

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**THOMAS 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 Thomas 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 Thomas 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: Lorissa Hartman, Thomas County Assessor

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## 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.

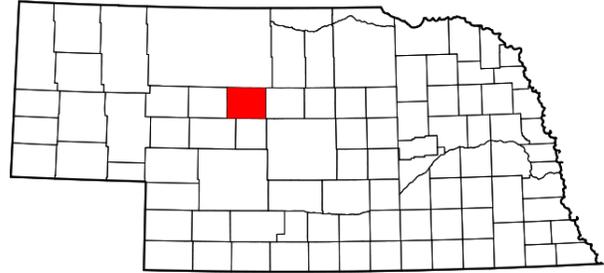
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

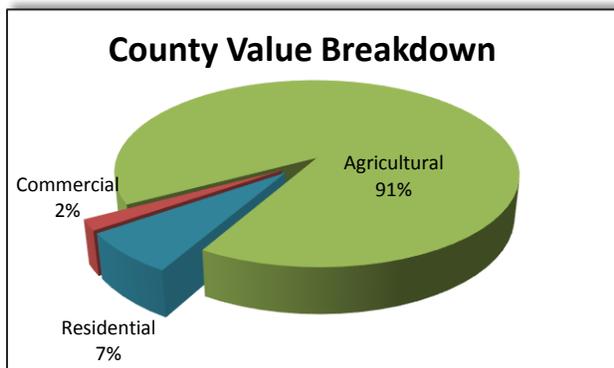
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 713 square miles, Thomas had 684 residents, per the Census Bureau Quick Facts for 2015, a 5% population increase over the 2010 US Census. In a review of the past fifty-five years, Thomas has seen a steady drop in population of 37% (Nebraska Department of Economic Development). Reports indicated that 72% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Thomas convene in and around Thedford, the county seat. Per the latest information available from the U.S. Census Bureau, there were twenty-two employer establishments in Thomas, a 5% expansion over the preceding year. Countywide employment was at 426 people, a 3% improvement over the preceding year and a 12% gain relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
HALSEY	59	76	29%
THEDFORD	211	188	-11%

Simultaneously, the agricultural economy has remained another strong anchor for Thomas that has fortified the local rural area economies. Thomas is included in the Upper Loup Natural Resources District (NRD). Grassland makes up the majority of the land in the county. Cattle production is the primary agricultural activity in Thomas.

# 2017 Residential Correlation for Thomas County

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## *Assessment Actions*

The rural residential and farm homes were physically reviewed and revalued with the help of a contract appraiser. Pick up work was completed timely.

## *Description of Analysis*

There are two valuation groupings within Thomas County. Valuation grouping (1) includes Thedford, rural residential and the unincorporated town of Seneca. This grouping makes up the majority of the residential class. Valuation grouping (2) consists of the village of Halsey on the eastern part of the county. Halsey abuts the National Forest and has differing economics than the rest of the county.

Valuation Grouping	Description
1	Thedford, Rural
2	Halsey

The statistical profile consists of sixteen sales within the study period. The majority of the sales exist in grouping (1). Grouping (2) rarely has enough sales for individual measurement but is subject to the same appraisal and assessment practices as grouping (1). A review of historical changes in value show that both valuation groups have moved at similar rates supporting the fact that they are equally assessed. Therefore, the sample as a whole is being analyzed by the Division.

All three levels of central tendency are within the acceptable range. The COD and PRD indicate the sales are equally assessed and closely clustered around the median. This is indicative of the recent reappraisal of rural residential class; however, the sample size remains too small to rely on the statistics as a measure of value. The sales sample and the Abstract of Assessment reflect the assessment actions by the county assessor.

## *Assessment Practice Review*

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

The electronic tracking file was reviewed for monthly exports. Rural counties may not always submit to the sales file on a monthly basis due to the infrequency of sales but when sales occur, the county is submitting them in a timely fashion.

Several audits were conducted throughout the year to ensure the accuracy and timeliness of data submitted to the state sales file. A random review of Real Estate Transfer Statements revealed that the county accurately reports pertinent information to the sale file.

## 2017 Residential Correlation for Thomas County

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A review of the sales qualification and determination process of the county was conducted. The county's sales verification process includes sending verification questionnaires to both the buyer and seller; the county reports about a 50% response rate. The county has a spreadsheet to track the questionnaires as they return. If information is lacking or unclear, the assessor will directly contact the parties involved to verify. If they are unable to verify the sale will be considered an arm's-length transaction. Grounds for non-qualifying sales were reasonable and well documented within the sales file.

The county finished the review of rural residential and agricultural homes for the 2017 assessment year. The county hired a contract appraiser to complete the physical inspection work and help create a depreciation schedule derived from the local market. Agricultural homes and improvements are valued the same depreciation model as the rural residential parcels. The villages were reviewed for the prior year. The county has timely completed the first inspection cycle and is progressing with their new cycle plan.

### *Equalization and Quality of Assessment*

A review of the assessment practices indicate that the quality of assessment in the residential class complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	14	95.87	98.04	91.17	11.05	107.54
02	2	89.25	89.25	100.22	21.01	89.05
____ALL____	16	95.87	96.94	92.52	12.11	104.78

### *Level of Value*

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

## 2017 Commercial Correlation for Thomas County

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### *Assessment Actions*

Pick up work was completed for the 2017 assessment year.

### *Description of Analysis*

With only fifty-one commercial parcels, there is only one valuation grouping in Thomas County. Thedford, the county seat, sits at the crossroads of two major highways. The majority of the commercial parcels are within Thedford or along the highways outside of town.

The statistical sample consists of five sales in the study period. The size of the sample is considered to be insufficient for measurement purposes. Although the statistics are not being used to measure a level of value, they are a good indication of the overall assessment practices within the county. All three levels of central tendency are within the acceptable range. Additionally, a review of the historical value changes to the commercial class reveal that the county increased value at a rate of 3% annually. This indicates that the county has kept pace with the market.

### *Assessment Practice Review*

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

Several audits were conducted throughout the year to ensure the accuracy and timeliness of data submitted to the state sales file. A random review of Real Estate Transfer Statements revealed that the county accurately reports pertinent information to the sale file. Sales with updated assessed values were also compared to the property record cards within the county. The electronic tracking file was reviewed for monthly exports. Rural counties may not always submit to the sales file on a monthly basis due to the infrequency of sales but when sales occur, the county is submitting them in a timely fashion. A combination of these reviews confirm that the county is accurately and timely submitting data.

A review of the sales qualification and determination process of the county was conducted. The county's sales verification process includes sending verification questionnaires to both the buyer and seller; the county reports about a 50% response rate. The county has a spreadsheet to track the questionnaires as they return. If information is lacking or unclear, the county assessor will directly contact the parties involved to verify. If they are unable to verify the sale will be considered an arm's-length transaction. Grounds for non-qualifying sales were reasonable and well documented within the sales file.

The county reviewed the commercial class for the 2015 assessment year. The revaluation included door-to-door physical inspections, updated costing and new depreciation

## 2017 Commercial Correlation for Thomas County

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### *Equalization and Quality of Assessment*

Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards.

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
01	5	100.00	99.23	92.29	10.34	107.52
____ALL____	5	100.00	99.23	92.29	10.34	107.52

### *Level of Value*

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

## 2017 Agricultural Correlation for Thomas County

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### *Assessment Actions*

A market study was completed that indicated a 12% increase was warranted for the grassland within the county.

The county is also in the process of updating from deeded acres to GIS acres. This should be completed for the 2018 assessment year.

### *Description of Analysis*

Thomas County is located in the Nebraska Sand Hills Region. The Sand Hills is very homogenous and is characterized by rolling grass-stabilized sand dunes. The fragile soil is not considered suitable for growing crops; therefore, there is very little dry and irrigated land throughout the county. The dry and irrigated market appears to be flat and values previously set by the county are considered acceptable.

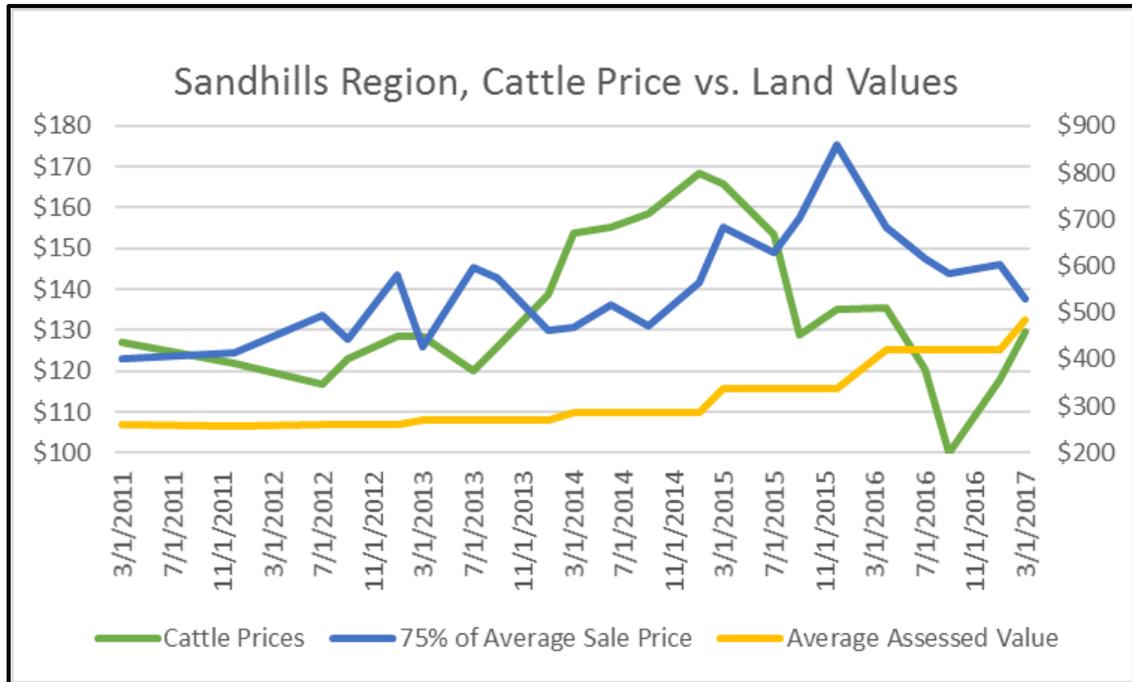
Over the last few years, counties located within the Sand Hills Region saw record high selling prices for grazing land. Several factors causing a cash influx to the region contributed to this unique economic situation.

The region as a whole, like much of the central plains, experienced an exceptional drought during 2012 into 2013. As a result of this drought, the 2014 Farm Bill provided relief through the Livestock Forage Disaster Program. This program retroactively covered losses from 2012 and 2013. Ranchers in Nebraska received the third most in relief, behind Texas and Oklahoma, an amount in excess of five hundred and thirty million dollars.

Around the same time disaster relief payments were issued, the cattle market was experiencing record high market prices. Together these dynamics created an economic bubble for a short period of time.

Most recently, with the subsidy payments gone and a weakened cattle market, the real estate market is indicating that land values have settled back down from the artificially inflated prices. Currently, the real estate market across the region relates more closely to prices prior to the influx of cash to the region. The study period contains an economic bubble that has since burst and the statistics within the study period are an unreliable indication of the current market value. Additional analysis was conducted looking outside of the study period to discern a true representation of market value. A copy of this analysis can be found in the addendum of this report. Since so few agricultural sales occur per county, an analysis of the region as a whole was conducted to expand and create a more reliable sample. The analysis clearly shows that the market for grassland has dropped twenty percentage points since the end of the study period. The Division's purpose for analyzing sales since the study period is not to achieve a more timely level of value, but rather to normalize a sample that was briefly influenced by market conditions that no longer exist.

## 2017 Agricultural Correlation for Thomas County



While a large portion of the central Sand Hill’s experienced the economic bubble described, those counties further west, including Arthur, Grant, Sheridan and Garden, where land is more strongly held were not affected by the temporary inflation of selling prices. The homogenous nature of the region has historically resulted in closely related values. Strict reliance on the sales within the study period would cause disequalization among Sand Hill’s counties, and would cause a temporary overassessment to the grass subclass.

Since the burst of the bubble, the market value of grassland has contracted and returned to the mean. Analysis indicates the average market value is between \$650-\$750 an acre for land. Values set by Thomas County are assessed at the lower limit of the acceptable range.

### ***Assessment Practice Review***

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

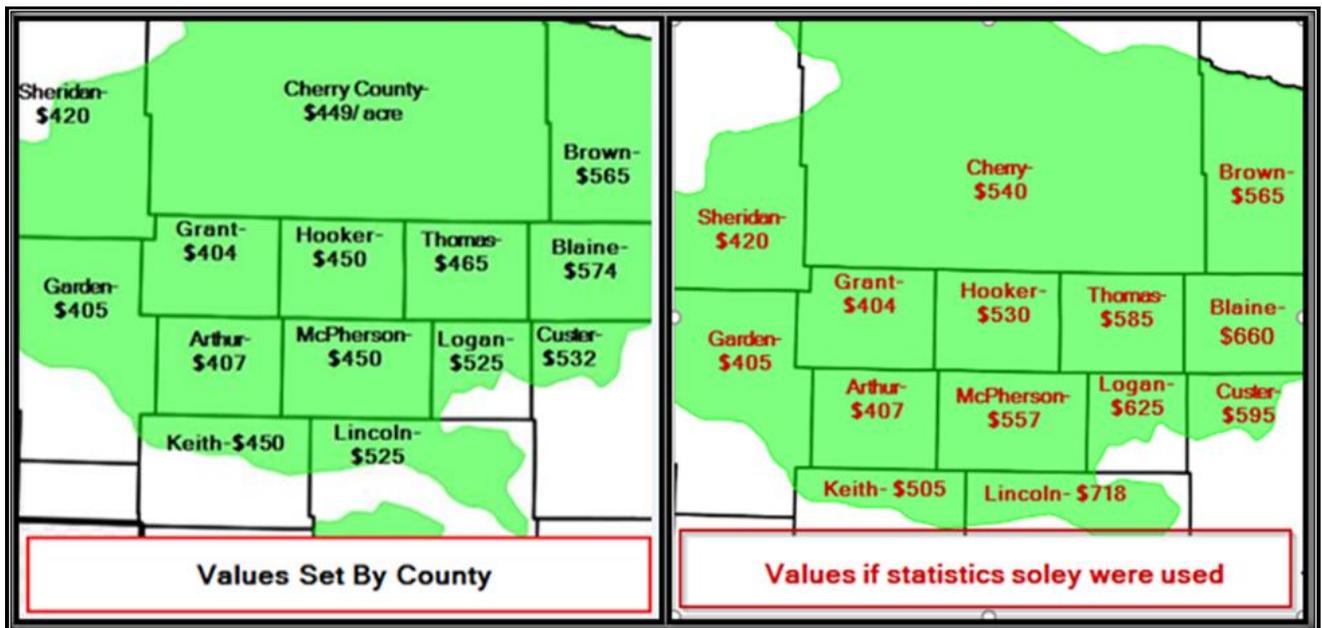
A review of the sales qualification and determination process of the county was conducted. The county’s sales verification process includes sending verification questionnaires to both the buyer and seller; the county reports about a 50% response rate. The county has a spreadsheet to track the questionnaires as they return. If information is lacking or unclear, the assessor will directly contact the parties involved to verify. If they are unable to verify the sale will be considered an arm’s-length transaction. The county took into account the Directive 16-3 during their sales review and re-reviewed sales may have influences outside purely agricultural use. Sales were removed from the sample due to these qualification standards. The sales usability percentages within the county are considered acceptable and the county has been thorough in their documentation.

## 2017 Agricultural Correlation for Thomas County

The county finished the review of agricultural homes and improvements for the 2017 assessment year along with the rural review. The same appraisal standards and depreciation models were used for both rural residential and agricultural homes. The county also updated the soil conversion for the 2017 assessment year and is working to convert over to GIS acres from deeded acres.

### *Equalization*

The analysis of agricultural sales after the end of the study period indicate that the county has achieved an acceptable level of value based on today's current market. The values set by the county are equalized with the surrounding counties. The values of Thomas County are transitional of those values of surrounding counties and support one another.



### *Level of Value*

Based on the review of all available information, the level of value of agricultural property in Thomas County is determined to be at the statutory level of 75% of market value.

## 2017 Opinions of the Property Tax Administrator for Thomas 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>100</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>75</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 Thomas County

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### Residential Real Property - Current

Number of Sales	16	Median	95.87
Total Sales Price	\$904,450	Mean	96.94
Total Adj. Sales Price	\$904,450	Wgt. Mean	92.52
Total Assessed Value	\$836,783	Average Assessed Value of the Base	\$31,870
Avg. Adj. Sales Price	\$56,528	Avg. Assessed Value	\$52,299

### Confidence Interval - Current

95% Median C.I	86.16 to 102.92
95% Wgt. Mean C.I	84.28 to 100.76
95% Mean C.I	86.39 to 107.49
% of Value of the Class of all Real Property Value in the County	6.99
% of Records Sold in the Study Period	3.38
% of Value Sold in the Study Period	5.54

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	17	96	96.40
2015	18	98	97.95
2014	24	98	98.09
2013	22	94	89.57

## 2017 Commission Summary for Thomas County

### Commercial Real Property - Current

Number of Sales	5	Median	100.00
Total Sales Price	\$191,411	Mean	99.23
Total Adj. Sales Price	\$191,411	Wgt. Mean	92.29
Total Assessed Value	\$176,658	Average Assessed Value of the Base	\$61,920
Avg. Adj. Sales Price	\$38,282	Avg. Assessed Value	\$35,332

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	79.19 to 119.27
% of Value of the Class of all Real Property Value in the County	1.83
% of Records Sold in the Study Period	7.81
% of Value Sold in the Study Period	4.46

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	5	100	98.84
2015	4	100	95.12
2014	6	100	93.57
2013	2		88.61

**86 Thomas**  
**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 : 16  
Total Sales Price : 904,450  
Total Adj. Sales Price : 904,450  
Total Assessed Value : 836,783  
Avg. Adj. Sales Price : 56,528  
Avg. Assessed Value : 52,299

MEDIAN : 96  
WGT. MEAN : 93  
MEAN : 97  
COD : 12.11  
PRD : 104.78

COV : 20.43  
STD : 19.80  
Avg. Abs. Dev : 11.61  
MAX Sales Ratio : 161.10  
MIN Sales Ratio : 70.50

95% Median C.I. : 86.16 to 102.92  
95% Wgt. Mean C.I. : 84.28 to 100.76  
95% Mean C.I. : 86.39 to 107.49

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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-14 To 31-DEC-14	2	99.95	99.95	101.20	02.98	98.76	96.97	102.92	N/A	56,250	56,925
01-JAN-15 To 31-MAR-15	3	89.13	87.09	94.13	11.65	92.52	70.50	101.64	N/A	46,983	44,225
01-APR-15 To 30-JUN-15	2	100.09	100.09	104.33	07.90	95.94	92.18	107.99	N/A	69,625	72,640
01-JUL-15 To 30-SEP-15	3	96.45	94.22	95.30	03.37	98.87	88.24	97.98	N/A	37,000	35,263
01-OCT-15 To 31-DEC-15	3	103.34	119.91	97.16	21.23	123.41	95.29	161.10	N/A	30,667	29,795
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	2	85.35	85.35	84.93	00.96	100.49	84.53	86.16	N/A	79,375	67,413
01-JUL-16 To 30-SEP-16	1	76.65	76.65	76.65	00.00	100.00	76.65	76.65	N/A	150,000	114,980
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	10	96.71	94.40	98.79	07.34	95.56	70.50	107.99	88.24 to 102.92	50,370	49,759
01-OCT-15 To 30-SEP-16	6	90.73	101.18	84.64	20.64	119.54	76.65	161.10	76.65 to 161.10	66,792	56,532
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	11	96.45	100.35	97.92	12.89	102.48	70.50	161.10	88.24 to 107.99	43,927	43,012
<u>ALL</u>	16	95.87	96.94	92.52	12.11	104.78	70.50	161.10	86.16 to 102.92	56,528	52,299

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	14	95.87	98.04	91.17	11.05	107.54	76.65	161.10	86.16 to 102.92	54,961	50,107
02	2	89.25	89.25	100.22	21.01	89.05	70.50	107.99	N/A	67,500	67,646
<u>ALL</u>	16	95.87	96.94	92.52	12.11	104.78	70.50	161.10	86.16 to 102.92	56,528	52,299

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	16	95.87	96.94	92.52	12.11	104.78	70.50	161.10	86.16 to 102.92	56,528	52,299
06											
07											
<u>ALL</u>	16	95.87	96.94	92.52	12.11	104.78	70.50	161.10	86.16 to 102.92	56,528	52,299

**86 Thomas**  
**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 : 16  
Total Sales Price : 904,450  
Total Adj. Sales Price : 904,450  
Total Assessed Value : 836,783  
Avg. Adj. Sales Price : 56,528  
Avg. Assessed Value : 52,299

MEDIAN : 96  
WGT. MEAN : 93  
MEAN : 97  
COD : 12.11  
PRD : 104.78

COV : 20.43  
STD : 19.80  
Avg. Abs. Dev : 11.61  
MAX Sales Ratio : 161.10  
MIN Sales Ratio : 70.50

95% Median C.I. : 86.16 to 102.92  
95% Wgt. Mean C.I. : 84.28 to 100.76  
95% Mean C.I. : 86.39 to 107.49

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	161.10	161.10	161.10	00.00	100.00	161.10	161.10	N/A	2,000	3,222	
Less Than 15,000	3	103.34	117.86	98.92	23.21	119.15	89.13	161.10	N/A	7,317	7,238	
Less Than 30,000	5	89.13	102.46	84.74	23.72	120.91	70.50	161.10	N/A	14,990	12,703	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	15	95.29	92.66	92.37	08.38	100.31	70.50	107.99	86.16 to 101.64	60,163	55,571	
Greater Than 14,999	13	95.29	92.12	92.36	08.53	99.74	70.50	107.99	84.53 to 101.64	67,885	62,698	
Greater Than 29,999	11	96.45	94.43	93.22	06.85	101.30	76.65	107.99	84.53 to 102.92	75,409	70,297	
<u>Incremental Ranges</u>												
0 TO 4,999	1	161.10	161.10	161.10	00.00	100.00	161.10	161.10	N/A	2,000	3,222	
5,000 TO 14,999	2	96.24	96.24	92.69	07.39	103.83	89.13	103.34	N/A	9,975	9,246	
15,000 TO 29,999	2	79.37	79.37	78.87	11.18	100.63	70.50	88.24	N/A	26,500	20,901	
30,000 TO 59,999	5	96.45	93.95	94.12	03.44	99.82	86.16	97.98	N/A	37,900	35,671	
60,000 TO 99,999	3	101.64	99.95	99.98	02.50	99.97	95.29	102.92	N/A	87,667	87,647	
100,000 TO 149,999	2	96.26	96.26	95.59	12.19	100.70	84.53	107.99	N/A	113,500	108,496	
150,000 TO 249,999	1	76.65	76.65	76.65	00.00	100.00	76.65	76.65	N/A	150,000	114,980	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	16	95.87	96.94	92.52	12.11	104.78	70.50	161.10	86.16 to 102.92	56,528	52,299	

**86 Thomas**  
**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 : 5  
Total Sales Price : 191,411  
Total Adj. Sales Price : 191,411  
Total Assessed Value : 176,658  
Avg. Adj. Sales Price : 38,282  
Avg. Assessed Value : 35,332

MEDIAN : 100  
WGT. MEAN : 92  
MEAN : 99  
COD : 10.34  
PRD : 107.52

COV : 16.27  
STD : 16.14  
Avg. Abs. Dev : 10.34  
MAX Sales Ratio : 116.96  
MIN Sales Ratio : 73.40

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 79.19 to 119.27

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	1	98.84	98.84	98.84	00.00	100.00	98.84	98.84	N/A	37,000	36,572
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,166	3,166
01-APR-16 To 30-JUN-16	3	106.96	99.11	90.53	13.58	109.48	73.40	116.96	N/A	50,415	45,640
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14											
01-OCT-14 To 30-SEP-15	1	98.84	98.84	98.84	00.00	100.00	98.84	98.84	N/A	37,000	36,572
01-OCT-15 To 30-SEP-16	4	103.48	99.33	90.72	12.21	109.49	73.40	116.96	N/A	38,603	35,022
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	1	98.84	98.84	98.84	00.00	100.00	98.84	98.84	N/A	37,000	36,572
01-JAN-15 To 31-DEC-15											
<u>ALL</u>	5	100.00	99.23	92.29	10.34	107.52	73.40	116.96	N/A	38,282	35,332

<b>VALUATION GROUPING</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	5	100.00	99.23	92.29	10.34	107.52	73.40	116.96	N/A	38,282	35,332
<u>ALL</u>	5	100.00	99.23	92.29	10.34	107.52	73.40	116.96	N/A	38,282	35,332

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	5	100.00	99.23	92.29	10.34	107.52	73.40	116.96	N/A	38,282	35,332
04											
<u>ALL</u>	5	100.00	99.23	92.29	10.34	107.52	73.40	116.96	N/A	38,282	35,332

**86 Thomas**  
**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 : 5  
Total Sales Price : 191,411  
Total Adj. Sales Price : 191,411  
Total Assessed Value : 176,658  
Avg. Adj. Sales Price : 38,282  
Avg. Assessed Value : 35,332

MEDIAN : 100  
WGT. MEAN : 92  
MEAN : 99  
COD : 10.34  
PRD : 107.52

COV : 16.27  
STD : 16.14  
Avg. Abs. Dev : 10.34  
MAX Sales Ratio : 116.96  
MIN Sales Ratio : 73.40

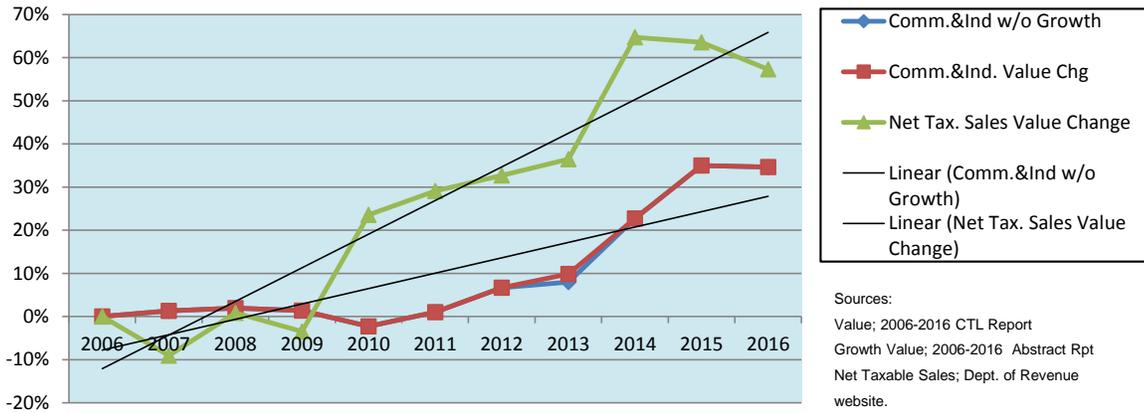
95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 79.19 to 119.27

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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	Asstd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,166	3,166	
Less Than 15,000	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,166	3,166	
Less Than 30,000	2	108.48	108.48	114.64	07.82	94.63	100.00	116.96	N/A	11,583	13,279	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	4	102.90	99.04	92.16	12.56	107.47	73.40	116.96	N/A	47,061	43,373	
Greater Than 14,999	4	102.90	99.04	92.16	12.56	107.47	73.40	116.96	N/A	47,061	43,373	
Greater Than 29,999	3	98.84	93.07	89.22	11.32	104.32	73.40	106.96	N/A	56,082	50,033	
<u>Incremental Ranges</u>												
0 TO 4,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,166	3,166	
5,000 TO 14,999												
15,000 TO 29,999	1	116.96	116.96	116.96	00.00	100.00	116.96	116.96	N/A	20,000	23,392	
30,000 TO 59,999	2	102.90	102.90	103.56	03.95	99.36	98.84	106.96	N/A	44,123	45,692	
60,000 TO 99,999	1	73.40	73.40	73.40	00.00	100.00	73.40	73.40	N/A	79,999	58,716	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	5	100.00	99.23	92.29	10.34	107.52	73.40	116.96	N/A	38,282	35,332	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
Blank	1	98.84	98.84	98.84	00.00	100.00	98.84	98.84	N/A	37,000	36,572	
343	1	73.40	73.40	73.40	00.00	100.00	73.40	73.40	N/A	79,999	58,716	
353	1	106.96	106.96	106.96	00.00	100.00	106.96	106.96	N/A	51,246	54,812	
471	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,166	3,166	
528	1	116.96	116.96	116.96	00.00	100.00	116.96	116.96	N/A	20,000	23,392	
<u>ALL</u>	5	100.00	99.23	92.29	10.34	107.52	73.40	116.96	N/A	38,282	35,332	

### 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	\$ 2,774,014	\$ -	0.00%	\$ 2,774,014	-	\$ 4,190,299	-
2007	\$ 2,810,979	\$ -	0.00%	\$ 2,810,979	1.33%	\$ 3,810,807	-9.06%
2008	\$ 2,828,831	\$ -	0.00%	\$ 2,828,831	0.64%	\$ 4,225,690	10.89%
2009	\$ 2,811,642	\$ -	0.00%	\$ 2,811,642	-0.61%	\$ 4,043,890	-4.30%
2010	\$ 2,710,661	\$ -	0.00%	\$ 2,710,661	-3.59%	\$ 5,177,693	28.04%
2011	\$ 2,801,290	\$ -	0.00%	\$ 2,801,290	3.34%	\$ 5,410,309	4.49%
2012	\$ 2,959,376	\$ -	0.00%	\$ 2,959,376	5.64%	\$ 5,559,776	2.76%
2013	\$ 3,048,210	\$ 52,800	1.73%	\$ 2,995,410	1.22%	\$ 5,719,728	2.88%
2014	\$ 3,404,317	\$ -	0.00%	\$ 3,404,317	11.68%	\$ 6,902,091	20.67%
2015	\$ 3,744,628	\$ -	0.00%	\$ 3,744,628	10.00%	\$ 6,852,876	-0.71%
2016	\$ 3,734,912	\$ -	0.00%	\$ 3,734,912	-0.26%	\$ 6,591,949	-3.81%
<b>Ann %chg</b>	3.02%			<b>Average</b>	<b>2.94%</b>	<b>5.62%</b>	<b>5.18%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	1.33%	1.33%	-9.06%
2008	1.98%	1.98%	0.84%
2009	1.36%	1.36%	-3.49%
2010	-2.28%	-2.28%	23.56%
2011	0.98%	0.98%	29.12%
2012	6.68%	6.68%	32.68%
2013	7.98%	9.88%	36.50%
2014	22.72%	22.72%	64.72%
2015	34.99%	34.99%	63.54%
2016	34.64%	34.64%	57.31%

County Number: 86  
 County Name: Thomas

**86 Thomas**  
**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 : 8  
Total Sales Price : 6,303,148  
Total Adj. Sales Price : 6,303,148  
Total Assessed Value : 3,528,780  
Avg. Adj. Sales Price : 787,894  
Avg. Assessed Value : 441,098

MEDIAN : 57  
WGT. MEAN : 56  
MEAN : 58

COV : 13.58  
STD : 07.81  
Avg. Abs. Dev : 04.35

95% Median C.I. : 46.26 to 74.40  
95% Wgt. Mean C.I. : 50.74 to 61.22  
95% Mean C.I. : 50.97 to 64.03

COD : 07.67  
PRD : 102.72

MAX Sales Ratio : 74.40  
MIN Sales Ratio : 46.26

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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-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	2	64.40	64.40	70.28	15.53	91.63	54.40	74.40	N/A	251,850	177,005
01-OCT-14 To 31-DEC-14	1	55.67	55.67	55.67	00.00	100.00	55.67	55.67	N/A	1,746,320	972,178
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	3	57.86	57.67	57.74	00.43	99.88	57.20	57.94	N/A	682,667	394,148
01-APR-16 To 30-JUN-16	1	56.29	56.29	56.29	00.00	100.00	56.29	56.29	N/A	923,658	519,887
01-JUL-16 To 30-SEP-16	1	46.26	46.26	46.26	00.00	100.00	46.26	46.26	N/A	1,081,470	500,261
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	2	64.40	64.40	70.28	15.53	91.63	54.40	74.40	N/A	251,850	177,005
01-OCT-14 To 30-SEP-15	1	55.67	55.67	55.67	00.00	100.00	55.67	55.67	N/A	1,746,320	972,178
01-OCT-15 To 30-SEP-16	5	57.20	55.11	54.34	04.63	101.42	46.26	57.94	N/A	810,626	440,518
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	3	55.67	61.49	58.94	11.98	104.33	54.40	74.40	N/A	750,007	442,063
01-JAN-15 To 31-DEC-15											
<u>ALL</u>	8	56.75	57.50	55.98	07.67	102.72	46.26	74.40	46.26 to 74.40	787,894	441,098

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	8	56.75	57.50	55.98	07.67	102.72	46.26	74.40	46.26 to 74.40	787,894	441,098
<u>ALL</u>	8	56.75	57.50	55.98	07.67	102.72	46.26	74.40	46.26 to 74.40	787,894	441,098

<b>95%MLU By Market Area</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Grass</u>											
County	8	56.75	57.50	55.98	07.67	102.72	46.26	74.40	46.26 to 74.40	787,894	441,098
1	8	56.75	57.50	55.98	07.67	102.72	46.26	74.40	46.26 to 74.40	787,894	441,098
<u>ALL</u>	8	56.75	57.50	55.98	07.67	102.72	46.26	74.40	46.26 to 74.40	787,894	441,098

**86 Thomas**  
**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 : 8  
 Total Sales Price : 6,303,148  
 Total Adj. Sales Price : 6,303,148  
 Total Assessed Value : 3,528,780  
 Avg. Adj. Sales Price : 787,894  
 Avg. Assessed Value : 441,098

MEDIAN : 57  
 WGT. MEAN : 56  
 MEAN : 58  
 COD : 07.67  
 PRD : 102.72

COV : 13.58  
 STD : 07.81  
 Avg. Abs. Dev : 04.35  
 MAX Sales Ratio : 74.40  
 MIN Sales Ratio : 46.26

95% Median C.I. : 46.26 to 74.40  
 95% Wgt. Mean C.I. : 50.74 to 61.22  
 95% Mean C.I. : 50.97 to 64.03

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**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
____ Grass ____											
County	8	56.75	57.50	55.98	07.67	102.72	46.26	74.40	46.26 to 74.40	787,894	441,098
1	8	56.75	57.50	55.98	07.67	102.72	46.26	74.40	46.26 to 74.40	787,894	441,098
____ ALL ____	8	56.75	57.50	55.98	07.67	102.72	46.26	74.40	46.26 to 74.40	787,894	441,098

## Thomas County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thomas	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	<b>2100</b>
Cherry	1	n/a	2300	2300	2299	2088	2070	2092	2100	<b>2138</b>
Logan	1	3740	3740	3600	3460	2955	2955	2600	2485	<b>3094</b>
Custer	2	n/a	2039	1861	1926	n/a	2026	2075	2076	<b>2056</b>
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	<b>2100</b>
Hooker	1	n/a	n/a	n/a	n/a	n/a	1800	1800	1800	<b>1800</b>
Blaine	1	n/a	2100	n/a	2100	2100	2100	2100	2100	<b>2100</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thomas	1	n/a	<b>n/a</b>							
Cherry	1	n/a	725	725	725	725	725	725	725	<b>725</b>
Logan	1	1625	1625	1560	1560	1440	1440	1210	1210	<b>1441</b>
Custer	2	n/a	540	530	530	530	530	530	530	<b>532</b>
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	<b>725</b>
Hooker	1	n/a	<b>n/a</b>							
Blaine	1	n/a	720	n/a	n/a	n/a	720	720	720	<b>720</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thomas	1	n/a	n/a	465	465	465	465	465	465	<b>465</b>
Cherry	1	n/a	700	670	645	599	550	425	425	<b>449</b>
Logan	1	525	525	525	525	525	526	527	525	<b>525</b>
Custer	2	n/a	530	530	530	530	535	536	531	<b>532</b>
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	<b>450</b>
Hooker	1	n/a	n/a	n/a	n/a	450	450	450	450	<b>450</b>
Blaine	1	n/a	720	n/a	720	720	720	570	570	<b>574</b>

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

## Sand Hills Grass Regional Analysis: October 2013 to March 2017

% MLU 80%

10/1/2013 9/30/2014  
 10/1/2014 9/30/2015  
 10/1/2015 9/30/2016  
 10/1/2016 9/30/2017

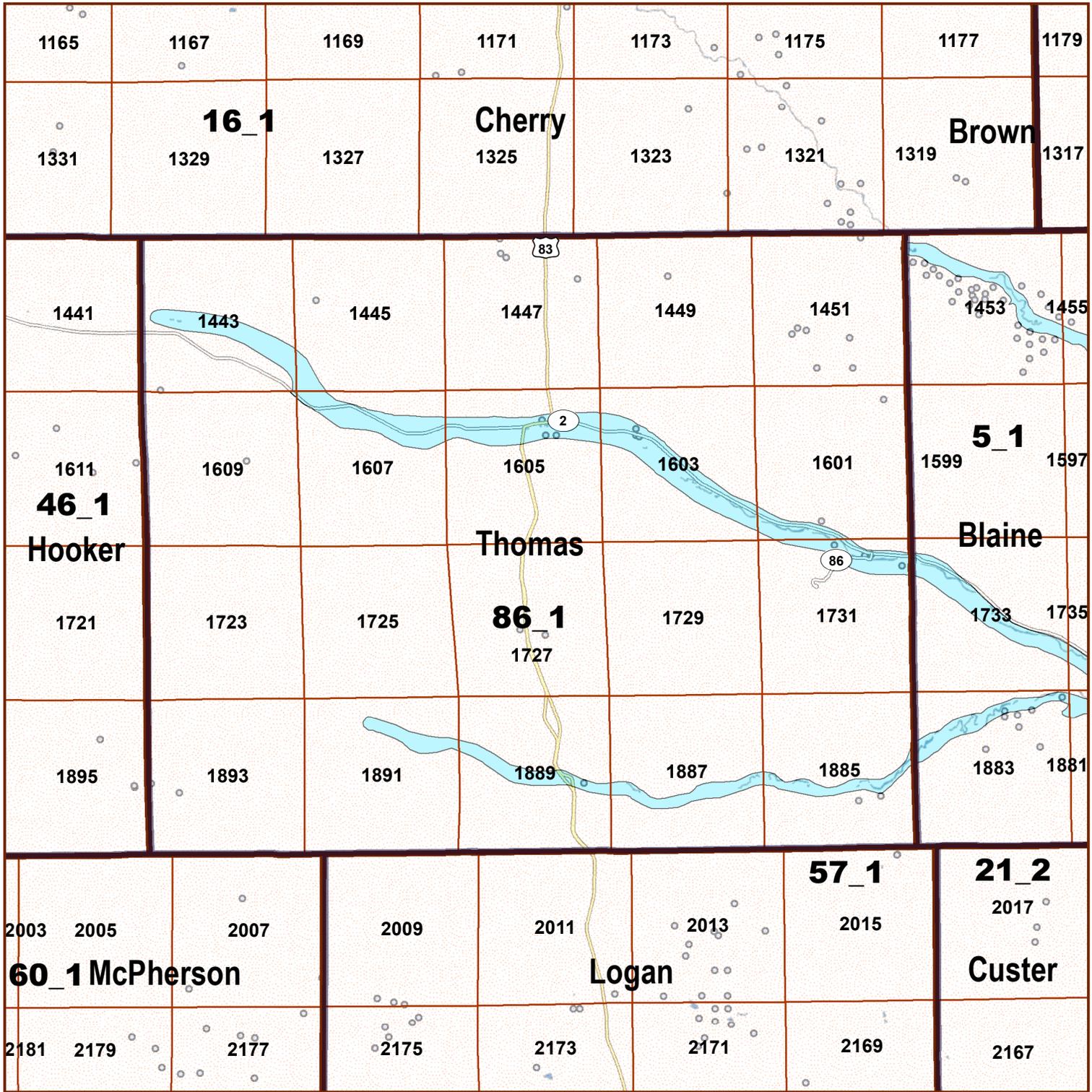
	# sales	Median SP	% Chg	Avg SP	% Chg
Year 1	34	607		639	
Year 2	47	874	44%	841	32%
Year 3	48	844	-3%	849	1%
Year 4	17	651	-23%	735	-13%

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
56	2013	6056	10/11/2013	2579	240000	395.29	100%	607
60	16	344	10/18/2013	2281	932500	1363.5	99%	684
16	98	43	11/19/2013	147	436278	727.13	100%	600
16	98	99	12/7/2013	151	115024	192	100%	599
56	2013	7237	12/19/2013	2757	148880	148.88	100%	1000
56	2013	7275	12/20/2013	2751	272000	639.36	100%	425
56	2013	7278	12/20/2013	2751	544000	1281.9	100%	424
16	98	103	12/27/2013	151	800428	1280	97%	625
16	98	125	12/27/2013	151	1798144	2842.06	100%	633
16	98	101	12/27/2013	151	758024	1303.1	100%	582
16	98	119	1/6/2014	361	2400000	3745.1	100%	641
3	3	896+	1/8/2014	1991	2500000	4442.29	100%	563
16	98	129	1/10/2014	353	2670000	3041	92%	878
16	98	130	1/10/2014	155	830000	974.5	93%	852
51	2014	51	1/15/2014	2559	153500	240.25	96%	639
16	98	145	1/24/2014	31	192000	316	100%	608
3	7	908	2/10/2014	2477	264000	475.93	100%	555
51	2014	174	2/11/2014	2565	320000	587.1	100%	545
56	2014	1490	2/14/2014	2757	458465	908.91	93%	504
56	2014	693	2/14/2014	2765	404053	845	100%	478
56	2014	1437	4/1/2014	2763	228000	480	100%	475
60	16	367	4/10/2014	2475	47943	106.54	100%	450
16	98	252	4/17/2014	261	209300	299	100%	700
3	7	913	4/24/2014	1991	1500000	2565.34	100%	585
56	2014	2486	5/27/2014	2757	195800	179.1	100%	1093
16	98	336	5/30/2014	775	1241800	1767.3	95%	703
16	98	338	6/2/2014	157	112770	161.1	92%	700
5	BB	174	6/30/2014	1453	194040	240	100%	809
56	2015	167	8/1/2014	3047	168863	314.32	100%	537
86	25	403	8/2/2014	1727	400000	640	100%	625
51	2014	1544	9/22/2014	2571	443837	813.78	100%	545
46	14	713	9/26/2014	1715	417761	1114.03	100%	375
46	14	728	9/26/2014	1441	1971405	2311.45	100%	853
86	25	438	9/26/2014	1443	103700	122	100%	850
56	2014	5904	10/4/2014	2877	346500	322.07	100%	1076

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
3	7	925+	10/7/2014	2275	400000	528.84	100%	756
3	7	929+	10/15/2014	1991	2180431	3958.25	100%	551
9	71	2	10/31/2014	1033	457301	625.88	87%	731
9	71	7	11/3/2014	1187	322000	525.86	85%	612
16	98	556	11/6/2014	31	480000	638	100%	752
56	2014	5959	12/2/2014	2579	6414825	6126.19	99%	1047
56	2014	6028	12/5/2014	2589	750000	758.32	100%	989
86	25	469	12/11/2014	1891	1746320	2104.16	100%	830
16	98	613	12/15/2014	43	88000	158	100%	557
16	98	620	12/18/2014	1329	305000	636	100%	480
16	98	621	12/22/2014	1327	878500	1841.9	100%	477
60	17	97	12/23/2014	2473	208000	636	97%	327
5	CC	4	12/30/2014	1597	2352000	1920	99%	1225
9	71	36	1/15/2015	1035	8734118	10692.67	91%	817
5	CC	8	1/21/2015	1455	2703600	2245	98%	1204
5	CC	10	1/30/2015	1877	1600000	1595.36	100%	1003
56	2015	437	1/30/2015	2751	240000	238.5	100%	1006
60	17	67	2/4/2015	2289	2816000	2523	98%	1116
9	71	69	2/17/2015	1179	677682	742.98	100%	912
16	98	699	2/17/2015	1177	288810	317.4	100%	910
16	98	701	2/17/2015	1177	288270	320.3	100%	900
5	CC	16	2/27/2015	1733	732188	1314.03	99%	557
16	99	32	3/20/2015	895	262818	553.3	92%	475
9	71	103	3/27/2015	1035	3715000	3280.8	89%	1132
9	71	107	4/1/2015	907	1233350	1449.86	100%	851
51	2015	487	4/1/2015	2565	2691398	2832.51	100%	950
51	2015	488	4/1/2015	2565	299203	314.95	100%	950
16	99	421	4/7/2015	533	316000	640	100%	494
9	71	125	4/10/2015	637	209250	372.1	97%	562
5	CC	24	4/20/2015	1593	1470177	1589.38	99%	925
16	99	59	4/28/2015	377	3200000	3564.59	100%	898
86	25	504	4/29/2015	1451	520000	510.66	100%	1018
16	99	76	5/1/2015	605	810000	1200	99%	675
5	CC	39	5/5/2015	1735	178000	150.5	100%	1183
5	CC	36	5/8/2015	1591	4130400	3432	100%	1203
16	99	109	5/28/2015	1319	500000	999.3	99%	500
16	99	114	6/1/2015	519	968870	1384.1	93%	700
3	7	947+	6/2/2015	2273	355200	635.65	100%	559
46	15	28	6/26/2015	1437	40150	36.5	100%	1100
46	15	18	7/13/2015	1437	450000	312.93	100%	1438
86	25	525	7/29/2015	1447	52500	75	100%	700
16	99	221	8/21/2015	635	1078400	1348.1	97%	800
9	71	255	9/1/2015	503	391000	396.4	100%	986
16	99	168	9/8/2015	1177	676000	1038	99%	651
56	2015	4561	9/10/2015	2885	500000	480	100%	1042

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
5	CC	62	10/26/2015	1883	1568160	1410	99%	1112
16	99	315	12/1/2015	535	6400000	7535.73	98%	849
56	2015	5936	12/2/2015	2753	368000	320	84%	1150
46	15	97	12/2/2015	1439	3286334	3293.6	100%	998
46	15	110	12/2/2015	1439	215600	133	100%	1621
46	15	116	1/4/2016	1617	1665000	2080	96%	800
16	99	388	1/4/2016	1059	6588000	7318	100%	900
16	99	385	1/4/2016	1059	2900691	3221.99	100%	900
16	99	382	1/4/2016	1163	2946357	3193.73	100%	923
5	CC	76	1/14/2016	1461	1795560	2354.08	98%	763
9	71	408	2/9/2016	1041	4756000	4609.44	94%	1032
16	99	437	2/10/2016	1323	1100000	1240.8	98%	887
16	99	439	2/10/2016	1323	1105000	1160	100%	953
9	71	419	2/23/2016	907	5807772	8044.48	96%	722
9	71	422	2/23/2016	1035	2040700	2658.64	98%	768
9	71	445	3/2/2016	503	29000	40.12	100%	723
9	71	437	3/3/2016	905	1345000	1852.95	99%	726
16	99	494	3/24/2016	793	372000	652.46	83%	570
86	25	578	3/30/2016	1891	512000	640	100%	800
86	25	577	3/30/2016	1891	1024000	1276	100%	803
86	25	579	3/30/2016	1891	512000	640	100%	800
16	99	509	3/31/2016	143	1350000	1542.79	90%	875
57	20	75	4/4/2016	2015	528342	640.65	100%	825
86	25	580	4/4/2016	1885	923658	1120	100%	825
9	71	467	4/15/2016	905	1839000	2414.79	92%	762
9	71	469	4/15/2016	1039	336000	486.33	99%	691
5	CC	86	4/28/2016	1737	250000	293	94%	853
46	15	140	4/28/2016	1615	848829	1305.89	100%	650
9	71	482	4/29/2016	1037	2000000	2396.98	94%	834
56	2016	1980	4/29/2016	3047	212000	186.05	100%	1139
21	16	2543	5/2/2016	2019	1926743	2568	100%	750
21	16	2558	5/2/2016	2019	1864455	2022.41	100%	922
16	100	27	5/4/2016	147	374000	440	100%	850
16	100	40	5/12/2016	147	1157500	1347.79	100%	859
57	20	93-94	5/20/2016	2015	537400	624.08	100%	861
9	71	589	5/24/2016	1309	422500	649.59	93%	650
51	2016	676	5/27/2016	2559	248000	310.96	100%	798
60	17	240	6/7/2016	2475	156636	164.88	100%	950
56	2016	2827	6/10/2016	2583	593000	620.29	100%	956
46	15	154	6/17/2016	1617	1100000	1836	100%	599
9	71	534	6/21/2016	907	164500	193.7	100%	849
16	100	142	7/18/2016	147	557855	652.3	100%	855
16	100	148	7/21/2016	145	596178	710.55	100%	839
16	100	164	7/27/2016	153	190850	190.85	100%	1000
3	7	1000	8/16/2016	2277	370533	633.85	100%	585

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
86	25	615	8/26/2016	1893	1081470	1081.47	100%	1000
3	8	1+	9/22/2016	2479	347105	631.1	100%	550
3	8	6+	9/27/2016	2195	600000	954.98	100%	628
3	8	9	11/7/2016		2130025	3438.71	100	605
16	100	300	11/9/2016	35	124000	158	97%	785
16	100	314	11/16/2016	879	5923077	9178	100%	645
16	100	320	11/18/2016	1063	5076923	7920.4	100%	641
16	100	318	11/18/2016	1065	68000	80	100%	850
60	17	281	12/1/2016	2473	608000	640	96%	950
60	17	280	12/1/2016	2281	912000	960	100%	950
57	20	154	1/5/2017	2171	1650000	2390.58	100%	690
56	2017	377	1/24/2017	2573	828256	1271.63	97%	651
56	2017	370	1/24/2017	2767	1921750	3063.88	99%	627
56	2017	389	1/24/2017	2767	416000	640	100%	650
56	2017	373	1/24/2017	2767	5605750	8941.78	100%	627
56	2017	406	1/24/2017	2765	896012	1427.78	100%	628
16	100	439	1/27/2017	1071	882993	1276.7	100%	692
46	15	254	1/27/2017	1895	320000	320	100%	1000
60	17	302	1/27/2017	2179	96000	160	100%	600
60	17	326	3/21/2017	2177	423000	466.88	100%	906



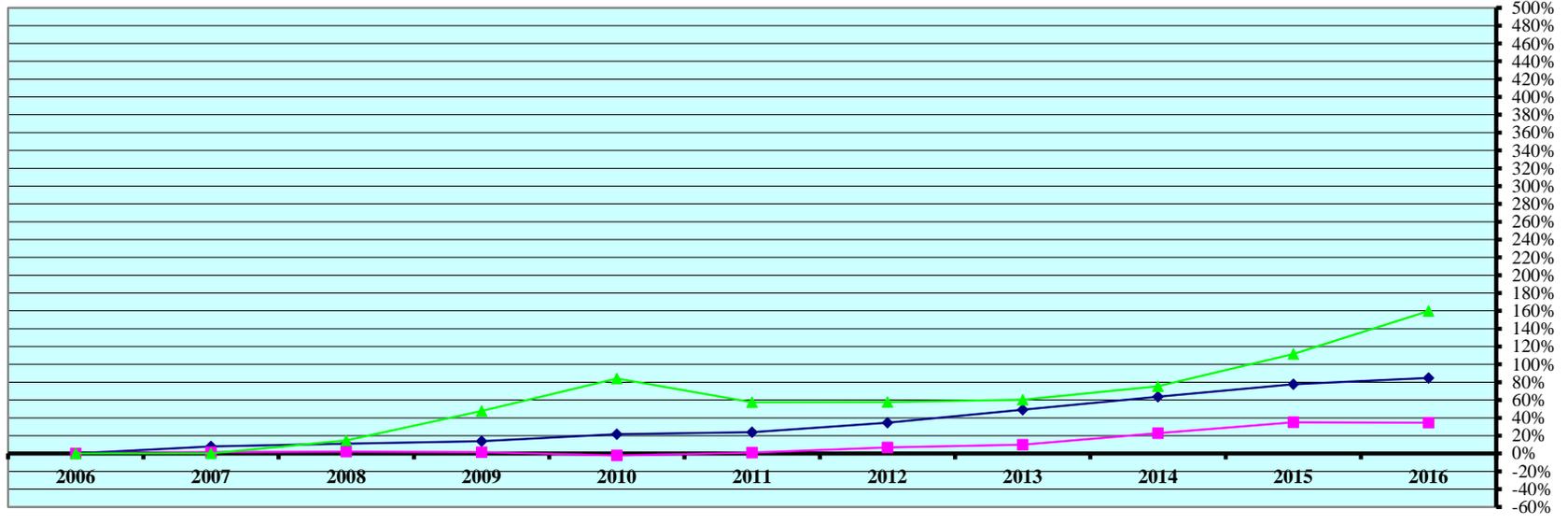
**Legend**

- 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

# Thomas 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	8,006,298	--	--	--	2,774,014	--	--	--	62,079,834	--	--	--
2007	8,638,779	632,481	7.90%	7.90%	2,810,979	36,965	1.33%	1.33%	62,082,559	2,725	0.00%	0.00%
2008	8,876,717	237,938	2.75%	10.87%	2,828,831	17,852	0.64%	1.98%	71,152,138	9,069,579	14.61%	14.61%
2009	9,101,550	224,833	2.53%	13.68%	2,811,642	-17,189	-0.61%	1.36%	91,659,399	20,507,261	28.82%	47.65%
2010	9,737,292	635,742	6.98%	21.62%	2,710,661	-100,981	-3.59%	-2.28%	114,284,692	22,625,293	24.68%	84.09%
2011	9,921,006	183,714	1.89%	23.92%	2,801,290	90,629	3.34%	0.98%	97,714,885	-16,569,807	-14.50%	57.40%
2012	10,768,753	847,747	8.54%	34.50%	2,959,376	158,086	5.64%	6.68%	97,938,028	223,143	0.23%	57.76%
2013	11,936,956	1,168,203	10.85%	49.09%	3,048,210	88,834	3.00%	9.88%	99,569,178	1,631,150	1.67%	60.39%
2014	13,110,899	1,173,943	9.83%	63.76%	3,404,317	356,107	11.68%	22.72%	108,920,243	9,351,065	9.39%	75.45%
2015	14,216,734	1,105,835	8.43%	77.57%	3,744,628	340,311	10.00%	34.99%	131,285,700	22,365,457	20.53%	111.48%
2016	14,794,277	577,543	4.06%	84.78%	3,734,912	-9,716	-0.26%	34.64%	161,293,157	30,007,457	22.86%	159.82%

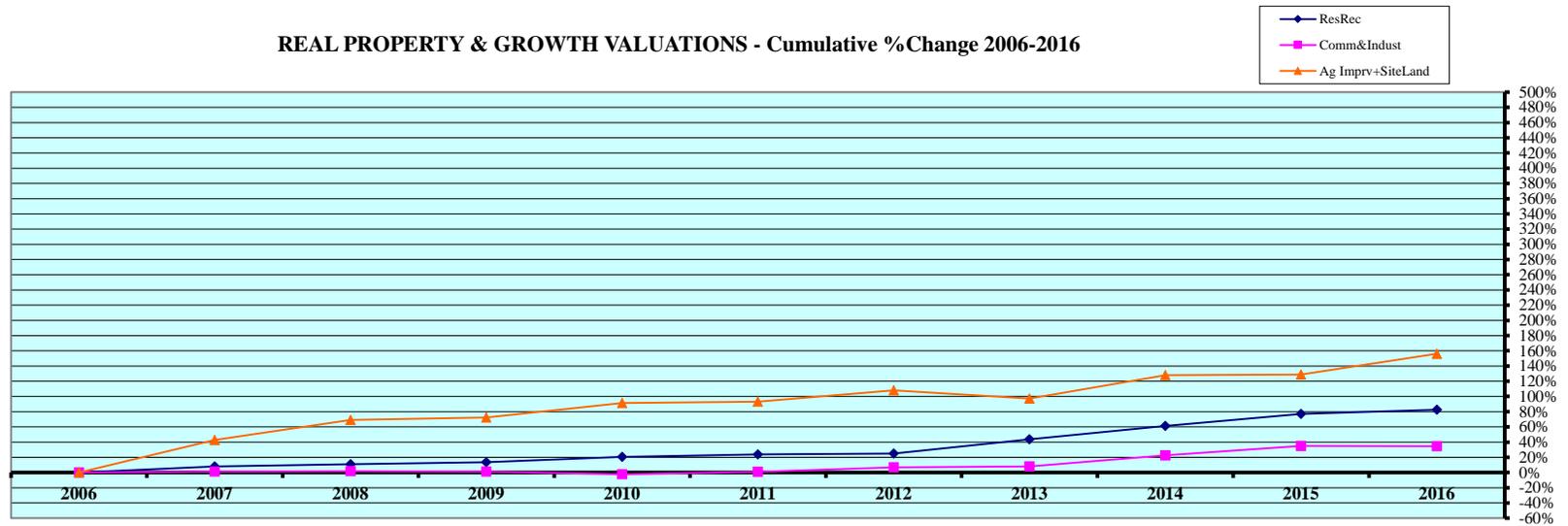
Rate Annual %chg: Residential & Recreational **6.33%** Commercial & Industrial **3.02%** Agricultural Land **10.02%**

Cnty# **86**  
County **THOMAS**

CHART 1 EXHIBIT 86B 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	8,006,298	155,730	1.95%	7,850,568	--	--	2,774,014	0	0.00%	2,774,014	--	--	
2007	8,638,779	0	0.00%	8,638,779	7.90%	7.90%	2,810,979	0	0.00%	2,810,979	1.33%	1.33%	
2008	8,876,717	0	0.00%	8,876,717	2.75%	10.87%	2,828,831	0	0.00%	2,828,831	0.64%	1.98%	
2009	9,101,550	0	0.00%	9,101,550	2.53%	13.68%	2,811,642	0	0.00%	2,811,642	-0.61%	1.36%	
2010	9,737,292	78,570	0.81%	9,658,722	6.12%	20.64%	2,710,661	0	0.00%	2,710,661	-3.59%	-2.28%	
2011	9,921,006	0	0.00%	9,921,006	1.89%	23.92%	2,801,290	0	0.00%	2,801,290	3.34%	0.98%	
2012	10,768,753	756,935	7.03%	10,011,818	0.92%	25.05%	2,959,376	0	0.00%	2,959,376	5.64%	6.68%	
2013	11,936,956	428,280	3.59%	11,508,676	6.87%	43.75%	3,048,210	52,800	1.73%	2,995,410	1.22%	7.98%	
2014	13,110,899	193,325	1.47%	12,917,574	8.21%	61.34%	3,404,317	0	0.00%	3,404,317	11.68%	22.72%	
2015	14,216,734	51,260	0.36%	14,165,474	8.04%	76.93%	3,744,628	0	0.00%	3,744,628	10.00%	34.99%	
2016	14,794,277	178,660	1.21%	14,615,617	2.81%	82.55%	3,734,912	0	0.00%	3,734,912	-0.26%	34.64%	
Rate Ann%chg	<b>6.33%</b>						<b>4.80%</b>	<b>3.02%</b>			C & I w/o growth	<b>2.94%</b>	

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	4,904,409	1,783,892	6,688,301	150,210	2.25%	6,538,091	--	--
2007	8,072,716	2,944,200	11,016,916	1,471,020	13.35%	9,545,896	42.73%	42.73%
2008	8,263,866	3,048,113	11,311,979	0	0.00%	11,311,979	2.68%	69.13%
2009	8,401,323	3,123,885	11,525,208	0	0.00%	11,525,208	1.88%	72.32%
2010	9,832,023	3,186,122	13,018,145	213,570	1.64%	12,804,575	11.10%	91.45%
2011	9,768,843	3,152,861	12,921,704	0	0.00%	12,921,704	-0.74%	93.20%
2012	10,665,910	3,409,298	14,075,208	168,400	1.20%	13,906,808	7.62%	107.93%
2013	10,254,677	3,333,150	13,587,827	407,626	3.00%	13,180,201	-6.36%	97.06%
2014	12,639,235	3,003,480	15,642,715	399,685	2.56%	15,243,030	12.18%	127.91%
2015	13,600,915	3,204,985	16,805,900	1,496,665	8.91%	15,309,235	-2.13%	128.90%
2016	14,245,140	3,228,955	17,474,095	343,725	1.97%	17,130,370	1.93%	156.12%
Rate Ann%chg	<b>11.25%</b>	<b>6.11%</b>	<b>10.08%</b>			Ag Imprv+Site w/o growth	<b>7.09%</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.

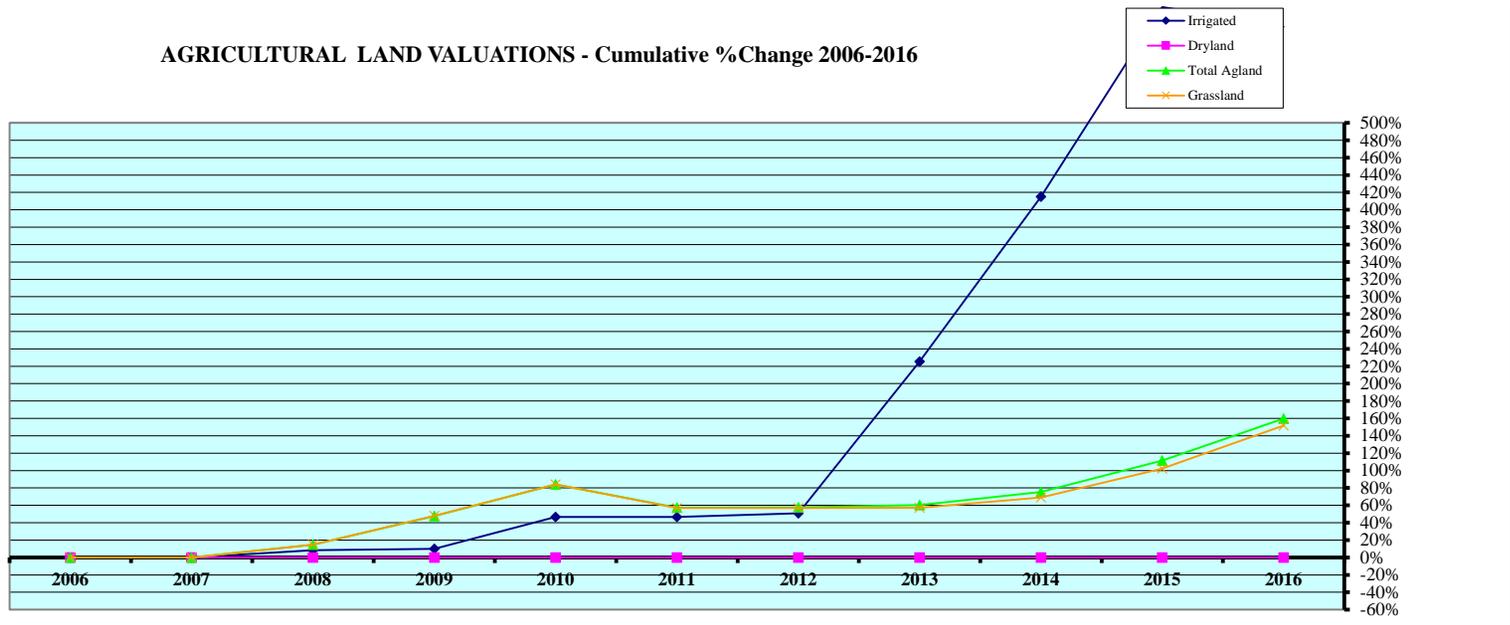
Sources:  
Value; 2006 - 2016 CTL  
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 86  
County THOMAS

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	1,038,038	--	--	--	0	--	--	--	60,997,151	--	--	--
2007	1,038,038	0	0.00%	0.00%	0	0	0.00%	0.00%	60,994,811	-2,340	0.00%	0.00%
2008	1,125,846	87,808	8.46%	8.46%	0	0	0.00%	8.46%	69,976,552	8,981,741	14.73%	14.72%
2009	1,142,457	16,611	1.48%	10.06%	0	0	0.00%	10.06%	90,189,867	20,213,315	28.89%	47.86%
2010	1,522,148	379,691	33.23%	46.64%	0	0	0.00%	46.64%	112,293,654	22,103,787	24.51%	84.10%
2011	1,522,148	0	0.00%	46.64%	0	0	0.00%	46.64%	95,725,213	-16,568,441	-14.75%	56.93%
2012	1,566,174	44,026	2.89%	50.88%	0	0	0.00%	50.88%	95,743,297	18,084	0.02%	56.96%
2013	3,377,480	1,811,306	115.65%	225.37%	0	0	0.00%	225.37%	95,800,430	57,133	0.06%	57.06%
2014	5,346,105	1,968,625	58.29%	415.02%	0	0	0.00%	415.02%	103,094,551	7,294,121	7.61%	69.02%
2015	7,611,387	2,265,282	42.37%	633.25%	0	0	0.00%	633.25%	123,346,062	20,251,511	19.64%	102.22%
2016	7,376,544	-234,843	-3.09%	610.62%	0	0	0.00%	610.62%	153,601,032	30,254,970	24.53%	151.82%

Rate Ann.%chg: Irrigated  Dryland  Grassland

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	30,705	--	--	--	13,940	--	--	--	62,079,834	--	--	--
2007	30,705	0	0.00%	0.00%	19,005	5,065	36.33%	36.33%	62,082,559	2,725	0.00%	0.00%
2008	30,735	30	0.10%	0.10%	19,005	0	0.00%	36.33%	71,152,138	9,069,579	14.61%	14.61%
2009	307,350	276,615	900.00%	900.98%	19,725	720	3.79%	41.50%	91,659,399	20,507,261	28.82%	47.65%
2010	319,245	11,895	3.87%	939.72%	149,645	129,920	658.66%	973.49%	114,284,692	22,625,293	24.68%	84.09%
2011	312,750	-6,495	-2.03%	918.56%	154,774	5,129	3.43%	1010.29%	97,714,885	-16,569,807	-14.50%	57.40%
2012	314,755	2,005	0.64%	925.09%	313,802	159,028	102.75%	2151.09%	97,938,028	223,143	0.23%	57.76%
2013	315,138	383	0.12%	926.34%	76,130	-237,672	-75.74%	446.13%	99,569,178	1,631,150	1.67%	60.39%
2014	315,581	443	0.14%	927.78%	164,006	87,876	115.43%	1076.51%	108,920,243	9,351,065	9.39%	75.45%
2015	315,581	0	0.00%	927.78%	12,670	-151,336	-92.27%	-9.11%	131,285,700	22,365,457	20.53%	111.48%
2016	315,581	0	0.00%	927.78%	0	-12,670	-100.00%	-100.00%	161,293,157	30,007,457	22.86%	159.82%

Cnty#   
County

Rate Ann.%chg: Total Agric Land

**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	1,038,038	3,049	340			0	0				61,036,261	368,803	165		
2007	1,038,038	3,049	340	0.00%	0.00%	0	0				60,993,887	368,551	165	0.00%	0.00%
2008	1,123,477	3,384	332	-2.47%	-2.47%	0	0				70,002,638	368,384	190	14.82%	14.82%
2009	1,142,457	3,485	328	-1.27%	-3.71%	0	0				90,195,012	368,143	245	28.93%	48.04%
2010	1,592,988	3,485	457	39.44%	34.26%	0	0				112,247,633	368,025	305	24.49%	84.29%
2011	1,522,148	3,324	458	0.18%	34.50%	0	0				95,725,327	368,174	260	-14.75%	57.10%
2012	1,549,271	3,324	466	1.78%	36.90%	0	0				95,724,502	368,171	260	0.00%	57.10%
2013	3,377,480	3,377	1,000	114.58%	193.77%	0	0				95,767,833	368,338	260	0.00%	57.10%
2014	5,346,105	3,624	1,475	47.50%	333.31%	0	0				103,094,551	368,195	280	7.69%	69.19%
2015	7,611,387	3,624	2,100	42.37%	516.91%	0	0				123,345,301	368,195	335	19.64%	102.42%
2016	7,376,544	3,513	2,100	0.00%	516.91%	0	0				153,600,616	368,347	417	24.48%	151.97%

Rate Annual %chg Average Value/Acre: 19.96%

9.68%

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	30,735	2,049	15			0	0				62,105,034	373,901	166		
2007	30,705	2,047	15	0.00%	0.00%	0	0				62,062,630	373,648	166	0.00%	0.00%
2008	30,735	2,049	15	0.00%	0.00%	0	0				71,156,850	373,817	190	14.60%	14.60%
2009	307,350	2,049	150	900.00%	900.00%	0	0				91,644,819	373,677	245	28.84%	47.65%
2010	319,245	2,088	153	1.93%	919.30%	0	0				114,159,866	373,598	306	24.59%	83.97%
2011	312,750	2,085	150	-1.89%	900.00%	0	0				97,560,225	373,584	261	-14.54%	57.22%
2012	312,750	2,085	150	0.00%	900.00%	0	0				97,586,523	373,581	261	0.03%	57.27%
2013	314,755	2,098	150	0.00%	900.00%	0	0				99,460,068	373,814	266	1.86%	60.19%
2014	315,581	2,104	150	0.00%	900.01%	0	0				108,756,237	373,923	291	9.31%	75.11%
2015	315,581	2,104	150	0.00%	900.01%	0	0				131,272,269	373,923	351	20.70%	111.36%
2016	315,581	2,104	150	0.00%	900.01%	0	0				161,292,741	373,964	431	22.86%	159.67%

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**THOMAS**

Rate Annual %chg Average Value/Acre: 10.01%

(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
647	THOMAS	6,604,069	13,994,177	52,489,191	14,794,277	3,734,912	0	0	161,293,157	14,245,140	3,228,955	1,520	270,385,398
cnty sectorvalue % of total value:		2.44%	5.18%	19.41%	5.47%	1.38%			59.65%	5.27%	1.19%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
76	HALSEY	50,924	321,873	1,036,902	1,893,726	255,089	0	0	0	0	0	0	3,558,514
11.75%	%sector of county sector	0.77%	2.30%	1.98%	12.80%	6.83%							1.32%
	%sector of municipality	1.43%	9.05%	29.14%	53.22%	7.17%							100.00%
188	THEDFORD	376,308	388,813	1,180,730	5,018,820	821,143	0	0	0	0	0	0	7,785,814
29.06%	%sector of county sector	5.70%	2.78%	2.25%	33.92%	21.99%							2.88%
	%sector of municipality	4.83%	4.99%	15.17%	64.46%	10.55%							100.00%
264	Total Municipalities	427,232	710,686	2,217,632	6,912,546	1,076,232	0	0	0	0	0	0	11,344,328
40.80%	%all municip.sect of cnty	6.47%	5.08%	4.22%	46.72%	28.82%							4.20%

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
86	THOMAS

CHART 5

EXHIBIT

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<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 1,698</b>	<b>Value : 216,226,013</b>	<b>Growth 390,235</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>	46	148,020	0	0	116	341,096	162	489,116	
<b>02. Res Improve Land</b>	173	479,155	0	0	125	920,830	298	1,399,985	
<b>03. Res Improvements</b>	176	6,309,720	0	0	136	6,907,610	312	13,217,330	
<b>04. Res Total</b>	222	6,936,895	0	0	252	8,169,536	474	15,106,431	34,060
<b>% of Res Total</b>	46.84	45.92	0.00	0.00	53.16	54.08	27.92	6.99	8.73
<b>05. Com UnImp Land</b>	2	3,898	0	0	11	203,917	13	207,815	
<b>06. Com Improve Land</b>	30	60,599	0	0	18	179,393	48	239,992	
<b>07. Com Improvements</b>	30	1,013,375	0	0	21	2,501,705	51	3,515,080	
<b>08. Com Total</b>	32	1,077,872	0	0	32	2,885,015	64	3,962,887	49,850
<b>% of Com Total</b>	50.00	27.20	0.00	0.00	50.00	72.80	3.77	1.83	12.77
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	222	6,936,895	0	0	252	8,169,536	474	15,106,431	34,060
<b>% of Res &amp; Rec Total</b>	46.84	45.92	0.00	0.00	53.16	54.08	27.92	6.99	8.73
<b>Com &amp; Ind Total</b>	32	1,077,872	0	0	32	2,885,015	64	3,962,887	49,850
<b>% of Com &amp; Ind Total</b>	50.00	27.20	0.00	0.00	50.00	72.80	3.77	1.83	12.77
<b>17. Taxable Total</b>	254	8,014,767	0	0	284	11,054,551	538	19,069,318	83,910
<b>% of Taxable Total</b>	47.21	42.03	0.00	0.00	52.79	57.97	31.68	8.82	21.50

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	32	1,520	32	1,520	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	32	1,520	32	1,520	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	35	0	21	56

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	990	156,567,426	990	156,567,426
28. Ag-Improved Land	0	0	0	0	133	23,643,669	133	23,643,669
29. Ag Improvements	0	0	0	0	138	16,944,080	138	16,944,080
30. Ag Total							1,128	197,155,175

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	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	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	21	21.94	241,340	21	21.94	241,340	
32. HomeSite Improv Land	92	101.82	1,120,020	92	101.82	1,120,020	
33. HomeSite Improvements	104	0.00	13,872,065	104	0.00	13,872,065	265,705
34. HomeSite Total				<b>125</b>	<b>123.76</b>	<b>15,233,425</b>	
35. FarmSite UnImp Land	12	15.27	15,270	12	15.27	15,270	
36. FarmSite Improv Land	92	192.92	192,920	92	192.92	192,920	
37. FarmSite Improvements	131	0.00	3,072,015	131	0.00	3,072,015	40,620
38. FarmSite Total				<b>143</b>	<b>208.19</b>	<b>3,280,205</b>	
39. Road & Ditches	371	1,435.30	0	371	1,435.30	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>268</b>	<b>1,767.25</b>	<b>18,513,630</b>	<b>306,325</b>

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	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	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	65.79	1.98%	138,159	1.98%	2,100.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	65.74	1.98%	138,054	1.98%	2,100.00
50. 3A	965.69	29.05%	2,027,949	29.05%	2,100.00
51. 4A1	1,164.53	35.03%	2,445,513	35.03%	2,100.00
52. 4A	1,063.04	31.97%	2,232,384	31.97%	2,100.00
<b>53. Total</b>	<b>3,324.79</b>	<b>100.00%</b>	<b>6,982,059</b>	<b>100.00%</b>	<b>2,100.00</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
<b>62. Total</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	121.07	0.03%	56,298	0.03%	465.00
66. 2G	18.67	0.01%	8,682	0.01%	465.02
67. 3G1	1,314.74	0.36%	611,352	0.36%	465.00
68. 3G	7,296.97	1.98%	3,393,086	1.98%	465.00
69. 4G1	12,152.39	3.30%	5,650,873	3.30%	465.00
70. 4G	347,598.39	94.33%	161,633,311	94.33%	465.00
<b>71. Total</b>	<b>368,502.23</b>	<b>100.00%</b>	<b>171,353,602</b>	<b>100.00%</b>	<b>465.00</b>
<b>Irrigated Total</b>	<b>3,324.79</b>	<b>0.89%</b>	<b>6,982,059</b>	<b>3.91%</b>	<b>2,100.00</b>
<b>Dry Total</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Grass Total</b>	<b>368,502.23</b>	<b>98.57%</b>	<b>171,353,602</b>	<b>95.92%</b>	<b>465.00</b>
72. Waste	2,038.76	0.55%	305,884	0.17%	150.03
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>373,865.78</b>	<b>100.00%</b>	<b>178,641,545</b>	<b>100.00%</b>	<b>477.82</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	3,324.79	6,982,059	3,324.79	6,982,059
<b>77. Dry Land</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>78. Grass</b>	0.00	0	0.00	0	368,502.23	171,353,602	368,502.23	171,353,602
<b>79. Waste</b>	0.00	0	0.00	0	2,038.76	305,884	2,038.76	305,884
<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>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>373,865.78</b>	<b>178,641,545</b>	<b>373,865.78</b>	<b>178,641,545</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	3,324.79	0.89%	6,982,059	3.91%	2,100.00
<b>Dry Land</b>	0.00	0.00%	0	0.00%	0.00
<b>Grass</b>	368,502.23	98.57%	171,353,602	95.92%	465.00
<b>Waste</b>	2,038.76	0.55%	305,884	0.17%	150.03
<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>373,865.78</b>	<b>100.00%</b>	<b>178,641,545</b>	<b>100.00%</b>	<b>477.82</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 Halsey	18	66,266	47	144,289	48	1,563,395	66	1,773,950	0
83.2 Rural	116	341,096	126	923,303	137	6,967,140	253	8,231,539	34,060
83.3 Thedford	28	81,754	125	332,393	127	4,686,795	155	5,100,942	0
84 Residential Total	162	489,116	298	1,399,985	312	13,217,330	474	15,106,431	34,060

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Halsey	1	1,943	7	16,421	7	236,725	8	255,089	0
85.2	Rural	11	203,917	18	179,393	21	2,501,705	32	2,885,015	49,850
85.3	Thedford	1	1,955	23	44,178	23	776,650	24	822,783	0
86	Commercial Total	13	207,815	48	239,992	51	3,515,080	64	3,962,887	49,850

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	121.07	0.03%	56,298	0.03%	465.00
90. 2G	18.67	0.01%	8,682	0.01%	465.02
91. 3G1	1,314.74	0.36%	611,352	0.36%	465.00
92. 3G	7,296.97	1.98%	3,393,086	1.98%	465.00
93. 4G1	12,152.39	3.30%	5,650,873	3.30%	465.00
94. 4G	347,598.39	94.33%	161,633,311	94.33%	465.00
95. Total	368,502.23	100.00%	171,353,602	100.00%	465.00
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	368,502.23	100.00%	171,353,602	100.00%	465.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	368,502.23	100.00%	171,353,602	100.00%	465.00

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

86 Thomas

	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	14,794,277	15,106,431	312,154	2.11%	34,060	1.88%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	14,245,140	15,233,425	988,285	6.94%	265,705	5.07%
<b>04. Total Residential (sum lines 1-3)</b>	<b>29,039,417</b>	<b>30,339,856</b>	<b>1,300,439</b>	<b>4.48%</b>	<b>299,765</b>	<b>3.45%</b>
05. Commercial	3,734,912	3,962,887	227,975	6.10%	49,850	4.77%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>3,734,912</b>	<b>3,962,887</b>	<b>227,975</b>	<b>6.10%</b>	<b>49,850</b>	<b>4.77%</b>
08. Ag-Farmsite Land, Outbuildings	3,228,955	3,280,205	51,250	1.59%	40,620	0.33%
09. Minerals	1,520	1,520	0	0.00	0	0.00%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>3,230,475</b>	<b>3,281,725</b>	<b>51,250</b>	<b>1.59%</b>	<b>40,620</b>	<b>0.33%</b>
12. Irrigated	7,376,544	6,982,059	-394,485	-5.35%		
13. Dryland	0	0	0			
14. Grassland	153,601,032	171,353,602	17,752,570	11.56%		
15. Wasteland	315,581	305,884	-9,697	-3.07%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>161,293,157</b>	<b>178,641,545</b>	<b>17,348,388</b>	<b>10.76%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>197,297,961</b>	<b>216,226,013</b>	<b>18,928,052</b>	<b>9.59%</b>	<b>390,235</b>	<b>9.40%</b>

## 2017 Assessment Survey for Thomas County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	2
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$45,450
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$26,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Not applicable.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$ 12,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$ 750
<b>12.</b>	<b>Other miscellaneous funds:</b>
	N/A
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$12,220.21

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	No
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Not applicable.
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://www.thomas.assessor.gisworkshop.com">www.thomas.assessor.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Except for the villages.
3.	<b>What municipalities in the county are zoned?</b>
	None
4.	<b>When was zoning implemented?</b>
	2001

### D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	Tax Valuation, Inc
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop
<b>3.</b>	<b>Other services:</b>
	MIPS

### E. Appraisal /Listing Services

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, Tax Valuation, Inc
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Qualified and credentialed individuals
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes, Tax Valuation Inc
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	the appraiser provides data and recommendations of value, but the assessor has the ultimate say in the determination of value.

## 2017 Residential Assessment Survey for Thomas County

<b>1.</b>	<b>Valuation data collection done by:</b>																							
	Contract Appraisers																							
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Theford is the central business area for the county and has access to highways 2 and 83. Rural Residential and Seneca.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Halsey (abuts the forest, highway 2 and some business).</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings- structures on rural parcels throughout the county</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Theford is the central business area for the county and has access to highways 2 and 83. Rural Residential and Seneca.	2	Halsey (abuts the forest, highway 2 and some business).	AG	Outbuildings- structures on rural parcels throughout the county												
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																							
1	Theford is the central business area for the county and has access to highways 2 and 83. Rural Residential and Seneca.																							
2	Halsey (abuts the forest, highway 2 and some business).																							
AG	Outbuildings- structures on rural parcels throughout the county																							
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																							
	The cost approach is the primary method with sales being utilized in the development of the depreciation. It is difficult to build models for the other two approaches with limited sales and income data.																							
<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 depreciation based on local market information.																							
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																							
	Yes																							
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																							
	A per square foot cost has been developed.																							
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																							
	N/A																							
<b>8.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">NA</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2011</td> </tr> </tbody> </table>				<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	2017	2016	2015	2015-2016	2	2016	2015	2015	2015	AG	2012	NA	2013	2011
<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	2017	2016	2015	2015-2016																				
2	2016	2015	2015	2015																				
AG	2012	NA	2013	2011																				
	The villages of Theford, Seneca, and Halsey were reviewed for the 2016 assessment year. Rural Residential was reviewed the 2017 assessment year. Outbuildings are on a Flat value table that was developed in 2012.																							

## 2017 Commercial Assessment Survey for Thomas County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	contracted appraiser			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	1	All commercial within Thomas County.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	The cost approach is the primary method with sales being utilized in the development of the depreciation. It is difficult to build models for the other two approaches with limited sales and income data.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	A credentialed appraiser is hired to assist in the valuation process.			
<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>			
	Local market information is used in developing depreciation.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	Not applicable.			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	From the market a square foot method has been developed.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2015	2014	2014
				2015

## 2017 Agricultural Assessment Survey for Thomas County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	contract appraisers							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Thomas County is homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Thomas County is homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.	2017	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Thomas County is homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.	2017						
	The county working to convert to GIS acres and completed the soil conversion for the 2017 assessment year							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Not applicable.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	This area is primarily ranch land. Small acreages that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. As of this interview non-agricultural influences have not been identified that would cause a parcel to be considered recreational.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>							
	Yes							
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	Currently the market is not recognizing a non-agricultural influence.							

# THOMAS COUNTY, NEBRASKA

## 2016 PLAN OF ASSESSMENT

June 15, 2016

### **Plan of Assessment Requirements:**

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15<sup>th</sup> of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31<sup>st</sup> of each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31<sup>st</sup> of each year.

### **Real Property Assessment Requirements:**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution 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. One hundred (100) percent of actual value for all classes of real property excluding agricultural and horticultural land;
2. Seventy-five (75) percent of actual value for agricultural land and horticultural land; and
3. Seventy-five (75) percent of special value as defined in §77-1343 and at its actual value when the land is disqualified for special valuation under §77-1347 for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344.  
Neb. Rev. Stat. §77-201 (R.S. Supp. 2006)

## General Description of Real Property in Thomas County:

Per the 2016 County Abstract, Thomas County consists of the following real property types:

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Value	Improvement Value
Residential/Rec	435	25%	14,876,617	8%	1,900,682	12,975,935
Commercial/Ind	63	4%	3,735,312	2%	281,202	3,454,110
Agricultural	1166	71%	178,779,381	90%	162,882,451	15,896,930
Total	1664	100%	197,391,310	100%	165,064,335	32,326,975

Agricultural land is the predominant property type in Thomas County, with the majority consisting of grassland, primarily used for cow/calf operations.

### Agricultural Land – Taxable Acres

Irrigated	-	3,512.64
Grass	-	373,963.64
Waste	-	2,103.86

### Agricultural Land – Forest Acres (Exempt-Not in Computer System)

US Forest	-	78,639
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Additional information is contained in the 2016 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2016.

## Current Resources:

### Staff/Budget/Training

Due to the population of the county, the Thomas County Clerk is required to be an ex-officio County official, who must also hold the office of Assessor, Register of Deeds, Clerk of District Court and Election Commissioner. A valid Nebraska Assessor's Certificate is required in order to file for or assume the position of County Clerk. A full time office assistant is also on staff in the Ex-Officio Clerk's office. The county contracts with an independent appraiser, as needed, for appraisal maintenance. Two additional part time staff has been hired for physical reviews of the real property in Thomas County.

The proposed budget for the assessment portion of the clerk's budget for FY 2016-2017 is \$45,450.

The assessor believes continuing education is vital to maintaining proper assessment action. The assessor attends as many monthly district meetings as possible, as well as workshops offered by

the Nebraska Association of County Officials, the Property Assessment Division of the Department of Revenue and the International Association of Assessing Officers.

### Record Maintenance

Thomas County's cadastral maps have not been consistently maintained since the mid 1990's. The county board has recognized the need for consistent maintenance of the records and approved the development of a web based GIS system through GIS Workshop. Development began in June 2007 and was completed the spring of 2011. All maintenance to the GIS data for 2016/2017 and hosting of the GIS on the Internet will be handled by GIS Workshop. New property record cards were created for each parcel of real property in 2013. Each property record card is filed by legal description and contains up-to-date listings, photographs and sketches for those properties that have improvements. All rural parcels will have new soil data sheets added to the property record card.

Thomas County upgraded their software to PC Administration offered by MIPS for assessment and CAMA (computer assisted mass appraisal) administration. Upon completion of development of the GIS system, this office will have the ability to maintain all records electronically and make them available via the Internet at <http://thomas.assessor.gisworkshop.com>.

### Assessment Procedures:

#### Discover/List/Inventory Property

The assessor also serves as register of deeds and zoning administrator, which is an aid in the process of property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local NRCS, and NRD offices is also useful in tracking land usage.

#### Sales Review

The Assessor considers all sales to be arm's length, unless through the verification process, it is proven to be otherwise. Along with personal knowledge, the sales are verified with the buyer and seller. Most of the verification is done by personal contact or through a questionnaire mailed out to each the buyer and seller with a self-addressed stamped envelope for return to the Assessor's office.

Thomas County processes less than one-hundred Real Estate Transfer Form 521's annually. These are filed on a timely basis with the Department of Assessment & Taxation. Standards of sales review from the International Association of Assessing Officers, Standard of Ratio Studies, 1999, are adhered to.

## Data Collection

Thomas County will implement procedures to complete a physical routine inspection of all properties on a six-year cycle.

## Ratio Studies

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process.

## Value Approaches

**Market Approach:** The market approach is used on all classes of property to obtain market value for each parcel of property. Sales comparison is the most common way to determine market value on similar properties.

**Cost Approach:** The cost approach is primarily used in the valuation process of residential and commercial properties. Marshall/Swift costing dated December 2012 is used on Residential properties to arrive at Replacement Cost New (RCN). Marshall/Swift costing dated July 2014 is used on Commercial properties to arrive at Replacement Cost New (RCN). A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value. A depreciation study completed in 2016 by the county's assessor for residential, rural residential and commercial revaluation was used for the current year market values.

**Income Approach:** The income approach is primarily used in the valuation of commercial properties. Collection and analysis of income and expense data was completed in 2006 by the county's contracted appraiser.

Land valuation studies will be performed on an annual basis. A three-year study of arms-length transactions will be used to obtain current market values.

## Reconciliation of Value

A reconciliation of the three approaches to value (if applicable) will be completed and documented.

## Sales Ratio Review

Upon completion of assessment actions, sales ratio studies are reviewed to determine if the statistics are within the guidelines set forth by the state.

## Notices

Change of value notices are sent to the property owner of record no later than June 1<sup>st</sup> of each year as required by §77-1315. Prior to notices being sent, an article is published in the paper to keep taxpayers informed of the process.

### **Level of Value, Quality and Uniformity for assessment year 2015:**

Property Class	Ratio (Level of Value)	*COD	*PRD
Residential	96.00	11.43	96.45
Commercial	100.00	3.83	102.32
Agricultural	71.00	26.61	109.56

(\*Co-efficient of dispersion and price-related differential)

For more information regarding statistical measures, see 2015 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2016.

### **Assessment Actions Planned for Assessment Year 2016:**

**Residential:** The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Commercial:** The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Agricultural:** A physical inspection of the improved acreages and rural residential parcels will be conducted. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA

offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review.

New soils types will be completed using the GIS system.

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

**Residential:** The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Commercial:** The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Agricultural:** A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies.

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

**Residential:** The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Commercial:** The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Agricultural:** A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies.

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

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 20 applications annually.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; prepare and send applications to Department of Revenue no later than August 1 annually. This office receives approximately 40 applications annually.

Homestead Exemption Tax Loss Report: Compile tax loss due to Homestead Exemptions and report no later than November 30 annually.

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives approximately 100 personal property schedules annually.

Form 45 County Abstract of Assessment for Real Property and Assessed Value Update: Compile all real property valuation information and report no later than March 19 annually.

Board of Educational Land and Funds Report: Compile all valuations for properties owned by BELF and report no later than March 31 annually.

Change of Value Notification: Notification sent no later than June 1 annually to all property owners whose value changed from the prior year.

Tax List Corrections: Prepare tax list corrections documents for County Board of Equalization review.

Taxable Value and Growth Certifications: Total assessments for real, personal and centrally assessed properties are reported to all political subdivisions no later than August 20 annually.

School District Taxable Value Report: Final report of taxable value for all school districts located within the county to be filed no later than August 25 annually.

Annual Inventory Statement: Report of all personal property in possession of this office to be filed with the County Board by August 31 annually.

Average Residential Value Report: Certification of the average residential value for Homestead Exemption purposes filed no later than September 1 annually.

Three Year Plan of Assessment: Assessment plan detailing the next three years that must be prepared by June 15 annually, submitted to the County Board of Equalization no later than July 31 annually and filed no later than October 31 annually.

Ag Land Trust Report: Report of all property within the county owned by trusts to be filed with the Secretary of State no later than October 1 annually.

Tax List: Certification of the tax list, for both real and personal property within the county, which must be delivered to the treasurer no later than November 22 annually.

Certificate of Taxes Levied: Final report of the total taxes to be collected by the county to be filed no later than December 1 annually.

Government Owned Properties Report: Report of taxable and exempt state or governmental political subdivision owned properties to be filed for the year 2004 and every 4<sup>th</sup> year thereafter no later than December 1 annually.

**Conclusion:**

The Thomas County Assessor makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation to attempt to assure uniform and proportionate assessments of all properties in Thomas County.

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser. However, it is a goal of this office to ultimately complete the majority of the appraisal work by the assessor and deputy, as budgetary concerns exist.

Lastly, it is a high priority that this office makes every effort to promote good public relations and keep the public apprised of the assessment practices required by law.

Respectfully submitted,

Lorissa Hartman  
Thomas County Assessor