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DEPARTMENT OF REVENUE

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

WHEELER COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Wheeler 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 Wheeler 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: Cara Snider, Wheeler County Assessor

Table of Contents

2017 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

<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.

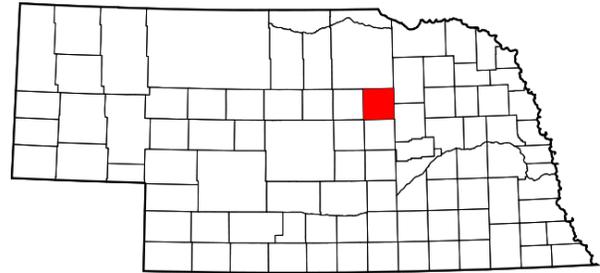
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

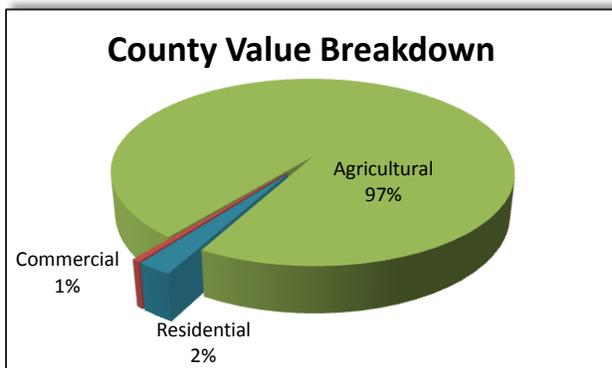
**Further information may be found in Exhibit 94*

County Overview

With a total area of 575 square miles, Wheeler had 750 residents, per the Census Bureau Quick Facts for 2015, a 9% population decline from the 2010 US Census. In a review of the past fifty-five years, Wheeler has seen a steady drop in population of 42% (Nebraska Department of Economic Development). Reports indicated that 74% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Wheeler convene in and around the county seat of Bartlett. Per the latest information available from the U.S. Census Bureau, there were twenty employer establishments in Wheeler, a 5% drop from the preceding year. County-wide employment was at 552 people, an 8% gain relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BARTLETT	128	117	-9%
ERICSON	104	92	-12%

Simultaneously, the agricultural economy has remained another strong anchor for Wheeler that has fortified the local rural area economies. Wheeler is included in both the Lower Loup and Upper Elkhorn Natural Resource Districts (NRD). Grassland makes up the majority of the land in the county. In value of sales by commodity group, Wheeler ranks first in horses, ponies, mules, burros, and donkeys (USDA AgCensus).

2017 Residential Correlation for Wheeler County

Assessment Actions

For 2017, all improvements and land values in valuation grouping 03-Lake Ericson were given a percent increase. Routine maintenance as well as pickup work was also completed.

Description of Analysis

Residential sales are stratified into three valuation groupings with two of the three groupings being represented in the qualified statistics.

Valuation Grouping	Description
01	Bartlett and Ericson
02	Rural
03	Lake Ericson

The residential profile for Wheeler County is made up of fifteen total sales representing two of the three valuation groupings. The largest sample is eight sales in valuation group 01. With a sample such as this, statistical inferences cannot be made with a reasonable degree of certainty in the data.

When reviewing the historical movement of the residential values (excluding growth) over time Wheeler County exhibits an average change of 6.7% over 10 years. Most comparable counties within the same region also demonstrate value increases (excluding growth) of an average of 2-7% over this ten-year period. The trend is a reasonable indicator that values have remained equalized with other counties.

The county is on track with the six-year inspection cycle. Residential reviews were done in 2014-16. Costing indexes are from 2012, lot studies were done in 2012-2015 as well as depreciation tables. Although the statistics are unreliable for the determination of a point estimate of the level of value, the analysis supports that the statutory level has been achieved.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The county's sales verification process includes sending verification questionnaires in a self-addressed

2017 Residential Correlation for Wheeler County

stamped envelope to both the buyer and seller; the county reports a response rate of approximately 5%. The county assessor serves as an ex-officio clerk, and as such, records all deeds; much of the sales review is conducted at the time deeds are filed. If the county assessor has additional questions, the buyer and/or seller are contacted via telephone.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements have been filed monthly. The AVU did have three errors this past year. All three were sales that had changes to them since the date of sale and should've been code out as substantially changed.

The county's inspection and review cycle for all real property was discussed with the county assessor. The inspection process includes an on-site physical inspection of the property. An independent lister is hired by the county to complete review and pick-up work for residential properties. Office staff also conducts pick-up work when necessary. The inspection date and type of inspection are recorded on the property record card and a dated photograph is taken. A review of inspection dates during the review of sold and unsold parcels support the county's reported assessment actions.

During the review, the valuation groups within the residential class were examined to ensure that the groups being utilized represent true economic areas within the county. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. Lot studies and depreciation were last done in 2012 for Bartlett, Ericson and Rural, and 2015 for Lake Ericson. The 2012 costing is used for all improvements.

Equalization and Quality of Assessment

There are not enough sales to analyze the statistics for measurement purposes. Analysis of value changes over time suggests that valuation changes have kept pace with the local economy. The assessment process in the county is consistently applied to all property and values are believed to be uniformly assessed.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	8	67.49	116.58	72.34	90.71	161.16
03	7	74.21	83.75	82.42	22.57	101.61
<u>ALL</u>	15	69.67	101.26	79.89	58.52	126.75

Based on the review of assessment practices Wheeler County is in compliance with generally accepted mass appraisal standards.

2017 Residential Correlation for Wheeler County

Level of Value

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

2017 Commercial Correlation for Wheeler County

Assessment Actions

Only routine maintenance was completed for the 2017 assessment year.

Description of Analysis

Currently there are two valuation groupings within the commercial class.

Valuation Grouping	Assessor Location
01	Bartlett and Ericson
02	Rural

There are only approximately thirty-seven commercial properties in the county. Only three qualified commercial sales occurred during the study period; there are too few sales to rely on the statistics to provide a precise point estimate of the level of value of commercial property within the county. The sample is considered unrepresentative of the commercial population and not reliable to indicate the level of value within the county.

A historical review of assessment practices and valuation changes supports that the county has kept cost and depreciation tables updated, typically when the class is reviewed within the six-year cycle. Value within the class has increased about four percent per year over the past decade, excluding an untypically large amount of commercial change in 2015. This change over time correlates closely to changes over the same time observed in nearby communities. The similarity in assessed value changes over time supports that assessed value changes in Wheeler County have kept pace with the economic conditions of the area, and support a level of value determination within the acceptable range.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The county's sales verification process includes sending verification questionnaires in a self-addressed stamped envelope to both the buyer and seller; the county reports the response rate is not very good. The county assessor serves as an ex-officio clerk, and, as such, records all deeds; much of the sales review is conducted at the time deeds are filed. If the county assessor has additional questions, the buyer and/or seller are contacted via telephone.

2017 Commercial Correlation for Wheeler County

The review also looked at the filing of real estate transfer statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements have been filed monthly. The AVU for the commercial was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The inspection process includes an on-site physical inspection of the property. A contract appraiser is hired by the county to complete review and pick-up work for commercial properties. Office staff also conducts pick-up work, when necessary. The inspection date and type of inspection are recorded on the property record card; a dated photograph is taken. A review of inspection dates during the review of sold and unsold parcels support the county's reported assessment actions.

During the review, the valuation groups within the commercial class were examined to ensure that the groups being utilized represent true economic areas within the county. Currently Bartlett and Ericson are combined into one grouping with the Rural being a separate grouping. It was discussed with the county that possible all commercial parcels could be identified as one valuation grouping.

Equalization and Quality of Assessment

The commercial sample is too small to have any degree of certainty in the information. The appraisal methodologies in the county are uniformly applied to all commercial properties. Analysis of value changes over time suggests that valuation changes have kept pace with the local economy. Based on the review of assessment practices the quality of assessment of commercial property in Wheeler County complies with generally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	3	91.37	94.03	103.74	23.76	90.64
___ALL___	3	91.37	94.03	103.74	23.76	90.64

Level of Value

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

2017 Agricultural Correlation for Wheeler County

Assessment Actions

The county assessor analyzed the agricultural market within Wheeler County as well as looking at the adjoining counties. From the analysis, it was determined to leave all agricultural land values the same for 2017. All pickup work was completed and placed on the assessment roll.

Description of Analysis

The agricultural land in Wheeler County is divided between grassland at 80%, irrigated at 18%, and dryland at 2%. One valuation model is applied to the entire county. All counties adjoining Wheeler are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

Analysis of sales in Wheeler County was conducted to determine if the sales within the county were reliable for measurement purposes. An additional analysis was done adding sales from the comparable area around the county to expand the sample, as the base of sales was small. The base sample is made up of ten sales with five of the sales being in the oldest study year; with such few sales, the volatility of the sample makes it difficult to measure. The additional comparable sales analysis produced results that more reflected the general movement of the area. This set of statistics is displayed after the county's statistics in the Appendix Section. The statistical analysis suggests that the county has achieved an acceptable level of value.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The county's verification process includes sending verification questionnaires in a self-addressed stamped envelope to both the buyer and seller; the county reports a fairly low response rate. The county assessor serves as an ex-officio clerk, and as such, records all deeds; much of the sales review is conducted at the time deeds are filed. If the county assessor has additional questions, the buyer and/or seller are contacted via telephone.

Discussions were held with the county assessor to review the agricultural sales to ensure that only sales that reflect market value are used to establish the assessed value of real property.

The review also looked at the filing of Real Estate Transfer Statement as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements have been filed monthly and the AVU for agricultural sales was accurate when compared with the property record cards.

2017 Agricultural Correlation for Wheeler County

The county's inspection and review cycle for all real property was discussed with the county assessor. The inspection process includes an on-site physical inspection of the property. An independent lister is hired by the county to complete review and pick-up work for rural residential properties. The inspection date and type of inspection are recorded on the property record card; a dated photograph is taken. Physical review and inspection of agricultural improvements are completed on the same schedule as rural residential properties. As part of the six-year inspection process the county does a drive-by review of land use as well as using Agri-Data; changes are identified on the property record card. In addition, the county reviews and updates land use annually as information is received from sources such as the property owner, Farm Service Agency, and Natural Resource Districts.

A sales analysis is studied each year to determine if one market area or additional areas are needed for the agricultural class. The analysis supports the one market area.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. Conversations with the county assessor indicate that the same appraisal process is applied to rural residential properties and agricultural homes and outbuildings. The same costing and depreciation tables are used. The farm home site value is the same as the rural residential first acre home site. Although the county does not have a written policy in place to define agricultural or non-agricultural land, there is no reason to believe that the county is not considering the primary use of the parcel to identify and value agricultural land.

Equalization

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

The analysis supports that Wheeler County has achieved equalization within and across county lines. A comparison of the values used in Wheeler County to adjoining counties demonstrates similar comparability with the values.

2017 Agricultural Correlation for Wheeler County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	7	70.65	71.05	69.58	33.06	102.11
1	7	70.65	71.05	69.58	33.06	102.11
<u> Grass </u>						
County	11	69.37	66.10	65.96	16.75	100.21
1	11	69.37	66.10	65.96	16.75	100.21
<u> ALL </u>						
10/01/2013 To 09/30/2016	23	70.65	70.83	68.37	28.18	103.60

The quality of assessment of the agricultural property in Wheeler County complies with generally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of the agricultural class in Wheeler County is 71%.

2017 Opinions of the Property Tax Administrator for Wheeler 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
Residential Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Wheeler County

Residential Real Property - Current

Number of Sales	15	Median	69.67
Total Sales Price	\$879,000	Mean	101.26
Total Adj. Sales Price	\$879,000	Wgt. Mean	79.89
Total Assessed Value	\$702,235	Average Assessed Value of the Base	\$33,398
Avg. Adj. Sales Price	\$58,600	Avg. Assessed Value	\$46,816

Confidence Interval - Current

95% Median C.I	60.49 to 122.37
95% Wgt. Mean C.I	66.13 to 93.65
95% Mean C.I	60.31 to 142.21
% of Value of the Class of all Real Property Value in the County	2.52
% of Records Sold in the Study Period	3.63
% of Value Sold in the Study Period	5.09

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	27	95	94.77
2015	27	88	87.89
2014	19		87.93
2013	17		79.18

2017 Commission Summary for Wheeler County

Commercial Real Property - Current

Number of Sales	3	Median	91.37
Total Sales Price	\$230,000	Mean	94.03
Total Adj. Sales Price	\$180,000	Wgt. Mean	103.74
Total Assessed Value	\$186,730	Average Assessed Value of the Base	\$70,067
Avg. Adj. Sales Price	\$60,000	Avg. Assessed Value	\$62,243

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	12.92 to 175.14
% of Value of the Class of all Real Property Value in the County	0.56
% of Records Sold in the Study Period	6.82
% of Value Sold in the Study Period	6.06

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	4	100	92.89
2015	5	100	101.61
2014	4	0	107.78
2013	3		117.27

**92 Wheeler
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 : 15
Total Sales Price : 879,000
Total Adj. Sales Price : 879,000
Total Assessed Value : 702,235
Avg. Adj. Sales Price : 58,600
Avg. Assessed Value : 46,816

MEDIAN : 70
WGT. MEAN : 80
MEAN : 101
COD : 58.52
PRD : 126.75

COV : 73.02
STD : 73.94
Avg. Abs. Dev : 40.77
MAX Sales Ratio : 331.33
MIN Sales Ratio : 43.49

95% Median C.I. : 60.49 to 122.37
95% Wgt. Mean C.I. : 66.13 to 93.65
95% Mean C.I. : 60.31 to 142.21

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	1	69.67	69.67	69.67	00.00	100.00	69.67	69.67	N/A	45,000	31,350
01-JAN-15 To 31-MAR-15	1	53.00	53.00	53.00	00.00	100.00	53.00	53.00	N/A	31,000	16,430
01-APR-15 To 30-JUN-15	3	86.92	114.31	80.36	45.87	142.25	68.20	187.80	N/A	52,333	42,053
01-JUL-15 To 30-SEP-15	2	66.92	66.92	72.33	10.89	92.52	59.63	74.21	N/A	77,500	56,053
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	2	95.55	95.55	85.31	28.08	112.00	68.72	122.37	N/A	48,500	41,378
01-APR-16 To 30-JUN-16	2	78.90	78.90	85.36	17.22	92.43	65.31	92.49	N/A	91,500	78,108
01-JUL-16 To 30-SEP-16	4	97.87	142.64	83.99	92.62	169.83	43.49	331.33	N/A	52,750	44,305
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	7	69.67	85.63	73.72	34.46	116.16	53.00	187.80	53.00 to 187.80	55,429	40,864
01-OCT-15 To 30-SEP-16	8	80.61	114.93	84.76	68.76	135.59	43.49	331.33	43.49 to 331.33	61,375	52,024
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	6	71.21	88.29	74.26	39.35	118.89	53.00	187.80	53.00 to 187.80	57,167	42,449
<u>ALL</u>	15	69.67	101.26	79.89	58.52	126.75	43.49	331.33	60.49 to 122.37	58,600	46,816

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	8	67.49	116.58	72.34	90.71	161.16	43.49	331.33	43.49 to 331.33	27,563	19,940
03	7	74.21	83.75	82.42	22.57	101.61	60.49	135.24	60.49 to 135.24	94,071	77,531
<u>ALL</u>	15	69.67	101.26	79.89	58.52	126.75	43.49	331.33	60.49 to 122.37	58,600	46,816

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	14	71.94	103.83	80.73	60.29	128.61	43.49	331.33	59.63 to 135.24	59,357	47,920
06											
07	1	65.31	65.31	65.31	00.00	100.00	65.31	65.31	N/A	48,000	31,350
<u>ALL</u>	15	69.67	101.26	79.89	58.52	126.75	43.49	331.33	60.49 to 122.37	58,600	46,816

**92 Wheeler
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 : 15
 Total Sales Price : 879,000
 Total Adj. Sales Price : 879,000
 Total Assessed Value : 702,235
 Avg. Adj. Sales Price : 58,600
 Avg. Assessed Value : 46,816

MEDIAN : 70
 WGT. MEAN : 80
 MEAN : 101
 COD : 58.52
 PRD : 126.75

COV : 73.02
 STD : 73.94
 Avg. Abs. Dev : 40.77
 MAX Sales Ratio : 331.33
 MIN Sales Ratio : 43.49

95% Median C.I. : 60.49 to 122.37
 95% Wgt. Mean C.I. : 66.13 to 93.65
 95% Mean C.I. : 60.31 to 142.21

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	331.33	331.33	331.33	00.00	100.00	331.33	331.33	N/A	1,500	4,970	
Less Than 15,000	2	259.57	259.57	220.92	27.65	117.50	187.80	331.33	N/A	3,250	7,180	
Less Than 30,000	3	187.80	192.92	99.19	48.23	194.50	59.63	331.33	N/A	8,833	8,762	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	14	69.20	84.82	79.46	36.11	106.75	43.49	187.80	59.63 to 122.37	62,679	49,805	
Greater Than 14,999	13	68.72	76.90	78.84	25.83	97.54	43.49	135.24	59.63 to 92.49	67,115	52,913	
Greater Than 29,999	12	69.20	78.34	79.29	26.69	98.80	43.49	135.24	60.49 to 92.49	71,042	56,329	
<u>Incremental Ranges</u>												
0 TO 4,999	1	331.33	331.33	331.33	00.00	100.00	331.33	331.33	N/A	1,500	4,970	
5,000 TO 14,999	1	187.80	187.80	187.80	00.00	100.00	187.80	187.80	N/A	5,000	9,390	
15,000 TO 29,999	1	59.63	59.63	59.63	00.00	100.00	59.63	59.63	N/A	20,000	11,925	
30,000 TO 59,999	5	65.31	70.77	68.68	29.26	103.04	43.49	122.37	N/A	38,800	26,647	
60,000 TO 99,999	5	68.72	83.91	81.77	27.20	102.62	60.49	135.24	N/A	77,700	63,534	
100,000 TO 149,999	2	83.35	83.35	83.35	10.97	100.00	74.21	92.49	N/A	135,000	112,523	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	15	69.67	101.26	79.89	58.52	126.75	43.49	331.33	60.49 to 122.37	58,600	46,816	

92 Wheeler
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 : 3
Total Sales Price : 230,000
Total Adj. Sales Price : 180,000
Total Assessed Value : 186,730
Avg. Adj. Sales Price : 60,000
Avg. Assessed Value : 62,243

MEDIAN : 91
WGT. MEAN : 104
MEAN : 94
COD : 23.76
PRD : 90.64

COV : 34.72
STD : 32.65
Avg. Abs. Dev : 21.71
MAX Sales Ratio : 127.93
MIN Sales Ratio : 62.79

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 12.92 to 175.14

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	1	62.79	62.79	62.79	00.00	100.00	62.79	62.79	N/A	50,000	31,395
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	91.37	91.37	91.37	00.00	100.00	91.37	91.37	N/A	30,000	27,410
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	1	127.93	127.93	127.93	00.00	100.00	127.93	127.93	N/A	100,000	127,925
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	1	62.79	62.79	62.79	00.00	100.00	62.79	62.79	N/A	50,000	31,395
01-OCT-14 To 30-SEP-15	1	91.37	91.37	91.37	00.00	100.00	91.37	91.37	N/A	30,000	27,410
01-OCT-15 To 30-SEP-16	1	127.93	127.93	127.93	00.00	100.00	127.93	127.93	N/A	100,000	127,925
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	1	62.79	62.79	62.79	00.00	100.00	62.79	62.79	N/A	50,000	31,395
01-JAN-15 To 31-DEC-15	1	91.37	91.37	91.37	00.00	100.00	91.37	91.37	N/A	30,000	27,410
<u>ALL</u>	3	91.37	94.03	103.74	23.76	90.64	62.79	127.93	N/A	60,000	62,243

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	3	91.37	94.03	103.74	23.76	90.64	62.79	127.93	N/A	60,000	62,243
<u>ALL</u>	3	91.37	94.03	103.74	23.76	90.64	62.79	127.93	N/A	60,000	62,243

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	3	91.37	94.03	103.74	23.76	90.64	62.79	127.93	N/A	60,000	62,243
04											
<u>ALL</u>	3	91.37	94.03	103.74	23.76	90.64	62.79	127.93	N/A	60,000	62,243

**92 Wheeler
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 : 3
 Total Sales Price : 230,000
 Total Adj. Sales Price : 180,000
 Total Assessed Value : 186,730
 Avg. Adj. Sales Price : 60,000
 Avg. Assessed Value : 62,243

MEDIAN : 91
 WGT. MEAN : 104
 MEAN : 94
 COD : 23.76
 PRD : 90.64

COV : 34.72
 STD : 32.65
 Avg. Abs. Dev : 21.71
 MAX Sales Ratio : 127.93
 MIN Sales Ratio : 62.79

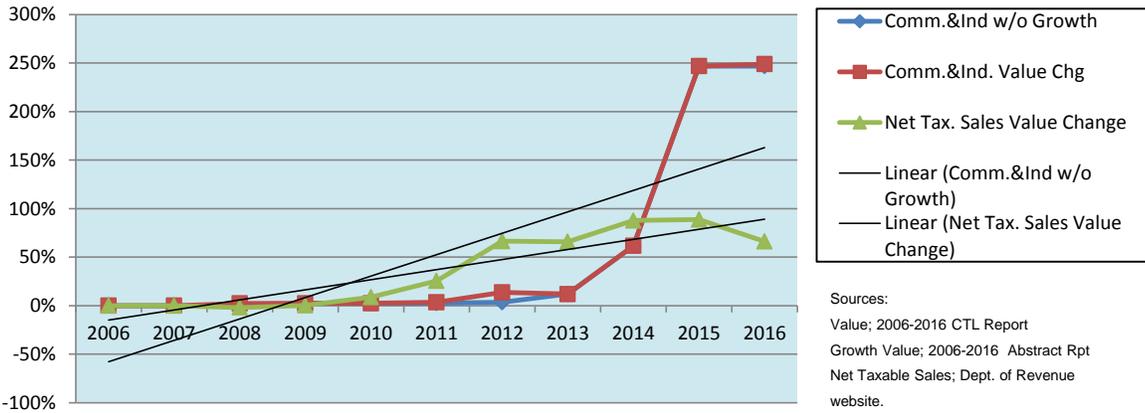
95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 12.92 to 175.14

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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											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	3	91.37	94.03	103.74	23.76	90.64	62.79	127.93	N/A	60,000	62,243
Greater Than 14,999	3	91.37	94.03	103.74	23.76	90.64	62.79	127.93	N/A	60,000	62,243
Greater Than 29,999	3	91.37	94.03	103.74	23.76	90.64	62.79	127.93	N/A	60,000	62,243
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	62.79	62.79	62.79	00.00	100.00	62.79	62.79	N/A	50,000	31,395
60,000 TO 99,999	1	91.37	91.37	91.37	00.00	100.00	91.37	91.37	N/A	30,000	27,410
100,000 TO 149,999	1	127.93	127.93	127.93	00.00	100.00	127.93	127.93	N/A	100,000	127,925
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	3	91.37	94.03	103.74	23.76	90.64	62.79	127.93	N/A	60,000	62,243

OCCUPANCY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
350	2	109.65	109.65	119.49	16.67	91.77	91.37	127.93	N/A	65,000	77,668
470	1	62.79	62.79	62.79	00.00	100.00	62.79	62.79	N/A	50,000	31,395
<u>ALL</u>	3	91.37	94.03	103.74	23.76	90.64	62.79	127.93	N/A	60,000	62,243

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	\$ 880,255	\$ 18,949	2.15%	\$ 861,306	-	\$ 2,041,652	-
2007	\$ 880,250	\$ -	0.00%	\$ 880,250	0.00%	\$ 2,041,780	0.01%
2008	\$ 900,735	\$ 25,680	2.85%	\$ 875,055	-0.59%	\$ 2,003,343	-1.88%
2009	\$ 901,980	\$ -	0.00%	\$ 901,980	0.14%	\$ 2,046,138	2.14%
2010	\$ 901,605	\$ -	0.00%	\$ 901,605	-0.04%	\$ 2,222,014	8.60%
2011	\$ 910,495	\$ 7,195	0.79%	\$ 903,300	0.19%	\$ 2,563,675	15.38%
2012	\$ 1,000,825	\$ 90,330	9.03%	\$ 910,495	0.00%	\$ 3,397,964	32.54%
2013	\$ 985,650	\$ -	0.00%	\$ 985,650	-1.52%	\$ 3,387,361	-0.31%
2014	\$ 1,422,410	\$ -	0.00%	\$ 1,422,410	44.31%	\$ 3,833,129	13.16%
2015	\$ 3,052,440	\$ -	0.00%	\$ 3,052,440	114.60%	\$ 3,852,827	0.51%
2016	\$ 3,071,440	\$ 18,560	0.60%	\$ 3,052,880	0.01%	\$ 3,391,327	-11.98%
Ann %chg	13.31%			Average	15.71%	7.31%	5.82%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.00%	0.00%	0.01%
2008	-0.59%	2.33%	-1.88%
2009	2.47%	2.47%	0.22%
2010	2.43%	2.43%	8.83%
2011	2.62%	3.44%	25.57%
2012	3.44%	13.70%	66.43%
2013	11.97%	11.97%	65.91%
2014	61.59%	61.59%	87.75%
2015	246.77%	246.77%	88.71%
2016	246.82%	248.93%	66.11%

County Number: 92
 County Name: Wheeler

92 Wheeler
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 : 10
Total Sales Price : 8,717,260
Total Adj. Sales Price : 8,657,260
Total Assessed Value : 7,202,725
Avg. Adj. Sales Price : 865,726
Avg. Assessed Value : 720,273

MEDIAN : 77
WGT. MEAN : 83
MEAN : 81
COD : 18.05
PRD : 97.51

COV : 24.92
STD : 20.22
Avg. Abs. Dev : 13.89
MAX Sales Ratio : 126.29
MIN Sales Ratio : 50.94

95% Median C.I. : 69.37 to 96.33
95% Wgt. Mean C.I. : 65.04 to 101.36
95% Mean C.I. : 66.67 to 95.59

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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>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	2	83.49	83.49	92.51	15.38	90.25	70.65	96.33	N/A	2,052,180	1,898,488
01-JAN-14 To 31-MAR-14	2	86.12	86.12	85.64	05.85	100.56	81.08	91.15	N/A	477,000	408,520
01-APR-14 To 30-JUN-14	1	50.94	50.94	50.94	00.00	100.00	50.94	50.94	N/A	1,170,000	596,015
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	1	69.37	69.37	69.37	00.00	100.00	69.37	69.37	N/A	87,500	60,700
01-APR-15 To 30-JUN-15	1	73.68	73.68	73.68	00.00	100.00	73.68	73.68	N/A	734,400	541,120
01-JUL-15 To 30-SEP-15	1	126.29	126.29	126.29	00.00	100.00	126.29	126.29	N/A	315,000	397,810
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	71.56	71.56	71.56	00.00	100.00	71.56	71.56	N/A	500,000	357,790
01-APR-16 To 30-JUN-16	1	80.21	80.21	80.21	00.00	100.00	80.21	80.21	N/A	792,000	635,275
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	5	81.08	78.03	83.65	16.26	93.28	50.94	96.33	N/A	1,245,672	1,042,006
01-OCT-14 To 30-SEP-15	3	73.68	89.78	87.93	25.75	102.10	69.37	126.29	N/A	378,967	333,210
01-OCT-15 To 30-SEP-16	2	75.89	75.89	76.86	05.71	98.74	71.56	80.21	N/A	646,000	496,533
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	3	81.08	74.39	66.53	16.53	111.81	50.94	91.15	N/A	708,000	471,018
01-JAN-15 To 31-DEC-15	3	73.68	89.78	87.93	25.75	102.10	69.37	126.29	N/A	378,967	333,210
<u>ALL</u>	10	76.95	81.13	83.20	18.05	97.51	50.94	126.29	69.37 to 96.33	865,726	720,273

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	10	76.95	81.13	83.20	18.05	97.51	50.94	126.29	69.37 to 96.33	865,726	720,273
<u>ALL</u>	10	76.95	81.13	83.20	18.05	97.51	50.94	126.29	69.37 to 96.33	865,726	720,273

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>Grass</u>											
County	5	73.68	75.18	76.56	05.52	98.20	69.37	81.08	N/A	527,180	403,628
1	5	73.68	75.18	76.56	05.52	98.20	69.37	81.08	N/A	527,180	403,628
<u>ALL</u>	10	76.95	81.13	83.20	18.05	97.51	50.94	126.29	69.37 to 96.33	865,726	720,273

92 Wheeler
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 : 10
 Total Sales Price : 8,717,260
 Total Adj. Sales Price : 8,657,260
 Total Assessed Value : 7,202,725
 Avg. Adj. Sales Price : 865,726
 Avg. Assessed Value : 720,273

MEDIAN : 77
 WGT. MEAN : 83
 MEAN : 81
 COD : 18.05
 PRD : 97.51

COV : 24.92
 STD : 20.22
 Avg. Abs. Dev : 13.89
 MAX Sales Ratio : 126.29
 MIN Sales Ratio : 50.94

95% Median C.I. : 69.37 to 96.33
 95% Wgt. Mean C.I. : 65.04 to 101.36
 95% Mean C.I. : 66.67 to 95.59

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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
_____Irrigated_____											
County	2	83.49	83.49	92.51	15.38	90.25	70.65	96.33	N/A	2,052,180	1,898,488
1	2	83.49	83.49	92.51	15.38	90.25	70.65	96.33	N/A	2,052,180	1,898,488
_____Grass_____											
County	5	73.68	75.18	76.56	05.52	98.20	69.37	81.08	N/A	527,180	403,628
1	5	73.68	75.18	76.56	05.52	98.20	69.37	81.08	N/A	527,180	403,628
_____ALL_____	10	76.95	81.13	83.20	18.05	97.51	50.94	126.29	69.37 to 96.33	865,726	720,273

Wheeler County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Wheeler	1	3760	3680	3570	3480	3390	3310	3235	3140	3264
Garfield	1	n/a	4180	4180	3565	3565	3160	3160	2705	3423
Greeley	1	n/a	3875	3865	3845	3825	3800	3775	3750	3792
Boone	2	4600	4617	4626	4729	4631	4641	4630	4517	4621
Holt	3	2850	2840	2839	2850	2700	2699	2491	2482	2604
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	4466
Valley	1	n/a	5060	5060	4350	4110	4110	3360	3360	4411
Antelope	1	5016	5016	4985	4985	4850	4850	3925	3658	4745

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	1357
Garfield	1	n/a	1735	1735	1520	1520	1265	1265	1190	1420
Greeley	1	n/a	2020	2010	2000	1850	1830	1575	1260	1683
Boone	2	2105	1962	1440	1565	1226	1257	1112	1072	1319
Holt	3	1800	1800	1800	1800	1800	1799	1800	1800	1800
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	2301
Valley	1	n/a	2150	2150	2150	2115	2115	2115	1980	2096
Antelope	1	3150	3050	2765	2765	2450	2450	1860	1530	2529

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Wheeler	1	1375	1295	1220	1150	1070	1000	970	878	930
Garfield	1	n/a	1190	1190	1190	1100	1100	918	757	818
Greeley	1	n/a	1210	1190	1125	1125	1055	1050	1025	1040
Boone	2	1196	1212	1145	963	959	871	864	863	874
Holt	3	1540	1540	1432	1434	1433	1433	1322	873	1230
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	1276
Valley	1	n/a	1401	1402	1362	1400	1317	1231	1258	1267
Antelope	1	1500	1475	1475	1475	1475	1475	1350	1285	1382

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

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	23	Median :	71	COV :	35.08	95% Median C.I. :	51.63 to 84.92
Total Sales Price :	17,794,682	Wgt. Mean :	68	STD :	24.85	95% Wgt. Mean C.I. :	54.02 to 82.72
Total Adj. Sales Price :	17,704,682	Mean :	71	Avg. Abs. Dev :	19.91	95% Mean C.I. :	60.08 to 81.58
Total Assessed Value :	12,104,722						
Avg. Adj. Sales Price :	769,769	COD :	28.18	MAX Sales Ratio :	126.29		
Avg. Assessed Value :	526,292	PRD :	103.60	MIN Sales Ratio :	33.30		

Printed : 03/21/2017

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>											
10/01/2013 To 12/31/2013	3	96.33	93.62	94.29	14.96	99.29	70.65	113.88	N/A	1,492,537	1,407,342
01/01/2014 To 03/31/2014	3	81.08	71.44	70.48	20.18	101.36	42.08	91.15	N/A	487,813	343,801
04/01/2014 To 06/30/2014	2	76.88	76.88	63.49	33.74	121.09	50.94	102.82	N/A	771,625	489,903
07/01/2014 To 09/30/2014	4	54.66	59.90	57.07	18.90	104.96	45.34	84.92	N/A	665,388	379,725
10/01/2014 To 12/31/2014											
01/01/2015 To 03/31/2015	3	69.37	64.86	54.94	22.73	118.06	38.95	86.26	N/A	217,167	119,319
04/01/2015 To 06/30/2015	2	69.38	69.38	71.10	06.20	97.58	65.08	73.68	N/A	525,150	373,356
07/01/2015 To 09/30/2015	1	126.29	126.29	126.29		100.00	126.29	126.29	N/A	315,000	397,810
10/01/2015 To 12/31/2015	1	33.30	33.30	33.30		100.00	33.30	33.30	N/A	563,000	187,479
01/01/2016 To 03/31/2016	1	71.56	71.56	71.56		100.00	71.56	71.56	N/A	500,000	357,790
04/01/2016 To 06/30/2016	3	51.63	58.67	51.46	23.26	114.01	44.18	80.21	N/A	1,493,011	768,280
07/01/2016 To 09/30/2016											
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	12	75.87	74.04	76.41	27.67	96.90	42.08	113.88	50.94 to 96.33	845,488	646,011
10/01/2014 To 09/30/2015	6	71.53	76.61	74.50	26.30	102.83	38.95	126.29	38.95 to 126.29	336,133	250,413
10/01/2015 To 09/30/2016	5	51.63	56.18	51.43	28.78	109.24	33.30	80.21	N/A	1,108,406	570,022
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	9	55.53	67.52	62.28	33.59	108.41	42.08	102.82	45.34 to 91.15	629,804	392,234
01/01/2015 To 12/31/2015	7	69.37	70.42	65.51	30.66	107.50	33.30	126.29	33.30 to 126.29	368,543	241,422

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	23	70.65	70.83	68.37	28.18	103.60	33.30	126.29	51.63 to 84.92	769,769	526,292

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	23	Median :	71	COV :	35.08	95% Median C.I. :	51.63 to 84.92
Total Sales Price :	17,794,682	Wgt. Mean :	68	STD :	24.85	95% Wgt. Mean C.I. :	54.02 to 82.72
Total Adj. Sales Price :	17,704,682	Mean :	71	Avg. Abs.Dev :	19.91	95% Mean C.I. :	60.08 to 81.58
Total Assessed Value :	12,104,722						
Avg. Adj. Sales Price :	769,769	COD :	28.18	MAX Sales Ratio :	126.29		
Avg. Assessed Value :	526,292	PRD :	103.60	MIN Sales Ratio :	33.30		

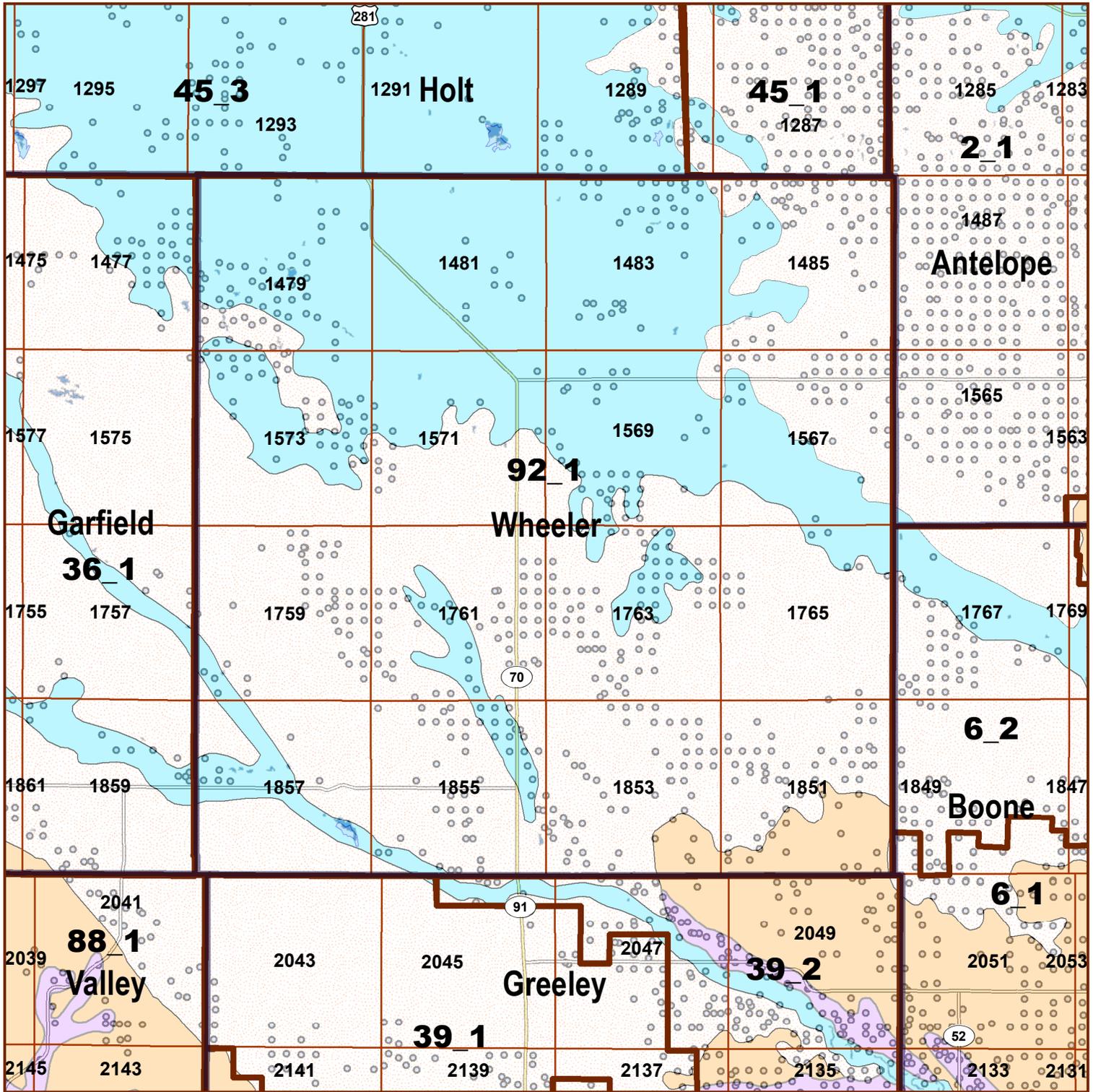
Printed : 03/21/2017

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Grass</u>											
County	8	72.62	72.85	72.55	10.27	100.41	55.53	86.26	55.53 to 86.26	466,475	338,405
1	8	72.62	72.85	72.55	10.27	100.41	55.53	86.26	55.53 to 86.26	466,475	338,405
<u>ALL</u>											
10/01/2013 To 09/30/2016	23	70.65	70.83	68.37	28.18	103.60	33.30	126.29	51.63 to 84.92	769,769	526,292

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	7	70.65	71.05	69.58	33.06	102.11	42.08	113.88	42.08 to 113.88	1,383,262	962,413
1	7	70.65	71.05	69.58	33.06	102.11	42.08	113.88	42.08 to 113.88	1,383,262	962,413
<u>Grass</u>											
County	11	69.37	66.10	65.96	16.75	100.21	38.95	86.26	51.63 to 81.08	469,873	309,905
1	11	69.37	66.10	65.96	16.75	100.21	38.95	86.26	51.63 to 81.08	469,873	309,905
<u>ALL</u>											
10/01/2013 To 09/30/2016	23	70.65	70.83	68.37	28.18	103.60	33.30	126.29	51.63 to 84.92	769,769	526,292



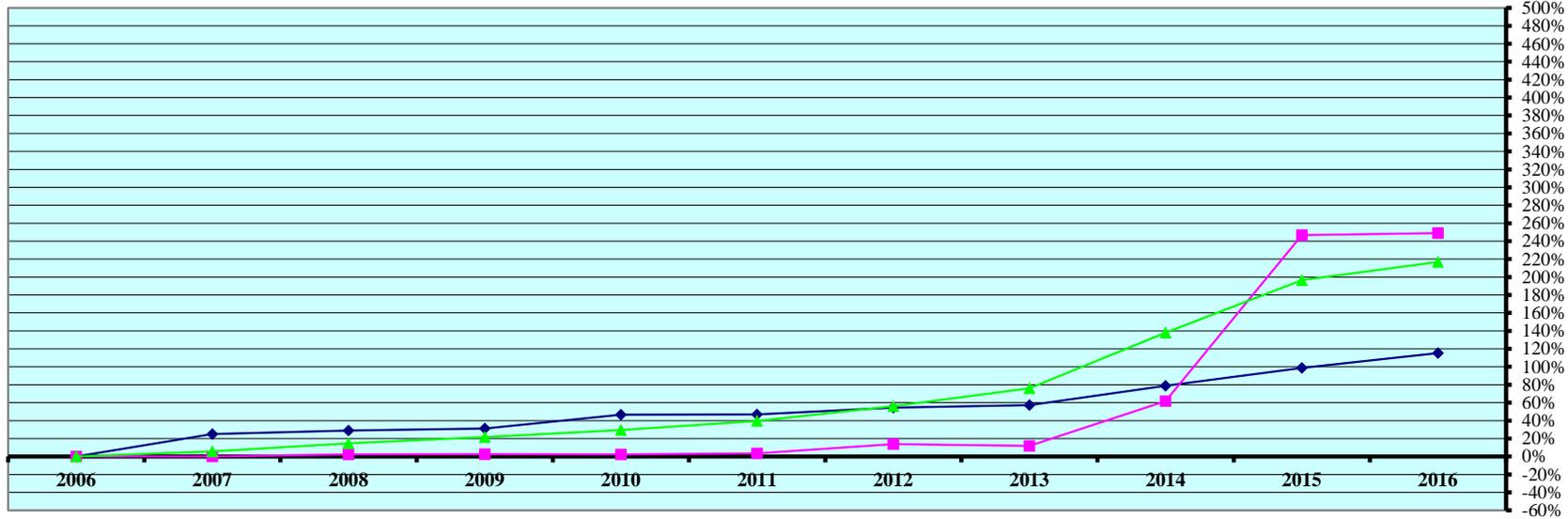
Legend

- 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

Wheeler County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	5,849,556	--	--	--	880,255	--	--	--	153,890,790	--	--	--
2007	7,312,040	1,462,484	25.00%	25.00%	880,250	-5	0.00%	0.00%	162,655,695	8,764,905	5.70%	5.70%
2008	7,534,095	222,055	3.04%	28.80%	900,735	20,485	2.33%	2.33%	176,626,225	13,970,530	8.59%	14.77%
2009	7,679,905	145,810	1.94%	31.29%	901,980	1,245	0.14%	2.47%	187,299,385	10,673,160	6.04%	21.71%
2010	8,580,939	901,034	11.73%	46.69%	901,605	-375	-0.04%	2.43%	199,469,845	12,170,460	6.50%	29.62%
2011	8,587,939	7,000	0.08%	46.81%	910,495	8,890	0.99%	3.44%	214,664,535	15,194,690	7.62%	39.49%
2012	9,039,119	451,180	5.25%	54.53%	1,000,825	90,330	9.92%	13.70%	240,231,495	25,566,960	11.91%	56.11%
2013	9,204,288	165,169	1.83%	57.35%	985,650	-15,175	-1.52%	11.97%	270,908,715	30,677,220	12.77%	76.04%
2014	10,462,768	1,258,480	13.67%	78.86%	1,422,410	436,760	44.31%	61.59%	366,225,315	95,316,600	35.18%	137.98%
2015	11,627,169	1,164,401	11.13%	98.77%	3,052,440	1,630,030	114.60%	246.77%	456,242,300	90,016,985	24.58%	196.47%
2016	12,592,559	965,390	8.30%	115.27%	3,071,440	19,000	0.62%	248.93%	487,593,870	31,351,570	6.87%	216.84%

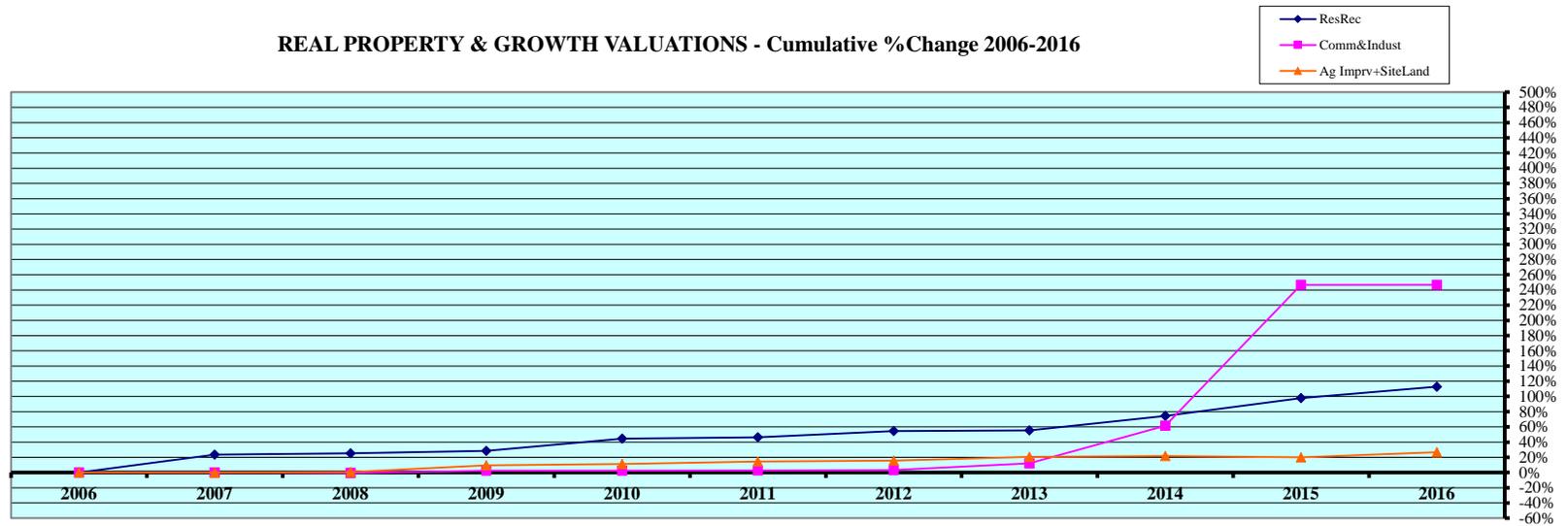
Rate Annual %chg: Residential & Recreational 7.97% Commercial & Industrial 13.31% Agricultural Land 12.22%

Cnty# 92
 County WHEELER

CHART 1 EXHIBIT 92B 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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	5,849,556	57,078	0.98%	5,792,478	--	--	880,255	18,949	2.15%	861,306	--	--	
2007	7,312,040	95,910	1.31%	7,216,130	23.36%	23.36%	880,250	0	0.00%	880,250	0.00%	0.00%	
2008	7,534,095	201,765	2.68%	7,332,330	0.28%	25.35%	900,735	25,680	2.85%	875,055	-0.59%	-0.59%	
2009	7,679,905	160,410	2.09%	7,519,495	-0.19%	28.55%	901,980	0	0.00%	901,980	0.14%	2.47%	
2010	8,580,939	124,195	1.45%	8,456,744	10.12%	44.57%	901,605	0	0.00%	901,605	-0.04%	2.43%	
2011	8,587,939	26,775	0.31%	8,561,164	-0.23%	46.36%	910,495	7,195	0.79%	903,300	0.19%	2.62%	
2012	9,039,119	0	0.00%	9,039,119	5.25%	54.53%	1,000,825	90,330	9.03%	910,495	0.00%	3.44%	
2013	9,204,288	119,854	1.30%	9,084,434	0.50%	55.30%	985,650	0	0.00%	985,650	-1.52%	11.97%	
2014	10,462,768	262,665	2.51%	10,200,103	10.82%	74.37%	1,422,410	0	0.00%	1,422,410	44.31%	61.59%	
2015	11,627,169	56,630	0.49%	11,570,539	10.59%	97.80%	3,052,440	0	0.00%	3,052,440	114.60%	246.77%	
2016	12,592,559	142,840	1.13%	12,449,719	7.07%	112.83%	3,071,440	18,560	0.60%	3,052,880	0.01%	246.82%	
Rate Ann%chg	7.97%							13.31%					
								C & I w/o growth					
								15.71%					

Tax Year	Ag Improvements & Site Land ⁽¹⁾				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	7,050,240	21,937,927	28,988,167	187,425	0.65%	28,800,742
2007	7,188,620	22,052,182	29,240,802	271,770	0.93%	28,969,032
2008	7,290,860	22,207,517	29,498,377	322,395	1.09%	29,175,982
2009	7,632,730	24,594,972	32,227,702	496,775	1.54%	31,730,927
2010	8,171,780	25,038,862	33,210,642	960,310	2.89%	32,250,332
2011	8,225,660	25,352,172	33,577,832	428,865	1.28%	33,148,967
2012	8,686,825	26,316,752	35,003,577	1,486,085	4.25%	33,517,492
2013	8,903,445	26,636,378	35,539,823	565,911	1.59%	34,973,912
2014	8,909,565	26,965,448	35,875,013	550,960	1.54%	35,324,053
2015	13,240,885	23,310,815	36,551,700	1,743,775	4.77%	34,807,925
2016	13,818,780	23,584,915	37,403,695	678,075	1.81%	36,725,620
Rate Ann%chg	6.96%	0.73%	2.58%			Ag Imprv+Site w/o growth
	0.38%					

(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.

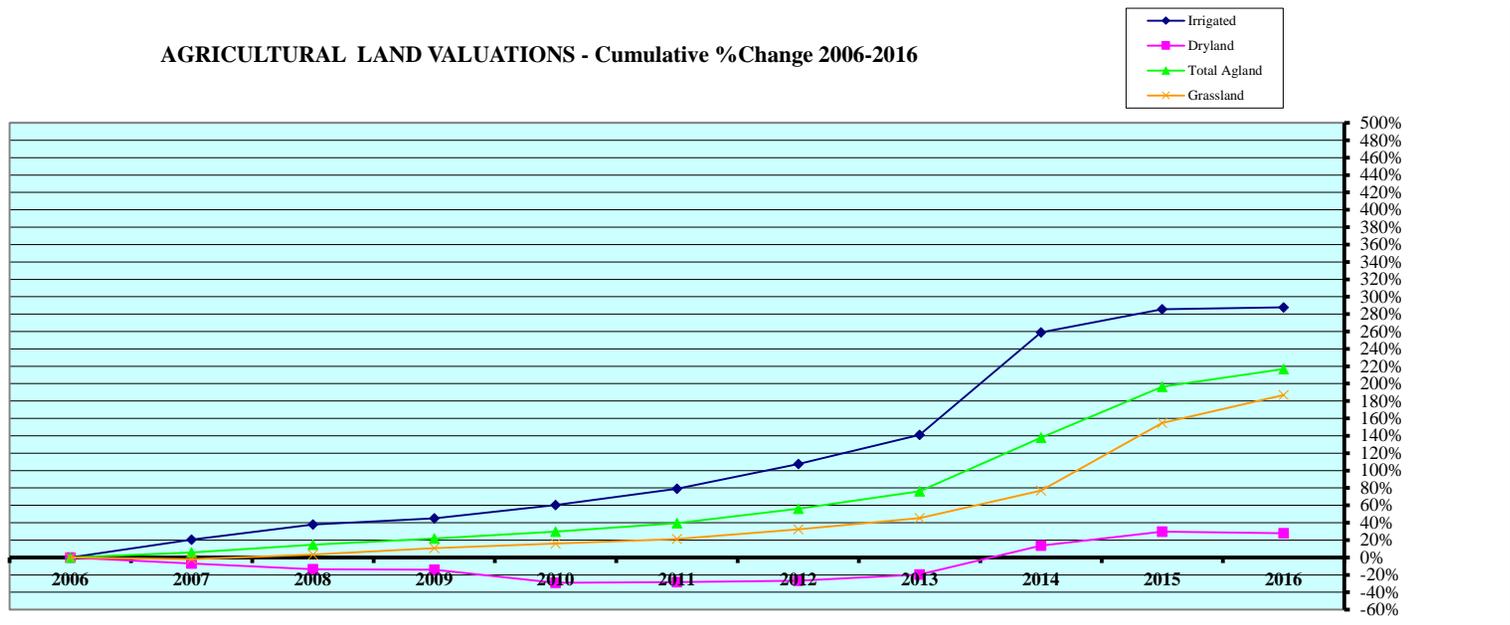
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 92
County WHEELER

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	53,706,550	--	--	--	5,917,580	--	--	--	93,336,100	--	--	--
2007	64,670,895	10,964,345	20.42%	20.42%	5,514,570	-403,010	-6.81%	-6.81%	91,513,575	-1,822,525	-1.95%	-1.95%
2008	74,142,455	9,471,560	14.65%	38.05%	5,114,115	-400,455	-7.26%	-13.58%	96,413,000	4,899,425	5.35%	3.30%
2009	77,885,630	3,743,175	5.05%	45.02%	5,085,775	-28,340	-0.55%	-14.06%	103,334,210	6,921,210	7.18%	10.71%
2010	86,167,745	8,282,115	10.63%	60.44%	4,194,465	-891,310	-17.53%	-29.12%	108,217,020	4,882,810	4.73%	15.94%
2011	96,237,830	10,070,085	11.69%	79.19%	4,236,785	42,320	1.01%	-28.40%	113,298,440	5,081,420	4.70%	21.39%
2012	111,536,515	15,298,685	15.90%	107.68%	4,338,835	102,050	2.41%	-26.68%	123,466,920	10,168,480	8.97%	32.28%
2013	129,457,395	17,920,880	16.07%	141.05%	4,762,475	423,640	9.76%	-19.52%	135,690,465	12,223,545	9.90%	45.38%
2014	192,756,425	63,299,030	48.90%	258.91%	6,728,875	1,966,400	41.29%	13.71%	165,067,100	29,376,635	21.65%	76.85%
2015	207,083,970	14,327,545	7.43%	285.58%	7,678,130	949,255	14.11%	29.75%	237,882,465	72,815,365	44.11%	154.87%
2016	208,278,810	1,194,840	0.58%	287.81%	7,565,885	-112,245	-1.46%	27.85%	267,773,260	29,890,795	12.57%	186.89%

Rate Ann.%chg: Irrigated **14.51%** Dryland **2.49%** Grassland **11.11%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	930,560	--	--	--	0	--	--	--	153,890,790	--	--	--
2007	956,655	26,095	2.80%	2.80%	0	0			162,655,695	8,764,905	5.70%	5.70%
2008	956,655	0	0.00%	2.80%	0	0			176,626,225	13,970,530	8.59%	14.77%
2009	993,770	37,115	3.88%	6.79%	0	0			187,299,385	10,673,160	6.04%	21.71%
2010	890,615	-103,155	-10.38%	-4.29%	0	0			199,469,845	12,170,460	6.50%	29.62%
2011	891,480	865	0.10%	-4.20%	0	0			214,664,535	15,194,690	7.62%	39.49%
2012	889,225	-2,255	-0.25%	-4.44%	0	0			240,231,495	25,566,960	11.91%	56.11%
2013	998,380	109,155	12.28%	7.29%	0	0			270,908,715	30,677,220	12.77%	76.04%
2014	1,672,915	674,535	67.56%	79.78%	0	0			366,225,315	95,316,600	35.18%	137.98%
2015	3,597,735	1,924,820	115.06%	286.62%	0	0			456,242,300	90,016,985	24.58%	196.47%
2016	3,975,915	378,180	10.51%	327.26%	0	0			487,593,870	31,351,570	6.87%	216.84%

Cnty# **92**
County **WHEELER**

Rate Ann.%chg: Total Agric Land **12.22%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	53,141,915	54,837	969			6,021,680	9,150	658			93,492,260	288,694	324		
2007	61,056,030	57,203	1,067	10.14%	10.14%	5,633,275	8,665	650	-1.22%	-1.22%	92,824,975	286,796	324	-0.06%	-0.06%
2008	74,037,390	60,462	1,225	14.72%	26.36%	5,115,740	7,823	654	0.59%	-0.64%	96,437,985	284,384	339	4.77%	4.71%
2009	77,853,000	60,544	1,286	5.01%	32.69%	5,113,285	7,820	654	0.00%	-0.64%	103,396,840	284,368	364	7.22%	12.28%
2010	85,931,385	60,617	1,418	10.24%	46.28%	4,331,010	6,328	684	4.67%	4.00%	108,247,730	286,824	377	3.80%	16.54%
2011	94,752,005	60,723	1,560	10.07%	61.02%	4,197,275	6,142	683	-0.15%	3.85%	113,792,225	286,779	397	5.14%	22.53%
2012	111,720,355	62,500	1,788	14.56%	84.46%	4,338,835	6,011	722	5.62%	9.68%	123,825,745	285,121	434	9.45%	34.10%
2013	129,604,270	63,221	2,050	14.68%	111.54%	4,781,830	5,776	828	14.69%	25.80%	135,652,095	283,862	478	10.04%	47.56%
2014	192,567,175	63,688	3,024	47.49%	212.01%	6,838,715	5,749	1,190	43.69%	80.76%	165,044,485	283,419	582	21.86%	79.82%
2015	207,374,695	63,614	3,260	7.81%	236.39%	7,692,830	5,683	1,354	13.79%	105.69%	237,778,975	283,449	839	44.05%	159.04%
2016	208,278,810	63,903	3,259	-0.02%	236.32%	7,678,130	5,671	1,354	0.01%	105.72%	268,533,990	283,177	948	13.04%	192.82%

Rate Annual %chg Average Value/Acre: 12.90%

7.48%

11.34%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	930,560	8,721	107			0	0				153,586,415	361,402	425		
2007	930,560	8,721	107	0.00%	0.00%	0	0				160,444,840	361,385	444	4.47%	4.47%
2008	956,655	8,721	110	2.80%	2.80%	0	0				176,547,770	361,391	489	10.03%	14.95%
2009	998,500	8,719	115	4.39%	7.32%	0	0				187,361,625	361,451	518	6.11%	21.97%
2010	887,435	7,561	117	2.49%	9.99%	0	0				199,397,560	361,330	552	6.46%	29.85%
2011	890,540	7,592	117	-0.05%	9.93%	0	0				213,632,045	361,236	591	7.17%	39.16%
2012	891,780	7,592	117	0.14%	10.08%	0	0				240,776,715	361,224	667	12.71%	56.85%
2013	998,380	7,571	132	12.25%	23.57%	0	0				271,036,575	360,430	752	12.82%	76.95%
2014	1,672,915	7,571	221	67.56%	107.06%	0	0				366,123,290	360,427	1,016	35.08%	139.03%
2015	3,597,740	7,571	475	115.06%	345.31%	0	0				456,444,240	360,317	1,267	24.71%	198.09%
2016	3,975,915	7,572	525	10.51%	392.11%	0	0				488,466,845	360,324	1,356	7.01%	218.99%

92
WHEELER

Rate Annual %chg Average Value/Acre: 12.30%

(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
818	WHEELER	24,956,964	532,414	92,137	11,836,384	3,071,440	0	756,175	487,593,870	13,818,780	23,584,915	0	566,243,079
cnty sectorvalue % of total value:		4.41%	0.09%	0.02%	2.09%	0.54%		0.13%	86.11%	2.44%	4.17%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
117	BARTLETT	304,825	0	0	2,227,674	455,275	0	0	0	0	0	0	2,987,774
14.30%	%sector of county sector	1.22%			18.82%	14.82%							0.53%
	%sector of municipality	10.20%			74.56%	15.24%							100.00%
92	ERICSON	125,676	62,025	3,202	2,125,730	747,255	0	0	5,280	5,000	1,000	0	3,075,168
11.25%	%sector of county sector	0.50%	11.65%	3.48%	17.96%	24.33%			0.00%	0.04%	0.00%		0.54%
	%sector of municipality	4.09%	2.02%	0.10%	69.13%	24.30%			0.17%	0.16%	0.03%		100.00%
209	Total Municipalities	430,501	62,025	3,202	4,353,404	1,202,530	0	0	5,280	5,000	1,000	0	6,062,942
25.55%	%all municip.sect of cnty	1.72%	11.65%	3.48%	36.78%	39.15%			0.00%	0.04%	0.00%		1.07%

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
92	WHEELER

CHART 5

EXHIBIT

92B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 1,908	Value : 546,741,184	Growth 884,785	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	39	145,460	0	0	68	1,169,345	107	1,314,805	
02. Res Improve Land	145	601,185	0	0	145	3,604,810	290	4,205,995	
03. Res Improvements	146	3,612,334	0	0	150	3,897,005	296	7,509,339	
04. Res Total	185	4,358,979	0	0	218	8,671,160	403	13,030,139	169,830
% of Res Total	45.91	33.45	0.00	0.00	54.09	66.55	21.12	2.38	19.19
05. Com UnImp Land	6	4,130	0	0	1	3,005	7	7,135	
06. Com Improve Land	32	59,020	0	0	5	357,185	37	416,205	
07. Com Improvements	32	1,148,040	0	0	5	1,511,565	37	2,659,605	
08. Com Total	38	1,211,190	0	0	6	1,871,755	44	3,082,945	0
% of Com Total	86.36	39.29	0.00	0.00	13.64	60.71	2.31	0.56	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	10	763,110	10	763,110	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	10	763,110	10	763,110	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.52	0.14	0.00
Res & Rec Total	185	4,358,979	0	0	228	9,434,270	413	13,793,249	169,830
% of Res & Rec Total	44.79	31.60	0.00	0.00	55.21	68.40	21.65	2.52	19.19
Com & Ind Total	38	1,211,190	0	0	6	1,871,755	44	3,082,945	0
% of Com & Ind Total	86.36	39.29	0.00	0.00	13.64	60.71	2.31	0.56	0.00
17. Taxable Total	223	5,570,169	0	0	234	11,306,025	457	16,876,194	169,830
% of Taxable Total	48.80	33.01	0.00	0.00	51.20	66.99	23.95	3.09	19.19

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	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	31	0	54	85

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,058	372,089,350	1,058	372,089,350
28. Ag-Improved Land	0	0	0	0	374	123,759,270	374	123,759,270
29. Ag Improvements	0	0	0	0	393	34,016,370	393	34,016,370
30. Ag Total							1,451	529,864,990

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	38	37.52	187,600	38	37.52	187,600	
32. HomeSite Improv Land	224	241.70	1,208,515	224	241.70	1,208,515	
33. HomeSite Improvements	242	0.00	12,980,285	242	0.00	12,980,285	589,120
34. HomeSite Total				280	279.22	14,376,400	
35. FarmSite UnImp Land	68	415.11	415,105	68	415.11	415,105	
36. FarmSite Improv Land	298	2,280.92	2,280,900	298	2,280.92	2,280,900	
37. FarmSite Improvements	348	0.00	21,036,085	348	0.00	21,036,085	125,835
38. FarmSite Total				416	2,696.03	23,732,090	
39. Road & Ditches	636	1,912.94	0	636	1,912.94	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				696	4,888.19	38,108,490	714,955

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	1,358.40	2.11%	5,107,595	2.42%	3,760.01
46. 1A	131.55	0.20%	484,105	0.23%	3,680.01
47. 2A1	549.87	0.85%	1,963,035	0.93%	3,570.00
48. 2A	1,142.97	1.77%	3,977,540	1.89%	3,480.00
49. 3A1	3,957.12	6.13%	13,414,660	6.37%	3,390.01
50. 3A	19,747.26	30.60%	65,363,375	31.03%	3,310.00
51. 4A1	22,366.02	34.66%	72,354,300	34.35%	3,235.01
52. 4A	15,278.19	23.68%	47,973,490	22.78%	3,140.00
53. Total	64,531.38	100.00%	210,638,100	100.00%	3,264.12
Dry					
54. 1D1	167.10	2.99%	298,280	3.93%	1,785.04
55. 1D	134.00	2.40%	227,125	2.99%	1,694.96
56. 2D1	268.20	4.80%	413,035	5.45%	1,540.03
57. 2D	421.07	7.54%	618,970	8.16%	1,469.99
58. 3D1	789.97	14.14%	1,113,870	14.69%	1,410.02
59. 3D	1,521.17	27.22%	2,053,580	27.08%	1,350.00
60. 4D1	1,603.39	28.70%	2,036,315	26.85%	1,270.01
61. 4D	682.65	12.22%	822,590	10.85%	1,205.00
62. Total	5,587.55	100.00%	7,583,765	100.00%	1,357.26
Grass					
63. 1G1	306.30	0.11%	421,255	0.15%	1,375.30
64. 1G	68.85	0.02%	89,165	0.03%	1,295.06
65. 2G1	303.60	0.11%	370,390	0.14%	1,219.99
66. 2G	1,865.01	0.65%	2,144,765	0.79%	1,150.00
67. 3G1	4,118.20	1.43%	4,503,590	1.65%	1,093.58
68. 3G	46,945.36	16.25%	47,714,930	17.48%	1,016.39
69. 4G1	84,806.87	29.36%	84,138,875	30.83%	992.12
70. 4G	150,469.26	52.09%	133,565,020	48.93%	887.66
71. Total	288,883.45	100.00%	272,947,990	100.00%	944.84
Irrigated Total					
	64,531.38	17.91%	210,638,100	42.83%	3,264.12
Dry Total					
	5,587.55	1.55%	7,583,765	1.54%	1,357.26
Grass Total					
	288,883.45	80.17%	272,947,990	55.50%	944.84
72. Waste	1,319.84	0.37%	586,645	0.12%	444.48
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	360,322.22	100.00%	491,756,500	100.00%	1,364.77

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	64,531.38	210,638,100	64,531.38	210,638,100
77. Dry Land	0.00	0	0.00	0	5,587.55	7,583,765	5,587.55	7,583,765
78. Grass	0.00	0	0.00	0	288,883.45	272,947,990	288,883.45	272,947,990
79. Waste	0.00	0	0.00	0	1,319.84	586,645	1,319.84	586,645
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	360,322.22	491,756,500	360,322.22	491,756,500

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	64,531.38	17.91%	210,638,100	42.83%	3,264.12
Dry Land	5,587.55	1.55%	7,583,765	1.54%	1,357.26
Grass	288,883.45	80.17%	272,947,990	55.50%	944.84
Waste	1,319.84	0.37%	586,645	0.12%	444.48
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	360,322.22	100.00%	491,756,500	100.00%	1,364.77

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 Bartlett / Ericson	45	145,310	144	595,510	145	3,612,134	190	4,352,954	40,410
83.2 Lake	69	1,193,345	142	3,580,410	142	3,716,290	211	8,490,045	129,420
83.3 Rural	3	739,260	4	30,075	9	180,915	12	950,250	0
84 Residential Total	117	2,077,915	290	4,205,995	296	7,509,339	413	13,793,249	169,830

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	Bartlett / Ericson	6	4,130	32	59,020	32	1,148,040	38	1,211,190	0
85.2	Rural	1	3,005	5	357,185	5	1,511,565	6	1,871,755	0
86	Commercial Total	7	7,135	37	416,205	37	2,659,605	44	3,082,945	0

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	306.30	0.11%	421,255	0.16%	1,375.30
88. 1G	68.85	0.02%	89,165	0.03%	1,295.06
89. 2G1	303.60	0.11%	370,390	0.14%	1,219.99
90. 2G	1,865.01	0.66%	2,144,765	0.82%	1,150.00
91. 3G1	3,947.80	1.41%	4,224,130	1.62%	1,070.00
92. 3G	45,546.04	16.22%	45,545,985	17.44%	1,000.00
93. 4G1	81,158.94	28.90%	78,721,705	30.14%	969.97
94. 4G	147,677.32	52.58%	129,656,305	49.64%	877.97
95. Total	280,873.86	100.00%	261,173,700	100.00%	929.86
CRP					
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	170.40	2.13%	279,460	2.37%	1,640.02
101. 3C	1,399.32	17.47%	2,168,945	18.42%	1,550.00
102. 4C1	3,647.93	45.54%	5,417,170	46.01%	1,485.00
103. 4C	2,791.94	34.86%	3,908,715	33.20%	1,400.00
104. Total	8,009.59	100.00%	11,774,290	100.00%	1,470.02
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	280,873.86	97.23%	261,173,700	95.69%	929.86
CRP Total	8,009.59	2.77%	11,774,290	4.31%	1,470.02
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	288,883.45	100.00%	272,947,990	100.00%	944.84

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

92 Wheeler

	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	11,836,384	13,030,139	1,193,755	10.09%	169,830	8.65%
02. Recreational	756,175	763,110	6,935	0.92%	0	0.92%
03. Ag-Homesite Land, Ag-Res Dwelling	13,818,780	14,376,400	557,620	4.04%	589,120	-0.23%
04. Total Residential (sum lines 1-3)	26,411,339	28,169,649	1,758,310	6.66%	758,950	3.78%
05. Commercial	3,071,440	3,082,945	11,505	0.37%	0	0.37%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	3,071,440	3,082,945	11,505	0.37%	0	0.37%
08. Ag-Farmsite Land, Outbuildings	23,584,915	23,732,090	147,175	0.62%	125,835	0.09%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	23,584,915	23,732,090	147,175	0.62%	125,835	0.09%
12. Irrigated	208,278,810	210,638,100	2,359,290	1.13%		
13. Dryland	7,565,885	7,583,765	17,880	0.24%		
14. Grassland	267,773,260	272,947,990	5,174,730	1.93%		
15. Wasteland	3,975,915	586,645	-3,389,270	-85.25%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	487,593,870	491,756,500	4,162,630	0.85%		
18. Total Value of all Real Property (Locally Assessed)	540,661,564	546,741,184	6,079,620	1.12%	884,785	0.96%

2017 Assessment Survey for Wheeler County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$10,000
7.	Adopted budget, or granted budget if different from above:
	\$10,000
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$35,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$0
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,700
12.	Other miscellaneous funds:
	\$4,200
13.	Amount of last year's assessor's budget not used:
	\$8,052.19

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS - data is being added as re-appraisals are completed
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and staff
5.	Does the county have GIS software?
	No
6.	Is GIS available to the public? If so, what is the web address?
	Not applicable
7.	Who maintains the GIS software and maps?
	Not applicable
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, except the villages; they have their own regulations
3.	What municipalities in the county are zoned?
	None. The two villages fall under the village zoning ordinance and don't have to go through the county zoning administrator
4.	When was zoning implemented?
	1998

D. Contracted Services

1.	Appraisal Services:
	John Fritz
2.	GIS Services:
	Not applicable
3.	Other services:
	Not applicable

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Must be a certified appraiser and be able to obtain a bond
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Cost tables/depreciation tables are provided; CAMA will derive the value for improvements

2017 Residential Assessment Survey for Wheeler County

1.	Valuation data collection done by:										
	Assessor and staff										
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:										
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3.	List and describe the approach(es) used to estimate the market value of residential properties.										
	Cost approach for improvements; sales approach for vacant lots										
4.	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?										
	Depreciation tables are developed based on local market information										
5.	Are individual depreciation tables developed for each valuation grouping?										
	Yes										
6.	Describe the methodology used to determine the residential lot values?										
	Sales study										
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?										
	All lots are treated the same; no applications to combine lots have been received										

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	2012	2012	2013	2013
2	2012	2012	2012	2014-2015
3	2015	2012	2015	2015-2016
Ag	2012	2012	2012	2014-2015

2017 Commercial Assessment Survey for Wheeler County

1.	Valuation data collection done by:																		
	Appraiser and staff																		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	Cost approach, as well as a market analysis of the qualified sales to estimate the market value of properties																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Commercial properties are valued by contract appraiser, including pickup work and revaluations. Unique properties would be reviewed with the appraiser prior to having appraisal work completed.																		
4.	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?																		
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2	2012	2012	2012	2014															

2017 Agricultural Assessment Survey for Wheeler County

1.	Valuation data collection done by:							
	Assessor and staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>No geographic or economic differences have been determined</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	No geographic or economic differences have been determined	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	No geographic or economic differences have been determined	2016						
3.	Describe the process used to determine and monitor market areas.							
	Sales are analyzed each year to determine if one market area for the entire county is supported by the sales and market characteristics							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Real property is classified as agricultural, commercial, and residential based on its use as of assessment date. The classification of use is based on Directive 08-04 for agricultural land, and Department of Revenue, Chapter 10 Real Property Regulations 10.001 Definitions for residential and recreational.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Questionnaires, interviews with buyers and sellers							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	None							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
7c.	Describe the non-agricultural influences recognized within the county.							
	N/A							
7d.	Where is the influenced area located within the county?							
	N/A							
7e.	Describe in detail how the special values were arrived at in the influenced area(s).							
	N/A							

2016 THREE YEAR ASSESSMENT PLAN FOR WHEELER COUNTY

Assessment Years 2017, 2018 and 2019 GENERAL DESCRIPTION OF COUNTY

Wheeler County is located in the Sandhills of Nebraska, and has a population of 818. There are two villages in the county, the county seat, Bartlett, population 113, and Ericson, population 104. The county economic base consists of mainly of Agricultural activities. The largest use of the land is raising cattle on grassland, row crops under center pivot irrigation and some dry land farming. Two major cattle feedlot operation and several major swine facilities are located in the county. Countywide zoning was implemented in 1998. The County seat is located in Bartlett.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Wheeler County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	685	36.07%	4.74%
Commercial	44	2.32%	.567%
Recreational	10	.52%	less than .01%
Agricultural	1160	61.08 %	94.68%

Agricultural land – 360,323.5. Total Taxable Acres
97.74% of County is agricultural and of that 78.59% consists primarily of grassland.

New Property: For assessment year 2016, an estimated 8 building permits and or information statements were filed for new property constructions/additions in the county. For more information see 2016 Reports & Opinions, Abstract and Assessor Survey.

CURRENT RESOURCES:

- A. **Staff/Budget/Training:** The Wheeler County Clerk serves also as the County Assessor, Clerk of District Court, Election Commissioner, Register of Deeds and Jury Commissioner. Her staff consists of one full time person. The Assessor & Staff both work on the assessment function. The assessor attends education classes on an annual basis to keep her Assessor's certificate current pursuant to requirement. The Assessor does her best to keep updated on all educational training, by means of attending classes, internet and manuals. The purposed budget for the 2015-16 fiscal year is \$10,000.00. The office has implemented MIPS CAMA system and is in the process of adding data to the program as the 6 year review is completed.
- B. **Maps:** The cadastral maps were done in 1966 and are still in good condition. The assessor & staff keep these maps updated routinely as to ownership and descriptions. Misc Maps used in the Assessor's office is a plat map of the County updated by ownership and displayed in the courthouse for the public, school district maps and precinct maps. Maps of Sales which are color coded are maintained. Aerial map is available.
- C. **Property Record Cards** –, current listings, photo, sketches, etc. There is a property card for every real estate property in the county. The real estate property cards are located in the recording room of the County Clerk/Ex-Officio Assessor office. The property record cards are maintained and kept current by the Assessor and Staff.

RURAL: The rural real estate and improvement parcels are color coded green and are organized in file cabinets by Section Twp and Rng, beginning with the northern most eastern corner of Wheeler County (Sec 1 Twp24 Rng 9) continuing through to the south western most corner of the county (Sec 31 Twp21 Rng 12).

URBAN: The County's village properties parcel cards are white colored coded and are organized in file cabinets by lot number and Village Additions.

LAKE: The Lake Ericson properties parcel cards are light blue colored coded and organized in file cabinet beginning with the first Lake lot extending to the last lot according to the plat of Lake Ericson.

COMMERCIAL: Commercial property cards are color coded yellow and are organized in file cabinets within the class of property the Commercial is located, (i.e., rural, urban, Lake.

- D. Software – MIPS County Solution, Data entry and reports. Been adding sketches and information as 6 year review is being done.
- E. Web based –None

PROCEDURE MANUAL

Wheeler County has written policies and procedures. The assessor and Staff work together in updating the County policies and procedures. The Assessor reviews the policies and procedures with the County Attorney and County Commissioners.

APPRAISAL FUNCTIONS, CONTRACT WITH APPRAISER FOR THE DATA COLLECTION AND PRICING COLLECTION, REVIEW ASSESSMENT SALES RATIO STUDIES BEFORE ASSESSMENT ACTIONS: RECONCILIATION OF FINAL VALUE AND DOCUMENTATION.

Wheeler County contracts with a certified appraiser in the appraisal of improvements and annual pickup work. The appraiser is certified and follows all Regulations and IA00 guide lines. Appraiser is contracted on an annual basis to do the County’s pickup work. The Assessor maintains a continuous list of pick-up work throughout the year. The Assessor reviews with the contracted Appraiser the list of pick-up work properties, discussing their locations by virtue of maps, and provides a signed notice to the Appraiser to be presented to the owner for the reason of property inspection. New improvements in the county are located by means of owner reporting, zoning permits, word of mouth and Assessor and Commissioner’s driving of the county. The pickup work involves on site inspection, measurements, interior inspection when ever possible and interviewing the owner. The pickup work is completed every year in a timely matter and the growth calculated. Every effort is made to insure that information on all new construction is collected and included in the assessment rolls on an annual basis. Values are updated on an Annual Basis based on sales.

There are no Industrial or Special Value classes in Wheeler County, year 2016.

Level of Value, Quality, and Uniformity for assessment year 2016:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	95.00%	39.36	120.17
Commercial	100.0%	75.47	174.32
Recreational	Not enough Sales to Determine		
Agricultural	72.00%	26.62%	104.10

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2016 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2017.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies

of sales statistics for needed valuation changes, update property cards, place values on tax roll. The Assessor has completed the 6 year review in 2014 for both villages

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. The appraiser has completed the 6 year review for 2014.

Recreational residential(Lake Ericson): Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. Lake Ericson's 6 year review was completed for 2016.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics. The county has completed the re-listing of all rural improvements for the 6 year review process for the 2015 abstract.

Assessment Actions Planned for Assessment Year 2018.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Recreational residential(Lake Ericson): Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics.

Assessment Actions Planned for Assessment Year 2019.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. Plan to review villages for 2019 abstract.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. Urban Commercial will be review for 2019.

Recreational residential(Lake Ericson): Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics.

Functions preformed by the assessor's office:

Record Maintenance, Mapping updates, & Ownership changes. All Property Record cards, i.e. Rural, Urban, Lake, Commercial, are maintained manually on the front of the card as well as electronic (MIPS) information on pages printed on demand and inserted in the card. Made record as part of the record card are, the Parcel number, Cadastral Information, Tax District Information, School District Codes, Legal Description , Status, Present Use, Zoning, Size, School District , Photos of Major Improvements, four or more prior year's history of the final assessed value of land and improvements, area of documentation ownership changes and noting of splits or additions. The current owner Name, Address is continually updated. Location of properties is found on area maps. Beginning year 2008, 911 physical

locations will be added to the property cards. Annual functions of the County Assessor are but not limited to:

- a. Annually prepare and filed Assessor Administrative Reports required by law/regulation:
- b. Abstracts (Real)
- c. Assessor Survey
- d. Sales information to PA&T rosters & Annual Assessed Value Update w/Abstract
- e. Certification of Value to Political Subdivisions
- f. School District Taxable Value Report
- g. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- h. Certificate of Taxes Levied Report
- i. Report of current values for properties owned by Board of Education Lands & Funds.
- j. Report of all Exempt Property and Taxable Government Owned Property
- k. Annual Plan of Assessment Report

PERSONAL PROPERTY:

The Assessor annually assesses all personal property in the County. Reminder post cards are sent at the January 1st of every year followed up by reminders March 1st. Penalties applied when statutorily required.

Schedules 319 Values \$ 24,922,179 .

Permissive Exemptions:

Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board. A list of permissive exemptions published in the legal designated newspaper the month of September.

HOMESTEAD EXEMPTION:

The Assessor distributes homestead exemption forms for applicants of previous years (received by Dept. of Revenue) and also has available in her office pertinent information and forms for new applicants.

Filings 28 Value Exempted \$ 722,780.

OTHER ASSESSOR FUNCTIONS, BUT NOT LIMITED TO:

- a. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax.
- b. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
- c. No Tax Increment Financing in Wheeler County in 2014.
- d. 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
- e. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- f. Tax List Corrections – prepare tax list correction documents for county board approval.
- g. County Board of Equalization – attends taxpayer appeal hearings before TERC, defend valuation.
- h. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
- i. TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC.

CONCLUSION

The Assessor is a Clerk-Ex officio who has numerous duties in addition to the Assessor's function. She has one employee to assist her in all her various duties. The county board, in the past, has authorized general appraisals by outside appraisers when the need arises.

The Wheeler county will, of course, continue annually updating values based on market studies and sales, maintain & update all Assessor's records and to do the annual pickup work. In the event that a disparity in general valuations and values appear in any classification we will undertake a general professional revaluation study for that classification. Wheeler County will maintain the standards of Level of Value and Quality of Assessment as required by Nebraska Law and Regulations.

Respectfully submitted.
Cara Snider
Wheeler County Assessor

Date June 20th, 2016