

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

ROCK COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator for Rock 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 Rock 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: TJ Ellermeier, Rock County Assessor

Table of Contents

2020 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

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

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

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

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

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

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

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

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

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

are reviewed to ensure taxpayers are served with such transparency.

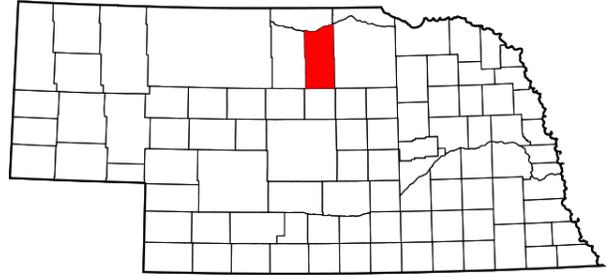
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

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

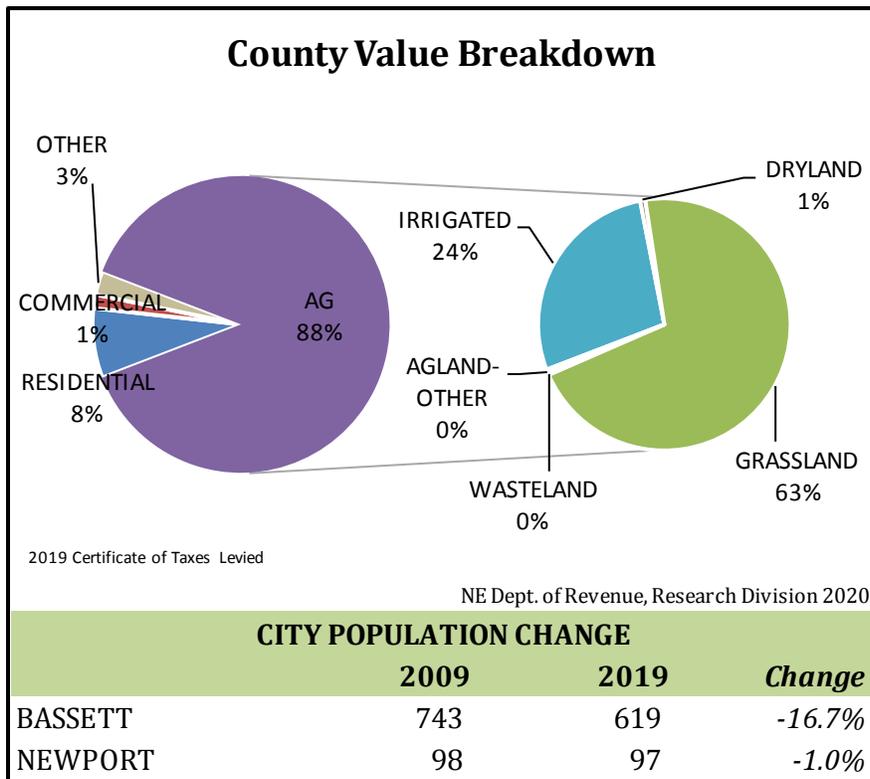
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,008 square miles, Rock County had 1,360 residents, per the Census Bureau Quick Facts for 2018, reflecting an 11% population decline from the 2010 US Census. Reports indicated that 69% of county residents were homeowners and 85% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$53,214 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Rock County are located in and around the county seat of Bassett. According to information available from the U.S. Census Bureau, there were 53 employer establishments with total employment of 333.



Agricultural land is the single largest contributor of the county's valuation base. Grassland makes up the majority of the land in the county. Rock is included in the Middle Niobrara, Lower Niobrara, Upper Elkhorn and Lower Loup Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Rock County ranks third in forage-land used for all hay and haylage, grass silage, and greenchop (USDA AgCensus).

2020 Residential Correlation for Rock County

Assessment Actions

For the 2020 assessment year, Valuation Group 1 and 2 were physically inspected and reviewed with new pictures taken. A lot study was performed with new values implemented. The Marshall Swift costing was updated to 2019 for the improvements, followed by a depreciation study. All pick up work was completed and placed on the assessment roll.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's -length sales are made available for measurement. The Rock County Assessor continues to maintain acceptable sales qualification and verification practices with high percentages of sales used. Currently there are four valuation groups recognized by the county assessor.

Rock County is current with the required six-year physical inspection and review cycle. The assessor physically inspects and reviews every property and has revised the six-year cycle plan. The county has a spreadsheet that is kept up that shows each town and area in the county that has been inspected. A lot study has been implemented with new lot values for the 2020 assessment year. Cost tables are updated after the review of the valuation groups and the assessor arrives at final value by utilizing the Computer-Assisted Mass Appraisal (CAMA) cost tables and a market-derived depreciation model. The county assessor currently does not have a written valuation methodology on file, however a discussion was held with the assessor regarding the benefits of having a methodology.

Description of Analysis

Residential sales are stratified into four valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Bassett
2	A newer subdivision located in Bassett outside the city limits.
3	Newport
4	Rural

2020 Residential Correlation for Rock County

The statistical profile for the residential class indicates 51 qualified sales that fall within all four valuation groups. Two of the three measures of central tendency are within range, with exception of the weighted mean, which is four percentage points below, but is impacted by the extreme sale prices in the sample. The COD is within the recommended range for rural jurisdictions, the PRD is slightly high, but the sales price substrata does not display a clearly regressive pattern.

The statistical sample and the 2020 County Abstract of Assessment, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) indicate that the sample changed at a greater percentage than the unsold parcels. For the 2020 assessment year, Valuation Group 1 and 2 had new lot values, costing tables and market driven depreciation tables implemented. Implementation of the new appraisal methods may have resulted in the discrepancy. The county assessor has been transparent with his valuation processes and strives to improve equalization by converting to table driven depreciation tables. The Property Assessment Division (Division) will work with the county assessor during the next assessment practice review to ensure that values have been proportionately applied.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the residential class. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	40	91.97	94.45	92.79	15.16	101.79
2	5	98.50	98.38	88.05	20.34	111.73
3	4	67.92	87.91	68.52	46.02	128.30
4	2	63.02	63.02	66.98	29.63	94.09
<u>ALL</u>	51	91.77	93.09	88.07	19.04	105.70

Level of Value

Based on analysis of all available information, the level of value for the residential property in Rock County is 92%.

2020 Commercial Correlation for Rock County

Assessment Actions

Pick-up work and routine maintenance was performed and placed on the assessment roll.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. Rock County continues to maintain acceptable sales qualification and verification practices. Only one valuation group is used for the commercial class.

The Rock County assessor is current with the required six-year physical inspection and review cycle as the commercial properties were inspected and reviewed by the contract appraiser for 2019. Lot values were reviewed by the contract appraiser as well.

Regarding the use of the three approaches to value; all commercial properties are valued using the cost approach, using the Computer-Assisted Mass Appraisal (CAMA) cost tables. Depreciation for commercial property is market-derived, both cost, and depreciation tables are updated when the valuation group is physically reviewed.

Description of Analysis

The commercial statistical profile shows 15 qualified sales, with a median of 108%, and a COD of 48%. By removing the lowest ratio of the sample the median jumps to 118% and removing the highest ratio it drops to 101%, further showing the statistics are not reliable. The profile comprises sales involving 11 different occupancy codes. All commercial properties are valued using the cost approach. A historical review of assessment practices and valuation changes supports that the county has kept the costing and depreciation tables updated. When comparing nearby communities in Brown, Keya Paha, Holt and Loup counties, it appears the values have increased over the past decade at a similar rate.

Review of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report shows a flat to declining valuation of the commercial class, which is expected based on the assessment actions of the county and compared to similar markets in the region.

2020 Commercial Correlation for Rock County

Equalization and Quality of Assessment

Based on the review of assessment practices, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

Level of Value

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

2020 Agricultural Correlation for Rock County

Assessment Actions

For the 2020, assessment year the county assessor performed a market analysis after the soil conversion was implemented. Though the sales study irrigated and dryland values decreased 1% and grassland 2%. After the flood in March 2019, the county assessor had the county flown for new aerial imagery maps. These were used to review land use affected by the flooding with valuation changes put on for 2020.

All pick-up work was placed on the assessment roll.

Assessment Practice Review

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

The county assessor is going from three to two market areas for assessment year 2020. Values for dryland and grassland are be the same for both areas. Irrigated values are be different. The areas are studied each year for any changes. Land use is kept up to date by comparing aerial imagery from year to year. Feedlots are the only intensive use identified in the county.

Agricultural improvements are inspected and reviewed within the six-year cycle. The Marshall & Swift costing is dated 2016 and Computer-Assisted Mass Appraisal (CAMA) derived depreciation is updated when inspections are completed. Home sites are valued at \$10,000 for the first acre, and farm sites are valued at \$2,000 per acre. These are the same for both agricultural and rural residential dwellings.

Description of Analysis

The agricultural statistical sample consists of only nine sales. Even though two of the measures of central tendency are within the range, when compared to adjoining counties, Rock County is generally comparable where they adjoin. Comparability is defined using soil maps and not by an absolute extension of the county line as differences immerge at varying distances.

Due to the limited number of sales in the sample for analysis for all three land classes of property, the median will not be used to represent the level of value.

In comparison to adjoining counties, Rock County's agricultural land values are equalized and the county assessor's decision to make the above changes to agricultural land values is consistent with the region.

Equalization and Quality of Assessment

The review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

2020 Agricultural Correlation for Rock County

Review of the statistical sample, comparable counties, and assessment practices indicate that Rock County has achieved equalization. The quality of assessment in the agricultural land class of property in Rock County complies with generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Rock County is 75%.

2020 Opinions of the Property Tax Administrator for Rock County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Rock County

Residential Real Property - Current

Number of Sales	51	Median	91.77
Total Sales Price	\$3,610,996	Mean	93.09
Total Adj. Sales Price	\$3,610,996	Wgt. Mean	88.07
Total Assessed Value	\$3,180,270	Average Assessed Value of the Base	\$48,643
Avg. Adj. Sales Price	\$70,804	Avg. Assessed Value	\$62,358

Confidence Interval - Current

95% Median C.I	83.93 to 95.68
95% Wgt. Mean C.I	82.39 to 93.75
95% Mean C.I	86.48 to 99.70
% of Value of the Class of all Real Property Value in the County	5.40
% of Records Sold in the Study Period	7.07
% of Value Sold in the Study Period	9.07

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	50	92	91.88
2018	48	97	96.82
2017	48	97	96.72
2016	48	98	98.12

2020 Commission Summary for Rock County

Commercial Real Property - Current

Number of Sales	15	Median	107.62
Total Sales Price	\$930,058	Mean	120.54
Total Adj. Sales Price	\$930,058	Wgt. Mean	94.73
Total Assessed Value	\$881,080	Average Assessed Value of the Base	\$66,533
Avg. Adj. Sales Price	\$62,004	Avg. Assessed Value	\$58,739

Confidence Interval - Current

95% Median C.I	59.83 to 169.50
95% Wgt. Mean C.I	73.74 to 115.73
95% Mean C.I	84.27 to 156.81
% of Value of the Class of all Real Property Value in the County	1.47
% of Records Sold in the Study Period	10.42
% of Value Sold in the Study Period	9.20

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	13	100	119.65
2018	12	100	103.79
2017	13	100	102.00
2016	13	100	102.00

75 Rock
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 51
 Total Sales Price : 3,610,996
 Total Adj. Sales Price : 3,610,996
 Total Assessed Value : 3,180,270
 Avg. Adj. Sales Price : 70,804
 Avg. Assessed Value : 62,358

MEDIAN : 92
 WGT. MEAN : 88
 MEAN : 93
 COD : 19.04
 PRD : 105.70

COV : 25.87
 STD : 24.08
 Avg. Abs. Dev : 17.47
 MAX Sales Ratio : 168.29
 MIN Sales Ratio : 44.35

95% Median C.I. : 83.93 to 95.68
 95% Wgt. Mean C.I. : 82.39 to 93.75
 95% Mean C.I. : 86.48 to 99.70

Printed:3/19/2020 11:05:46AM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	8	100.89	96.47	90.29	12.74	106.84	70.05	111.77	70.05 to 111.77	72,065	65,064
01-JAN-18 To 31-MAR-18	3	98.50	101.01	100.91	06.92	100.10	92.03	112.50	N/A	59,833	60,380
01-APR-18 To 30-JUN-18	3	91.90	90.31	92.59	04.05	97.54	83.93	95.09	N/A	82,000	75,925
01-JUL-18 To 30-SEP-18	6	79.35	83.81	82.81	31.24	101.21	44.35	132.52	44.35 to 132.52	97,833	81,012
01-OCT-18 To 31-DEC-18	6	97.82	102.36	101.33	19.83	101.02	75.70	136.90	75.70 to 136.90	50,741	51,416
01-JAN-19 To 31-MAR-19	8	84.64	79.58	77.35	20.29	102.88	47.52	121.50	47.52 to 121.50	72,500	56,077
01-APR-19 To 30-JUN-19	9	84.76	94.35	87.76	21.08	107.51	73.92	151.40	74.55 to 118.37	72,726	63,821
01-JUL-19 To 30-SEP-19	8	90.06	99.89	89.70	18.93	111.36	78.25	168.29	78.25 to 168.29	60,375	54,159
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	20	94.86	92.43	89.08	15.60	103.76	44.35	132.52	83.93 to 106.88	79,451	70,775
01-OCT-18 To 30-SEP-19	31	87.42	93.52	87.28	21.23	107.15	47.52	168.29	78.25 to 99.02	65,225	56,928
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	18	93.56	93.94	91.38	18.48	102.80	44.35	136.90	77.48 to 101.50	73,164	66,860
<u>ALL</u>	51	91.77	93.09	88.07	19.04	105.70	44.35	168.29	83.93 to 95.68	70,804	62,358

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	40	91.97	94.45	92.79	15.16	101.79	48.84	151.40	87.08 to 99.02	60,947	56,554
2	5	98.50	98.38	88.05	20.34	111.73	71.10	128.42	N/A	119,620	105,331
3	4	67.92	87.91	68.52	46.02	128.30	47.52	168.29	N/A	102,500	70,238
4	2	63.02	63.02	66.98	29.63	94.09	44.35	81.68	N/A	82,500	55,255
<u>ALL</u>	51	91.77	93.09	88.07	19.04	105.70	44.35	168.29	83.93 to 95.68	70,804	62,358

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	51	91.77	93.09	88.07	19.04	105.70	44.35	168.29	83.93 to 95.68	70,804	62,358
06											
07											
<u>ALL</u>	51	91.77	93.09	88.07	19.04	105.70	44.35	168.29	83.93 to 95.68	70,804	62,358

**75 Rock
RESIDENTIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 51
 Total Sales Price : 3,610,996
 Total Adj. Sales Price : 3,610,996
 Total Assessed Value : 3,180,270
 Avg. Adj. Sales Price : 70,804
 Avg. Assessed Value : 62,358

MEDIAN : 92
 WGT. MEAN : 88
 MEAN : 93
 COD : 19.04
 PRD : 105.70

COV : 25.87
 STD : 24.08
 Avg. Abs. Dev : 17.47
 MAX Sales Ratio : 168.29
 MIN Sales Ratio : 44.35

95% Median C.I. : 83.93 to 95.68
 95% Wgt. Mean C.I. : 82.39 to 93.75
 95% Mean C.I. : 86.48 to 99.70

Printed:3/19/2020 11:05:46AM

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	1	151.40	151.40	151.40	00.00	100.00	151.40	151.40	N/A	2,500	3,785	
Less Than 15,000	4	144.15	141.66	138.59	12.62	102.22	110.05	168.29	N/A	6,828	9,463	
Less Than 30,000	13	99.95	103.94	93.84	26.18	110.76	47.52	168.29	77.48 to 136.90	16,128	15,134	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	50	91.39	91.92	88.03	18.19	104.42	44.35	168.29	82.20 to 95.68	72,170	63,530	
Greater Than 14,999	47	90.51	88.96	87.69	16.19	101.45	44.35	132.52	81.80 to 94.90	76,249	66,860	
Greater Than 29,999	38	90.76	89.38	87.72	15.67	101.89	44.35	132.52	81.68 to 95.09	89,509	78,514	
<u>Incremental Ranges</u>												
0 TO 4,999	1	151.40	151.40	151.40	00.00	100.00	151.40	151.40	N/A	2,500	3,785	
5,000 TO 14,999	3	136.90	138.41	137.30	14.18	100.81	110.05	168.29	N/A	8,270	11,355	
15,000 TO 29,999	9	82.20	87.18	87.14	18.89	100.05	47.52	121.50	74.55 to 107.60	20,261	17,655	
30,000 TO 59,999	14	88.27	89.02	87.55	18.51	101.68	48.84	118.37	73.92 to 111.77	45,981	40,255	
60,000 TO 99,999	11	91.00	92.36	93.15	16.81	99.15	44.35	132.52	77.79 to 128.42	70,782	65,935	
100,000 TO 149,999	8	92.35	91.46	91.38	08.65	100.09	75.52	108.55	75.52 to 108.55	125,250	114,456	
150,000 TO 249,999	5	71.10	80.46	79.74	16.74	100.90	65.78	101.50	N/A	195,400	155,804	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	51	91.77	93.09	88.07	19.04	105.70	44.35	168.29	83.93 to 95.68	70,804	62,358	

75 Rock
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 15
Total Sales Price : 930,058
Total Adj. Sales Price : 930,058
Total Assessed Value : 881,080
Avg. Adj. Sales Price : 62,004
Avg. Assessed Value : 58,739

MEDIAN : 108
WGT. MEAN : 95
MEAN : 121
COD : 47.89
PRD : 127.25

COV : 54.32
STD : 65.48
Avg. Abs. Dev : 51.54
MAX Sales Ratio : 263.85
MIN Sales Ratio : 44.39

95% Median C.I. : 59.83 to 169.50
95% Wgt. Mean C.I. : 73.74 to 115.73
95% Mean C.I. : 84.27 to 156.81

Printed:3/19/2020 11:05:47AM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	3	133.54	147.26	113.60	54.78	129.63	44.39	263.85	N/A	50,286	57,123
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	1	55.56	55.56	55.56	00.00	100.00	55.56	55.56	N/A	27,000	15,000
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	2	67.70	67.70	73.20	23.69	92.49	51.66	83.73	N/A	167,500	122,615
01-OCT-18 To 31-DEC-18	2	116.36	116.36	105.87	17.89	109.91	95.54	137.18	N/A	66,500	70,403
01-JAN-19 To 31-MAR-19	3	185.43	154.42	124.49	28.43	124.04	59.83	217.99	N/A	33,067	41,163
01-APR-19 To 30-JUN-19	3	107.62	116.70	93.28	29.89	125.11	72.99	169.50	N/A	50,000	46,638
01-JUL-19 To 30-SEP-19	1	129.34	129.34	129.34	00.00	100.00	129.34	129.34	N/A	35,000	45,270
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	4	94.55	124.34	104.79	78.65	118.66	44.39	263.85	N/A	44,465	46,593
01-OCT-17 To 30-SEP-18	2	67.70	67.70	73.20	23.69	92.49	51.66	83.73	N/A	167,500	122,615
01-OCT-18 To 30-SEP-19	9	129.34	130.60	107.74	32.14	121.22	59.83	217.99	72.99 to 185.43	46,356	49,942
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	4	94.55	124.34	104.79	78.65	118.66	44.39	263.85	N/A	44,465	46,593
01-JAN-18 To 31-DEC-18	4	89.64	92.03	82.49	27.14	111.57	51.66	137.18	N/A	117,000	96,509
<u>ALL</u>	15	107.62	120.54	94.73	47.89	127.25	44.39	263.85	59.83 to 169.50	62,004	58,739

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	15	107.62	120.54	94.73	47.89	127.25	44.39	263.85	59.83 to 169.50	62,004	58,739
<u>ALL</u>	15	107.62	120.54	94.73	47.89	127.25	44.39	263.85	59.83 to 169.50	62,004	58,739

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	2	73.60	73.60	72.55	29.81	101.45	51.66	95.54	N/A	105,000	76,183
03	13	129.34	127.77	101.20	40.64	126.25	44.39	263.85	59.83 to 185.43	55,389	56,055
04											
<u>ALL</u>	15	107.62	120.54	94.73	47.89	127.25	44.39	263.85	59.83 to 169.50	62,004	58,739

75 Rock
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 15
Total Sales Price : 930,058
Total Adj. Sales Price : 930,058
Total Assessed Value : 881,080
Avg. Adj. Sales Price : 62,004
Avg. Assessed Value : 58,739

MEDIAN : 108
WGT. MEAN : 95
MEAN : 121
COD : 47.89
PRD : 127.25

COV : 54.32
STD : 65.48
Avg. Abs. Dev : 51.54
MAX Sales Ratio : 263.85
MIN Sales Ratio : 44.39

95% Median C.I. : 59.83 to 169.50
95% Wgt. Mean C.I. : 73.74 to 115.73
95% Mean C.I. : 84.27 to 156.81

Printed:3/19/2020 11:05:47AM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	3	217.99	217.11	217.02	14.43	100.04	169.50	263.85	N/A	9,067	19,677	
Less Than 30,000	4	193.75	176.73	136.59	33.14	129.39	55.56	263.85	N/A	13,550	18,508	
___Ranges Excl. Low \$___												
Greater Than 4,999	15	107.62	120.54	94.73	47.89	127.25	44.39	263.85	59.83 to 169.50	62,004	58,739	
Greater Than 14,999	12	89.64	96.40	91.05	39.09	105.88	44.39	185.43	55.56 to 133.54	75,238	68,504	
Greater Than 29,999	11	95.54	100.11	92.14	36.20	108.65	44.39	185.43	51.66 to 137.18	79,623	73,368	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	3	217.99	217.11	217.02	14.43	100.04	169.50	263.85	N/A	9,067	19,677	
15,000 TO 29,999	1	55.56	55.56	55.56	00.00	100.00	55.56	55.56	N/A	27,000	15,000	
30,000 TO 59,999	5	129.34	111.23	105.49	33.77	105.44	44.39	185.43	N/A	41,672	43,960	
60,000 TO 99,999	3	107.62	104.72	106.02	18.75	98.77	72.99	133.54	N/A	77,500	82,162	
100,000 TO 149,999	2	73.60	73.60	72.55	29.81	101.45	51.66	95.54	N/A	105,000	76,183	
150,000 TO 249,999	1	83.73	83.73	83.73	00.00	100.00	83.73	83.73	N/A	225,000	188,400	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ALL___	15	107.62	120.54	94.73	47.89	127.25	44.39	263.85	59.83 to 169.50	62,004	58,739	

75 Rock
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 15
 Total Sales Price : 930,058
 Total Adj. Sales Price : 930,058
 Total Assessed Value : 881,080
 Avg. Adj. Sales Price : 62,004
 Avg. Assessed Value : 58,739

MEDIAN : 108
 WGT. MEAN : 95
 MEAN : 121
 COD : 47.89
 PRD : 127.25

COV : 54.32
 STD : 65.48
 Avg. Abs. Dev : 51.54
 MAX Sales Ratio : 263.85
 MIN Sales Ratio : 44.39

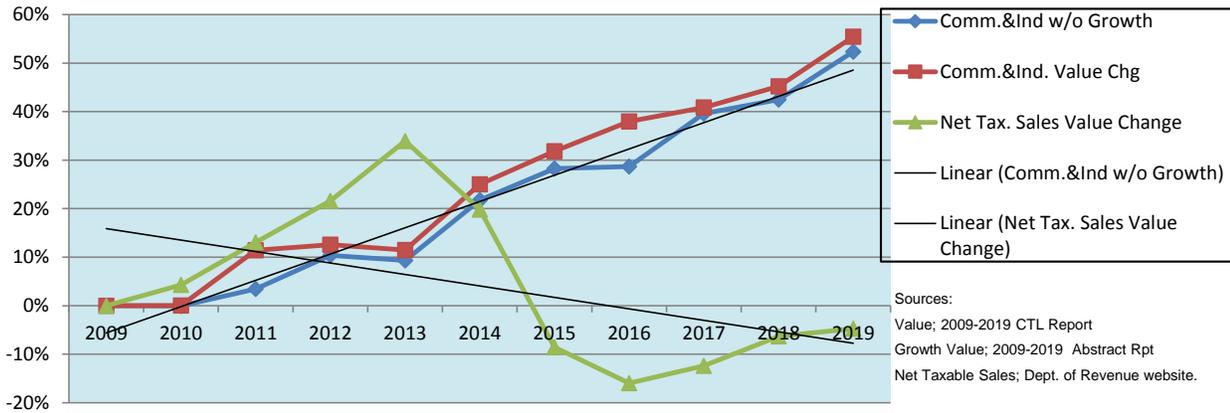
95% Median C.I. : 59.83 to 169.50
 95% Wgt. Mean C.I. : 73.74 to 115.73
 95% Mean C.I. : 84.27 to 156.81

Printed:3/19/2020 11:05:47AM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
341	1	185.43	185.43	185.43	00.00	100.00	185.43	185.43	N/A	42,000	77,880
344	1	263.85	263.85	263.85	00.00	100.00	263.85	263.85	N/A	10,000	26,385
352	2	73.60	73.60	72.55	29.81	101.45	51.66	95.54	N/A	105,000	76,183
353	3	137.18	161.50	141.27	21.54	114.32	129.34	217.99	N/A	25,067	35,412
390	1	133.54	133.54	133.54	00.00	100.00	133.54	133.54	N/A	92,500	123,520
406	1	44.39	44.39	44.39	00.00	100.00	44.39	44.39	N/A	48,358	21,465
407	1	55.56	55.56	55.56	00.00	100.00	55.56	55.56	N/A	27,000	15,000
471	1	83.73	83.73	83.73	00.00	100.00	83.73	83.73	N/A	225,000	188,400
483	1	169.50	169.50	169.50	00.00	100.00	169.50	169.50	N/A	10,000	16,950
528	2	66.41	66.41	67.93	09.91	97.76	59.83	72.99	N/A	65,000	44,155
531	1	107.62	107.62	107.62	00.00	100.00	107.62	107.62	N/A	60,000	64,570
<u>ALL</u>	15	107.62	120.54	94.73	47.89	127.25	44.39	263.85	59.83 to 169.50	62,004	58,739

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 6,381,965	\$ 1,380		\$ 6,380,585	--	\$ 7,880,804	--
2009	\$ 6,286,980	\$ 1,380	0.02%	\$ 6,285,600	--	\$ 8,202,998	--
2010	\$ 6,290,045	\$ 5,770	0.09%	\$ 6,284,275	-0.04%	\$ 8,556,675	4.31%
2011	\$ 7,005,460	\$ 502,045	7.17%	\$ 6,503,415	3.39%	\$ 9,271,502	8.35%
2012	\$ 7,075,985	\$ 135,505	1.91%	\$ 6,940,480	-0.93%	\$ 9,975,206	7.59%
2013	\$ 7,008,410	\$ 135,505	1.93%	\$ 6,872,905	-2.87%	\$ 10,987,201	10.15%
2014	\$ 7,860,610	\$ 207,398	2.64%	\$ 7,653,212	9.20%	\$ 9,829,844	-10.53%
2015	\$ 8,288,380	\$ 225,020	2.71%	\$ 8,063,360	2.58%	\$ 7,501,792	-23.68%
2016	\$ 8,673,580	\$ 584,520	6.74%	\$ 8,089,060	-2.40%	\$ 6,893,847	-8.10%
2017	\$ 8,854,520	\$ 77,015	0.87%	\$ 8,777,505	1.20%	\$ 7,186,548	4.25%
2018	\$ 9,129,340	\$ 171,910	1.88%	\$ 8,957,430	1.16%	\$ 7,687,296	6.97%
2019	\$ 9,771,465	\$ 193,295	1.98%	\$ 9,578,170	4.92%	\$ 7,815,048	1.66%
Ann %chg	4.51%			Average	1.62%	-0.48%	0.10%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-0.04%	0.05%	4.31%
2011	3.44%	11.43%	13.03%
2012	10.39%	12.55%	21.60%
2013	9.32%	11.47%	33.94%
2014	21.73%	25.03%	19.83%
2015	28.25%	31.83%	-8.55%
2016	28.66%	37.96%	-15.96%
2017	39.61%	40.84%	-12.39%
2018	42.48%	45.21%	-6.29%
2019	52.35%	55.42%	-4.73%

County Number	75
County Name	Rock

75 Rock
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 9
Total Sales Price : 6,870,667
Total Adj. Sales Price : 6,870,667
Total Assessed Value : 5,088,365
Avg. Adj. Sales Price : 763,407
Avg. Assessed Value : 565,374

MEDIAN : 66
WGT. MEAN : 74
MEAN : 72
COD : 24.62
PRD : 97.50

COV : 36.75
STD : 26.54
Avg. Abs. Dev : 16.21
MAX Sales Ratio : 130.72
MIN Sales Ratio : 41.15

95% Median C.I. : 53.71 to 97.22
95% Wgt. Mean C.I. : 55.21 to 92.91
95% Mean C.I. : 51.81 to 92.61

Printed:3/19/2020 11:05:48AM

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	2	64.10	64.10	63.01	04.18	101.73	61.42	66.78	N/A	1,096,314	690,808	
01-JAN-17 To 31-MAR-17												
01-APR-17 To 30-JUN-17	1	97.22	97.22	97.22	00.00	100.00	97.22	97.22	N/A	1,507,900	1,466,030	
01-JUL-17 To 30-SEP-17												
01-OCT-17 To 31-DEC-17	1	65.83	65.83	65.83	00.00	100.00	65.83	65.83	N/A	1,557,339	1,025,200	
01-JAN-18 To 31-MAR-18	2	96.77	96.77	83.92	35.09	115.31	62.81	130.72	N/A	566,000	475,015	
01-APR-18 To 30-JUN-18												
01-JUL-18 To 30-SEP-18												
01-OCT-18 To 31-DEC-18												
01-JAN-19 To 31-MAR-19	1	41.15	41.15	41.15	00.00	100.00	41.15	41.15	N/A	180,000	74,070	
01-APR-19 To 30-JUN-19	2	61.97	61.97	63.64	13.33	97.38	53.71	70.22	N/A	150,400	95,710	
01-JUL-19 To 30-SEP-19												
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	3	66.78	75.14	76.95	17.86	97.65	61.42	97.22	N/A	1,233,509	949,215	
01-OCT-17 To 30-SEP-18	3	65.83	86.45	73.45	34.39	117.70	62.81	130.72	N/A	896,446	658,410	
01-OCT-18 To 30-SEP-19	3	53.71	55.03	55.22	18.04	99.66	41.15	70.22	N/A	160,267	88,497	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	2	81.53	81.53	81.27	19.26	100.32	65.83	97.22	N/A	1,532,620	1,245,615	
01-JAN-18 To 31-DEC-18	2	96.77	96.77	83.92	35.09	115.31	62.81	130.72	N/A	566,000	475,015	
<u>ALL</u>	9	65.83	72.21	74.06	24.62	97.50	41.15	130.72	53.71 to 97.22	763,407	565,374	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
2	3	70.22	80.70	92.75	42.52	87.01	41.15	130.72	N/A	237,600	220,385	
3	6	64.32	67.96	71.90	13.45	94.52	53.71	97.22	53.71 to 97.22	1,026,311	737,868	
<u>ALL</u>	9	65.83	72.21	74.06	24.62	97.50	41.15	130.72	53.71 to 97.22	763,407	565,374	

75 Rock
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 9
 Total Sales Price : 6,870,667
 Total Adj. Sales Price : 6,870,667
 Total Assessed Value : 5,088,365
 Avg. Adj. Sales Price : 763,407
 Avg. Assessed Value : 565,374

MEDIAN : 66
 WGT. MEAN : 74
 MEAN : 72
 COD : 24.62
 PRD : 97.50

COV : 36.75
 STD : 26.54
 Avg. Abs. Dev : 16.21
 MAX Sales Ratio : 130.72
 MIN Sales Ratio : 41.15

95% Median C.I. : 53.71 to 97.22
 95% Wgt. Mean C.I. : 55.21 to 92.91
 95% Mean C.I. : 51.81 to 92.61

Printed:3/19/2020 11:05:48AM

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
____ Grass ____											
County	3	70.22	84.88	99.81	36.56	85.04	53.71	130.72	N/A	217,600	217,180
2	2	100.47	100.47	110.19	30.11	91.18	70.22	130.72	N/A	266,400	293,543
3	1	53.71	53.71	53.71	00.00	100.00	53.71	53.71	N/A	120,000	64,455
____ ALL ____	9	65.83	72.21	74.06	24.62	97.50	41.15	130.72	53.71 to 97.22	763,407	565,374

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	4	66.31	72.81	73.66	13.86	98.85	61.42	97.22	N/A	1,314,467	968,211
3	4	66.31	72.81	73.66	13.86	98.85	61.42	97.22	N/A	1,314,467	968,211
____ Grass ____											
County	4	66.52	79.37	79.67	31.73	99.62	53.71	130.72	N/A	358,200	285,363
2	2	100.47	100.47	110.19	30.11	91.18	70.22	130.72	N/A	266,400	293,543
3	2	58.26	58.26	61.60	07.81	94.58	53.71	62.81	N/A	450,000	277,183
____ ALL ____	9	65.83	72.21	74.06	24.62	97.50	41.15	130.72	53.71 to 97.22	763,407	565,374

Rock County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Rock	3	n/a	3700	3600	3600	3480	3500	3249	2941	3438
Brown	1	3600	3600	3400	3400	3140	3139	3030	3030	3337
Boyd	1	3400	3400	3200	3200	3000	3000	2820	2820	3104
Keya Paha	1	2900	2900	2900	2900	2800	2800	2700	2700	2849
Holt	1	4400	4400	4300	4300	3398	4200	2562	2299	3990
Rock	2	n/a	2700	2600	2600	2500	2400	2350	2200	2368
Holt	3	2600	2600	2600	2600	2290	2400	2209	2243	2388
Garfield	1	3305	3305	3305	2820	2820	2500	2500	2140	2874
Loup	1	3045	3045	3045	3045	2685	2685	2685	1790	2816

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Rock	3	n/a	1100	1070	1070	960	920	860	800	947
Brown	1	n/a	1090	1090	1090	995	810	810	810	1003
Boyd	1	2350	2350	2090	2090	1880	1880	1800	1800	2137
Keya Paha	1	995	995	990	990	965	965	915	915	975
Holt	1	1800	1800	1800	1800	1800	1800	1800	1800	1800
Rock	2	n/a	n/a	1070	1070	960	n/a	n/a	800	912
Holt	3	1800	1800	1800	1800	1800	1800	1800	1800	1800
Garfield	1	n/a	1450	1450	1270	1270	1060	1055	995	1229
Loup	1	n/a	830	830	830	775	700	700	700	769

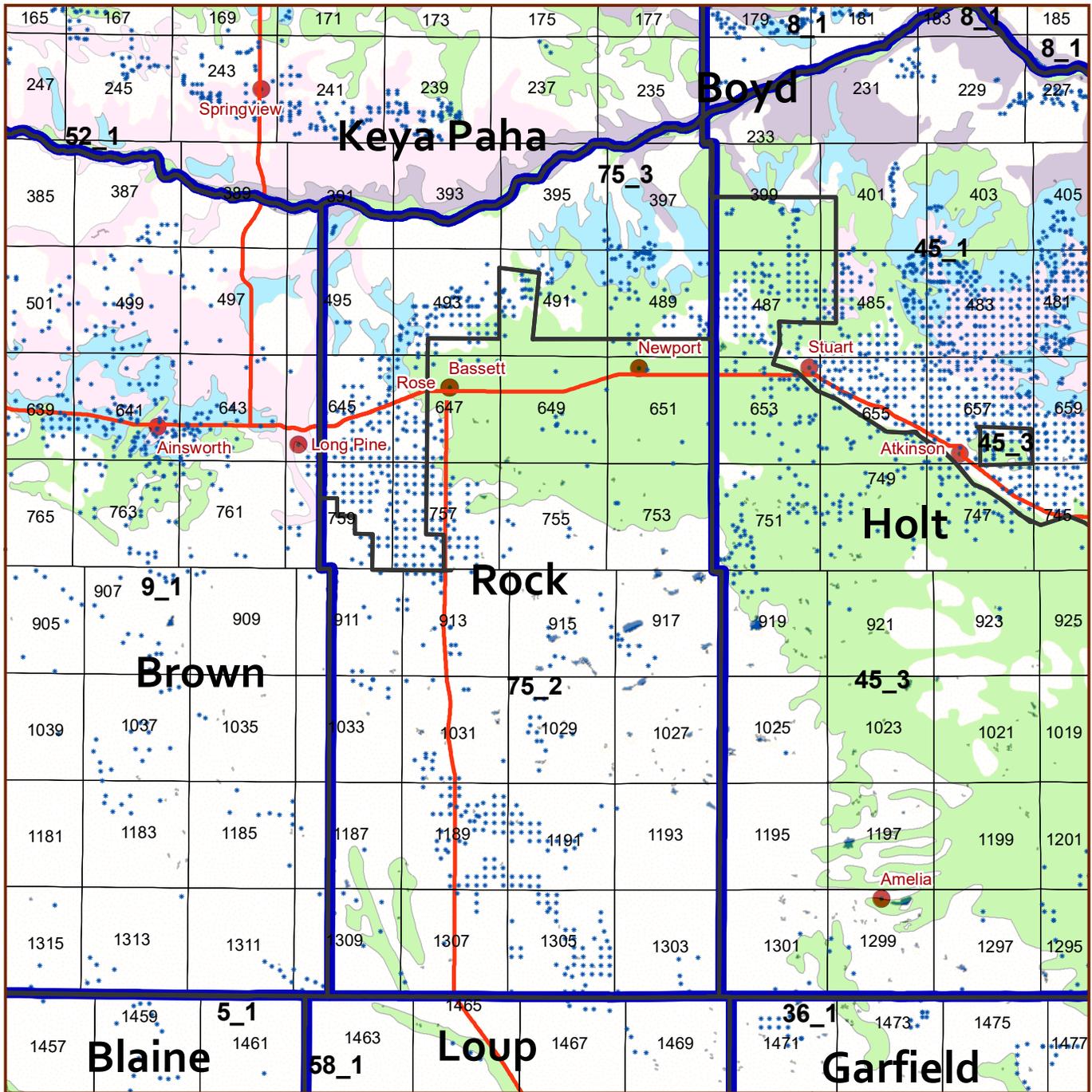
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Rock	3	890	903	830	831	765	644	635	596	761
Brown	1	810	810	750	750	500	500	500	500	561
Boyd	1	1280	1280	1190	1191	1190	1190	1190	1190	1196
Keya Paha	1	740	740	735	735	725	725	725	725	729
Holt	1	1439	1456	1422	1383	1333	1324	1311	1329	1381
Rock	2	890	945	830	851	765	636	635	404	724
Holt	3	1263	1306	845	1152	739	713	705	918	1022
Garfield	1	922	n/a	812	930	636	660	906	700	718
Loup	1	630	n/a	630	630	630	630	630	630	630

County	Mkt Area	CRP	TIMBER	WASTE
Rock	3	781	350	110
Brown	1	726	500	78
Boyd	1	n/a	n/a	565
Keya Paha	1	n/a	n/a	60
Holt	1	1408	500	250
Rock	2	748	350	101
Holt	3	1218	500	250
Garfield	1	908	n/a	191
Loup	1	787	n/a	100

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

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

ROCK COUNTY



Legend

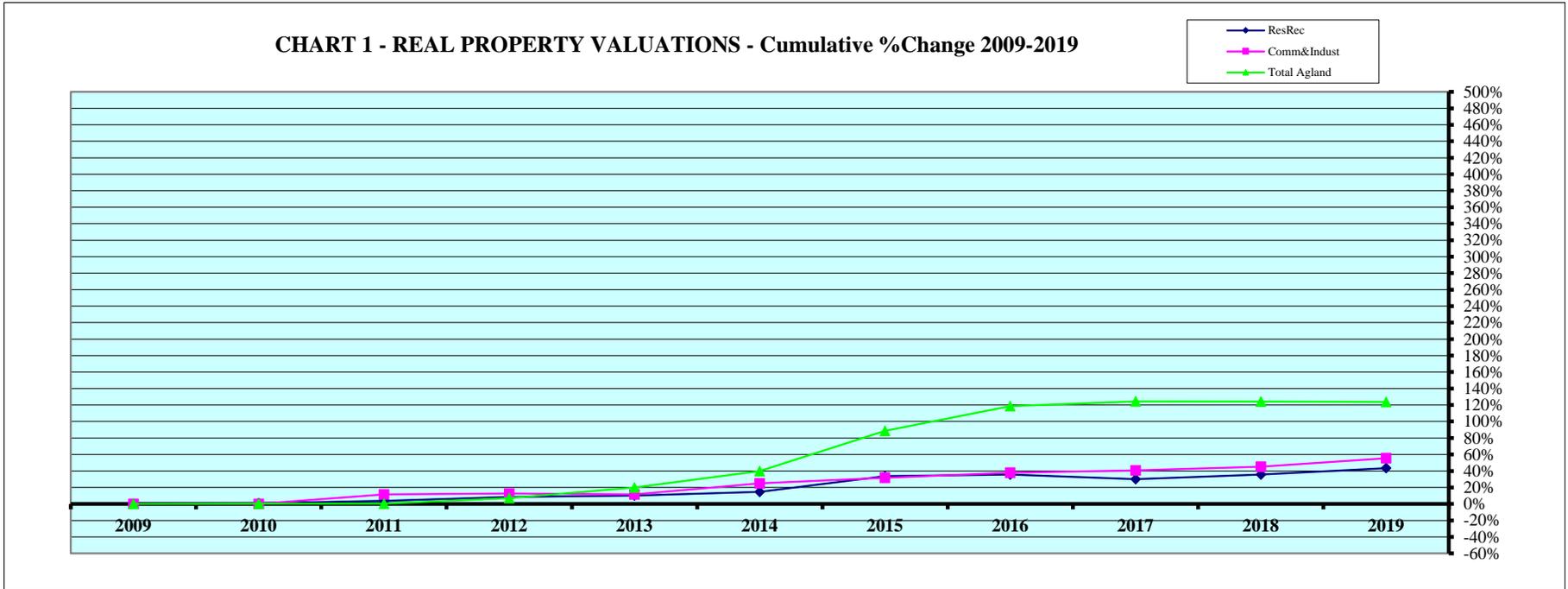
-  Market Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

Soils

CLASS

-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed in loess on uplands
-  Well drained silty soils formed in loess and alluvium on stream terraces
-  Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
-  Somewhat poorly drained soils formed in alluvium on bottom lands
-  Moderately well drained silty soils with clay subsoils on uplands
-  Lakes

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	22,686,665	--	--	--	6,286,980	--	--	--	260,170,845	--	--	--
2010	22,897,980	211,315	0.93%	0.93%	6,290,045	3,065	0.05%	0.05%	261,221,970	1,051,125	0.40%	0.40%
2011	23,541,765	643,785	2.81%	3.77%	7,005,460	715,415	11.37%	11.43%	261,183,905	-38,065	-0.01%	0.39%
2012	24,600,095	1,058,330	4.50%	8.43%	7,075,985	70,525	1.01%	12.55%	278,641,870	17,457,965	6.68%	7.10%
2013	24,985,565	385,470	1.57%	10.13%	7,008,410	-67,575	-0.95%	11.47%	311,817,860	33,175,990	11.91%	19.85%
2014	25,981,605	996,040	3.99%	14.52%	7,860,610	852,200	12.16%	25.03%	363,766,520	51,948,660	16.66%	39.82%
2015	30,332,075	4,350,470	16.74%	33.70%	8,288,380	427,770	5.44%	31.83%	491,005,625	127,239,105	34.98%	88.72%
2016	30,795,680	463,605	1.53%	35.74%	8,673,580	385,200	4.65%	37.96%	568,842,495	77,836,870	15.85%	118.64%
2017	29,513,010	-1,282,670	-4.17%	30.09%	8,854,520	180,940	2.09%	40.84%	583,779,900	14,937,405	2.63%	124.38%
2018	30,799,985	1,286,975	4.36%	35.76%	9,129,340	274,820	3.10%	45.21%	583,588,160	-191,740	-0.03%	124.31%
2019	32,529,260	1,729,275	5.61%	43.38%	9,771,465	642,125	7.03%	55.42%	582,048,005	-1,540,155	-0.26%	123.72%

Rate Annual %chg: Residential & Recreational **3.67%**

Commercial & Industrial **4.51%**

Agricultural Land **8.39%**

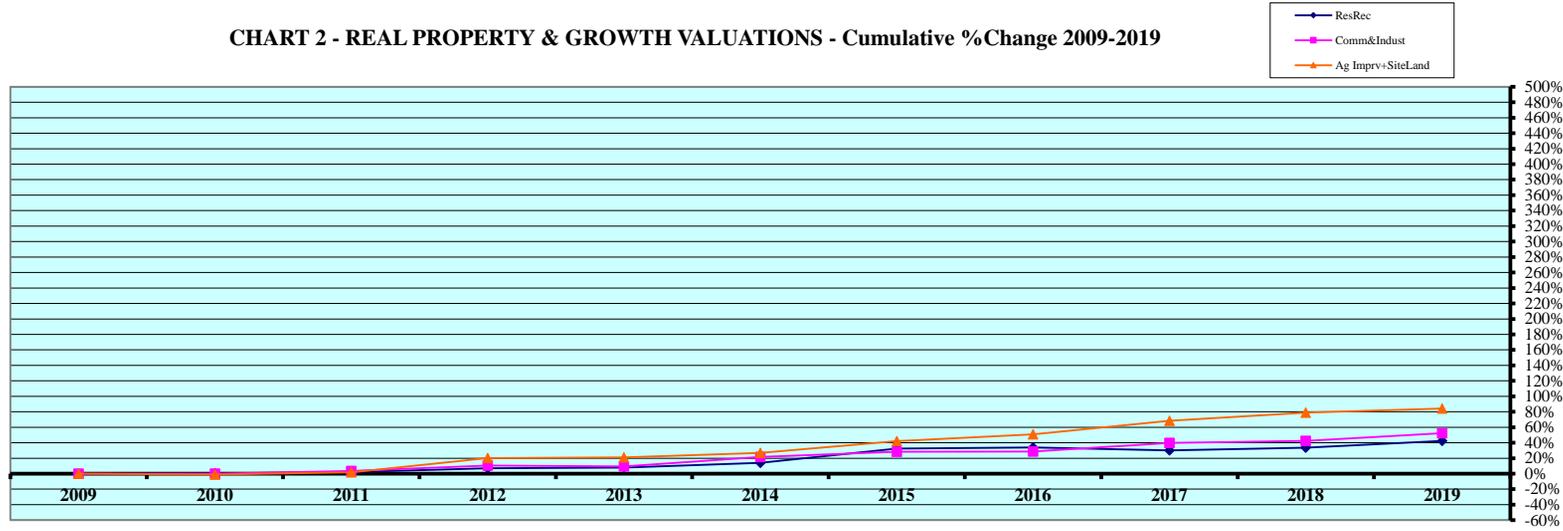
Cnty# **75**
County **ROCK**

CHART 1

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

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾							
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2009	22,686,665	556,443	2.45%	22,130,222	--	--	6,286,980	1,380	0.02%	6,285,600	--	--		
2010	22,897,980	127,030	0.55%	22,770,950	0.37%	0.37%	6,290,045	5,770	0.09%	6,284,275	-0.04%	-0.04%		
2011	23,541,765	358,785	1.52%	23,182,980	1.24%	2.19%	7,005,460	502,045	7.17%	6,503,415	3.39%	3.44%		
2012	24,600,095	318,650	1.30%	24,281,445	3.14%	7.03%	7,075,985	135,505	1.91%	6,940,480	-0.93%	10.39%		
2013	24,985,565	536,595	2.15%	24,448,970	-0.61%	7.77%	7,008,410	135,505	1.93%	6,872,905	-2.87%	9.32%		
2014	25,981,605	85,415	0.33%	25,896,190	3.64%	14.15%	7,860,610	207,398	2.64%	7,653,212	9.20%	21.73%		
2015	30,332,075	264,950	0.87%	30,067,125	15.72%	32.53%	8,288,380	225,020	2.71%	8,063,360	2.58%	28.25%		
2016	30,795,680	384,415	1.25%	30,411,265	0.26%	34.05%	8,673,580	584,520	6.74%	8,089,060	-2.40%	28.66%		
2017	29,513,010	0	0.00%	29,513,010	-4.17%	30.09%	8,854,520	77,015	0.87%	8,777,505	1.20%	39.61%		
2018	30,799,985	491,825	1.60%	30,308,160	2.69%	33.59%	9,129,340	171,910	1.88%	8,957,430	1.16%	42.48%		
2019	32,529,260	236,940	0.73%	32,292,320	4.85%	42.34%	9,771,465	193,295	1.98%	9,578,170	4.92%	52.35%		
Rate Ann%chg	3.67%						4.51%						C & I w/o growth	1.62%

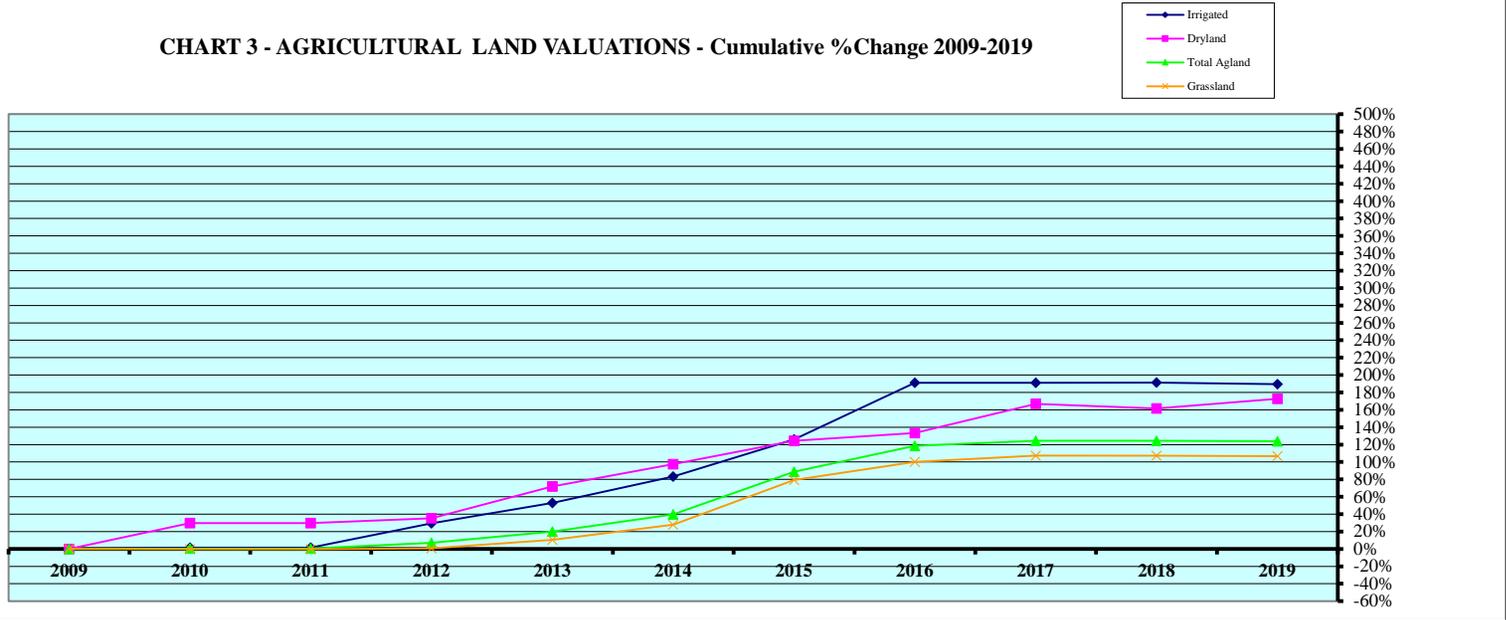
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2009	9,769,445	8,663,280	18,432,725	853,845	4.63%	17,578,880	--	--
2010	10,080,765	8,676,145	18,756,910	523,135	2.79%	18,233,775	-1.08%	-1.08%
2011	10,113,955	8,702,415	18,816,370	48,850	0.26%	18,767,520	0.06%	1.82%
2012	12,345,885	10,156,810	22,502,695	329,195	1.46%	22,173,500	17.84%	20.29%
2013	12,654,310	10,421,860	23,076,170	789,390	3.42%	22,286,780	-0.96%	20.91%
2014	12,735,215	11,329,870	24,065,085	672,555	2.79%	23,392,530	1.37%	26.91%
2015	13,757,540	13,147,400	26,904,940	729,925	2.71%	26,175,015	8.77%	42.00%
2016	14,660,120	14,429,260	29,089,380	1,304,112	4.48%	27,785,268	3.27%	50.74%
2017	15,986,870	15,062,085	31,048,955	0	0.00%	31,048,955	6.74%	68.44%
2018	17,498,660	17,107,750	34,606,410	1,626,740	4.70%	32,979,670	6.22%	78.92%
2019	17,484,640	17,176,370	34,661,010	709,515	2.05%	33,951,495	-1.89%	84.19%
Rate Ann%chg	5.99%	7.08%	6.52%	Ag Imprv+Site w/o growth			4.03%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 75
County ROCK

CHART 2

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	55,805,160	--	--	--	1,411,325	--	--	--	199,485,115	--	--	--
2010	56,649,500	844,340	1.51%	1.51%	1,829,820	418,495	29.65%	29.65%	198,933,135	-551,980	-0.28%	-0.28%
2011	56,588,635	-60,865	-0.11%	1.40%	1,829,820	0	0.00%	29.65%	198,955,840	22,705	0.01%	-0.27%
2012	72,200,160	15,611,525	27.59%	29.38%	1,908,780	78,960	4.32%	35.25%	200,728,720	1,772,880	0.89%	0.62%
2013	85,361,740	13,161,580	18.23%	52.96%	2,427,140	518,360	27.16%	71.98%	220,213,970	19,485,250	9.71%	10.39%
2014	102,302,160	16,940,420	19.85%	83.32%	2,786,960	359,820	14.82%	97.47%	254,854,610	34,640,640	15.73%	27.76%
2015	126,150,225	23,848,065	23.31%	126.05%	3,166,610	379,650	13.62%	124.37%	357,660,795	102,806,185	40.34%	79.29%
2016	162,406,085	36,255,860	28.74%	191.02%	3,293,675	127,065	4.01%	133.37%	399,114,540	41,453,745	11.59%	100.07%
2017	162,381,195	-24,890	-0.02%	190.98%	3,766,190	472,515	14.35%	166.85%	413,588,285	14,473,745	3.63%	107.33%
2018	162,549,195	168,000	0.10%	191.28%	3,692,445	-73,745	-1.96%	161.63%	413,279,020	-309,265	-0.07%	107.17%
2019	161,536,170	-1,013,025	-0.62%	189.46%	3,848,135	155,690	4.22%	172.66%	412,553,130	-725,890	-0.18%	106.81%

Rate Ann.%chg: Irrigated 11.21% Dryland 10.55% Grassland 7.54%

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	1,161,205	--	--	--	2,308,040	--	--	--	260,170,845	--	--	--
2010	1,142,345	-18,860	-1.62%	-1.62%	2,667,170	359,130	15.56%	15.56%	261,221,970	1,051,125	0.40%	0.40%
2011	1,142,345	0	0.00%	-1.62%	2,667,265	95	0.00%	15.56%	261,183,905	irrigated, dry, grass,	-0.01%	0.39%
2012	1,142,345	0	0.00%	-1.62%	2,661,865	-5,400	-0.20%	15.33%	278,641,870	17,457,965	6.68%	7.10%
2013	1,142,345	0	0.00%	-1.62%	2,672,665	10,800	0.41%	15.80%	311,817,860	33,175,990	11.91%	19.85%
2014	1,142,045	-300	-0.03%	-1.65%	2,680,745	8,080	0.30%	16.15%	363,766,520	51,948,660	16.66%	39.82%
2015	1,249,375	107,330	9.40%	7.59%	2,778,620	97,875	3.65%	20.39%	491,005,625	127,239,105	34.98%	88.72%
2016	1,250,175	800	0.06%	7.66%	2,778,020	-600	-0.02%	20.36%	568,842,495	77,836,870	15.85%	118.64%
2017	1,264,515	14,340	1.15%	8.90%	2,779,715	1,695	0.06%	20.44%	583,779,900	14,937,405	2.63%	124.38%
2018	1,270,985	6,470	0.51%	9.45%	2,796,515	16,800	0.60%	21.16%	583,588,160	-191,740	-0.03%	124.31%
2019	1,296,655	25,670	2.02%	11.66%	2,813,915	17,400	0.62%	21.92%	582,048,005	-1,540,155	-0.26%	123.72%

Cnty# 75
County ROCK

Rate Ann.%chg: Total Agric Land 8.39%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	55,645,180	46,480	1,197			1,458,550	3,374	432			199,945,130	563,375	355		
2010	56,688,575	47,975	1,182	-1.30%	-1.30%	1,813,210	3,914	463	7.16%	7.16%	198,911,365	561,164	354	-0.13%	-0.13%
2011	56,649,500	47,920	1,182	0.05%	-1.25%	1,829,820	3,979	460	-0.73%	6.38%	198,930,670	561,216	354	0.00%	-0.12%
2012	71,246,090	49,741	1,432	21.16%	19.64%	1,886,280	3,979	474	3.09%	9.66%	201,002,870	559,423	359	1.37%	1.24%
2013	83,578,900	50,557	1,653	15.42%	38.09%	2,427,140	4,040	601	26.73%	38.97%	220,701,630	558,519	395	9.98%	11.34%
2014	101,928,750	51,799	1,968	19.03%	64.37%	2,786,960	4,023	693	15.31%	60.25%	254,965,895	555,959	459	16.06%	29.22%
2015	126,145,470	52,844	2,387	21.31%	99.39%	3,166,610	3,902	812	17.13%	87.70%	357,630,790	553,724	646	40.83%	81.98%
2016	162,411,335	52,996	3,065	28.38%	155.98%	3,289,765	3,879	848	4.50%	96.15%	399,078,270	553,630	721	11.61%	103.11%
2017	163,695,105	53,078	3,084	0.64%	157.61%	6,308,855	6,745	935	10.29%	116.34%	409,871,895	550,493	745	3.29%	109.79%
2018	162,377,620	52,968	3,068	-0.60%	156.07%	3,690,910	3,896	947	1.27%	119.10%	413,329,115	553,534	747	0.29%	110.40%
2019	162,564,945	53,069	3,063	-0.08%	155.87%	3,692,445	3,897	947	0.02%	119.13%	413,225,670	553,379	747	0.00%	110.40%

Rate Annual %chg Average Value/Acre: 9.85%

8.16%

7.72%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	1,156,610	11,566	100			2,306,440	3,841	600			260,511,910	628,636	414		
2010	1,142,245	11,428	100	-0.05%	-0.05%	2,664,470	4,441	600	-0.07%	-0.07%	261,219,865	628,922	415	0.23%	0.23%
2011	1,142,345	11,429	100	0.00%	-0.05%	2,667,265	4,445	600	0.00%	-0.07%	261,219,600	628,990	415	-0.01%	0.22%
2012	1,142,345	11,429	100	0.00%	-0.05%	2,661,865	4,436	600	0.00%	-0.07%	277,939,450	629,009	442	6.40%	6.63%
2013	1,142,345	11,429	100	0.00%	-0.05%	2,672,665	4,454	600	0.00%	-0.07%	310,522,680	628,999	494	11.72%	19.13%
2014	1,142,045	11,426	100	0.00%	-0.05%	2,680,465	4,467	600	0.00%	-0.07%	363,504,115	627,674	579	17.31%	39.75%
2015	1,249,375	12,458	100	0.34%	0.29%	2,778,020	4,630	600	0.00%	-0.07%	490,970,265	627,558	782	35.09%	88.79%
2016	1,251,075	12,460	100	0.12%	0.41%	2,779,220	4,632	600	0.00%	-0.07%	568,809,665	627,598	906	15.85%	118.70%
2017	1,251,815	12,467	100	0.00%	0.41%	2,838,795	4,661	609	1.51%	1.44%	583,966,465	627,445	931	2.69%	124.59%
2018	1,266,065	12,534	101	0.60%	1.01%	2,784,515	4,641	600	-1.48%	-0.07%	583,448,225	627,573	930	-0.11%	124.34%
2019	1,270,585	12,579	101	0.00%	1.01%	2,813,915	4,690	600	0.00%	-0.07%	583,567,560	627,615	930	0.01%	124.37%

75
ROCK

Rate Annual %chg Average Value/Acre: 8.42%

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

CHART 4

minerals; Agric. land includes irrigated, dry, grass,

Total Real Property Sum Lines 17, 25, & 30	Records : 3,083	Value : 649,912,625	Growth 878,590	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	66	106,080	31	121,940	5	21,255	102	249,275	
02. Res Improve Land	443	1,448,375	96	1,082,730	47	996,520	586	3,527,625	
03. Res Improvements	449	15,933,945	97	8,926,010	56	4,544,515	602	29,404,470	
04. Res Total	515	17,488,400	128	10,130,680	61	5,562,290	704	33,181,370	649,335
% of Res Total	73.15	52.71	18.18	30.53	8.66	16.76	22.83	5.11	73.91
05. Com UnImp Land	19	51,755	5	36,595	8	26,220	32	114,570	
06. Com Improve Land	80	346,225	13	350,935	13	164,995	106	862,155	
07. Com Improvements	81	5,505,000	13	591,650	18	2,507,355	112	8,604,005	
08. Com Total	100	5,902,980	18	979,180	26	2,698,570	144	9,580,730	490
% of Com Total	69.44	61.61	12.50	10.22	18.06	28.17	4.67	1.47	0.06
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	10	1,383,535	10	1,383,535	
14. Rec Improve Land	0	0	0	0	4	240,900	4	240,900	
15. Rec Improvements	0	0	0	0	7	266,120	7	266,120	
16. Rec Total	0	0	0	0	17	1,890,555	17	1,890,555	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.55	0.29	0.00
Res & Rec Total	515	17,488,400	128	10,130,680	78	7,452,845	721	35,071,925	649,335
% of Res & Rec Total	71.43	49.86	17.75	28.89	10.82	21.25	23.39	5.40	73.91
Com & Ind Total	100	5,902,980	18	979,180	26	2,698,570	144	9,580,730	490
% of Com & Ind Total	69.44	61.61	12.50	10.22	18.06	28.17	4.67	1.47	0.06
17. Taxable Total	615	23,391,380	146	11,109,860	104	10,151,415	865	44,652,655	649,825
% of Taxable Total	71.10	52.39	16.88	24.88	12.02	22.73	28.06	6.87	73.96

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	45	12	192	249

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	11,670	25	3,111,030	1,793	454,943,975	1,819	458,066,675
28. Ag-Improved Land	0	0	12	1,372,730	383	120,175,515	395	121,548,245
29. Ag Improvements	0	0	12	422,960	387	25,222,090	399	25,645,050

30. Ag Total					2,218	605,259,970
--------------	--	--	--	--	-------	-------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	3	3.00	30,000	
33. HomeSite Improvements	0	0.00	0	4	3.00	246,600	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	4.00	8,000	
36. FarmSite Improv Land	0	0.00	0	10	36.90	76,800	
37. FarmSite Improvements	0	0.00	0	11	0.00	176,360	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	28.50	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	6	6.00	52,000	6	6.00	52,000	
32. HomeSite Improv Land	254	304.50	3,030,000	257	307.50	3,060,000	
33. HomeSite Improvements	267	293.50	14,504,640	271	296.50	14,751,240	228,765
34. HomeSite Total				277	313.50	17,863,240	
35. FarmSite UnImp Land	73	1,444.52	1,103,575	75	1,448.52	1,111,575	
36. FarmSite Improv Land	343	1,889.84	5,295,680	353	1,926.74	5,372,480	
37. FarmSite Improvements	348	0.00	10,717,450	359	0.00	10,893,810	0
38. FarmSite Total				434	3,375.26	17,377,865	
39. Road & Ditches	0	3,154.77	0	0	3,183.27	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				711	6,872.03	35,241,105	228,765

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	10	907.00	460,290	10	907.00	460,290

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	46.00	0.29%	124,200	0.33%	2,700.00
47. 2A1	55.00	0.34%	143,000	0.38%	2,600.00
48. 2A	611.04	3.81%	1,588,705	4.18%	2,600.00
49. 3A1	1,767.00	11.01%	4,417,500	11.63%	2,500.00
50. 3A	2,448.34	15.26%	5,876,015	15.46%	2,400.00
51. 4A1	9,207.93	57.37%	21,638,635	56.95%	2,350.00
52. 4A	1,913.58	11.92%	4,209,875	11.08%	2,200.00
53. Total	16,048.89	100.00%	37,997,930	100.00%	2,367.64
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	59.00	19.09%	63,130	22.41%	1,070.00
57. 2D	19.00	6.15%	20,330	7.22%	1,070.00
58. 3D1	84.00	27.18%	80,640	28.63%	960.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	147.00	47.57%	117,600	41.75%	800.00
62. Total	309.00	100.00%	281,700	100.00%	911.65
Grass					
63. 1G1	101,996.56	23.62%	90,698,265	29.00%	889.23
64. 1G	519.35	0.12%	488,970	0.16%	941.50
65. 2G1	57,956.27	13.42%	48,059,030	15.36%	829.23
66. 2G	2,042.99	0.47%	1,731,335	0.55%	847.45
67. 3G1	90,062.69	20.86%	68,865,995	22.02%	764.65
68. 3G	131,752.77	30.52%	83,747,210	26.77%	635.64
69. 4G1	228.00	0.05%	132,240	0.04%	580.00
70. 4G	47,203.53	10.93%	19,064,370	6.09%	403.88
71. Total	431,762.16	100.00%	312,787,415	100.00%	724.44
Irrigated Total					
	16,048.89	3.47%	37,997,930	10.73%	2,367.64
Dry Total					
	309.00	0.07%	281,700	0.08%	911.65
Grass Total					
	431,762.16	93.34%	312,787,415	88.32%	724.44
72. Waste	11,176.30	2.42%	1,123,330	0.32%	100.51
73. Other	3,294.88	0.71%	1,976,925	0.56%	600.00
74. Exempt	4,121.50	0.89%	0	0.00%	0.00
75. Market Area Total	462,591.23	100.00%	354,167,300	100.00%	765.62

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	274.08	0.78%	1,014,095	0.83%	3,700.00
47. 2A1	61.00	0.17%	219,600	0.18%	3,600.00
48. 2A	13,256.29	37.49%	47,722,645	39.25%	3,600.00
49. 3A1	5,309.45	15.02%	18,478,950	15.20%	3,480.39
50. 3A	3,353.15	9.48%	11,734,800	9.65%	3,499.63
51. 4A1	12,550.83	35.49%	40,779,965	33.54%	3,249.18
52. 4A	556.00	1.57%	1,635,450	1.35%	2,941.46
53. Total	35,360.80	100.00%	121,585,505	100.00%	3,438.43
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	394.70	10.60%	434,170	12.31%	1,100.00
56. 2D1	91.00	2.44%	97,370	2.76%	1,070.00
57. 2D	379.17	10.18%	405,710	11.50%	1,069.99
58. 3D1	1,510.30	40.54%	1,449,890	41.11%	960.00
59. 3D	195.00	5.23%	179,400	5.09%	920.00
60. 4D1	605.00	16.24%	520,300	14.75%	860.00
61. 4D	550.12	14.77%	440,095	12.48%	800.00
62. Total	3,725.29	100.00%	3,526,935	100.00%	946.75
Grass					
63. 1G1	11,862.23	9.55%	10,556,305	11.76%	889.91
64. 1G	1,803.92	1.45%	1,626,395	1.81%	901.59
65. 2G1	11,019.55	8.87%	9,141,695	10.18%	829.59
66. 2G	20,652.78	16.62%	17,108,285	19.05%	828.38
67. 3G1	37,851.72	30.46%	28,847,655	32.12%	762.12
68. 3G	12,871.56	10.36%	8,168,880	9.10%	634.65
69. 4G1	5,615.05	4.52%	3,464,230	3.86%	616.95
70. 4G	22,585.21	18.18%	10,886,240	12.12%	482.01
71. Total	124,262.02	100.00%	89,799,685	100.00%	722.66
Irrigated Total	35,360.80	21.37%	121,585,505	56.33%	3,438.43
Dry Total	3,725.29	2.25%	3,526,935	1.63%	946.75
Grass Total	124,262.02	75.09%	89,799,685	41.60%	722.66
72. Waste	690.70	0.42%	76,070	0.04%	110.13
73. Other	1,438.95	0.87%	863,370	0.40%	600.00
74. Exempt	1,090.34	0.66%	0	0.00%	0.00
75. Market Area Total	165,477.76	100.00%	215,851,565	100.00%	1,304.41

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	343.70	930,900	51,065.99	158,652,535	51,409.69	159,583,435
77. Dry Land	0.00	0	0.00	0	4,034.29	3,808,635	4,034.29	3,808,635
78. Grass	13.86	11,670	4,086.83	3,381,910	551,923.49	399,193,520	556,024.18	402,587,100
79. Waste	0.00	0	33.50	3,350	11,833.50	1,196,050	11,867.00	1,199,400
80. Other	0.00	0	88.00	52,800	4,645.83	2,787,495	4,733.83	2,840,295
81. Exempt	0.00	0	26.80	0	5,185.04	0	5,211.84	0
82. Total	13.86	11,670	4,552.03	4,368,960	623,503.10	565,638,235	628,068.99	570,018,865

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	51,409.69	8.19%	159,583,435	28.00%	3,104.15
Dry Land	4,034.29	0.64%	3,808,635	0.67%	944.07
Grass	556,024.18	88.53%	402,587,100	70.63%	724.05
Waste	11,867.00	1.89%	1,199,400	0.21%	101.07
Other	4,733.83	0.75%	2,840,295	0.50%	600.00
Exempt	5,211.84	0.83%	0	0.00%	0.00
Total	628,068.99	100.00%	570,018,865	100.00%	907.57

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 Bassett	18	28,835	369	1,387,295	374	14,529,450	392	15,945,580	76,945
83.2 Bassett Sub Vacant	25	108,005	4	34,685	4	621,630	29	764,320	161,415
83.3 Bassett Suburban	5	12,265	80	790,395	81	7,634,910	86	8,437,570	375,535
83.4 Bassett Vacant	12	23,890	1	5,600	1	36,035	13	65,525	0
83.5 Newport	7	6,770	63	48,225	64	1,291,825	71	1,346,820	0
83.6 Newport Res	4	1,025	6	2,410	6	55,570	10	59,005	0
83.7 Newport Suburban	1	1,670	6	111,770	6	78,735	7	192,175	0
83.8 Newport Vacant	25	45,560	4	4,845	4	21,065	29	71,470	0
83.9 Rural	15	1,404,790	57	1,383,300	69	5,401,370	84	8,189,460	35,440
84 Residential Total	112	1,632,810	590	3,768,525	609	29,670,590	721	35,071,925	649,335

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bassett	11	35,765	69	338,255	69	5,335,295	80	5,709,315	0
85.2	Bassett Suburban	4	24,475	12	350,135	12	589,470	16	964,080	490
85.3	Bassett Vacant	3	5,340	0	0	0	0	3	5,340	0
85.4	Newport	2	175	12	12,470	13	272,955	15	285,600	0
85.5	Newport Suburban	0	0	1	800	1	2,180	1	2,980	0
85.6	Newport Vacant	3	10,475	0	0	0	0	3	10,475	0
85.7	Rural	3	7,500	0	0	1	1,885	4	9,385	0
85.8	Rural Commercial	5	18,720	12	160,495	16	2,402,220	21	2,581,435	0
85.9	[none]	1	12,120	0	0	0	0	1	12,120	0
86	Commercial Total	32	114,570	106	862,155	112	8,604,005	144	9,580,730	490

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	101,122.33	23.70%	89,998,880	29.11%	890.00
88. 1G	506.35	0.12%	478,570	0.15%	945.14
89. 2G1	56,466.88	13.23%	46,867,520	15.16%	830.00
90. 2G	2,029.99	0.48%	1,726,785	0.56%	850.64
91. 3G1	88,877.19	20.83%	68,008,070	22.00%	765.19
92. 3G	130,476.90	30.58%	82,921,195	26.82%	635.52
93. 4G1	184.00	0.04%	116,840	0.04%	635.00
94. 4G	47,067.53	11.03%	19,016,770	6.15%	404.03
95. Total	426,731.17	100.00%	309,134,630	100.00%	724.42
CRP					
96. 1C1	874.23	18.41%	699,385	19.68%	800.00
97. 1C	13.00	0.27%	10,400	0.29%	800.00
98. 2C1	1,489.39	31.36%	1,191,510	33.53%	800.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1,107.50	23.32%	830,625	23.37%	750.00
101. 3C	1,264.87	26.63%	822,165	23.13%	650.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	4,748.99	100.00%	3,554,085	100.00%	748.39
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	13.00	4.61%	4,550	4.61%	350.00
109. 3T1	78.00	27.66%	27,300	27.66%	350.00
110. 3T	11.00	3.90%	3,850	3.90%	350.00
111. 4T1	44.00	15.60%	15,400	15.60%	350.00
112. 4T	136.00	48.23%	47,600	48.23%	350.00
113. Total	282.00	100.00%	98,700	100.00%	350.00
<hr/>					
Grass Total	426,731.17	98.83%	309,134,630	98.83%	724.42
CRP Total	4,748.99	1.10%	3,554,085	1.14%	748.39
Timber Total	282.00	0.07%	98,700	0.03%	350.00
<hr/>					
114. Market Area Total	431,762.16	100.00%	312,787,415	100.00%	724.44

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	11,850.23	10.56%	10,546,705	12.35%	890.00
88. 1G	1,798.42	1.60%	1,624,470	1.90%	903.28
89. 2G1	10,868.55	9.69%	9,020,895	10.56%	830.00
90. 2G	20,419.78	18.20%	16,975,885	19.88%	831.35
91. 3G1	37,427.22	33.36%	28,631,880	33.53%	765.00
92. 3G	12,441.06	11.09%	8,018,205	9.39%	644.50
93. 4G1	5,259.47	4.69%	3,339,775	3.91%	635.00
94. 4G	12,141.20	10.82%	7,230,835	8.47%	595.56
95. Total	112,205.93	100.00%	85,388,650	100.00%	761.00
CRP					
96. 1C1	12.00	2.70%	9,600	2.77%	800.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	151.00	34.01%	120,800	34.83%	800.00
99. 2C	113.00	25.45%	90,400	26.07%	800.00
100. 3C1	168.00	37.84%	126,000	36.33%	750.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	444.00	100.00%	346,800	100.00%	781.08
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	5.50	0.05%	1,925	0.05%	350.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	120.00	1.03%	42,000	1.03%	350.00
109. 3T1	256.50	2.21%	89,775	2.21%	350.00
110. 3T	430.50	3.71%	150,675	3.71%	350.00
111. 4T1	355.58	3.06%	124,455	3.06%	350.01
112. 4T	10,444.01	89.94%	3,655,405	89.94%	350.00
113. Total	11,612.09	100.00%	4,064,235	100.00%	350.00
<hr/>					
Grass Total	112,205.93	90.30%	85,388,650	95.09%	761.00
CRP Total	444.00	0.36%	346,800	0.39%	781.08
Timber Total	11,612.09	9.34%	4,064,235	4.53%	350.00
<hr/>					
114. Market Area Total	124,262.02	100.00%	89,799,685	100.00%	722.66

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

75 Rock

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	30,638,850	33,181,370	2,542,520	8.30%	649,335	6.18%
02. Recreational	1,890,410	1,890,555	145	0.01%	0	0.01%
03. Ag-Homesite Land, Ag-Res Dwelling	17,484,640	17,863,240	378,600	2.17%	228,765	0.86%
04. Total Residential (sum lines 1-3)	50,013,900	52,935,165	2,921,265	5.84%	878,100	4.09%
05. Commercial	9,771,465	9,580,730	-190,735	-1.95%	490	-1.96%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	9,771,465	9,580,730	-190,735	-1.95%	490	-1.96%
08. Ag-Farmsite Land, Outbuildings	17,176,370	17,377,865	201,495	1.17%	0	1.17%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	17,176,370	17,377,865	201,495	1.17%	0	1.17%
12. Irrigated	161,536,170	159,583,435	-1,952,735	-1.21%		
13. Dryland	3,848,135	3,808,635	-39,500	-1.03%		
14. Grassland	412,553,130	402,587,100	-9,966,030	-2.42%		
15. Wasteland	1,296,655	1,199,400	-97,255	-7.50%		
16. Other Agland	2,813,915	2,840,295	26,380	0.94%		
17. Total Agricultural Land	582,048,005	570,018,865	-12,029,140	-2.07%		
18. Total Value of all Real Property (Locally Assessed)	659,009,740	649,912,625	-9,097,115	-1.38%	878,590	-1.51%

2020 Assessment Survey for Rock County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	none
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	One
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$99,052
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$12,000
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:
	\$6,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,200 for dues and \$5,000 for travel expenses
12.	Other miscellaneous funds:
	\$4,400 for postage, telephone, printing, office equipment repairs, dues, subscriptions, travel and miscellaneous.
13.	Amount of last year's assessor's budget not used:
	None

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters, however switching to MIPS in April 2020
2.	CAMA software:
	Thomson Reuters
3.	Are cadastral maps currently being used?
	Yes, but there not being kept up to date.
4.	If so, who maintains the Cadastral Maps?
	Assessor
5.	Does the county have GIS software?
	Yes, through gWorks
6.	Is GIS available to the public? If so, what is the web address?
	Yes – https://rock.gworks.com
7.	Who maintains the GIS software and maps?
	gWorks full support
8.	What type of aerial imagery is used in the cyclical review of properties?
	gworks obliques
9.	When was the aerial imagery last updated?
	2019
10.	Personal Property software:
	Thomson Reuters

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Bassett and Newport
4.	When was zoning implemented?
	1998

D. Contracted Services

1.	Appraisal Services:
	Tax Valuation LLC
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Meet the qualifications of the NE Real Property Appraiser Board.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, however the assessor has the final say.

2020 Residential Assessment Survey for Rock County

1.	Valuation data collection done by:													
	County Assessor and Deputy													
2.	List the valuation group recognized by the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Bassett- all improved and unimproved properties located within the City of Bassett. The population is approximately 619. The City consists of various services and goods such as two banks, convenience/gas store, restaurants, hardware/lumberyard store, grocery store, local newspaper, and sale barn.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>This is a newer subdivision located south of HWY 20, outside the City limits by Bassett and consists of newer larger homes with basements. These homes have city sewer, but there own well.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Newport- all improved and unimproved properties located within the Village of Newport. Also, all improved and unimproved properties located outside of the limits of the Village of Newport, but within the legal jurisdiction of the incorporated Village. Newport's population is approximately 97. The convenience/gas station along HWY 20 is currently closed.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural- all improved and unimproved properties located outside the City limits in the rural areas.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>		<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Bassett- all improved and unimproved properties located within the City of Bassett. The population is approximately 619. The City consists of various services and goods such as two banks, convenience/gas store, restaurants, hardware/lumberyard store, grocery store, local newspaper, and sale barn.	2	This is a newer subdivision located south of HWY 20, outside the City limits by Bassett and consists of newer larger homes with basements. These homes have city sewer, but there own well.	3	Newport- all improved and unimproved properties located within the Village of Newport. Also, all improved and unimproved properties located outside of the limits of the Village of Newport, but within the legal jurisdiction of the incorporated Village. Newport's population is approximately 97. The convenience/gas station along HWY 20 is currently closed.	4	Rural- all improved and unimproved properties located outside the City limits in the rural areas.	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	Bassett- all improved and unimproved properties located within the City of Bassett. The population is approximately 619. The City consists of various services and goods such as two banks, convenience/gas store, restaurants, hardware/lumberyard store, grocery store, local newspaper, and sale barn.													
2	This is a newer subdivision located south of HWY 20, outside the City limits by Bassett and consists of newer larger homes with basements. These homes have city sewer, but there own well.													
3	Newport- all improved and unimproved properties located within the Village of Newport. Also, all improved and unimproved properties located outside of the limits of the Village of Newport, but within the legal jurisdiction of the incorporated Village. Newport's population is approximately 97. The convenience/gas station along HWY 20 is currently closed.													
4	Rural- all improved and unimproved properties located outside the City limits in the rural areas.													
AG	Agricultural homes and outbuildings													
3.	List and describe the approach(es) used to estimate the market value of residential properties.													
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	Depreciation studies are based on local market information.													
5.	Are individual depreciation tables developed for each valuation group?													
	Yes													
6.	Describe the methodology used to determine the residential lot values?													
	A vacant land sales analysis was performed on five years' worth of sales.													
7.	How are rural residential site values developed?													
	Rural residential site values are developed based on sales and through local market information.													
8.	Are there form 191 applications on file?													

No

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

All lots are treated the same, currently there is no difference.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2019	2019	2019	2019
2	2019	2019	2019	2019
3	2016	2016	2016	2015-2016
4	2017	2016	2017	2015-2017
AG	2017	2016	2017	2015-2017

2020 Commercial Assessment Survey for Rock County

1.	Valuation data collection done by:													
	County Assessor and Deputy													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Bassett- all improved and unimproved properties located within the City of Bassett. The population is approximately 740. The City consists of various services and goods such as two banks, convenience/gas store, restaurants, hardware/lumberyard store, grocery store, local newspaper, and sale barn. Newport and Rural commercial are also included with this valuation group.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Bassett- all improved and unimproved properties located within the City of Bassett. The population is approximately 740. The City consists of various services and goods such as two banks, convenience/gas store, restaurants, hardware/lumberyard store, grocery store, local newspaper, and sale barn. Newport and Rural commercial are also included with this valuation group.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	Bassett- all improved and unimproved properties located within the City of Bassett. The population is approximately 740. The City consists of various services and goods such as two banks, convenience/gas store, restaurants, hardware/lumberyard store, grocery store, local newspaper, and sale barn. Newport and Rural commercial are also included with this valuation group.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	At this time the county assessor hasn't had any unique properties to value. When the situation arises similar properties in surrounding counties would be used as comparables as well as properties statewide.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	The depreciation study is developed based on local market information.													
5.	Are individual depreciation tables developed for each valuation grouping?													
	No													
6.	Describe the methodology used to determine the commercial lot values.													
	A vacant land sales analysis was performed.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2018	2018	2018	2018
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2018	2018	2018	2018										

2020 Agricultural Assessment Survey for Rock County

1.	Valuation data collection done by:										
	County Assessor and Deputy										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2</td> <td>Mostly rolling sand hills with valentine soils, consists of wet meadow, hay ground and pasture.</td> <td style="text-align: center;">2016-2017</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Pivot - valentine complex soils, associations related to pivot complex soils and hard grass pastures. Majority of irrigated land in the county.</td> <td style="text-align: center;">2016-2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	2	Mostly rolling sand hills with valentine soils, consists of wet meadow, hay ground and pasture.	2016-2017	3	Pivot - valentine complex soils, associations related to pivot complex soils and hard grass pastures. Majority of irrigated land in the county.	2016-2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
2	Mostly rolling sand hills with valentine soils, consists of wet meadow, hay ground and pasture.	2016-2017									
3	Pivot - valentine complex soils, associations related to pivot complex soils and hard grass pastures. Majority of irrigated land in the county.	2016-2017									
	Rock County has two market area boundaries defined, however dry and grass values are valued the same countywide. There are two irrigated values, one for Area 2 and one for Area 3. In 2019, several parcels were reviewed do to the flooding through the newly flown obliques.										
3.	Describe the process used to determine and monitor market areas.										
	The market areas are developed by similar topography, soil characteristics and geographic characteristics. Each year agricultural sales and characteristics are studied to see if the market is showing any trends that may lead to a difference in areas, etc.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Land is classified as rural residential or recreational land based on the primary use of the parcel at assessment date. Rural residential land is directly associated with a residence and has no agricultural use. Recreational land is defined according to Regulation 10.001.05E.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	Yes										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	The newly elected assessor does not know of any separate market analysis done where intensive use is identified. The county does have feedlots which are valued at \$8,000/acre. Back grounding is any acres that are not in the feedlot value such as dry or grass land and is valued at \$2,000/acre. There are usually planted to some type of cover crop and the cows are let on it. The back grounding is determined through the aerial photos.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	WRP values are based on sales from the county and surrounding area with a current value of \$465 per acre.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
8a.	How many parcels have a special valuation application on file?										

	None
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

ROCK COUNTY PLAN OF ASSESSMENT

THE COUNTY ASSESSOR SHALL, ON OR BEFORE JUNE 15 EACH YEAR, PREPARE A PLAN OF ASSESSMENT WHICH SHALL DESCRIBE THE ASSESSMENT ACTIONS THE COUNTY ASSESSOR PLANS TO MAKE FOR THE NEXT ASSESSMENT YEAR AND THE TWO YEARS THEREAFTER. THE PLAN SHALL INDICATE THE CLASSES OR SUBCLASSES OF REAL PROPERTY THAT THE ASSESSOR PLANS TO EXAMINE DURING THE YEARS CONTAINED IN THE PLAN OF ASSESSMENT. THE PLAN SHALL DESCRIBE ALL THE ASSESSMENT ACTIONS NECESSARY TO ACHIEVE THE LEVEL OF VALUE AND QUALITY OF ASSESSMENT PRACTICES REQUIRED BY LAW AND THE RESOURCES NECESSARY TO COMPLETE THOSE ACTIONS. THE PLAN SHALL BE PRESENTED TO THE COUNTY BOARD OF EQUALIZATION ON OR BEFORE JULY 31 EACH YEAR. THE COUNTY 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 REVENUE ON OR BEFORE OCTOBER 31 EACH YEAR.

Real Property in Rock County for tax year 2019 satisfies the requirements of Neb. Const. Art. VIII §1, and Neb. Stat §77-1311.02

Rock County has a total valuation for Real Property in 2019 of \$660,709,950. The Parcel count for Real Property in 2019 is 3078. Permissive Exemptions filed and approved by our office and the Rock County Commissioners for 2018 for the 2019 year were 16.

2019 Sales Statistics Ratio as determined by the Tax Equalization Commission.

Residential value -	Assessment Ratio - 92%
Commercial value -	Assessment Ratio – 100%
Agricultural land value -	Assessment Ratio – 75%

ASSESSMENT

A housing and lot study will be done for Bassett and Newport for 2020. Marshall and Swift costing tables will be updated as well and our depreciation tables.

No changes to base values for any land acres for 2019 excluding changes of use or errors.

The county south of Hwy 20 was Flown in Fall of 2019 by Cornerstone Mapping to get pictures of all the standing water. Adjustments will be made accordingly to acres affected for 2020.

Oblique imagery will be flown in 2019/2020 for continual maintenance upkeep.

Commercial Property in Bassett and Newport were re-valued for 2019, and our Marshall and Swift tables were updated to 2018. Tax Valuation Inc. did the re appraisal.

Ag Land sales reflected no change of value comparable to the rest of Nebraska. Sales ratios studies reviewed as follows:

The new 2019 Land Assessment ratios calculated to -

Area 1 - IRR - no change

Area 2 - IRR - no change

Area 3 - IRR - no change

All areas dryland - no change

All areas of grass - no change

For 2020 Rock County will have 2 Areas. Area 3 will stay the same and Area 1 has been absorbed into Area 2.

We will continue our pickup work (Appraisal Maintenance) over the summer. We will continually check for any changes revealed from the Oblique photos that may have been missed from prior years. Our office will try to contact owners by phone and/ or newspaper notices prior to our visit. Our focus will be to look for changes and any additions. We will verify measurements are correct if we notice there has been some renovation. We do not ask for an interior inspection unless we are invited in and/ or the owner has given us prior permission.

We continue using Thomson Reuters for our Cama system. We are and always will continue to work on our quality and uniformity of our assessment.

New photos are taken continually as the simple proof we have been at each parcel.

2020

Complete housing and lot study for Bassett and Newport will be done for 2020.

Marshall and Swift and depreciation tables will all be updated.

Spot adjustment was made for standing water of \$400/AC. Per form 425

Revalue Ag Land if needed per sales studies.

Review Northeast portion of the county.

Review all City Permits.

Review County Zoning Permits.

We will make the adjustments in Terra Scan from three to two market areas going forward

Pick Up Work.

2021

Revalue Ag Land if needed per sales studies.
Review all Northwest of county.
Review all City Permits.
Review County Zoning Permits.
Continue to work on standing water issue
Pick Up Work.

2022

Review Southeast and Southwest portion of Rock County.
Revalue Ag Land if needed per sales studies.
Review and update all depreciation tables.
Review all City Permits.
Review County Zoning Permits.
Pick Up Work.

Our Appraisal budget for 2020 is \$12,000. This will be used to update our Oblique imagery. Spot adjustments have been made per Form 425.

The plan has been made to update cost tables for Improvements every three or four years. This time frame will lessen the impact for taxpayers but will insure the office has kept values current.

TJ Ellermeier
Rock County Assessor

June 15, 2019
(July 16, 2019)