

Table of Contents

2014 Commission Summary

2014 Opinions of the Property Tax Administrator

Residential Reports

- Residential Assessment Actions
- Residential Assessment Survey
- Residential Correlation

Commercial Reports

- Commercial Assessment Actions
- Commercial Assessment Survey
- Commercial Correlation

Agricultural and/or Special Valuation Reports

- Agricultural Assessment Actions
- Agricultural Assessment Survey
- Agricultural Average Acre Values Table
- Agricultural Correlation
- Special Valuation Methodology, if applicable

Statistical Reports

- Residential Statistics
- Commercial Statistics
- Agricultural Land Statistics
- Special Valuation Statistics, if applicable

County Reports

- County Abstract of Assessment for Real Property, Form 45
- County Agricultural Land Detail
- County Abstract of Assessment for Real Property Compared with the Prior Year Certificate of Taxes Levied (CTL).
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

Certification

Maps

- Market Areas

Valuation History Charts

2014 Commission Summary for Keya Paha County

Residential Real Property - Current

Number of Sales	12	Median	91.85
Total Sales Price	\$575,750	Mean	84.28
Total Adj. Sales Price	\$575,750	Wgt. Mean	86.23
Total Assessed Value	\$496,450	Average Assessed Value of the Base	\$22,226
Avg. Adj. Sales Price	\$47,979	Avg. Assessed Value	\$41,371

Confidence Interval - Current

95% Median C.I	68.13 to 97.00
95% Wgt. Mean C.I	78.54 to 93.92
95% Mean C.I	73.94 to 94.62
% of Value of the Class of all Real Property Value in the	2.71
% of Records Sold in the Study Period	2.88
% of Value Sold in the Study Period	5.36

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	11	97	97.00
2012	8		106.73
2011	8		110
2010	9	100	89

2014 Commission Summary for Keya Paha County

Commercial Real Property - Current

Number of Sales	5	Median	84.14
Total Sales Price	\$126,686	Mean	113.14
Total Adj. Sales Price	\$126,686	Wgt. Mean	89.43
Total Assessed Value	\$113,300	Average Assessed Value of the Base	\$30,519
Avg. Adj. Sales Price	\$25,337	Avg. Assessed Value	\$22,660

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	31.35 to 194.93
% of Value of the Class of all Real Property Value in the County	0.61
% of Records Sold in the Study Period	7.35
% of Value Sold in the Study Period	5.46

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	6		98.41
2012	2		104.57
2011	2		126
2010	4	100	97

2014 Opinions of the Property Tax Administrator for Keya Paha 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	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	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 Keya Paha County

All residential properties within valuation grouping 01 and 02 which include Burton, Jamison, Mills, Norden and Meadville were reviewed and inspected on the county's five year plan with new depreciation being implemented for assessment year 2014.

Pick up work was also completed and placed on the assessment rolls.

2014 Residential Assessment Survey for Keya Paha County

1.	Valuation data collection done by:																						
	Assessor, staff and appraiser when needed.																						
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;">01</td> <td>Burton, Jamison, Mills & Norden: all improved and unimproved properties located within these villages. These villages contain very few livable houses.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Meadville: all improved and unimproved properties located within the Village of Meadville. Approximately 20-25 lots with 10-15 having improvements. The village is located on the Niobrara River and contains a Bar/Grill/Store. Also located next to the river is a village park for camping that is privately owned.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Rural: all improved and unimproved properties located outside the village limits in the rural areas.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Springview: all improved and unimproved properties located within the Village of Springview. Population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.</td> </tr> </tbody> </table>			<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Burton, Jamison, Mills & Norden: all improved and unimproved properties located within these villages. These villages contain very few livable houses.	02	Meadville: all improved and unimproved properties located within the Village of Meadville. Approximately 20-25 lots with 10-15 having improvements. The village is located on the Niobrara River and contains a Bar/Grill/Store. Also located next to the river is a village park for camping that is privately owned.	03	Rural: all improved and unimproved properties located outside the village limits in the rural areas.	04	Springview: all improved and unimproved properties located within the Village of Springview. Population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.										
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																						
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.																						
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 studies are 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?																						
	The lot values were established by completing a sales study using a price per square foot analysis.																						
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<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>																				
01	2013	2005	2009																				
02	2013	2005	2009																				
03	2011	2005	2011																				
04	2013	2005	2013																				

2014 Residential Correlation Section for Keya Paha County

County Overview

Keya Paha County is located in north central Nebraska with South Dakota bordering on the north. Hwy 12 travels east and west with Hwy's 137 and 183 going north and south. The county seat is Springview with a population of 235 (estimated 2012 census). The majority of the residential sales are located in Springview which also has a school, bank, some services and retail trade. The Niobrara River runs on the southern border of the county which attracts a lot of tourism during the summer months.

Description of Analysis

The statistical profile indicates 12 qualified sales that occurred during the two-year period of the sales study. Four valuation groupings have been identified with differing market influences. Valuation groupings 01 and 02 were reviewed and inspected with new depreciation being implemented for 2014.

The overall measure of central tendency based on twelve residential sales will not be used as the point estimate in determining the level of value for the residential class of property in Keya Paha County. The total residential parcel counts were gathered and analyzed for each valuation group. Through this analysis it was determined the sales file sample is not representative of the population as a whole. The twelve sales are divided between three different valuation groups. With a limited number of sales such a small sample would not be considered adequate for statistical reliability.

Keya Paha County continues to meet the goals as established in the three year plan and six year physical inspection and review cycle. The assessor has a documented process of tracking the six year cyclical process of parcels in the county and has completed this requirement.

Sales Qualification

The Keya Paha County Assessor reviews all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. The assessor also serves as the county clerk and register of deeds. Many times when deeds are filed questions are asked at this time regarding the sale of properties eliminating the need to mail a questionnaire. If there is still a question with the sale a phone call will be made to gather more information. This past year the Property Assessment Division conducted a review of the county sales qualifications by going through the non-qualified sales roster. After completing this review, the Division is confident that all available arms' length transactions were available for use in the measurement of real property within the county.

2014 Residential Correlation Section for Keya Paha County

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. Keya Paha County was selected for review in 2012. It has been confirmed that the assessment practices are reliable and applied consistently. It is believed that residential property is treated in a uniform and proportionate manner.

For measurement purposes the residential sample is unreliable and does not represent the residential class as a whole.

Level of Value

The sale information for the residential class of property is unreliable to indicate a level of value. However, because the county's assessment practices have been investigated and determined to be acceptable, it has also been determined to be at the statutory level of 100% for the residential class of property.

2014 Commercial Assessment Actions for Keya Paha County

All commercial properties were reviewed and inspected on the county's five year plan with new depreciation and values being implemented for assessment year 2014.

2014 Commercial Assessment Survey for Keya Paha County

1.	Valuation data collection done by:		
	Assessor, staff and appraiser when needed.		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:		
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	
	01	Burton, Jamison, Mills, Norden, Meadville, Rural and Springview: all improved and unimproved properties located within these villages. The old school house in Burton is now a taxidermy business. Norden has the county fairgrounds along with a Dance Hall. Meadville has a bar/grill/general store. Rural area consists of a Coop, canoe outfitters and hair salons. Springview has a population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.	
3.	List and describe the approach(es) used to estimate the market value of commercial properties.		
	The Cost Approach is used 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.		
	Unique properties are valued by the contract appraisal company when needed.		
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 studies are based on local market information.		
5.	Are individual depreciation tables developed for each valuation grouping?		
	One is used for all commercial.		
6.	Describe the methodology used to determine the commercial lot values.		
	The lot values were established by completing a sales study using a price per square foot analysis.		
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>
	01	2013	2005
			<u>Date of Lot Value Study</u>
			2009

2014 Commercial Correlation Section for Keya Paha County

County Overview

Keya Paha County is located in north central Nebraska with South Dakota bordering on the north. Hwy 12 travels east and west with Hwy's 137 and 183 going north and south. The county seat is Springview with a population of 235 (estimated 2012 census). The K-12 public school system is located in town as well as a variety of jobs, services and goods; however the market is not organized. The Niobrara River runs on the southern border of the county which attracts a lot of tourism during the summer months.

Description of Analysis

The commercial parcels in Keya Paha County are represented by 34 different occupancy codes and the majority of these will consist of only one parcel. Storage garage and storage building would be the primary codes. There have been only five commercial sales during this study period, the sample is considered unrepresentative of the population as a whole.

Sales Qualification

The Keya Paha County Assessor reviews all commercial sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. The assessor also serves as the county clerk and register of deeds. Many times when deeds are filed questions are asked at this time regarding the sale of properties eliminating the need to mail a questionnaire. If there is still a question with the sale a phone call will be made to gather more information. This past year the Property Assessment Division conducted a review of the county sales qualifications by going through the non-qualified sales roster. After completing this review, the Division is confident that all available arms' length transactions were available for use in the measurement of real property within the county.

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. Keya Paha County was selected for review in 2012. It has been confirmed that the assessment practices are reliable and applied consistently. It is believed that commercial property is 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.

Level of Value

The sale information for the commercial class of property is unreliable to indicate a level of value. However, because the county's assessment practices have been investigated and

2014 Commercial Correlation Section for Keya Paha County

determined to be acceptable, it has also been determined to be at the statutory level of 100% for the commercial class of property.

2014 Agricultural Assessment Actions for Keya Paha County

The assessor performed a market analysis on all qualified agricultural sales. Based on the analysis it was determined that changes in land valuation would be made to land capability groups in all classes.

Home site values were updated to 2,500 for the first acre.

All sales are plotted on a map within the assessor's office. This is beneficial to both the assessor as well as the public.

All pick up work and sales verification was completed for assessment year 2014.

2014 Agricultural Assessment Survey for Keya Paha County

1.	Valuation data collection done by:				
	Assessor, staff and appraiser when needed.				
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>Soils, land use and geographic characteristics.</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	1	Soils, land use and geographic characteristics.
<u>Market Area</u>	<u>Description of unique characteristics</u>				
1	Soils, land use and geographic characteristics.				
3.	Describe the process used to determine and monitor market areas.				
	Each year agricultural sales and characteristics are studied and plotted to see if the market is showing any trend that may say a market area or areas are needed.				
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.				
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E. Sales are reviewed and inspected before a determination is made as to usage.				
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.				
	Sales are monitored and studied on a yearly basis to see if there are any non-agricultural characteristics.				
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.				
	Yes, at this time there is nothing to indicate implementing special value. The parcels approved for special value have the same value as all other agricultural land.				
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.				
	N/A				

Keya Paha County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keya Paha	1	2,300	2,300	2,175	2,175	2,050	2,050	1,920	1,920	2,040
Rock	3	N/A	2,400	2,300	2,300	2,200	2,165	2,150	1,933	2,165
Brown	1	N/A	2,366	2,466	2,539	2,032	2,034	1,786	1,934	2,185
Boyd	1	2,650	2,650	2,485	2,485	2,350	2,350	2,145	2,145	2,365
Cherry	1	N/A	1,650	1,650	1,649	1,491	1,477	1,494	1,500	1,527

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keya Paha	1	740	740	705	705	685	685	650	650	696
Rock	3	N/A	700	700	700	700	700	700	700	700
Brown	1	N/A	760	760	760	695	565	500	500	655
Boyd	1	1,545	1,545	1,370	1,370	1,235	1,235	1,115	1,115	1,377
Cherry	1	N/A	550	525	500	500	500	500	500	506

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keya Paha	1	625	625	580	580	560	560	540	550	553
Rock	3	N/A	578	552	571	575	574	517	459	519
Brown	1	N/A	545	545	544	512	415	310	310	335
Boyd	1	1,010	1,010	825	825	740	740	740	740	763
Cherry	1	N/A	500	475	455	425	375	250	250	274

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

2014 Methodology Report for Special Valuation

Keya Paha County

There is nothing at this time to indicate implementing special value. The parcels approved for special value are no different than the rest of the agricultural land.

Suzy Wentworth

Keya Paha County Assessor

2014 Agricultural Correlation Section for Keya Paha County

County Overview

Keya Paha County is located in north central Nebraska. The county is comprised of approximately 5% irrigated, 8% dry crop and 87% grass/pasture land. Two Natural Resource Districts split this county. The Middle Niobrara governs the western side while the Lower Niobrara governs the eastern side. The county currently has no defined market areas, however sales are reviewed and plotted annually to verify accuracy of the one market area determination. The comparable neighboring counties are Cherry, northern Brown, northern Rock and the southwest corner of Boyd. All these areas share similar market characteristics that are comparable in soils and topography.

Description of Analysis

In analyzing the agricultural sales within Keya Paha County the land use of the sales generally matched the County as a whole. However, the sales were not proportionately distributed among the study years. To make the sample reliable and proportionate the agricultural land analysis was expanded using sales from the comparable areas as described above. The statistical profile also further breaks down subclasses of 95% and 80% majority land use. Both majority land uses show the grass subclass falls within the acceptable range. The 80% irrigated land subclass also falls into the acceptable parameters with a limited number of sales.

Assessment actions taken by the Keya Paha County assessor include adjustments to all property classes. Irrigated values amounted to an increase of 34%, dry land increased 12% and grass amounted to an increase of 12%. The majority of the sales are grass, while there are few irrigated sales in the majority land use subclasses the statistics are generally within the acceptable range.

Sales Qualification

A review of the non-qualified sales roster demonstrates a sufficient explanation in the assessor comments on the reasons for exclusion from the qualified sales roster. Measurement was done utilizing all available information; there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The values established by the assessor have created intra-county and inter-county equalization. The calculated statistics also indicate that an acceptable level of value has been attained. The quality of assessment of agricultural land has been determined to be in compliance with professionally accepted mass appraisal standards.

2014 Agricultural Correlation Section for Keya Paha County

Level of Value

Based on all available information; the level of value of agricultural land in Keya Paha County is determined to be 72% of market value for the agricultural land class.

52 Keya Paha

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 : 12
 Total Sales Price : 575,750
 Total Adj. Sales Price : 575,750
 Total Assessed Value : 496,450
 Avg. Adj. Sales Price : 47,979
 Avg. Assessed Value : 41,371

MEDIAN : 92
 WGT. MEAN : 86
 MEAN : 84
 COD : 13.28
 PRD : 97.74

COV : 19.30
 STD : 16.27
 Avg. Abs. Dev : 12.20
 MAX Sales Ratio : 98.12
 MIN Sales Ratio : 48.76

95% Median C.I. : 68.13 to 97.00
 95% Wgt. Mean C.I. : 78.54 to 93.92
 95% Mean C.I. : 73.94 to 94.62

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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-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12	2	97.56	97.56	97.76	00.57	99.80	97.00	98.12	N/A	53,750	52,545
01-APR-12 To 30-JUN-12	3	95.27	86.22	81.35	09.50	105.99	68.13	95.27	N/A	35,750	29,083
01-JUL-12 To 30-SEP-12	2	96.60	96.60	96.19	00.89	100.43	95.74	97.45	N/A	31,250	30,060
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	1	66.17	66.17	66.17	00.00	100.00	66.17	66.17	N/A	24,000	15,880
01-JUL-13 To 30-SEP-13	4	80.50	74.55	83.10	17.06	89.71	48.76	88.42	N/A	68,625	57,028
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	7	95.74	92.43	91.06	05.06	101.50	68.13	98.12	68.13 to 98.12	39,607	36,066
01-OCT-12 To 30-SEP-13	5	72.87	72.87	81.74	16.91	89.15	48.76	88.42	N/A	59,700	48,798
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	7	95.74	92.43	91.06	05.06	101.50	68.13	98.12	68.13 to 98.12	39,607	36,066
<u>ALL</u>	12	91.85	84.28	86.23	13.28	97.74	48.76	98.12	68.13 to 97.00	47,979	41,371

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	88.42	88.42	88.42	00.00	100.00	88.42	88.42	N/A	212,000	187,450
03	1	68.13	68.13	68.13	00.00	100.00	68.13	68.13	N/A	55,000	37,470
04	10	95.27	85.48	87.94	11.80	97.20	48.76	98.12	66.17 to 97.45	30,875	27,153
<u>ALL</u>	12	91.85	84.28	86.23	13.28	97.74	48.76	98.12	68.13 to 97.00	47,979	41,371

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	10	88.28	81.69	85.15	14.59	95.94	48.76	98.12	66.17 to 95.74	52,425	44,642
06											
07	2	97.23	97.23	97.15	00.24	100.08	97.00	97.45	N/A	25,750	25,015
<u>ALL</u>	12	91.85	84.28	86.23	13.28	97.74	48.76	98.12	68.13 to 97.00	47,979	41,371

**52 Keya Paha
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 : 12
 Total Sales Price : 575,750
 Total Adj. Sales Price : 575,750
 Total Assessed Value : 496,450
 Avg. Adj. Sales Price : 47,979
 Avg. Assessed Value : 41,371

MEDIAN : 92
 WGT. MEAN : 86
 MEAN : 84
 COD : 13.28
 PRD : 97.74

COV : 19.30
 STD : 16.27
 Avg. Abs. Dev : 12.20
 MAX Sales Ratio : 98.12
 MIN Sales Ratio : 48.76

95% Median C.I. : 68.13 to 97.00
 95% Wgt. Mean C.I. : 78.54 to 93.92
 95% Mean C.I. : 73.94 to 94.62

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	1	88.13	88.13	88.13	00.00	100.00	88.13	88.13	N/A	7,500	6,610	
Less Than 30,000	5	88.13	79.16	74.91	17.66	105.67	48.76	97.45	N/A	18,450	13,820	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	12	91.85	84.28	86.23	13.28	97.74	48.76	98.12	68.13 to 97.00	47,979	41,371	
Greater Than 14,999	11	95.27	83.93	86.20	13.29	97.37	48.76	98.12	66.17 to 97.45	51,659	44,531	
Greater Than 29,999	7	95.27	87.94	88.39	09.22	99.49	68.13	98.12	68.13 to 98.12	69,071	61,050	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	88.13	88.13	88.13	00.00	100.00	88.13	88.13	N/A	7,500	6,610	
15,000 TO 29,999	4	80.72	76.91	73.73	24.10	104.31	48.76	97.45	N/A	21,188	15,623	
30,000 TO 59,999	5	95.27	85.80	84.80	10.86	101.18	68.13	97.00	N/A	39,800	33,752	
60,000 TO 99,999	1	98.12	98.12	98.12	00.00	100.00	98.12	98.12	N/A	72,500	71,140	
100,000 TO 149,999												
150,000 TO 249,999	1	88.42	88.42	88.42	00.00	100.00	88.42	88.42	N/A	212,000	187,450	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	12	91.85	84.28	86.23	13.28	97.74	48.76	98.12	68.13 to 97.00	47,979	41,371	

**52 Keya Paha
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 : 5
 Total Sales Price : 126,686
 Total Adj. Sales Price : 126,686
 Total Assessed Value : 113,300
 Avg. Adj. Sales Price : 25,337
 Avg. Assessed Value : 22,660

MEDIAN : 84
 WGT. MEAN : 89
 MEAN : 113
 COD : 48.12
 PRD : 126.51

COV : 58.23
 STD : 65.88
 Avg. Abs. Dev : 40.49
 MAX Sales Ratio : 225.80
 MIN Sales Ratio : 64.52

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 31.35 to 194.93

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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-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11											
01-JUL-11 To 30-SEP-11	2	171.00	171.00	138.12	32.05	123.81	116.20	225.80	N/A	12,500	17,265
01-OCT-11 To 31-DEC-11	1	64.52	64.52	64.52	00.00	100.00	64.52	64.52	N/A	13,686	8,830
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12	1	75.02	75.02	75.02	00.00	100.00	75.02	75.02	N/A	45,000	33,760
01-JUL-12 To 30-SEP-12											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	1	84.14	84.14	84.14	00.00	100.00	84.14	84.14	N/A	43,000	36,180
01-JUL-13 To 30-SEP-13											
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	2	171.00	171.00	138.12	32.05	123.81	116.20	225.80	N/A	12,500	17,265
01-OCT-11 To 30-SEP-12	2	69.77	69.77	72.57	07.52	96.14	64.52	75.02	N/A	29,343	21,295
01-OCT-12 To 30-SEP-13	1	84.14	84.14	84.14	00.00	100.00	84.14	84.14	N/A	43,000	36,180
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	3	116.20	135.51	112.08	46.27	120.90	64.52	225.80	N/A	12,895	14,453
01-JAN-12 To 31-DEC-12	1	75.02	75.02	75.02	00.00	100.00	75.02	75.02	N/A	45,000	33,760
<u>ALL</u>	5	84.14	113.14	89.43	48.12	126.51	64.52	225.80	N/A	25,337	22,660

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
04	5	84.14	113.14	89.43	48.12	126.51	64.52	225.80	N/A	25,337	22,660
<u>ALL</u>	5	84.14	113.14	89.43	48.12	126.51	64.52	225.80	N/A	25,337	22,660

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	5	84.14	113.14	89.43	48.12	126.51	64.52	225.80	N/A	25,337	22,660
04											
<u>ALL</u>	5	84.14	113.14	89.43	48.12	126.51	64.52	225.80	N/A	25,337	22,660

**52 Keya Paha
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 : 5
 Total Sales Price : 126,686
 Total Adj. Sales Price : 126,686
 Total Assessed Value : 113,300
 Avg. Adj. Sales Price : 25,337
 Avg. Assessed Value : 22,660

MEDIAN : 84
 WGT. MEAN : 89
 MEAN : 113
 COD : 48.12
 PRD : 126.51

COV : 58.23
 STD : 65.88
 Avg. Abs. Dev : 40.49
 MAX Sales Ratio : 225.80
 MIN Sales Ratio : 64.52

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 31.35 to 194.93

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	2	145.16	145.16	107.67	55.55	134.82	64.52	225.80	N/A	9,343	10,060
Less Than 30,000	3	116.20	135.51	112.08	46.27	120.90	64.52	225.80	N/A	12,895	14,453
Ranges Excl. Low \$											
Greater Than 4,999	5	84.14	113.14	89.43	48.12	126.51	64.52	225.80	N/A	25,337	22,660
Greater Than 14,999	3	84.14	91.79	86.28	16.32	106.39	75.02	116.20	N/A	36,000	31,060
Greater Than 29,999	2	79.58	79.58	79.48	05.73	100.13	75.02	84.14	N/A	44,000	34,970
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	2	145.16	145.16	107.67	55.55	134.82	64.52	225.80	N/A	9,343	10,060
15,000 TO 29,999	1	116.20	116.20	116.20	00.00	100.00	116.20	116.20	N/A	20,000	23,240
30,000 TO 59,999	2	79.58	79.58	79.48	05.73	100.13	75.02	84.14	N/A	44,000	34,970
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	5	84.14	113.14	89.43	48.12	126.51	64.52	225.80	N/A	25,337	22,660

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	64.52	64.52	64.52	00.00	100.00	64.52	64.52	N/A	13,686	8,830
344	1	225.80	225.80	225.80	00.00	100.00	225.80	225.80	N/A	5,000	11,290
349	1	116.20	116.20	116.20	00.00	100.00	116.20	116.20	N/A	20,000	23,240
442	1	84.14	84.14	84.14	00.00	100.00	84.14	84.14	N/A	43,000	36,180
554	1	75.02	75.02	75.02	00.00	100.00	75.02	75.02	N/A	45,000	33,760
ALL	5	84.14	113.14	89.43	48.12	126.51	64.52	225.80	N/A	25,337	22,660

52 Keya Paha
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 : 48
Total Sales Price : 30,215,561
Total Adj. Sales Price : 29,974,561
Total Assessed Value : 19,985,116
Avg. Adj. Sales Price : 624,470
Avg. Assessed Value : 416,357

MEDIAN : 72
WGT. MEAN : 67
MEAN : 70
COD : 26.27
PRD : 104.80

COV : 34.34
STD : 23.99
Avg. Abs. Dev : 18.97
MAX Sales Ratio : 132.01
MIN Sales Ratio : 30.31

95% Median C.I. : 60.29 to 78.00
95% Wgt. Mean C.I. : 56.66 to 76.69
95% Mean C.I. : 63.08 to 76.66

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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	1	77.41	77.41	77.41	00.00	100.00	77.41	77.41	N/A	885,000	685,060	
01-JAN-11 To 31-MAR-11	4	68.98	75.88	73.57	26.12	103.14	54.88	110.67	N/A	598,000	439,939	
01-APR-11 To 30-JUN-11	8	74.42	74.80	79.68	16.35	93.88	52.32	94.12	52.32 to 94.12	256,725	204,570	
01-JUL-11 To 30-SEP-11	3	54.77	77.70	109.64	41.98	70.87	54.67	123.65	N/A	522,950	573,370	
01-OCT-11 To 31-DEC-11	6	90.25	97.09	94.49	22.85	102.75	73.55	132.01	73.55 to 132.01	354,133	334,625	
01-JAN-12 To 31-MAR-12	3	75.95	73.43	77.63	10.32	94.59	60.40	83.93	N/A	914,856	710,223	
01-APR-12 To 30-JUN-12	3	78.78	74.64	67.35	09.09	110.82	61.84	83.31	N/A	1,108,982	746,880	
01-JUL-12 To 30-SEP-12	2	78.82	78.82	78.40	04.34	100.54	75.40	82.24	N/A	1,825,000	1,430,785	
01-OCT-12 To 31-DEC-12	13	49.68	52.38	44.42	29.45	117.92	30.31	88.35	37.03 to 61.23	704,322	312,842	
01-JAN-13 To 31-MAR-13	2	81.95	81.95	84.56	08.58	96.91	74.92	88.97	N/A	139,904	118,305	
01-APR-13 To 30-JUN-13	2	39.08	39.08	35.84	09.14	109.04	35.51	42.65	N/A	813,800	291,630	
01-JUL-13 To 30-SEP-13	1	34.05	34.05	34.05	00.00	100.00	34.05	34.05	N/A	165,000	56,190	
<u>Study Yrs</u>												
01-OCT-10 To 30-SEP-11	16	73.99	75.78	84.08	22.06	90.13	52.32	123.65	54.88 to 93.73	431,228	362,593	
01-OCT-11 To 30-SEP-12	14	78.49	84.60	78.00	16.23	108.46	60.40	132.01	73.55 to 102.29	846,165	660,045	
01-OCT-12 To 30-SEP-13	18	46.26	53.17	44.02	35.02	120.79	30.31	88.97	37.03 to 61.23	623,811	274,611	
<u>Calendar Yrs</u>												
01-JAN-11 To 31-DEC-11	21	77.68	81.79	87.53	23.74	93.44	52.32	132.01	60.83 to 94.12	387,593	339,247	
01-JAN-12 To 31-DEC-12	21	60.40	61.08	59.86	25.36	102.04	30.31	88.35	42.84 to 78.78	898,938	538,087	
<u>ALL</u>	48	72.20	69.87	66.67	26.27	104.80	30.31	132.01	60.29 to 78.00	624,470	416,357	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	48	72.20	69.87	66.67	26.27	104.80	30.31	132.01	60.29 to 78.00	624,470	416,357	
<u>ALL</u>	48	72.20	69.87	66.67	26.27	104.80	30.31	132.01	60.29 to 78.00	624,470	416,357	

95%MLU By Market Area											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Dry</u>												
County	1	42.84	42.84	42.84	00.00	100.00	42.84	42.84	N/A	259,545	111,190	
1	1	42.84	42.84	42.84	00.00	100.00	42.84	42.84	N/A	259,545	111,190	
<u>Grass</u>												
County	22	69.87	68.20	68.79	21.02	99.14	34.05	110.67	54.88 to 78.78	214,319	147,421	
1	22	69.87	68.20	68.79	21.02	99.14	34.05	110.67	54.88 to 78.78	214,319	147,421	
<u>ALL</u>	48	72.20	69.87	66.67	26.27	104.80	30.31	132.01	60.29 to 78.00	624,470	416,357	

52 Keya Paha
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 : 48
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 Total Assessed Value : 19,985,116
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MEDIAN : 72
 WGT. MEAN : 67
 MEAN : 70
 COD : 26.27
 PRD : 104.80

COV : 34.34
 STD : 23.99
 Avg. Abs. Dev : 18.97
 MAX Sales Ratio : 132.01
 MIN Sales Ratio : 30.31

95% Median C.I. : 60.29 to 78.00
 95% Wgt. Mean C.I. : 56.66 to 76.69
 95% Mean C.I. : 63.08 to 76.66

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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	8	68.98	74.42	66.85	31.37	111.32	30.31	132.01	30.31 to 132.01	693,214	463,391
1	8	68.98	74.42	66.85	31.37	111.32	30.31	132.01	30.31 to 132.01	693,214	463,391
_____Dry_____											
County	1	42.84	42.84	42.84	00.00	100.00	42.84	42.84	N/A	259,545	111,190
1	1	42.84	42.84	42.84	00.00	100.00	42.84	42.84	N/A	259,545	111,190
_____Grass_____											
County	30	69.87	68.33	69.28	22.20	98.63	34.05	110.67	58.45 to 78.20	456,414	316,191
1	30	69.87	68.33	69.28	22.20	98.63	34.05	110.67	58.45 to 78.20	456,414	316,191
_____ALL_____											
	48	72.20	69.87	66.67	26.27	104.80	30.31	132.01	60.29 to 78.00	624,470	416,357

Total Real Property Sum Lines 17, 25, & 30	Records : 2,479	Value : 341,590,690	Growth 3,239,213	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	107	140,900	0	0	38	220,680	145	361,580	
02. Res Improve Land	171	444,100	0	0	30	228,510	201	672,610	
03. Res Improvements	176	4,427,000	0	0	96	3,807,180	272	8,234,180	
04. Res Total	283	5,012,000	0	0	134	4,256,370	417	9,268,370	907,770
% of Res Total	67.87	54.08	0.00	0.00	32.13	45.92	16.82	2.71	28.02
05. Com UnImp Land	6	17,520	1	2,500	1	1,070	8	21,090	
06. Com Improve Land	44	134,260	2	21,370	5	20,140	51	175,770	
07. Com Improvements	45	1,154,530	2	321,800	13	402,080	60	1,878,410	
08. Com Total	51	1,306,310	3	345,670	14	423,290	68	2,075,270	599,080
% of Com Total	75.00	62.95	4.41	16.66	20.59	20.40	2.74	0.61	18.49
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	0	0	0	0	
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	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	283	5,012,000	0	0	134	4,256,370	417	9,268,370	907,770
% of Res & Rec Total	67.87	54.08	0.00	0.00	32.13	45.92	16.82	2.71	28.02
Com & Ind Total	51	1,306,310	3	345,670	14	423,290	68	2,075,270	599,080
% of Com & Ind Total	75.00	62.95	4.41	16.66	20.59	20.40	2.74	0.61	18.49
17. Taxable Total	334	6,318,310	3	345,670	148	4,679,660	485	11,343,640	1,506,850
% of Taxable Total	68.87	55.70	0.62	3.05	30.52	41.25	19.56	3.32	46.52

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	44	5	104	153

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	135,240	1,577	232,628,520	1,579	232,763,760
28. Ag-Improved Land	1	2,500	4	299,710	391	78,672,940	396	78,975,150
29. Ag Improvements	1	5,700	4	221,910	410	18,280,530	415	18,508,140
30. Ag Total							1,994	330,247,050

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	1	0.00	650	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	1.00	2,500	4	4.20	10,140	
37. FarmSite Improvements	1	0.00	5,700	3	0.00	221,260	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.99	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	5	5.00	12,500	5	5.00	12,500	
32. HomeSite Improv Land	206	226.00	565,000	206	226.00	565,000	
33. HomeSite Improvements	298	196.00	12,405,790	299	196.00	12,406,440	1,732,363
34. HomeSite Total				304	231.00	12,983,940	
35. FarmSite UnImp Land	17	68.70	90,510	17	68.70	90,510	
36. FarmSite Improv Land	173	343.28	544,570	178	348.48	557,210	
37. FarmSite Improvements	369	0.00	5,874,740	373	0.00	6,101,700	0
38. FarmSite Total				390	417.18	6,749,420	
39. Road & Ditches	0	3,377.31	0	0	3,378.30	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				694	4,026.48	19,733,360	1,732,363

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	7	1,325.01	699,230	7	1,325.01	699,230

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	170	43,581.34	25,500,350	170	43,581.34	25,500,350
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	172.18	0.65%	396,020	0.73%	2,300.03
46. 1A	720.03	2.71%	1,656,110	3.06%	2,300.06
47. 2A1	2,300.02	8.67%	5,002,550	9.24%	2,175.00
48. 2A	4,320.78	16.29%	9,395,810	17.36%	2,174.56
49. 3A1	1,648.65	6.21%	3,379,720	6.24%	2,049.99
50. 3A	7,328.32	27.62%	15,023,130	27.75%	2,050.01
51. 4A1	6,031.14	22.73%	11,579,780	21.39%	1,920.00
52. 4A	4,010.06	15.11%	7,699,300	14.22%	1,920.00
53. Total	26,531.18	100.00%	54,132,420	100.00%	2,040.33
Dry					
54. 1D1	543.97	1.46%	402,560	1.55%	740.04
55. 1D	5,914.60	15.90%	4,376,890	16.91%	740.01
56. 2D1	4,265.71	11.47%	3,007,340	11.62%	705.00
57. 2D	10,565.33	28.40%	7,448,510	28.77%	705.00
58. 3D1	2,689.60	7.23%	1,842,290	7.12%	684.97
59. 3D	6,266.95	16.85%	4,292,430	16.58%	684.93
60. 4D1	3,723.06	10.01%	2,420,110	9.35%	650.03
61. 4D	3,231.21	8.69%	2,100,360	8.11%	650.02
62. Total	37,200.43	100.00%	25,890,490	100.00%	695.97
Grass					
63. 1G1	896.53	0.22%	560,350	0.24%	625.02
64. 1G	4,816.32	1.16%	3,010,560	1.31%	625.07
65. 2G1	5,533.49	1.33%	3,209,480	1.39%	580.01
66. 2G	23,485.95	5.65%	13,622,180	5.92%	580.01
67. 3G1	16,149.55	3.88%	9,043,730	3.93%	560.00
68. 3G	75,408.94	18.13%	42,229,040	18.35%	560.00
69. 4G1	82,513.36	19.84%	44,557,610	19.36%	540.00
70. 4G	207,045.44	49.79%	113,876,400	49.49%	550.01
71. Total	415,849.58	100.00%	230,109,350	100.00%	553.35
<hr/>					
Irrigated Total	26,531.18	5.48%	54,132,420	17.43%	2,040.33
Dry Total	37,200.43	7.68%	25,890,490	8.34%	695.97
Grass Total	415,849.58	85.85%	230,109,350	74.11%	553.35
72. Waste	4,376.70	0.90%	253,430	0.08%	57.90
73. Other	438.52	0.09%	128,000	0.04%	291.89
74. Exempt	385.17	0.08%	0	0.00%	0.00
75. Market Area Total	484,396.41	100.00%	310,513,690	100.00%	641.03

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	196.12	384,750	26,335.06	53,747,670	26,531.18	54,132,420
77. Dry Land	0.00	0	6.68	4,420	37,193.75	25,886,070	37,200.43	25,890,490
78. Grass	0.00	0	65.89	35,640	415,783.69	230,073,710	415,849.58	230,109,350
79. Waste	0.00	0	0.00	0	4,376.70	253,430	4,376.70	253,430
80. Other	0.00	0	0.00	0	438.52	128,000	438.52	128,000
81. Exempt	14.48	0	0.00	0	370.69	0	385.17	0
82. Total	0.00	0	268.69	424,810	484,127.72	310,088,880	484,396.41	310,513,690

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	26,531.18	5.48%	54,132,420	17.43%	2,040.33
Dry Land	37,200.43	7.68%	25,890,490	8.34%	695.97
Grass	415,849.58	85.85%	230,109,350	74.11%	553.35
Waste	4,376.70	0.90%	253,430	0.08%	57.90
Other	438.52	0.09%	128,000	0.04%	291.89
Exempt	385.17	0.08%	0	0.00%	0.00
Total	484,396.41	100.00%	310,513,690	100.00%	641.03

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

52 Keya Paha

	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	9,152,350	9,268,370	116,020	1.27%	907,770	-8.65%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	12,112,590	12,983,940	871,350	7.19%	1,732,363	-7.11%
04. Total Residential (sum lines 1-3)	21,264,940	22,252,310	987,370	4.64%	2,640,133	-7.77%
05. Commercial	2,077,380	2,075,270	-2,110	-0.10%	599,080	-28.94%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	6,199,400	6,749,420	550,020	8.87%	0	8.87%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	8,276,780	8,824,690	547,910	6.62%	599,080	-0.62%
10. Total Non-Agland Real Property	29,541,720	31,077,000	1,535,280	5.20%	3,239,213	-5.77%
11. Irrigated	40,297,560	54,132,420	13,834,860	34.33%		
12. Dryland	23,078,600	25,890,490	2,811,890	12.18%		
13. Grassland	205,757,590	230,109,350	24,351,760	11.84%		
14. Wasteland	212,030	253,430	41,400	19.53%		
15. Other Agland	0	128,000	128,000			
16. Total Agricultural Land	269,345,780	310,513,690	41,167,910	15.28%		
17. Total Value of all Real Property (Locally Assessed)	298,887,500	341,590,690	42,703,190	14.29%	3,239,213	13.20%

**Keya Paha County Plan of Assessment
Assessment Years 2014, 2015 & 2016
October 2013**

INTRODUCTION

The Plan of Assessment is a required documentation of the assessor to the Property Tax Administrator and the County Board of Equalization to help them understand the plans and workings of the Keya Paha County Assessor's Office. This plan is to be submitted by July 31st to the CBOE and October 31st to PA&T.

LEVEL OF VALUE

The level of value for Keya Paha for the 2011 year is as follows:

Residential Class Not Applicable - lack of enough sales
Commercial Class Not Applicable - lack of enough sales
Agricultural Class is 70% COD of 30.93 and a PRD of 103.86

PARCEL COUNT

The 2013 County Abstract record shows 2,458 parcels.

STAFF AND EQUIPMENT

The Keya Paha County Assessor is also the County Clerk and has one full time deputy to perform all the duties of the ex-officio office. The Assessor and Deputy attend schooling and workshops offered by the Department of Property Assessment and Taxation and are also taking online classes offered by IAAO. Working around board meetings and workload is a juggling act to work in the required continuing education hours, especially during an election year. A weeklong class is a burden for the office, having one person gone makes it difficult to clerk commissioners meetings, answering phone and etc. The Deputy has her Assessor certificate.

The Assessor budget submitted for the 2013-2014 year is \$45,500 which would include a percentage of the office personnel salaries on a shared basis with all of the positions. There is \$30,000 budgeted for appraisal and another \$4,500 for cost of maintaining GIS in Keya Paha County.

The property record cards are very well kept and always current. They contain all pertinent information required plus some extra information. They include: name, address, legal, acres, and current land use and value. The record also includes historic information dating back at least 15 years.

The records are kept in pull out file cabinets that are very well marked with townships and ranges so that anyone can easily access a file. The folders have a metal clasp so that all records are secure and kept in the same order for each record so that similar information can easily be compared to other parcels.

The Marshall & Swift pricing for all improvements is done with the use of Terra Scan. Keya Paha County has all assessment information available on GIS and a website.

PROCEEDURES MANUAL

The Property Tax Division's "Assessor Reference Manual" is the main book of reference for filing deadlines and reports. A policy and procedure manual was developed in 2002. It describes the steps taken in the office when changes are made and values are set. It outlines real and personal property procedures in the office.

REPORT GENERATION

The reports required by the State are all filed in a timely manner from the Terra Scan program. The Assessor completes and files all of the reports. The reports are generated as well as supporting documents to compare that all information is correct. The reports are kept in chronological order and easily accessible. The tax corrections are in a bound book and numbered. The Treasurer is also on Terra Scan so all tax rolls are easily delivered to her and both have the same information available at all times.

REAL PROPERTY

Discovery is done by building permits from the Zoning Administrator, Village Clerk and personal knowledge of county officials and employees.

When new improvements are discovered through sales process, building permits, and information received there is a list compiled for the appraiser. The appraiser does the data collection and measurements, along with the yearly review of property according to the 5 year plan of reappraisal.

The Real Estate Transfer Statements are received with the Deeds at the time of recording. This office is also the Register of Deeds and Clerk so there is no waiting to receive them. The property record cards are changed and updated along with the recording process. The Assessor does the 521's monthly and the 521's are sent to the Department of Revenue along with the revenue.

Each 521 is reviewed along with the Property Record Card. After a deed is recorded the property record card is left with the 521 until the sale is reviewed. The sale properties are not physically reviewed at the time of the sale, as this is a small county the Assessor and Deputy are familiar with most properties in the county. The Assessor and Deputy visit about the sale as the review is conducted. All pertinent sales information is put into a binder containing all the sales for that year. We also have a sales map on display in the office that has a different color for each year and a flag stating the book and page of recording as well as the price per acre. The map is placed where the public can easily see it and it is a great point of interest to most visitors in the office.

After the sales are added to the sales file and the preliminary statistics are released by PA&T the valuation studies are done on all classes of property. Use is determined and ag studies are done. The market approach is applied to all sales properties as well as unsold properties. A review of improvements is done on the 5 year cycle depending on the study that is to be done that year.

Valuation change notices are mailed timely after the abstract is submitted and the report and opinion is rendered and no shoe cause hearing changes any value. The appeal process for valuation protest is as prescribed by law. Taxpayer fills the appropriate forms for protest and

submits them to the County Clerk and a schedule of hearing dates is set up for the County Board of Equalization hearings. Hearings are held on protests and a final review and determination is made by the CBOE. The Clerk notifies the taxpayer of the CBOE decision as prescribed by law within the time allowed.

Taxpayers may then appeal to the TERC if not satisfied by the CBOE's decision. The Assessor attends any hearings and show cause hearings to defend values and preparation of any defense of that value.

PERSONAL PROPERTY

A postcard is sent to all who have personal property on record to remind them that they must bring in their depreciation sheet and file by May 1. Non residents as well as new taxpayers are also sent a postcard at the same time to let them know about Nebraska personal property law. The personal property files are included in the Terra Scan program and easily and quickly accessed by the staff. A personal property roster is printed as soon after the 1st of January as possible. This roster includes the schedule number, name and all property that was listed the prior year. The roster also includes the type, year, adjusted basis, recovery, depreciation percent and tax value. The roster is compared to the depreciation sheets as the taxpayer is in the office so that they do not have to make follow-up trips to the office. Every effort is made to get everything done for them to file in a timely manner with only one trip to the courthouse. Follow up reminders are sent after the filing deadline in June and August to get all the schedules filed and all the personal property in the county listed. The schedules are filed in alphabetical order as received and kept in a secure place as personal property lists are not available to the public. The roster printed for the office use is shredded after the taxpayer files.

PLAN BREAKDOWN BY YEAR

2014—All Commercial and villages outside of Springview

2015—All Pick-Up Work will be completed.

2016—All Pick-Up Work will be completed

CONCLUSION

We continue to struggle to get all things accomplished in our ex-officio office. The coming year is an election year and will be exceptionally challenging to keep up with the work of the Clerk, Assessor, Register of Deeds, Clerk of the District Court and the Election Commissioner.

A market study was done on rural parcels that have sold to help set the value and depreciation adjustment needed to have the improvements valued at market value. The pick-up work is kept up on a yearly basis.

The three year plan, that of reviewing the property classes on a 5 year cycle, would also include continued growth in knowledge and implementation of the changes that need to be made to keep the level, quality, and uniformity of assessment equal to statutory and administrative guidelines.

Suzy Wentworth, Assessor

Date

2014 Assessment Survey for Keya Paha County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$45,500
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$30,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$5,000 for CAMA system and \$4,500 for GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,500
12.	Other miscellaneous funds:
	\$1,500
13.	Amount of last year's assessor's budget not used:
	\$25,614 which stays in for the next year.

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters formally Terra Scan
2.	CAMA software:
	Thomson Reuters formally Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and Deputy
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes – keyapaha.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop with input from the assessor
8.	Personal Property software:
	Thomson Reuters formally Terra Scan

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?
	None
4.	When was zoning implemented?
	1995

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal as needed
2.	GIS Services:
	GIS Workshop
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, as needed.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Meet the qualifications of the NE Real Property Appraiser Board.
4.	Have the existing contracts been approved by the PTA?
	There have been no contracts as of late.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	When they're used they provide a value subject to assessor's opinion.

2014 Certification for Keya Paha 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 Keya Paha 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

