

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**THAYER COUNTY**



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Thayer 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 Thayer 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: Karla Joe, Thayer County Assessor

# Table of Contents

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## **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

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[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.

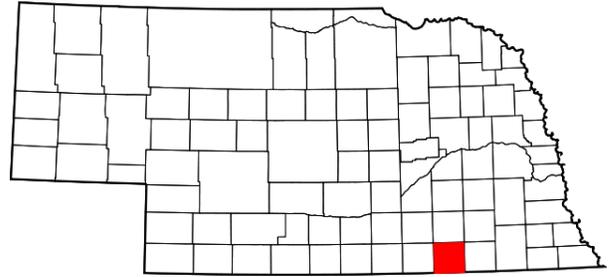
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

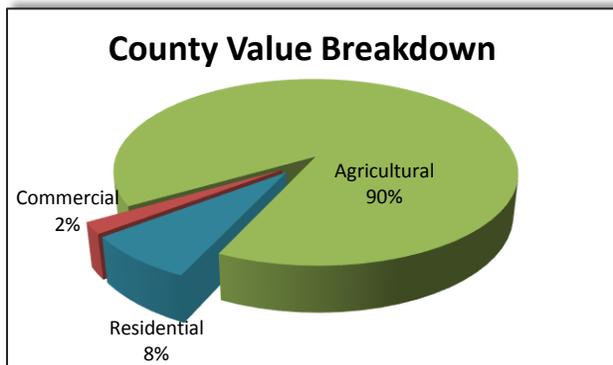
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 574 square miles, Thayer had 5,163 residents, per the Census Bureau Quick Facts for 2015, a slight population decline from the 2010 US Census. In a review of the past fifty-five years, Thayer has seen a steady drop in population of 43% (Nebraska Department of Economic Development). Reports indicated that 79% of county residents were homeowners and 92% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Thayer convene in and around the county seat of Hebron. Per the latest information available from the U.S. Census Bureau, there were 215 employer establishments in Thayer, a 3% expansion over the preceding year. County-wide employment was at 2,930 people, an 8% gain relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
ALEXANDRIA	216	177	-18%
BELVIDERE	98	48	-51%
BRUNING	300	279	-7%
BYRON	144	83	-42%
CARLETON	136	91	-33%
CHESTER	294	232	-21%
DAVENPORT	339	294	-13%
DESHLER	879	747	-15%
GILEAD	40	39	-3%
HEBRON	1,565	1,579	1%
HUBBELL	73	68	-7%

Simultaneously, the agricultural economy has remained another strong anchor for Thayer that has fortified the local rural area economies. Thayer is included in the Little Blue Natural Resources District (NRD). A mix of irrigated and dry land makes up the majority of the land in the county.

## 2017 Residential Correlation for Thayer County

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### *Assessment Actions*

For the current assessment year, Thayer County has completed all residential pickup work. As part of the six-year inspection and review cycle, the county inspected, reviewed, and updated all residential property and lots in the towns of Belvidere, Carleton and Chester. Prior to the inspection, the county sent a notice of review to all property owners in the area to be inspected stating that the county assessor will be reviewing their property as part of the six-year review process. The inspection process includes going door to door with the existing record, verifying or updating the measurements, description of property characteristics, observations of quality and condition and taking new photos. The county assessor office implemented replacement costs calculated from June of 2015 manuals.

In addition, a sales study was conducted and adjustments were made to the economic depreciation of residential improvements for the following market areas: Alexandria economic depreciation decreased from 50 to 45%; Hebron, subdivisions, acreages and all rural improvements economic depreciation decreased from 15% to 10%. The office also equalized all Davenport residential lot values/sq. foot with other towns of similar size. Adjustments were made to excess land values for all acreages, and site and excess land in all subdivisions.

### *Description of Analysis*

Residential parcels are analyzed utilizing 14 valuation groupings that are based on the numerous assessor locations in the county.

<b>VALUATION GROUPING</b>	<b>ASSESSOR LOCATION</b>
01	Hebron
02	Alexandria
03	Belvidere
04	Bruning
05	Byron
06	Carleton
07	Chester
08	Davenport
09	Deshler
10	Gilead
11	Hubbell
12	Acreage
13	Recreational
14	Subdivisions

## 2017 Residential Correlation for Thayer County

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For the residential property class, a review of Thayer County statistical analysis profile indicates 128 residential sales, representing 12 valuation groups. Valuation group 01(Hebron) constitutes about 42% of the sales in the residential class of property, is the county seat, and the retail anchor of the county. Analysis of the three statistical measures of central tendency indicates that all are within acceptable range.

### *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. Any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Thayer County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the nonqualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Thayer County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county has consistently stayed on schedule to comply with six-year inspection and review requirement as evidenced by the six-year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the residential class. Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county typically bases the assessment decisions and review based on the individual towns and will adjust those with a separate economic depreciation if needed. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The review of Thayer County revealed that the data was transmitted accurately but only periodically. It is important that the county transmit the sales data to the state sales file more frequently. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property. Review cycle of the residential property appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

## 2017 Residential Correlation for Thayer County

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

### *Equalization and Quality of Assessment*

A review of both the statistics and the assessment practices suggest that assessments within the county is valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	54	100.06	99.27	97.27	08.99	102.06
02	6	98.96	94.49	86.10	17.51	109.74
03	2	89.50	89.50	90.32	01.39	99.09
04	14	98.72	99.55	97.91	10.04	101.68
05	1	82.65	82.65	82.65	00.00	100.00
07	5	98.27	100.13	97.95	06.55	102.23
08	8	97.39	111.27	97.95	20.62	113.60
09	23	94.52	101.52	91.95	16.83	110.41
10	1	84.48	84.48	84.48	00.00	100.00
11	3	85.97	87.09	87.49	02.28	99.54
12	7	86.86	88.78	88.21	11.95	100.65
14	4	90.06	87.92	83.66	10.28	105.09
<u>ALL</u>	<u>128</u>	<u>97.16</u>	<u>98.65</u>	<u>93.38</u>	<u>12.23</u>	<u>105.64</u>

### *Level of Value*

Based on analysis of all available information, the level of value of the residential class of real property in Thayer County is 97%.

## 2017 Commercial Correlation for Thayer County

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### *Assessment Actions*

For 2017, Thayer County has completed all commercial pickup work. In addition, an onsite review and lot value analysis was completed for Rural, Belvidere, Carleton and Chester. Economic depreciation was increased from 30% to 50% on all commercial improvements in Alexandria, Belvidere and Gilead. A study was conducted and the economic depreciation for improvements only in Carleton and Chester was increased from 25 to 30%. Commercial site values on parcels with Hwy 81 frontage were adjusted

### *Description of Analysis*

Commercial parcels are analyzed utilizing five valuation groups that are based on numerous assessor locations in the county. Valuation Group 4 consists of five villages and small towns.

<b>VALUATION GROUPING</b>	<b>ASSESSOR LOCATION</b>
01	Hebron
02	Bruning
03	Deshler
04	Small Towns: Alexandria, Belvidere, Byron, Carleton, Davenport, Gilead and Hubbell
05	Rural

For the commercial property class, a review of the Thayer County statistical profile includes 10 commercial sales, representing three valuation groups. Of the three measures of central tendency for the commercial class of properties, only the median is within acceptable range 96%. The sample is too small to measure any real class or subclass, and the class is too diverse to be adequately represented by the sample. That leaves the Division to conclude that there simply is not enough information available to determine a level of value for the class or for any subclass of the commercial and industrial property.

### *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor.

## 2017 Commercial Correlation for Thayer County

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One of the areas addressed included sales qualification and verification. The Thayer County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Thayer County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county assessor and staff do the majority of this review. The county has converted to a new administrative database vendor and has converted to a new costing manual.

The county consistently files all statutory reports in a timely and accurate fashion and utilizes electronic transfers when possible. The County consistently submits sales on a monthly basis, and updates the sales file in an accurate fashion.

Valuation groups and agricultural market areas were also examined to ensure that the area or group defined is equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. With limited market information in the county it is difficult to identify separate valuation groups. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization*

Based on the assessment practices review and the statistical analysis, the quality of assessment in Thayer County is in compliance with professionally accepted mass appraisal standards.

<b>VALUATION GROUPING</b>						
<b>RANGE</b>	<b>COUNT</b>	<b>MEDIAN</b>	<b>MEAN</b>	<b>WGT. MEAN</b>	<b>COD</b>	<b>PRD</b>
01	5	97.90	100.66	100.38	09.43	100.28
03	2	85.50	85.50	85.55	03.15	99.94
04	3	138.58	122.45	133.21	16.40	91.92
----- ALL -----						
10/01/2013 To 09/30/2016	10	96.35	104.16	104.97	18.66	99.23

### *Level of Value*

Based on analysis of all available information, the commercial class in Thayer County has attained the statutory level of 100%.

## 2017 Agricultural Correlation for Thayer County

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### *Assessment Actions*

For 2017, Thayer County has completed all pickup work of new improvements on agricultural parcels. They also updated the land use on all parcels where changes have been reported or observed. The agricultural sales were all reviewed and analyzed, and new land values were established. There was no systematic inspection and review of rural residences or homes on agricultural parcels during 2016. The county did compare 2014 FSA aerials to 2016 FSA aerials to check for agricultural use changes. If changes were noted, FSA certifications were requested, and the land use was updated accordingly. The county annually monitors all well permits, new pivots reported on personal property, and Conservation Reserve Program (CRP) program dates, etc. for possible land changes. Farm Service Agency (FSA) certifications are requested to verify the land use. All agricultural parcels were recalculated with new NRCS soil layer information.

### *Description of Analysis*

There are two market areas within Thayer County; Market Area 1 is predominantly irrigated cropland and exists in a diagonal pattern from the north and east to the west part of the county. Market Area 2 differs mostly in that ground water is not as available so there is about half dryland crops and the rest is split between irrigated crop and grassland. The irrigation that does exist in Market Area 2 runs along the north of the Highway 8 in the south of the county. The agricultural statistical sample of 41 sales reveals that all three measures of central tendency are within the acceptable range. A review of the statistical profile for the 80% MLU by Market Area indicates that for irrigated and grass land are within the acceptable range. While the dry land median based on only 10 sales falls below the range, the assessed values are comparable to the surrounding Jefferson Area 2 and 3 values. The results of the overall analysis were satisfactory, yielding a median ratio of 71% for the county.

Calendar Yrs						
01/01/2014 To 12/31/2014	11	70.54	71.76	69.18	11.78	103.73
01/01/2015 To 12/31/2015	16	69.40	70.72	68.42	14.48	103.36
ALL						
10/01/2013 To 09/30/2016	41	71.42	73.66	70.97	15.39	103.79

### *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

## **2017 Agricultural Correlation for Thayer County**

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The review of Thayer County revealed that data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property due to the review of sales. The county has completed the second cycle six-year inspection and review cycle. The improvements on agricultural property appears to be on schedule to comply with the ongoing six year inspection and review requirements. They also keep the agricultural land use current. The inspections are changed and documented on the property record files.

One assessment practice reviewed is that of sales qualification and verification. Thayer County's process consists of a mailed questionnaire sent to one or both parties to an agricultural transaction. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented. The review also includes a dialogue with the county assessor and a consideration of verification documentation. It is the practice of the county assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land.

The county's inspection and review cycle for all real property was also discussed with the county assessor. The county has been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the agricultural class.

Another portion of the assessment practices relates to how rural residential and recreational land use is identified apart from agricultural land within the county. This is determined by the primary use of the parcel.

### ***Equalization***

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

The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

## 2017 Agricultural Correlation for Thayer County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>    Irrigated    </u>						
County	11	68.93	75.97	70.34	17.42	108.00
1	9	68.93	77.29	71.57	17.37	107.99
2	2	70.04	70.04	64.64	17.42	108.35
<u>    Dry    </u>						
County	10	66.36	67.84	67.10	16.21	101.10
2	10	66.36	67.84	67.10	16.21	101.10
<u>    Grass    </u>						
County	4	67.68	64.60	64.52	17.94	100.12
2	4	67.68	64.60	64.52	17.94	100.12
<u>    ALL    </u>						
<hr/>						
10/01/2013 To 09/30/2016	41	71.42	73.66	70.97	15.39	103.79

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land for Thayer County is 71%.

## 2017 Opinions of the Property Tax Administrator for Thayer 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>97</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>71</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 7th day of April, 2017.



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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2017 Commission Summary for Thayer County

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### Residential Real Property - Current

Number of Sales	128	Median	97.16
Total Sales Price	\$10,544,624	Mean	98.65
Total Adj. Sales Price	\$10,616,974	Wgt. Mean	93.38
Total Assessed Value	\$9,913,678	Average Assessed Value of the Base	\$49,036
Avg. Adj. Sales Price	\$82,945	Avg. Assessed Value	\$77,451

### Confidence Interval - Current

95% Median C.I	93.92 to 99.79
95% Wgt. Mean C.I	89.97 to 96.78
95% Mean C.I	95.63 to 101.67
% of Value of the Class of all Real Property Value in the County	7.78
% of Records Sold in the Study Period	4.41
% of Value Sold in the Study Period	6.96

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	139	98	97.58
2015	141	95	94.90
2014	144	97	97.16
2013	132	98	98.12

## 2017 Commission Summary for Thayer County

### Commercial Real Property - Current

Number of Sales	10	Median	96.35
Total Sales Price	\$269,673	Mean	104.16
Total Adj. Sales Price	\$243,673	Wgt. Mean	104.97
Total Assessed Value	\$255,788	Average Assessed Value of the Base	\$97,739
Avg. Adj. Sales Price	\$24,367	Avg. Assessed Value	\$25,579

### Confidence Interval - Current

95% Median C.I	82.81 to 138.58
95% Wgt. Mean C.I	89.11 to 120.84
95% Mean C.I	87.09 to 121.23
% of Value of the Class of all Real Property Value in the County	2.50
% of Records Sold in the Study Period	2.14
% of Value Sold in the Study Period	0.56

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	7	100	97.90
2015	8	100	95.53
2014	9	100	95.51
2013	10		95.80

**85 Thayer**  
**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 : 128  
 Total Sales Price : 10,544,624  
 Total Adj. Sales Price : 10,616,974  
 Total Assessed Value : 9,913,678  
 Avg. Adj. Sales Price : 82,945  
 Avg. Assessed Value : 77,451

MEDIAN : 97  
 WGT. MEAN : 93  
 MEAN : 99  
 COD : 12.23  
 PRD : 105.64

COV : 17.68  
 STD : 17.44  
 Avg. Abs. Dev : 11.88  
 MAX Sales Ratio : 177.58  
 MIN Sales Ratio : 56.02

95% Median C.I. : 93.92 to 99.79  
 95% Wgt. Mean C.I. : 89.97 to 96.78  
 95% Mean C.I. : 95.63 to 101.67

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<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	12	101.95	100.95	101.67	06.25	99.29	80.83	118.91	93.40 to 106.57	59,250	60,242	
01-JAN-15 To 31-MAR-15	7	99.69	94.15	93.60	09.57	100.59	75.37	111.19	75.37 to 111.19	96,500	90,321	
01-APR-15 To 30-JUN-15	24	98.42	99.02	98.79	10.54	100.23	77.69	135.12	86.97 to 104.43	87,850	86,785	
01-JUL-15 To 30-SEP-15	18	98.17	101.78	99.46	06.65	102.33	90.73	127.17	96.58 to 102.07	57,278	56,971	
01-OCT-15 To 31-DEC-15	11	104.39	107.38	97.70	14.25	109.91	85.24	177.58	85.42 to 122.29	79,364	77,539	
01-JAN-16 To 31-MAR-16	12	89.40	91.55	89.51	15.47	102.28	56.02	130.43	81.11 to 104.33	113,442	101,539	
01-APR-16 To 30-JUN-16	21	90.33	87.22	81.46	09.95	107.07	56.45	105.85	81.98 to 93.92	107,352	87,450	
01-JUL-16 To 30-SEP-16	23	94.52	105.97	96.25	18.01	110.10	75.53	167.40	91.87 to 118.68	69,668	67,059	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	61	99.69	99.65	98.62	08.56	101.04	75.37	135.12	97.01 to 102.07	74,195	73,172	
01-OCT-15 To 30-SEP-16	67	93.63	97.74	89.48	15.09	109.23	56.02	177.58	90.33 to 98.67	90,912	81,346	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	60	99.14	100.81	97.99	10.22	102.88	75.37	177.58	96.58 to 102.36	78,132	76,558	
<u>ALL</u>	128	97.16	98.65	93.38	12.23	105.64	56.02	177.58	93.92 to 99.79	82,945	77,451	

<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	100.06	99.27	97.27	08.99	102.06	72.56	135.77	94.06 to 102.36	87,170	84,792	
02	6	98.96	94.49	86.10	17.51	109.74	56.02	117.82	56.02 to 117.82	37,583	32,358	
03	2	89.50	89.50	90.32	01.39	99.09	88.26	90.73	N/A	15,000	13,548	
04	14	98.72	99.55	97.91	10.04	101.68	81.11	117.74	86.40 to 114.42	68,279	66,849	
05	1	82.65	82.65	82.65	00.00	100.00	82.65	82.65	N/A	60,000	49,588	
07	5	98.27	100.13	97.95	06.55	102.23	89.51	118.62	N/A	46,300	45,349	
08	8	97.39	111.27	97.95	20.62	113.60	77.69	177.58	77.69 to 177.58	32,938	32,262	
09	23	94.52	101.52	91.95	16.83	110.41	56.45	167.40	87.64 to 105.85	60,674	55,790	
10	1	84.48	84.48	84.48	00.00	100.00	84.48	84.48	N/A	50,000	42,239	
11	3	85.97	87.09	87.49	02.28	99.54	84.71	90.58	N/A	6,500	5,687	
12	7	86.86	88.78	88.21	11.95	100.65	72.25	113.51	72.25 to 113.51	188,700	166,460	
14	4	90.06	87.92	83.66	10.28	105.09	69.10	102.46	N/A	339,375	283,913	
<u>ALL</u>	128	97.16	98.65	93.38	12.23	105.64	56.02	177.58	93.92 to 99.79	82,945	77,451	

**85 Thayer**  
**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 : 128  
Total Sales Price : 10,544,624  
Total Adj. Sales Price : 10,616,974  
Total Assessed Value : 9,913,678  
Avg. Adj. Sales Price : 82,945  
Avg. Assessed Value : 77,451

MEDIAN : 97  
WGT. MEAN : 93  
MEAN : 99  
COD : 12.23  
PRD : 105.64

COV : 17.68  
STD : 17.44  
Avg. Abs. Dev : 11.88  
MAX Sales Ratio : 177.58  
MIN Sales Ratio : 56.02

95% Median C.I. : 93.92 to 99.79  
95% Wgt. Mean C.I. : 89.97 to 96.78  
95% Mean C.I. : 95.63 to 101.67

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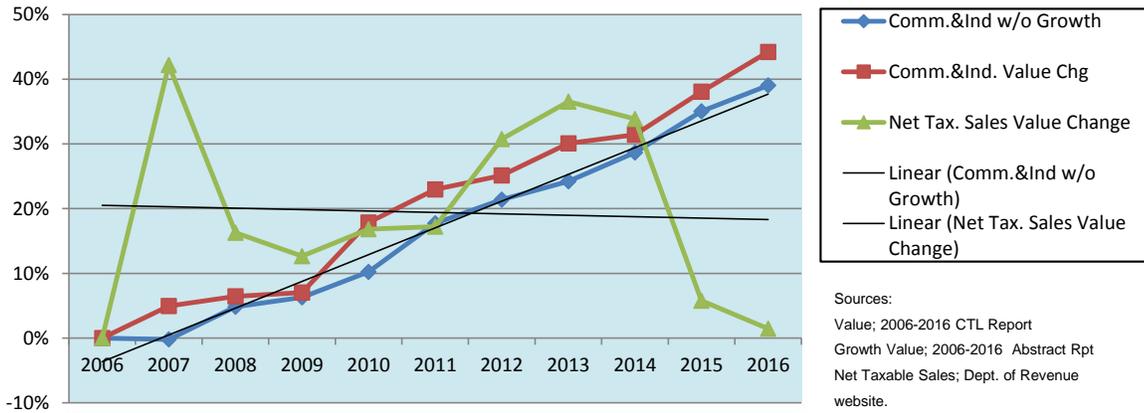
**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	128	97.16	98.65	93.38	12.23	105.64	56.02	177.58	93.92 to 99.79	82,945	77,451
06											
07											
<u>ALL</u>	128	97.16	98.65	93.38	12.23	105.64	56.02	177.58	93.92 to 99.79	82,945	77,451

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	85.97	85.97	85.97	00.00	100.00	85.97	85.97	N/A	3,500	3,009
Less Than 15,000	11	94.01	110.27	115.84	22.53	95.19	84.71	177.58	85.97 to 149.99	8,409	9,741
Less Than 30,000	25	102.33	111.47	111.87	18.61	99.64	84.71	177.58	93.48 to 122.29	16,616	18,589
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	127	97.21	98.75	93.38	12.22	105.75	56.02	177.58	93.92 to 99.83	83,571	78,037
Greater Than 14,999	117	97.21	97.56	93.18	11.28	104.70	56.02	167.40	93.92 to 99.79	89,953	83,816
Greater Than 29,999	103	96.69	95.54	92.62	10.35	103.15	56.02	135.12	93.63 to 98.68	99,044	91,737
<u>Incremental Ranges</u>											
0 TO 4,999	1	85.97	85.97	85.97	00.00	100.00	85.97	85.97	N/A	3,500	3,009
5,000 TO 14,999	10	97.10	112.70	117.02	23.17	96.31	84.71	177.58	88.26 to 149.99	8,900	10,414
15,000 TO 29,999	14	103.66	112.42	110.74	15.80	101.52	90.73	167.40	93.40 to 128.79	23,064	25,541
30,000 TO 59,999	28	99.31	101.58	100.84	10.31	100.73	72.56	135.12	93.96 to 106.45	44,943	45,323
60,000 TO 99,999	39	96.58	94.71	94.96	10.54	99.74	56.02	118.91	90.33 to 102.48	76,305	72,461
100,000 TO 149,999	22	95.38	93.24	92.92	08.48	100.34	56.45	114.42	87.64 to 99.83	124,072	115,282
150,000 TO 249,999	10	92.06	91.88	92.29	10.65	99.56	72.25	113.51	75.37 to 102.46	178,270	164,524
250,000 TO 499,999	3	88.21	87.82	87.56	03.23	100.30	83.36	91.90	N/A	301,667	264,151
500,000 TO 999,999	1	69.10	69.10	69.10	00.00	100.00	69.10	69.10	N/A	550,000	380,069
1,000,000 +											
<u>ALL</u>	128	97.16	98.65	93.38	12.23	105.64	56.02	177.58	93.92 to 99.79	82,945	77,451

### 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	\$ 30,809,993	\$ 802,719	2.61%	\$ 30,007,274	-	\$ 28,780,958	-
2007	\$ 32,329,752	\$ 1,587,265	4.91%	\$ 30,742,487	-0.22%	\$ 40,924,845	42.19%
2008	\$ 32,796,881	\$ 496,175	1.51%	\$ 32,300,706	-0.09%	\$ 33,471,620	-18.21%
2009	\$ 32,971,398	\$ 221,843	0.67%	\$ 32,749,555	-0.14%	\$ 32,422,918	-3.13%
2010	\$ 36,314,459	\$ 2,354,311	6.48%	\$ 33,960,148	3.00%	\$ 33,625,298	3.71%
2011	\$ 37,891,876	\$ 1,621,047	4.28%	\$ 36,270,829	-0.12%	\$ 33,743,618	0.35%
2012	\$ 38,553,542	\$ 1,147,206	2.98%	\$ 37,406,336	-1.28%	\$ 37,628,317	11.51%
2013	\$ 40,076,602	\$ 1,803,835	4.50%	\$ 38,272,767	-0.73%	\$ 39,294,294	4.43%
2014	\$ 40,487,060	\$ 836,914	2.07%	\$ 39,650,146	-1.06%	\$ 38,525,901	-1.96%
2015	\$ 42,539,585	\$ 930,770	2.19%	\$ 41,608,815	2.77%	\$ 30,438,127	-20.99%
2016	\$ 44,435,943	\$ 1,596,477	3.59%	\$ 42,839,466	0.70%	\$ 29,198,540	-4.07%
<b>Ann %chg</b>	3.73%			<b>Average</b>	<b>0.28%</b>	<b>0.62%</b>	<b>1.38%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-0.22%	4.93%	42.19%
2008	4.84%	6.45%	16.30%
2009	6.30%	7.02%	12.65%
2010	10.22%	17.87%	16.83%
2011	17.72%	22.99%	17.24%
2012	21.41%	25.13%	30.74%
2013	24.22%	30.08%	36.53%
2014	28.69%	31.41%	33.86%
2015	35.05%	38.07%	5.76%
2016	39.04%	44.23%	1.45%

County Number: 85  
 County Name: Thayer

**85 Thayer**  
**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 : 10  
Total Sales Price : 269,673  
Total Adj. Sales Price : 243,673  
Total Assessed Value : 255,788  
Avg. Adj. Sales Price : 24,367  
Avg. Assessed Value : 25,579

MEDIAN : 96  
WGT. MEAN : 105  
MEAN : 104  
COD : 18.66  
PRD : 99.23

COV : 22.92  
STD : 23.87  
Avg. Abs. Dev : 17.98  
MAX Sales Ratio : 148.48  
MIN Sales Ratio : 80.28

95% Median C.I. : 82.81 to 138.58  
95% Wgt. Mean C.I. : 89.11 to 120.84  
95% Mean C.I. : 87.09 to 121.23

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	2	89.81	89.81	93.50	05.57	96.05	84.81	94.80	N/A	34,500	32,258
01-JUL-14 To 30-SEP-14	1	97.90	97.90	97.90	00.00	100.00	97.90	97.90	N/A	20,000	19,580
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	1	138.58	138.58	138.58	00.00	100.00	138.58	138.58	N/A	24,700	34,230
01-JUL-15 To 30-SEP-15	3	117.70	115.49	125.35	19.31	92.13	80.28	148.48	N/A	15,500	19,429
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	108.07	108.07	108.07	00.00	100.00	108.07	108.07	N/A	34,473	37,255
01-APR-16 To 30-JUN-16	1	88.19	88.19	88.19	00.00	100.00	88.19	88.19	N/A	25,000	22,047
01-JUL-16 To 30-SEP-16	1	82.81	82.81	82.81	00.00	100.00	82.81	82.81	N/A	24,000	19,874
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	3	94.80	92.50	94.49	04.60	97.89	84.81	97.90	N/A	29,667	28,032
01-OCT-14 To 30-SEP-15	4	128.14	121.26	129.94	17.38	93.32	80.28	148.48	N/A	17,800	23,129
01-OCT-15 To 30-SEP-16	3	88.19	93.02	94.85	09.55	98.07	82.81	108.07	N/A	27,824	26,392
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	3	94.80	92.50	94.49	04.60	97.89	84.81	97.90	N/A	29,667	28,032
01-JAN-15 To 31-DEC-15	4	128.14	121.26	129.94	17.38	93.32	80.28	148.48	N/A	17,800	23,129
<u>ALL</u>	10	96.35	104.16	104.97	18.66	99.23	80.28	148.48	82.81 to 138.58	24,367	25,579

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	5	97.90	100.66	100.38	09.43	100.28	84.81	117.70	N/A	27,695	27,801
03	2	85.50	85.50	85.55	03.15	99.94	82.81	88.19	N/A	24,500	20,961
04	3	138.58	122.45	133.21	16.40	91.92	80.28	148.48	N/A	18,733	24,954
<u>ALL</u>	10	96.35	104.16	104.97	18.66	99.23	80.28	148.48	82.81 to 138.58	24,367	25,579

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	10	96.35	104.16	104.97	18.66	99.23	80.28	148.48	82.81 to 138.58	24,367	25,579
04											
<u>ALL</u>	10	96.35	104.16	104.97	18.66	99.23	80.28	148.48	82.81 to 138.58	24,367	25,579

**85 Thayer**  
**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 : 10  
Total Sales Price : 269,673  
Total Adj. Sales Price : 243,673  
Total Assessed Value : 255,788  
Avg. Adj. Sales Price : 24,367  
Avg. Assessed Value : 25,579

MEDIAN : 96  
WGT. MEAN : 105  
MEAN : 104  
COD : 18.66  
PRD : 99.23

COV : 22.92  
STD : 23.87  
Avg. Abs. Dev : 17.98  
MAX Sales Ratio : 148.48  
MIN Sales Ratio : 80.28

95% Median C.I. : 82.81 to 138.58  
95% Wgt. Mean C.I. : 89.11 to 120.84  
95% Mean C.I. : 87.09 to 121.23

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	2	82.55	82.55	82.54	02.75	100.01	80.28	84.81	N/A	9,000	7,429	
Less Than 30,000	7	97.90	107.99	113.24	22.10	95.36	80.28	148.48	80.28 to 148.48	17,886	20,254	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	10	96.35	104.16	104.97	18.66	99.23	80.28	148.48	82.81 to 138.58	24,367	25,579	
Greater Than 14,999	8	102.99	109.57	106.76	18.10	102.63	82.81	148.48	82.81 to 148.48	28,209	30,116	
Greater Than 29,999	3	94.80	95.23	96.23	08.88	98.96	82.81	108.07	N/A	39,491	38,004	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	2	82.55	82.55	82.54	02.75	100.01	80.28	84.81	N/A	9,000	7,429	
15,000 TO 29,999	5	117.70	118.17	118.39	17.15	99.81	88.19	148.48	N/A	21,440	25,384	
30,000 TO 59,999	2	95.44	95.44	97.70	13.23	97.69	82.81	108.07	N/A	29,237	28,565	
60,000 TO 99,999	1	94.80	94.80	94.80	00.00	100.00	94.80	94.80	N/A	60,000	56,882	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	10	96.35	104.16	104.97	18.66	99.23	80.28	148.48	82.81 to 138.58	24,367	25,579	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
340	1	80.28	80.28	80.28	00.00	100.00	80.28	80.28	N/A	9,000	7,225	
344	1	148.48	148.48	148.48	00.00	100.00	148.48	148.48	N/A	22,500	33,407	
346	1	138.58	138.58	138.58	00.00	100.00	138.58	138.58	N/A	24,700	34,230	
353	4	102.99	102.12	104.65	10.46	97.58	84.81	117.70	N/A	19,618	20,531	
442	1	88.19	88.19	88.19	00.00	100.00	88.19	88.19	N/A	25,000	22,047	
444	1	94.80	94.80	94.80	00.00	100.00	94.80	94.80	N/A	60,000	56,882	
555	1	82.81	82.81	82.81	00.00	100.00	82.81	82.81	N/A	24,000	19,874	
___ ALL ___	10	96.35	104.16	104.97	18.66	99.23	80.28	148.48	82.81 to 138.58	24,367	25,579	

**85 Thayer**  
**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 : 41  
Total Sales Price : 25,327,740  
Total Adj. Sales Price : 26,555,240  
Total Assessed Value : 18,847,463  
Avg. Adj. Sales Price : 647,689  
Avg. Assessed Value : 459,694

MEDIAN : 71  
WGT. MEAN : 71  
MEAN : 74  
COD : 15.39  
PRD : 103.79

COV : 18.94  
STD : 13.95  
Avg. Abs. Dev : 10.99  
MAX Sales Ratio : 106.01  
MIN Sales Ratio : 43.98

95% Median C.I. : 68.04 to 79.06  
95% Wgt. Mean C.I. : 67.03 to 74.92  
95% Mean C.I. : 69.39 to 77.93

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	2	74.99	74.99	77.24	34.62	97.09	49.03	100.94	N/A	257,550	198,944
01-JAN-14 To 31-MAR-14	2	69.69	69.69	70.37	09.83	99.03	62.84	76.53	N/A	213,500	150,251
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	4	80.13	82.15	84.17	06.56	97.60	74.72	93.61	N/A	324,147	272,824
01-OCT-14 To 31-DEC-14	5	63.14	64.28	64.91	05.99	99.03	56.95	70.54	N/A	936,434	607,880
01-JAN-15 To 31-MAR-15	9	69.87	73.75	69.18	12.17	106.61	60.47	106.01	61.06 to 83.87	980,822	678,505
01-APR-15 To 30-JUN-15	4	62.07	59.70	60.51	14.16	98.66	43.98	70.66	N/A	710,343	429,827
01-JUL-15 To 30-SEP-15	2	78.81	78.81	87.06	25.63	90.52	58.61	99.00	N/A	397,500	346,062
01-OCT-15 To 31-DEC-15	1	71.42	71.42	71.42	00.00	100.00	71.42	71.42	N/A	340,000	242,828
01-JAN-16 To 31-MAR-16	5	80.93	81.84	80.29	06.78	101.93	74.41	91.66	N/A	616,000	494,581
01-APR-16 To 30-JUN-16	3	85.30	82.16	79.74	03.90	103.03	75.59	85.59	N/A	580,017	462,489
01-JUL-16 To 30-SEP-16	4	71.59	73.34	69.49	19.37	105.54	57.98	92.18	N/A	502,640	349,299
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	8	77.80	77.24	79.94	14.73	96.62	49.03	100.94	49.03 to 100.94	279,836	223,711
01-OCT-14 To 30-SEP-15	20	68.13	69.08	67.41	13.46	102.48	43.98	106.01	61.06 to 70.66	857,297	577,869
01-OCT-15 To 30-SEP-16	13	80.93	78.49	76.71	10.16	102.32	57.98	92.18	71.42 to 86.20	551,586	423,108
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	11	70.54	71.76	69.18	11.78	103.73	56.95	93.61	62.72 to 81.20	582,342	402,836
01-JAN-15 To 31-DEC-15	16	69.40	70.72	68.42	14.48	103.36	43.98	106.01	60.47 to 74.49	800,236	547,551
<u>ALL</u>	41	71.42	73.66	70.97	15.39	103.79	43.98	106.01	68.04 to 79.06	647,689	459,694

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	16	73.33	77.80	72.01	15.64	108.04	60.47	106.01	68.04 to 86.20	975,979	702,835
2	25	71.42	71.00	69.49	14.95	102.17	43.98	93.61	62.84 to 76.53	437,583	304,084
<u>ALL</u>	41	71.42	73.66	70.97	15.39	103.79	43.98	106.01	68.04 to 79.06	647,689	459,694

**85 Thayer**  
**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 : 41  
 Total Sales Price : 25,327,740  
 Total Adj. Sales Price : 26,555,240  
 Total Assessed Value : 18,847,463  
 Avg. Adj. Sales Price : 647,689  
 Avg. Assessed Value : 459,694

MEDIAN : 71  
 WGT. MEAN : 71  
 MEAN : 74  
 COD : 15.39  
 PRD : 103.79

COV : 18.94  
 STD : 13.95  
 Avg. Abs. Dev : 10.99  
 MAX Sales Ratio : 106.01  
 MIN Sales Ratio : 43.98

95% Median C.I. : 68.04 to 79.06  
 95% Wgt. Mean C.I. : 67.03 to 74.92  
 95% Mean C.I. : 69.39 to 77.93

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	5	68.22	74.00	68.07	17.78	108.71	57.84	99.00	N/A	1,247,154	848,894
1	3	68.22	76.65	70.22	17.72	109.16	62.72	99.00	N/A	1,277,457	896,990
2	2	70.04	70.04	64.64	17.42	108.35	57.84	82.23	N/A	1,201,700	776,752
<b>_____Dry_____</b>											
County	4	72.18	71.73	71.09	11.53	100.90	56.95	85.59	N/A	405,013	287,931
2	4	72.18	71.73	71.09	11.53	100.90	56.95	85.59	N/A	405,013	287,931
<b>_____Grass_____</b>											
County	4	67.68	64.60	64.52	17.94	100.12	43.98	79.06	N/A	268,993	173,550
2	4	67.68	64.60	64.52	17.94	100.12	43.98	79.06	N/A	268,993	173,550
<b>_____ALL_____</b>	<b>41</b>	<b>71.42</b>	<b>73.66</b>	<b>70.97</b>	<b>15.39</b>	<b>103.79</b>	<b>43.98</b>	<b>106.01</b>	<b>68.04 to 79.06</b>	<b>647,689</b>	<b>459,694</b>

**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	68.93	75.97	70.34	17.42	108.00	57.84	106.01	60.47 to 99.00	1,238,825	871,435
1	9	68.93	77.29	71.57	17.37	107.99	60.47	106.01	62.72 to 99.00	1,247,074	892,476
2	2	70.04	70.04	64.64	17.42	108.35	57.84	82.23	N/A	1,201,700	776,752
<b>_____Dry_____</b>											
County	10	66.36	67.84	67.10	16.21	101.10	49.03	91.66	56.95 to 85.59	354,671	237,971
2	10	66.36	67.84	67.10	16.21	101.10	49.03	91.66	56.95 to 85.59	354,671	237,971
<b>_____Grass_____</b>											
County	4	67.68	64.60	64.52	17.94	100.12	43.98	79.06	N/A	268,993	173,550
2	4	67.68	64.60	64.52	17.94	100.12	43.98	79.06	N/A	268,993	173,550
<b>_____ALL_____</b>	<b>41</b>	<b>71.42</b>	<b>73.66</b>	<b>70.97</b>	<b>15.39</b>	<b>103.79</b>	<b>43.98</b>	<b>106.01</b>	<b>68.04 to 79.06</b>	<b>647,689</b>	<b>459,694</b>

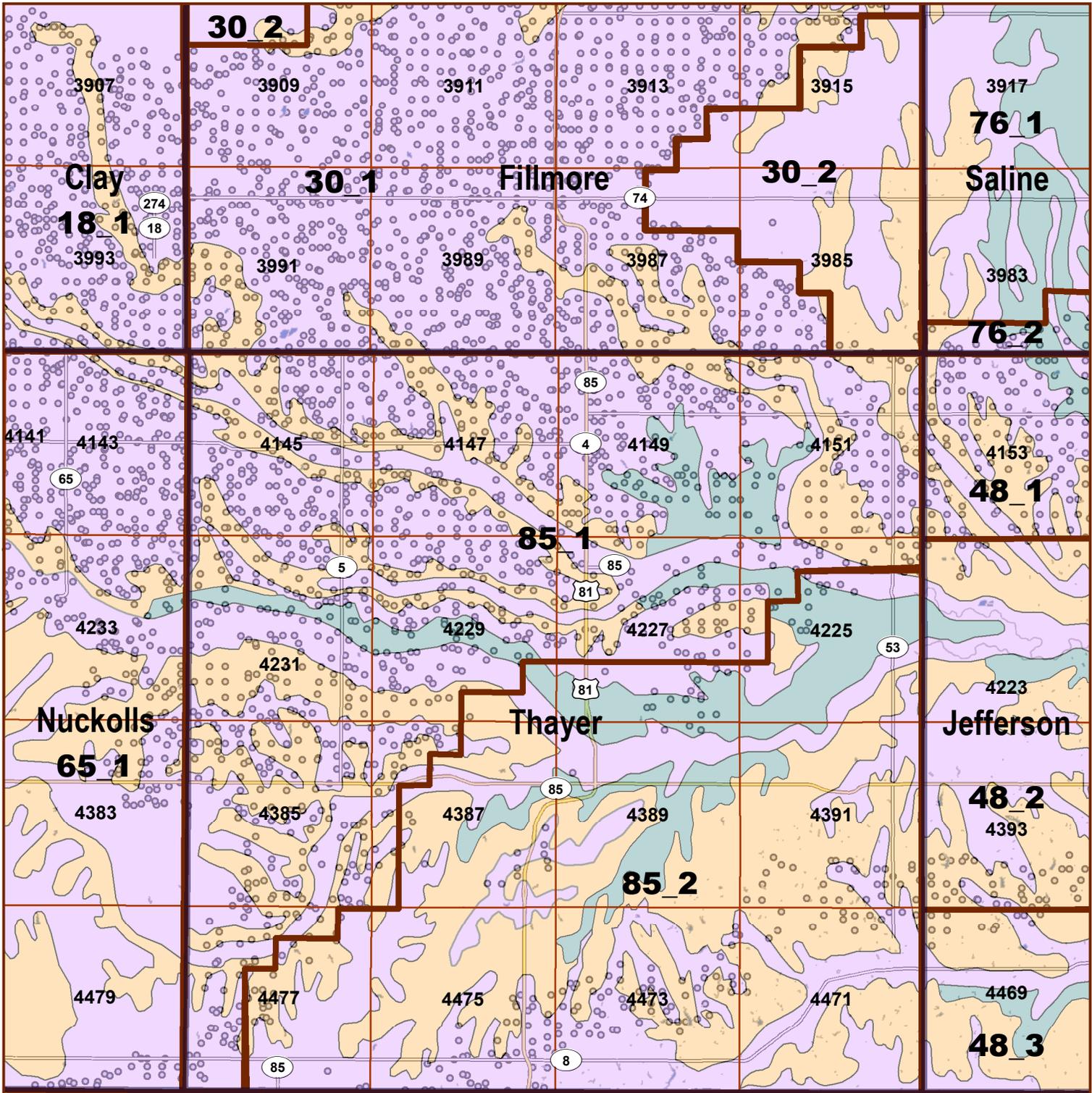
## Thayer County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thayer	1	7200	7200	7025	6700	6500	6250	6250	6200	<b>6920</b>
Clay	1	6685	6685	6480	6480	6325	n/a	6175	6175	<b>6582</b>
Fillmore	1	7300	7200	7100	7000	6700	n/a	6300	6150	<b>7074</b>
Jefferson	1	4565	7566	4121	5674	5045	n/a	4630	2995	<b>6253</b>
Nuckolls	1	6000	6000	5250	5250	5050	5050	4900	4900	<b>5704</b>
Saline	2	5794	5799	5589	5497	5195	4900	4497	4293	<b>5505</b>
Thayer	2	6650	6650	6325	5900	5550	n/a	5300	5300	<b>6020</b>
Jefferson	2	4165	7577	3470	4155	4175	n/a	3597	3040	<b>5438</b>
Jefferson	3	5770	6170	4145	4205	3745	n/a	3560	3650	<b>4814</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thayer	1	4550	4550	4350	4350	4000	3950	3950	3950	<b>4334</b>
Clay	1	3645	3495	3365	3265	3160	n/a	3060	3060	<b>3405</b>
Fillmore	1	4255	4215	4115	4065	3895	n/a	3620	3555	<b>4102</b>
Jefferson	1	3260	5531	3055	3685	3265	n/a	2985	1740	<b>4175</b>
Nuckolls	1	3100	3100	3000	3000	2800	2800	2700	2697	<b>3019</b>
Saline	2	3798	3795	3597	3497	3396	3200	3198	3144	<b>3587</b>
Thayer	2	3375	3375	3275	3175	3000	2900	2800	2750	<b>3140</b>
Jefferson	2	3260	5504	2253	2840	2784	n/a	1975	1740	<b>3761</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thayer	1	1450	1450	1430	1430	1415	1415	1415	1400	<b>1416</b>
Clay	1	1530	1530	1530	1530	1455	n/a	1455	1455	<b>1477</b>
Fillmore	1	1660	1641	1580	1520	1532	n/a	1401	1400	<b>1489</b>
Jefferson	1	1427	1654	1561	1731	1603	n/a	1711	1460	<b>1595</b>
Nuckolls	1	1400	1400	1400	1400	1400	1400	1400	1400	<b>1400</b>
Saline	2	2000	2000	1975	1975	1924	n/a	1699	1601	<b>1791</b>
Thayer	2	1460	1460	1440	1440	1435	1426	1425	1400	<b>1421</b>
Jefferson	2	1550	1715	1510	1734	1718	n/a	1709	1579	<b>1658</b>
Jefferson	3	1517	1642	1359	1647	1633	n/a	1630	1565	<b>1592</b>

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



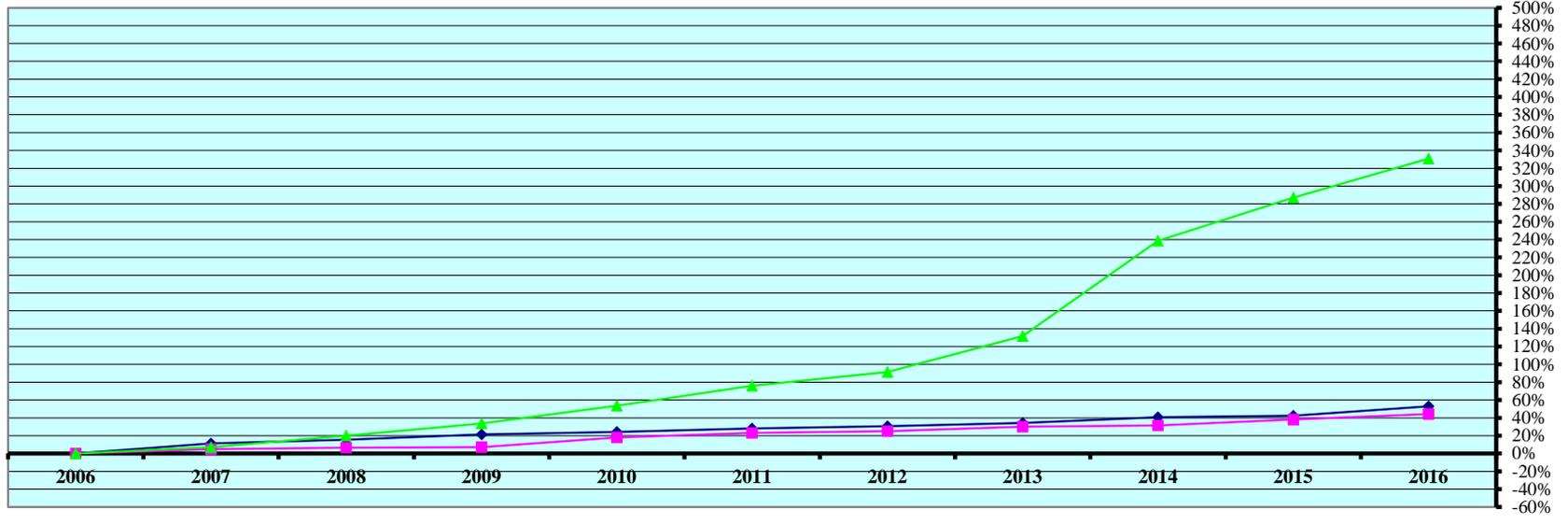
**Legend**

- 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

## Thayer 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	86,625,894	--	--	--	30,809,993	--	--	--	369,070,507	--	--	--
2007	96,365,846	9,739,952	11.24%	11.24%	32,329,752	1,519,759	4.93%	4.93%	394,877,863	25,807,356	6.99%	6.99%
2008	100,122,352	3,756,506	3.90%	15.58%	32,796,881	467,129	1.44%	6.45%	443,275,033	48,397,170	12.26%	20.11%
2009	105,073,357	4,951,005	4.94%	21.30%	32,971,398	174,517	0.53%	7.02%	493,015,285	49,740,252	11.22%	33.58%
2010	107,460,728	2,387,371	2.27%	24.05%	36,314,459	3,343,061	10.14%	17.87%	566,503,464	73,488,179	14.91%	53.49%
2011	111,071,740	3,611,012	3.36%	28.22%	37,891,876	1,577,417	4.34%	22.99%	649,850,107	83,346,643	14.71%	76.08%
2012	113,243,705	2,171,965	1.96%	30.73%	38,553,542	661,666	1.75%	25.13%	706,845,582	56,995,475	8.77%	91.52%
2013	116,405,510	3,161,805	2.79%	34.38%	40,076,602	1,523,060	3.95%	30.08%	855,510,601	148,665,019	21.03%	131.80%
2014	121,880,245	5,474,735	4.70%	40.70%	40,487,060	410,458	1.02%	31.41%	1,249,455,450	393,944,849	46.05%	238.54%
2015	123,369,277	1,489,032	1.22%	42.42%	42,539,585	2,052,525	5.07%	38.07%	1,428,301,149	178,845,699	14.31%	287.00%
2016	132,475,467	9,106,190	7.38%	52.93%	44,435,943	1,896,358	4.46%	44.23%	1,589,989,755	161,688,606	11.32%	330.81%

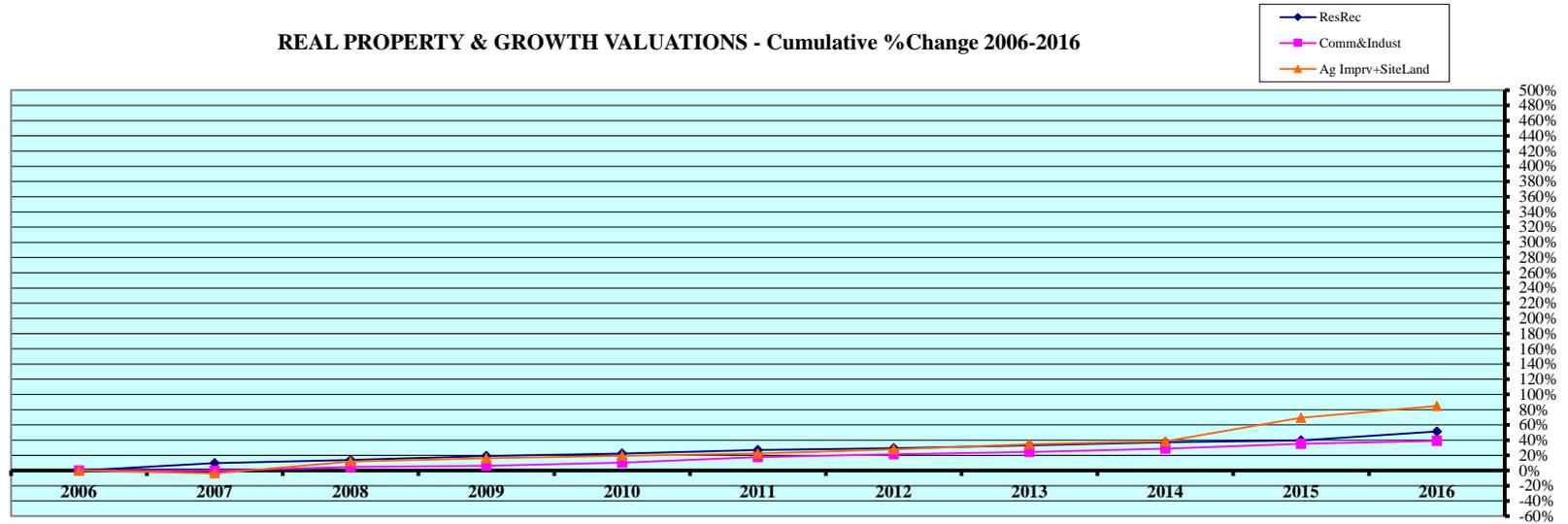
Rate Annual %chg: Residential & Recreational **4.34%** Commercial & Industrial **3.73%** Agricultural Land **15.73%**

Cnty# **85**  
County **THAYER**

CHART 1 EXHIBIT 85B 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	86,625,894	1,910,189	2.21%	84,715,705	--	--	30,809,993	802,719	2.61%	30,007,274	--	--	
2007	96,365,846	1,240,798	1.29%	95,125,048	9.81%	9.81%	32,329,752	1,587,265	4.91%	30,742,487	-0.22%	-0.22%	
2008	100,122,352	1,497,283	1.50%	98,625,069	2.34%	13.85%	32,796,881	496,175	1.51%	32,300,706	-0.09%	4.84%	
2009	105,073,357	1,899,005	1.81%	103,174,352	3.05%	19.10%	32,971,398	221,843	0.67%	32,749,555	-0.14%	6.30%	
2010	107,460,728	1,448,210	1.35%	106,012,518	0.89%	22.38%	36,314,459	2,354,311	6.48%	33,960,148	3.00%	10.22%	
2011	111,071,740	1,135,020	1.02%	109,936,720	2.30%	26.91%	37,891,876	1,621,047	4.28%	36,270,829	-0.12%	17.72%	
2012	113,243,705	1,233,196	1.09%	112,010,509	0.85%	29.30%	38,553,542	1,147,206	2.98%	37,406,336	-1.28%	21.41%	
2013	116,405,510	1,066,050	0.92%	115,339,460	1.85%	33.15%	40,076,602	1,803,835	4.50%	38,272,767	-0.73%	24.22%	
2014	121,880,245	2,999,744	2.46%	118,880,501	2.13%	37.23%	40,487,060	836,914	2.07%	39,650,146	-1.06%	28.69%	
2015	123,369,277	2,496,622	2.02%	120,872,655	-0.83%	39.53%	42,539,585	930,770	2.19%	41,608,815	2.77%	35.05%	
2016	132,475,467	1,380,155	1.04%	131,095,312	6.26%	51.34%	44,435,943	1,596,477	3.59%	42,839,466	0.70%	39.04%	
Rate Ann%chg	<b>4.34%</b>				<b>2.87%</b>		<b>3.73%</b>				C & I w/o growth	<b>0.28%</b>	

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2006	24,987,766	14,076,865	39,064,631	761,674	1.95%	38,302,957	--
2007	23,935,019	17,355,937	41,290,956	3,675,639	8.90%	37,615,317	-3.71%
2008	26,931,554	18,219,756	45,151,310	1,448,272	3.21%	43,703,038	11.87%
2009	27,211,549	19,075,749	46,287,298	962,746	2.08%	45,324,552	16.02%
2010	27,159,957	21,646,584	48,806,541	2,203,345	4.51%	46,603,196	19.30%
2011	27,043,932	23,084,832	50,128,764	2,311,427	4.61%	47,817,337	22.41%
2012	27,255,522	25,139,881	52,395,403	2,390,641	4.56%	50,004,762	28.01%
2013	28,251,023	26,034,708	54,285,731	1,690,064	3.11%	52,595,667	34.64%
2014	28,865,323	27,707,324	56,572,647	2,533,594	4.48%	54,039,053	38.33%
2015	33,236,112	34,884,013	68,120,125	1,902,360	2.79%	66,217,765	69.51%
2016	36,855,656	38,112,284	74,967,940	2,725,714	3.64%	72,242,226	84.93%
Rate Ann%chg	<b>3.96%</b>	<b>10.47%</b>	<b>6.74%</b>		Ag Imprv+Site w/o growth	<b>2.40%</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.

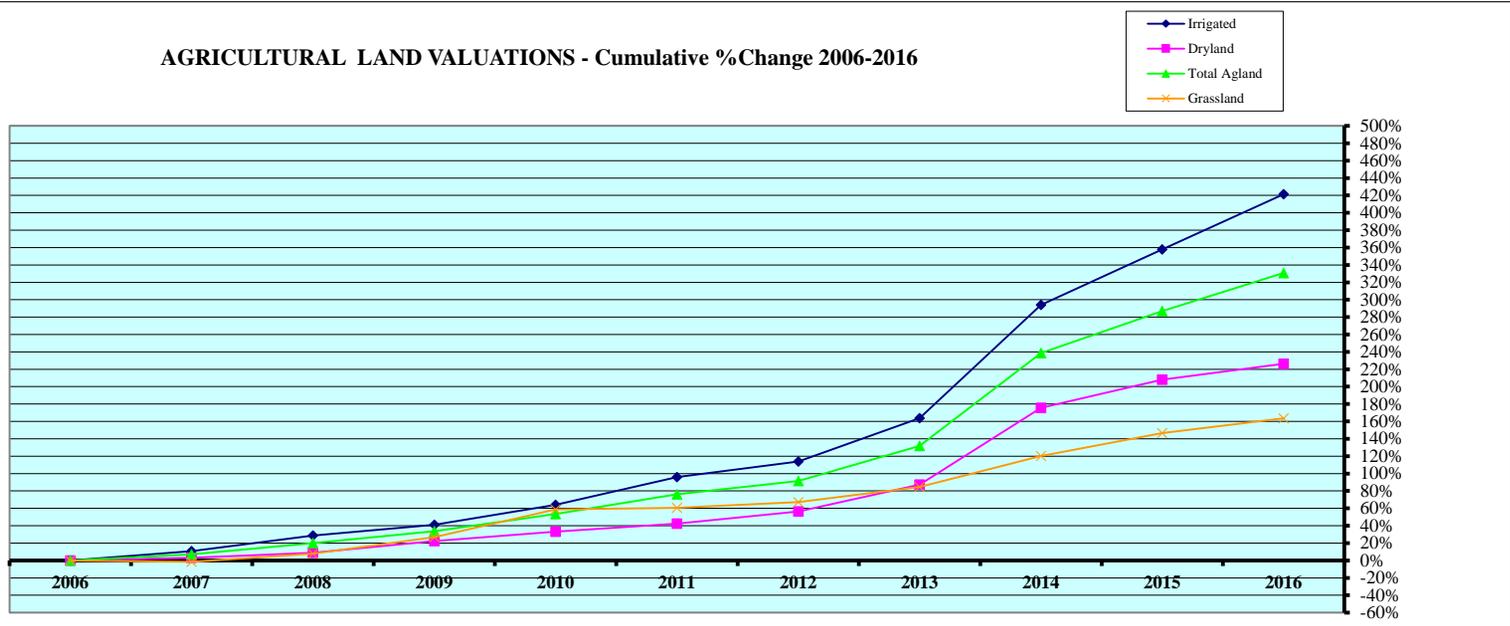
Sources:  
Value; 2006 - 2016 CTL  
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 85  
County THAYER

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	210,293,423	--	--	--	119,861,933	--	--	--	38,686,057	--	--	--
2007	232,853,980	22,560,557	10.73%	10.73%	123,738,720	3,876,787	3.23%	3.23%	38,075,743	-610,314	-1.58%	-1.58%
2008	270,734,360	37,880,380	16.27%	28.74%	130,426,440	6,687,720	5.40%	8.81%	41,767,647	3,691,904	9.70%	7.97%
2009	296,737,754	26,003,394	9.60%	41.11%	146,676,098	16,249,658	12.46%	22.37%	49,103,869	7,336,222	17.56%	26.93%
2010	344,837,407	48,099,653	16.21%	63.98%	159,717,435	13,041,337	8.89%	33.25%	61,406,978	12,303,109	25.06%	58.73%
2011	412,163,138	67,325,731	19.52%	95.99%	170,675,700	10,958,265	6.86%	42.39%	62,180,432	773,454	1.26%	60.73%
2012	449,924,880	37,761,742	9.16%	113.95%	187,393,845	16,718,145	9.80%	56.34%	64,633,414	2,452,982	3.94%	67.07%
2013	554,722,201	104,797,321	23.29%	163.78%	224,535,371	37,141,526	19.82%	87.33%	71,424,009	6,790,595	10.51%	84.62%
2014	828,410,679	273,688,478	49.34%	293.93%	330,313,237	105,777,866	47.11%	175.58%	85,184,635	13,760,626	19.27%	120.19%
2015	963,115,455	134,704,776	16.26%	357.99%	369,154,561	38,841,324	11.76%	207.98%	95,405,420	10,220,785	12.00%	146.61%
2016	1,096,428,095	133,312,640	13.84%	421.38%	391,144,894	21,990,333	5.96%	226.33%	101,966,704	6,561,284	6.88%	163.57%

Rate Ann.%chg: Irrigated **17.95%** Dryland **12.56%** Grassland **10.18%**

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	89,438	--	--	--	139,656	--	--	--	369,070,507	--	--	--
2007	71,403	-18,035	-20.16%	-20.16%	138,017	-1,639	-1.17%	-1.17%	394,877,863	25,807,356	6.99%	6.99%
2008	101,085	29,682	41.57%	13.02%	245,501	107,484	77.88%	75.79%	443,275,033	48,397,170	12.26%	20.11%
2009	188,950	87,865	86.92%	111.26%	308,614	63,113	25.71%	120.98%	493,015,285	49,740,252	11.22%	33.58%
2010	209,816	20,866	11.04%	134.59%	331,828	23,214	7.52%	137.60%	566,503,464	73,488,179	14.91%	53.49%
2011	220,614	10,798	5.15%	146.67%	4,610,223	4,278,395	1289.34%	3201.13%	649,850,107	83,346,643	14.71%	76.08%
2012	222,471	1,857	0.84%	148.74%	4,670,972	60,749	1.32%	3244.63%	706,845,582	56,995,475	8.77%	91.52%
2013	224,783	2,312	1.04%	151.33%	4,604,237	-66,735	-1.43%	3196.84%	855,510,601	148,665,019	21.03%	131.80%
2014	335,763	110,980	49.37%	275.41%	5,211,136	606,899	13.18%	3631.41%	1,249,455,450	393,944,849	46.05%	238.54%
2015	336,616	853	0.25%	276.37%	289,097	-4,922,039	-94.45%	107.01%	1,428,301,149	178,845,699	14.31%	287.00%
2016	450,062	113,446	33.70%	403.21%	0	-289,097	-100.00%	-100.00%	1,589,989,755	161,688,606	11.32%	330.81%

Cnty# **85**  
County **THAYER**

Rate Ann.%chg: Total Agric Land **15.73%**

**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	209,961,550	131,203	1,600			120,275,949	132,335	909			38,829,445	79,234	490		
2007	230,988,355	135,218	1,708	6.75%	6.75%	124,604,077	129,639	961	5.75%	5.75%	38,099,251	77,878	489	-0.17%	-0.17%
2008	269,917,900	138,759	1,945	13.87%	21.56%	130,952,096	128,379	1,020	6.13%	12.23%	41,728,354	77,446	539	10.14%	9.95%
2009	294,325,162	140,467	2,095	7.72%	30.93%	147,872,332	124,354	1,189	16.58%	30.84%	46,420,729	71,981	645	19.69%	31.60%
2010	344,139,221	143,435	2,399	14.51%	49.93%	160,825,860	121,306	1,326	11.49%	45.87%	58,047,474	71,993	806	25.02%	64.53%
2011	412,112,638	145,551	2,831	18.01%	76.93%	170,886,049	116,395	1,468	10.74%	61.54%	62,141,097	70,645	880	9.10%	79.49%
2012	449,635,973	147,662	3,045	7.55%	90.28%	186,745,334	114,813	1,627	10.79%	78.96%	64,373,048	69,678	924	5.03%	88.52%
2013	554,236,059	151,435	3,660	20.19%	128.70%	224,782,209	112,966	1,990	22.34%	118.93%	71,469,316	68,214	1,048	13.41%	113.79%
2014	826,663,065	154,327	5,357	46.36%	234.73%	331,199,097	111,580	2,968	49.17%	226.59%	85,393,147	66,601	1,282	22.38%	161.63%
2015	963,585,361	159,617	6,037	12.70%	277.24%	368,439,374	108,355	3,400	14.56%	274.12%	90,386,516	64,307	1,406	9.62%	186.81%
2016	1,097,256,918	160,080	6,854	13.54%	328.33%	390,800,508	108,214	3,611	6.21%	297.35%	101,976,775	75,388	1,353	-3.76%	176.03%

Rate Annual %chg Average Value/Acre: 15.66%

14.79%

10.69%

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	88,918	2,964	30			136,692	301	455			369,292,554	346,037	1,067		
2007	71,787	2,393	30	-0.01%	-0.01%	138,017	303	456	0.19%	0.19%	393,901,487	345,431	1,140	6.85%	6.85%
2008	99,431	1,657	60	100.01%	100.00%	231,110	405	570	25.11%	25.35%	442,928,891	346,646	1,278	12.05%	19.73%
2009	185,956	2,067	90	49.98%	199.95%	2,970,149	6,733	441	-22.60%	-2.99%	491,774,328	345,601	1,423	11.36%	33.33%
2010	210,048	2,100	100	11.13%	233.33%	3,062,717	7,318	418	-5.14%	-7.97%	566,285,320	346,154	1,636	14.97%	53.29%
2011	220,521	2,205	100	0.00%	233.33%	4,604,840	11,144	413	-1.27%	-9.13%	649,965,145	345,940	1,879	14.85%	76.05%
2012	220,207	2,202	100	0.00%	233.33%	4,640,949	11,194	415	0.33%	-8.83%	705,615,511	345,549	2,042	8.68%	91.34%
2013	225,099	2,251	100	0.01%	233.36%	4,579,491	11,121	412	-0.68%	-9.44%	855,292,174	345,988	2,472	21.06%	131.64%
2014	335,657	2,238	150	49.99%	400.00%	5,175,671	11,205	462	12.17%	1.57%	1,248,766,637	345,951	3,610	46.02%	238.23%
2015	336,779	2,245	150	0.00%	400.00%	5,345,477	11,484	465	0.78%	2.36%	1,428,093,507	346,009	4,127	14.34%	286.74%
2016	448,694	2,244	200	33.32%	566.58%	0	0			#VALUE!	1,590,482,895	345,925	4,598	11.40%	330.82%

85  
**THAYER**

Rate Annual %chg Average Value/Acre: 15.73%

(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
5,228	THAYER	99,958,497	48,042,417	76,657,704	130,930,820	34,926,651	9,509,292	1,544,647	1,589,989,755	36,855,656	38,112,284	0	2,066,527,723
cnty sector/value % of total value:		4.84%	2.32%	3.71%	6.34%	1.69%	0.46%	0.07%	76.94%	1.78%	1.84%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
177	ALEXANDRIA	25,602	436,081	1,751,390	1,821,951	37,741	0	0	198,436	0	16,288	0	4,287,489
3.39%	%sector of county sector	0.03%	0.91%	2.28%	0.11%	0.11%			0.01%		0.04%		0.21%
	%sector of municipality	0.60%	10.17%	40.85%	42.49%	0.88%			4.63%		0.38%		100.00%
48	BELVIDERE	234,254	550,351	2,433,416	790,132	374,014	0	0	392,372	0	0	0	4,774,539
0.92%	%sector of county sector	0.23%	1.15%	3.17%	0.60%	1.07%			0.02%				0.23%
	%sector of municipality	4.91%	11.53%	50.97%	16.55%	7.83%			8.22%				100.00%
279	BRUNING	1,458,359	47,082	8,514	7,954,128	3,282,586	656,925	0	51,674	0	0	0	13,459,268
5.34%	%sector of county sector	1.46%	0.10%	0.01%	6.08%	9.40%	6.91%		0.00%				0.65%
	%sector of municipality	10.84%	0.35%	0.06%	59.10%	24.39%	4.88%		0.38%				100.00%
83	BYRON	657,608	205,175	8,731	1,819,339	1,581,367	0	0	0	0	0	0	4,272,220
1.59%	%sector of county sector	0.66%	0.43%	0.01%	1.39%	4.53%							0.21%
	%sector of municipality	15.39%	4.80%	0.20%	42.59%	37.02%							100.00%
91	CARLETON	5,756,855	351,278	1,418,083	1,699,893	4,198,230	0	0	246,153	0	0	0	13,670,492
1.74%	%sector of county sector	5.76%	0.73%	1.85%	1.30%	12.02%			0.02%				0.66%
	%sector of municipality	42.11%	2.57%	10.37%	12.43%	30.71%			1.80%				100.00%
232	CHESTER	1,331,520	219,969	10,899	4,305,951	2,638,665	0	0	365,802	0	0	0	8,872,806
4.44%	%sector of county sector	1.33%	0.46%	0.01%	3.29%	7.55%			0.02%				0.43%
	%sector of municipality	15.01%	2.48%	0.12%	48.53%	29.74%			4.12%				100.00%
294	DAVENPORT	2,080,476	1,540,845	4,792,060	6,050,418	2,385,396	0	0	352,762	0	0	0	17,201,957
5.62%	%sector of county sector	2.08%	3.21%	6.25%	4.62%	6.83%			0.02%				0.83%
	%sector of municipality	12.09%	8.96%	27.86%	35.17%	13.87%			2.05%				100.00%
747	DESHLER	443,980	623,789	32,554	16,847,908	2,569,005	0	0	7,029	0	0	0	20,524,265
14.29%	%sector of county sector	0.44%	1.30%	0.04%	12.87%	7.36%			0.00%				0.99%
	%sector of municipality	2.16%	3.04%	0.16%	82.09%	12.52%			0.03%				100.00%
39	GILEAD	11,028	2,289	415	516,978	59,241	0	0	44,779	0	0	0	634,730
0.75%	%sector of county sector	0.01%	0.00%	0.00%	0.39%	0.17%			0.00%				0.03%
	%sector of municipality	1.74%	0.36%	0.07%	81.45%	9.33%			7.05%				100.00%
1579	HEBRON	7,185,667	1,249,411	110,582	44,999,351	8,850,982	554,248	0	406,794	0	7,725	0	63,364,760
30.20%	%sector of county sector	7.19%	2.60%	0.14%	34.37%	25.34%	5.83%		0.03%		0.02%		3.07%
	%sector of municipality	11.34%	1.97%	0.17%	71.02%	13.97%	0.67%		0.64%		0.01%		100.00%
68	HUBBELL	94,959	43,981	1,622	964,887	878,973	0	0	246,967	0	0	0	2,231,389
1.30%	%sector of county sector	0.09%	0.09%	0.00%	0.74%	2.52%			0.02%				0.11%
	%sector of municipality	4.26%	1.97%	0.07%	43.24%	39.39%			11.07%				100.00%
3,637	Total Municipalities	19,280,308	5,270,251	10,568,266	87,770,936	26,856,200	1,211,173	0	2,312,768	0	24,013	0	153,293,915
69.57%	%all municip.sect of cnty	19.29%	10.97%	13.79%	67.04%	76.89%	12.74%		0.15%		0.06%		7.42%

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
85	THAYER

CHART 5

EXHIBIT

85B

Page 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 6,308</b>	<b>Value : 1,829,251,908</b>	<b>Growth 5,134,270</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	316	785,834	16	155,440	278	285,649	610	1,226,923	
<b>02. Res Improve Land</b>	1,900	6,005,901	25	742,610	310	6,489,985	2,235	13,238,496	
<b>03. Res Improvements</b>	1,909	85,579,791	25	6,944,051	319	33,132,247	2,253	125,656,089	
<b>04. Res Total</b>	2,225	92,371,526	41	7,842,101	597	39,907,881	2,863	140,121,508	1,710,098
<b>% of Res Total</b>	77.72	65.92	1.43	5.60	20.85	28.48	45.39	7.66	33.31
<b>05. Com UnImp Land</b>	64	289,120	0	0	9	46,126	73	335,246	
<b>06. Com Improve Land</b>	348	1,667,253	0	0	27	1,152,138	375	2,819,391	
<b>07. Com Improvements</b>	355	25,523,670	0	0	34	7,373,233	389	32,896,903	
<b>08. Com Total</b>	419	27,480,043	0	0	43	8,571,497	462	36,051,540	1,200,377
<b>% of Com Total</b>	90.69	76.22	0.00	0.00	9.31	23.78	7.32	1.97	23.38
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	3	51,658	0	0	2	235,380	5	287,038	
<b>11. Ind Improvements</b>	3	1,159,515	0	0	2	8,145,785	5	9,305,300	
<b>12. Ind Total</b>	3	1,211,173	0	0	2	8,381,165	5	9,592,338	0
<b>% of Ind Total</b>	60.00	12.63	0.00	0.00	40.00	87.37	0.08	0.52	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	33	1,274,222	33	1,274,222	
<b>14. Rec Improve Land</b>	0	0	0	0	7	712,129	7	712,129	
<b>15. Rec Improvements</b>	0	0	0	0	7	242,494	7	242,494	
<b>16. Rec Total</b>	0	0	0	0	40	2,228,845	40	2,228,845	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.63	0.12	0.00
<b>Res &amp; Rec Total</b>	2,225	92,371,526	41	7,842,101	637	42,136,726	2,903	142,350,353	1,710,098
<b>% of Res &amp; Rec Total</b>	76.64	64.89	1.41	5.51	21.94	29.60	46.02	7.78	33.31
<b>Com &amp; Ind Total</b>	422	28,691,216	0	0	45	16,952,662	467	45,643,878	1,200,377
<b>% of Com &amp; Ind Total</b>	90.36	62.86	0.00	0.00	9.64	37.14	7.40	2.50	23.38
<b>17. Taxable Total</b>	2,647	121,062,742	41	7,842,101	682	59,089,388	3,370	187,994,231	2,910,475
<b>% of Taxable Total</b>	78.55	64.40	1.22	4.17	20.24	31.43	53.42	10.28	56.69

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	14	836,189	274,597	0	0	0
19. Commercial	43	4,477,404	10,115,160	0	0	0
20. Industrial	1	488,252	2,011,303	0	0	0
21. Other	4	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	14	836,189	274,597
19. Commercial	0	0	0	43	4,477,404	10,115,160
20. Industrial	0	0	0	1	488,252	2,011,303
21. Other	0	0	0	4	0	0
22. Total Sch II				62	5,801,845	12,401,060

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	326	1	122	449

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	94	1,510,483	0	0	1,913	1,045,133,532	2,007	1,046,644,015
28. Ag-Improved Land	29	617,976	0	0	832	526,594,585	861	527,212,561
29. Ag Improvements	30	410,304	0	0	901	66,990,797	931	67,401,101
30. Ag Total							2,938	1,641,257,677

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	3	3.18	9,540	0	0.00	0	
36. FarmSite Improv Land	26	17.99	53,970	0	0.00	0	
37. FarmSite Improvements	30	0.00	410,304	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	4	1.98	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	7	7.00	70,000	7	7.00	70,000	
32. HomeSite Improv Land	382	387.49	3,874,900	382	387.49	3,874,900	
33. HomeSite Improvements	388	0.00	35,105,942	388	0.00	35,105,942	639,145
34. HomeSite Total				<b>395</b>	<b>394.49</b>	<b>39,050,842</b>	
35. FarmSite UnImp Land	43	400.08	1,200,240	46	403.26	1,209,780	
36. FarmSite Improv Land	805	2,455.54	7,366,608	831	2,473.53	7,420,578	
37. FarmSite Improvements	885	0.00	31,884,855	915	0.00	32,295,159	1,584,650
38. FarmSite Total				<b>961</b>	<b>2,876.79</b>	<b>40,925,517</b>	
39. Road & Ditches	2,462	7,061.40	0	2,466	7,063.38	0	
40. Other- Non Ag Use	3	249.45	349,230	3	249.45	349,230	
41. Total Section VI				<b>1,356</b>	<b>10,584.11</b>	<b>80,325,589</b>	<b>2,223,795</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	16	1,289.16	3,453,454	16	1,289.16	3,453,454

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	10,868.46	8.50%	78,252,840	8.85%	7,199.99
46. 1A	68,726.52	53.78%	494,830,973	55.95%	7,200.00
47. 2A1	7,839.63	6.13%	55,073,473	6.23%	7,025.01
48. 2A	2,346.20	1.84%	15,719,520	1.78%	6,699.99
49. 3A1	13,140.25	10.28%	85,411,600	9.66%	6,500.00
50. 3A	14.86	0.01%	92,877	0.01%	6,250.13
51. 4A1	16,950.65	13.26%	105,941,900	11.98%	6,250.02
52. 4A	7,913.93	6.19%	49,066,341	5.55%	6,200.00
53. Total	127,800.50	100.00%	884,389,524	100.00%	6,920.08
<b>Dry</b>					
54. 1D1	4,313.50	13.90%	19,626,547	14.59%	4,550.03
55. 1D	13,519.43	43.57%	61,513,827	45.74%	4,550.03
56. 2D1	1,875.28	6.04%	8,157,585	6.07%	4,350.06
57. 2D	656.40	2.12%	2,855,380	2.12%	4,350.06
58. 3D1	4,172.88	13.45%	16,691,540	12.41%	4,000.00
59. 3D	32.63	0.11%	128,889	0.10%	3,950.02
60. 4D1	4,810.48	15.50%	19,001,751	14.13%	3,950.07
61. 4D	1,648.04	5.31%	6,509,969	4.84%	3,950.13
62. Total	31,028.64	100.00%	134,485,488	100.00%	4,334.24
<b>Grass</b>					
63. 1G1	1,481.67	5.97%	2,318,276	6.90%	1,564.64
64. 1G	6,011.28	24.24%	5,338,683	15.88%	888.11
65. 2G1	1,405.37	5.67%	2,173,319	6.46%	1,546.44
66. 2G	697.78	2.81%	1,087,176	3.23%	1,558.05
67. 3G1	1,810.16	7.30%	2,820,919	8.39%	1,558.38
68. 3G	85.85	0.35%	126,706	0.38%	1,475.90
69. 4G1	5,363.14	21.63%	8,280,507	24.63%	1,543.97
70. 4G	7,942.78	32.03%	11,473,491	34.13%	1,444.52
71. Total	24,798.03	100.00%	33,619,077	100.00%	1,355.72
<b>Irrigated Total</b>					
	127,800.50	69.22%	884,389,524	84.01%	6,920.08
<b>Dry Total</b>					
	31,028.64	16.81%	134,485,488	12.78%	4,334.24
<b>Grass Total</b>					
	24,798.03	13.43%	33,619,077	3.19%	1,355.72
72. Waste	999.95	0.54%	199,989	0.02%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	184,627.12	100.00%	1,052,694,078	100.00%	5,701.73

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,147.82	3.41%	7,633,017	3.77%	6,650.01
46. 1A	14,290.86	42.48%	95,034,350	46.92%	6,650.01
47. 2A1	1,092.96	3.25%	6,912,987	3.41%	6,325.01
48. 2A	1,325.43	3.94%	7,820,037	3.86%	5,900.00
49. 3A1	5,895.15	17.52%	32,718,144	16.15%	5,550.01
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	6,538.55	19.44%	34,654,315	17.11%	5,300.00
52. 4A	3,350.69	9.96%	17,758,657	8.77%	5,300.00
<b>53. Total</b>	<b>33,641.46</b>	<b>100.00%</b>	<b>202,531,507</b>	<b>100.00%</b>	<b>6,020.29</b>
<b>Dry</b>					
54. 1D1	4,947.22	6.50%	16,696,916	6.98%	3,375.01
55. 1D	29,772.46	39.10%	100,482,232	42.03%	3,375.01
56. 2D1	3,058.37	4.02%	10,016,207	4.19%	3,275.01
57. 2D	3,764.05	4.94%	11,950,935	5.00%	3,175.02
58. 3D1	16,134.81	21.19%	48,404,430	20.25%	3,000.00
59. 3D	1.94	0.00%	5,626	0.00%	2,900.00
60. 4D1	14,587.00	19.16%	40,843,592	17.08%	2,800.00
61. 4D	3,878.57	5.09%	10,666,304	4.46%	2,750.06
<b>62. Total</b>	<b>76,144.42</b>	<b>100.00%</b>	<b>239,066,242</b>	<b>100.00%</b>	<b>3,139.64</b>
<b>Grass</b>					
63. 1G1	1,165.77	2.34%	1,814,291	2.73%	1,556.30
64. 1G	9,439.11	18.94%	7,315,295	11.02%	775.00
65. 2G1	1,734.80	3.48%	2,591,772	3.90%	1,493.99
66. 2G	4,174.82	8.38%	6,169,277	9.29%	1,477.73
67. 3G1	4,080.01	8.19%	6,396,411	9.64%	1,567.74
68. 3G	0.34	0.00%	485	0.00%	1,426.47
69. 4G1	13,120.25	26.32%	19,302,229	29.08%	1,471.18
70. 4G	16,125.94	32.35%	22,792,628	34.34%	1,413.41
<b>71. Total</b>	<b>49,841.04</b>	<b>100.00%</b>	<b>66,382,388</b>	<b>100.00%</b>	<b>1,331.88</b>
<hr/>					
<b>Irrigated Total</b>	<b>33,641.46</b>	<b>20.91%</b>	<b>202,531,507</b>	<b>39.85%</b>	<b>6,020.29</b>
<b>Dry Total</b>	<b>76,144.42</b>	<b>47.32%</b>	<b>239,066,242</b>	<b>47.04%</b>	<b>3,139.64</b>
<b>Grass Total</b>	<b>49,841.04</b>	<b>30.97%</b>	<b>66,382,388</b>	<b>13.06%</b>	<b>1,331.88</b>
72. Waste	1,289.37	0.80%	257,873	0.05%	200.00
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>160,916.29</b>	<b>100.00%</b>	<b>508,238,010</b>	<b>100.00%</b>	<b>3,158.40</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	46.66	333,573	0.00	0	161,395.30	1,086,587,458	161,441.96	1,086,921,031
<b>77. Dry Land</b>	407.79	1,441,165	0.00	0	106,765.27	372,110,565	107,173.06	373,551,730
<b>78. Grass</b>	252.06	287,343	0.00	0	74,387.01	99,714,122	74,639.07	100,001,465
<b>79. Waste</b>	14.34	2,868	0.00	0	2,274.98	454,994	2,289.32	457,862
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>720.85</b>	<b>2,064,949</b>	<b>0.00</b>	<b>0</b>	<b>344,822.56</b>	<b>1,558,867,139</b>	<b>345,543.41</b>	<b>1,560,932,088</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	161,441.96	46.72%	1,086,921,031	69.63%	6,732.58
<b>Dry Land</b>	107,173.06	31.02%	373,551,730	23.93%	3,485.50
<b>Grass</b>	74,639.07	21.60%	100,001,465	6.41%	1,339.80
<b>Waste</b>	2,289.32	0.66%	457,862	0.03%	200.00
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>345,543.41</b>	<b>100.00%</b>	<b>1,560,932,088</b>	<b>100.00%</b>	<b>4,517.33</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 Acreage	274	212,659	310	6,489,985	318	32,995,811	592	39,698,455	281,023
83.2 Alexandria	20	39,411	113	108,616	116	1,824,778	136	1,972,805	535
83.3 Belvidere	19	14,350	49	51,765	51	803,434	70	869,549	127,742
83.4 Bruning	18	59,260	154	441,526	156	7,504,033	174	8,004,819	51,329
83.5 Byron	4	1,680	74	84,631	74	1,922,131	78	2,008,442	12,919
83.6 Carleton	30	141,155	58	80,711	58	1,704,774	88	1,926,640	41,497
83.7 Chester	22	24,332	161	137,627	161	4,694,947	183	4,856,906	15,323
83.8 Davenport	36	25,666	183	174,872	183	5,718,855	219	5,919,393	16,971
83.9 Deshler	71	182,890	360	1,208,826	360	15,841,625	431	17,233,341	327,584
83.10 Gilead	14	6,718	30	17,023	31	483,784	45	507,525	0
83.11 Hebron	70	283,952	663	3,667,434	664	44,160,919	734	48,112,305	401,944
83.12 Hubbell	12	6,420	55	32,870	55	920,511	67	959,801	800
83.13 Recreational	32	907,839	6	488,629	6	190,432	38	1,586,900	22,762
83.14 Rural	5	439,373	1	223,500	2	188,498	7	851,371	3,327
83.15 Subdivision	16	155,440	25	742,610	25	6,944,051	41	7,842,101	406,342
84 Residential Total	643	2,501,145	2,242	13,950,625	2,260	125,898,583	2,903	142,350,353	1,710,098

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Acreage	1	13,230	0	0	0	0	1	13,230	0
85.2	Alexandria Commercial	1	560	8	2,351	8	31,723	9	34,634	0
85.3	Belvidere Commercial	0	0	3	2,184	4	377,761	4	379,945	0
85.4	Bruning Commercial	4	18,834	31	97,936	33	3,296,962	37	3,413,732	128,205
85.5	Bruning Industrial	0	0	1	18,490	1	638,435	1	656,925	0
85.6	Byron Commercial	4	1,803	23	28,414	24	1,551,617	28	1,581,834	0
85.7	Carleton Commercial	5	1,457	13	328,246	14	3,897,837	19	4,227,540	0
85.8	Chester Commercial	4	7,997	29	43,129	29	3,137,559	33	3,188,685	490,153
85.9	Davenport Commercial	8	81,467	35	161,931	35	2,208,052	43	2,451,450	70,127
85.10	Deshler Commercial	12	31,569	58	202,922	58	2,398,759	70	2,633,250	0
85.11	Gilead Commercial	2	1,190	6	2,339	6	54,240	8	57,769	0
85.12	Hebron	0	0	2	7,705	2	127,546	2	135,251	0
85.13	Hebron Commercial	18	112,226	132	755,177	133	7,630,473	151	8,497,876	58,488
85.14	Hebron Industrial	0	0	2	33,168	2	521,080	2	554,248	0
85.15	Hubbell Commercial	6	32,017	8	34,919	9	811,141	15	878,077	0
85.16	Rural	0	0	0	0	1	79,192	1	79,192	79,192
85.17	Rural Commercial	8	32,896	27	1,152,138	33	7,294,041	41	8,479,075	374,212
85.18	Rural Industrial	0	0	2	235,380	2	8,145,785	2	8,381,165	0
86	Commercial Total	73	335,246	380	3,106,429	394	42,202,203	467	45,643,878	1,200,377

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	1,391.84	7.18%	2,018,244	7.36%	1,450.05
88. 1G	1,716.79	8.86%	2,489,495	9.07%	1,450.09
89. 2G1	1,314.97	6.79%	1,880,423	6.85%	1,430.01
90. 2G	648.42	3.35%	927,250	3.38%	1,430.01
91. 3G1	1,646.41	8.50%	2,329,675	8.49%	1,415.00
92. 3G	82.18	0.42%	116,283	0.42%	1,414.98
93. 4G1	4,877.76	25.17%	6,902,033	25.15%	1,415.00
94. 4G	7,697.22	39.73%	10,776,103	39.27%	1,400.00
95. Total	19,375.59	100.00%	27,439,506	100.00%	1,416.19
<b>CRP</b>					
96. 1C1	89.83	6.53%	300,032	7.22%	3,340.00
97. 1C	247.16	17.97%	825,522	19.86%	3,340.03
98. 2C1	90.40	6.57%	292,896	7.05%	3,240.00
99. 2C	49.36	3.59%	159,926	3.85%	3,239.99
100. 3C1	163.75	11.91%	491,244	11.82%	2,999.96
101. 3C	3.67	0.27%	10,423	0.25%	2,840.05
102. 4C1	485.38	35.30%	1,378,474	33.17%	2,839.99
103. 4C	245.56	17.86%	697,388	16.78%	2,839.99
104. Total	1,375.11	100.00%	4,155,905	100.00%	3,022.23
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	4,047.33	100.00%	2,023,666	100.00%	500.00
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	4,047.33	100.00%	2,023,666	100.00%	500.00
<hr/>					
Grass Total	19,375.59	78.13%	27,439,506	81.62%	1,416.19
CRP Total	1,375.11	5.55%	4,155,905	12.36%	3,022.23
Timber Total	4,047.33	16.32%	2,023,666	6.02%	500.00
<hr/>					
114. Market Area Total	24,798.03	100.00%	33,619,077	100.00%	1,355.72

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	1,075.23	2.65%	1,569,833	2.72%	1,460.00
88. 1G	2,065.30	5.09%	3,015,340	5.23%	1,460.00
89. 2G1	1,654.06	4.08%	2,381,848	4.13%	1,440.00
90. 2G	4,028.95	9.93%	5,801,684	10.06%	1,440.00
91. 3G1	3,518.78	8.67%	5,049,459	8.76%	1,435.00
92. 3G	0.34	0.00%	485	0.00%	1,426.47
93. 4G1	12,377.07	30.50%	17,637,507	30.59%	1,425.01
94. 4G	15,855.55	39.08%	22,197,770	38.50%	1,400.00
95. Total	40,575.28	100.00%	57,653,926	100.00%	1,420.91
<b>CRP</b>					
96. 1C1	90.54	4.17%	244,458	4.72%	2,700.00
97. 1C	278.66	12.84%	752,382	14.52%	2,700.00
98. 2C1	80.74	3.72%	209,924	4.05%	2,600.00
99. 2C	145.87	6.72%	367,593	7.10%	2,520.00
100. 3C1	561.23	25.86%	1,346,952	26.00%	2,400.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	743.18	34.24%	1,664,722	32.13%	2,240.00
103. 4C	270.39	12.46%	594,858	11.48%	2,200.00
104. Total	2,170.61	100.00%	5,180,889	100.00%	2,386.84
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	7,095.15	100.00%	3,547,573	100.00%	500.00
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	7,095.15	100.00%	3,547,573	100.00%	500.00
<hr/>					
Grass Total	40,575.28	81.41%	57,653,926	86.85%	1,420.91
CRP Total	2,170.61	4.36%	5,180,889	7.80%	2,386.84
Timber Total	7,095.15	14.24%	3,547,573	5.34%	500.00
<hr/>					
114. Market Area Total	49,841.04	100.00%	66,382,388	100.00%	1,331.88

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

85 Thayer

	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	130,930,820	140,121,508	9,190,688	7.02%	1,710,098	5.71%
02. Recreational	1,544,647	2,228,845	684,198	44.29%	0	44.29%
03. Ag-Homesite Land, Ag-Res Dwelling	36,855,656	39,050,842	2,195,186	5.96%	639,145	4.22%
<b>04. Total Residential (sum lines 1-3)</b>	<b>169,331,123</b>	<b>181,401,195</b>	<b>12,070,072</b>	<b>7.13%</b>	<b>2,349,243</b>	<b>5.74%</b>
05. Commercial	34,926,651	36,051,540	1,124,889	3.22%	1,200,377	-0.22%
06. Industrial	9,509,292	9,592,338	83,046	0.87%	0	0.87%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>44,435,943</b>	<b>45,643,878</b>	<b>1,207,935</b>	<b>2.72%</b>	<b>1,200,377</b>	<b>0.02%</b>
08. Ag-Farmsite Land, Outbuildings	37,763,028	40,925,517	3,162,489	8.37%	1,584,650	4.18%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	349,256	349,230	-26	-0.01%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>38,112,284</b>	<b>41,274,747</b>	<b>3,162,463</b>	<b>8.30%</b>	<b>1,584,650</b>	<b>4.14%</b>
12. Irrigated	1,096,428,095	1,086,921,031	-9,507,064	-0.87%		
13. Dryland	391,144,894	373,551,730	-17,593,164	-4.50%		
14. Grassland	101,966,704	100,001,465	-1,965,239	-1.93%		
15. Wasteland	450,062	457,862	7,800	1.73%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>1,589,989,755</b>	<b>1,560,932,088</b>	<b>-29,057,667</b>	<b>-1.83%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,841,869,105</b>	<b>1,829,251,908</b>	<b>-12,617,197</b>	<b>-0.69%</b>	<b>5,134,270</b>	<b>-0.96%</b>

## 2017 Assessment Survey for Thayer County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	1
2.	<b>Appraiser(s) on staff:</b>
	0
3.	<b>Other full-time employees:</b>
	1
4.	<b>Other part-time employees:</b>
	1
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$193,230 (all insurance now comes from County General will not show in my budget)
7.	
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$13,000
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$11,000; County general pays for a majority of the operating system and the assessor budget pays maintenance costs and specialized programs.
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,500; Is budgeted for class registration and fees. There is \$4,800 additional that is available for mileage, food, motels and other related expenses.
12.	<b>Other miscellaneous funds:</b>
	N/A
13.	<b>Amount of last year's assessor's budget not used:</b>
	Yes, \$39,473

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	County Solutions
2.	<b>CAMA software:</b>
	MicroSolve; Version 2.5
3.	<b>Are cadastral maps currently being used?</b>
	Yes. GIS generated cadastral is being used for rural area and for 7 of the towns. Cadastral maps are being used for the remaining towns.
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and Staff
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; <a href="http://thayer.gisworkshop.com">thayer.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Assessor and Staff and GIS Workshop
8.	<b>Personal Property software:</b>
	County Solutions

## 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>
	Deshler and Hebron
4.	<b>When was zoning implemented?</b>
	2002

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	none
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>
	Radwen Inc. for Personal Property on line

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	/not at this time
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 assessor prefers that the appraiser has professional certifications and credentials. The primary concern for the assessor is that the appraiser has the experience in mass appraisal and can produce and defend good valuations.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2017 Residential Assessment Survey for Thayer County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	Assessor and Staff																												
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	14	Subdivision: Characteristics- Parcels near Hebron which are located in a platted subdivision on hard surface with some city utilities.
	Ag	Agricultural homes and outbuildings
3.	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>	
	Cost Approach	
4.	<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>	
	The county develops depreciation tables based on the analysis of the sales in their county.	
5.	<b>Are individual depreciation tables developed for each valuation grouping?</b>	
	Yes: The county develops depreciation tables for each valuation group. They structure their primary depreciation tables around the market analysis done in Hebron. Then the basic tables are extended to the other valuation groups using economic factors developed by analyzing the sales in each valuation grouping.	
6.	<b>Describe the methodology used to determine the residential lot values?</b>	
	Sales comparison approach developed from market analysis is used. The county believes that equity of values is the most important part of land valuation. Similar lots in similar locations must be valued similarly.	
7.	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>	
	In the past, the county has used discounted cash flow (DCF) techniques to develop valuations for subdivisions under development. There are presently no subdivisions that still have DCF values. To date, there have been no applications to have DCF techniques applied to parcels based on the provisions of LB 191.	

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>
1	2015	2015	2015	2015
2	2015	2015	2015	2013
3	2015	2015	2015	2016
4	2015	2015	2015	2011
5	2015	2015	2015	2014
6	2015	2015	2015	2016
7	2015	2015	2015	2016
8	2015	2015	2015	2012
9	2015	2015	2015	2014
10	2015	2015	2015	2013
11	2015	2015	2015	2014
12	2015	2015	2015	2014
13	2015	2015	2015	2014
14	2015	2015	2015	2016
Ag	2015	2015	2015	2014

----The county has developed the valuation groups partly based on the original assessor locations and partly on the way they organize their work. They typically inspect, review and analyze each town separately. The county has identified characteristics that make each town unique. Those characteristics vary, but are usually related to the population, schools, location, businesses and services in each town.

----Base depreciation schedules are developed but ongoing sale analysis is used to identify the need to adjust the schedules by an economic factor. The ongoing analysis of sales drives any needed adjustments.

----All of the parcels in each individual valuation grouping have costs from the same cost year. All residential costs are now from the 6/2015 cost tables.

----Lot values are continuously reviewed as part of the ongoing inspection process. Each time the depreciation is updated, the land values are reviewed and affirmed or updated if it is necessary.

----The inspection dates reported in the grid above reflect the year that the inspection took place, usually being implemented for use in the following year. The cost dates reported reflect the cost manual dates. The Depreciation and lot value study dates are reported the same as the cost dates, because, the depreciation is always updated when the costs are updated and the land value is either updated or affirmed for continued use when the costs and depreciation are updated.

## 2017 Commercial Assessment Survey for Thayer County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Assessor, and Staff												
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>												
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5	Rural: Characteristics- Any commercial parcel located throughout the county, that is not in or associated with any town or other valuation group.												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>												
	Cost approach, sales comparison approach, and income approach when applicable.												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>												
	The county uses the cost approach on unique parcels but also do additional sales research, seeking sales of similar properties from other counties. They also study the methodologies, approaches to values and the values of similar parcels in other counties. All of the information gathered is then used to correlate an estimate of value for the parcel. These steps are taken to address uniformity between counties as well as develop the best estimate of market value that they can.												
<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>												
	The county develops its own depreciation tables.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>												
	No and yes; Depreciation is applied on a parcel by parcel basis by the office, based on observations of quality and condition. Economic factors are developed by each assessor location based on current market analysis.												
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>												

All commercial lot values are developed from analyzing the market. Except for Hebron, the most common practice in the minor towns is that the commercial lots tend to be valued similarly to the residential lots, since the available sales have shown little if any difference based on commercial use. The primary consideration is that lot values are uniform. That means that similar lots in similar locations should be valued similarly.

7.

<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>
1	2012	2012	2015	2015
2	2012	2012	2010	2011
3	2012	2012	2014	2014
4	2012	2012	2009-2014	2010-2016
5	2012	2012	2014	2016

---The county has developed the valuation groups partly based on the original assessor locations and partly on the way they organize their work. They typically inspect, review and analyze each town separately. The county has identified characteristics that make each town unique. Those characteristics vary, but are usually related to the population, schools, location, businesses and services in each town. For 2016, the county has consolidated to 5 commercial valuation groupings. Hebron, Bruning, Deshler and the Rural groups are unchanged. The other 8 small towns; Alexandria; Belvidere; Byron; Carleton; Chester; Davenport; Gilead; and Hubbell have been combined. Their primary characteristics of limited commercial and little or, in most cases, no school system located in the towns is very similar.

---In each case, the dates of the costing and the depreciation tables is the same for all of the commercial assessor locations and valuation groups. There are differing dates for the inspection dates and lot value study. In all cases, the lot study was done the same year as the inspection dates. For Valuation Group #4 (small towns), there is a range of dates from 2010 through 2016. They have been inspected by assessor location so the actual dates are as follows: Belvidere; Chester and Carleton was in 2016; Davenport was in 2010. Alexandria and Gilead were in 2013; and Byron and Hubbell were in 2014.

---The last depreciation schedules for commercial property were done in 2012.

---The costs for all commercial valuation groupings are from 2012.

---Commercial lots are analyzed at the time of commercial review.

---All of the land values on commercial parcels in the Rural locations of the county were updated during 2016 for use in tax year 2017.

## 2017 Agricultural Assessment Survey for Thayer County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor and Staff										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
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<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Northern part of the county, primarily irrigated cropland with some dryland and grassland mixed in. Most land has the availability of water and the topography is much more desirable.	2014									
2	Southern part of the county is mostly dry land and grassland with limited irrigated cropland. A large portion of this area does not have the availability of water, the topography is typically rougher and land values tend to be lower than the rest of the county.	2014									
	<p>During 2014, the county used new 2014 GIS imagery compared to 2012 GIS imagery to discover unreported changes in agricultural land use. When changes were detected, the county sent letters to the land owners requesting current FSA certifications and maps to verify the changes. If there was no response from the owners, the county made the observed changes and documented the changes in the records. Then the county used Google Earth and occasionally drive-by inspections to further verify the changes.</p>										
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	Each year, the available sales are verified and analyzed. Any changes in value patterns are noted and integrated into the valuation process if warranted.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Rural Residential and recreational land is identified following the guidelines of the County Agricultural or Horticultural Definition Policy. Recreational land is identified based on its present primary use, or its lack of ag use.										
<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, except for the excess acres on the rural residential. The first acre of the home site on agricultural parcels is valued at \$10,000 and any residual acres (Building site) are valued at \$3,000. The first acre for the rural residential home site is also \$10,000, a minimum of 3 additional residual acres (building site) are valued at \$3,000 per acre and all excess acres beyond the building site are valued at \$3,000 per acre.										
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	As the county verifies sales, they monitor for any emerging trend of the conversion of parcels of agricultural land to WRP. There is little direct sale information on the value of the WRP acres, but based on the encumbered present use of the land, the county believes that the value is more comparable to the timbered recreational parcels. That value is estimated to be \$1,400 per acre at 100% of market value. Presently, there is only one known parcel of WRP land in the county.										

# For 2016 THAYER COUNTY

## Plan of Assessment

Pursuant to Neb. Revised Statute, 77-1311.02, the county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and 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. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments shall be forwarded to the Department of Revenue on or before October 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 value under 77-1344.

### Parcel Count

As of July 20, 2016 the real property within Thayer County is comprised of the following: 2648 residential parcels of which 365 are unimproved; 464 commercial parcels of which 75 are unimproved; 5 improved industrial parcels; 36 recreational parcels of which 31 are unimproved; and 2925 agricultural parcels of which 2016 are unimproved. Among the improved agricultural parcels are 321 parcels with residential improvements.

	<u>Records</u>	<u>% of Total Parcels</u>	<u>Valuation</u>	<u>% of Total Value Valuation</u>
Residential	2648	43.57%	\$ 130,939,458	7.11%
Commercial	464	7.63%	\$ 35,050,039	1.90%
Industrial	5	.08%	\$ 9,509,292	.52%
Recreational	36	0.59%	\$ 1,544,647	.08%
Agricultural	2,925	48.13%	\$1,664,981,403	90.39%
<b>Total</b>	<b>6078</b>	<b>100.0%</b>	<b>\$1,842,024,839</b>	<b>100.00%</b>

## **Valuation Base per Class**

The total real estate valuation base for Thayer County is \$1,842,024,839. The residential/recreational class is approximately 7.19% of that total; the commercial/industrial classes are approximately 2.42% of the total; and the agricultural class is 90.39% of the total.

## **Staff/Budget**

The Thayer County assessor's office personnel consist of the assessor, the deputy assessor, 1 full time clerk, and 1 part-time clerk to see to the administrative duties of the office. The Assessor and Deputy presently hold a State of Nebraska Assessor's certificate, and have attended the necessary courses for their continuing education hours required by the State of Nebraska to remain a certificate holder. The assessor and staff handle the appraisal process. The total requested budget for 2016-2017 is \$193,230. In the Assessor's budget, there is a total of \$13,000 budgeted for all appraisal work, \$7,300 for education (incl. Registration, Lodging, Mileage and Meals), and \$200 in miscellaneous budget.

## **Software/Mapping**

The Thayer County Assessor's office utilizes the administrative system MIPS/County Solutions, provided by and supported by NACO. The county costing is done using the Marshall Swift for the residential and commercial improvements and the agricultural buildings. The county administrative system includes the Version 3.0 CAMA package started in April, 2016. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history kept on the face of the hard copy is typically updated to reflect all valuation changes that are made annually. The county also relies on the electronic file to keep track of valuation changes that are made. The county has implemented a GIS system for mapping. Parcel identification and all agricultural land have been measured/GIS. The old cadastral hard copy maps of the towns are updated as well by the assessor and staff. Rural cadastral books have been completed using GIS mapping and are keep current. Each section contains the identified parcel, owner name, county ID, legal description, etc. In 2011, GIS mapping of towns was started. We will continue to work with GIS Workshop on this project and at completion of each town; a cadastral book will be completed and updated as necessary. This will be an ongoing project until all town cadastral maps have been completed.

The county was zoned in 2002. The county zoning administrator handles the permitting process in conjunction with the Assessor's office.

## **Sales Review/ Verification**

The Assessor's office makes an initial qualification decision based on the information contained on the 521 document, the residential, commercial and agricultural sales questionnaires, and the personal knowledge of the assessor and the assessor's staff. That decision may be modified based on the information obtained during the sales review verification process.

## **County Progress for the Three Property Classes 2015 Review for Tax year 2016**

The county assessor's office annual practice is to complete all of the pick-up work, review sales of all classes, prepare an analysis of those classes and determine which, if any classes or subclasses need immediate changes. We also examine the data for any trends that would indicate the need for change in the subsequent assessment year.

**Residential property:** On site reviews were completed on the following in 2015: Hebron and Subdivisions. An economic depreciation was applied based on market. Lot studies were conducted in

Hebron and Subdivision parcels. Updated cost tables (6/2015) were implemented for the residential property reviewed as well as for all residential and rural parcels in the county; economic depreciation was adjusted if indicated by the market. The office continues to work on town GIS maps as surveyor quarter points are received.

**Commercial property:** Sales reviews were completed on all commercial property in the county. On site reviews and lot studies were completed on all commercial sites in Hebron.

**Agricultural property:** A sales review and analysis is completed each year. When this is complete, market areas are reviewed to determine if adjustments are needed. Both market areas had increases in each land value group, except CRP, due to the market. Updated cost tables (6/2015) have been implemented for all agricultural improvements. The office continues to work with the surveyor to update survey quarter points to our GIS mapping in an effort to provide the most accurate parcel information.

**Recreational property:** The office continues to monitor recreational parcels in the county. Those parcels in which the primary use does **not** meet the definition of agricultural land as per statute, as well as, the definition of agricultural land accepted for Thayer County, were reclassified as recreational parcels.

### **Statistical Analysis and Assessment Practices**

The following are the 2016 opinions of the Property Tax Administrator for Thayer County, Nebraska.

<b><u>Property Class</u></b>	<b><u>Assessment-Sales Median Ratio</u></b>	<b><u>Coefficient of Dispersion (COD)</u></b>	<b><u>Price Related Differential (PRD)</u></b>
Residential	98%	9.17	104.30
Commercial	100%	N/A	N/A
Agricultural	70%	17.78	105.44

**Median:** The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

**COD: (Coefficient of Dispersion)** the average absolute deviation divided by the median

**PRD: (Price Related Differential)** the mean ratio divided by the aggregate ratio

**Aggregate:** The sum of the assessed values divided by the sum of the sales prices

**Average Absolute Deviation:** Each ratio minus the median, summed and divided by the number of sales

**Mean:** The sum of the ratios divided by the number of sales.

### **Assessment Plan for Agricultural Land**

The Thayer County Assessor's office annually reviews all agricultural land sales to establish market values for agricultural land. In the review of the sale, the Assessor determines which sales are arms length, generally by firsthand knowledge, information acquired from the agricultural questionnaire, contact with the seller and/or agent, or through the buyer. Statistical analysis is done to determine market trends in the county. Thayer County currently has two market areas. During each assessment cycle, market areas are reviewed and Land Value Groups (LVG's) are studied to make sure that values are uniform and consistent for Thayer County. Adjustments are made to values to maintain a sales assessment ratio that falls into the 69% to 75% range as required by statute. The office continues to work with the County Surveyor locating the quarter points within the county. This information when entered into our GIS system provides more accurate parcel mapping and acres. The Assessor's office continues to monitor all property with CRP, we analyzed the market compared to dry crop and adjustments are made as necessary in both market areas. We will continue to monitor all program dates and contact those individuals coming out of the program, so land use is correctly listed.

## Assessment Plan for Residential Property

The Thayer County Assessor's office continually reviews sold properties and makes notes on any trends in the marketing of residential properties. The assessor and/or staff, conduct a sales review process, review questionnaires, inspect sold properties if necessary and determine if valuations are within statutory requirements. As each town is reviewed an economic factor will be applied to all improvements based on the sales study in each market area. The following is the Residential Assessment Plan:

### 2016 review for tax year 2017:

On-site reviews will be done in Belvidere, Carleton and Chester and lot studies will be completed. A sales study will be done and adjustments in economic depreciation applied to maintain an acceptable level of value. GIS mapping will continue of towns within Thayer County.

### 2017 review for tax year 2018:

On-site reviews will be done in Bruning and lot studies will be completed and adjustments in economic depreciation applied to maintain an acceptable level of value. GIS mapping will continue of towns within Thayer County. Rural sites in Townships 1-1, 1-2, 1-3, and 1-4, will be reviewed on site.

### 2018 review for tax year 2019:

On-site reviews will be done in Davenport and lot studies will be completed and adjustments in economic depreciation applied to maintain an acceptable level of value. GIS mapping will continue of towns within Thayer County. Rural sites in Townships 2-1, 2-2, 2-3, and 2-4 will be reviewed on site.

## Assessment Plan for Commercial Property

Annually the assessor's office conducts a sales review process much the same as residential property. Physical inspections along with verifying measurements are conducted at the time of the sale if necessary.

**2016 review for tax year 2017:** On-site reviews of improvements and lot studies will be conducted in the towns of Belvidere, Carleton, and Chester, and all rural commercial parcels.

**2017 review for tax year 2018:** On-site review of improvements and lot study will be conducted in the town of Bruning.

**2018 review for tax year 2019:** On-site reviews of improvement and lot studies will be conducted in the town of Davenport.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

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Karla Joe  
Thayer County Assessor

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Date

