,808	23.71%	2,007,684	21.99%
08. Ag-Farmsite Land, Outbuildings	17,650,147	17,478,281	-171,866	-0.97%	0	-0.97%
09. Minerals	7,825,180	8,499,260	674,080	8.61	0	8.61%
10. Non Ag Use Land	215	215	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	25,475,542	25,977,756	502,214	1.97%	0	1.97%
12. Irrigated	193,102,607	192,394,248	-708,359	-0.37%		
13. Dryland	312,101,293	312,825,956	724,663	0.23%		
14. Grassland	135,056,590	129,805,555	-5,251,035	-3.89%		
15. Wasteland	21,217	21,192	-25	-0.12%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	640,281,707	635,046,951	-5,234,756	-0.82%		
18. Total Value of all Real Property (Locally Assessed)	1,153,933,553	1,200,356,510	46,422,957	4.02%	6,627,618	3.45%

2017 Assessment Survey for Red Willow County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$270,565
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$70,000.00
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,605 is dedicated to the GIS System. The County Treasurer and County Assessor share a computer budget out of the general fund for programs and equipment.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,800
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	\$10,995.08

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan, owned by Thomson Reuters
2.	CAMA software:
	TerraScan with Marshall Swift pricing
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.redwillow.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Office staff
8.	Personal Property software:
	TerraScan

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?
	McCook
4.	When was zoning implemented?
	October 2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott and Stanard Appraisal
2.	GIS Services:
	GIS Workshop, Inc.
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, for both the commercial and oil and gas mineral appraisals
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 that the commercial appraiser be licensed in Nebraska; Pritchard and Abbott are contracted with because they are experts in the field of oil and gas mineral appraisal.
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

2017 Residential Assessment Survey for Red Willow County

1.	Valuation data collection done by:																
	The assessor and staff																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Bartley - small village East of McCook, there is some residential activity each year; however, it is somewhat less desirable as it is a farther commute to jobs and services.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Suburban - includes all residential parcels within a three mile radius of the City of McCook plus an extended portion west and north of the traditional suburban boundary. The market is strong for properties in this area as buyers find rural living with a short commute desirable.</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Rural - all residential parcels outside of the City and Village boundaries excluding those in the suburban neighborhoods.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings- Rural Outbuildings located throughout the county.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.	02	Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.	03	Bartley - small village East of McCook, there is some residential activity each year; however, it is somewhat less desirable as it is a farther commute to jobs and services.	04	Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.	06	Suburban - includes all residential parcels within a three mile radius of the City of McCook plus an extended portion west and north of the traditional suburban boundary. The market is strong for properties in this area as buyers find rural living with a short commute desirable.	07	Rural - all residential parcels outside of the City and Village boundaries excluding those in the suburban neighborhoods.	AG	Outbuildings- Rural Outbuildings located throughout the county.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																
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07	Rural - all residential parcels outside of the City and Village boundaries excluding those in the suburban neighborhoods.																
AG	Outbuildings- Rural Outbuildings located throughout the county.																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach and the sales comparison approach are both used.																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	Yes, depreciation tables are established using local market information.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes																
6.	Describe the methodology used to determine the residential lot values?																
	Sales studies of vacant lots are conducted and values are established by the square foot.																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	N/A, Currently there are no applications on file.																

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2009	2008	2009	2013-2014
	02	2015	2015	2013	2015
	03	2015	2015	2010	2015
	04	2015	2008	2010	2015
	06	2015	2012	2015	2011-2012
	07	2015	2012	2015	2011/2015
	AG	2014	2012	2014	2011/2015

Although the costing for McCook is dated 2008 it has been factored up over the years to ensure the county is achieving uniform and proportionate values.

2017 Commercial Assessment Survey for Red Willow County

1.	Valuation data collection done by:			
	The county assessor and staff and by the contracted appraisal service			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	McCook - the largest community in the County and the only one with an active commercial market. The town is a hub for jobs and services and the market is active.		
	02	Indianola - small village near McCook with some basic services and amenities. There is no organized commercial market.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	All three approaches to value are used where applicable. Income data is not always available and the sales approach is limited by having few sales within similar occupancy codes.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Contract appraisers are relied upon to assist in valuing unique commercial properties when necessary.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	Yes, the depreciation tables are developed using local market information varying by occupancy codes.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales analysis is conducted and values are applied by the square foot, front foot or per acre value.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2016	2015	2016
	02	2016	2015	2016

2017 Agricultural Assessment Survey for Red Willow County

1.	Valuation data collection done by:							
	The assessor and staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no discernible differences throughout the county to warrant establishing market areas.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no discernible differences throughout the county to warrant establishing market areas.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no discernible differences throughout the county to warrant establishing market areas.	2016						
3.	Describe the process used to determine and monitor market areas.							
	Spreadsheets and maps are developed to monitor sales of each land class to determine if there is any evidence of a need for market areas.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales studies have been conducted to determine influences and characteristics typical for rural residential tracts. Based on the information from the study, tracts that are 20 acres or less are valued as a residential site unless other evidence is available to show that the land is actively being used for agricultural purposes. Sales are also monitored for any recreational use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Farm home sites and rural residential home sites are valued the same.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							

AMENDED
2016 PLAN OF ASSESSMENT FOR RED WILLOW COUNTY
ASSESSMENT YEARS 2017, 2018 AND 2019
DATE: JUNE 10, 2016

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Red Willow County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	4,847	58.84%	28.98%
Commercial	728	08.84%	10.16%
Agricultural	2,605	31.62%	60.18%
Mineral Interest	58	00.70%	00.68%

Agricultural Land – taxable acres:

Irrigated	60,650.07	13.89%
Dry	179,327.21	41.08%
Grass	195,706.78	44.83%
Waste	846.85	00.20%

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

Current Resources:

A. Staff/Budget/Training

The Red Willow County Assessor provides general supervision over the staff and directs the assessment of all property in Red Willow County. The assessor supervises all reappraisals in the county. Reviews of all properties that have sold are completed and a questionnaire is mailed to both buyer and seller. Other duties include managing the staff, preparing the budget, making decisions on the purchases and filing claims for payment of the expenses for the county assessor’s office. The assessor also meets with the liaison on surveys and reports and completes all reports as required by the statutes in a timely manner. When a protest is filed the assessor views each property with the county board. All Tax Equalization and Review Commission hearings are prepared for and attended by the assessor and county attorney. Hiring new employees is handled by the assessor including interviews, setting the salary and preparing the job description for that employee. The state assessed values are verified and certified to the entities by the assessor. The assessor oversees the filing of the personal property schedules. She works the schedules in the mail and corresponds with taxpayers requesting additional information.

The deputy assessor assists the assessor with personnel matters, including interviewing applicants for employment and helps with reviews for the sold properties. The deputy handles the valuation of all oil and gas properties in the county, processing the appraisals and preparing the personal property schedules for oil, and entering values in the computer. Spreadsheets are prepared in the computer for property sold listing all information about the sale for use in the sales studies. The homestead exemptions are prepared for mailing by the deputy, checking for sold property, deceased individuals and verifying that the information on the application is correct. The qualified sales roster is reviewed by the deputy checking all data entry and any changes in value because of appraisals or corrections. The deputy works with the assessor to prepare materials for TERC hearings and hearings are attended with the assessor. The deputy assists the assessor with all reports and assumes the duties in the absence of the assessor. Her job is to prepare spreadsheets for the agland properties and work with the county assessor on the ag what-if program in determining the agland values.

The assessor's clerk handles the real estate transfers including changing the record cards, computer records, and electronically files the sales information. Sales books are developed for assessor's office use and for the public's use which includes pictures, lot size, sales price and general data on the property. Split-outs are completed by the clerk which would include splitting the parcel on GIS and keeping all maps current. She is also responsible for mailing the questionnaires on the sold property. The clerk prepares leased land letters for the signatures of the land owner and improvement owner.

The data collector/clerk updates record cards and copies information to the current records. Her duties include updating the inventory report. The annual tax exempt applications are prepared by the clerk. The clerk assists the data collector with appraisal work.

The data collector/clerk collects data for the appraisal work, gets measurements of new construction, takes pictures and gathers information on new construction as well as for reappraisals. The photos in our record cards are updated as we physically inspect the property.

The entire staff is trained to handle personal property schedules including reviewing the taxpayer's depreciation worksheets. They assist real estate agents, appraisers and customers requesting information from our office. The staff helps the public with completing their homestead exemption applications and income forms. They also do data entry on the Marshall-Swift costing. We work together to print and mail notice of valuation changes. Various staff members serve on personnel and safety committees that were set up by the county board.

The county assessor and deputy assessor hold an assessor's certificate with the State of Nebraska. The assessor and deputy attend the Assessor's workshops, IAAO courses, as well as district meetings to keep informed about new legislation and the latest information. The required hours of education are completed in order to retain the assessor's certificate. Red Willow County has a procedure manual in place to guide the staff in the process of the pick-up work, reappraisals, real estate transfers, homestead exemptions and all major functions of the assessor's office. The manual describes and

explains these operations in detail.

The 2016 budget for the Red Willow County Assessor's office is \$270,565.00

B. Cadastral Maps

The Red Willow County Assessor's office has identified all ag parcels and land classifications on GIS. Letters were mailed to all agricultural property owners to help us identify the subclasses of agland. This would include CREP, CRP & Timber along the creek and river. The new soil conversion was completed for 2009. The staff maintains and keeps the data current by updating the information from current surveys and transfers. Our city and village maps were made in 1967. We had maps drawn of the new subdivisions. The county surveyor assists us with any questions concerning surveys.

C. Property Record Cards

Property record cards in the assessor's office include owner's name and mailing address, the address of the property, legal description, classification codes, tax district codes and lot size. Property information including square foot and all physical components of the improvements, quality, condition, sketches and photos are included in the record card. All record cards are updated from information recorded with the county clerk, clerk of the district court and county court. The record cards are kept current due to the number of requests for information by the public. We now have a guest computer that is used by the public to access all information.

D. Software for CAMA, Assessment Administration, GIS

We are currently using Manatron software for our CAMA as well as our administrative package. We have a contract with GIS Workshop Inc. for our GIS software & website.

Current Assessment Procedures for Real Property

Real property in Red Willow County is divided into three groups: residential, commercial and agricultural. In Red Willow County reappraisals are usually done annually on a rotating basis. We continually study our statistics so we can also focus on the areas that are falling below the required level of value.

All improved properties are inspected at the time of a reappraisal. Current data is checked for accuracy, notes are made as to the condition and a photograph is taken of each improvement. Interior updates are verified with the owner if possible. Otherwise we leave a door hanger at each property asking them to contact our office. If additional information is needed to complete the pricing we follow up with a phone call. A contract with Stanard Appraisal was approved by the Red Willow Co. Board for a complete reappraisal of all commercial property. Stanard Appraisal is in the process of completing physical inspections of all commercial property. The sales information has been gathered and provided to Stanard Appraisal.

On new construction we make an inspection of the improvement, we measure and determine the quality of the improvement and collect all the data at the site. If the property is not entirely done upon inspection, a follow-up review takes place at the end of the year. The owner is then contacted by phone or letter to confirm the percent of completion. The Marshall-Swift table of completion is used to determine the percent finished.

The pickup work in Red Willow County is continuous. Building permits are provided by the McCook city office as well as the village of Indianola. The other villages have no offices so permits are not available. Information about new improvements is seldom reported. We complete the pickup work as time permits throughout the year and follow-up with a check of the partially completed improvements right before the end of the year.

Depreciation tables are developed by analyzing the sales in a neighborhood. We gather facts and create a spreadsheet with all the sales information. We have built the sales information in our Manatron system so we can study the statistics annually.

We plan to contact outside appraisal if available to assist us with commercial on a per hour basis using the 3 approaches to value. A market analysis is completed on a yearly basis.

Level of Value for assessment year 2016

<u>Property Class</u>	<u>Median</u>
Residential	93.00
Commercial	92.00
Agricultural	70.00

For more information regarding statistical measures see 2016 Reports & Opinions.

All reports are completed and filed in a timely manner usually being completed by the assessor with the assistance of the deputy assessor. These reports include the abstract, the certification of values, the school district taxable value report, the tax roll and the certificate of taxes levied. There are also tax list corrections filed throughout the year. The Red Willow County Assessor's office will assist the county treasurer with the real estate and personal property tax statements.

The Red Willow County Assessor's office accepts homestead exemption applications from February 1st thru June 30th of each year. We refer to statute 77-3510 thru 77-3528 as a guideline when questions arise. We prepare the applications prior to mailing them out in February, checking for sold property, deceased individuals and making sure information on the application is complete and correct. We assist the applicants with the homestead application and income forms that are provided by the department. We file the applications with the Nebraska Department of Revenue by August 1st of each year.

Personal property schedules are to be filed with our office between January 1st and May 1st of each year. Personal property regulation 20 is used for assistance when questions

arise. Schedules are mailed to each individual or company that filed the previous year. If they have not filed two weeks before the May 1st deadline we send a second reminder notice. We also notify all new business and property owners. Penalties on personal property are applied to late filings as the law permits.

Our real estate transfers are completed and sent to the Property Assessment Division. The assessor's clerk works the 521's, changes all the necessary records, electronically files the sales information and develops the sales books. A questionnaire is sent to both the buyer and seller for all classes of property. The sales are reviewed with a drive by inspection. At that time we are checking the quality, condition, neighborhood and other factors that may have affected the sale.

Assessment Actions Planned for Assessment Year 2017

Residential (and/or subclasses):

All pickup work will be completed in-house based on the information gathered from building permits, realtor sites, and inspections. The statistics will be reviewed in all neighborhoods to identify problem areas in the county. Our staff will complete the physical inspections of all the properties required in order to meet the 6 year review on all residential properties. Our goal is to update our residential costing in the City of McCook and develop new depreciation tables.

Commercial (and/or subclasses):

Stanard Appraisal will complete the inspections of all commercial property as well as completing the new costing and depreciation.

We will continue to study the current sales of each occupancy as well as gathering rent information. All pickup work will be completed by Stanard Appraisal & office staff.

Agricultural Land (and/or subclasses):

GIS will be updated with the new 2015 soil conversions. We will be updating Terra-Scan based on the new conversion. Our office will continue to study all land sales to help us determine the value. All sales are reviewed on GIS and questionnaires are mailed to both the buyer and seller to determine if it is an arms length transaction.

Assessment Actions Planned for Assessment Year 2018

Residential (and/or subclasses):

The statistics will be reviewed for all neighborhoods to determine if we are equalized with similar neighborhoods. We plan to begin physical inspections of all the residential properties within the City of McCook.

Commercial (and/or subclasses):

An outside appraisal company will assist us with commercial pickup work. The statistics will be reviewed and spreadsheets will be developed to support any changes required.

Agricultural Land (and/or subclasses):

Values will be determined based on current sales. We will continue to update GIS as

current surveys are filed. I plan to continue to verify the land classification of sales by contacting the buyer and the seller.

Assessment Actions planned for Assessment Year 2019

Residential (and/or subclasses):

We will continue to complete physical inspections on residential properties in McCook. Statistics for all residential neighborhoods will be generated and sales information will be studied. All residential appraisal work will be completed in-house.

Commercial (and/or subclasses):

An outside appraisal company will assist us with pickup work. The statistics will be reviewed and spreadsheets will be developed to support any changes required.

Agricultural (and/or subclasses):

A study of all land sales will be completed and values will be determined annually.

Detailed Breakdown of functions performed by the assessor's office, but not limited to:

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file Assessor Administrative reports required by law/regulation:
 - a. Real abstract
 - b. Assessor survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
 - k. Personal property Abstract Report
3. Personal Property; administer annual filing of 1,189 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 441 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed-review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing-management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. 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.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property and centrally assessed. Prepare tax statements for the county treasurer.
11. Tax List Corrections-prepare tax list correction documents for county board approval.
12. County Board of Equalization-attend county board of equalization meetings for valuation protests-assemble and provide information.
13. TERC Appeals-prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization-attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and Deputy Assessor attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

Our current budget includes a line item for reappraisals. This covers expenses for the oil and gas appraisal. This line item also includes expenses for fuel costs for sales reviews and on-site inspections for in house appraisals and commercial pickup work. Our budget also contains a line item for the geographical information system.

This would include the annual costs for maintenance of GIS.

Respectfully submitted,

Sandra K. Kotschwar
Red Willow County Assessor

Date

PRIOR YEAR'S STATISTICAL CORRELATION

ASSESSMENT YEAR	R & O MEDIAN	WGT. MEAN	COD	PRD
RESIDENTIAL				
2006	95.98	93.17	17.25	106.94
2007	93.71	91.46	16.86	105.81
2008	95.37	92.36	18.21	107.54
2009	98.00	95.00	20.07	107.23
2010	97.00	95.00	12.44	103.79
2011	96.00	96.00	11.73	104.05
2012	95.00	92.00	15.96	107.01
2013	93.00	90.56	17.12	105.51
2014	94.00	89.00	16.57	108.48
2015	94.00			
COMMERCIAL				
2006	96.09	95.96	20.11	95.57
2007	97.38	92.13	20.97	106.64
2008	96.00	91.76	23.41	103.07
2009	99.00	97.00	7.84	101.32
2010	98.00	83.00	13.77	109.01
2011	99.00	94.00	13.47	98.44
2012	98.00	95.00	23.99	103.74
2013	NA	NA	NA	NA
2014	95.00	95.04	29.15	106.92
2015	92.00			
AG-LAND				
2006	75.82	73.70	18.79	103.26
2007	71.69	66.35	26.81	108.15
2008	71.59	68.25	24.70	109.43
2009	71.00	66.00	24.12	108.27
2010	72.00	65.00	19.56	110.79
2011	69.00	70.00	18.22	108.11
2012	70.00	68.00	19.85	104.82
2013	71.00	64.00	25.90	108.64
2014	70.00	70.00	28.92	106.51
2015	71.00			