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

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**THURSTON COUNTY**



Pete Ricketts, Governor

April 13, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Thurston 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 Thurston 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: Susan Schrieber, Thurston 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:

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

**Analysis of Assessment Practices:**

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

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

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

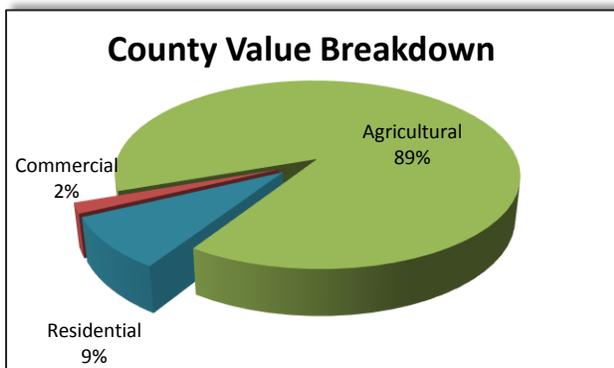
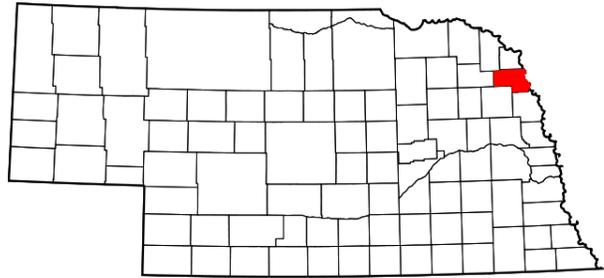
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

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

## County Overview

With a total area of 394 square miles, Thurston had 7,064 residents, per the Census Bureau Quick Facts for 2015, a 2% population increase over the 2010 US Census. In a review of the past fifty-five years, Thurston has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 62% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2010	2015	Change
PENDER	1,002	1,051	5%

The majority of the commercial properties in Thurston convene in and around the county seat of Pender. Per the latest information available from the U.S. Census Bureau, there were 124 employer establishments in Thurston. County-wide employment was at 2,831 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Thurston that has fortified the local rural area economies. Thurston is included in the Papio-Missouri River Natural Resources District (NRD). Dry land makes up the majority of the land in the

county. When compared against the top crops of the other counties in Nebraska, Thurston ranks first in oats for grain (USDA AgCensus).

# 2017 Residential Correlation for Thurston County

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## *Assessment Actions*

Thurston County completed a reappraisal of the residential class. The costing date was updated to 2013 and a depreciation analysis was completed as well to establish the 2017 assessed values of the residential class. All new construction was picked up and added to the assessment rolls.

## *Description of Analysis*

Residential parcels are valued utilizing four valuation groupings that are based on the assessor locations or towns in the county. Valuation Group 10 is comprised of three towns that are all located on the eastern side of the county.

<b>Valuation Grouping</b>	<b>Definition</b>
01	Pender
05	Emerson and Thurston
10	Rosalie, Walthill and Winnebago
30	Rural

The residential statistical profile has 64 qualified sales. Fifty percent of the sold parcels are located in valuation group 1 (Pender). Three of the valuation groups are considered within the acceptable level of value parameter. Valuation group 10 includes three small villages on the eastern side of Thurston County. Review of the sold parcels indicate that sales under \$15,000 have a large impact on the coefficient of dispersion (COD) and the price related differential (PRD). Currently the COD is 38.27 and the PRD is 143.41 with a median of 116.71. The parcels selling for under \$15,000 in this area of the county make up half of the sold parcels. The range of the sales in the small villages makes the parcels difficult to assess, especially those selling for under \$15,000. The range of sale price in valuation group 10 is from \$3,500 to \$178,200. A what-if of the parcels selling under \$15,000 indicated that Valuation Group 10 has nine sales of the 17 that are under \$15,000. Five of the parcels are in Rosalie and four are in Walthill. A substat of valuation group 10 is included with the residential statistics.

A review of the Abstract of Assessment to the Certificate of Taxes report verified the county residential class increased approximately 9.79%, and supports the efforts of the reappraisal.

## *Assessment Practice Review*

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. For the values checked that did not match the AVU, the county explained the difference. Timely submission of the Real Estate Transfer statements, Form

## 2017 Residential Correlation for Thurston County

521, were reviewed to assure the county is submitting all sales. Plans are to begin electronically submitting the transfers in January and have accomplished that goal. The result was that the Form 521s and supplemental data were submitted accurately and timely.

A review to determine if adequate samples of sales are used and the non-qualified sales are explained with proper documentation that the sale is not arm's length was completed. Thurston County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all residential sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has four valuation groups for the residential class. The review with the assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots are discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county is reviewed to determine if the six-year review and inspections are current and up to date. Thurston County meets the six-year inspection and review.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

Three of the four valuation groupings are within the acceptable level of value range. Valuation Group 10 has a median level outside the acceptable level. The sales file indicates that parcels with low dollar sales impact the statistics and move the median levels. Within valuation group 10 there are nine sales under \$15,000 and therefore skews the overall median. The following insert demonstrates the impact the low dollar sales have on the overall statistics.

SALE PRICE *							
RANGE		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>							
Less Than	5,000	3	175.14	206.51	192.32	23.61	107.38
Less Than	15,000	16	150.20	166.28	154.79	28.82	107.42
Less Than	30,000	25	131.54	143.77	124.86	33.46	115.14
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	61	95.67	109.79	93.81	28.32	117.03
Greater Than	14,999	48	91.55	97.01	91.04	18.47	105.51
Greater Than	29,999	39	91.97	95.45	91.19	17.49	104.67

The county has updated all costing and depreciation analysis for the 2017 assessment year. The statistical profile is much improved. Again, the low dollar sales significantly impact the COD and PRD.

## 2017 Residential Correlation for Thurston County

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<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	32	95.61	108.82	95.78	22.39	113.61
05	6	95.54	95.67	93.96	19.12	101.82
10	17	116.71	132.50	92.39	38.27	143.41
15	9	92.19	112.02	91.72	45.51	122.13
<u>ALL</u>						
10/01/2014 To 09/30/2016	64	96.65	114.33	94.26	32.06	121.29

### *Level of Value*

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

## 2017 Commercial Correlation for Thurston County

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### *Assessment Actions*

Thurston County completed a commercial revaluation in 2016. Since that time they hired the Tax Valuation LLC to complete a review of 24 parcels in the commercial class for 2017. The county reported no other assessment changes other than completing pickup work on new construction or altered properties for 2017.

### *Description of Analysis*

Thurston County has four valuation groupings for the commercial class, which are defined by towns within the county, as shown below.

<b>Valuation Grouping</b>	<b>Definition</b>
01	Pender
05	Emerson
10	Rosalie, Walthill, Winnebago
15	Rural

The commercial statistical profile contains nine qualified sales displayed in all valuation groups. Four of the sales are in valuation group 1 (Pender). The sample is small and unreliable. Two sales under \$5,000 significantly skew the statistics. Both of those parcels are in the village of Walthill (VG 10). Removal of sales on either end of the ratio range move the median ratio minimally, but the coefficient of dispersion (COD) and the price related differential (PRD) move significantly.

### *Assessment Practice Review*

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. For the values checked that did not match the AVU, the county explained the difference. Timely submission of the Real Estate Transfer statements, Form 521, were reviewed to assure the county is submitting all sales. Plans are to begin electronically submitting the transfers in January and have accomplished that goal. The result being the Form 521s and supplemental data were submitted accurately and timely.

A review to determine if an adequate sample of sales are used and the non-qualified sales are explained with proper documentation that the sale is not arm's-length was completed. Thurston County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all residential sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

## 2017 Commercial Correlation for Thurston County

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Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has nine valuation groups for the commercial class. The review with the assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots are discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county is reviewed to determine if the six-year inspection and review is current and up to date. Thurston County has been on schedule with the six-year inspection and review for the commercial class of property.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

The review of the current statistics concludes there is not a single valuation group that is within the acceptable level of value or an occupancy code with an adequate sample in the range. The wide spread of the COD and PRD are strongly affected by the outlier ratios and parcels selling for under \$5,000. The commercial class has had a complete revaluation and the county is current on the six-year inspection and review. There is no adjustment that would enhance the quality of assessment.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	4	79.87	78.44	54.80	35.32	143.14
05	2	64.15	64.15	27.58	62.07	232.60
10	2	377.09	377.09	291.63	45.33	129.30
15	1	102.59	102.59	102.59		100.00
<u>ALL</u>						
10/01/2013 To 09/30/2016	9	102.59	144.31	39.45	80.47	365.80

### *Level of Value*

Based on analysis of all available information, Thurston County has achieved the statutory level of value of 100% for the commercial class of real property.

# 2017 Agricultural Correlation for Thurston County

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## *Assessment Actions*

Thurston County completed a market analysis of the agricultural sales. As a result of the analysis the dryland in area two received a one percent reduction on the class three group. Irrigation and grassland values were not changed for 2017.

## *Description of Analysis*

An analysis of the sales for Thurston County determined that the sales within the county are reliable and sufficient. The sample reflects the current market conditions in the northeast portion of the state. The market is generally flat or slightly decreasing.

Thurston County is currently divided into two market areas. Market Area 1 is the western portion of the county. The counties adjoining area one are Dixon, Wayne, Cuming and they are considered comparable. Market Area 2 is the eastern portion of the county and is bordered on the north edge by Dakota County, the south by Burt County and are considered comparable. The Missouri River is the east border of the county.

Area one is 83% dryland use and area two is 85% dryland. Annually the county reviews the market information to verify the need to have the two areas. The county continues to maintain two market areas but currently the irrigated and grass values are the same in each area.

The statistical profile is within the acceptable range. Thurston County has very little irrigated and grassland, however, when the values are compared with adjoining counties they are reasonable close. The 80% majority land use (MLU) statistic in both market areas indicates that the dryland is acceptable.

## *Assessment Practice Review*

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. Timely submission of the Real Estate Transfer statements, Form 521, were reviewed to assure the county is submitting all sales. Plans are to begin electronically submitting the transfers in January and have accomplished that goal. The result being the Form 521s and supplemental data were submitted accurately and timely. Delay in the submission of the supplemental data for the sales was discussed and the county reacted with timely submissions.

The county is reviewed to determine if adequate samples of sales are used and the non-qualified sales are explained with proper documentation for a sale that is not arm's-length. Thurston County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all agricultural sales. Review of the sales file indicates good documentation and reasonable samples of qualified sales and that the county has appropriately excluded sales with non-agricultural influences.

## 2017 Agricultural Correlation for Thurston County

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Discussion was held with the county assessor to determine the market areas are sufficient to identify the economic markets in the county. The data supports the fact that two market areas for the agricultural class is adequate for the county. The process for the agricultural values are discussed to determine land use verification and improvement assessments. The county is reviewed to determine if the six-year inspection and review is current and up to date. Thurston County meets the six-year inspection and review requirement.

### *Equalization*

Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. The rural acreages though there is limited sales, measures within an acceptable level of value and would reflect that the agricultural homes are also equalized.

The county majority land use supports that the dryland class is the only use with a sufficient number of sales and supports the overall level of value. There are no statistics for the irrigated and grass, it is believed that the values are comparable to adjoining counties. In conclusion, the values in Thurston County and the quality of assessment is acceptable and reasonable.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>    Dry    </u>						
County	24	72.43	75.53	71.39	14.58	105.80
1	10	70.61	69.76	68.61	07.89	101.68
2	14	74.22	79.65	74.09	18.47	107.50
<u>    ALL    </u>						
10/01/2013 To 09/30/2016	28	71.59	74.46	70.64	13.79	105.41

### *Level of Value*

Based on the analysis of all available information, the level of value of agricultural land in Thurston County is 72%.

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

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>97</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>72</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 13th day of April, 2017.



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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2017 Commission Summary for Thurston County

### Residential Real Property - Current

Number of Sales	64	Median	96.65
Total Sales Price	\$4,223,850	Mean	114.33
Total Adj. Sales Price	\$4,227,050	Wgt. Mean	94.26
Total Assessed Value	\$3,984,245	Average Assessed Value of the Base	\$47,100
Avg. Adj. Sales Price	\$66,048	Avg. Assessed Value	\$62,254

### Confidence Interval - Current

95% Median C.I	91.11 to 109.41
95% Wgt. Mean C.I	87.91 to 100.60
95% Mean C.I	102.67 to 125.99
% of Value of the Class of all Real Property Value in the County	8.78
% of Records Sold in the Study Period	3.46
% of Value Sold in the Study Period	4.57

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	55	100	101.13
2015	61	97	97.09
2014	75	97	97.22
2013	71	97	96.99

## 2017 Commission Summary for Thurston County

### Commercial Real Property - Current

Number of Sales	9	Median	102.59
Total Sales Price	\$1,122,500	Mean	144.31
Total Adj. Sales Price	\$3,002,500	Wgt. Mean	39.45
Total Assessed Value	\$1,184,575	Average Assessed Value of the Base	\$72,312
Avg. Adj. Sales Price	\$333,611	Avg. Assessed Value	\$131,619

### Confidence Interval - Current

95% Median C.I	42.60 to 206.17
95% Wgt. Mean C.I	14.03 to 64.87
95% Mean C.I	21.18 to 267.44
% of Value of the Class of all Real Property Value in the County	2.03
% of Records Sold in the Study Period	3.23
% of Value Sold in the Study Period	5.87

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	10	100	107.70
2015	8		78.08
2014	8	100	77.71
2013	5		73.67

**87 Thurston  
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 : 64  
Total Sales Price : 4,223,850  
Total Adj. Sales Price : 4,227,050  
Total Assessed Value : 3,984,245  
Avg. Adj. Sales Price : 66,048  
Avg. Assessed Value : 62,254

MEDIAN : 97  
WGT. MEAN : 94  
MEAN : 114  
COD : 32.06  
PRD : 121.29

COV : 41.63  
STD : 47.59  
Avg. Abs. Dev : 30.99  
MAX Sales Ratio : 284.22  
MIN Sales Ratio : 57.66

95% Median C.I. : 91.11 to 109.41  
95% Wgt. Mean C.I. : 87.91 to 100.60  
95% Mean C.I. : 102.67 to 125.99

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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>Qrtrs</u>											
01-OCT-14 To 31-DEC-14	6	113.06	121.42	112.58	25.98	107.85	77.85	218.81	77.85 to 218.81	31,083	34,995
01-JAN-15 To 31-MAR-15	4	110.34	121.12	90.90	29.20	133.25	88.67	175.14	N/A	106,975	97,238
01-APR-15 To 30-JUN-15	8	95.70	128.67	96.50	47.54	133.34	64.21	284.22	64.21 to 284.22	75,375	72,739
01-JUL-15 To 30-SEP-15	9	130.28	126.39	112.76	26.03	112.09	83.40	193.18	86.72 to 168.00	56,444	63,644
01-OCT-15 To 31-DEC-15	8	89.41	85.35	79.03	14.13	108.00	57.66	110.09	57.66 to 110.09	58,500	46,233
01-JAN-16 To 31-MAR-16	7	96.56	103.68	91.33	24.35	113.52	64.47	160.18	64.47 to 160.18	111,207	101,567
01-APR-16 To 30-JUN-16	10	97.51	113.90	94.93	27.32	119.98	73.58	236.50	85.73 to 135.06	50,700	48,127
01-JUL-16 To 30-SEP-16	12	99.94	115.79	89.35	33.12	129.59	66.85	273.80	76.33 to 140.54	62,350	55,709
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	27	109.41	125.18	101.64	34.55	123.16	64.21	284.22	88.88 to 136.25	63,904	64,949
01-OCT-15 To 30-SEP-16	37	95.67	106.41	89.17	26.81	119.33	57.66	273.80	91.11 to 104.20	67,612	60,287
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	29	91.97	114.97	95.35	35.41	120.58	57.66	284.22	87.83 to 131.29	69,203	65,984
<u>ALL</u>	64	96.65	114.33	94.26	32.06	121.29	57.66	284.22	91.11 to 109.41	66,048	62,254

<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	32	95.61	108.82	95.78	22.39	113.61	73.58	218.81	89.07 to 105.89	71,019	68,021
05	6	95.54	95.67	93.96	19.12	101.82	66.85	130.28	66.85 to 130.28	78,542	73,802
10	17	116.71	132.50	92.39	38.27	143.41	64.47	284.22	87.69 to 168.00	38,247	35,338
15	9	92.19	112.02	91.72	45.51	122.13	57.66	236.50	64.21 to 158.75	92,556	84,889
<u>ALL</u>	64	96.65	114.33	94.26	32.06	121.29	57.66	284.22	91.11 to 109.41	66,048	62,254

<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.		
01	64	96.65	114.33	94.26	32.06	121.29	57.66	284.22	91.11 to 109.41	66,048	62,254
06											
07											
<u>ALL</u>	64	96.65	114.33	94.26	32.06	121.29	57.66	284.22	91.11 to 109.41	66,048	62,254

**87 Thurston  
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 : 64  
 Total Sales Price : 4,223,850  
 Total Adj. Sales Price : 4,227,050  
 Total Assessed Value : 3,984,245  
 Avg. Adj. Sales Price : 66,048  
 Avg. Assessed Value : 62,254

MEDIAN : 97  
 WGT. MEAN : 94  
 MEAN : 114  
 COD : 32.06  
 PRD : 121.29

COV : 41.63  
 STD : 47.59  
 Avg. Abs. Dev : 30.99  
 MAX Sales Ratio : 284.22  
 MIN Sales Ratio : 57.66

95% Median C.I. : 91.11 to 109.41  
 95% Wgt. Mean C.I. : 87.91 to 100.60  
 95% Mean C.I. : 102.67 to 125.99

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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	3	175.14	206.51	192.32	23.61	107.38	160.18	284.22	N/A	6,333	12,180	
Less Than 15,000	16	150.20	166.28	154.79	28.82	107.42	87.69	284.22	131.29 to 218.81	9,750	15,092	
Less Than 30,000	25	131.54	143.77	124.86	33.46	115.14	76.20	284.22	98.19 to 160.18	15,388	19,213	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	61	95.67	109.79	93.81	28.32	117.03	57.66	273.80	90.77 to 105.89	68,984	64,716	
Greater Than 14,999	48	91.55	97.01	91.94	18.47	105.51	57.66	193.18	88.67 to 96.73	84,814	77,975	
Greater Than 29,999	39	91.97	95.45	91.19	17.49	104.67	57.66	184.43	87.83 to 96.83	98,522	89,844	
<u>Incremental Ranges</u>												
0 TO 4,999	3	175.14	206.51	192.32	23.61	107.38	160.18	284.22	N/A	6,333	12,180	
5,000 TO 14,999	13	136.25	156.99	149.58	27.68	104.95	87.69	273.80	123.38 to 218.81	10,538	15,763	
15,000 TO 29,999	9	91.13	103.76	104.44	22.36	99.35	76.20	193.18	77.85 to 116.71	25,411	26,540	
30,000 TO 59,999	9	98.70	104.99	104.72	19.30	100.26	69.33	184.43	83.40 to 109.41	39,389	41,249	
60,000 TO 99,999	12	97.27	102.03	101.42	18.75	100.60	64.21	158.75	89.07 to 116.83	75,354	76,425	
100,000 TO 149,999	13	89.13	88.40	88.09	11.71	100.35	66.85	134.75	75.63 to 94.66	122,077	107,542	
150,000 TO 249,999	4	80.52	78.86	79.17	22.09	99.61	57.66	96.73	N/A	174,050	137,793	
250,000 TO 499,999	1	88.67	88.67	88.67	00.00	100.00	88.67	88.67	N/A	300,400	266,365	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	64	96.65	114.33	94.26	32.06	121.29	57.66	284.22	91.11 to 109.41	66,048	62,254	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	117	COV :	48.47	95% Median C.I. :	87.69 to 168.00
Total Sales Price :	639,200	Wgt. Mean :	92	STD :	64.22	95% Wgt. Mean C.I. :	74.11 to 110.68
Total Adj. Sales Price :	650,200	Mean :	133	Avg. Abs. Dev :	44.67	95% Mean C.I. :	99.48 to 165.52
Total Assessed Value :	600,750						
Avg. Adj. Sales Price :	38,247	COD :	38.27	MAX Sales Ratio :	284.22		
Avg. Assessed Value :	35,338	PRD :	143.41	MIN Sales Ratio :	64.47		

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2014 To 12/31/2014	2	97.28	97.28	100.52	19.97	96.78	77.85	116.71	N/A	24,000	24,125
01/01/2015 To 03/31/2015	2	153.34	153.34	140.26	14.22	109.33	131.54	175.14	N/A	8,750	12,273
04/01/2015 To 06/30/2015	2	207.76	207.76	191.13	36.81	108.70	131.29	284.22	N/A	5,750	10,990
07/01/2015 To 09/30/2015	1	168.00	168.00	168.00		100.00	168.00	168.00	N/A	10,000	16,800
10/01/2015 To 12/31/2015	5	91.13	90.04	90.29	09.89	99.72	69.33	110.09	N/A	45,600	41,174
01/01/2016 To 03/31/2016	2	112.33	112.33	70.04	42.61	160.38	64.47	160.18	N/A	94,600	66,255
04/01/2016 To 06/30/2016	1	123.38	123.38	123.38		100.00	123.38	123.38	N/A	8,000	9,870
07/01/2016 To 09/30/2016	2	184.74	184.74	102.12	48.21	180.90	95.67	273.80	N/A	69,000	70,463
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	7	131.54	154.96	128.25	32.74	120.83	77.85	284.22	77.85 to 284.22	12,429	15,939
10/01/2015 To 09/30/2016	10	93.82	116.77	86.86	38.21	134.43	64.47	273.80	69.33 to 160.18	56,320	48,918
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	10	120.69	134.04	100.82	36.46	132.95	69.33	284.22	87.69 to 175.14	26,700	26,920

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10	17	116.71	132.50	92.39	38.27	143.41	64.47	284.22	87.69 to 168.00	38,247	35,338

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	117	COV :	48.47	95% Median C.I. :	87.69 to 168.00
Total Sales Price :	639,200	Wgt. Mean :	92	STD :	64.22	95% Wgt. Mean C.I. :	74.11 to 110.68
Total Adj. Sales Price :	650,200	Mean :	133	Avg. Abs. Dev :	44.67	95% Mean C.I. :	99.48 to 165.52
Total Assessed Value :	600,750						
Avg. Adj. Sales Price :	38,247	COD :	38.27	MAX Sales Ratio :	284.22		
Avg. Assessed Value :	35,338	PRD :	143.41	MIN Sales Ratio :	64.47		

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	17	116.71	132.50	92.39	38.27	143.41	64.47	284.22	87.69 to 168.00	38,247	35,338
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000	3	175.14	206.51	192.32	23.61	107.38	160.18	284.22	N/A	6,333	12,180
Less Than 15,000	9	160.18	170.58	152.51	29.64	111.85	87.69	284.22	123.38 to 273.80	8,444	12,878
Less Than 30,000	13	131.29	148.54	122.57	34.34	121.19	77.85	284.22	91.13 to 175.14	13,769	16,877
__Ranges Excl. Low \$__											
Greater Than 4,999	14	102.88	116.64	89.39	33.10	130.48	64.47	273.80	77.85 to 131.54	45,086	40,301
Greater Than 15,000	8	91.55	89.65	84.44	15.25	106.17	64.47	116.71	64.47 to 116.71	71,775	60,606
Greater Than 30,000	4	80.65	80.36	80.93	16.69	99.30	64.47	95.67	N/A	117,800	95,339
__Incremental Ranges__											
0 TO 4,999	3	175.14	206.51	192.32	23.61	107.38	160.18	284.22	N/A	6,333	12,180
5,000 TO 14,999	6	131.42	152.62	139.24	29.30	109.61	87.69	273.80	87.69 to 273.80	9,500	13,228
15,000 TO 29,999	4	100.61	98.95	100.48	14.37	98.48	77.85	116.71	N/A	25,750	25,873
30,000 TO 59,999	1	69.33	69.33	69.33		100.00	69.33	69.33	N/A	35,000	24,265
60,000 TO 99,999											
100,000 TO 149,999	2	93.82	93.82	93.88	01.97	99.94	91.97	95.67	N/A	129,000	121,100
150,000 TO 249,999	1	64.47	64.47	64.47		100.00	64.47	64.47	N/A	178,200	114,890
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	10	Total	Increase	0%

What IF

**87 Thurston  
COMMERCIAL**

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

Qualified

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

Number of Sales : 9  
Total Sales Price : 1,122,500  
Total Adj. Sales Price : 3,002,500  
Total Assessed Value : 1,184,575  
Avg. Adj. Sales Price : 333,611  
Avg. Assessed Value : 131,619

MEDIAN : 103  
WGT. MEAN : 39  
MEAN : 144  
COD : 80.47  
PRD : 365.80

COV : 111.00  
STD : 160.18  
Avg. Abs. Dev : 82.55  
MAX Sales Ratio : 548.00  
MIN Sales Ratio : 24.33

95% Median C.I. : 42.60 to 206.17  
95% Wgt. Mean C.I. : 14.03 to 64.87  
95% Mean C.I. : 21.18 to 267.44

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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>Qtrrs</u>												
01-OCT-13 To 31-DEC-13	1	57.86	57.86	57.86	00.00	100.00	57.86	57.86	N/A	375,000	216,975	
01-JAN-14 To 31-MAR-14												
01-APR-14 To 30-JUN-14												
01-JUL-14 To 30-SEP-14	2	103.28	103.28	103.11	00.67	100.16	102.59	103.96	N/A	106,250	109,553	
01-OCT-14 To 31-DEC-14												
01-JAN-15 To 31-MAR-15	2	377.09	377.09	291.63	45.33	129.30	206.17	548.00	N/A	2,000	5,833	
01-APR-15 To 30-JUN-15	2	106.66	106.66	108.36	04.49	98.43	101.87	111.44	N/A	40,500	43,888	
01-JUL-15 To 30-SEP-15	1	42.60	42.60	42.60	00.00	100.00	42.60	42.60	N/A	450,000	191,700	
01-OCT-15 To 31-DEC-15												
01-JAN-16 To 31-MAR-16	1	24.33	24.33	24.33	00.00	100.00	24.33	24.33	N/A	1,880,000	457,355	
01-APR-16 To 30-JUN-16												
01-JUL-16 To 30-SEP-16												
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	3	102.59	88.14	74.23	14.98	118.74	57.86	103.96	N/A	195,833	145,360	
01-OCT-14 To 30-SEP-15	5	111.44	202.02	54.42	109.42	371.22	42.60	548.00	N/A	107,000	58,228	
01-OCT-15 To 30-SEP-16	1	24.33	24.33	24.33	00.00	100.00	24.33	24.33	N/A	1,880,000	457,355	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	2	103.28	103.28	103.11	00.67	100.16	102.59	103.96	N/A	106,250	109,553	
01-JAN-15 To 31-DEC-15	5	111.44	202.02	54.42	109.42	371.22	42.60	548.00	N/A	107,000	58,228	
<u>ALL</u>	9	102.59	144.31	39.45	80.47	365.80	24.33	548.00	42.60 to 206.17	333,611	131,619	

<b>VALUATION GROUPING</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	4	79.87	78.44	54.80	35.32	143.14	42.60	111.44	N/A	226,500	124,113	
05	2	64.15	64.15	27.58	62.07	232.60	24.33	103.96	N/A	980,000	270,263	
10	2	377.09	377.09	291.63	45.33	129.30	206.17	548.00	N/A	2,000	5,833	
15	1	102.59	102.59	102.59	00.00	100.00	102.59	102.59	N/A	132,500	135,935	
<u>ALL</u>	9	102.59	144.31	39.45	80.47	365.80	24.33	548.00	42.60 to 206.17	333,611	131,619	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
02												
03	8	103.28	157.03	38.90	82.66	403.68	24.33	548.00	24.33 to 548.00	319,063	124,109	
04	1	42.60	42.60	42.60	00.00	100.00	42.60	42.60	N/A	450,000	191,700	
<u>ALL</u>	9	102.59	144.31	39.45	80.47	365.80	24.33	548.00	42.60 to 206.17	333,611	131,619	

**87 Thurston  
COMMERCIAL**

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

Qualified

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

Number of Sales : 9  
 Total Sales Price : 1,122,500  
 Total Adj. Sales Price : 3,002,500  
 Total Assessed Value : 1,184,575  
 Avg. Adj. Sales Price : 333,611  
 Avg. Assessed Value : 131,619

MEDIAN : 103  
 WGT. MEAN : 39  
 MEAN : 144  
 COD : 80.47  
 PRD : 365.80

COV : 111.00  
 STD : 160.18  
 Avg. Abs. Dev : 82.55  
 MAX Sales Ratio : 548.00  
 MIN Sales Ratio : 24.33

95% Median C.I. : 42.60 to 206.17  
 95% Wgt. Mean C.I. : 14.03 to 64.87  
 95% Mean C.I. : 21.18 to 267.44

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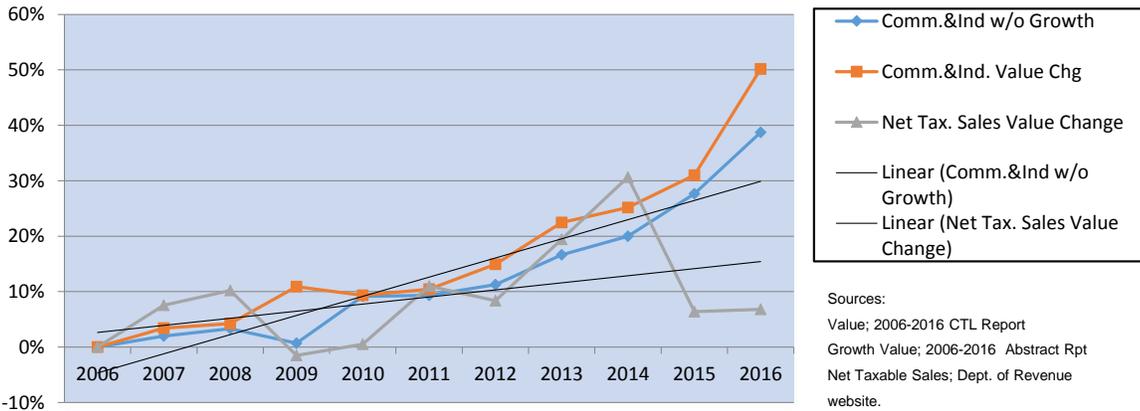
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	3	206.17	259.50	24.89	84.67	1042.59	24.33	548.00	N/A	628,000	156,340
Less Than 15,000	3	206.17	259.50	24.89	84.67	1042.59	24.33	548.00	N/A	628,000	156,340
Less Than 30,000	4	154.02	220.09	25.94	101.93	848.46	24.33	548.00	N/A	477,500	123,876
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	6	102.23	86.72	63.97	18.86	135.56	42.60	111.44	42.60 to 111.44	186,417	119,259
Greater Than 14,999	6	102.23	86.72	63.97	18.86	135.56	42.60	111.44	42.60 to 111.44	186,417	119,259
Greater Than 29,999	5	102.59	83.69	63.07	22.41	132.69	42.60	111.44	N/A	218,500	137,814
<b>Incremental Ranges</b>											
0 TO 4,999	3	206.17	259.50	24.89	84.67	1042.59	24.33	548.00	N/A	628,000	156,340
5,000 TO 14,999											
15,000 TO 29,999	1	101.87	101.87	101.87	00.00	100.00	101.87	101.87	N/A	26,000	26,485
30,000 TO 59,999	1	111.44	111.44	111.44	00.00	100.00	111.44	111.44	N/A	55,000	61,290
60,000 TO 99,999	1	103.96	103.96	103.96	00.00	100.00	103.96	103.96	N/A	80,000	83,170
100,000 TO 149,999	1	102.59	102.59	102.59	00.00	100.00	102.59	102.59	N/A	132,500	135,935
150,000 TO 249,999											
250,000 TO 499,999	2	50.23	50.23	49.54	15.19	101.39	42.60	57.86	N/A	412,500	204,338
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>9</b>	<b>102.59</b>	<b>144.31</b>	<b>39.45</b>	<b>80.47</b>	<b>365.80</b>	<b>24.33</b>	<b>548.00</b>	<b>42.60 to 206.17</b>	<b>333,611</b>	<b>131,619</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	2	63.10	63.10	25.39	61.44	248.52	24.33	101.87	N/A	953,000	241,920
340	1	103.96	103.96	103.96	00.00	100.00	103.96	103.96	N/A	80,000	83,170
344	2	295.30	295.30	43.72	85.57	675.43	42.60	548.00	N/A	225,500	98,590
353	1	111.44	111.44	111.44	00.00	100.00	111.44	111.44	N/A	55,000	61,290
384	1	206.17	206.17	206.17	00.00	100.00	206.17	206.17	N/A	3,000	6,185
531	2	80.23	80.23	69.54	27.88	115.37	57.86	102.59	N/A	253,750	176,455
<b>ALL</b>	<b>9</b>	<b>102.59</b>	<b>144.31</b>	<b>39.45</b>	<b>80.47</b>	<b>365.80</b>	<b>24.33</b>	<b>548.00</b>	<b>42.60 to 206.17</b>	<b>333,611</b>	<b>131,619</b>

### 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	\$ 11,414,575	\$ 589,785	5.17%	\$ 10,824,790	-	\$ 15,518,411	-
2007	\$ 11,804,580	\$ 163,055	1.38%	\$ 11,641,525	1.99%	\$ 16,685,326	7.52%
2008	\$ 11,896,930	\$ 101,690	0.85%	\$ 11,795,240	-0.08%	\$ 17,098,899	2.48%
2009	\$ 12,657,930	\$ 1,162,450	9.18%	\$ 11,495,480	-3.37%	\$ 15,284,422	-10.61%
2010	\$ 12,482,320	\$ 25,950	0.21%	\$ 12,456,370	-1.59%	\$ 15,595,001	2.03%
2011	\$ 12,606,635	\$ 126,435	1.00%	\$ 12,480,200	-0.02%	\$ 17,225,929	10.46%
2012	\$ 13,118,340	\$ 419,260	3.20%	\$ 12,699,080	0.73%	\$ 16,816,452	-2.38%
2013	\$ 13,979,505	\$ 664,775	4.76%	\$ 13,314,730	1.50%	\$ 18,533,044	10.21%
2014	\$ 14,286,235	\$ 589,270	4.12%	\$ 13,696,965	-2.02%	\$ 20,275,745	9.40%
2015	\$ 14,956,060	\$ 386,500	2.58%	\$ 14,569,560	1.98%	\$ 16,513,350	-18.56%
2016	\$ 17,141,496	\$ 1,304,595	7.61%	\$ 15,836,901	5.89%	\$ 16,571,660	0.35%
<b>Ann %chg</b>	4.15%			<b>Average</b>	<b>0.50%</b>	<b>0.69%</b>	<b>1.09%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	1.99%	3.42%	7.52%
2008	3.33%	4.23%	10.18%
2009	0.71%	10.89%	-1.51%
2010	9.13%	9.35%	0.49%
2011	9.34%	10.44%	11.00%
2012	11.25%	14.93%	8.36%
2013	16.65%	22.47%	19.43%
2014	20.00%	25.16%	30.66%
2015	27.64%	31.03%	6.41%
2016	38.74%	50.17%	6.79%

County Number: 87  
 County Name: Thurston

**87 Thurston**  
**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 : 28  
Total Sales Price : 19,502,637  
Total Adj. Sales Price : 19,502,637  
Total Assessed Value : 13,776,160  
Avg. Adj. Sales Price : 696,523  
Avg. Assessed Value : 492,006

MEDIAN : 72  
WGT. MEAN : 71  
MEAN : 74  
COD : 13.79  
PRD : 105.41

COV : 19.70  
STD : 14.67  
Avg. Abs. Dev : 09.87  
MAX Sales Ratio : 121.49  
MIN Sales Ratio : 55.33

95% Median C.I. : 65.78 to 75.11  
95% Wgt. Mean C.I. : 66.13 to 75.15  
95% Mean C.I. : 68.77 to 80.15

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	9	71.08	73.43	71.62	11.37	102.53	63.00	107.43	63.40 to 75.75	694,136	497,128
01-APR-14 To 30-JUN-14	2	70.55	70.55	69.09	16.91	102.11	58.62	82.47	N/A	1,336,848	923,613
01-JUL-14 To 30-SEP-14	1	55.33	55.33	55.33	00.00	100.00	55.33	55.33	N/A	1,200,000	663,935
01-OCT-14 To 31-DEC-14	3	63.37	65.95	64.37	07.05	102.45	60.54	73.94	N/A	846,500	544,927
01-JAN-15 To 31-MAR-15	5	80.95	81.34	79.47	08.45	102.35	71.28	93.88	N/A	543,844	432,181
01-APR-15 To 30-JUN-15	1	89.14	89.14	89.14	00.00	100.00	89.14	89.14	N/A	192,000	171,155
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	4	72.58	84.06	80.38	19.55	104.58	69.60	121.49	N/A	391,750	314,894
01-JAN-16 To 31-MAR-16	3	63.97	65.88	66.18	05.28	99.55	61.76	71.90	N/A	788,000	521,477
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	12	68.73	71.44	69.02	13.62	103.51	55.33	107.43	63.00 to 75.75	843,410	582,110
01-OCT-14 To 30-SEP-15	9	74.50	77.08	72.78	12.07	105.91	60.54	93.88	63.37 to 89.14	605,635	440,760
01-OCT-15 To 30-SEP-16	7	70.14	76.27	71.84	14.88	106.17	61.76	121.49	61.76 to 121.49	561,571	403,429
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	15	66.37	70.34	68.09	12.93	103.30	55.33	107.43	63.00 to 75.11	844,028	574,673
01-JAN-15 To 31-DEC-15	10	77.99	83.21	80.20	14.23	103.75	69.60	121.49	70.14 to 93.88	447,822	359,164
<u>ALL</u>	28	71.59	74.46	70.64	13.79	105.41	55.33	121.49	65.78 to 75.11	696,523	492,006

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	12	70.61	69.97	68.85	07.69	101.63	58.62	82.47	63.37 to 75.11	867,785	597,486
2	16	72.92	77.83	72.68	17.96	107.09	55.33	121.49	63.40 to 89.14	568,076	412,896
<u>ALL</u>	28	71.59	74.46	70.64	13.79	105.41	55.33	121.49	65.78 to 75.11	696,523	492,006

**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	21	72.96	75.41	72.14	12.71	104.53	55.33	121.49	65.78 to 80.95	623,591	449,843
1	8	72.02	71.99	71.82	06.11	100.24	63.37	82.47	63.37 to 82.47	701,774	503,991
2	13	73.94	77.51	72.38	16.49	107.09	55.33	121.49	63.40 to 89.14	575,478	416,520
<u>ALL</u>	28	71.59	74.46	70.64	13.79	105.41	55.33	121.49	65.78 to 75.11	696,523	492,006

**87 Thurston**  
**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 : 28  
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 COD : 13.79  
 PRD : 105.41

COV : 19.70  
 STD : 14.67  
 Avg. Abs. Dev : 09.87  
 MAX Sales Ratio : 121.49  
 MIN Sales Ratio : 55.33

95% Median C.I. : 65.78 to 75.11  
 95% Wgt. Mean C.I. : 66.13 to 75.15  
 95% Mean C.I. : 68.77 to 80.15

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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
____Dry____											
County	24	72.43	75.53	71.39	14.58	105.80	55.33	121.49	63.97 to 80.95	646,476	461,489
1	10	70.61	69.76	68.61	07.89	101.68	58.62	82.47	63.00 to 75.11	765,120	524,952
2	14	74.22	79.65	74.09	18.47	107.50	55.33	121.49	63.40 to 93.88	561,730	416,159
____ALL____	28	71.59	74.46	70.64	13.79	105.41	55.33	121.49	65.78 to 75.11	696,523	492,006

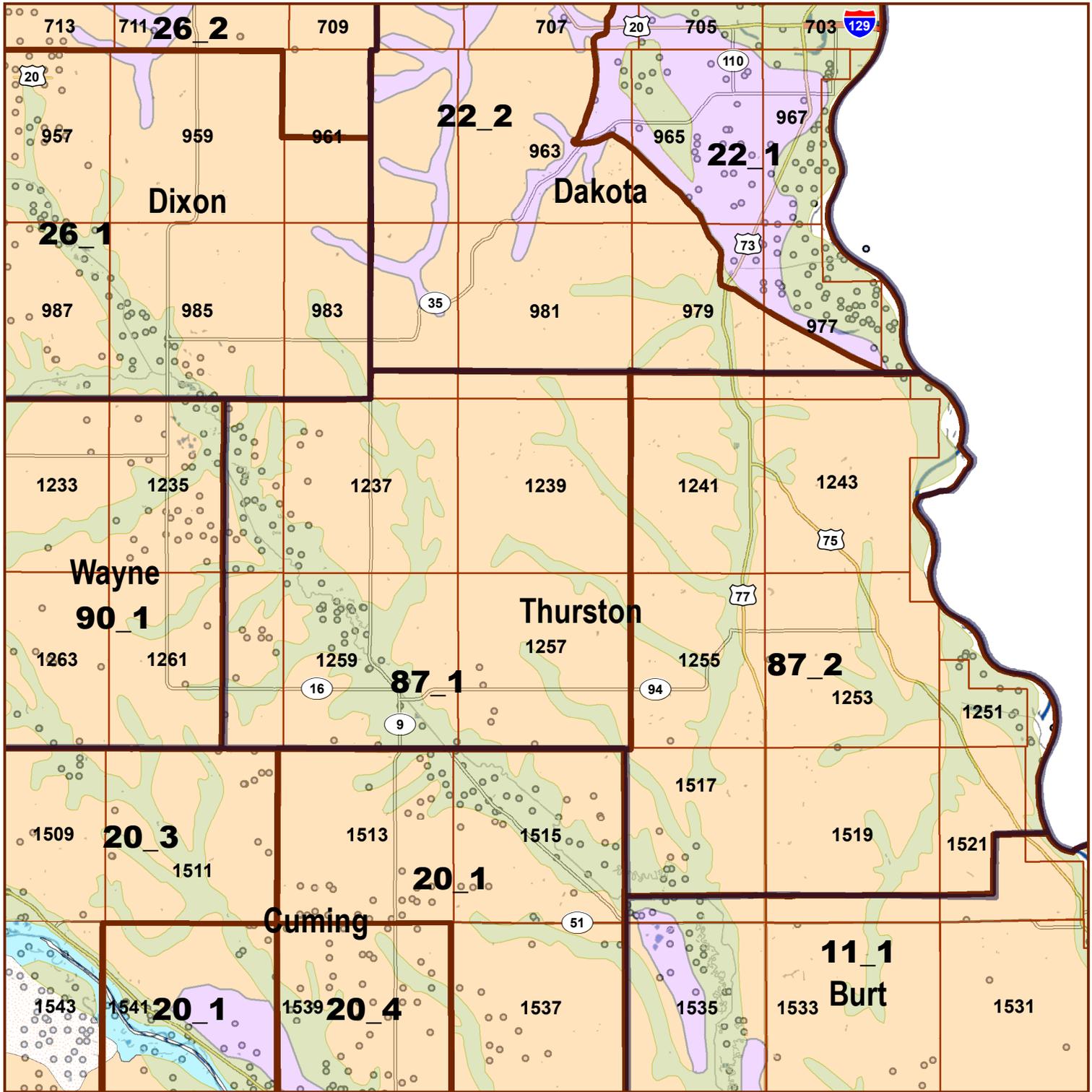
## Thurston County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thurston	1	6025	6000	5900	5900	5800	5650	4980	4290	<b>5859</b>
Dakota	2	n/a	6155	6070	n/a	5465	5365	4960	4765	<b>5306</b>
Dixon	1	6505	6385	6070	5875	5465	5365	4960	4765	<b>5817</b>
Wayne	1	6025	6000	5950	5900	5800	5650	5500	4900	<b>5801</b>
Cuming	1	6730	6732	6346	6323	5839	5841	4921	4832	<b>6305</b>
Thurston	2	6025	6000	5900	5900	5800	5650	4980	4290	<b>5748</b>
Dakota	2	n/a	6155	6070	n/a	5465	5365	4960	4765	<b>5306</b>
Burt	1	6646	6685	5899	5895	4695	5030	4450	3106	<b>5418</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thurston	1	5815	5810	5365	5365	5350	5335	4715	4045	<b>5339</b>
Dakota	2	5580	5569	5492	5520	5205	5105	4912	4816	<b>5103</b>
Dixon	1	5860	5480	5285	5210	4920	4472	4290	3900	<b>4903</b>
Wayne	1	5700	5650	5550	5450	5400	5000	4400	4100	<b>5284</b>
Cuming	1	6405	6410	6030	6025	5511	5512	4581	4590	<b>5865</b>
Thurston	2	5130	5130	4465	4465	4315	4315	4180	3960	<b>4427</b>
Dakota	2	5580	5569	5492	5520	5205	5105	4912	4816	<b>5103</b>
Burt	1	6764	6515	5544	5790	4835	4875	4425	3004	<b>5307</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thurston	1	1680	1680	1468	1470	1260	1260	1260	1260	<b>1419</b>
Dakota	2	2400	2365	2325	2290	2250	2175	2100	1950	<b>2113</b>
Dixon	1	2430	2300	2030	n/a	1845	1720	1595	1470	<b>1878</b>
Wayne	1	2400	2260	2120	1980	1870	1590	1410	1270	<b>1906</b>
Cuming	1	2842	2825	2559	2447	2183	2170	2048	1999	<b>2445</b>
Thurston	2	1550	1639	1470	1470	1260	1260	1260	1260	<b>1346</b>
Dakota	2	2400	2365	2325	2290	2250	2175	2100	1950	<b>2113</b>
Burt	1	2470	2380	1860	1965	1873	1830	1765	1581	<b>1863</b>

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



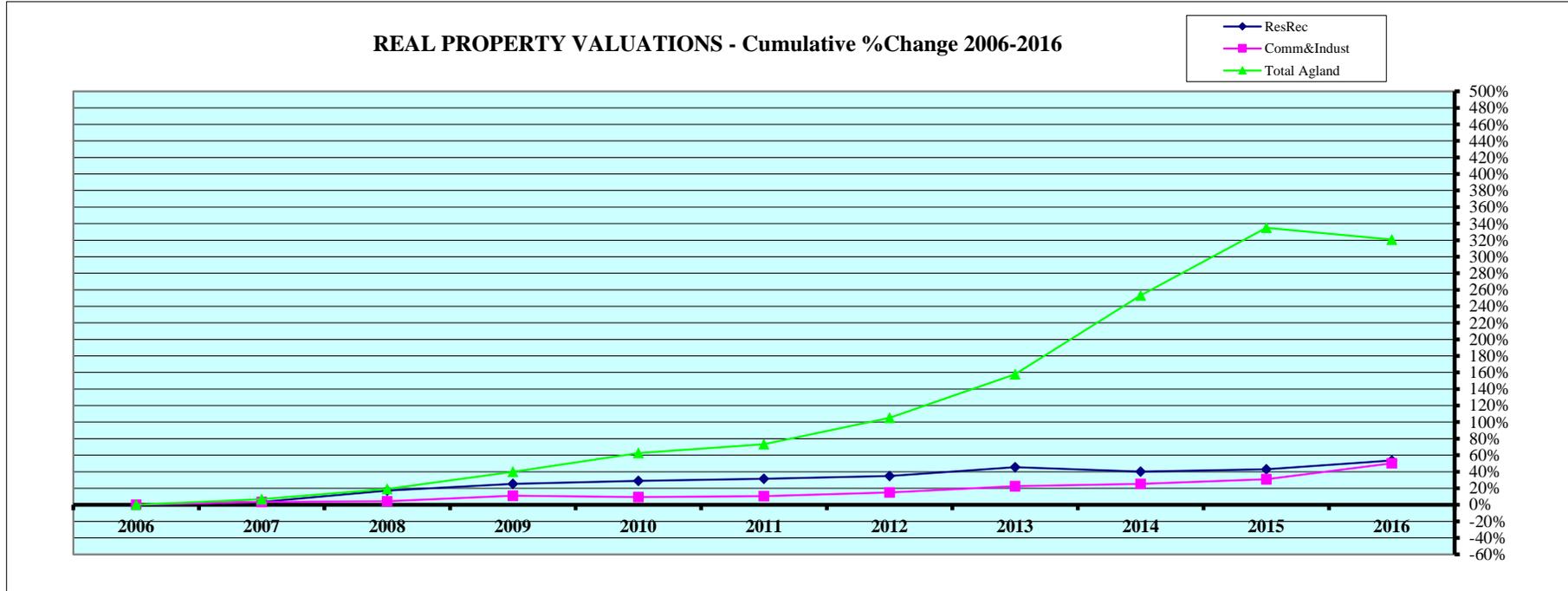
**Legend**

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

## Thurston 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	51,103,360	--	--	--	11,414,575	--	--	--	199,599,430	--	--	--
2007	52,849,705	1,746,345	3.42%	3.42%	11,804,580	390,005	3.42%	3.42%	213,372,915	13,773,485	6.90%	6.90%
2008	59,931,080	7,081,375	13.40%	17.27%	11,896,930	92,350	0.78%	4.23%	237,623,115	24,250,200	11.37%	19.05%
2009	63,994,525	4,063,445	6.78%	25.23%	12,657,930	761,000	6.40%	10.89%	279,273,195	41,650,080	17.53%	39.92%
2010	65,903,740	1,909,215	2.98%	28.96%	12,482,320	-175,610	-1.39%	9.35%	324,590,745	45,317,550	16.23%	62.62%
2011	67,235,835	1,332,095	2.02%	31.57%	12,606,635	124,315	1.00%	10.44%	346,017,700	21,426,955	6.60%	73.36%
2012	68,870,655	1,634,820	2.43%	34.77%	13,118,340	511,705	4.06%	14.93%	409,263,635	63,245,935	18.28%	105.04%
2013	74,344,735	5,474,080	7.95%	45.48%	13,979,505	861,165	6.56%	22.47%	514,510,230	105,246,595	25.72%	157.77%
2014	71,617,930	-2,726,805	-3.67%	40.14%	14,286,235	306,730	2.19%	25.16%	704,976,725	190,466,495	37.02%	253.20%
2015	73,029,675	1,411,745	1.97%	42.91%	14,956,060	669,825	4.69%	31.03%	868,098,935	163,122,210	23.14%	334.92%
2016	78,485,176	5,455,501	7.47%	53.58%	17,141,496	2,185,436	14.61%	50.17%	839,673,135	-28,425,800	-3.27%	320.68%

Rate Annual %chg: Residential & Recreational 4.38%

Commercial & Industrial 4.15%

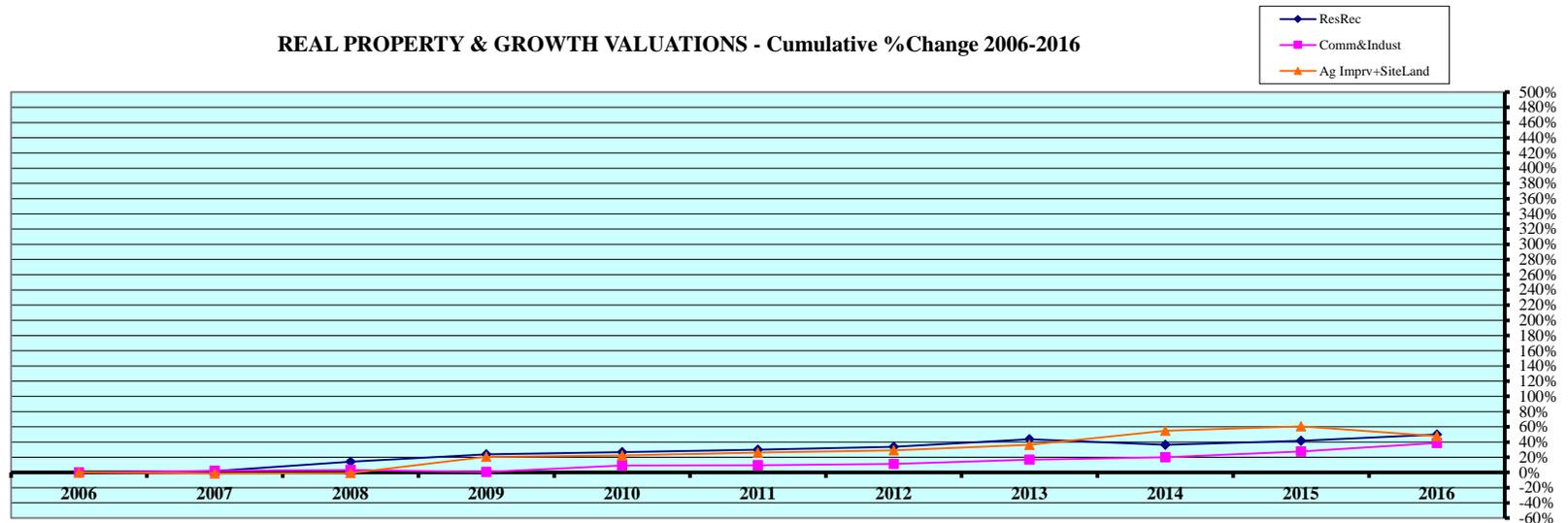
Agricultural Land 15.45%

Cnty# 87  
 County THURSTON

CHART 1      EXHIBIT      87B      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	51,103,360	906,500	1.77%	50,196,860	--	--	11,414,575	589,785	5.17%	10,824,790	--	--
2007	52,849,705	853,975	1.62%	51,995,730	1.75%	1.75%	11,804,580	163,055	1.38%	11,641,525	1.99%	1.99%
2008	59,931,080	1,654,624	2.76%	58,276,456	10.27%	14.04%	11,896,930	101,690	0.85%	11,795,240	-0.08%	3.33%
2009	63,994,525	698,565	1.09%	63,295,960	5.61%	23.86%	12,657,930	1,162,450	9.18%	11,495,480	-3.37%	0.71%
2010	65,903,740	1,176,315	1.78%	64,727,425	1.15%	26.66%	12,482,320	25,950	0.21%	12,456,370	-1.59%	9.13%
2011	67,235,835	790,235	1.18%	66,445,600	0.82%	30.02%	12,606,635	126,435	1.00%	12,480,200	-0.02%	9.34%
2012	68,870,655	607,990	0.88%	68,262,665	1.53%	33.58%	13,118,340	419,260	3.20%	12,699,080	0.73%	11.25%
2013	74,344,735	934,285	1.26%	73,410,450	6.59%	43.65%	13,979,505	664,775	4.76%	13,314,730	1.50%	16.65%
2014	71,617,930	1,881,020	2.63%	69,736,910	-6.20%	36.46%	14,286,235	589,270	4.12%	13,696,965	-2.02%	20.00%
2015	73,029,675	602,572	0.83%	72,427,103	1.13%	41.73%	14,956,060	386,500	2.58%	14,569,560	1.98%	27.64%
2016	78,485,176	1,898,570	2.42%	76,586,606	4.87%	49.87%	17,141,496	1,304,595	7.61%	15,836,901	5.89%	38.74%
Rate Ann%chg	<b>4.38%</b>				<b>2.75%</b>		<b>4.15%</b>			C & I w/o growth	<b>0.50%</b>	

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	16,579,265	11,617,085	28,196,350	563,440	2.00%	27,632,910	--	--
2007	16,232,355	12,024,605	28,256,960	430,015	1.52%	27,826,945	-1.31%	-1.31%
2008	15,918,775	12,862,350	28,781,125	817,050	2.84%	27,964,075	-1.04%	-0.82%
2009	18,241,855	16,599,220	34,841,075	885,075	2.54%	33,956,000	17.98%	20.43%
2010	18,282,950	17,752,970	36,035,920	1,536,090	4.26%	34,499,830	-0.98%	22.36%
2011	18,341,640	18,712,565	37,054,205	1,506,380	4.07%	35,547,825	-1.35%	26.07%
2012	18,166,340	20,129,960	38,296,300	1,928,972	5.04%	36,367,328	-1.85%	28.98%
2013	18,426,655	21,343,800	39,770,455	1,332,030	3.35%	38,438,425	0.37%	36.32%
2014	21,110,860	24,235,550	45,346,410	1,727,725	3.81%	43,618,685	9.68%	54.70%
2015	21,304,545	24,578,220	45,882,765	602,920	1.31%	45,279,845	-0.15%	60.59%
2016	19,082,750	23,811,285	42,894,035	1,217,360	2.84%	41,676,675	-9.17%	47.81%
Rate Ann%chg	<b>1.42%</b>	<b>7.44%</b>	<b>4.28%</b>			Ag Imprv+Site w/o growth	<b>1.22%</b>	

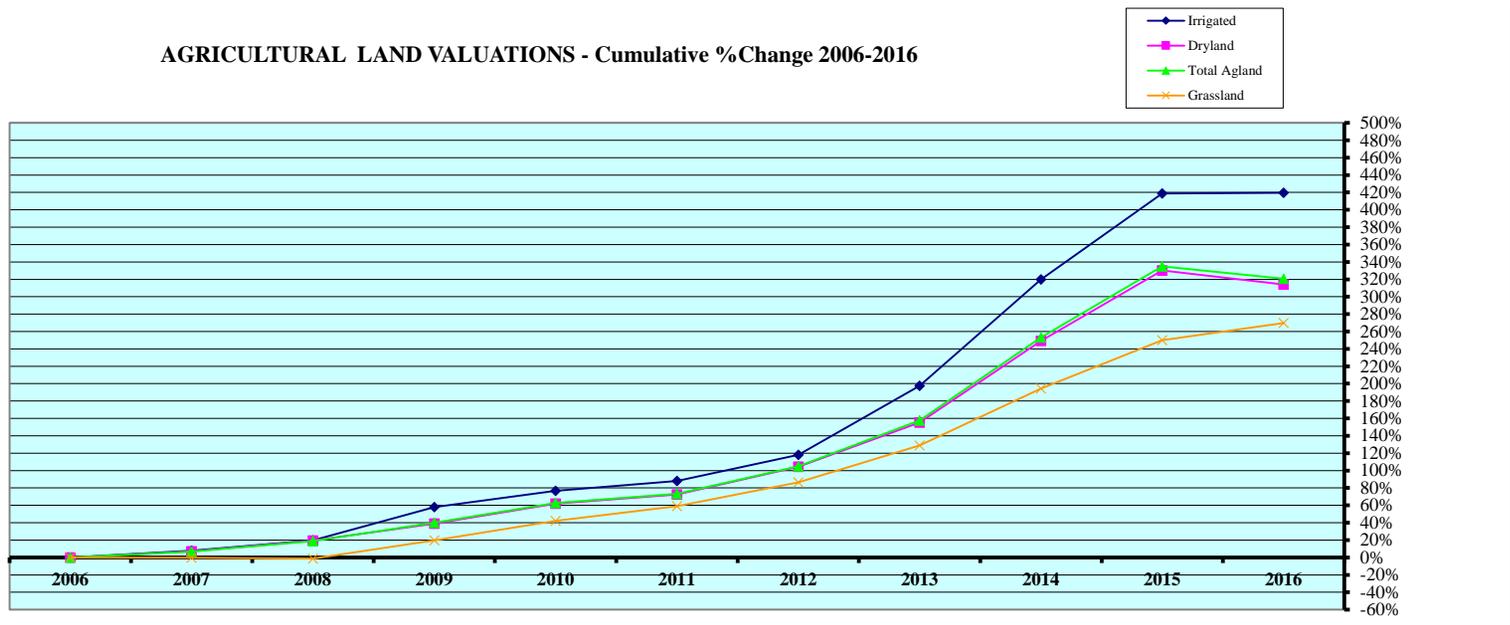
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 87  
County THURSTON

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	14,774,740	--	--	--	180,933,065	--	--	--	3,604,615	--	--	--
2007	15,930,010	1,155,270	7.82%	7.82%	193,564,420	12,631,355	6.98%	6.98%	3,593,470	-11,145	-0.31%	-0.31%
2008	17,701,490	1,771,480	11.12%	19.81%	216,076,980	22,512,560	11.63%	19.42%	3,559,245	-34,225	-0.95%	-1.26%
2009	23,356,555	5,655,065	31.95%	58.08%	251,302,470	35,225,490	16.30%	38.89%	4,318,815	759,570	21.34%	19.81%
2010	26,117,440	2,760,885	11.82%	76.77%	293,046,765	41,744,295	16.61%	61.96%	5,128,010	809,195	18.74%	42.26%
2011	27,784,770	1,667,330	6.38%	88.06%	312,202,655	19,155,890	6.54%	72.55%	5,734,800	606,790	11.83%	59.10%
2012	32,231,150	4,446,380	16.00%	118.15%	370,012,940	57,810,285	18.52%	104.50%	6,724,095	989,295	17.25%	86.54%
2013	43,945,745	11,714,595	36.35%	197.44%	461,863,025	91,850,085	24.82%	155.27%	8,254,875	1,530,780	22.77%	129.01%
2014	62,032,740	18,086,995	41.16%	319.86%	631,889,055	170,026,030	36.81%	249.24%	10,608,160	2,353,285	28.51%	194.29%
2015	76,655,740	14,623,000	23.57%	418.83%	778,417,585	146,528,530	23.19%	330.22%	12,618,605	2,010,445	18.95%	250.07%
2016	76,762,255	106,515	0.14%	419.55%	749,197,840	-29,219,745	-3.75%	314.07%	13,327,325	708,720	5.62%	269.73%

Rate Ann.%chg: Irrigated **17.91%** Dryland **15.27%** Grassland **13.97%**

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	287,010	--	--	--	0	--	--	--	199,599,430	--	--	--
2007	285,015	-1,995	-0.70%	-0.70%	0	0			213,372,915	13,773,485	6.90%	6.90%
2008	285,400	385	0.14%	-0.56%	0	0			237,623,115	24,250,200	11.37%	19.05%
2009	295,355	9,955	3.49%	2.91%	0	0			279,273,195	41,650,080	17.53%	39.92%
2010	298,530	3,175	1.07%	4.01%	0	0			324,590,745	45,317,550	16.23%	62.62%
2011	295,475	-3,055	-1.02%	2.95%	0	0			346,017,700	21,426,955	6.60%	73.36%
2012	295,450	-25	-0.01%	2.94%	0	0			409,263,635	63,245,935	18.28%	105.04%
2013	446,585	151,135	51.15%	55.60%	0	0			514,510,230	105,246,595	25.72%	157.77%
2014	446,770	185	0.04%	55.66%	0	0			704,976,725	190,466,495	37.02%	253.20%
2015	407,005	-39,765	-8.90%	41.81%	0	0			868,098,935	163,122,210	23.14%	334.92%
2016	385,715	-21,290	-5.23%	34.39%	0	0			839,673,135	-28,425,800	-3.27%	320.68%

Cnty# **87**  
County **THURSTON**

Rate Ann.%chg: Total Agric Land **15.45%**

**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	14,770,845	10,471	1,411			181,112,480	153,683	1,178			3,597,745	12,458	289		
2007	15,919,845	10,643	1,496	6.04%	6.04%	193,567,320	153,476	1,261	7.02%	7.02%	3,587,360	12,434	289	-0.10%	-0.10%
2008	17,713,890	10,919	1,622	8.46%	15.01%	216,092,690	153,309	1,410	11.76%	19.60%	3,562,530	12,377	288	-0.23%	-0.33%
2009	23,356,555	10,914	2,140	31.92%	51.72%	251,229,680	153,325	1,639	16.25%	39.04%	4,324,375	12,324	351	21.91%	21.50%
2010	26,117,440	11,048	2,364	10.46%	67.58%	293,038,330	153,239	1,912	16.71%	62.27%	5,123,805	12,347	415	18.26%	43.69%
2011	27,784,770	11,264	2,467	4.34%	74.86%	313,198,520	153,050	2,046	7.01%	73.65%	5,754,195	12,322	467	12.54%	61.70%
2012	32,231,150	11,531	2,795	13.32%	98.15%	370,177,320	152,481	2,428	18.63%	106.00%	6,722,670	12,164	553	18.35%	91.37%
2013	43,297,970	12,429	3,483	24.63%	146.95%	462,977,685	151,603	3,054	25.79%	159.14%	8,297,400	11,999	691	25.12%	139.44%
2014	62,042,100	12,790	4,851	39.26%	243.89%	631,820,110	151,505	4,170	36.56%	253.87%	10,625,260	12,297	864	24.95%	199.19%
2015	76,803,465	13,169	5,832	20.23%	313.46%	778,751,755	152,653	5,101	22.33%	332.88%	12,583,670	11,315	1,112	28.72%	285.10%
2016	76,766,140	13,163	5,832	0.00%	313.45%	749,365,025	152,813	4,904	-3.87%	316.11%	13,280,490	11,407	1,164	4.68%	303.14%

Rate Annual %chg Average Value/Acre: 15.25%

15.32%

14.96%

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	298,315	5,964	50			0	0				199,779,385	182,576	1,094		
2007	296,555	5,929	50	0.00%	0.00%	0	0				213,371,080	182,483	1,169	6.86%	6.86%
2008	296,520	5,928	50	0.00%	0.00%	0	0				237,665,630	182,534	1,302	11.36%	18.99%
2009	295,510	5,908	50	0.00%	0.00%	0	0				279,206,120	182,471	1,530	17.52%	39.84%
2010	295,985	5,918	50	0.00%	0.00%	0	0				324,575,560	182,552	1,778	16.20%	62.49%
2011	298,745	5,973	50	0.00%	0.00%	0	0				347,036,230	182,609	1,900	6.89%	73.68%
2012	295,430	5,907	50	0.00%	0.00%	0	0				409,426,570	182,083	2,249	18.32%	105.49%
2013	442,880	5,895	75	50.21%	50.21%	0	0				515,015,935	181,926	2,831	25.90%	158.71%
2014	456,720	6,080	75	-0.01%	50.19%	0	0				704,944,190	182,672	3,859	36.32%	252.68%
2015	405,645	5,402	75	-0.03%	50.14%	0	0				868,544,535	182,538	4,758	23.30%	334.84%
2016	386,215	5,145	75	-0.04%	50.08%	0	0				839,797,870	182,528	4,601	-3.30%	320.47%

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**THURSTON**

Rate Annual %chg Average Value/Acre: 15.44%

(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
6,940	THURSTON	51,502,364	7,357,308	12,956,499	77,477,261	14,407,861	2,733,635	1,007,915	839,673,135	19,082,750	23,811,285	0	1,050,010,013
cnty sectorvalue % of total value:		4.90%	0.70%	1.23%	7.38%	1.37%	0.26%	0.10%	79.97%	1.82%	2.27%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
840	EMERSON	95,862	97,372	131,958	2,656,290	350,745	0	0	0	0	0	0	3,332,227
12.10%	%sector of county sector	0.19%	1.32%	1.02%	3.43%	2.43%							0.32%
	%sector of municipality	2.88%	2.92%	3.96%	79.72%	10.53%							100.00%
0	MACY	0	0	0	461,090	44,970	0	0	0	0	0	0	506,060
	%sector of county sector				0.60%	0.31%							0.05%
	%sector of municipality				91.11%	8.89%							100.00%
1,002	PENDER	6,880,751	274,138	206,397	39,512,801	6,384,480	1,682,795	0	117,795	0	0	0	55,059,157
14.44%	%sector of county sector	13.36%	3.73%	1.59%	51.00%	44.31%	61.56%		0.01%				5.24%
	%sector of municipality	12.50%	0.50%	0.37%	71.76%	11.60%	3.06%		0.21%				100.00%
160	ROSALIE	10,223	289,069	508,207	1,514,290	161,810	0	0	0	0	0	0	2,483,599
2.31%	%sector of county sector	0.02%	3.93%	3.92%	1.95%	1.12%							0.24%
	%sector of municipality	0.41%	11.64%	20.46%	60.97%	6.52%							100.00%
132	THURSTON	14,375	41,553	2,151	2,401,315	659,905	10,830	0	0	0	0	0	3,130,129
1.90%	%sector of county sector	0.03%	0.56%	0.02%	3.10%	4.58%	0.40%						0.30%
	%sector of municipality	0.46%	1.33%	0.07%	76.72%	21.08%	0.35%						100.00%
780	WALTHILL	110,967	339,852	300,121	3,665,695	1,072,730	68,595	0	0	0	0	0	5,557,960
11.24%	%sector of county sector	0.22%	4.62%	2.32%	4.73%	7.45%	2.51%						0.53%
	%sector of municipality	2.00%	6.11%	5.40%	65.95%	19.30%	1.23%						100.00%
774	WINNEBAGO	167,383	293,471	418,071	4,165,575	3,506,601	0	0	830	0	0	0	8,551,931
11.15%	%sector of county sector	0.33%	3.99%	3.23%	5.36%	24.34%			0.00%				0.81%
	%sector of municipality	1.96%	3.43%	4.89%	48.71%	41.00%			0.01%				100.00%
3,688	Total Municipalities	7,279,561	1,335,455	1,566,905	54,377,056	12,181,241	1,762,220	0	118,625	0	0	0	78,621,063
53.14%	%all municip.sect of cnty	14.13%	18.15%	12.09%	70.18%	84.55%	64.46%		0.01%				7.49%

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
87	THURSTON

CHART 5

EXHIBIT

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<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,443</b>	<b>Value : 992,612,307</b>	<b>Growth 4,791,462</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>	249	1,061,080	65	611,460	208	3,254,385	522	4,926,925	
<b>02. Res Improve Land</b>	992	5,224,685	62	462,700	199	1,587,810	1,253	7,275,195	
<b>03. Res Improvements</b>	1,005	52,197,802	70	5,120,532	226	16,624,374	1,301	73,942,708	
<b>04. Res Total</b>	1,254	58,483,567	135	6,194,692	434	21,466,569	1,823	86,144,828	1,085,972
<b>% of Res Total</b>	68.79	67.89	7.41	7.19	23.81	24.92	41.03	8.68	22.66
<b>05. Com UnImp Land</b>	49	123,450	4	63,280	2	12,015	55	198,745	
<b>06. Com Improve Land</b>	172	592,305	17	164,585	3	19,600	192	776,490	
<b>07. Com Improvements</b>	181	13,412,145	27	2,506,705	5	538,170	213	16,457,020	
<b>08. Com Total</b>	230	14,127,900	31	2,734,570	7	569,785	268	17,432,255	2,821,205
<b>% of Com Total</b>	85.82	81.04	11.57	15.69	2.61	3.27	6.03	1.76	58.88
<b>09. Ind UnImp Land</b>	2	9,640	0	0	0	0	2	9,640	
<b>10. Ind Improve Land</b>	7	51,805	2	22,800	0	0	9	74,605	
<b>11. Ind Improvements</b>	7	1,709,945	2	948,615	0	0	9	2,658,560	
<b>12. Ind Total</b>	9	1,771,390	2	971,415	0	0	11	2,742,805	0
<b>% of Ind Total</b>	81.82	64.58	18.18	35.42	0.00	0.00	0.25	0.28	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	25	971,610	25	971,610	
<b>14. Rec Improve Land</b>	0	0	0	0	3	60,265	3	60,265	
<b>15. Rec Improvements</b>	0	0	0	0	3	6,280	3	6,280	
<b>16. Rec Total</b>	0	0	0	0	28	1,038,155	28	1,038,155	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.63	0.10	0.00
<b>Res &amp; Rec Total</b>	1,254	58,483,567	135	6,194,692	462	22,504,724	1,851	87,182,983	1,085,972
<b>% of Res &amp; Rec Total</b>	67.75	67.08	7.29	7.11	24.96	25.81	41.66	8.78	22.66
<b>Com &amp; Ind Total</b>	239	15,899,290	33	3,705,985	7	569,785	279	20,175,060	2,821,205
<b>% of Com &amp; Ind Total</b>	85.66	78.81	11.83	18.37	2.51	2.82	6.28	2.03	58.88
<b>17. Taxable Total</b>	1,493	74,382,857	168	9,900,677	469	23,074,509	2,130	107,358,043	3,907,177
<b>% of Taxable Total</b>	70.09	69.28	7.89	9.22	22.02	21.49	47.94	10.82	81.54

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	9	232,720	1,364,160	0	0	0
19. Commercial	4	284,490	1,567,385	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	9	232,720	1,364,160
19. Commercial	0	0	0	4	284,490	1,567,385
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				13	517,210	2,931,545

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	229	181	898	1,308

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	825	223	63,258,780	1,468	526,387,275	1,692	589,646,880
28. Ag-Improved Land	0	0	49	21,573,675	488	233,924,775	537	255,498,450
29. Ag Improvements	0	0	59	3,759,378	562	36,349,556	621	40,108,934
30. Ag Total							2,313	885,254,264

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	2.30	18,400	
32. HomeSite Improv Land	0	0.00	0	28	30.00	232,055	
33. HomeSite Improvements	0	0.00	0	29	0.00	1,878,953	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	3.17	6,340	
36. FarmSite Improv Land	0	0.00	0	48	194.39	388,780	
37. FarmSite Improvements	0	0.00	0	58	0.00	1,880,425	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	180	320.97	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	5	5.00	40,000	8	7.30	58,400	
32. HomeSite Improv Land	260	275.34	2,144,495	288	305.34	2,376,550	
33. HomeSite Improvements	264	0.00	16,252,931	293	0.00	18,131,884	511,335
34. HomeSite Total				<b>301</b>	<b>312.64</b>	<b>20,566,834</b>	
35. FarmSite UnImp Land	16	30.83	61,660	19	34.00	68,000	
36. FarmSite Improv Land	469	1,805.27	3,576,340	517	1,999.66	3,965,120	
37. FarmSite Improvements	558	0.00	20,096,625	616	0.00	21,977,050	372,950
38. FarmSite Total				<b>635</b>	<b>2,033.66</b>	<b>26,010,170</b>	
39. Road & Ditches	1,576	3,233.32	0	1,756	3,554.29	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>936</b>	<b>5,900.59</b>	<b>46,577,004</b>	<b>884,285</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	3,045.46	29.76%	18,348,960	30.61%	6,025.02
46. 1A	1,827.22	17.86%	10,963,320	18.29%	6,000.00
47. 2A1	265.69	2.60%	1,567,575	2.61%	5,900.02
48. 2A	1,604.66	15.68%	9,467,505	15.79%	5,900.01
49. 3A1	1,633.09	15.96%	9,471,925	15.80%	5,800.00
50. 3A	1,357.03	13.26%	7,667,235	12.79%	5,650.01
51. 4A1	468.65	4.58%	2,333,855	3.89%	4,979.95
52. 4A	30.00	0.29%	128,700	0.21%	4,290.00
53. Total	10,231.80	100.00%	59,949,075	100.00%	5,859.09
<b>Dry</b>					
54. 1D1	6,846.75	8.68%	39,813,905	9.45%	5,815.01
55. 1D	15,154.15	19.21%	88,045,645	20.90%	5,810.00
56. 2D1	3,183.41	4.03%	17,078,980	4.05%	5,365.00
57. 2D	4,662.11	5.91%	25,012,260	5.94%	5,365.01
58. 3D1	16,602.25	21.04%	88,822,445	21.08%	5,350.02
59. 3D	16,204.27	20.54%	86,449,765	20.52%	5,335.00
60. 4D1	15,371.21	19.48%	72,475,335	17.20%	4,715.01
61. 4D	882.85	1.12%	3,571,125	0.85%	4,045.00
62. Total	78,907.00	100.00%	421,269,460	100.00%	5,338.81
<b>Grass</b>					
63. 1G1	474.08	10.07%	711,575	10.93%	1,500.96
64. 1G	641.64	13.62%	1,056,655	16.23%	1,646.80
65. 2G1	455.75	9.68%	660,405	10.15%	1,449.05
66. 2G	938.21	19.92%	1,372,815	21.09%	1,463.23
67. 3G1	687.58	14.60%	848,790	13.04%	1,234.46
68. 3G	260.95	5.54%	321,975	4.95%	1,233.86
69. 4G1	904.50	19.20%	1,123,850	17.27%	1,242.51
70. 4G	347.31	7.37%	412,535	6.34%	1,187.80
71. Total	4,710.02	100.00%	6,508,600	100.00%	1,381.86
<b>Irrigated Total</b>					
	10,231.80	10.78%	59,949,075	12.29%	5,859.09
<b>Dry Total</b>					
	78,907.00	83.16%	421,269,460	86.36%	5,338.81
<b>Grass Total</b>					
	4,710.02	4.96%	6,508,600	1.33%	1,381.86
72. Waste	1,033.05	1.09%	77,565	0.02%	75.08
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	37.43	0.04%	0	0.00%	0.00
75. Market Area Total	94,881.87	100.00%	487,804,700	100.00%	5,141.18

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	401.83	13.63%	2,421,030	14.28%	6,025.01
46. 1A	368.92	12.51%	2,213,520	13.06%	6,000.00
47. 2A1	113.91	3.86%	672,070	3.96%	5,900.01
48. 2A	203.66	6.91%	1,201,600	7.09%	5,900.03
49. 3A1	1,293.77	43.88%	7,503,865	44.27%	5,800.00
50. 3A	212.99	7.22%	1,203,400	7.10%	5,650.03
51. 4A1	315.66	10.70%	1,571,980	9.27%	4,979.98
52. 4A	38.01	1.29%	163,065	0.96%	4,290.06
<b>53. Total</b>	<b>2,948.75</b>	<b>100.00%</b>	<b>16,950,530</b>	<b>100.00%</b>	<b>5,748.38</b>
<b>Dry</b>					
54. 1D1	3,438.63	4.65%	17,640,200	5.39%	5,130.01
55. 1D	12,799.55	17.32%	65,661,755	20.07%	5,130.00
56. 2D1	4,032.33	5.46%	18,004,390	5.50%	4,465.01
57. 2D	2,012.50	2.72%	8,985,840	2.75%	4,465.01
58. 3D1	11,628.94	15.74%	50,178,935	15.34%	4,315.01
59. 3D	6,788.26	9.19%	29,291,455	8.95%	4,315.02
60. 4D1	26,818.88	36.29%	112,102,975	34.27%	4,180.00
61. 4D	6,383.88	8.64%	25,280,180	7.73%	3,960.00
<b>62. Total</b>	<b>73,902.97</b>	<b>100.00%</b>	<b>327,145,730</b>	<b>100.00%</b>	<b>4,426.69</b>
<b>Grass</b>					
63. 1G1	121.36	1.82%	161,400	2.49%	1,329.93
64. 1G	746.53	11.22%	1,057,905	16.29%	1,417.10
65. 2G1	353.26	5.31%	410,715	6.33%	1,162.64
66. 2G	122.94	1.85%	157,275	2.42%	1,279.28
67. 3G1	492.39	7.40%	482,390	7.43%	979.69
68. 3G	187.70	2.82%	189,515	2.92%	1,009.67
69. 4G1	2,041.87	30.70%	2,001,510	30.82%	980.23
70. 4G	2,585.50	38.87%	2,032,480	31.30%	786.11
<b>71. Total</b>	<b>6,651.55</b>	<b>100.00%</b>	<b>6,493,190</b>	<b>100.00%</b>	<b>976.19</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>2,948.75</b>	<b>3.38%</b>	<b>16,950,530</b>	<b>4.83%</b>	<b>5,748.38</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>73,902.97</b>	<b>84.68%</b>	<b>327,145,730</b>	<b>93.24%</b>	<b>4,426.69</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>6,651.55</b>	<b>7.62%</b>	<b>6,493,190</b>	<b>1.85%</b>	<b>976.19</b>
72. Waste	3,772.06	4.32%	283,110	0.08%	75.05
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	18.14	0.02%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>87,275.33</b>	<b>100.00%</b>	<b>350,872,560</b>	<b>100.00%</b>	<b>4,020.29</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	834.92	4,954,540	12,345.63	71,945,065	13,180.55	76,899,605
<b>77. Dry Land</b>	0.18	825	16,018.62	77,814,290	136,791.17	670,600,075	152,809.97	748,415,190
<b>78. Grass</b>	0.00	0	1,170.26	1,372,825	10,191.31	11,628,965	11,361.57	13,001,790
<b>79. Waste</b>	0.01	0	602.46	45,225	4,202.64	315,450	4,805.11	360,675
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	37.43	0	18.14	0	55.57	0
<b>82. Total</b>	<b>0.19</b>	<b>825</b>	<b>18,626.26</b>	<b>84,186,880</b>	<b>163,530.75</b>	<b>754,489,555</b>	<b>182,157.20</b>	<b>838,677,260</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	13,180.55	7.24%	76,899,605	9.17%	5,834.32
<b>Dry Land</b>	152,809.97	83.89%	748,415,190	89.24%	4,897.69
<b>Grass</b>	11,361.57	6.24%	13,001,790	1.55%	1,144.37
<b>Waste</b>	4,805.11	2.64%	360,675	0.04%	75.06
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	55.57	0.03%	0	0.00%	0.00
<b>Total</b>	<b>182,157.20</b>	<b>100.00%</b>	<b>838,677,260</b>	<b>100.00%</b>	<b>4,604.14</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	4	14,765	3	19,520	4	703,220	8	737,505	100,290
83.2 Emerson	9	30,045	49	197,105	49	2,480,075	58	2,707,225	4,830
83.3 Macy	39	68,535	20	44,665	20	374,620	59	487,820	905
83.4 Pender	63	612,855	450	3,877,165	456	36,583,775	519	41,073,795	301,012
83.5 Rosalie	23	51,425	85	161,785	88	1,635,002	111	1,848,212	0
83.6 Rural	299	4,875,100	262	2,114,360	297	21,121,341	596	28,110,801	102,570
83.7 Thruston	13	18,380	58	152,500	58	2,237,745	71	2,408,625	860
83.8 Walthill	64	155,835	231	534,220	232	3,529,790	296	4,219,845	40,025
83.9 Winnebago	33	71,595	98	234,140	100	5,283,420	133	5,589,155	535,480
84 Residential Total	547	5,898,535	1,256	7,335,460	1,304	73,948,988	1,851	87,182,983	1,085,972

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	Emerson	3	8,355	5	13,810	6	328,580	9	350,745	0
85.2	Macy	2	265	3	265	3	44,440	5	44,970	0
85.3	Pender	20	54,615	91	377,090	94	7,878,445	114	8,310,150	435,350
85.4	Rosalie	3	1,095	13	20,950	13	139,765	16	161,810	0
85.5	Rural	6	56,720	23	203,925	35	3,318,830	41	3,579,475	16,910
85.6	Thurston	4	3,670	14	21,735	17	651,135	21	676,540	0
85.7	Walthill	10	8,355	33	60,025	35	1,088,770	45	1,157,150	0
85.8	Winnebago	9	75,310	19	153,295	19	5,665,615	28	5,894,220	2,368,945
86	Commercial Total	57	208,385	201	851,095	222	19,115,580	279	20,175,060	2,821,205

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	403.65	8.92%	678,125	10.56%	1,679.98
88. 1G	623.97	13.79%	1,048,255	16.33%	1,679.98
89. 2G1	447.05	9.88%	656,270	10.22%	1,468.00
90. 2G	931.82	20.60%	1,369,780	21.34%	1,470.00
91. 3G1	665.21	14.71%	838,165	13.06%	1,260.00
92. 3G	252.25	5.58%	317,840	4.95%	1,260.02
93. 4G1	884.31	19.55%	1,114,255	17.36%	1,260.03
94. 4G	315.34	6.97%	397,345	6.19%	1,260.05
95. Total	4,523.60	100.00%	6,420,035	100.00%	1,419.23
<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	70.43	37.78%	33,450	37.77%	474.94
106. 1T	17.67	9.48%	8,400	9.48%	475.38
107. 2T1	8.70	4.67%	4,135	4.67%	475.29
108. 2T	6.39	3.43%	3,035	3.43%	474.96
109. 3T1	22.37	12.00%	10,625	12.00%	474.97
110. 3T	8.70	4.67%	4,135	4.67%	475.29
111. 4T1	20.19	10.83%	9,595	10.83%	475.24
112. 4T	31.97	17.15%	15,190	17.15%	475.13
113. Total	186.42	100.00%	88,565	100.00%	475.08
<hr/>					
Grass Total	4,523.60	96.04%	6,420,035	98.64%	1,419.23
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	186.42	3.96%	88,565	1.36%	475.08
<hr/>					
114. Market Area Total	4,710.02	100.00%	6,508,600	100.00%	1,381.86

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	96.49	2.52%	149,575	2.90%	1,550.16
88. 1G	603.98	15.76%	990,145	19.19%	1,639.37
89. 2G1	244.11	6.37%	358,840	6.96%	1,469.99
90. 2G	99.38	2.59%	146,085	2.83%	1,469.96
91. 3G1	316.50	8.26%	398,790	7.73%	1,260.00
92. 3G	127.81	3.33%	161,050	3.12%	1,260.07
93. 4G1	1,313.91	34.28%	1,655,560	32.09%	1,260.03
94. 4G	1,030.97	26.90%	1,299,090	25.18%	1,260.07
95. Total	3,833.15	100.00%	5,159,135	100.00%	1,345.93
<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	24.87	0.88%	11,825	0.89%	475.47
106. 1T	142.55	5.06%	67,760	5.08%	475.34
107. 2T1	109.15	3.87%	51,875	3.89%	475.26
108. 2T	23.56	0.84%	11,190	0.84%	474.96
109. 3T1	175.89	6.24%	83,600	6.27%	475.30
110. 3T	59.89	2.12%	28,465	2.13%	475.29
111. 4T1	727.96	25.83%	345,950	25.93%	475.23
112. 4T	1,554.53	55.16%	733,390	54.97%	471.78
113. Total	2,818.40	100.00%	1,334,055	100.00%	473.34
<hr/>					
Grass Total	3,833.15	57.63%	5,159,135	79.45%	1,345.93
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	2,818.40	42.37%	1,334,055	20.55%	473.34
<hr/>					
114. Market Area Total	6,651.55	100.00%	6,493,190	100.00%	976.19

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

87 Thurston

	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	77,477,261	86,144,828	8,667,567	11.19%	1,085,972	9.79%
02. Recreational	1,007,915	1,038,155	30,240	3.00%	0	3.00%
03. Ag-Homesite Land, Ag-Res Dwelling	19,082,750	20,566,834	1,484,084	7.78%	511,335	5.10%
<b>04. Total Residential (sum lines 1-3)</b>	<b>97,567,926</b>	<b>107,749,817</b>	<b>10,181,891</b>	<b>10.44%</b>	<b>1,597,307</b>	<b>8.80%</b>
05. Commercial	14,407,861	17,432,255	3,024,394	20.99%	2,821,205	1.41%
06. Industrial	2,733,635	2,742,805	9,170	0.34%	0	0.34%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>17,141,496</b>	<b>20,175,060</b>	<b>3,033,564</b>	<b>17.70%</b>	<b>2,821,205</b>	<b>1.24%</b>
08. Ag-Farmsite Land, Outbuildings	23,811,285	26,010,170	2,198,885	9.23%	372,950	7.67%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>23,811,285</b>	<b>26,010,170</b>	<b>2,198,885</b>	<b>9.23%</b>	<b>372,950</b>	<b>7.67%</b>
12. Irrigated	76,762,255	76,899,605	137,350	0.18%		
13. Dryland	749,197,840	748,415,190	-782,650	-0.10%		
14. Grassland	13,327,325	13,001,790	-325,535	-2.44%		
15. Wasteland	385,715	360,675	-25,040	-6.49%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>839,673,135</b>	<b>838,677,260</b>	<b>-995,875</b>	<b>-0.12%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>978,193,842</b>	<b>992,612,307</b>	<b>14,418,465</b>	<b>1.47%</b>	<b>4,791,462</b>	<b>0.98%</b>

## 2017 Assessment Survey for Thurston County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$84,555.00 includes Assessor, Deputy and operating expenses.
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$84,555.00
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$0
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$112,825.00 Includes the GIS expense (\$48,000.00) and clerical, \$10,000 for commercial reappraisal
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$11,100.00
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,200.00
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$0
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$7,000.00 between the two budgets

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and staff
5.	<b>Does the county have GIS software?</b>
	Yes, currently working with GIS Workshop to fully implement.
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. <a href="http://www.thurston.gisworkshop.com">www.thurston.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	GIS
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	No
2.	<b>If so, is the zoning countywide?</b>
	N/A
3.	<b>What municipalities in the county are zoned?</b>
	Emerson, Pender, Thurston and Walthill
4.	<b>When was zoning implemented?</b>
	Unknown

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	None
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>
	None

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Minimal, hire an independent appraiser on a limited basis to assist in listing difficult properties
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes.
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Licensed Appraiser
4.	<b>Have the existing contracts been approved by the PTA?</b>
	The Assessor hired an independent appraisal firm to complete a reappraisal on approximately 26 larger commercial parcels in Thurston County.
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes, only on the ones in the contract.

## 2017 Residential Assessment Survey for Thurston County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Assessor and staff												
<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>Pender - County seat, K-12 school system, hospital, approximate population of 1,002. Hwy. 94 is the eastern portion of the main street and joins Hwy. 9 north and south</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Emerson (Small southeast portion of the village, approximate population of all three counties is 840) and Thurston (Village located between Pender and Emerson and approximate population of 132). Both are north of Pender on or near Hwy. 9.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Rosalie (approximate population of 160) Walthill (approximate population of 780) and Winnebago (approximate population of 774). These towns are located on the eastern side of the county on the Winnebago and Omaha Indian Reservations and on or near Hwy. 77.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>All rural residential properties</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Pender - County seat, K-12 school system, hospital, approximate population of 1,002. Hwy. 94 is the eastern portion of the main street and joins Hwy. 9 north and south	5	Emerson (Small southeast portion of the village, approximate population of all three counties is 840) and Thurston (Village located between Pender and Emerson and approximate population of 132). Both are north of Pender on or near Hwy. 9.	10	Rosalie (approximate population of 160) Walthill (approximate population of 780) and Winnebago (approximate population of 774). These towns are located on the eastern side of the county on the Winnebago and Omaha Indian Reservations and on or near Hwy. 77.	15	All rural residential properties	AG	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
1	Pender - County seat, K-12 school system, hospital, approximate population of 1,002. Hwy. 94 is the eastern portion of the main street and joins Hwy. 9 north and south												
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15	All rural residential properties												
AG	Agricultural homes and outbuildings												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	Cost and sales												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>												
	Yes, based on the local market information.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>												
	Yes, different economic depreciations based on valuation groupings.												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Sales implementing the square foot method												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	N/A												

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2013	2016	2016
	5	2016	2013	2016	2015
	10	2016	2013	2016	2014-2015
	15	2016	2013	2016	2014
	AG	2016	2013	2016	2014

Macy is a small unincorporated village.

## 2017 Commercial Assessment Survey for Thurston County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor and Staff. The county contracted with Tax Valuation LLC to complete a reappraisal on approximately 25 of the more complex commercial and industrial parcels in the county.										
<b>2.</b>	<b>List the valuation groupings recognized in 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%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Pender - County Seat, new hospital, commercial hub of the county with active commercial properties. Hwy. 94 east main street commercial properties</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Emerson (Grocery and Mini Mart), Thurston (Located between Emerson and Pender, minimal commercial activity), both small towns located north of Pender on Hwy. 9</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Rosalie (approximate population of 160), Walthill (approximate population of 780), and Winnebago (approximate population of 774. These towns are locate on the eastern side of the county on the Winnebago and Omaha Indiation Reservations, located on or near Hwy. 77. Minimal commercial activity in all towns except Winnebago. Winnebago has a new hospital, Dollar General Store, mini mart. But the close proximity to the city of South Sioux has an impact on the commercial activity in Winnebago.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>All rural commercial properties.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Pender - County Seat, new hospital, commercial hub of the county with active commercial properties. Hwy. 94 east main street commercial properties	5	Emerson (Grocery and Mini Mart), Thurston (Located between Emerson and Pender, minimal commercial activity), both small towns located north of Pender on Hwy. 9	10	Rosalie (approximate population of 160), Walthill (approximate population of 780), and Winnebago (approximate population of 774. These towns are locate on the eastern side of the county on the Winnebago and Omaha Indiation Reservations, located on or near Hwy. 77. Minimal commercial activity in all towns except Winnebago. Winnebago has a new hospital, Dollar General Store, mini mart. But the close proximity to the city of South Sioux has an impact on the commercial activity in Winnebago.	15	All rural commercial properties.
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15	All rural commercial properties.										
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>										
	Cost and sales										
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>										
	Use the sales file to look for unique parcels and ask surrounding counties if there are parcels similar in their county.										
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>										
	Yes, based on the market available										
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>										
	No										
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>										
	Sales and the front foot method was implemented.										

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2013	2013	2015	2015
	5	2013	2013	2015	2014
	10	2013	2013	2015	2014
	15	2013	2013	2013	2015

## 2017 Agricultural Assessment Survey for Thurston County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor and Staff.										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
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<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Western portion of the county, borders Wayne County	2013									
2	Eastern portion of the County, includes the Winnebago and Omaha Indian Reservations. The east border is the Missouri River.	2013									
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	The topography of the land and analyze sales.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	No 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>										
	Physical inspections, FSA maps (letters were mailed out to property owners asking for verification of land use).										

**Assessment Years 2017, 2018, and 2019**

**Date: June 2016**

**General Description of Real Property in Thurston County:**

Thurston County is located in Northeast Nebraska. The county is irregular in shape with the Missouri River forming the eastern boundary. Pender is the county seat and largest community. Pender is located in the southwestern part. Other communities include Macy, Rosalie, Thurston, Walthill, Winnebago, and part of the community of Emerson. Thurston County was organized in 1889. It was originally part of the acreage selected by the Omaha Indians as their reservation. The Omaha tribe sold part of the land to the Winnebago Reservation also includes part of Dixon County. The county has a checker board type of ownership. Approximately 56,654 acres of the land in Thurston County is exempt. Approximately 674 acres were put in exempt status for 2011. This property is exempt because it is U.S.A. in Trust for the Winnebago Tribe of Nebraska or the Omaha Tribe of Nebraska and Allotment land. Complicating the process, a large number of HUD houses, mobile homes, and commercial buildings located on the above described exempt land. Native American's are exempt from taxation on Improvements on leased land. Some of the properties are co-owned by non-Indian people. That portion is taxable; the discovery process is very difficult in these situations.

Thurston County had a total count of 4,416 taxable parcels on the 2016 County Abstract.

Per the 2016 County Abstract, Thurston County consists of the following real property types.

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1797	38	17
Commercial	268	7	3
Industrial	11	0	1
Recreational	28	0	1
Agricultural	2312	56	78
Special Value	0		

Agricultural land – Taxable acres 182,527.68

For Assessment year 2016, an estimated 100 building permits, information statements and others means of assessing were valued as new property construction/additions.

**Current Resources**

The staff of the Thurston County Assessor's office consists of the Assessor, deputy assessor & one full time Clerk. With limited funds in Thurston County there is little money available for registration, motels and travel. However, the mileage allowance, fuel, office equipment and

repair, office supplies, dues, registration, training and data processing fees, printing and publishing are all increasing. MIPS & GIS contract costs have really put the office in a budget bind.

Discover, List & Inventory all property. Real Estate Transfers along with a photocopy of the deeds are filed timely by the Clerks office. A clerk processes the Real Estate Transfers, followed by a double check by a second clerk. The Assessor reviews the transfer and forwards the information to Department of Revenue.

The property record cards contain all information required by regulation 10-004, which included the legal description property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property. A photograph of the property, and if agricultural land is involved an inventory of the soil types by land use. The new and old aerial photographs of the buildings are included. The cards are in good condition and updated and or replaced as needed. Allotment land cards are kept in a separate file. Because of the reservations located in Thurston County, the historical information is kept in the Assessor's office.

**Level of Value, Quality, and Uniformity for Assessment year 2016**

<b>Property Class</b>	<b>Median %</b>	<b>C.O.D. %</b>	<b>P.R.D. %</b>
<b>Residential</b>	<b>99</b>	<b>29.08</b>	<b>118.23</b>
<b>Commercial</b>	<b>100</b>		
<b>Agricultural Land</b>	<b>72</b>	<b>21.22</b>	<b>112.42</b>
<b>Special Value</b>	<b>0</b>		

**Assessment Actions Planned for Assessment year 2017:**

**Residential /All Rural Residential:** finish inspection process with Rosalie, Winnebago & Macy. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos.

**Commercial:** completed inspections, reappraisal in 2016. Will monitor for changes.

**Agricultural: finish 6 year inspection & review of land use changes by GIS, & drive by to review land. Finishing with Pender, Thayer & Bryan Townships. Conduct market analysis of agricultural sales. Rural residential as described above.**

**Special Value: None**

**Assessment Actions Planned for Assessment year 2018:**

**Residential. All rural residential: begin inspection process with townships of Pender, Bryan & Thayer. This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos.**

**Commercial: continue to evaluate process.**

**Agricultural: continue the review land use changes by GIS. Drive by & review land for Flournoy, Merry, Perry, & Omaha Townships. Conduct market analysis of agricultural sales. Rural residential as described above.**

**Special Value: none**

**Assessment Actions Planned for Assessment year 2019:**

**Residential: All rural residential: begin inspection process with townships of Anderson, Blackbird, Dawes, Winnebago This will include comparison of the current property record card, inspection of the house, list outbuildings & new photos.**

**Commercial: continue to evaluate process**

**Agricultural Land: review land use changes for Anderson, Blackbird, Dawes, & Winnebago Townships by GIS & drive by. Conduct market analysis of agricultural sales. Rural residential as described above.**

**Special Value: none**

**The Cadastral Maps in Thurston County are old. The maps are current with parcel identification according to regulation 10-004.03. The office is in the process of implementing a GIS system. Funds were available for this project in a three year contract.**

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

**Record Maintenance, Mapping updates, & Ownership changes**

**Annually prepare and file Assessor Administrative Reports required by law/regulation:**

- a. Abstracts (Real & Personal Property)**
- b. Assessor Survey**
- c. Sales information to Department of Revenue rosters & annual Assessed Value Update w/Abstract**

- d. Certification of Value to Political Subdivisions
- e. School District Taxable Value Report
- f. Homestead Exemption Tax Loss Report
- g. Certificate of Taxes Levied Report
- h. Report of current values for properties owned by Board of Education Lands & Funds
- i. Report of all Exempt Property and Taxable Government Owned Property
- j. Annual Plan of Assessment Report

**Personal Property:** administer annual filing, 496 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

**Permissive Exemption:** Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

**Taxable Government Owned Property-**annual review of government owned property not used for public purpose, send notices of intent to tax.

**Homestead exemptions:** administer 143 annual filings of applications approval/denial process, taxpayer notifications, and taxpayer assistance.

**Centrally Assessed-Review** of valuations as certified by Department of Revenue for railroads and public service entities, establish assessment records and tax billing for tax list.

**Tax Districts and Tax Rates-** management of school district and other tax entity boundary changes necessary for correct assessment and tax information: input/review of tax rates used for tax billing process.

**Tax Lists:** prepare and certify tax list correction documents for county board approval.

**County Board of Equalization –** Attend county board of equalization meetings for valuation protest- assemble and provide information.

**TERC Appeals-**prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

**TERC Statewide Equalization-**attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

**Education: Assessor and/or Appraisal Education-** attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

**Conclusion:**

This document is a description of the various duties and three year plan of assessment in the Assessors office. Without proper funding the tasks described will be difficult to complete. The current budget request is \$84,555 for the General Fund; \$112,825 Reappraisal fund.

**Respectfully submitted:**

**Assessor**  
**signature** \_\_\_\_\_ **Date:** \_\_\_\_\_