

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

---

**SHERMAN COUNTY**



Pete Ricketts, Governor

April 13, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Sherman 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 Sherman 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: Sherie Kuszak, Sherman County Assessor

# Table of Contents

---

## **2017 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

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

### ***County Reports:***

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

## Introduction

---

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

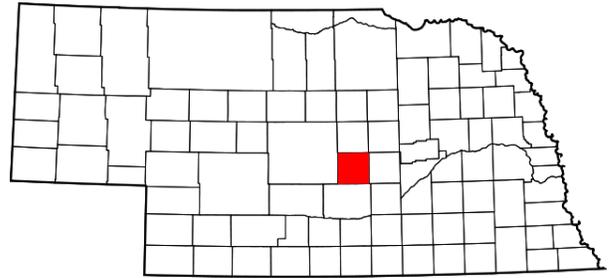
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

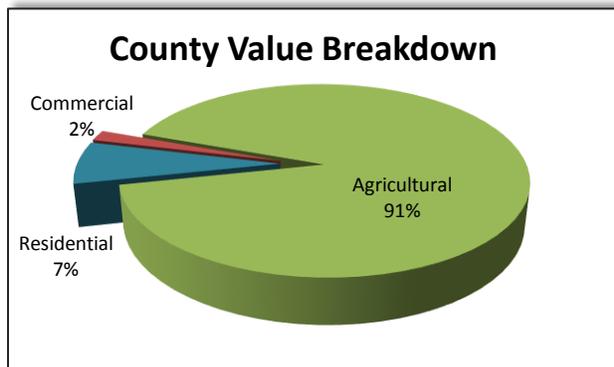
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 566 square miles, Sherman had 3,091 residents, per the Census Bureau Quick Facts for 2015, a 2% decline from the 2010 US Census. In a review of the past fifty-five years, Sherman has seen a steady drop in population of 43% (Nebraska Department of Economic Development). Reports indicated that 78% of county residents were homeowners and 94% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Sherman convene in and around Loup City, the county seat. Per the latest information available from the U.S. Census Bureau, there were eighty-



six employer establishments in Sherman, a 6% expansion over the preceding year. Countywide employment was at 1,671 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).

The agricultural economy has remained the strong anchor for Sherman that has fortified the local rural area economies. Sherman is included in the Lower Loup Natural Resources District (NRD). Grass land makes up the majority of the land in the county.

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	<i>Change</i>
ASHTON	237	194	-18%
HAZARD	66	70	6%
LITCHFIELD	280	262	-6%
LOUP CITY	996	1,029	3%
ROCKVILLE	111	106	-5%

## 2017 Residential Correlation for Sherman County

---

### *Assessment Actions*

The villages of Hazard, Ashton, Litchfield and Rockville along with Sherman Reservoir were physically inspected for the 2017 assessment year.

A sales study was conducted and as a result, the villages of Loup City and Litchfield received a 5% adjustment to the improvements. The Sherman Reservoir received a 15% adjustment to the improvements.

### *Description of Analysis*

There are seven valuation groupings within Sherman County, each corresponding to an assessor location in the county. Most sales occur in Loup City, which is the county seat. The remaining villages are very small with little organization in the residential market.

Valuation Grouping	Assessor Location
1	Loup City
2	Ashton
3	Hazard
4	Litchfield
5	Rockville
10	Sherman Reservoir
15	Rural Acreages

The 2017 County Abstract of Assessment for Real Property, Form 45 compared with the 2016 Certificate of Taxes Levied Report indicates an overall decrease to the residential class. This is due to the reclassification of acreages to agricultural land based on the primary use of the parcel. The county conducted a review of the smaller parcels to identify the use of the land for the 2017 assessment year. A review of the sales file along with changes in value on Schedule XI of the abstract support the reported assessment actions.

A review of the statistical profile show that valuation grouping 1 and valuation grouping 4 are the only substratum with a sufficient number of sales for a statistical reliability. The median and weighted mean of valuation grouping 1 closely correlate while the mean and qualitative statistics are above the range. Valuation grouping 4 is affected by one extreme outlier (over 400%). Hypothetically, if this sale is removed the median stays within the range and the qualitative statistics fall within the acceptable range.

## 2017 Residential Correlation for Sherman County

---

Analysis of the sample as a whole shows that the median is the only measure of central tendency that is within the acceptable range while the qualitative statistics are above the prescribed parameters. A larger dispersion is to be expected in a more rural county such as Sherman County, where the villages are small and have little organization to the market.

Further review of the assessed value changes over the past decade was conducted. Smaller villages in Sherman County have increased at a rate of three to four percent per year while Loup City has increased at a rate of five and a half percent on average. These changes are comparable to similar sized villages in Valley, Howard, Custer, and Buffalo Counties substantiating that the assessed values have appreciated similarly to the market.

### *Assessment Practice Review*

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

One aspect of the review is to examine the sales verification and qualification processes. The county sends sales questionnaires on all transactions. The county will follow up with onsite reviews and interviews with the taxpayers if details of the transaction are still unclear. The state sales file is examined to ensure that the non-qualification of a sale is reasonable and well documented. This review provides assurance that all arm's-length sales are made available for measurement purposes.

Multiple audits were conducted throughout the year to ensure the accuracy of the data being submitted to the sales file. The Real Estate Transfer Statements were randomly compared to data within the state sales file. A review was conducted of the assessed value updates against property record cards within the county. The electronic tracking file was also examined for timeliness of the submission of said data. The county is accurately submitting sales data to the state sales file.

The six-year inspection and review cycle was also discussed with the county assessor. The county has completed their first cycle and has started the second cycle this year with a review of the small villages and lake. The county assessor and staff conduct the physical inspections with interior inspects when permitted. The onsite review includes an effective age calculation based on improvements made to the property; the calculation is well documented and filed in the property record card so it can be reviewed and explained to taxpayers.

Valuation groupings were also examined to ensure that groupings truly represent separate and distinct economic areas. In Sherman County, each small town is a separate grouping. Only Loup City and Litchfield have a significant amount of sales in any given study period. The small villages may be economically similar and could be combined. Sales within these groupings have been

## 2017 Residential Correlation for Sherman County

---

analyzed separately and together. The combination of the sales indicate that there is no bias in the county assessor's decision to keep them separate nor does combining the villages produce a meaningful sample.

### *Equalization and Quality of Assessment*

Valuation Grouping 1 and 4 are the only two grouping with a sufficient number of sales. However, all groupings have been subject to the same transparent appraisal process. The assessment practices review supports the county consistently utilizes acceptable appraisal methods in valuing property. Additionally, the review of historical assessed values support that the county's values have appreciated with the local market. The quality of assessment in Sherman County complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	54	94.48	108.44	94.08	33.07	115.29
02	3	105.53	127.99	111.97	30.63	114.31
03	1	55.76	55.76	55.76	00.00	100.00
04	14	95.28	111.88	96.61	42.30	115.81
05	5	99.42	121.17	99.90	37.00	121.29
10	4	76.55	80.79	77.12	17.30	104.76
15	7	89.15	95.96	90.82	25.22	105.66
<u>ALL</u>	88	94.98	107.53	90.37	33.79	118.99

### *Level of Value*

Based on analysis of all available information, the level of value of the residential class in Sherman County is 95%

## 2017 Commercial Correlation for Sherman County

---

### *Assessment Actions*

Routine Pick up work was completed for the 2017 assessment year.

### *Description of Analysis*

There are no separate valuation groupings within the commercial class since there are so few commercial properties outside of Loup City. The statistical profile shows nine qualified sales have occurred within the last three years. Although the median is within the acceptable range, removal of the highest or lowest ratio on either side drastically moves the median, giving little confidence in the median as an accurate indication of the level of value.

Analysis of the historical valuation changes of Sherman County as a whole indicate that the county has appreciated at a rate of 4.82% per year without growth. This percentage is skewed by the fact that during the reappraisal in 2014, it was discovered that grain elevators were significantly under assessed. If the value associated with the grain elevators were hypothetically removed, the property class increase was closer to 20% for the 2014 assessment year, down from over a 48% increase overall. With the removal of the valuation attributed to the grain elevators, the annual rate of change for Sherman County commercial class is closer to 2%. This is generally comparable to the increase of the surrounding counties of Custer, Valley, and Greeley and supports that the county has increased assessed valuations at a similar pace as the market.

A review of the both the statistical sample and the 2017 County Abstract of Assessment for Real Property, Form 45 compared with the 2016 Certificate of Taxes Levied Report show no valuation change to the class outside of pickup work. This supports the reported assessment actions.

### *Assessment Practice Review*

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

One aspect of the review is to examine the sales verification and qualification processes. The county sends sales questionnaires on all transactions. The county will follow up with onsite reviews and interviews with the taxpayers if details of the transaction are still unclear. Review of the sales file found that the county's reasons for non-qualified sales were reasonable and well documented. This review provides assurance that all arm's-length sales are made available for measurement purposes.

Multiple audits were conducted throughout the year to ensure the accuracy of that data being submitted to the sales file. The Real Estate Transfer Statements were randomly compared to data

## 2017 Commercial Correlation for Sherman County

---

within the state sales file. A review was conducted of the assessed value updates against property record cards within the county. The electronic tracking file was also examined for timeliness of the submission of said data. The county is accurately submitting sales data to the state sales file.

The six-year inspection and review cycle was also discussed with the county assessor. The county physically inspected the commercial class in 2013. The majority of the review work and valuation is conducted by the county assessor and staff. The appraisal process is transparent and well documented. The county hires a contract appraiser to help with the complex commercial properties.

Valuation groupings were also examined to ensure that groupings truly represent separate and distinct economic areas. There is currently one valuation grouping for the commercial class. In Sherman County, the majority of the commercial parcels are within Loup City; this is the only village with a commercial market. There are some economic differences in between the smaller villages that are recognized by differences in land value. It is believed that Sherman County is adequately identifying economic differences in the commercial market.

### *Equalization and Quality of Assessment*

Based on a review of the county's assessment practices along with the analysis of the historical values change, the quality of assessment of the commercial class is thought to comply with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	9	94.32	96.79	76.49	33.83	126.54
____ALL____	9	94.32	96.79	76.49	33.83	126.54

### *Level of Value*

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

# 2017 Agricultural Correlation for Sherman County

---

## *Assessment Actions*

For the 2017 assessment year, the county inspected smaller parcels throughout the county for primary use.

A study of agricultural land sales was also conducted, indicating that the irrigated and grassland values were low. Irrigated values increased 3% while grassland increased 10%.

## *Description of Analysis*

Grassland makes up the majority of agricultural land in Sherman County. Farmland is generally irrigated and is clustered around streambeds. There is very little dryland and it tends to include pivot corners or smaller parcels that are not suitable for irrigation. There are no market areas in the county at this time.

The market analysis indicated that an increase was needed to both the irrigated and grassland subclasses. Analysis of the sales within the county indicate a sufficient number of sales to measure both the grassland and irrigated subclasses. The resulting values set by the county are within the acceptable parameters and are relatively comparable to the surrounding counties. All three levels of central tendencies are within the acceptable range. There are rarely enough sales of dry land for statistical reliance, however; previous values set by the county assessor are comparable to the values of the surrounding counties.

## *Assessment Practice Review*

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

One aspect of the review is to examine the sales verification and qualification processes. The county sends sales questionnaires on all transactions. The county will follow up with the parties involved in the transactions when additional information is needed. Review of the sales file found that the county's reasons for non-qualified sales were reasonable and well documented. This review provides assurance that all arm's-length sales are made available for measurement purposes.

The six-year inspection and review cycle was also examined. Agricultural homes and improvements were inspected in 2014 and 2015 alongside the rural residential review. This review included an onsite review with new pictures and measurements taken. Review of property record cards within the county indicate that the county has thoroughly documented the review cycle.

Market areas were also reviewed with the county assessor to ensure that they represent distinct characteristics that would impact market value. Geographically the county is similar and there is no indication that multiple market areas are warranted.

## 2017 Agricultural Correlation for Sherman County

---

Lastly, a discussion was held with the county assessor about of how agricultural and horticultural land is identified. For this year, the county reviewed smaller parcels of 40 acres or less for primary use. The previous policy stated that any rural parcel under 40 acres was considered residential. The county used aerial imagery and contacted landowners to discern the primary use of the parcel. Changes were made to the property classification as warranted. In addition, the valuation of farm home sites and agricultural improvements were reviewed with the county. Home sites carry the same first acre value throughout the county and improvements are valued the same as the rural residential.

### *Equalization*

Agricultural homes and improvements are valued using the same appraisal methods as other classes of property. Additionally farm home sites carry the same value as rural residential home sites.

The analysis supports that the county has achieved equalization. Sherman County values are comparable to the adjoining counties and the statistical analysis indicates that values set are at uniform portions of market value.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	11	69.29	65.73	63.21	19.09	103.99
1	11	69.29	65.73	63.21	19.09	103.99
<u>    Grass    </u>						
County	18	70.18	76.55	79.31	14.79	96.52
1	18	70.18	76.55	79.31	14.79	96.52
<u>    ALL    </u>						
	43	70.49	72.26	69.49	17.75	103.99

### *Level of Value*

Based on analysis of all available information, the level of value of the agricultural class in Sherman County is 70%.

## 2017 Opinions of the Property Tax Administrator for Sherman County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 13th day of April, 2017.



\_\_\_\_\_  
Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

---

## 2017 Commission Summary for Sherman County

---

### Residential Real Property - Current

Number of Sales	88	Median	94.98
Total Sales Price	\$5,568,356	Mean	107.53
Total Adj. Sales Price	\$5,636,748	Wgt. Mean	90.37
Total Assessed Value	\$5,094,035	Average Assessed Value of the Base	\$56,034
Avg. Adj. Sales Price	\$64,054	Avg. Assessed Value	\$57,887

### Confidence Interval - Current

95% Median C.I	87.59 to 99.42
95% Wgt. Mean C.I	82.57 to 98.18
95% Mean C.I	96.78 to 118.28
% of Value of the Class of all Real Property Value in the County	9.48
% of Records Sold in the Study Period	5.52
% of Value Sold in the Study Period	5.70

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	75	94	93.80
2015	66	94	94.33
2014	72	96	95.51
2013	79	96	96.39

## 2017 Commission Summary for Sherman County

### Commercial Real Property - Current

Number of Sales	9	Median	94.32
Total Sales Price	\$386,250	Mean	96.79
Total Adj. Sales Price	\$386,250	Wgt. Mean	76.49
Total Assessed Value	\$295,435	Average Assessed Value of the Base	\$75,797
Avg. Adj. Sales Price	\$42,917	Avg. Assessed Value	\$32,826

### Confidence Interval - Current

95% Median C.I	46.79 to 140.38
95% Wgt. Mean C.I	54.02 to 98.96
95% Mean C.I	66.46 to 127.12
% of Value of the Class of all Real Property Value in the County	1.74
% of Records Sold in the Study Period	4.15
% of Value Sold in the Study Period	1.80

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	15	99	99.39
2015	9	100	97.43
2014	9	100	97.43
2013	8		97.06

**82 Sherman  
RESIDENTIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

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

Number of Sales : 88  
 Total Sales Price : 5,568,356  
 Total Adj. Sales Price : 5,636,748  
 Total Assessed Value : 5,094,035  
 Avg. Adj. Sales Price : 64,054  
 Avg. Assessed Value : 57,887

MEDIAN : 95  
 WGT. MEAN : 90  
 MEAN : 108  
 COD : 33.79  
 PRD : 118.99

COV : 47.84  
 STD : 51.44  
 Avg. Abs. Dev : 32.09  
 MAX Sales Ratio : 408.50  
 MIN Sales Ratio : 33.85

95% Median C.I. : 87.59 to 99.42  
 95% Wgt. Mean C.I. : 82.57 to 98.18  
 95% Mean C.I. : 96.78 to 118.28

Printed:4/11/2017 10:04:08AM

<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	3	84.56	112.77	86.17	47.95	130.87	66.06	187.70	N/A	79,667	68,645
01-JAN-15 To 31-MAR-15	3	98.90	120.34	110.22	32.68	109.18	82.57	179.54	N/A	27,500	30,310
01-APR-15 To 30-JUN-15	12	97.60	121.85	101.44	39.01	120.12	66.77	224.70	85.35 to 176.21	41,283	41,876
01-JUL-15 To 30-SEP-15	18	93.53	90.05	89.64	18.83	100.46	33.85	159.71	75.24 to 103.35	57,972	51,966
01-OCT-15 To 31-DEC-15	8	117.46	114.92	102.36	28.03	112.27	66.46	165.67	66.46 to 165.67	87,139	89,191
01-JAN-16 To 31-MAR-16	7	96.08	104.33	89.65	24.72	116.37	70.40	141.43	70.40 to 141.43	42,500	38,102
01-APR-16 To 30-JUN-16	13	83.89	105.63	75.73	44.19	139.48	53.33	215.30	67.90 to 186.03	69,699	52,785
01-JUL-16 To 30-SEP-16	24	94.63	110.74	90.25	38.30	122.70	47.62	408.50	74.72 to 117.11	78,152	70,534
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	36	95.26	105.07	93.25	29.41	112.68	33.85	224.70	84.56 to 103.35	51,678	48,188
01-OCT-15 To 30-SEP-16	52	94.31	109.24	88.96	37.02	122.80	47.62	408.50	84.45 to 114.44	72,622	64,601
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	41	95.64	106.43	96.72	29.06	110.04	33.85	224.70	90.75 to 103.61	56,549	54,692
<u>ALL</u>	88	94.98	107.53	90.37	33.79	118.99	33.85	408.50	87.59 to 99.42	64,054	57,887

<b>VALUATION GROUPING</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	54	94.46	108.44	94.06	33.07	115.29	47.62	224.70	86.64 to 107.14	51,440	48,386
02	3	105.53	127.99	111.97	30.63	114.31	90.75	187.70	N/A	24,167	27,060
03	1	55.76	55.76	55.76	00.00	100.00	55.76	55.76	N/A	210,000	117,090
04	14	95.28	111.88	96.61	42.30	115.81	33.85	408.50	71.24 to 117.11	36,993	35,738
05	5	99.42	121.17	99.90	37.00	121.29	66.06	179.54	N/A	24,600	24,576
10	4	76.55	80.79	77.12	17.30	104.76	66.46	103.61	N/A	179,250	138,239
15	7	89.15	95.96	90.82	25.22	105.66	53.33	142.23	53.33 to 142.23	174,087	158,111
<u>ALL</u>	88	94.98	107.53	90.37	33.79	118.99	33.85	408.50	87.59 to 99.42	64,054	57,887

<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	84	95.14	108.81	92.30	34.41	117.89	33.85	408.50	89.15 to 103.35	58,568	54,060
06	4	76.55	80.79	77.12	17.30	104.76	66.46	103.61	N/A	179,250	138,239
07											
<u>ALL</u>	88	94.98	107.53	90.37	33.79	118.99	33.85	408.50	87.59 to 99.42	64,054	57,887

**82 Sherman  
RESIDENTIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

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

Number of Sales : 88	MEDIAN : 95	COV : 47.84	95% Median C.I. : 87.59 to 99.42
Total Sales Price : 5,568,356	WGT. MEAN : 90	STD : 51.44	95% Wgt. Mean C.I. : 82.57 to 98.18
Total Adj. Sales Price : 5,636,748	MEAN : 108	Avg. Abs. Dev : 32.09	95% Mean C.I. : 96.78 to 118.28
Total Assessed Value : 5,094,035			
Avg. Adj. Sales Price : 64,054	COD : 33.79	MAX Sales Ratio : 408.50	
Avg. Assessed Value : 57,887	PRD : 118.99	MIN Sales Ratio : 33.85	

Printed:4/11/2017 10:04:08AM

<b>SALE PRICE *</b>											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	3	141.43	151.25	150.13	19.66	100.75	114.44	197.88	N/A	4,000	6,005	
Less Than 15,000	14	142.41	156.42	157.52	36.51	99.30	78.45	408.50	85.35 to 187.70	9,429	14,851	
Less Than 30,000	31	126.15	136.77	122.22	41.36	111.90	33.85	408.50	90.75 to 165.67	19,325	23,620	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	85	93.82	105.99	90.24	33.28	117.45	33.85	408.50	85.35 to 99.31	66,174	59,718	
Greater Than 14,999	74	92.11	98.28	88.76	27.52	110.73	33.85	224.70	84.56 to 95.73	74,388	66,029	
Greater Than 29,999	57	91.61	91.63	86.58	20.63	105.83	47.62	161.21	82.20 to 95.69	88,380	76,523	
<u>Incremental Ranges</u>												
0 TO 4,999	3	141.43	151.25	150.13	19.66	100.75	114.44	197.88	N/A	4,000	6,005	
5,000 TO 14,999	11	143.39	157.83	158.25	40.74	99.73	78.45	408.50	82.57 to 187.70	10,909	17,264	
15,000 TO 29,999	17	99.42	120.59	112.25	46.80	107.43	33.85	224.70	70.16 to 186.03	27,476	30,840	
30,000 TO 59,999	24	95.03	97.43	94.76	21.70	102.82	47.62	161.21	82.20 to 107.14	41,979	39,780	
60,000 TO 99,999	17	95.09	94.03	94.41	16.43	99.60	65.49	132.11	73.57 to 105.92	79,415	74,974	
100,000 TO 149,999	8	82.33	82.02	82.74	13.97	99.13	64.72	95.78	64.72 to 95.78	121,813	100,792	
150,000 TO 249,999	7	74.72	82.40	82.86	23.02	99.44	55.76	142.23	55.76 to 142.23	201,516	166,984	
250,000 TO 499,999	1	53.33	53.33	53.33	00.00	100.00	53.33	53.33	N/A	295,000	157,335	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	88	94.98	107.53	90.37	33.79	118.99	33.85	408.50	87.59 to 99.42	64,054	57,887	

**82 Sherman**  
**COMMERCIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

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

Number of Sales : 9  
Total Sales Price : 386,250  
Total Adj. Sales Price : 386,250  
Total Assessed Value : 295,435  
Avg. Adj. Sales Price : 42,917  
Avg. Assessed Value : 32,826

MEDIAN : 94  
WGT. MEAN : 76  
MEAN : 97  
COD : 33.83  
PRD : 126.54

COV : 40.77  
STD : 39.46  
Avg. Abs. Dev : 31.91  
MAX Sales Ratio : 153.31  
MIN Sales Ratio : 42.62

95% Median C.I. : 46.79 to 140.38  
95% Wgt. Mean C.I. : 54.02 to 98.96  
95% Mean C.I. : 66.46 to 127.12

Printed:4/11/2017 10:04:10AM

<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrrs</u>												
01-OCT-13 To 31-DEC-13	1	82.16	82.16	82.16	00.00	100.00	82.16	82.16	N/A	25,000	20,540	
01-JAN-14 To 31-MAR-14												
01-APR-14 To 30-JUN-14												
01-JUL-14 To 30-SEP-14												
01-OCT-14 To 31-DEC-14	2	76.55	76.55	78.33	44.32	97.73	42.62	110.47	N/A	47,500	37,208	
01-JAN-15 To 31-MAR-15	1	153.31	153.31	153.31	00.00	100.00	153.31	153.31	N/A	6,500	9,965	
01-APR-15 To 30-JUN-15	1	73.26	73.26	73.26	00.00	100.00	73.26	73.26	N/A	124,250	91,020	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15	1	94.32	94.32	94.32	00.00	100.00	94.32	94.32	N/A	31,000	29,240	
01-JAN-16 To 31-MAR-16	1	46.79	46.79	46.79	00.00	100.00	46.79	46.79	N/A	80,000	37,430	
01-APR-16 To 30-JUN-16	1	127.84	127.84	127.84	00.00	100.00	127.84	127.84	N/A	12,500	15,980	
01-JUL-16 To 30-SEP-16	1	140.38	140.38	140.38	00.00	100.00	140.38	140.38	N/A	12,000	16,845	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	1	82.16	82.16	82.16	00.00	100.00	82.16	82.16	N/A	25,000	20,540	
01-OCT-14 To 30-SEP-15	4	91.87	94.92	77.70	40.25	122.16	42.62	153.31	N/A	56,438	43,850	
01-OCT-15 To 30-SEP-16	4	111.08	102.33	73.43	28.61	139.36	46.79	140.38	N/A	33,875	24,874	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	2	76.55	76.55	78.33	44.32	97.73	42.62	110.47	N/A	47,500	37,208	
01-JAN-15 To 31-DEC-15	3	94.32	106.96	80.51	28.29	132.85	73.26	153.31	N/A	53,917	43,408	
<u>ALL</u>	9	94.32	96.79	76.49	33.83	126.54	42.62	153.31	46.79 to 140.38	42,917	32,826	

<b>VALUATION GROUPING</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	9	94.32	96.79	76.49	33.83	126.54	42.62	153.31	46.79 to 140.38	42,917	32,826	
<u>ALL</u>	9	94.32	96.79	76.49	33.83	126.54	42.62	153.31	46.79 to 140.38	42,917	32,826	

<b>PROPERTY TYPE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	9	94.32	96.79	76.49	33.83	126.54	42.62	153.31	46.79 to 140.38	42,917	32,826	
04												
<u>ALL</u>	9	94.32	96.79	76.49	33.83	126.54	42.62	153.31	46.79 to 140.38	42,917	32,826	

**82 Sherman**  
**COMMERCIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

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

Number of Sales : 9  
 Total Sales Price : 386,250  
 Total Adj. Sales Price : 386,250  
 Total Assessed Value : 295,435  
 Avg. Adj. Sales Price : 42,917  
 Avg. Assessed Value : 32,826

MEDIAN : 94  
 WGT. MEAN : 76  
 MEAN : 97  
 COD : 33.83  
 PRD : 126.54

COV : 40.77  
 STD : 39.46  
 Avg. Abs. Dev : 31.91  
 MAX Sales Ratio : 153.31  
 MIN Sales Ratio : 42.62

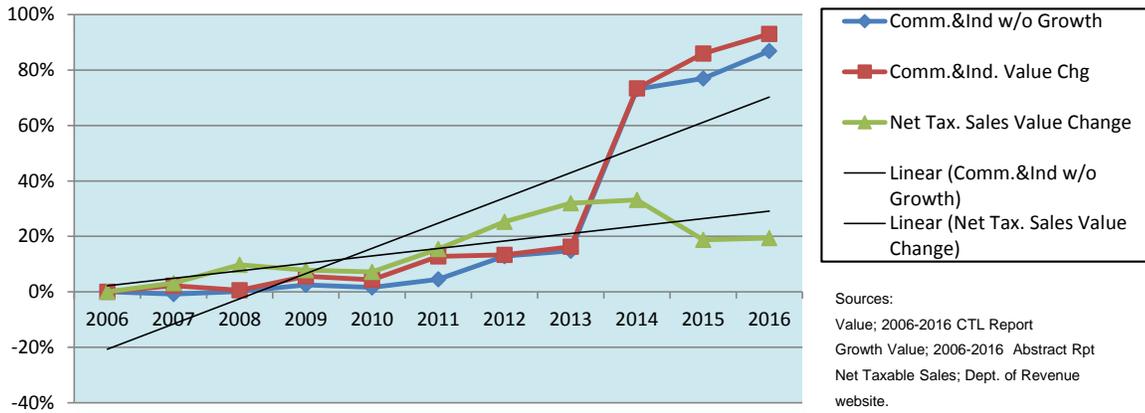
95% Median C.I. : 46.79 to 140.38  
 95% Wgt. Mean C.I. : 54.02 to 98.96  
 95% Mean C.I. : 66.46 to 127.12

Printed:4/11/2017 10:04:10AM

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	140.38	140.51	138.03	06.05	101.80	127.84	153.31	N/A	10,333	14,263	
Less Than 30,000	4	134.11	125.92	113.09	15.60	111.34	82.16	153.31	N/A	14,000	15,833	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	9	94.32	96.79	76.49	33.83	126.54	42.62	153.31	46.79 to 140.38	42,917	32,826	
Greater Than 14,999	6	77.71	74.94	71.12	26.65	105.37	42.62	110.47	42.62 to 110.47	59,208	42,108	
Greater Than 29,999	5	73.26	73.49	70.28	31.50	104.57	42.62	110.47	N/A	66,050	46,421	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	3	140.38	140.51	138.03	06.05	101.80	127.84	153.31	N/A	10,333	14,263	
15,000 TO 29,999	1	82.16	82.16	82.16	00.00	100.00	82.16	82.16	N/A	25,000	20,540	
30,000 TO 59,999	3	94.32	82.47	82.27	23.98	100.24	42.62	110.47	N/A	42,000	34,552	
60,000 TO 99,999	1	46.79	46.79	46.79	00.00	100.00	46.79	46.79	N/A	80,000	37,430	
100,000 TO 149,999	1	73.26	73.26	73.26	00.00	100.00	73.26	73.26	N/A	124,250	91,020	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	9	94.32	96.79	76.49	33.83	126.54	42.62	153.31	46.79 to 140.38	42,917	32,826	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
326	1	127.84	127.84	127.84	00.00	100.00	127.84	127.84	N/A	12,500	15,980	
343	1	110.47	110.47	110.47	00.00	100.00	110.47	110.47	N/A	50,000	55,235	
344	1	82.16	82.16	82.16	00.00	100.00	82.16	82.16	N/A	25,000	20,540	
350	1	140.38	140.38	140.38	00.00	100.00	140.38	140.38	N/A	12,000	16,845	
353	2	97.97	97.97	56.59	56.50	173.12	42.62	153.31	N/A	25,750	14,573	
442	2	83.79	83.79	77.46	12.57	108.17	73.26	94.32	N/A	77,625	60,130	
444	1	46.79	46.79	46.79	00.00	100.00	46.79	46.79	N/A	80,000	37,430	
___ ALL ___	9	94.32	96.79	76.49	33.83	126.54	42.62	153.31	46.79 to 140.38	42,917	32,826	

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 8,207,590	\$ 239,850	2.92%	\$ 7,967,740	-	\$ 8,768,900	-
2007	\$ 8,389,565	\$ 247,815	2.95%	\$ 8,141,750	-0.80%	\$ 9,044,341	3.14%
2008	\$ 8,251,525	\$ 34,580	0.42%	\$ 8,216,945	-2.06%	\$ 9,626,648	6.44%
2009	\$ 8,669,055	\$ 256,125	2.95%	\$ 8,412,930	1.96%	\$ 9,457,148	-1.76%
2010	\$ 8,561,700	\$ 222,140	2.59%	\$ 8,339,560	-3.80%	\$ 9,398,031	-0.63%
2011	\$ 9,260,265	\$ 682,410	7.37%	\$ 8,577,855	0.19%	\$ 10,126,450	7.75%
2012	\$ 9,304,230	\$ 38,475	0.41%	\$ 9,265,755	0.06%	\$ 10,988,246	8.51%
2013	\$ 9,543,480	\$ 122,230	1.28%	\$ 9,421,250	1.26%	\$ 11,576,026	5.35%
2014	\$ 14,230,230	\$ 23,675	0.17%	\$ 14,206,555	48.86%	\$ 11,676,383	0.87%
2015	\$ 15,258,250	\$ 731,317	4.79%	\$ 14,526,933	2.09%	\$ 10,414,575	-10.81%
2016	\$ 15,843,680	\$ 509,220	3.21%	\$ 15,334,460	0.50%	\$ 10,471,801	0.55%
<b>Ann %chg</b>	6.80%			<b>Average</b>	<b>4.82%</b>	<b>1.93%</b>	<b>1.94%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-0.80%	2.22%	3.14%
2008	0.11%	0.54%	9.78%
2009	2.50%	5.62%	7.85%
2010	1.61%	4.31%	7.17%
2011	4.51%	12.83%	15.48%
2012	12.89%	13.36%	25.31%
2013	14.79%	16.28%	32.01%
2014	73.09%	73.38%	33.16%
2015	76.99%	85.90%	18.77%
2016	86.83%	93.04%	19.42%

County Number	82
County Name	Sherman

**82 Sherman**  
**AGRICULTURAL LAND**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

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

Number of Sales : 43  
Total Sales Price : 35,239,057  
Total Adj. Sales Price : 35,239,057  
Total Assessed Value : 24,487,230  
Avg. Adj. Sales Price : 819,513  
Avg. Assessed Value : 569,470

MEDIAN : 70  
WGT. MEAN : 69  
MEAN : 72  
COD : 17.75  
PRD : 103.99

COV : 23.83  
STD : 17.22  
Avg. Abs. Dev : 12.51  
MAX Sales Ratio : 117.60  
MIN Sales Ratio : 31.28

95% Median C.I. : 65.45 to 75.65  
95% Wgt. Mean C.I. : 62.25 to 76.73  
95% Mean C.I. : 67.11 to 77.41

Printed:4/11/2017 10:04:12AM

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	4	76.47	72.24	65.62	13.14	110.09	51.44	84.56	N/A	586,200	384,663
01-JAN-14 To 31-MAR-14	9	74.18	73.61	70.42	21.93	104.53	31.28	108.98	57.13 to 91.30	930,535	655,318
01-APR-14 To 30-JUN-14	2	67.36	67.36	67.01	04.65	100.52	64.23	70.49	N/A	728,040	487,863
01-JUL-14 To 30-SEP-14	2	100.40	100.40	102.91	09.16	97.56	91.20	109.60	N/A	481,250	495,260
01-OCT-14 To 31-DEC-14	7	75.65	77.31	80.35	08.33	96.22	67.04	94.41	67.04 to 94.41	921,571	740,444
01-JAN-15 To 31-MAR-15	4	65.58	77.56	68.59	23.56	113.08	61.49	117.60	N/A	777,027	532,995
01-APR-15 To 30-JUN-15	2	69.55	69.55	60.81	23.08	114.37	53.50	85.60	N/A	699,208	425,183
01-JUL-15 To 30-SEP-15	1	55.18	55.18	55.18	00.00	100.00	55.18	55.18	N/A	1,100,000	606,965
01-OCT-15 To 31-DEC-15	5	59.03	64.10	63.43	10.11	101.06	57.17	78.64	N/A	754,244	478,454
01-JAN-16 To 31-MAR-16	4	70.70	62.35	60.98	15.50	102.25	34.10	73.91	N/A	1,277,574	779,004
01-APR-16 To 30-JUN-16	3	65.45	68.18	69.18	05.30	98.55	64.35	74.75	N/A	387,274	267,923
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	17	74.18	75.70	71.57	20.05	105.77	31.28	109.60	63.22 to 91.20	772,835	553,103
01-OCT-14 To 30-SEP-15	14	71.85	74.69	72.75	16.83	102.67	53.50	117.60	61.49 to 85.60	861,252	626,601
01-OCT-15 To 30-SEP-16	12	66.24	64.54	62.85	12.20	102.69	34.10	78.64	58.66 to 73.91	836,945	526,005
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	20	74.92	76.96	75.66	17.22	101.72	31.28	109.60	69.29 to 83.75	862,220	652,361
01-JAN-15 To 31-DEC-15	12	62.12	68.75	63.78	18.11	107.79	53.50	117.60	57.17 to 78.64	781,479	498,465
<u>ALL</u>	43	70.49	72.26	69.49	17.75	103.99	31.28	117.60	65.45 to 75.65	819,513	569,470

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	43	70.49	72.26	69.49	17.75	103.99	31.28	117.60	65.45 to 75.65	819,513	569,470
<u>ALL</u>	43	70.49	72.26	69.49	17.75	103.99	31.28	117.60	65.45 to 75.65	819,513	569,470

**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Irrigated</u>											
County	1	69.29	69.29	69.29	00.00	100.00	69.29	69.29	N/A	415,400	287,810
1	1	69.29	69.29	69.29	00.00	100.00	69.29	69.29	N/A	415,400	287,810
<u>Grass</u>											
County	17	70.49	77.44	80.19	14.85	96.57	63.22	109.60	67.02 to 91.20	588,103	471,608
1	17	70.49	77.44	80.19	14.85	96.57	63.22	109.60	67.02 to 91.20	588,103	471,608
<u>ALL</u>	43	70.49	72.26	69.49	17.75	103.99	31.28	117.60	65.45 to 75.65	819,513	569,470

**82 Sherman**  
**AGRICULTURAL LAND**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

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

Number of Sales : 43  
 Total Sales Price : 35,239,057  
 Total Adj. Sales Price : 35,239,057  
 Total Assessed Value : 24,487,230  
 Avg. Adj. Sales Price : 819,513  
 Avg. Assessed Value : 569,470

MEDIAN : 70  
 WGT. MEAN : 69  
 MEAN : 72  
 COD : 17.75  
 PRD : 103.99

COV : 23.83  
 STD : 17.22  
 Avg. Abs. Dev : 12.51  
 MAX Sales Ratio : 117.60  
 MIN Sales Ratio : 31.28

95% Median C.I. : 65.45 to 75.65  
 95% Wgt. Mean C.I. : 62.25 to 76.73  
 95% Mean C.I. : 67.11 to 77.41

Printed:4/11/2017 10:04:12AM

**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
<b>_____Irrigated_____</b>											
County	11	69.29	65.73	63.21	19.09	103.99	31.28	94.41	51.44 to 78.64	1,143,119	722,614
1	11	69.29	65.73	63.21	19.09	103.99	31.28	94.41	51.44 to 78.64	1,143,119	722,614
<b>_____Grass_____</b>											
County	18	70.18	76.55	79.31	14.79	96.52	61.49	109.60	67.02 to 83.75	582,996	462,359
1	18	70.18	76.55	79.31	14.79	96.52	61.49	109.60	67.02 to 83.75	582,996	462,359
<b>_____ALL_____</b>	<b>43</b>	<b>70.49</b>	<b>72.26</b>	<b>69.49</b>	<b>17.75</b>	<b>103.99</b>	<b>31.28</b>	<b>117.60</b>	<b>65.45 to 75.65</b>	<b>819,513</b>	<b>569,470</b>

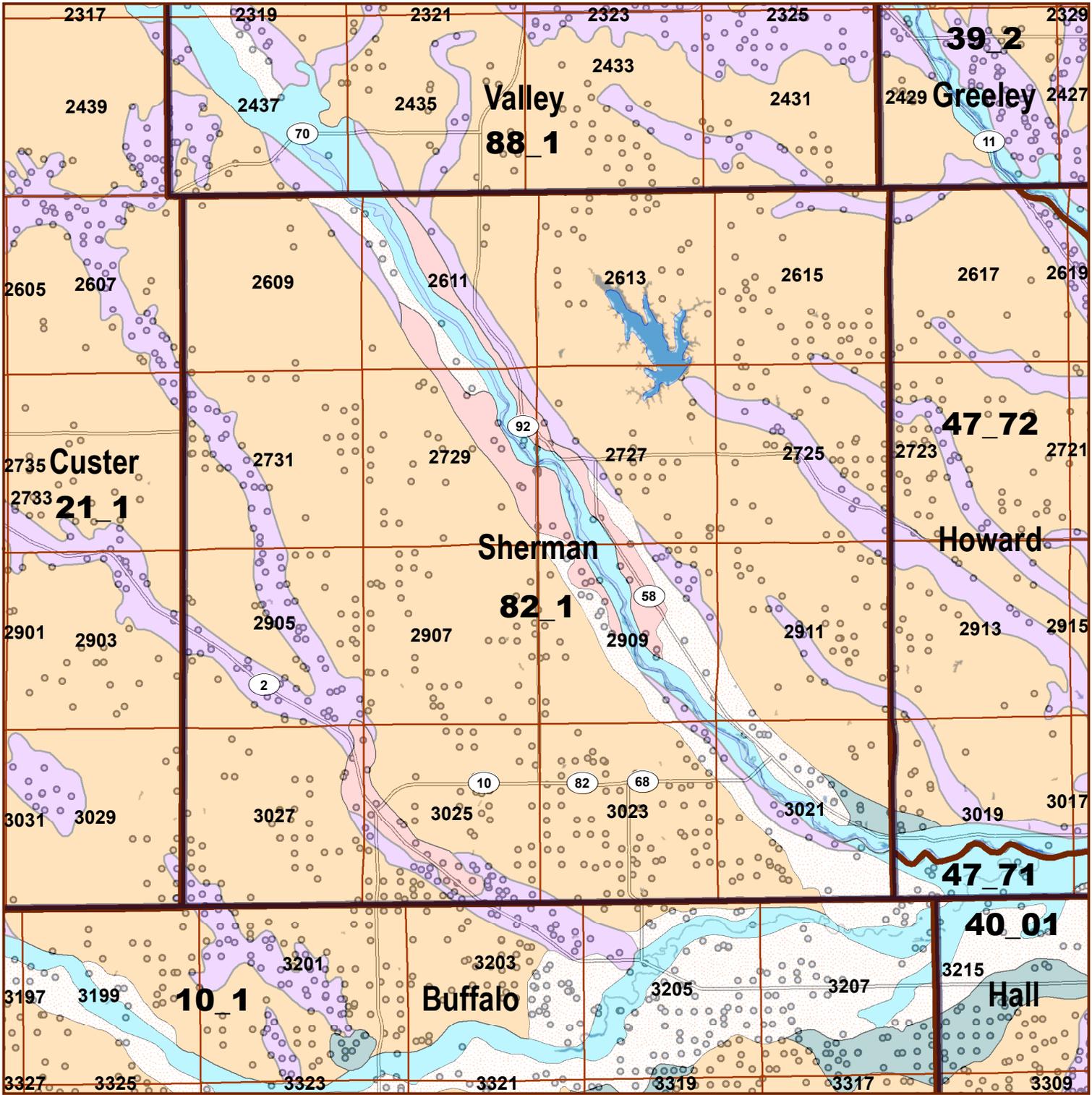
## Sherman County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sherman	1	n/a	4820	4645	4645	4485	4485	4380	4375	<b>4540</b>
Custer	1	n/a	5887	5561	4992	4712	4305	4285	4269	<b>5141</b>
Valley	1	n/a	5060	5060	4350	4110	4110	3360	3360	<b>4411</b>
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	<b>4466</b>
Howard	7200	4950	4950	4500	4400	4100	3900	3600	3600	<b>4456</b>
Buffalo	1	5850	5850	5600	5500	4915	5150	4725	4725	<b>5274</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sherman	1	n/a	2180	2070	2070	1960	1960	1850	1850	<b>1946</b>
Custer	1	n/a	2589	2290	2165	2045	1865	1860	1855	<b>2151</b>
Valley	1	n/a	2150	2150	2150	2115	2115	2115	1980	<b>2096</b>
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	<b>2301</b>
Howard	7200	2650	2650	2550	2550	2450	2350	2200	2050	<b>2325</b>
Buffalo	1	2750	2750	2550	2550	2375	2275	2225	2225	<b>2424</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sherman	1	n/a	1485	1430	1430	1360	1360	1340	1339	<b>1347</b>
Custer	1	n/a	1221	1215	1215	1210	1210	1151	1112	<b>1126</b>
Valley	1	n/a	1401	1402	1362	1400	1317	1231	1258	<b>1267</b>
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	<b>1276</b>
Howard	7200	1550	1549	1400	1400	1350	1300	1250	1250	<b>1286</b>
Buffalo	1	1700	1700	1675	1650	1625	1600	1550	1525	<b>1558</b>

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



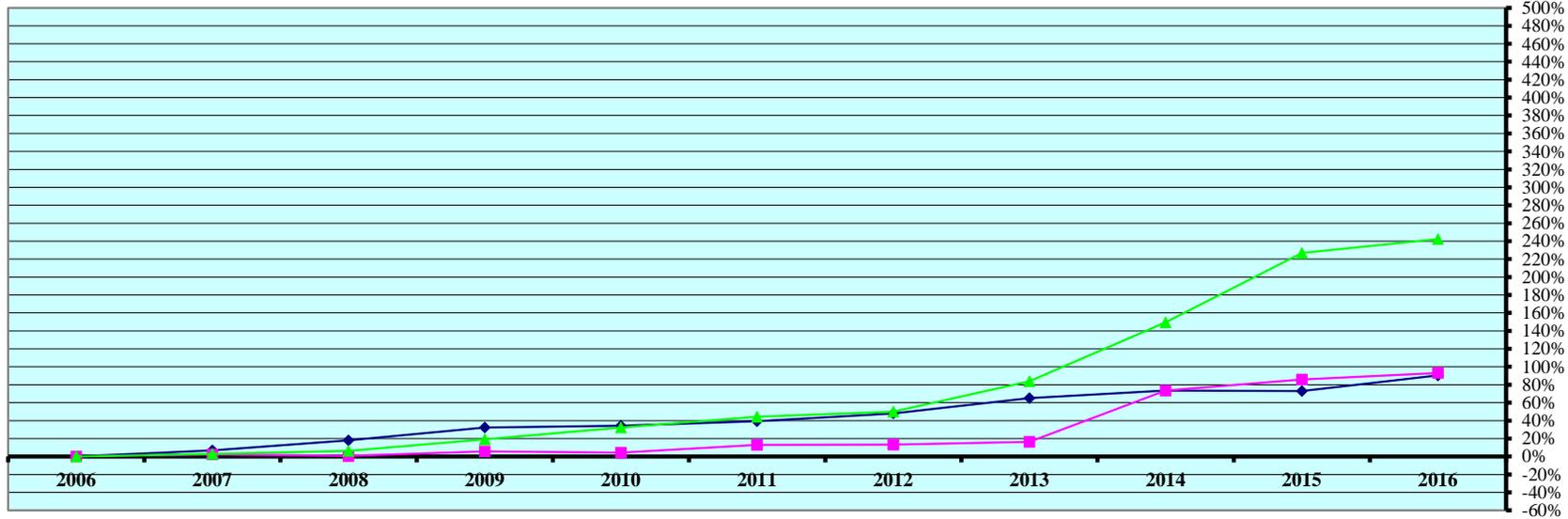
**Legend**

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

## Sherman County Map



### REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	47,149,315	--	--	--	8,207,590	--	--	--	215,803,800	--	--	--
2007	50,408,255	3,258,940	6.91%	6.91%	8,389,565	181,975	2.22%	2.22%	222,051,065	6,247,265	2.89%	2.89%
2008	55,598,755	5,190,500	10.30%	17.92%	8,251,525	-138,040	-1.65%	0.54%	229,117,050	7,065,985	3.18%	6.17%
2009	62,372,010	6,773,255	12.18%	32.29%	8,669,055	417,530	5.06%	5.62%	257,162,550	28,045,500	12.24%	19.16%
2010	63,239,870	867,860	1.39%	34.13%	8,561,700	-107,355	-1.24%	4.31%	285,394,970	28,232,420	10.98%	32.25%
2011	65,730,355	2,490,485	3.94%	39.41%	9,260,265	698,565	8.16%	12.83%	311,538,070	26,143,100	9.16%	44.36%
2012	69,837,745	4,107,390	6.25%	48.12%	9,304,230	43,965	0.47%	13.36%	323,588,775	12,050,705	3.87%	49.95%
2013	77,847,595	8,009,850	11.47%	65.11%	9,543,480	239,250	2.57%	16.28%	396,651,080	73,062,305	22.58%	83.80%
2014	81,782,395	3,934,800	5.05%	73.45%	14,230,230	4,686,750	49.11%	73.38%	538,423,310	141,772,230	35.74%	149.50%
2015	81,602,390	-180,005	-0.22%	73.07%	15,258,250	1,028,020	7.22%	85.90%	705,278,830	166,855,520	30.99%	226.81%
2016	89,779,455	8,177,065	10.02%	90.42%	15,843,680	585,430	3.84%	93.04%	738,773,845	33,495,015	4.75%	242.34%

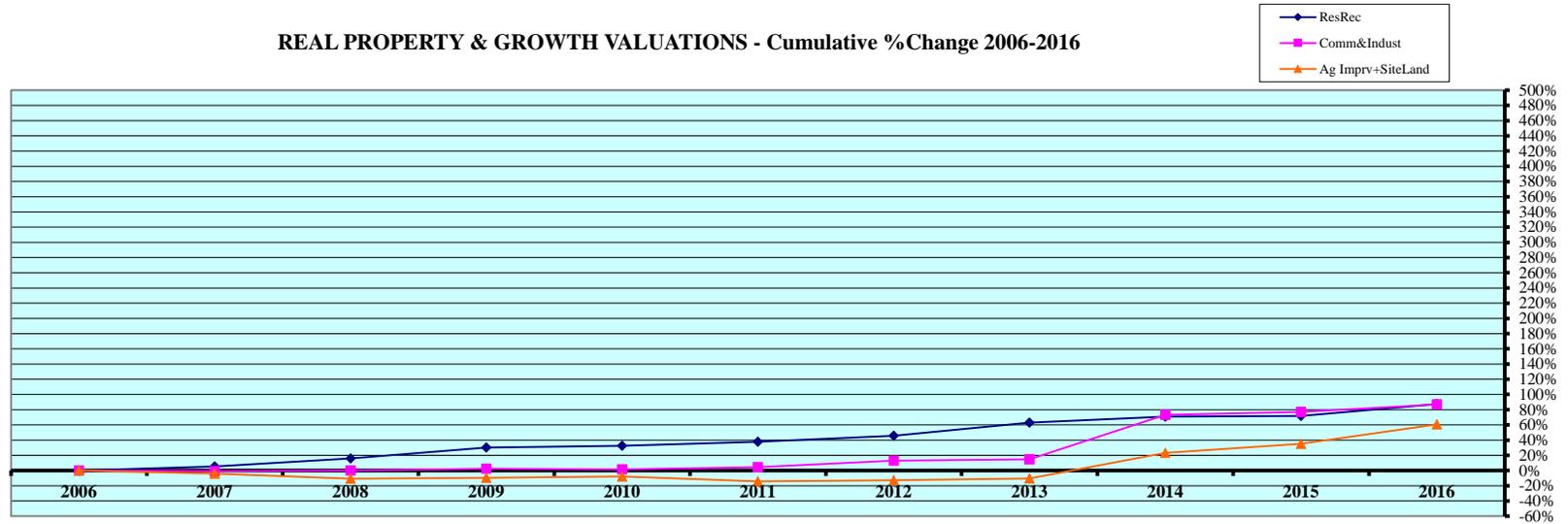
Rate Annual %chg: Residential & Recreational **6.65%** Commercial & Industrial **6.80%** Agricultural Land **13.10%**

Cnty# **82**  
County **SHERMAN**

CHART 1 EXHIBIT 82B Page 1

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	47,149,315	868,725	1.84%	46,280,590	--	--	8,207,590	239,850	2.92%	7,967,740	--	--	
2007	50,408,255	799,599	1.59%	49,608,656	5.22%	5.22%	8,389,565	247,815	2.95%	8,141,750	-0.80%	-0.80%	
2008	55,598,755	945,995	1.70%	54,652,760	8.42%	15.91%	8,251,525	34,580	0.42%	8,216,945	-2.06%	0.11%	
2009	62,372,010	960,530	1.54%	61,411,480	10.45%	30.25%	8,669,055	256,125	2.95%	8,412,930	1.96%	2.50%	
2010	63,239,870	749,645	1.19%	62,490,225	0.19%	32.54%	8,561,700	222,140	2.59%	8,339,560	-3.80%	1.61%	
2011	65,730,355	757,000	1.15%	64,973,355	2.74%	37.80%	9,260,265	682,410	7.37%	8,577,855	0.19%	4.51%	
2012	69,837,745	1,202,852	1.72%	68,634,893	4.42%	45.57%	9,304,230	38,475	0.41%	9,265,755	0.06%	12.89%	
2013	77,847,595	991,065	1.27%	76,856,530	10.05%	63.01%	9,543,480	122,230	1.28%	9,421,250	1.26%	14.79%	
2014	81,782,395	1,180,375	1.44%	80,602,020	3.54%	70.95%	14,230,230	23,675	0.17%	14,206,555	48.86%	73.09%	
2015	81,602,390	594,400	0.73%	81,007,990	-0.95%	71.81%	15,258,250	731,317	4.79%	14,526,933	2.09%	76.99%	
2016	89,779,455	1,416,729	1.58%	88,362,726	8.28%	87.41%	15,843,680	509,220	3.21%	15,334,460	0.50%	86.83%	
Rate Ann%chg	<b>6.65%</b>					<b>5.24%</b>	<b>6.80%</b>					C & I w/o growth	<b>4.82%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	23,632,290	11,192,505	34,824,795	831,495	2.39%	33,993,300	--	--
2007	23,334,450	10,913,185	34,247,635	826,955	2.41%	33,420,680	-4.03%	-4.03%
2008	21,079,415	10,422,085	31,501,500	382,355	1.21%	31,119,145	-9.13%	-10.64%
2009	21,518,400	11,017,445	32,535,845	1,036,015	3.18%	31,499,830	-0.01%	-9.55%
2010	21,861,120	11,071,220	32,932,340	787,995	2.39%	32,144,345	-1.20%	-7.70%
2011	19,470,950	11,188,595	30,659,545	800,545	2.61%	29,859,000	-9.33%	-14.26%
2012	19,237,595	11,966,050	31,203,645	873,407	2.80%	30,330,238	-1.07%	-12.91%
2013	19,697,200	12,790,610	32,487,810	1,266,424	3.90%	31,221,386	0.06%	-10.35%
2014	25,852,005	17,521,890	43,373,895	433,280	1.00%	42,940,615	32.17%	23.30%
2015	27,559,480	20,178,490	47,737,970	706,565	1.48%	47,031,405	8.43%	35.05%
2016	34,706,200	22,341,325	57,047,525	1,124,810	1.97%	55,922,715	17.15%	60.58%
Rate Ann%chg	<b>3.92%</b>	<b>7.16%</b>	<b>5.06%</b>	Ag Imprv+Site w/o growth		<b>3.30%</b>		

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

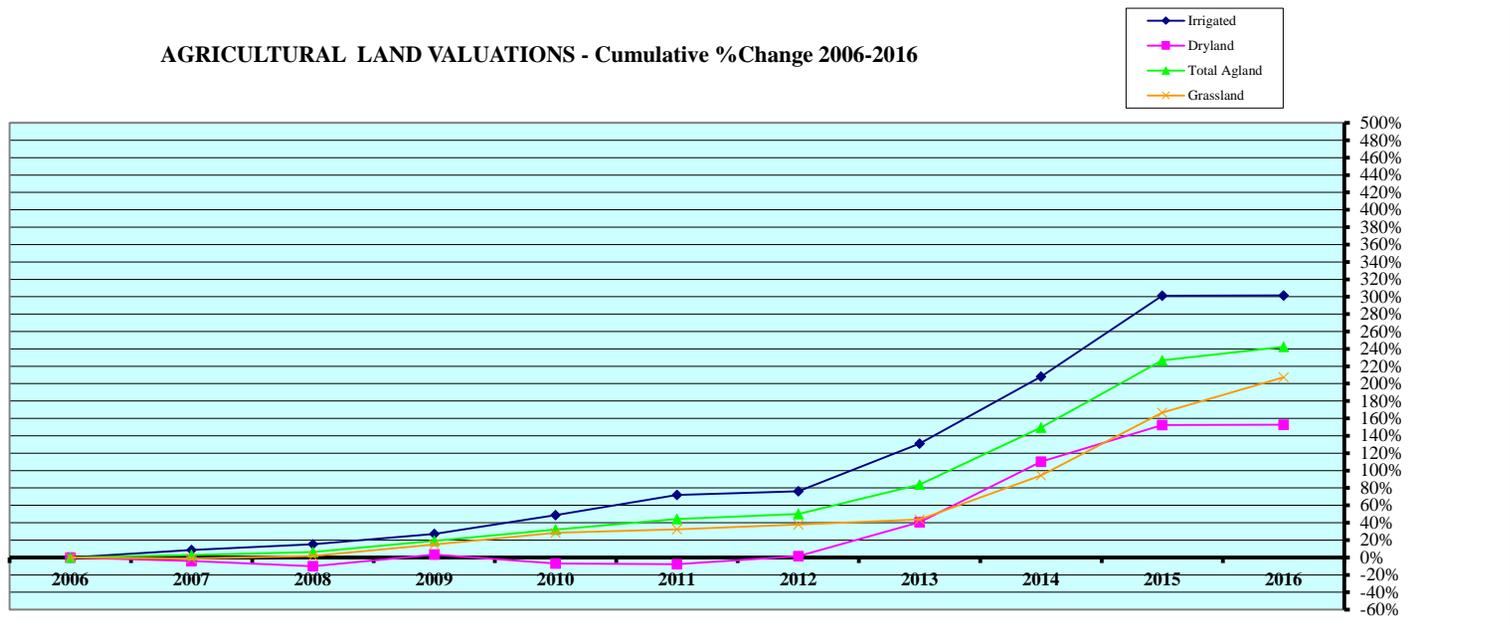
Sources:  
Value; 2006 - 2016 CTL  
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 82  
County SHERMAN

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	100,332,545	--	--	--	33,702,160	--	--	--	81,290,290	--	--	--
2007	108,982,875	8,650,330	8.62%	8.62%	32,304,835	-1,397,325	-4.15%	-4.15%	80,322,525	-967,765	-1.19%	-1.19%
2008	115,563,655	6,580,780	6.04%	15.18%	30,303,490	-2,001,345	-6.20%	-10.08%	82,833,275	2,510,750	3.13%	1.90%
2009	127,506,270	11,942,615	10.33%	27.08%	34,813,240	4,509,750	14.88%	3.30%	93,365,315	10,532,040	12.71%	14.85%
2010	149,148,925	21,642,655	16.97%	48.65%	31,352,695	-3,460,545	-9.94%	-6.97%	104,472,520	11,107,205	11.90%	28.52%
2011	172,429,535	23,280,610	15.61%	71.86%	31,141,655	-211,040	-0.67%	-7.60%	107,539,485	3,066,965	2.94%	32.29%
2012	176,741,140	4,311,605	2.50%	76.16%	34,232,035	3,090,380	9.92%	1.57%	112,166,855	4,627,370	4.30%	37.98%
2013	231,856,620	55,115,480	31.18%	131.09%	47,391,400	13,159,365	38.44%	40.62%	116,935,570	4,768,715	4.25%	43.85%
2014	309,054,770	77,198,150	33.30%	208.03%	70,825,240	23,433,840	49.45%	110.15%	157,923,125	40,987,555	35.05%	94.27%
2015	402,528,370	93,473,600	30.24%	301.19%	85,098,460	14,273,220	20.15%	152.50%	216,853,125	58,930,000	37.32%	166.76%
2016	402,857,470	329,100	0.08%	301.52%	85,187,575	89,115	0.10%	152.77%	249,823,945	32,970,820	15.20%	207.32%

Rate Ann.%chg: Irrigated **14.91%** Dryland **9.72%** Grassland **11.88%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	461,140	--	--	--	17,665	--	--	--	215,803,800	--	--	--
2007	427,270	-33,870	-7.34%	-7.34%	13,560	-4,105	-23.24%	-23.24%	222,051,065	6,247,265	2.89%	2.89%
2008	407,250	-20,020	-4.69%	-11.69%	9,380	-4,180	-30.83%	-46.90%	229,117,050	7,065,985	3.18%	6.17%
2009	1,330,315	923,065	226.66%	188.48%	147,410	138,030	1471.54%	734.47%	257,162,550	28,045,500	12.24%	19.16%
2010	30,850	-1,299,465	-97.68%	-93.31%	389,980	242,570	164.55%	2107.64%	285,394,970	28,232,420	10.98%	32.25%
2011	30,850	0	0.00%	-93.31%	396,545	6,565	1.68%	2144.81%	311,538,070	26,143,100	9.16%	44.36%
2012	34,425	3,575	11.59%	-92.53%	414,320	17,775	4.48%	2245.43%	323,588,775	12,050,705	3.87%	49.95%
2013	34,425	0	0.00%	-92.53%	433,065	18,745	4.52%	2351.54%	396,651,080	73,062,305	22.58%	83.80%
2014	36,820	2,395	6.96%	-92.02%	583,355	150,290	34.70%	3202.32%	538,423,310	141,772,230	35.74%	149.50%
2015	66,600	29,780	80.88%	-85.56%	732,275	148,920	25.53%	4045.34%	705,278,830	166,855,520	30.99%	226.81%
2016	66,600	0	0.00%	-85.56%	838,255	105,980	14.47%	4645.29%	738,773,845	33,495,015	4.75%	242.34%

Cnty# **82**  
County **SHERMAN**

Rate Ann.%chg: Total Agric Land **13.10%**

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016** (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	100,337,175	79,303	1,265			33,780,245	50,389	670			81,244,775	208,135	390		
2007	108,489,120	82,057	1,322	4.50%	4.50%	32,558,500	48,364	673	0.42%	0.42%	80,346,035	207,275	388	-0.70%	-0.70%
2008	115,460,360	88,408	1,306	-1.22%	3.22%	30,369,680	45,202	672	-0.20%	0.22%	82,817,085	203,242	407	5.12%	4.39%
2009	127,579,970	87,914	1,451	11.12%	14.70%	34,871,560	44,807	778	15.83%	16.09%	94,820,620	208,041	456	11.85%	16.76%
2010	149,135,460	88,062	1,694	16.70%	33.85%	31,389,900	44,783	701	-9.94%	4.56%	104,932,630	206,962	507	11.24%	29.89%
2011	171,444,730	88,666	1,934	14.18%	52.83%	31,121,400	44,410	701	-0.02%	4.53%	108,245,535	206,397	524	3.44%	34.36%
2012	175,683,975	89,588	1,961	1.42%	54.99%	34,420,640	44,714	770	9.85%	14.83%	112,763,110	205,208	550	4.78%	40.77%
2013	230,928,135	90,599	2,549	29.98%	101.46%	47,712,165	44,358	1,076	39.73%	60.45%	117,428,850	204,554	574	4.47%	47.07%
2014	309,057,025	91,152	3,391	33.02%	167.98%	71,175,290	43,953	1,619	50.55%	141.56%	158,345,060	204,391	775	34.95%	98.47%
2015	402,587,680	91,364	4,406	29.96%	248.27%	85,114,480	43,748	1,946	20.14%	190.21%	217,556,810	204,160	1,066	37.55%	172.99%
2016	402,607,600	91,372	4,406	0.00%	248.25%	85,141,850	43,747	1,946	0.04%	190.31%	249,693,345	203,455	1,227	15.17%	214.40%

Rate Annual %chg Average Value/Acre: 13.29%

11.25%

12.14%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	459,740	4,847	95			0	0				215,821,935	342,674	630		
2007	430,355	4,790	90	-5.27%	-5.27%	0	0				221,824,010	342,485	648	2.84%	2.84%
2008	408,700	4,549	90	-0.01%	-5.28%	0	0				229,055,825	341,401	671	3.59%	6.53%
2009	13,435	149	90	0.23%	-5.06%	0	0				257,285,585	340,911	755	12.49%	19.83%
2010	30,705	341	90	-0.05%	-5.11%	900	10	90			285,489,595	340,159	839	11.21%	33.26%
2011	30,850	343	90	0.00%	-5.11%	0	0				310,842,515	339,815	915	8.99%	45.24%
2012	30,850	343	90	0.00%	-5.11%	0	0				322,898,575	339,852	950	3.87%	50.86%
2013	34,425	382	90	0.00%	-5.10%	0	0				396,103,575	339,894	1,165	22.66%	85.03%
2014	34,425	382	90	0.00%	-5.10%	0	0				538,611,800	339,878	1,585	35.98%	151.62%
2015	66,600	740	90	0.02%	-5.08%	0	0				705,325,570	340,012	2,074	30.90%	229.37%
2016	66,600	740	90	0.00%	-5.08%	838,255	686	1,223			738,347,650	339,999	2,172	4.69%	244.80%

82  
**SHERMAN**

Rate Annual %chg Average Value/Acre: 13.18%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,152	SHERMAN	42,540,657	6,813,098	13,835,785	66,922,000	15,665,295	178,385	22,857,455	738,773,845	34,706,200	22,341,325	0	964,634,045
cnty.sector.value % of total value:		4.41%	0.71%	1.43%	6.94%	1.62%	0.02%	2.37%	76.59%	3.60%	2.32%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
194	ASHTON	552,700	146,383	32,877	4,681,700	1,522,490	0	0	57,070	0	0	0	6,993,220
6.15%	%sector of county sector	1.30%	2.15%	0.24%	7.00%	9.72%			0.01%				0.72%
	%sector of municipality	7.90%	2.09%	0.47%	66.95%	21.77%			0.82%				100.00%
70	HAZARD	24,134	430,221	1,220,911	2,233,525	241,425	0	0	0	0	0	0	4,150,216
2.22%	%sector of county sector	0.06%	6.31%	8.62%	3.34%	1.54%							0.43%
	%sector of municipality	0.58%	10.37%	29.42%	53.82%	5.82%							100.00%
262	LITCHFIELD	2,222,936	662,070	962,637	5,345,190	2,239,165	0	0	0	0	0	0	11,431,998
8.31%	%sector of county sector	5.23%	9.72%	6.96%	7.99%	14.29%							1.19%
	%sector of municipality	19.44%	5.79%	8.42%	46.76%	19.59%							100.00%
1,029	LOUP CITY	1,548,160	810,082	130,163	25,960,275	9,447,705	178,385	0	0	0	0	0	38,074,770
32.65%	%sector of county sector	3.64%	11.89%	0.94%	38.79%	60.31%	100.00%						3.95%
	%sector of municipality	4.07%	2.13%	0.34%	68.18%	24.81%	0.47%						100.00%
106	ROCKVILLE	79,281	98,434	5,082	1,903,815	363,580	0	0	0	0	0	0	2,450,192
3.36%	%sector of county sector	0.19%	1.44%	0.04%	2.84%	2.32%							0.25%
	%sector of municipality	3.24%	4.02%	0.21%	77.70%	14.84%							100.00%
1,661	Total Municipalities	4,427,211	2,147,190	2,351,670	40,124,505	13,814,365	178,385	0	57,070	0	0	0	63,100,396
52.70%	%all municip.sect of cnty	10.41%	31.52%	17.00%	59.96%	88.18%	100.00%		0.01%				6.54%

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

Cnty#	County
82	SHERMAN

CHART 5

EXHIBIT

82B

Page 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 3,778</b>	<b>Value : 943,014,975</b>	<b>Growth 2,512,160</b>	<b>Sum Lines 17, 25, &amp; 41</b>
--	------------------------	----------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	203	594,505	16	270,355	18	225,395	237	1,090,255	
<b>02. Res Improve Land</b>	888	3,042,075	58	2,582,585	97	5,646,330	1,043	11,270,990	
<b>03. Res Improvements</b>	892	38,541,740	59	4,455,630	108	9,741,980	1,059	52,739,350	
<b>04. Res Total</b>	1,095	42,178,320	75	7,308,570	126	15,613,705	1,296	65,100,595	315,905
<b>% of Res Total</b>	84.49	64.79	5.79	11.23	9.72	23.98	34.30	6.90	12.58
<b>05. Com UnImp Land</b>	43	100,880	2	2,455	0	0	45	103,335	
<b>06. Com Improve Land</b>	153	641,820	6	95,135	5	93,970	164	830,925	
<b>07. Com Improvements</b>	157	13,503,915	6	651,570	8	1,179,745	171	15,335,230	
<b>08. Com Total</b>	200	14,246,615	8	749,160	8	1,273,715	216	16,269,490	604,195
<b>% of Com Total</b>	92.59	87.57	3.70	4.60	3.70	7.83	5.72	1.73	24.05
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	1	48,470	0	0	0	0	1	48,470	
<b>11. Ind Improvements</b>	1	129,915	0	0	0	0	1	129,915	
<b>12. Ind Total</b>	1	178,385	0	0	0	0	1	178,385	0
<b>% of Ind Total</b>	100.00	100.00	0.00	0.00	0.00	0.00	0.03	0.02	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	5	188,145	5	188,145	
<b>14. Rec Improve Land</b>	0	0	0	0	293	6,422,870	293	6,422,870	
<b>15. Rec Improvements</b>	0	0	0	0	294	17,663,125	294	17,663,125	
<b>16. Rec Total</b>	0	0	0	0	299	24,274,140	299	24,274,140	151,420
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	7.91	2.57	6.03
<b>Res &amp; Rec Total</b>	1,095	42,178,320	75	7,308,570	425	39,887,845	1,595	89,374,735	467,325
<b>% of Res &amp; Rec Total</b>	68.65	47.19	4.70	8.18	26.65	44.63	42.22	9.48	18.60
<b>Com &amp; Ind Total</b>	201	14,425,000	8	749,160	8	1,273,715	217	16,447,875	604,195
<b>% of Com &amp; Ind Total</b>	92.63	87.70	3.69	4.55	3.69	7.74	5.74	1.74	24.05
<b>17. Taxable Total</b>	1,296	56,603,320	83	8,057,730	433	41,161,560	1,812	105,822,610	1,071,520
<b>% of Taxable Total</b>	71.52	53.49	4.58	7.61	23.90	38.90	47.96	11.22	42.65

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	7	621,205	7,217,425	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	7	621,205	7,217,425
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				7	621,205	7,217,425

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	169	19	343	531

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	80,725	92	23,830,885	1,129	418,358,360	1,222	442,269,970
28. Ag-Improved Land	0	0	68	24,450,820	654	318,578,075	722	343,028,895
29. Ag Improvements	0	0	70	5,200,750	674	46,692,750	744	51,893,500
30. Ag Total							1,966	837,192,365

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	14,500	
32. HomeSite Improv Land	0	0.00	0	46	46.65	681,500	
33. HomeSite Improvements	0	0.00	0	48	0.00	3,597,495	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	5.00	5,000	
36. FarmSite Improv Land	0	0.00	0	60	187.27	187,020	
37. FarmSite Improvements	0	0.00	0	67	0.00	1,603,255	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	101	316.62	0	
40. Other- Non Ag Use	0	0.00	0	1	7.64	3,020	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	14	14.00	203,000	15	15.00	217,500	
32. HomeSite Improv Land	388	401.09	5,818,500	434	447.74	6,500,000	
33. HomeSite Improvements	404	0.00	27,342,270	452	0.00	30,939,765	1,000
34. HomeSite Total				<b>467</b>	<b>462.74</b>	<b>37,657,265</b>	
35. FarmSite UnImp Land	49	79.54	62,540	52	84.54	67,540	
36. FarmSite Improv Land	581	2,184.08	2,175,750	641	2,371.35	2,362,770	
37. FarmSite Improvements	643	0.00	19,350,480	710	0.00	20,953,735	1,439,640
38. FarmSite Total				<b>762</b>	<b>2,455.89</b>	<b>23,384,045</b>	
39. Road & Ditches	1,396	4,957.71	0	1,497	5,274.33	0	
40. Other- Non Ag Use	1	2.04	805	2	9.68	3,825	
41. Total Section VI				<b>1,229</b>	<b>8,202.64</b>	<b>61,045,135</b>	<b>1,440,640</b>

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	435.25	1,140,985	2	435.25	1,140,985
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	22,919.25	25.09%	110,470,735	26.64%	4,820.00
47. 2A1	6,560.91	7.18%	30,475,485	7.35%	4,645.01
48. 2A	7,172.49	7.85%	33,316,295	8.03%	4,645.01
49. 3A1	6,008.64	6.58%	26,948,825	6.50%	4,485.01
50. 3A	3,271.22	3.58%	14,671,455	3.54%	4,485.01
51. 4A1	21,844.58	23.92%	95,679,295	23.07%	4,380.00
52. 4A	23,560.38	25.79%	103,085,825	24.86%	4,375.39
53. Total	91,337.47	100.00%	414,647,915	100.00%	4,539.74
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,388.13	16.87%	16,106,210	18.90%	2,180.01
56. 2D1	3,213.66	7.34%	6,652,235	7.81%	2,069.99
57. 2D	2,504.82	5.72%	5,184,980	6.08%	2,070.00
58. 3D1	3,712.21	8.48%	7,275,930	8.54%	1,960.00
59. 3D	926.52	2.12%	1,815,960	2.13%	1,959.98
60. 4D1	13,311.06	30.40%	24,625,545	28.90%	1,850.01
61. 4D	12,734.14	29.08%	23,558,255	27.64%	1,850.01
62. Total	43,790.54	100.00%	85,219,115	100.00%	1,946.06
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,447.45	2.68%	8,092,235	2.95%	1,485.51
65. 2G1	2,853.82	1.40%	4,096,380	1.49%	1,435.40
66. 2G	3,616.99	1.78%	5,174,615	1.89%	1,430.64
67. 3G1	5,029.75	2.47%	6,864,550	2.50%	1,364.79
68. 3G	5,490.36	2.70%	7,482,435	2.73%	1,362.83
69. 4G1	49,026.09	24.09%	65,741,665	23.96%	1,340.95
70. 4G	132,062.11	64.89%	176,913,280	64.48%	1,339.62
71. Total	203,526.57	100.00%	274,365,160	100.00%	1,348.06
<b>Irrigated Total</b>					
	91,337.47	26.86%	414,647,915	53.49%	4,539.74
<b>Dry Total</b>					
	43,790.54	12.88%	85,219,115	10.99%	1,946.06
<b>Grass Total</b>					
	203,526.57	59.85%	274,365,160	35.39%	1,348.06
72. Waste	739.76	0.22%	66,600	0.01%	90.03
73. Other	685.52	0.20%	920,980	0.12%	1,343.48
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	340,079.86	100.00%	775,219,770	100.00%	2,279.52

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	28.60	17.82%	137,855	19.26%	4,820.10
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	51.12	31.85%	223,905	31.29%	4,379.99
52. 4A	80.80	50.34%	353,905	49.45%	4,380.01
<b>53. Total</b>	<b>160.52</b>	<b>100.00%</b>	<b>715,665</b>	<b>100.00%</b>	<b>4,458.42</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	12.81	68.47%	23,700	68.47%	1,850.12
61. 4D	5.90	31.53%	10,915	31.53%	1,850.00
<b>62. Total</b>	<b>18.71</b>	<b>100.00%</b>	<b>34,615</b>	<b>100.00%</b>	<b>1,850.08</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4.20	3.19%	6,235	3.52%	1,484.52
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	32.20	24.44%	43,150	24.35%	1,340.06
70. 4G	95.37	72.38%	127,795	72.13%	1,339.99
<b>71. Total</b>	<b>131.77</b>	<b>100.00%</b>	<b>177,180</b>	<b>100.00%</b>	<b>1,344.62</b>
<b>Irrigated Total</b>					
	160.52	51.61%	715,665	77.16%	4,458.42
<b>Dry Total</b>					
	18.71	6.02%	34,615	3.73%	1,850.08
<b>Grass Total</b>					
	131.77	42.37%	177,180	19.10%	1,344.62
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>311.00</b>	<b>100.00%</b>	<b>927,460</b>	<b>100.00%</b>	<b>2,982.19</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	16.65	80,255	6,260.63	28,744,830	85,220.71	386,538,495	91,497.99	415,363,580
<b>77. Dry Land</b>	0.00	0	3,224.17	6,354,285	40,585.08	78,899,445	43,809.25	85,253,730
<b>78. Grass</b>	0.35	470	8,992.73	12,145,350	194,665.26	262,396,520	203,658.34	274,542,340
<b>79. Waste</b>	0.00	0	104.84	9,435	634.92	57,165	739.76	66,600
<b>80. Other</b>	0.00	0	101.85	136,765	583.67	784,215	685.52	920,980
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>17.00</b>	<b>80,725</b>	<b>18,684.22</b>	<b>47,390,665</b>	<b>321,689.64</b>	<b>728,675,840</b>	<b>340,390.86</b>	<b>776,147,230</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	91,497.99	26.88%	415,363,580	53.52%	4,539.59
<b>Dry Land</b>	43,809.25	12.87%	85,253,730	10.98%	1,946.02
<b>Grass</b>	203,658.34	59.83%	274,542,340	35.37%	1,348.05
<b>Waste</b>	739.76	0.22%	66,600	0.01%	90.03
<b>Other</b>	685.52	0.20%	920,980	0.12%	1,343.48
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>340,390.86</b>	<b>100.00%</b>	<b>776,147,230</b>	<b>100.00%</b>	<b>2,280.16</b>

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 N/a Or Error	0	0	0	0	1	4,565	1	4,565	0
83.2 Acreage	38	671,395	160	8,548,665	172	14,692,560	210	23,912,620	85,580
83.3 Ashton	45	120,175	120	407,795	120	4,158,705	165	4,686,675	31,195
83.4 Hazard	18	114,355	46	139,785	47	1,981,595	65	2,235,735	2,210
83.5 Litchfield	17	42,945	137	482,395	139	5,090,975	156	5,616,315	30,105
83.6 Loup City	91	236,670	515	1,727,675	516	25,349,405	607	27,313,750	152,650
83.7 Rockville	32	80,360	68	158,045	68	1,665,075	100	1,903,480	14,165
83.8 Sherman Lake	1	12,500	290	6,229,500	290	17,459,595	291	23,701,595	151,420
84 Residential Total	242	1,278,400	1,336	17,693,860	1,353	70,402,475	1,595	89,374,735	467,325

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Ashton	9	10,545	17	36,905	18	1,508,280	27	1,555,730	33,240
85.2	Hazard	4	5,890	5	25,360	6	210,175	10	241,425	0
85.3	Litchfield	15	26,680	28	96,860	29	2,121,545	44	2,245,085	5,920
85.4	Loup City	12	56,115	94	514,960	95	9,448,105	107	10,019,180	393,090
85.5	Rockville	3	1,650	10	16,205	10	345,725	13	363,580	0
85.6	Rural Comm	2	2,455	11	189,105	14	1,831,315	16	2,022,875	171,945
86	Commercial Total	45	103,335	165	879,395	172	15,465,145	217	16,447,875	604,195

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	5,380.05	2.70%	7,988,765	2.98%	1,484.89
89. 2G1	2,683.18	1.35%	3,837,000	1.43%	1,430.02
90. 2G	3,583.89	1.80%	5,124,295	1.91%	1,429.81
91. 3G1	4,683.07	2.35%	6,368,790	2.38%	1,359.96
92. 3G	5,268.45	2.65%	7,165,095	2.67%	1,360.00
93. 4G1	47,631.84	23.94%	63,824,485	23.81%	1,339.95
94. 4G	129,738.81	65.21%	173,718,590	64.81%	1,338.99
95. Total	198,969.29	100.00%	268,027,020	100.00%	1,347.08
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	67.40	1.48%	103,470	1.63%	1,535.16
98. 2C1	170.64	3.74%	259,380	4.09%	1,520.04
99. 2C	33.10	0.73%	50,320	0.79%	1,520.24
100. 3C1	346.68	7.61%	495,760	7.82%	1,430.02
101. 3C	221.91	4.87%	317,340	5.01%	1,430.04
102. 4C1	1,394.25	30.59%	1,917,180	30.25%	1,375.06
103. 4C	2,323.30	50.98%	3,194,690	50.40%	1,375.07
104. Total	4,557.28	100.00%	6,338,140	100.00%	1,390.77
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	198,969.29	97.76%	268,027,020	97.69%	1,347.08
CRP Total	4,557.28	2.24%	6,338,140	2.31%	1,390.77
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	203,526.57	100.00%	274,365,160	100.00%	1,348.06

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	0.00	0.00%	0	0.00%	0.00
88. 1G	4.20	3.19%	6,235	3.52%	1,484.52
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	32.20	24.44%	43,150	24.35%	1,340.06
94. 4G	95.37	72.38%	127,795	72.13%	1,339.99
95. Total	131.77	100.00%	177,180	100.00%	1,344.62
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	131.77	100.00%	177,180	100.00%	1,344.62
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	131.77	100.00%	177,180	100.00%	1,344.62

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

82 Sherman

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	66,922,000	65,100,595	-1,821,405	-2.72%	315,905	-3.19%
02. Recreational	22,857,455	24,274,140	1,416,685	6.20%	151,420	5.54%
03. Ag-Homesite Land, Ag-Res Dwelling	34,706,200	37,657,265	2,951,065	8.50%	1,000	8.50%
<b>04. Total Residential (sum lines 1-3)</b>	<b>124,485,655</b>	<b>127,032,000</b>	<b>2,546,345</b>	<b>2.05%</b>	<b>468,325</b>	<b>1.67%</b>
05. Commercial	15,665,295	16,269,490	604,195	3.86%	604,195	0.00%
06. Industrial	178,385	178,385	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>15,843,680</b>	<b>16,447,875</b>	<b>604,195</b>	<b>3.81%</b>	<b>604,195</b>	<b>0.00%</b>
08. Ag-Farmsite Land, Outbuildings	22,337,500	23,384,045	1,046,545	4.69%	1,439,640	-1.76%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	3,825	3,825	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>22,341,325</b>	<b>23,387,870</b>	<b>1,046,545</b>	<b>4.68%</b>	<b>1,439,640</b>	<b>-1.76%</b>
12. Irrigated	402,857,470	415,363,580	12,506,110	3.10%		
13. Dryland	85,187,575	85,253,730	66,155	0.08%		
14. Grassland	249,823,945	274,542,340	24,718,395	9.89%		
15. Wasteland	66,600	66,600	0	0.00%		
16. Other Agland	838,255	920,980	82,725	9.87%		
<b>17. Total Agricultural Land</b>	<b>738,773,845</b>	<b>776,147,230</b>	<b>37,373,385</b>	<b>5.06%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>901,444,505</b>	<b>943,014,975</b>	<b>41,570,470</b>	<b>4.61%</b>	<b>2,512,160</b>	<b>4.33%</b>

## 2017 Assessment Survey for Sherman County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	The part-time employee is sometimes shared with the county court office.
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$162,721
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$130,638
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$5,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	n/a
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$16,000 for the CAMA system and the GIS
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	n/a
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$30,480.62

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	The assessor and the deputy assessor
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, sherman.gisworkshop.com
7.	<b>Who maintains the GIS software and maps?</b>
	The maintenance of the GIS system is shared between the assessor, deputy assessor, and the vendor.
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Loup City has its own zoning, and Ashton, Rockville, Litchfield & Hazard are governed by county zoning.
4.	<b>When was zoning implemented?</b>
	1999

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Robin Hendricksen
2.	<b>GIS Services:</b>
	GIS Workshop, Inc.
3.	<b>Other services:</b>
	n/a

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, the county contract with Robin Hendricksen for the appraisal of large commercial properties.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	The county does not specify requirements; however, the apprasier is a Certified General Appraiser
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2017 Residential Assessment Survey for Sherman County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	The assessor and deputy assessor																		
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Loup City - largest community with a school system and some employment opportunities. The residential market is most active here.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Ashton - small community with no school and limited services</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Hazard - bedroom community, less than 30 miles North of Kearney. Limited amenities and no school system.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Litchfield - small community with a school system, some business district</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rockville - bedroom community, about 30 miles from Grand Island. Limited amenities and no school system.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Sherman Lake - Trail # 12, residential/recreational homes on leased land</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Acreage - rural residential parcels</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Loup City - largest community with a school system and some employment opportunities. The residential market is most active here.	02	Ashton - small community with no school and limited services	03	Hazard - bedroom community, less than 30 miles North of Kearney. Limited amenities and no school system.	04	Litchfield - small community with a school system, some business district	05	Rockville - bedroom community, about 30 miles from Grand Island. Limited amenities and no school system.	10	Sherman Lake - Trail # 12, residential/recreational homes on leased land	15	Acreage - rural residential parcels	Ag	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
01	Loup City - largest community with a school system and some employment opportunities. The residential market is most active here.																		
02	Ashton - small community with no school and limited services																		
03	Hazard - bedroom community, less than 30 miles North of Kearney. Limited amenities and no school system.																		
04	Litchfield - small community with a school system, some business district																		
05	Rockville - bedroom community, about 30 miles from Grand Island. Limited amenities and no school system.																		
10	Sherman Lake - Trail # 12, residential/recreational homes on leased land																		
15	Acreage - rural residential parcels																		
Ag	Agricultural homes and outbuildings																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																		
	Only the cost approach is used.																		
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	Yes, depreciation tables are developed using local market information.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	Yes																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																		
	Square foot method																		
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																		
	Lots being held for sale or resale are valued the same as all other lots within the same neighborhood.																		

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2015	2012	2015	2013
	02	2013	2010	unknown	2016
	03	2013	2010	unknown	2016
	04	2013	2010	2008	2016
	05	2013	2010	unknown	2016
	10	2013	2012	2014	2016
	15	2011	2012	2016	2015-2016
	Ag	2011	2012	2016	2015-2016

Although it is currently unknown when lot values studies were last completed in some of the smaller communities, the market has been relatively stable in these areas and the current sales analysis suggest that values are maintaining within the acceptable range.

## 2017 Commercial Assessment Survey for Sherman County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	The assessor and the deputy assessor complete most of the work; however, an appraisal contract is maintained for the larger commercial properties.			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	Only the cost approach is used. The sales comparison and income approaches may be developed by the contract appraiser when sufficient information is available.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	The county contracts with a licensed appraiser for the appraisal of large, unique commercial properties.			
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>			
	Depreciation studies are developed using local market information.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	n/a			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	All lots are valued by the square foot or by the acre, based on sales and similar properties.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2013	2007	2013

## 2017 Agricultural Assessment Survey for Sherman County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	The assessor and deputy assessor							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>No discernible differences have been determined for agricultural land.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	No discernible differences have been determined for agricultural land.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	No discernible differences have been determined for agricultural land.	2016						
	The county implemented the soil conversion and reviewed smaller parcels for agricultural use during the 2016 assessment year.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Annually sales are plotted, topography and geographic characteristics are reviewed.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Generally, any parcel less than 40 acres is classified as rural residential land. All parcels are reviewed for primary use, parcels are classified as recreational when they are not being used for agricultural, residential, or commercial purposes. The majority of recreational parcels in the county are those with seasonal cabins at Sherman Reservoir.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>							
	Yes							
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	n/a							
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>							
<b>7a.</b>	<b>How many special valuation applications are on file?</b>							
	1							
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	Non-agricultural influences or are monitored through written sales verification and zoning permits. Sales analysis is also conducted annually to ensure that there are non-agricultural influences present in the county.							
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>							
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>							
	n/a							
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>							
	n/a							

7e.	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	n/a

**2016  
PLAN OF ASSESSMENT  
FOR  
SHERMAN COUNTY  
By Sherie Kuszak  
Sherman County Assessor**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2009).

General Description of Real Property in Sherman County:

Per the 2016 County Abstract, Sherman County consists of 3,764 parcels of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value	
Residential	1315	35.00%	7.00%	
Commercial	216	5.70%	1.70%	
Industrial	1	.03%	.03%	
Recreational	299	7.95 %	2.50%	
Agricultural	1933	51.35%	81.80%	
Special Value	-	---	-	---

Agricultural land - taxable acres 339,999.28 with a value of 738,347,650

Other pertinent facts: County is predominantly agricultural with 60.00% grassland, 26.80% irrigated, and 12.80% dry-broke and .11 for other and waste.

Current Resources:

A. Staff: County Assessor, Deputy and Part time Clerk.

The assessor is required to obtain 60 hours of continuing education every 4 years. The Assessor has met all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

The Deputy Assessor has taken and passed her Assessor's Exam.

B. Cadastral Maps 1969/soil maps/land use maps, aerial photos.

The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Sherman County were new in 1994 for Residential and Commercial and 1997 for Agricultural. The office went on-line in June of 2006 with the property record information.

D. The County uses the CAMA and Assessment Administration system. Sherman County also has GIS.

E. Web based – property record information access- June 2006. The County is now with GIS Workshop.

- F. GIS and Agri-data, Inc software implemented to re-measure all rural parcels to original plat with consideration to documented surveys and to aid conversion from old soil symbols to new numeric symbols.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property (*e.g. how you handle processes for Real Estate Transfers & ownership changes, Sales Review, building permits/information statements*).

The Assessor's staff processes sales transactions in the computer system and prints a copy of the 521 forms, property review sheet, which are given to the staff for review. Buyer/seller questionnaires are mailed at this time. The staff reviews the sales, takes new pictures, check accuracy of the data that we currently are using. Information confirmed is the land use for agricultural sales including verification with FSA records, the quality, condition and other data for any and all improvements. Properties are re-measured if something doesn't appear to be correct. Permits are provided to the Office by either the county zoning administrator or the city clerk which ever has the jurisdiction for the applicable property. The permits are all entered in the computer system to facilitate possible changes on parcels. In addition to the permits property information statements are utilized to track property alterations. The permits remain in the system for reference through the Property Record Card.

- B. Data Collection (*e.g. frequency & method of physical property inspections, listing, gather market and income data*)

In accordance with Neb. Statute §77-1311.03 the County is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each Assessor Location.

The permit and sales review system offer opportunity for individual property reviews annually.

Working with ag-land property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions (*e.g. how you perform A/S ratio studies internally or work with Field Liaison on analysis of A/S ratio studies*).

All statistics are reviewed annually to determine if adjustments are necessary to remain current with the market and building activity. For each assessor location and market area consideration is given to the number of sales in the study and the epoch of the parcel data.

The application of definitive market area boundaries within the agricultural sector is reviewed annually. This review attempts to ensure equality of sales distribution and types of classes and sub-classes moving in the market.

Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.

D. Approaches to Value (*e.g. how you perform mass appraisal techniques or calibrate models, etc*);

1) Market Approach; sales comparisons,

Similar and like properties are studied to determine if action is necessary for adjustments for the upcoming year.

2) Cost Approach; cost manual used & date of manual and latest depreciation study,

The Department of Revenue, Property Assessment Division CAMA system is utilized for costing and applying market depreciation. Marshall & Swift cost manual dates are updated when appropriate to revaluing and introducing updated depreciation tables.

Specific manual dates and depreciation studies may vary between assigned assessor locations. A preliminary and final chart depicting this information is completed each assessment year.

3) Income Approach; income and expense data collection/analysis from the market,

Gather income information as available for commercial properties. Rental income has been requested for residential property. The income approach generally is not used since income/expense data is not readily available.

4) Land valuation studies, establish market areas, special value for agricultural land

Sales are plotted on a map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: number of sales; time frame of sales; number of acres selling; Further review is completed in attempt to make note of any difference in selling price paid per acre to be classed as special value.

E. Reconciliation of Final Value and documentation

The market is analyzed based on the standard approaches to valuation and the final valuation is determined based on the most appropriate method.

F. Review assessment sales ratio studies after assessment actions.

Assessment ratios on current sale study periods are reviewed after final values are applied. The new costing and depreciation is then applied to the entire population of the class or sub-class being studied. Finally a unit of comparison analysis is completed to insure uniformity within the class or sub-class.

G. Notices and Public Relations

Notices of valuation change are mailed to property owners with assessed values different than the previous year on or before June 1<sup>st</sup>. These are mailed to the last known address of property owners. After notices have been mailed the appraisal staff is available to answer any questions or concerns of the taxpayers.

**Level of Value, Quality, and Uniformity for Assessment Year 2016:**

<u>Property Class</u>	<u>Median</u>
Residential	94.00
Commercial	99.00
Agricultural Land	71.00
Special Value Agland	N/A

\*COD means coefficient of dispersion and PRD means price related differential.  
For more information regarding statistical measures see 2011 Reports & Opinions.

**Assessment Actions Planned for Assessment Year 2017:**

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new photos will be in place in Ashton, Rockville, Hazard and Litchfield Villages. We also will review and take new pictures of the Cabins and the Marina area.

All other Residential parcels will be subject to in-house reviews with adjustments made as necessary to be compliant with market statistics.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

**Assessment Actions Planned for Assessment Year 2018:**

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new pictures will be in place for Loup City City and the Acreages.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

#### Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

#### Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

#### **Assessment Actions Planned for Assessment Year 2019:**

##### Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new photos for all Commercial in the County.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Property reviews with new photos of the top tier of our rural. We will enter all data from the reviews of the rural improvements and out buildings.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

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

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

- g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 731 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
  4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
  5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
  6. Homestead Exemptions; administer 189 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
  7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
  8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Tax Year 2016 finds 6 TIF's in Loup City City and 1 in Litchfield Village with a TIF Excess Value of 8,329,405.
  9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
  10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
  11. Tax List Corrections – prepare tax list correction documents for county board approval.
  12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
  13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
  14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

15. Education: Assessor – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. Retention of the assessor certification requires 60 hours of approved continuing education every four years.

Conclusion:

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

SHERIE KUSZAK  
SHERMAN COUNTY ASSESSOR

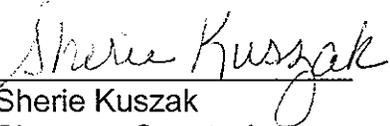
Copy distribution: Submit the plan to County Board of Equalization.  
Mail a copy of the plan and any amendments to Department of Revenue, Property Assessment Division on or before October 31 of each year.



## 2017 Methodology Report for Special Valuation Sherman County, Nebraska

Upon review of the properties and the sales within the current time period, there is no evidence for cause to implement special value for Sherman County. Sherman County has two filings from one property owner in 2004. There is no evidence to implement special value at this time. The parcels that have applications on file for special value are valued the same as other agricultural land within their own market area.

Dated this 21<sup>st</sup> day of February 2017

  
Sherie Kuszak  
Sherman County Assessor