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2014 Commission Summary for Burt County

Residential Real Property - Current

Number of Sales	135	Median	98.36
Total Sales Price	\$10,734,503	Mean	111.20
Total Adj. Sales Price	\$10,734,503	Wgt. Mean	96.24
Total Assessed Value	\$10,331,355	Average Assessed Value of the Base	\$60,160
Avg. Adj. Sales Price	\$79,515	Avg. Assessed Value	\$76,529

Confidence Interval - Current

95% Median C.I	96.77 to 101.80
95% Wgt. Mean C.I	92.71 to 99.78
95% Mean C.I	103.28 to 119.12
% of Value of the Class of all Real Property Value in the	13.05
% of Records Sold in the Study Period	4.32
% of Value Sold in the Study Period	5.49

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	157	98	98.28
2012	145	97	96.94
2011	159	96	96
2010	205	96	96

2014 Commission Summary for Burt County

Commercial Real Property - Current

Number of Sales	19	Median	95.87
Total Sales Price	\$1,802,000	Mean	101.18
Total Adj. Sales Price	\$1,682,000	Wgt. Mean	75.84
Total Assessed Value	\$1,275,585	Average Assessed Value of the Base	\$117,023
Avg. Adj. Sales Price	\$88,526	Avg. Assessed Value	\$67,136

Confidence Interval - Current

95% Median C.I	75.25 to 111.61
95% Wgt. Mean C.I	51.57 to 100.10
95% Mean C.I	82.17 to 120.19
% of Value of the Class of all Real Property Value in the County	3.59
% of Records Sold in the Study Period	4.29
% of Value Sold in the Study Period	2.46

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	20		99.53
2012	27		99.61
2011	39	97	97
2010	38	97	97

2014 Opinions of the Property Tax Administrator for Burt 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 (2011). 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	98	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, 2014.



Ruth A. Sorensen
Property Tax Administrator

2014 Residential Assessment Actions for Burt County

Annually, the county conducts a review and market analysis that includes the qualified residential sales. The review and analysis is done to identify any adjustments that are necessary to properly value the residential class of real property. Annually, all appraisal maintenance (pick up) is completed in a timely fashion. Annually, the county plans to accomplish a portion of the required 6 year inspection process

Riverside, and Quinnebaugh Townships plus the village of Decatur were inspected as part of the 6 year cycle. During the inspection process, the records were reviewed for listing accuracy, property characteristics, and to note the current condition of all improvements. Listers are going on-site for a close up examination of the improvements, photos, and if necessary a measurement of the improvements. Every effort is made to conduct interior inspections of the residences. When property owners are not home, the listers leave questionnaires and make return trips to contact them. If possible, phone appointments are arranged following the return of the questionnaires.

The county completed all pick up and permit work for the residential class,

2014 Residential Assessment Survey for Burt 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:																														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Tekamah- County seat, full retail, scvhoools</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Oakland- full retail, High School</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Lyons-Retail, restraurants, grocery, High School</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Decatur-Retail, restraurants, grocery</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Craig-Limited retail, bar, no grocery</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural</td> </tr> </tbody> </table>			<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Tekamah- County seat, full retail, scvhoools	5	Oakland- full retail, High School	10	Lyons-Retail, restraurants, grocery, High School	15	Decatur-Retail, restraurants, grocery	20	Craig-Limited retail, bar, no grocery	25	Rural														
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																														
	Cost approach and sales study to determine market and depreciation analysis.																														
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?																														
	Costing tables, multipliers, etc. are from the vendor but depreciation is based on local market information and applied as an economic adjustment.																														
5.	Are individual depreciation tables developed for each valuation grouping?																														
	Yes, they have different economic depreciations.																														
6.	Describe the methodology used to determine the residential lot values?																														
	Sales study from the market with adjustments for accessibility, etc.																														
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;"><u>Valuation Grouping</u></th> <th style="width: 25%;"><u>Date of Depreciation Tables</u></th> <th style="width: 25%;"><u>Date of Costing</u></th> <th style="width: 30%;"><u>Date of Lot Value Study</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2003</td> <td style="text-align: center;">2011</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2003</td> <td style="text-align: center;">2011</td> </tr> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2009</td> <td style="text-align: center;">2003</td> <td style="text-align: center;">2009</td> </tr> <tr> <td style="text-align: center;">15</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2003</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2003</td> <td style="text-align: center;">2012</td> </tr> <tr> <td style="text-align: center;">25</td> <td style="text-align: center;">2009</td> <td style="text-align: center;">2003</td> <td style="text-align: center;">2009</td> </tr> </tbody> </table>			<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	1	2011	2003	2011	5	2011	2003	2011	10	2009	2003	2009	15	2013	2003	2013	20	2012	2003	2012	25	2009	2003	2009
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25	2009	2003	2009																												

The valuation groupings reflect the appraisal cycle of the county as much as unique markets. The county reviews these in separate cycles and applies depreciation based on the local market.

2014 Residential Correlation Section for Burt County

County Overview

Burt County is located in northeast Nebraska. The Missouri river is the eastern border of the County with the State of Iowa to the east. The County is bordered to the south by Washington County with Cuming to the west and Thurston to the north a small portion of Dodge County is adjacent to the southwest. Tekama is the county seat and is the largest community in the County. Both U.S. Highways 75 and 77 traverse the county from south to north and there is a bridge crossing the Missouri river at Decatur. The estimated 2012 population for the County is 6,659 with 1,681 estimate to reside in Tekama. The county has seen a slight decline in population with a relatively flat residential market over the current study period.

Description of Analysis

Residential parcels are valued utilizing 6 valuation groupings which mirror the assessor locations in the county. Valuation Group 25 consists of the residential parcels outside of any corporate limits.

The sales file consists of 135 qualified residential sales and is considered to be an adequate and reliable sample for the residential class of property. Two of the measures of central tendency are within the acceptable range and demonstrate support for each other with only the mean being above the range by 11 points. In reviewing the statistical report the effect of low dollar sales on the mean is evident. The mean drops to within the range when excluding the sales under 15,000. All of the valuation groups with an adequate sample of sales fall within the acceptable range for the calculated median.

Sales Qualification

Burt County has a consistent procedure for sales verification for the residential sales occurring in the County. A department review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Approximately 45% of the improved residential sales were considered arm-length sales as determined by the county. It has been determined that the county utilizes an acceptable portion of available sales and utilizes all information available from the sales file and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

All of the valuation groups with an adequate sample of sales fall within the acceptable range for the calculated median, and it has been confirmed that the assessment practices are acceptable. It is believed that residential property is treated in a uniform and proportionate manner.

2014 Residential Correlation Section for Burt County

Level of Value

Based on analysis of all available information, the LOV is determined to be 98% of market value for the residential class of property.

2014 Commercial Assessment Actions for Burt County

The County completed a review of the commercial properties in Tekama for 2014. The county updated all commercial property record cards with new photographs being taken of every commercial parcel in the county and conducted physical inspections for all the properties. The county continually reviews and verifies sales for the commercial class. The county has converted over to a new CAMA system and has been working through the conversion.

The County also completed the pickup and permit work for the commercial class of property.

2014 Commercial Assessment Survey for Burt County

1.	Valuation data collection done by:														
	Assessor, Staff, and Jeff Quist														
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:														
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25	Rural-37 improved commercial parcels														
3.	List and describe the approach(es) used to estimate the market value of commercial properties.														
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.														
3a.	Describe the process used to determine the value of unique commercial properties.														
	The County relies on sales of similar property across the state and then adjust those to the local market. The County will search the state sales file and rely on their contract appraiser to make any necessary adjustments.														
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?														
	Costing tables, multipliers, etc. are from vendor. The depreciation based on our own local market information (economic)														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Yes, several have different economic depreciations.														
6.	Describe the methodology used to determine the commercial lot values.														
	Sales study of the market														

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2012	2012	2012
	5	2009	2009	2009
	10	2009	2009	2009
	15	2009	2009	2009
	20	2009	2009	2009
	25	2009	2009	2009

The valuation groups are based on current assessor locations in the county.

2014 Commercial Correlation Section for Burt County

County Overview

Burt County is located in northeast Nebraska. The Missouri river is the eastern border of the County with the State of Iowa to the east. The County is bordered to the south by Washington County with Cuming to the west and Thurston to the north a small portion of Dodge County is adjacent to the southwest. Tekamah is the county seat and is the largest community in the County. Both U.S. Highways 75 and 77 traverse the county from south to north and there is a bridge crossing the Missouri river at Decatur. The estimated 2012 population for the County is 6,659 with 1,681 estimated to reside in Tekamah. The county has seen a slight decline in population with an erratic commercial market over the current study period.

Description of Analysis

The statistical profile for the commercial class of property consists of 19 qualified sales. The calculated median for the sample is 96%. Of the measures of central tendency only the median is in the statutory range with the weighted mean falling substantially below the range. In looking at the stats the largest transfer occurs in valuation group 25 for a sale price of 625,000 which accounts for over one third of the total adjusted sale price in the file. This sale in the sample skews any meaningful analysis and causes the sample to not be representative of the base. The 19 sales are also not representative of the improved parcel breakdown of the valuation groups. The qualitative measures are both above the recommended range also.

While the calculated median is within the statutory range it will not be relied on in the determination of a level of value.

Sales Qualification

The Department completed a sales verification review for all counties in 2013. All non-qualified sales were reviewed to ensure that the reasons for disqualification were sufficient and documented. Measurement was done utilizing all available information and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-third of the counties within the state to systematically review assessment practices. With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionate manner.

For measurement purposes the commercial sample is unreliable and does not represent the commercial class as a whole or by subclass.

2014 Commercial Correlation Section for Burt County

Level of Value

Based on the consideration of all available information and assessment practices, the level of value is determined to be at the statutory level of 100% of market value for the commercial class of property.

2014 Agricultural Assessment Actions for Burt County

Annually, the county conducts a review and market analysis that includes the qualified agricultural sales. The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the agricultural land. Annually, all appraisal maintenance (pick up) is completed in a timely fashion. Annually, the county plans to accomplish a portion of the required 6 year inspection. The county has conducted an extensive review of the rural properties of the county over the last few years.

The county reviewed Riverside and Quinnebaugh Townships, so their flood damages can be updated, along with the regular review of all other properties. During the inspection process, the records are reviewed for listing accuracy, property characteristics, and to note the current condition of all improvements. Listers are going on-site for a close up examination of the improvements, photos, and if necessary a measurement of the improvements. Every effort is made to conduct interior inspections of the residences.

The county closely monitored agricultural sales throughout 2013 to determine if the strong upward trend of the past 2-3 years would continue. The market has continued to be strong and the land values have seen more increase. The county will be looking at adjustments to the LCG sub-strata as indicated by the market analysis.

The County also completed all pick up work for the agricultural class.

2014 Agricultural Assessment Survey for Burt 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="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Mainly flat river bottom land (North and Eastern GEO codes)</td> </tr> <tr> <td style="text-align: center;">2</td> <td>More hills and valleys (South and Western GEO codes)</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	1	Mainly flat river bottom land (North and Eastern GEO codes)	2	More hills and valleys (South and Western GEO codes)
<u>Market Area</u>	<u>Description of unique characteristics</u>						
1	Mainly flat river bottom land (North and Eastern GEO codes)						
2	More hills and valleys (South and Western GEO codes)						
3.	Describe the process used to determine and monitor market areas.						
	Market areas are determined through market analysis and are delineated by both topography and market activity. Boundaries currently follow township lines.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Parcels less than 20 acres are checked for current use. It is classified accordingly. Some parcels are mixed use with several acres of residential and additional acres being farmed or grazed. Currently do not have a recreational class.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes,						
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.						
	Each sale is reviewed and questionnaires are mailed if any question as to the future use or other influences.						
7.	Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.						
	Only one on file until 2012. When Oakland school district passed their new bond, a local taxpayer handed out forms at the local coffee shop with the misinformation that filing the greenbelt form would lower their taxes. They were also told that if enough of them filed, we would have to greenbelt the county. At this time, our market is farm ground that is selling for ag purpose and there is no other influence.						
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	We originally checked with Cuming County's sales on Wetland Reserve to have a starting value. Since that time, we have moved them to 100% of market after the Tax Equalization and Review Commission made their ruling. We currently track the sales every year that occur on WRP to see if any adjustments are necessary. All Wetland Reserve Program acres are given their own separate classification (WRP).						

Burt County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Burt	1	5,100	4,850	4,550	4,275	3,419	3,650	3,200	2,650	4,001
Thurston	2	5,195	5,190	4,610	4,610	4,605	4,475	4,125	3,550	4,674
Burt	2	5,375	5,350	N/A	4,725	4,336	4,450	3,575	2,775	4,960
Cuming	4	5,418	5,437	5,085	5,033	4,618	4,614	3,871	3,892	5,000
Dodge	2	5,530	5,380	5,235	5,079	4,850	4,755	4,590	4,280	5,183
Washington	1	5,450	5,315	4,915	4,475	4,340	3,935	3,055	2,540	4,680

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Burt	1	5,000	4,725	4,350	4,200	3,501	3,500	3,100	2,400	3,840
Thurston	2	4,470	4,375	4,115	3,660	3,570	3,560	3,510	3,250	3,735
Burt	2	5,350	5,325	4,850	4,675	4,442	4,424	3,550	2,725	4,741
Cuming	4	5,125	5,125	4,780	4,740	4,294	4,160	3,328	3,504	4,657
Dodge	2	5,356	5,298	5,256	5,100	4,723	4,440	4,025	3,550	4,905
Washington	1	5,230	5,135	4,830	4,185	3,925	3,850	2,965	2,235	4,413

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Burt	1	2,102	2,039	1,986	1,683	1,727	1,746	1,688	1,388	1,692
Thurston	2	976	981	810	959	785	794	781	589	752
Burt	2	2,192	2,125	2,422	1,611	1,898	1,769	1,816	1,531	1,832
Cuming	4	2,702	2,519	2,316	2,144	1,916	1,902	1,562	1,219	1,994
Dodge	2	2,036	1,857	1,891	1,824	1,633	1,659	1,627	1,591	1,751
Washington	1	2,162	2,149	1,947	1,545	3,214	1,526	1,759	1,525	1,844

Source: 2014 Abstract of Assessment, Form 45, Schedule IX

2014 Agricultural Correlation Section for Burt County

County Overview

Agricultural land Burt County is divided into two market areas. Area one borders the Missouri River and also borders the southern edge of Thurston County along with a portion of eastern Washington County. 26% of area one is comprised of irrigated land, 54% dry land, and the balance is grass and waste. Area two consists of the southwestern portion of the county and includes approximately 9% irrigated, 78% dry land and the balance of grass and waste. Area two, borders Washington, Dodge and Cuming counties.

Description of Analysis

Analysis of sales within the county shows that area one contains a fairly representative mix of sales although the area has a slightly over representation of grass sales when compared to the base. Area one has a limited number of irrigated sales and they are skewed to the first year of the study period. With a proportionate portion of sales in Area one the statistics demonstrate that dry land values are below the range for the 80% majority land use but in analyzing the sales closer one can see where the dry sales are skewed toward the most recent year of the study period. Since there are few irrigated and grass sales in the area, these values were tested using a larger sample of sales from a multi county comparable area and were determined to be in the acceptable range. All area one land values are reasonably comparable to the adjoining counties. Within area two there was a representative mix of sales by land classification and for timing of the overall agricultural sales. Area two has only one irrigated sale in the file and a limited number of grass sales. With an adequate number of dry land sales the statistics support that the values are acceptable. Both the irrigated and grass values were compared to comparable counties. The values established by the county assessor compare to all comparable counties and are determined to be acceptable.

Sales Qualification

A sales qualification review was completed by the Department for all counties. This involved reviewing the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. No apparent bias existed in the qualification determinations and all arm's length sales were made available for the measurement of real property in the county.

Equalization and Quality of Assessment

All available evidence supports agricultural land assessments in Burt County are equalized both with subclasses of land in the county and will comparable surrounding counties. Assessments are in compliance with professionally accepted mass appraisal standards.

2014 Agricultural Correlation Section for Burt County

Level of Value

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

11 Burt
RESIDENTIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 135
Total Sales Price : 10,734,503
Total Adj. Sales Price : 10,734,503
Total Assessed Value : 10,331,355
Avg. Adj. Sales Price : 79,515
Avg. Assessed Value : 76,529

MEDIAN : 98
WGT. MEAN : 96
MEAN : 111
COD : 23.12
PRD : 115.54

COV : 42.24
STD : 46.97
Avg. Abs. Dev : 22.74
MAX Sales Ratio : 377.40
MIN Sales Ratio : 54.17

95% Median C.I. : 96.77 to 101.80
95% Wgt. Mean C.I. : 92.71 to 99.78
95% Mean C.I. : 103.28 to 119.12

Printed:4/3/2014 3:42:16PM

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>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	15	105.70	131.25	105.40	36.03	124.53	78.36	318.18	92.26 to 136.01	64,450	67,933
01-JAN-12 To 31-MAR-12	25	97.74	101.38	93.27	12.92	108.70	61.78	186.35	92.49 to 102.74	93,498	87,204
01-APR-12 To 30-JUN-12	22	100.39	129.23	100.00	40.11	129.23	66.60	377.40	94.99 to 112.26	68,068	68,071
01-JUL-12 To 30-SEP-12	12	96.99	97.73	89.35	16.43	109.38	54.17	157.21	84.62 to 107.79	91,225	81,509
01-OCT-12 To 31-DEC-12	19	98.20	105.88	97.11	15.81	109.03	75.57	183.58	91.63 to 110.18	88,389	85,839
01-JAN-13 To 31-MAR-13	11	97.68	108.20	102.85	13.41	105.20	93.54	184.91	94.37 to 116.99	72,745	74,816
01-APR-13 To 30-JUN-13	17	98.54	108.20	90.46	26.43	119.61	64.36	303.12	82.86 to 115.39	81,194	73,450
01-JUL-13 To 30-SEP-13	14	98.37	103.68	97.53	14.68	106.31	62.60	145.60	91.12 to 118.69	69,872	68,144
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	74	98.32	115.12	96.24	27.29	119.62	54.17	377.40	95.98 to 102.70	79,681	76,686
01-OCT-12 To 30-SEP-13	61	98.36	106.44	96.25	18.09	110.59	62.60	303.12	95.28 to 102.69	79,313	76,337
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	78	98.02	109.77	95.12	22.13	115.40	54.17	377.40	95.82 to 102.04	84,731	80,599
<u>ALL</u>	135	98.36	111.20	96.24	23.12	115.54	54.17	377.40	96.77 to 101.80	79,515	76,529

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	39	97.68	102.81	97.60	11.43	105.34	82.86	256.45	94.43 to 101.80	83,677	81,669
05	25	98.98	111.54	93.51	23.42	119.28	61.78	377.40	95.10 to 110.18	75,596	70,686
10	21	97.74	107.57	97.89	18.44	109.89	74.27	184.91	92.49 to 113.11	50,824	49,752
15	9	145.60	170.10	130.30	41.24	130.54	91.17	303.12	99.35 to 274.38	31,500	41,044
20	5	135.17	176.91	132.01	47.53	134.01	102.83	318.18	N/A	13,600	17,953
25	36	95.37	98.31	93.10	17.98	105.60	54.17	186.35	86.61 to 107.79	115,622	107,643
<u>ALL</u>	135	98.36	111.20	96.24	23.12	115.54	54.17	377.40	96.77 to 101.80	79,515	76,529

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	135	98.36	111.20	96.24	23.12	115.54	54.17	377.40	96.77 to 101.80	79,515	76,529
06											
07											
<u>ALL</u>	135	98.36	111.20	96.24	23.12	115.54	54.17	377.40	96.77 to 101.80	79,515	76,529

11 Burt
RESIDENTIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 135
Total Sales Price : 10,734,503
Total Adj. Sales Price : 10,734,503
Total Assessed Value : 10,331,355
Avg. Adj. Sales Price : 79,515
Avg. Assessed Value : 76,529

MEDIAN : 98
WGT. MEAN : 96
MEAN : 111
COD : 23.12
PRD : 115.54

COV : 42.24
STD : 46.97
Avg. Abs. Dev : 22.74
MAX Sales Ratio : 377.40
MIN Sales Ratio : 54.17

95% Median C.I. : 96.77 to 101.80
95% Wgt. Mean C.I. : 92.71 to 99.78
95% Mean C.I. : 103.28 to 119.12

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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	2	176.16	176.16	179.31	23.27	98.24	135.17	217.14	N/A	3,250	5,828	
Less Than 15,000	11	217.14	221.20	209.15	35.29	105.76	102.04	377.40	108.56 to 318.18	7,682	16,066	
Less Than 30,000	24	133.72	169.66	145.47	47.17	116.63	78.36	377.40	102.83 to 217.14	15,213	22,130	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	133	98.20	110.22	96.19	22.31	114.59	54.17	377.40	96.68 to 101.12	80,662	77,592	
Greater Than 14,999	124	97.83	101.44	95.35	14.15	106.39	54.17	235.15	95.82 to 99.66	85,887	81,892	
Greater Than 29,999	111	97.19	98.56	94.51	12.00	104.29	54.17	186.35	95.10 to 98.54	93,418	88,290	
<u>Incremental Ranges</u>												
0 TO 4,999	2	176.16	176.16	179.31	23.27	98.24	135.17	217.14	N/A	3,250	5,828	
5,000 TO 14,999	9	256.45	231.21	211.63	31.27	109.25	102.04	377.40	108.56 to 318.18	8,667	18,342	
15,000 TO 29,999	13	110.18	126.05	126.30	26.33	99.80	78.36	235.15	94.96 to 150.22	21,585	27,261	
30,000 TO 59,999	28	100.08	109.01	107.96	11.94	100.97	84.77	186.35	98.20 to 111.24	41,848	45,180	
60,000 TO 99,999	45	97.10	97.82	97.37	10.51	100.46	54.17	155.45	94.24 to 99.81	77,735	75,690	
100,000 TO 149,999	21	92.16	95.78	95.01	12.91	100.81	64.36	140.89	86.95 to 108.34	122,962	116,822	
150,000 TO 249,999	15	91.63	88.52	88.89	09.40	99.58	66.60	107.79	82.86 to 96.46	169,127	150,332	
250,000 TO 499,999	2	73.20	73.20	72.50	15.60	100.97	61.78	84.62	N/A	290,250	210,440	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	135	98.36	111.20	96.24	23.12	115.54	54.17	377.40	96.77 to 101.80	79,515	76,529	

11 Burt
COMMERCIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 19
Total Sales Price : 1,802,000
Total Adj. Sales Price : 1,682,000
Total Assessed Value : 1,275,585
Avg. Adj. Sales Price : 88,526
Avg. Assessed Value : 67,136

MEDIAN : 96
WGT. MEAN : 76
MEAN : 101
COD : 27.16
PRD : 133.41

COV : 38.97
STD : 39.43
Avg. Abs. Dev : 26.04
MAX Sales Ratio : 204.94
MIN Sales Ratio : 47.64

95% Median C.I. : 75.25 to 111.61
95% Wgt. Mean C.I. : 51.57 to 100.10
95% Mean C.I. : 82.17 to 120.19

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DATE OF SALE *	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-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11	3	50.73	69.99	52.07	42.03	134.42	47.64	111.61	N/A	246,333	128,263
01-JUL-11 To 30-SEP-11	2	84.89	84.89	87.52	17.66	96.99	69.90	99.88	N/A	24,250	21,223
01-OCT-11 To 31-DEC-11	2	94.80	94.80	94.77	01.14	100.03	93.72	95.87	N/A	102,500	97,138
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12	2	119.64	119.64	109.73	10.83	109.03	106.68	132.60	N/A	42,500	46,635
01-JUL-12 To 30-SEP-12	1	99.00	99.00	99.00	00.00	100.00	99.00	99.00	N/A	21,000	20,790
01-OCT-12 To 31-DEC-12	2	66.64	66.64	70.92	12.92	93.97	58.03	75.25	N/A	89,500	63,478
01-JAN-13 To 31-MAR-13	1	97.89	97.89	97.89	00.00	100.00	97.89	97.89	N/A	160,000	156,630
01-APR-13 To 30-JUN-13	3	94.71	120.94	97.55	30.37	123.98	90.92	177.19	N/A	37,333	36,420
01-JUL-13 To 30-SEP-13	3	130.85	140.25	111.07	30.56	126.27	84.97	204.94	N/A	44,167	49,057
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	5	69.90	75.95	54.25	32.36	140.00	47.64	111.61	N/A	157,500	85,447
01-OCT-11 To 30-SEP-12	5	99.00	105.57	99.14	10.04	106.49	93.72	132.60	N/A	62,200	61,667
01-OCT-12 To 30-SEP-13	9	94.71	112.75	92.55	35.39	121.83	58.03	204.94	75.25 to 177.19	64,833	60,002
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	7	93.72	81.34	62.62	21.20	129.89	47.64	111.61	47.64 to 111.61	141,786	88,787
01-JAN-12 To 31-DEC-12	5	99.00	94.31	84.57	21.41	111.52	58.03	132.60	N/A	57,000	48,203
<u>ALL</u>	19	95.87	101.18	75.84	27.16	133.41	47.64	204.94	75.25 to 111.61	88,526	67,136

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	4	97.44	88.20	88.04	11.55	100.18	58.03	99.88	N/A	48,625	42,810
05	9	94.71	110.40	95.19	29.47	115.98	69.90	204.94	75.25 to 132.60	54,500	51,881
10	1	97.89	97.89	97.89	00.00	100.00	97.89	97.89	N/A	160,000	156,630
15	2	134.06	134.06	97.96	32.18	136.85	90.92	177.19	N/A	49,000	48,000
20	2	81.17	81.17	76.37	37.50	106.29	50.73	111.61	N/A	57,000	43,530
25	1	47.64	47.64	47.64	00.00	100.00	47.64	47.64	N/A	625,000	297,730
<u>ALL</u>	19	95.87	101.18	75.84	27.16	133.41	47.64	204.94	75.25 to 111.61	88,526	67,136

11 Burt
COMMERCIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 19
Total Sales Price : 1,802,000
Total Adj. Sales Price : 1,682,000
Total Assessed Value : 1,275,585
Avg. Adj. Sales Price : 88,526
Avg. Assessed Value : 67,136

MEDIAN : 96
WGT. MEAN : 76
MEAN : 101
COD : 27.16
PRD : 133.41

COV : 38.97
STD : 39.43
Avg. Abs. Dev : 26.04
MAX Sales Ratio : 204.94
MIN Sales Ratio : 47.64

95% Median C.I. : 75.25 to 111.61
95% Wgt. Mean C.I. : 51.57 to 100.10
95% Mean C.I. : 82.17 to 120.19

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	18	96.88	104.15	92.51	25.61	112.58	50.73	204.94	84.97 to 111.61	58,722	54,325
04	1	47.64	47.64	47.64	00.00	100.00	47.64	47.64	N/A	625,000	297,730
<u>ALL</u>	19	95.87	101.18	75.84	27.16	133.41	47.64	204.94	75.25 to 111.61	88,526	67,136

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	4	131.73	133.84	128.05	15.99	104.52	94.71	177.19	N/A	10,500	13,445
Less Than 30,000	8	115.37	126.13	123.26	30.56	102.33	69.90	204.94	69.90 to 204.94	17,063	21,031
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	19	95.87	101.18	75.84	27.16	133.41	47.64	204.94	75.25 to 111.61	88,526	67,136
Greater Than 14,999	15	93.72	92.47	74.50	24.07	124.12	47.64	204.94	69.90 to 99.88	109,333	81,454
Greater Than 29,999	11	90.92	83.03	71.65	18.92	115.88	47.64	111.61	50.73 to 106.68	140,500	100,667
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	4	131.73	133.84	128.05	15.99	104.52	94.71	177.19	N/A	10,500	13,445
15,000 TO 29,999	4	99.44	118.43	121.13	34.17	97.77	69.90	204.94	N/A	23,625	28,618
30,000 TO 59,999	2	84.82	84.82	85.69	31.58	98.98	58.03	111.61	N/A	46,500	39,845
60,000 TO 99,999	4	87.95	83.33	84.68	17.60	98.41	50.73	106.68	N/A	82,125	69,543
100,000 TO 149,999	2	85.56	85.56	84.06	12.05	101.78	75.25	95.87	N/A	117,000	98,355
150,000 TO 249,999	2	95.81	95.81	96.24	02.18	99.55	93.72	97.89	N/A	132,500	127,518
250,000 TO 499,999											
500,000 TO 999,999	1	47.64	47.64	47.64	00.00	100.00	47.64	47.64	N/A	625,000	297,730
1,000,000 +											
<u>ALL</u>	19	95.87	101.18	75.84	27.16	133.41	47.64	204.94	75.25 to 111.61	88,526	67,136

11 Burt
COMMERCIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 19
 Total Sales Price : 1,802,000
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 Avg. Adj. Sales Price : 88,526
 Avg. Assessed Value : 67,136

MEDIAN : 96
 WGT. MEAN : 76
 MEAN : 101
 COD : 27.16
 PRD : 133.41

COV : 38.97
 STD : 39.43
 Avg. Abs. Dev : 26.04
 MAX Sales Ratio : 204.94
 MIN Sales Ratio : 47.64

95% Median C.I. : 75.25 to 111.61
 95% Wgt. Mean C.I. : 51.57 to 100.10
 95% Mean C.I. : 82.17 to 120.19

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	75.25	75.25	75.25	00.00	100.00	75.25	75.25	N/A	134,000	100,840
344	3	69.90	70.97	75.66	12.85	93.80	58.03	84.97	N/A	54,167	40,982
350	2	115.25	115.25	99.94	15.06	115.32	97.89	132.60	N/A	85,000	84,945
353	2	191.07	191.07	198.21	07.26	96.40	177.19	204.94	N/A	16,500	32,705
384	3	106.68	112.47	107.10	09.67	105.01	99.88	130.85	N/A	37,833	40,520
386	1	90.92	90.92	90.92	00.00	100.00	90.92	90.92	N/A	90,000	81,825
406	3	95.87	96.53	96.24	01.49	100.30	94.71	99.00	N/A	45,000	43,307
419	1	93.72	93.72	93.72	00.00	100.00	93.72	93.72	N/A	105,000	98,405
421	2	79.63	79.63	52.20	40.17	152.55	47.64	111.61	N/A	336,500	175,653
555	1	50.73	50.73	50.73	00.00	100.00	50.73	50.73	N/A	66,000	33,485
<u> </u> ALL <u> </u>	19	95.87	101.18	75.84	27.16	133.41	47.64	204.94	75.25 to 111.61	88,526	67,136

11 Burt

AGRICULTURAL LAND

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 103
 Total Sales Price : 57,631,478
 Total Adj. Sales Price : 57,373,478
 Total Assessed Value : 37,984,358
 Avg. Adj. Sales Price : 557,024
 Avg. Assessed Value : 368,780

MEDIAN : 71
 WGT. MEAN : 66
 MEAN : 72
 COD : 23.08
 PRD : 108.93

COV : 30.06
 STD : 21.68
 Avg. Abs. Dev : 16.28
 MAX Sales Ratio : 142.92
 MIN Sales Ratio : 37.69

95% Median C.I. : 65.89 to 74.16
 95% Wgt. Mean C.I. : 61.76 to 70.65
 95% Mean C.I. : 67.93 to 76.31

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-10 To 31-DEC-10	21	86.26	86.42	81.55	12.37	105.97	56.29	142.92	80.93 to 88.92	445,453	363,272
01-JAN-11 To 31-MAR-11	8	74.70	76.13	75.13	15.02	101.33	50.95	94.82	50.95 to 94.82	439,180	329,934
01-APR-11 To 30-JUN-11	3	76.36	70.15	75.06	13.27	93.46	51.86	82.24	N/A	292,000	219,163
01-JUL-11 To 30-SEP-11	3	65.57	65.26	65.67	00.79	99.38	64.33	65.89	N/A	757,163	497,246
01-OCT-11 To 31-DEC-11	13	71.83	73.07	72.42	12.10	100.90	57.45	91.73	61.85 to 86.57	618,334	447,773
01-JAN-12 To 31-MAR-12	14	70.70	83.91	74.95	30.38	111.95	48.66	141.88	57.88 to 105.43	346,172	259,456
01-APR-12 To 30-JUN-12	6	67.87	65.95	67.42	12.97	97.82	41.50	82.94	41.50 to 82.94	713,416	480,963
01-JUL-12 To 30-SEP-12	6	74.38	77.06	74.07	14.26	104.04	57.14	97.64	57.14 to 97.64	516,095	382,287
01-OCT-12 To 31-DEC-12	16	49.83	54.28	52.55	14.57	103.29	43.18	80.09	47.53 to 57.45	901,430	473,702
01-JAN-13 To 31-MAR-13	10	52.06	61.53	51.51	31.02	119.45	41.28	138.00	41.82 to 77.24	547,276	281,893
01-APR-13 To 30-JUN-13	1	47.06	47.06	47.06	00.00	100.00	47.06	47.06	N/A	610,000	287,092
01-JUL-13 To 30-SEP-13	2	42.43	42.43	42.12	11.17	100.74	37.69	47.16	N/A	295,298	124,369
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	35	81.59	80.86	77.53	14.82	104.30	50.95	142.92	73.22 to 86.55	457,584	354,783
01-OCT-11 To 30-SEP-12	39	70.98	76.48	72.22	19.50	105.90	41.50	141.88	67.97 to 76.11	519,534	375,204
01-OCT-12 To 30-SEP-13	29	49.46	55.72	51.83	20.54	107.51	37.69	138.00	47.16 to 55.07	727,456	377,034
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	27	71.83	72.78	72.18	13.38	100.83	50.95	94.82	64.84 to 78.90	544,417	392,954
01-JAN-12 To 31-DEC-12	42	67.66	69.08	61.51	24.70	112.31	41.50	141.88	55.07 to 70.85	634,437	390,265
<u>ALL</u>	103	70.54	72.12	66.21	23.08	108.93	37.69	142.92	65.89 to 74.16	557,024	368,780

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	57	72.64	74.31	67.45	22.14	110.17	41.28	141.88	65.65 to 79.13	536,663	361,974
2	46	68.86	69.41	64.79	23.87	107.13	37.69	142.92	59.33 to 75.76	582,254	377,213
<u>ALL</u>	103	70.54	72.12	66.21	23.08	108.93	37.69	142.92	65.89 to 74.16	557,024	368,780

11 Burt
AGRICULTURAL LAND

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 103
Total Sales Price : 57,631,478
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Total Assessed Value : 37,984,358
Avg. Adj. Sales Price : 557,024
Avg. Assessed Value : 368,780

MEDIAN : 71
WGT. MEAN : 66
MEAN : 72
COD : 23.08
PRD : 108.93

COV : 30.06
STD : 21.68
Avg. Abs. Dev : 16.28
MAX Sales Ratio : 142.92
MIN Sales Ratio : 37.69

95% Median C.I. : 65.89 to 74.16
95% Wgt. Mean C.I. : 61.76 to 70.65
95% Mean C.I. : 67.93 to 76.31

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	8	87.71	83.96	76.55	08.95	109.68	65.65	97.64	65.65 to 97.64	458,313	350,838
1	7	87.08	82.76	75.73	09.44	109.28	65.65	97.64	65.65 to 97.64	498,071	377,214
2	1	92.33	92.33	92.33	00.00	100.00	92.33	92.33	N/A	180,000	166,200
_____Dry_____											
County	52	67.78	69.50	63.67	24.15	109.16	41.28	142.92	57.88 to 70.98	580,358	369,541
1	22	68.77	70.73	68.77	23.79	102.85	41.28	136.64	52.61 to 80.93	430,597	296,113
2	30	67.46	68.61	61.34	24.25	111.85	43.18	142.92	54.97 to 71.83	690,184	423,388
_____Grass_____											
County	9	56.29	62.07	63.15	25.69	98.29	41.50	94.82	41.82 to 82.94	233,999	147,781
1	6	69.25	70.58	67.75	19.34	104.18	50.95	94.82	50.95 to 94.82	281,046	190,397
2	3	41.82	45.06	44.71	08.25	100.78	41.50	51.86	N/A	139,905	62,548
_____ALL_____	103	70.54	72.12	66.21	23.08	108.93	37.69	142.92	65.89 to 74.16	557,024	368,780

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	10	86.43	81.81	75.11	10.47	108.92	65.65	97.64	65.91 to 92.33	469,990	353,008
1	9	85.78	80.64	74.42	10.88	108.36	65.65	97.64	65.91 to 88.92	502,211	373,764
2	1	92.33	92.33	92.33	00.00	100.00	92.33	92.33	N/A	180,000	166,200
_____Dry_____											
County	68	68.86	71.34	65.80	23.79	108.42	41.28	142.92	61.85 to 73.22	600,589	395,170
1	31	67.97	71.88	67.39	24.58	106.66	41.28	141.88	57.45 to 77.24	519,696	350,240
2	37	69.32	70.89	64.76	23.17	109.47	43.18	142.92	60.02 to 75.76	668,365	432,813
_____Grass_____											
County	11	64.33	64.86	68.26	23.22	95.02	41.50	94.82	41.82 to 89.25	257,589	175,817
1	7	74.16	73.25	72.93	18.38	100.44	50.95	94.82	50.95 to 94.82	317,468	231,540
2	4	46.84	50.19	51.24	18.21	97.95	41.50	65.57	N/A	152,801	78,303
_____ALL_____	103	70.54	72.12	66.21	23.08	108.93	37.69	142.92	65.89 to 74.16	557,024	368,780

Total Real Property
Sum Lines 17, 25, & 30

Records : 6,857

Value : 1,442,497,793

Growth 4,631,804

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	302	1,712,540	5	18,480	27	324,620	334	2,055,640	
02. Res Improve Land	2,055	11,157,370	60	1,413,700	403	11,332,860	2,518	23,903,930	
03. Res Improvements	2,101	115,042,290	61	5,732,395	471	37,597,476	2,633	158,372,161	
04. Res Total	2,403	127,912,200	66	7,164,575	498	49,254,956	2,967	184,331,731	2,923,747
% of Res Total	80.99	69.39	2.22	3.89	16.78	26.72	43.27	12.78	63.12
05. Com UnImp Land	48	278,800	6	59,705	5	209,660	59	548,165	
06. Com Improve Land	326	2,200,140	19	612,265	17	155,335	362	2,967,740	
07. Com Improvements	334	20,829,089	20	2,350,640	24	5,390,835	378	28,570,564	
08. Com Total	382	23,308,029	26	3,022,610	29	5,755,830	437	32,086,469	477,163
% of Com Total	87.41	72.64	5.95	9.42	6.64	17.94	6.37	2.22	10.30
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	4	87,685	0	0	2	497,505	6	585,190	
11. Ind Improvements	4	1,418,295	0	0	2	17,751,445	6	19,169,740	
12. Ind Total	4	1,505,980	0	0	2	18,248,950	6	19,754,930	1,420
% of Ind Total	66.67	7.62	0.00	0.00	33.33	92.38	0.09	1.37	0.03
13. Rec UnImp Land	0	0	0	0	6	76,220	6	76,220	
14. Rec Improve Land	0	0	0	0	35	563,930	35	563,930	
15. Rec Improvements	25	321,250	10	68,950	120	2,817,475	155	3,207,675	
16. Rec Total	25	321,250	10	68,950	126	3,457,625	161	3,847,825	0
% of Rec Total	15.53	8.35	6.21	1.79	78.26	89.86	2.35	0.27	0.00
Res & Rec Total	2,428	128,233,450	76	7,233,525	624	52,712,581	3,128	188,179,556	2,923,747
% of Res & Rec Total	77.62	68.14	2.43	3.84	19.95	28.01	45.62	13.05	63.12
Com & Ind Total	386	24,814,009	26	3,022,610	31	24,004,780	443	51,841,399	478,583
% of Com & Ind Total	87.13	47.87	5.87	5.83	7.00	46.30	6.46	3.59	10.33
17. Taxable Total	2,814	153,047,459	102	10,256,135	655	76,717,361	3,571	240,020,955	3,402,330
% of Taxable Total	78.80	63.76	2.86	4.27	18.34	31.96	52.08	16.64	73.46

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	1	13,415	571,825	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	1	13,415	571,825
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	13,415	571,825

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	234	32	124	390

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	89	1,821,725	156	40,205,735	2,067	693,731,685	2,312	735,759,145
28. Ag-Improved Land	17	183,695	84	20,331,740	1,145	378,818,600	1,246	399,334,035
29. Ag Improvements	1	2,000	59	5,322,725	914	62,058,933	974	67,383,658
30. Ag Total							3,286	1,202,476,838

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	14,000	
32. HomeSite Improv Land	0	0.00	0	38	43.00	602,000	
33. HomeSite Improvements	1	0.00	2,000	39	0.00	3,638,870	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	3.07	12,280	
36. FarmSite Improv Land	0	0.00	0	55	201.24	804,960	
37. FarmSite Improvements	0	0.00	0	55	0.00	1,683,855	
38. FarmSite Total							
39. Road & Ditches	4	3.23	0	133	244.91	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	15	15.00	210,000	16	16.00	224,000	
32. HomeSite Improv Land	479	504.00	7,056,000	517	547.00	7,658,000	
33. HomeSite Improvements	490	0.00	37,471,995	530	0.00	41,112,865	250,125
34. HomeSite Total				546	563.00	48,994,865	
35. FarmSite UnImp Land	79	156.82	627,280	81	159.89	639,560	
36. FarmSite Improv Land	849	3,314.72	13,258,860	904	3,515.96	14,063,820	
37. FarmSite Improvements	876	0.00	24,586,938	931	0.00	26,270,793	979,349
38. FarmSite Total				1,012	3,675.85	40,974,173	
39. Road & Ditches	2,563	6,113.42	0	2,700	6,361.56	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,558	10,600.41	89,969,038	1,229,474

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	15	943.62	3,642,160	15	943.62	3,642,160
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	9,728.60	22.03%	49,615,855	28.08%	5,100.00
46. 1A	825.90	1.87%	4,005,615	2.27%	4,850.00
47. 2A1	4,288.26	9.71%	19,511,610	11.04%	4,550.01
48. 2A	5,129.31	11.61%	21,927,990	12.41%	4,275.04
49. 3A1	22,325.80	50.55%	76,342,020	43.20%	3,419.45
50. 3A	280.22	0.63%	1,022,805	0.58%	3,650.01
51. 4A1	132.40	0.30%	423,680	0.24%	3,200.00
52. 4A	1,455.77	3.30%	3,857,790	2.18%	2,650.00
53. Total	44,166.26	100.00%	176,707,365	100.00%	4,000.96
Dry					
54. 1D1	11,889.54	12.95%	59,447,700	16.87%	5,000.00
55. 1D	14,561.21	15.87%	68,803,245	19.52%	4,725.10
56. 2D1	3,034.78	3.31%	13,201,330	3.75%	4,350.01
57. 2D	8,110.00	8.84%	34,061,975	9.66%	4,200.00
58. 3D1	22,507.00	24.52%	78,808,220	22.36%	3,501.50
59. 3D	7,030.07	7.66%	24,605,245	6.98%	3,500.00
60. 4D1	20,502.30	22.34%	63,557,140	18.03%	3,100.00
61. 4D	4,144.84	4.52%	9,947,610	2.82%	2,400.00
62. Total	91,779.74	100.00%	352,432,465	100.00%	3,839.98
Grass					
63. 1G1	528.73	3.22%	1,111,610	4.00%	2,102.42
64. 1G	2,078.96	12.67%	4,238,685	15.27%	2,038.85
65. 2G1	296.81	1.81%	589,455	2.12%	1,985.97
66. 2G	1,178.96	7.19%	1,984,220	7.15%	1,683.03
67. 3G1	1,335.85	8.14%	2,306,670	8.31%	1,726.74
68. 3G	871.00	5.31%	1,521,025	5.48%	1,746.30
69. 4G1	6,554.78	39.95%	11,067,360	39.86%	1,688.44
70. 4G	3,563.50	21.72%	4,946,000	17.81%	1,387.96
71. Total	16,408.59	100.00%	27,765,025	100.00%	1,692.10
Irrigated Total					
	44,166.26	26.19%	176,707,365	31.03%	4,000.96
Dry Total					
	91,779.74	54.42%	352,432,465	61.88%	3,839.98
Grass Total					
	16,408.59	9.73%	27,765,025	4.87%	1,692.10
72. Waste	3,773.27	2.24%	471,990	0.08%	125.09
73. Other	12,524.85	7.43%	12,176,175	2.14%	972.16
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	168,652.71	100.00%	569,553,020	100.00%	3,377.08

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,440.23	30.72%	18,491,355	33.29%	5,375.03
46. 1A	2,228.77	19.90%	11,923,945	21.47%	5,350.01
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	2,833.40	25.30%	13,387,925	24.10%	4,725.04
49. 3A1	1,062.60	9.49%	4,607,905	8.30%	4,336.44
50. 3A	1,497.44	13.37%	6,663,625	12.00%	4,450.01
51. 4A1	116.77	1.04%	417,465	0.75%	3,575.10
52. 4A	20.00	0.18%	55,500	0.10%	2,775.00
53. Total	11,199.21	100.00%	55,547,720	100.00%	4,959.97
Dry					
54. 1D1	11,876.28	12.23%	63,538,220	13.80%	5,350.01
55. 1D	29,157.13	30.02%	155,250,975	33.72%	5,324.63
56. 2D1	181.20	0.19%	878,820	0.19%	4,850.00
57. 2D	12,264.21	12.63%	57,333,265	12.45%	4,674.84
58. 3D1	11,151.00	11.48%	49,528,275	10.76%	4,441.60
59. 3D	22,186.16	22.85%	98,143,365	21.32%	4,423.63
60. 4D1	9,340.59	9.62%	33,156,255	7.20%	3,549.70
61. 4D	957.11	0.99%	2,608,260	0.57%	2,725.14
62. Total	97,113.68	100.00%	460,437,435	100.00%	4,741.22
Grass					
63. 1G1	358.44	2.72%	785,530	3.25%	2,191.52
64. 1G	2,687.38	20.39%	5,711,260	23.65%	2,125.21
65. 2G1	56.83	0.43%	137,655	0.57%	2,422.22
66. 2G	1,870.36	14.19%	3,012,325	12.48%	1,610.56
67. 3G1	865.35	6.57%	1,642,770	6.80%	1,898.39
68. 3G	1,081.98	8.21%	1,913,680	7.93%	1,768.68
69. 4G1	4,763.65	36.15%	8,652,050	35.83%	1,816.26
70. 4G	1,495.22	11.35%	2,289,470	9.48%	1,531.19
71. Total	13,179.21	100.00%	24,144,740	100.00%	1,832.03
Irrigated Total	11,199.21	8.96%	55,547,720	10.23%	4,959.97
Dry Total	97,113.68	77.72%	460,437,435	84.80%	4,741.22
Grass Total	13,179.21	10.55%	24,144,740	4.45%	1,832.03
72. Waste	1,068.63	0.86%	128,230	0.02%	119.99
73. Other	2,396.84	1.92%	2,696,655	0.50%	1,125.09
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	124,957.57	100.00%	542,954,780	100.00%	4,345.11

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	2,206.86	9,453,130	53,158.61	222,801,955	55,365.47	232,255,085
77. Dry Land	438.90	1,895,370	10,245.95	45,287,115	178,208.57	765,687,415	188,893.42	812,869,900
78. Grass	64.20	91,290	1,946.53	3,698,325	27,577.07	48,120,150	29,587.80	51,909,765
79. Waste	4.91	595	354.27	43,775	4,482.72	555,850	4,841.90	600,220
80. Other	15.33	18,165	623.36	621,890	14,283.00	14,232,775	14,921.69	14,872,830
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	523.34	2,005,420	15,376.97	59,104,235	277,709.97	1,051,398,145	293,610.28	1,112,507,800

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	55,365.47	18.86%	232,255,085	20.88%	4,194.94
Dry Land	188,893.42	64.33%	812,869,900	73.07%	4,303.33
Grass	29,587.80	10.08%	51,909,765	4.67%	1,754.43
Waste	4,841.90	1.65%	600,220	0.05%	123.96
Other	14,921.69	5.08%	14,872,830	1.34%	996.73
Exempt	0.00	0.00%	0	0.00%	0.00
Total	293,610.28	100.00%	1,112,507,800	100.00%	3,789.06

2014 County Abstract of Assessment for Real Property, Form 45 Compared with the 2013 Certificate of Taxes Levied (CTL)

11 Burt

	2013 CTL County Total	2014 Form 45 County Total	Value Difference (2014 form 45 - 2013 CTL)	Percent Change	2014 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	180,145,596	184,331,731	4,186,135	2.32%	2,923,747	0.70%
02. Recreational	4,156,030	3,847,825	-308,205	-7.42%	0	-7.42%
03. Ag-Homesite Land, Ag-Res Dwelling	49,832,335	48,994,865	-837,470	-1.68%	250,125	-2.18%
04. Total Residential (sum lines 1-3)	234,133,961	237,174,421	3,040,460	1.30%	3,173,872	-0.06%
05. Commercial	31,252,061	32,086,469	834,408	2.67%	477,163	1.14%
06. Industrial	19,724,200	19,754,930	30,730	0.16%	1,420	0.15%
07. Ag-Farmsite Land, Outbuildings	40,296,075	40,974,173	678,098	1.68%	979,349	-0.75%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	91,272,336	92,815,572	1,543,236	1.69%	1,457,932	0.09%
10. Total Non-Agland Real Property	325,406,297	329,989,993	4,583,696	1.41%	4,631,804	-0.01%
11. Irrigated	204,846,145	232,255,085	27,408,940	13.38%		
12. Dryland	686,303,500	812,869,900	126,566,400	18.44%		
13. Grassland	46,192,920	51,909,765	5,716,845	12.38%		
14. Wasteland	610,055	600,220	-9,835	-1.61%		
15. Other Agland	14,581,675	14,872,830	291,155	2.00%		
16. Total Agricultural Land	952,534,295	1,112,507,800	159,973,505	16.79%		
17. Total Value of all Real Property (Locally Assessed)	1,277,940,592	1,442,497,793	164,557,201	12.88%	4,631,804	12.51%

Burt County's 3 Year Plan of Assessment June 15, 2013

PLAN OF ASSESSMENT REQUIREMENTS

This plan of assessment is required by law, as amended by Neb. Laws 2005, LB 263, Section 9. The former provisions relating to the assessors' 5-year plan of assessment in Neb. Rev. Stat 77-1311(8) were repealed. On or before June 15th each year the county assessor shall prepare a plan of assessment and present it to the county board of equalization on or before July 31st. The county assessor may amend the plan of assessment, if necessary, after the budget is approved by the county board. The plan shall be updated annually before its adoption. The updates shall examine the level, quality, and uniformity of assessment in the County and shall describe the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete these actions. A copy of the plan and any amendments shall be mailed to the Department of Revenue, Property Assessment Division, on or before October 31st each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
 - 2) 75% of actual value for agricultural land and horticultural land; and
 - 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344.
- Reference: Neb. Rev. Stat. 77-201 (R.S. Supp 2007)

GENERAL COUNTY DESCRIPTION

Burt County has a total count of 6,880 parcels as reported on the 2013 County Abstract. Per the 2013 County Abstract, Burt County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3,007	43.71%	14.24%
Commercial	456	6.63%	2.46%
Industrial	7	.10%	1.55%
Recreational	226	3.28%	.36%
Agricultural	3,184	46.28%	81.39%

Agricultural land – 292,512.240 taxable acres

New Property: For assessment year 2013, an estimated 95 building permits and/or information statements were filed for new property construction/additions to the county.

The county handled 850 personal property schedules for 2012. The office also processed 385 homestead applications. Approximately 59 permissive exemptions are applied for each year through the County Assessor's Office.

The Burt County Assessor has the required assessor certification, several IAAO educational course certifications and numerous assessor workshops of assessment education. She has a continuing education requirement pursuant to Section 77-414 of 40 hours prior to December 31, 2002 and thereafter, 60 hours of continued education as required within the following 4-year period. She has completed the required IAAO Course 101 – Fundamentals of Real Property Appraisal and IAAO Course 300 – Fundamentals of Mass Appraisal.

The County Assessor's Office has a deputy and two full-time clerks to carry out the responsibilities and duties of the office with the assessor. The deputy has the necessary certification to hold the position and will fulfill the continuing education requirement of 60 hours required within the next 4-year period. The county does not have a full-time appraiser but has three part-time lister/reviewers for "pickup work" and other needed valuation projects being completed to keep Burt County in line with uniform and proportionate valuations.

The current 2012-2013 budget for the office is being reviewed by the County Board. The general fund request is \$132,620.00 which includes the Assessor,

Deputy, and one clerk's salaries. The appraisal budget request is \$122,305.00 which includes the payroll for one regular clerk and three part-time employees. This also funds all cadastral map work, appraisal schooling, GIS system, and data service contracts and fees. The GIS yearly maintenance contract amount had now been added to the appraisal budget for 2013-2014. The aerial photos were flown in the fall of 2008 and have been reviewed for any changes that have occurred in the county. It was funded over two years and the county was provided with DVD's so duplicate photos could be printed if needed. The aerial photos have all been identified with parcel numbers so they can be tied to the GIS and other data systems. The county has contracted with GIS Workshop to have new photos flown in the fall of 2013.

PROCEDURES

A procedures manual is in place with continual updating that describes the procedures and operations of the office. The manual adheres to the statutes, regulations and directives that apply to the Assessor's Office. A copy of this is entered into the record at the County Board of Equalization meetings each year as part of the process of hearing protests.

CADASTRAL MAPS

The cadastral maps are updated on a daily basis as sales and other changes arise. The city maps were completed with all information having been proofed by the Assessor's Office staff over the last 3-4 years. The maps are currently in the process of being revised and updated by a local surveyor to improve the readability. We hope to be able to continue on with the rural maps if we are allowed to budget for them.

PROPERTY RECORD CARDS

Regulation 10-004 requires the assessor to prepare and maintain a property record file for each parcel of real property including improvements on leased land in the county. New property record cards have been made for all residential, commercial, agricultural, exempt, and leased improvements. The new cards will contain all the required information including ownership, legal description, classification codes, and tax districts.

REPORT GENERATION

The County Assessor has basic duties and requirements in filing administrative reports with the Property Tax Administrator that may be different than those specified in statute to ensure proper administration of the law. They include the County Real Estate Abstract due March 19th, 3 Year Plan of Assessment to be presented to the county board of equalization by July 31st, and due with the Department of Revenue, Property Assessment Division, by October 31st, Certification of Values to School Districts and Political Subdivisions due August 20th, School District Taxable Value Report due August 25th, generate Tax Roll to be given to the County Treasurer by November 22nd, and Certificate of Taxes Levied Report due December 1st. Taxpayer appeals must be handled during the months of June and July. Regulation 10-002.09 requires tax list corrections created because of undervalued or overvalued real property and omitted real property must be reported to the County Board of Equalization by July 25th. Clerical error may be corrected as needed.

The assessor must do an annual review of all government owned property and if not used for public purpose, send notices of intent to tax, and place on the tax roll. All centrally assessed property valuations must be reviewed after being certified by PAD for railroads and public service entities along with establishing assessment records and tax billing for the tax list. The assessor also manages school district and other entity boundary changes necessary for correct assessment and tax information. This process includes the input and review of all tax rates for the billing process. We prepare and certify the tax lists/books to the county treasurer for real, personal property, and centrally assessed. The assessor prepares all tax list correction documents for county board approval. The assessor must attend all County Board of Equalization meetings for valuation protests where information is assembled and provided. The assessor must prepare information and attend taxpayer appeal hearings before TERC where we also defend the valuation. During TERC Statewide Equalization, we attend hearings if applicable to county, defend values and/or implement orders of the TERC.

There are many numerous other deadlines that the assessor must meet throughout the year. All administrative reports are prepared by the County Assessor by their due dates and will continue to be done in a timely fashion as part of Burt County's assessment plan.

HOMESTEAD EXEMPTIONS

Statutes 77-3510 through 77-3528 require the County Assessor to furnish forms for persons desiring to make application for Homestead Exemption. Applications are furnished and accepted along with an income statement between the dates of February 1st and June 30th of each year. The County Assessor must approve or disapprove the applications based on conformity to law. Notices shall be sent to rejected applicants by July 31st of each year except in the case of change of ownership or occupancy from January 1st through August 15th. Notice will be sent within a reasonable time. Approved applications will be sent to the Tax Commissioner on or before August 1st of each year. The County Assessor and clerical staff will process the applications and place them on the tax roll after their approval by the State based on income.

Per section 77-3506.02, the county assessor is required to certify to the Department of Revenue the average assessed value of single-family residential property in the county and to report the computed exempt amounts pursuant to section 77-3501.01 on or before September 1st each year.

PERSONAL PROPERTY

The Burt County Assessor's office will require that all taxable personal property be lawfully assessed throughout the county according to the requirements of the statutes and regulations. All schedules are to be filed by May 1st to be considered timely. From May 1 to July 31, all schedules received by the office have a 10% penalty applied. After July 31, a 25% penalty is assessed. Postcards are mailed around February 1 to remind taxpayers that it is the beginning of personal property season. Advertisements are placed in the three county newspapers to remind taxpayers of the deadlines and to alert new personal property owners of the requirements for filing a timely schedule with the appropriate information. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants are provided with their clients' forms when requested, which they compute and return to our office. Legislation has eliminated the 13AG's and the taxpayer's federal income tax depreciation schedule will be our only source of information in the future. We have been requiring them and have close to 95% compliance. The assessor and staff process Personal Property schedules.

REAL PROPERTY

All real property is assessed each year as of January 1, 12:01 a.m. following the statutes. The assessment level of residential and commercial property will be set between 92-100% of actual market value. The agricultural land will be assessed at 69-75% of actual market value. Valuation notices will be sent out on or before June 1st of each year to every owner of record in which the assessed valuation changed from the previous year.

Real property is updated annually through maintenance and "pickup work". We plan to finish by the end of February, to allow time for data entry and completion of value generation. We do sales analysis with assistance of our liaison to determine what assessment actions need to be implemented. This is an ongoing study with all data available on spread-sheets in our computers. Information is updated and areas for adjustment are determined along with the information provided from the current rosters.

The mass appraisal process for valuing properties in the county mainly is performed with the cost approach and market approach. We use the Marshall and Swift costing data supplied through MIPS/County Solutions. We do a depreciation study on an annual basis to determine any actions that may need to be taken. The income approach was applied on the contracted commercial reappraisal. Our part-time reviewer will use the income approach on commercial properties as each area is reviewed. The county plans to accomplish a portion of the required six year inspection process annually and previously was using a system of review that was similar.

Burt County has changed from Northeast Data to MIPS/County Solutions for real estate pricing programs. They will also do our administrative and report programs. The conversion process was very time consuming but has been completed and reviewed for correctness. The conversion to MIPS 2 with the new pricing program was started in July 2013 and is currently being reviewed for correctness. The original MIPS/County Solutions program will no longer be available after 12/31/13 and they will no longer support the system.

Countywide zoning was adopted by the Burt County Board effective February 4, 2000. The Assessor's Office works with the zoning administrator in locating new improvements. We also let the administrator know about improvements that need to have an accompanying permit application where they have failed to file one.

The review process in place in Burt County consists of a physical inspection of all properties that are being revalued. If there was any question as to the

accuracy of the data, the property was remeasured, confirmed, and/or corrected. Additional information was collected that is necessary for the new CAMA software. The quality and condition of the property are noted as well as any other outstanding facts. A new digital photo was taken of each parcel. With the owner's permission and accompaniment, an interior inspection was performed. If permission was denied or there was no response to our door hanger and follow-up calls, we assumed that the interior condition of the property was the same as the exterior, unless there was evidence otherwise.

REG-50-003 requires the county assessor to determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years. This plan is given in more detail below.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2013

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	98.00	25.35	118.51
Commercial	NEI <i>(not enough information to set level)</i>		
Agricultural Land	71.00	21.44	109.04

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see the 2013 Reports & Opinions.

ASSESSMENT ACTIONS PLANNED

RESIDENTIAL

2014 – Continue on with our rural revalue with the townships of Quinnebaugh and Riverside. It will be necessary to review Arizona as well since all three of these townships were affected by the flooding in 2011. We hope to start on Decatur Village to continue on with our city residential, but will be working on updating and checking all residential records in the new MIPS 2 system. We will continue working on depreciation analysis and effective age studies. The COD and PRD will be examined on an annual basis to see if the quality of assessment is appropriate, and what might be done to improve these numbers. Continue to analyze for uniformity and that levels are within the acceptable ranges.

2015 - Craig and Oakland Townships will be reviewed for both residential and farm buildings to determine current condition and valuation. We continue to

check for buildings added to parcels without benefit of building permits and report such to the zoning administrator. We will continue on with the review of the city residential in Lyons City and possibly the completion of Decatur Village.

2016 – Logan and Everett Townships will be reviewed for both residential and farm buildings. We will check the current condition, and as always, watch for any new structures or removal of existing ones. We will also review the city of Tekamah.

COMMERCIAL

The commercial class of property had a complete reappraisal done in 2000 by Great Plains Appraisal Company. The pricing program that was applied was 1999 and all data was entered in the new CAMA 2000 system. Market, income, and cost approach were all applied in valuing the commercial class. In 2010, all commercial data was moved to the windows version of CAMA 2000 along with the implementation of newer pricing. Bill Kaiser and Jeff Quist have been assisting the office with an updated sales analysis and depreciation study. The COD and PRD will be examined to address the quality of the assessments and their uniformity. The office staff will be entering and reviewing all data in the commercial program.

2014 - We will review all commercial properties in Tekamah along with the updated pricing. We may start the review of commercial in Oakland City if time and deadlines will allow. We did not have enough sales information in 2013 to establish a level of value on the commercial. We may continue to have issues with determining our level if sales do not increase. Will be working with the new MIPS 2 pricing system which will have 2012 pricing.

2015 – The review of the commercial properties will continue with completion of Oakland and continue on with Lyons. We will continue to monitor the COD and PRD to see if we are improving our quality of assessments. Our smaller communities have such a wide variance in commercial sales; we may never be able to achieve really tight numbers. Our liaison, along with the Department of Revenue – Property Assessment Division, is working to compile more commercial data that may help the smaller counties have more information to determine our levels of value and be able to compare our sales with other counties.

2015 – We will review the commercial properties in Craig and Decatur Village and also conduct another study on vacant lots if any sales are available. Rural commercial will be reviewed as well.

AGRICULTURAL

Burt County will study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values will be set for land valuation groups to keep the level of assessment at an acceptable level by statute. The new level has been implemented as changed by the Legislature in 2006. Burt County currently has implemented two market areas and will continue to monitor the market activity to be assured that the market areas are needed. Market areas were adjusted in 2006 with Logan and Everett Townships being moved from Area 2 to Area 1 as their sales showed it was needed. We will continue to review and locate sales of Solomon and Luton soils in Map Area 2 as it is becoming a problem on the west side of the county as well as on the east. We have adjusted both dry and irrigated acres within these soil types. It is classified as 3A1 and 3D1 which falls in with some of the Monona and Moody that are bringing higher prices on the market. We have separated our Solomon and Luton and call them "gumbo" in our current computer pricing program. The problem is in finding enough sales to verify value as it is not very desirable and there are not a lot of sales. We will also be looking at Forney and Albaton as they are a type of "gumbo" as well although not as heavy. The value on these soils is no longer comparable with the Monona and Moody when it comes to sales.

We are implementing wetland reserve pricing on the acres that have been converted and verified as such with the Farm Service Agency. We were originally told that there could be as many as 3,000 acres with the wetland reserve easement. With additional acres still being added, over 3,776 acres have already been converted. This land is actually no longer considered agland once it is implemented and goes on at 100% of market as determined by the Tax Equalization and Review Commission.

In 2010, we implemented the new numeric identifiers from the Natural Resource Conservation Service on our soil surveys. The new numeric system combined several mapping symbols for similar soils, reducing the total number of soils and creating more uniformity across the state. We will be reviewing all of our soil maps for any changes, especially along the county's boundaries where changes were made to blend soil types. The Natural Resource Conservation Service will not be publishing a book this time. We are implementing a new GIS system to be able to obtain the 2008 soil maps and to assist in determining acres of each soil type on individual parcels. We started with the areas that had experienced changes in classification first as those changes had to be completed for the 2010 tax year. Completion of the total GIS project will probably extend into 2014. Lower Elkhorn Natural Resource District has offered

some assistance in the completion of the land use phase as they will need it in determining the number of irrigated acres currently in Burt County.

2014 – Besides continuing the study of all agricultural sales on the required 3-year sale period, we will continue to monitor flood damaged land. We had over 4,300 acres of agland that was adjusted in 2012 due to the damages incurred during the flood of 2011. Some was lowered to 4A, 4D, 4G, or even down to waste. We will need to keep in contact with the individual landowners or ag producers to see how the land is responding to their efforts to return it to its former productivity. We will request their most current FSA Farm Summary Report (Form 578) to see how it compares with the previous years. They will have to let us know of continuing issues with problem areas so we can address them. We have many parcels covered with deep enough sand that they may never be farmed again. We will also monitor these parcels. We will track any sales that occur on these damaged parcels to see if we can better determine the current market value.

2015 – Review data from the GIS program now that the land use is almost complete along with the current aerial maps from 2012-2013. We may still request new farm summary reports from agland owners if we have any questions that cannot be determined from our GIS system. All those individuals will be contacted about providing us with that information. We need to be watching for land to be removed from CRP with contracts coming up for renewal. We will continue to monitor sales in the northwest corner of the county to see if an additional market area needs to be implemented. We have even considered moving all of the county back into one map area if sales would indicate it was possible. We will be collecting and studying all sales data we can find on wetland reserve acres to establish its current value. We will continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

2016 – Review all information that we have been able to obtain on land in the CRP program. Implement a study on the available sales data to determine how CRP land compares to both dryland and grassland sales. We hope to be able to use our new GIS system maps to assist in updating areas that were affected by the flooding and seeing if they are being renovated and put back into full farming capabilities. Continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

All school land was valued according to soil and use for 2013. Current soil survey is dated 2008 and is required by the Nebraska Department of Revenue, Property

Assessment Division. All school land was updated with the new soil survey and numeric designations.

New aerial photos were taken of the rural properties for use in 2009. They were used to assist in the review of the rural properties as well as a physical inspection of the parcel. Plans have been completed to review two to three townships a year for the next six years. All outbuildings have been measured again, and their condition verified. Each home has been physically inspected or a detailed questionnaire was left for completion. We have implemented the 2000 CAMA software during the review and are monitoring the market activity to ensure that the quality and level of assessment are uniform. We are continuing on with our 6 year review cycle of rural land, residences, and outbuildings.

Small tracts continue to be a concern in our sales study. Buyers purchase as much as 20-40 acres to build a home in the country. A home may be located on 1-2 acres but the remainder acres are used as farmland. Some are grazing cattle or allowing the nearest neighbor to farm along with his operation. New legislative statute LB 777 clarified the definition of agricultural and horticultural land versus land associated with a building or enclosed structure. This legislation was needed to support our procedure for valuing these properties. We did raise our homesite value to 14,000 and our building site value to 2,500 for 2008. As we reviewed and studied our rural sales, we found we needed to adjust the building site value from the 3,500 established for 2010 to 4,000 in 2013. We will continue to monitor this as sales occur.

SALES REVIEW

Effective January 1, 2009, the prescribed Real Estate Transfer Statement (Form 521) will be a single part form, rather than a multi-part form. The register of deeds shall forward the completed statement to the county assessor. The assessor shall process the statement and submit the original single part Real Estate Transfer Statement to the Department of Revenue according to the instructions of the Property Tax Administrator. See *Neb. Rev. Stat. §76-214*.

The County Assessor shall forward the completed "original" single part Form 521 to the Tax Commissioner on or before the fifteenth of the second month following the month the deed was recorded. This data is to be provided to the Property Assessment Division electronically in 2011 and the county is currently doing so. The office makes every effort to file them as timely as possible. Two full-time employees help with the completion of the 521's and filling out of the supplemental sheets after the review of all transfer statements by the assessor. Verification of all sales is done primarily with a questionnaire that is mailed first to

the seller. If additional information is needed, we may call whoever might be able to provide that information. All sales are reviewed with the property card out in the field to see if any major improvements or changes have occurred. A new photo is taken at that time. The office maintains sales books for residential, commercial, small tracts, and farms. All agricultural sales are maintained on a spreadsheet to allow for setting value according to market. The sales review process will continue to be a part of the assessment plan with sales being disallowed as non-qualified based on statutes.

CONCLUSION

The office will continue to do studies annually to determine if values are within range and determine what type of revaluations are needed. We hope to be able to complete the above-mentioned projects for better assessment and data control in the office. The end result should create better efficiency and improved assessment and appraisal practices. It is important that we follow these requirements set forth by law and the Department of Revenue, Property Assessment Division, to prove to the State and our taxpayers that the assessment in our county is being done well.

This process will be accomplished with the current amount of \$132,620.00 for our general budget and the requested \$122,305.00 for the appraisal budget in 2013-2014.

I attest this to be true and accurate to the best of my knowledge and ability.

Joni L. Renshaw
Burt County Assessor

6/14/13

2014 Assessment Survey for Burt County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	2
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	132,620
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	5,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	122,305
10.	Part of the assessor's budget that is dedicated to the computer system:
	6500 in the assessor budget with an additional 6,000 in Capital outlay line item 23,000 in the appraisal budget - Operating line item 12,500 in the appraisal budget - Capital outlay
11.	Amount of the assessor's budget set aside for education/workshops:
	1,500
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS/County Solutions
2.	CAMA software:
	MIPS/County Solutions
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor/staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	No
7.	Who maintains the GIS software and maps?
	Assessor/ staff
8.	Personal Property software:
	MIPS/County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Decatur, Lyons, Oakland, Tekamah
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	GIS Workshop
3.	

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	None
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2014 Certification for Burt County

This is to certify that the 2014 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Burt County Assessor.

Dated this 7th day of April, 2014.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

