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2015 Commission Summary for Custer County

Residential Real Property - Current

Number of Sales	289	Median	93.58
Total Sales Price	\$20,455,763	Mean	110.51
Total Adj. Sales Price	\$20,455,763	Wgt. Mean	87.90
Total Assessed Value	\$17,980,419	Average Assessed Value of the Base	\$53,230
Avg. Adj. Sales Price	\$70,781	Avg. Assessed Value	\$62,216

Confidence Interval - Current

95% Median C.I	91.03 to 96.73
95% Wgt. Mean C.I	84.67 to 91.12
95% Mean C.I	101.60 to 119.42
% of Value of the Class of all Real Property Value in the	8.40
% of Records Sold in the Study Period	6.15
% of Value Sold in the Study Period	7.19

Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	273	95	94.50
2013	197	98	97.64
2012	242	97	97.23
2011	232	97	97

2015 Commission Summary for Custer County

Commercial Real Property - Current

Number of Sales	52	Median	94.29
Total Sales Price	\$5,956,999	Mean	124.80
Total Adj. Sales Price	\$5,933,999	Wgt. Mean	94.46
Total Assessed Value	\$5,605,167	Average Assessed Value of the Base	\$148,905
Avg. Adj. Sales Price	\$114,115	Avg. Assessed Value	\$107,792

Confidence Interval - Current

95% Median C.I	77.20 to 103.90
95% Wgt. Mean C.I	83.64 to 105.28
95% Mean C.I	90.58 to 159.02
% of Value of the Class of all Real Property Value in the County	4.10
% of Records Sold in the Study Period	6.34
% of Value Sold in the Study Period	4.59

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	50	0	95.10
2013	47		95.58
2012	37		96.25
2011	55		96

2015 Opinions of the Property Tax Administrator for Custer 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	94	Does not meet generally accepted mass appraisal practices.	Valuation Grouping # 01, an adjustment of 10%
Commercial Real Property	*NEI	Does not meet 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, 2015.



Ruth A. Sorensen
Property Tax Administrator

2015 Residential Assessment Actions for Custer County

Residential parcels within the Village of Arnold were physically inspected and revalued as were the rural townships of Arnold, Hayes, Cliff, Victoria, Ryno, and Kilfoil. The review process includes a physical inspection and exterior review of all parcels. The lister takes photographs, notates any physical changes, and checks measurements. The county assessor will review the pictures and data collected by the lister and will update the condition and effective age of the property when warranted. The effective age of all reviewed properties is calculated using a table available in the Marshall and Swift manual that is based on known improvements to the property.

After the review was completed, a costing update to Marshall Swift 2013 costing was implemented and new depreciation was applied to the reviewed properties. A sales study was completed for the rural residential properties and site values were adjusted to bring all rural properties to an acceptable level of market value.

Only routine maintenance occurred within the rest of the residential class. The pickup work was completed timely.

2015 Residential Assessment Survey for Custer County

1.	Valuation data collection done by:																
	The part-time lister																
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="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Broken Bow - the largest community in the county and is a hub for business, jobs, and shopping in both the county and the surrounding Sandhills communities. Both growth and demand for existing housing has been stable within the community.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Callaway - a unique small town in that it contains a hospital, nursing home, and assisted living complex as well as its own school system. These services provide jobs and a demand for housing that is not found in similar sized communities.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Ansley, Arnold & Merna - these communities are all located within easy commuting distance of jobs and services in larger communities. Each town has its own school system and has local organizations working to keep the towns viable. Growth has been minimal in these areas, and the market is softer than groups one and two but still relatively stable.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Anselmo, Mason City, Oconto & Sargent - these are small communities, not within easy commuting distance to jobs. The towns have some sales activity annually, but the market is less organized. Values have been flat to slightly decreasing in recent years.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Berwyn & Comstock - very small communities with few sales annually. Demand for housing is sporadic with no market organization.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Rural - all properties not within the political boundaries of a town or subdivision. Growth and demand for rural housing continues to be strong throughout the county.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Broken Bow - the largest community in the county and is a hub for business, jobs, and shopping in both the county and the surrounding Sandhills communities. Both growth and demand for existing housing has been stable within the community.	02	Callaway - a unique small town in that it contains a hospital, nursing home, and assisted living complex as well as its own school system. These services provide jobs and a demand for housing that is not found in similar sized communities.	03	Ansley, Arnold & Merna - these communities are all located within easy commuting distance of jobs and services in larger communities. Each town has its own school system and has local organizations working to keep the towns viable. Growth has been minimal in these areas, and the market is softer than groups one and two but still relatively stable.	04	Anselmo, Mason City, Oconto & Sargent - these are small communities, not within easy commuting distance to jobs. The towns have some sales activity annually, but the market is less organized. Values have been flat to slightly decreasing in recent years.	05	Berwyn & Comstock - very small communities with few sales annually. Demand for housing is sporadic with no market organization.	06	Rural - all properties not within the political boundaries of a town or subdivision. Growth and demand for rural housing continues to be strong throughout the county.	Ag	Agricultural homes and outbuildings
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Only the cost approach is used.																
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?																
	The physical depreciation table is Marshall and Swift depreciation; economic depreciation is developed using local market information.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	The physical depreciation table is the same; however, economic depreciation is developed by area.																
6.	Describe the methodology used to determine the residential lot values?																
	Lot values are established using a price per square foot analysis.																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																

Vacant lots being held for sale or resale are valued the same as any other lot within the same neighborhood.

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2013	2008	2013	2012-2013
02	2013	2013	2013	2014
03	2009-2011	2008	2007-2010	2010-2015
04	2009-2013	2008-2013	2010-2013	2009-2014
05	2011-2012	2008	2008	2011-2012
06	2009-2013	2013	2015	2009-2015
Ag	2009-2013	2013	2015	2009-2015

In Custer County, all appraisal tables are updated at least once during the six year inspection cycle; this includes updated costing, updated depreciation, and a land study. Due to the size of the county, the review work is divided by location rather than by valuation grouping. Therefore, a portion of the rural is reviewed and revalued each year as are some of the towns/villages. In 2013, because the rural properties seemed to be under assessed new land and cost tables were implemented for all rural properties. As the remainder of the cycle is completed the rest of the valuation groupings will be updated to the 2013 costing. In order to equalize changes made to the reviewed area with areas not reviewed, a sales study is conducted annually and economic depreciation and land tables are updated in the unreviewed areas as warranted to ensure all areas are consistently at uniform portions of market value.

2015 Residential Correlation Section for Custer County

County Overview

The residential market in Custer County is strongest in Broken Bow. Broken Bow is the county seat and is a hub for goods and services in the Central Sandhills region; there are a number of jobs available locally including manufacturing companies and jobs in agriculture, healthcare, and education. The market in Broken Bow has shown some appreciation in recent years. The market in the smaller communities is strongly impacted by their distance to employment opportunities, and the availability of schools and amenities. Where schools and amenities are available, the market has generally been stable to slightly increasing.

Description of Analysis

The assessor has stratified the residential class into six valuation groupings based on local economic influences. A comparison of the number of parcels and sales in each group supports that all valuation groupings have a proportionate representation in the sales file; however, the sample in Valuation Group 5 is too small to be statistically reliable. This group represents the smallest communities in the county, where there is no organization in the market. The qualitative statistics for this area support that the data is unreliable.

The assessor reported a reappraisal of residential properties in Arnold and several rural townships, as well as adjustments to the rural site values. Changes in both the sales file and the county's abstract of assessment reflected the reported changes.

Review of the statistical profile by valuation grouping indicates that group one, Broken Bow, is below the acceptable range with 135 sales. The qualitative statistics are high in Broken Bow; however, eight low dollar sales are inflating both the COD and the PRD by ten percentage points while having minimal effect on the median or weighted mean. Based on the analysis, an adjustment to residential parcels in Broken Bow would be necessary to bring the valuation group into the acceptable range and equalize residential assessments throughout the county. An increase of 10% to the total assessed value would achieve a level of value for Broken Bow at the midpoint of the acceptable range.

For the remainder of the valuation groupings, the statistics support a level of value within the acceptable range. The qualitative statistics are high in the smaller communities; review of the sale price substrata shows that qualitative statistics improve as low dollar sales are removed from the sample. Because the small villages will have less stable markets, it is not unexpected for the qualitative statistics in these areas to be somewhat high.

2015 Residential Correlation Section for Custer County

Sales Qualification

A sales qualification review was completed by the Department for all counties this year. The review involved an analysis of the sale utilization rate and screening the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. The review supported that all available arm's length sales were used for the measurement of the residential class.

Equalization and Quality of Assessment

The Department conducts a cyclical review of assessment practices in which a portion of the counties are reviewed each year. This review was conducted in Custer County during 2012; the review indicated that the county was complying with the statutory six year inspection requirement and found that there was not a bias in the assessment of sold and unsold property.

Since residential parcels within Broken Bow were not valued at the same relative portion of market value as parcels in the remainder of the county, the quality of assessment of residential property does not meet generally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the recommendation of the Property Tax Administrator is to increase residential values in Valuation Group 1 10%. This adjustment would bring the level of value of residential property in Valuation Group 1 to 96% and the level of value for the residential class to 97%.

2015 Commercial Assessment Actions for Custer County

All commercial properties were revalued this year. The county assessor used the 2012 listing of the properties and conducted a desk review, verifying the quality and condition determinations on the property record cards. An effective age was established by adjusting the actual age for known improvements to the properties. Finally, a depreciation study was completed to determine the final values.

No economic depreciation was given in Broken Bow; Arnold and Merna were given a 20% economic; Ansley and Callaway, 30%; Mason City and Sargent, 35%; and 50% was used for Anselmo, Berwyn, Comstock, and Oconto.

The pickup work was completed timely.

2015 Commercial Assessment Survey for Custer County

1.	Valuation data collection done by:	
	Stanard Appraisal Services	
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	Broken Bow - the county seat, and the largest community in the county. Broken Bow serves as a hub for goods and services in the sandhills communities around it. There is an active commercial district and good demand for property.
	02	Arnold and Merna - small villages west and north west of Broken Bow with main street business districts and some demand for commercial property.
	03	Callaway and Ansley - small villages south and southeast of Broken Bow with main street business districts and some demand for commercial property.
	04	Mason City and Sargent - small villages in more remote parts of the county with limited main street districts and an unorganized market.
	05	Anselmo, Berwyn, Comstock, and Oconto - these are the smallest villages in the county; where there are not active business districts and no demand for commercial property.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	All three approaches were developed by the contract appraisal service in 2012; for 2015, values were updated primarily relying upon the cost approach.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	Unique commercial properties are valued by the contract appraisal service using sales data from outside the county when appropriate and available.	
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 is developed using Marshall and Swift physical depreciation with additional forms of depreciation arrived from the market.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	A depreciation study was used for all properties in the county with economic depreciation applied by location. The valuation groupings have been structured to reflect differences in economic depreciation.	
6.	Describe the methodology used to determine the commercial lot values.	
	A sales price per square foot analysis is used to determine commercial lot values.	

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2015	2011	2015	2012
	02	2015	2011	2011	2012
	03	2015	2011	2011	2012
	04	2015	2011	2011	2012
	05	2015	2011	2011	2012

The county assessor has not historically recognized valuation groupings within the county; this year, sales were stratified by the department to reflect the varying amounts of economic depreciation

2015 Commercial Correlation Section for Custer County

County Overview

The majority of the commercial value in Custer County is within or around the City of Broken Bow; the town is a hub for employment and goods and services in the county and the surrounding Sandhills region. Some of the largest employers in the county include Becton-Dickinson, a medical equipment manufacturing facility and Adams Land & Cattle, the largest cattle research and development facility in the world. Additionally there are a number of jobs available in healthcare and education. In recent years, Broken Bow has experienced strong growth in the commercial class and the market for commercial property is showing some appreciation.

The market in the small communities is less organized, as commercial establishments will be more dependent on small local populations.

Description of Analysis

The county assessor revalued all commercial properties for 2015 due to lingering concerns that the Department has had regarding the equalization of values established in the 2012 reappraisal. The assessor's process included a lot value study in Broken Bow to equalize lot values and bring them up to market value. Next, a desk review was conducted using pictures taken in 2012 to ensure that the quality and condition listings on the property record cards were accurate.

After reviewing the listing information, the assessor developed a chart for adjusting effective age based on data derived from the Marshall and Swift manual. The effective age chart assigned an adjustment factor that was based on each components portion of the total building cost. For example, interior finishes were attributed to 6.3% of costs and exterior finishes 5.5%. The chart also included components for windows, heating systems, electrical, paint, flooring, roof, plumbing, and also included labor adjustments on renovated buildings and profit allowances to total 100% of costs. The chart then adjusted the actual age based on the assessor's knowledge or judgment about which components had been updated on each parcel. If no improvements were noted either the actual age was used or the effective age was established at the maximum economic life of the structure based on the Marshall and Swift Manual, which ever was less.

After establishing effective age, depreciation was first applied using the effective age with Marshall and Swift depreciation tables. Next, a sales study was conducted to further depreciate properties based on the quality and condition of the improvement. Finally, parcels outside of Broken Bow received an economic depreciation. The economic depreciations ranged for 20-50%. The commercial sales were stratified into valuation groupings based on the economic depreciation applied to various locations.

2015 Commercial Correlation Section for Custer County

From a procedural stand point the Department has a few specific concerns. First, because the three forms of depreciation could not be entered into the CAMA system to generate values, the values were hand calculated for each parcel, enhancing the risk of error and making reproduction of the values somewhat difficult. Conversations with the assessor do indicate that the factors affecting the process, such as quality, condition, effective age, and location have been documented on the property record cards. Someone knowledgeable of the cost approach should be able to use those characteristics with the assessor's depreciation charts to arrive at approximately the same value, notwithstanding errors and miscalculations.

Another procedural concern is the effective age process. Effective age is a subjective component of valuation, like many parts of the appraisal process; however, the chart employed by the assessor includes adjustments for labor and profit expectations. Labor adjustments, or the amount of renovation a building has received, would be hard to equitably predict from a mere desk review of the records. The profit adjustment that was sometimes used seems to have the potential to capture business value rather than merely arriving at the value of the building alone. The Department has not had an opportunity to go through the property record cards to examine how these components were used in arriving at an effective age, but will be conducting such a review with the county assessor soon in order to better understand the process.

Analysis of the statistical measures calculated from the revaluation reveals quality statistics that are quite high. These statistics are heavily impacted by two obvious outliers in valuation group two with ratios of 335% and 835%. Removal of the two sales bring the COD and PRD down 17 and 18 percentage points, respectively; after the removal of the sales, the qualitative measures of groups one through three are reasonable for non-homogeneous properties in small town markets. The qualitative measures remain quite high for valuation groups four and five, but these are the smallest and more remote villages in the county, where there is not a market for commercial property.

The analysis by valuation grouping also shows that the measures of central tendency are below the acceptable range for valuation group 01, Broken Bow and near but slightly above the acceptable range for the smaller villages. While there are insufficient sales in any one area to confidently determine a level of value, the spread in the statistics, does suggest that values are not uniform across the county. Additionally, the calculated statistics increased nine percentage points based on the assessment actions, whereas, the abstract of assessment compared to the CTL only reflects a three percent change within the class. This variance may be attributed to variety of reasons; however, regardless of the reason, the variance suggests that the sales file is not a good representation of the class.

2015 Commercial Correlation Section for Custer County

Sales Qualification

A sales qualification review was completed by the Department for all counties in 2013. The review involved screening the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. The review revealed that while there was no bias in the sales qualification process the county is often not getting all the information needed to make informed decisions on the qualification of commercial sales. Conversations with the county assessor have indicated that while sales questionnaires are routinely sent out, no follow-up review is being conducted when insufficient information is provided. Commercial transactions by their nature have an increased potential to include personal property and business interest; proper sales verification is critical to creating reliable valuation models.

Equalization and Quality of Assessment

The Department recognizes and appreciates the work the county assessor conducted to improve transparency in the valuation of commercial properties. Because assessments do not appear to be at uniform portions of market value, the commercial class is not in compliance with generally accepted mass appraisal standards.

The Department will be working with the county assessor in the following months to refine and improve on the process utilized this year. In order to improve the assessment process within the county, the Department will be working with the assessor on the following steps.

1. Develop a sale verification process that gathers all the information needed to make informed decisions regarding the qualification of sales.
2. Review the listing information, with physical inspections if necessary to ensure that quality, condition and occupancy listings are correct and to ensure that assessor has sufficient information with which to equitably determine an effective age for all parcels.
3. Develop depreciation tables that can be entered into the CAMA system to eliminate the potential for miscalculation and ensure that values are reproducible and well documented.
4. Work toward delegation of responsibility to staff members in the assessor's office to create a manageable workload for the county assessor and to ensure that staff members are knowledgeable of the process, improving transparency to taxpayers.

Level of Value

After reviewing all available information, the level of value of the commercial class of property cannot be determined.

2015 Agricultural Assessment Actions for Custer County

The agricultural improvements in Arnold, Hayes, Cliff, Victoria, Ryno, and Kilfoil Townships were reviewed and revalued. The review process includes a physical inspection and exterior review of all parcels. The lister takes new pictures, notates any physical changes, and checks measurements. The assessor will review the pictures and data collected by the lister and will update the condition when warranted. After the review, the costing and depreciation tables are updated to more closely reflect the market.

Only routine maintenance occurred in the townships that were not reviewed, the pickup work was completed timely.

A ratio study was completed for agricultural land in all five market areas. The study indicated that assessments in areas four and five should remain the same for 2015. These areas have been valued the same since 2012, but due to the small number of sales that exist in area four, the market area boundaries remain in place pending further analysis. After analysis, the following adjustments were made to land values.

- Area 1: irrigated land increased 32%, dry 25%, and grass 37%
- Area 2: irrigated land increased 45%, dry and grass each 20%
- Area 3: irrigated and dry land increased about 30%, grass 45%
- Area 4 & 5: irrigated and dry land increased approximately 30%, grass 45%

2015 Agricultural Assessment Survey for Custer County

1.	Valuation data collection done by:																
	The part-time lister																
2.	List each market area, and describe the location and the specific characteristics that make each unique.																
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3.	Describe the process used to determine and monitor market areas.																
	When the market areas were established factors such as soil type, irrigation potential, land use, and topography were considered. Each year the assessor plots sales on a county map to monitor market differences in the established areas.																
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																
	All parcels under 40 acres that do not have common ownership with adjoining agricultural parcels are reviewed to determine land use.																
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?																
	Farm home sites and rural residential home sites are valued using the same tables; however, there are two home site values used. One value exists for the majority of the county, but a lower value is used in the more remote areas of the Sandhills.																
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																
	Lands enrolled in the Wetland Reserve Program are assessed at 100% of the market value of grass land in the county.																
7.	Have special valuation applications been filed in the county? If so, answer the following:																
	No																

Custer County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Custer	1	n/a	5,240	4,950	4,430	4,200	3,820	3,815	3,810	4,577
Valley	1	n/a	5,060	5,060	4,350	4,110	4,110	3,360	3,360	4,412
Sherman	1	n/a	4,680	4,510	4,510	4,355	4,355	4,250	4,246	4,406
Buffalo	1	5,450	5,413	5,200	5,047	4,632	4,796	4,394	4,392	4,851
Custer	2	n/a	2,100	2,100	2,100	n/a	2,100	2,100	2,100	2,100
Lincoln	2	2,500	2,500	2,469	2,500	2,500	2,459	2,489	2,489	2,489
Logan	1	n/a	3,630	3,495	3,360	2,870	2,870	2,600	2,485	3,048
Thomas	1	n/a	n/a	2,100	2,100	n/a	2,100	2,100	2,100	2,100
Blaine	1	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Custer	3	n/a	3,755	3,395	3,200	2,965	2,860	2,100	2,100	2,819
Loup	1	n/a	4,000	n/a	3,500	3,500	3,100	3,100	2,000	3,389
Garfield	1	n/a	4,100	4,100	3,500	3,500	3,100	3,100	2,400	3,329
Custer	5	n/a	4,355	3,980	3,360	3,115	3,005	2,820	2,652	3,698
Logan	1	n/a	3,630	3,495	3,360	2,870	2,870	2,600	2,485	3,048
Dawson	1	n/a	4,966	4,691	4,250	3,825	3,387	3,347	3,110	4,602

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Custer	1	n/a	2,420	2,140	2,025	1,910	1,745	1,740	1,735	2,009
Valley	1	n/a	2,150	2,150	2,150	2,115	2,115	2,115	1,980	2,096
Sherman	1	n/a	2,180	2,070	2,070	1,960	1,960	1,850	1,848	1,946
Buffalo	1	2,700	2,700	2,500	2,500	2,350	2,250	2,150	2,150	2,365
Custer	2	n/a	540	530	530	515	515	505	505	517
Lincoln	2	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Logan	1	n/a	1,625	1,560	1,560	1,440	1,440	1,210	1,210	1,441
Thomas	1	n/a	n/a							
Blaine	1	n/a	515	n/a	n/a	n/a	515	515	515	515
Custer	3	n/a	1,190	1,185	1,185	1,175	1,175	1,170	1,170	1,178
Loup	1	n/a	925	n/a	925	865	755	625	625	790
Garfield	1	n/a	1,700	1,700	1,490	1,490	1,240	1,240	1,065	1,379
Custer	5	n/a	2,095	1,910	1,610	1,495	1,445	1,355	1,275	1,687
Logan	1	n/a	1,625	1,560	1,560	1,440	1,440	1,210	1,210	1,441
Dawson	1	n/a	2,310	2,080	1,895	1,785	1,694	1,465	1,455	1,879

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Custer	1	n/a	930	925	925	920	920	877	867	874
Valley	1	n/a	1,151	1,151	1,130	1,150	1,105	918	899	931
Sherman	1	n/a	1,171	1,134	1,131	1,079	1,077	1,061	1,059	1,066
Buffalo	1	1,278	1,370	1,231	1,176	1,083	906	1,038	1,008	1,057
Custer	2	n/a	395	395	395	395	398	400	396	396
Lincoln	2	425	425	425	425	425	375	375	374	375
Logan	1	n/a	415	415	415	415	415	415	415	415
Thomas	1	n/a	n/a	335	335	n/a	335	335	335	335
Blaine	1	n/a	515	n/a	515	515	515	390	390	393
Custer	3	n/a	805	805	805	805	805	786	665	697
Loup	1	n/a	720	n/a	720	570	570	570	570	571
Garfield	1	n/a	965	965	965	895	850	748	617	665
Custer	5	n/a	938	926	927	925	920	912	872	881
Logan	1	n/a	415	415	415	415	415	415	415	415
Dawson	1	n/a	1,525	1,309	1,161	1,095	1,010	980	975	1,015

Source: 2015 Abstract of Assessment, Form 45, Schedule IX

2015 Agricultural Correlation Section for Custer County

County Overview

Custer County is divided into five market areas which are primarily drawn around soil and topographical differences. The majority of the county is grassland, although, quality farmland exists in some areas. While the county assessor recognizes characteristic differences between market areas four and five, the disparity in assessed values diminished over time, prompting the assessor to value them the same since 2012; they have been combined for measurement purposes.

The characteristics of the individual market areas were analyzed and compared to the characteristics in the adjoining counties; all counties are comparable to Custer County except for Lincoln County. The political boundary between the counties clearly divides the Sandhills from the rolling hills and loamier soils found in Custer County. While parts of Dawson County are comparable to Custer, the comparable area is defined using a soil map and not by an absolute extension of the county line. Assessed values will vary more significantly between Custer and Dawson Counties due to the limited area that is truly comparable.

Description of Analysis

Analysis of the sales within the county showed that there were no sales within area two, with the remaining samples being disproportionately distributed among the study period years. All samples were expanded using sales from the comparable counties in a way that would achieve proportionate, representative samples while maximizing sample sizes.

Value adjustments made by the assessor this year were typically in the range of 25-35%, which parallels the market for this portion of the state. The statistical profile suggests that all market areas have been assessed at similar portions of market value, and where there are sufficient sales the majority land use substrata also support that assessments are acceptable. There is some disparity between the 95% and 80% grass majority land use statistics for both areas three and five. In both instances, as the sample sizes increase, the medians move from just outside of the range to the very low end of the acceptable range. Grass land adjustments in these areas were consistent with the general movement of grassland in this region of the state at 30-40% and values are reasonably comparable to the adjoining counties. For these reasons, all values are believed to be in the acceptable range.

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

2015 Agricultural Correlation Section for Custer County

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

A comparison of Custer's values to the adjoining counties suggests that values are reasonably comparable where the land is comparable. Comparability is always less obvious in area five because the comparable area is limited to southern Logan County and the very northern portion of Dawson County; however, Custer County's area five values tend to be transitional between those counties and that trend continues this year. Based on all the analysis, all agricultural values in the county appear to be assessed at uniform portions of market value. The quality of assessment of agricultural land in Custer County meets generally accepted mass appraisal standards.

Level of Value

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

21 Custer
RESIDENTIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 289
Total Sales Price : 20,455,763
Total Adj. Sales Price : 20,455,763
Total Assessed Value : 17,980,419
Avg. Adj. Sales Price : 70,781
Avg. Assessed Value : 62,216

MEDIAN : 94
WGT. MEAN : 88
MEAN : 111
COD : 37.71
PRD : 125.72

COV : 69.92
STD : 77.27
Avg. Abs. Dev : 35.29
MAX Sales Ratio : 928.36
MIN Sales Ratio : 33.21

95% Median C.I. : 91.03 to 96.73
95% Wgt. Mean C.I. : 84.67 to 91.12
95% Mean C.I. : 101.60 to 119.42

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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>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	29	96.73	106.28	97.87	22.11	108.59	60.18	230.60	90.90 to 106.72	83,607	81,825
01-JAN-13 To 31-MAR-13	23	85.40	99.83	81.85	37.28	121.97	51.54	371.73	71.31 to 96.71	89,370	73,151
01-APR-13 To 30-JUN-13	34	88.08	102.04	85.28	31.32	119.65	33.21	249.36	79.66 to 100.27	57,044	48,647
01-JUL-13 To 30-SEP-13	50	91.93	99.07	86.38	29.38	114.69	37.68	508.73	80.79 to 97.05	81,190	70,133
01-OCT-13 To 31-DEC-13	27	101.90	120.83	92.80	39.77	130.20	57.11	439.75	84.22 to 123.17	45,288	42,026
01-JAN-14 To 31-MAR-14	30	99.89	147.14	90.92	67.39	161.83	39.61	928.36	89.05 to 110.01	52,693	47,907
01-APR-14 To 30-JUN-14	48	92.38	104.32	85.29	32.14	122.31	50.46	233.32	82.45 to 101.36	81,730	69,710
01-JUL-14 To 30-SEP-14	48	94.76	113.61	87.58	41.59	129.72	37.01	388.00	80.43 to 107.76	67,709	59,300
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	136	91.88	101.48	87.95	29.47	115.38	33.21	508.73	87.46 to 95.48	77,052	67,765
01-OCT-13 To 30-SEP-14	153	96.43	118.55	87.85	43.96	134.95	37.01	928.36	91.55 to 101.53	65,207	57,284
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	134	91.88	104.34	85.99	34.06	121.34	33.21	508.73	85.64 to 96.61	69,234	59,536
<u>ALL</u>	289	93.58	110.51	87.90	37.71	125.72	33.21	928.36	91.03 to 96.73	70,781	62,216

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	135	87.46	99.81	85.49	32.88	116.75	37.68	928.36	82.50 to 91.90	84,703	72,412
02	21	96.71	109.16	95.45	29.29	114.36	48.18	213.38	88.12 to 110.01	55,862	53,323
03	57	99.85	117.61	97.74	32.89	120.33	33.21	348.63	94.70 to 103.76	51,109	49,954
04	43	100.32	114.40	84.41	38.79	135.53	37.01	439.75	80.43 to 116.14	31,364	26,473
05	10	174.36	230.01	86.30	85.66	266.52	65.06	508.73	72.33 to 397.70	26,960	23,267
06	23	93.76	97.77	86.44	20.92	113.11	60.00	172.73	77.74 to 113.53	144,185	124,633
<u>ALL</u>	289	93.58	110.51	87.90	37.71	125.72	33.21	928.36	91.03 to 96.73	70,781	62,216

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	277	93.58	111.02	87.73	38.21	126.55	33.21	928.36	91.03 to 96.73	72,130	63,284
06											
07	12	90.78	98.72	94.79	26.94	104.15	65.98	187.62	73.77 to 113.53	39,638	37,572
<u>ALL</u>	289	93.58	110.51	87.90	37.71	125.72	33.21	928.36	91.03 to 96.73	70,781	62,216

21 Custer
RESIDENTIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

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 MEAN : 111
 COD : 37.71
 PRD : 125.72

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 STD : 77.27
 Avg. Abs. Dev : 35.29
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 MIN Sales Ratio : 33.21

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 95% Wgt. Mean C.I. : 84.67 to 91.12
 95% Mean C.I. : 101.60 to 119.42

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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	11	348.63	321.52	302.42	26.70	106.32	93.58	508.73	152.18 to 439.75	2,736	8,275	
Less Than 15,000	46	163.45	207.74	174.60	54.07	118.98	70.58	928.36	139.57 to 207.08	8,172	14,268	
Less Than 30,000	81	132.10	166.51	133.29	52.63	124.92	54.68	928.36	109.94 to 149.27	13,568	18,085	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	278	93.07	102.16	87.58	29.72	116.65	33.21	928.36	90.73 to 96.20	73,474	64,350	
Greater Than 14,999	243	90.73	92.11	86.28	21.92	106.76	33.21	233.32	85.64 to 93.12	82,633	71,292	
Greater Than 29,999	208	88.55	88.71	85.32	19.66	103.97	33.21	233.32	83.72 to 91.62	93,061	79,402	
<u>Incremental Ranges</u>												
0 TO 4,999	11	348.63	321.52	302.42	26.70	106.32	93.58	508.73	152.18 to 439.75	2,736	8,275	
5,000 TO 14,999	35	147.36	171.98	163.48	40.83	105.20	70.58	928.36	110.95 to 174.88	9,880	16,152	
15,000 TO 29,999	35	106.45	112.33	111.81	28.80	100.47	54.68	213.38	93.21 to 123.17	20,660	23,101	
30,000 TO 59,999	80	90.56	94.36	94.11	21.69	100.27	39.61	233.32	84.13 to 96.20	43,945	41,357	
60,000 TO 99,999	55	91.09	89.79	89.45	16.49	100.38	37.01	145.41	83.64 to 96.43	76,904	68,792	
100,000 TO 149,999	45	82.91	83.29	83.08	20.71	100.25	33.21	142.83	73.16 to 93.12	124,181	103,170	
150,000 TO 249,999	21	77.95	77.42	77.63	14.18	99.73	50.46	99.07	71.52 to 90.01	187,298	145,394	
250,000 TO 499,999	7	96.61	84.27	82.66	16.35	101.95	60.00	106.22	60.00 to 106.22	298,571	246,785	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	289	93.58	110.51	87.90	37.71	125.72	33.21	928.36	91.03 to 96.73	70,781	62,216	

21 Custer
COMMERCIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 52
Total Sales Price : 5,956,999
Total Adj. Sales Price : 5,933,999
Total Assessed Value : 5,605,167
Avg. Adj. Sales Price : 114,115
Avg. Assessed Value : 107,792

MEDIAN : 94
WGT. MEAN : 94
MEAN : 125
COD : 56.50
PRD : 132.12

COV : 100.89
STD : 125.91
Avg. Abs. Dev : 53.27
MAX Sales Ratio : 834.73
MIN Sales Ratio : 44.46

95% Median C.I. : 77.20 to 103.90
95% Wgt. Mean C.I. : 83.64 to 105.28
95% Mean C.I. : 90.58 to 159.02

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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>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	3	103.90	115.86	97.73	18.30	118.55	93.33	150.36	N/A	123,333	120,538
01-JAN-12 To 31-MAR-12	2	61.70	61.70	61.70	24.52	100.00	46.57	76.83	N/A	50,000	30,848
01-APR-12 To 30-JUN-12	6	86.15	92.25	78.35	31.76	117.74	58.04	148.03	58.04 to 148.03	53,583	41,981
01-JUL-12 To 30-SEP-12	6	84.11	85.41	91.87	34.69	92.97	44.46	140.19	44.46 to 140.19	32,167	29,550
01-OCT-12 To 31-DEC-12	8	81.09	85.50	83.75	12.38	102.09	73.92	113.00	73.92 to 113.00	113,250	94,850
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	3	121.29	108.49	131.14	18.51	82.73	68.42	135.76	N/A	89,833	117,812
01-JUL-13 To 30-SEP-13	6	101.37	125.23	105.15	34.83	119.10	76.73	270.56	76.73 to 270.56	14,417	15,160
01-OCT-13 To 31-DEC-13	4	63.13	61.25	59.26	15.49	103.36	47.68	71.07	N/A	80,375	47,629
01-JAN-14 To 31-MAR-14	4	102.30	104.13	87.65	12.93	118.80	83.69	128.25	N/A	208,647	182,889
01-APR-14 To 30-JUN-14	6	136.67	162.68	90.14	50.68	180.47	80.80	334.65	80.80 to 334.65	380,167	342,701
01-JUL-14 To 30-SEP-14	4	324.45	388.60	228.11	87.01	170.36	70.78	834.73	N/A	62,603	142,800
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	17	93.33	90.41	86.59	29.63	104.41	44.46	150.36	58.04 to 109.24	57,912	50,147
01-OCT-12 To 30-SEP-13	17	91.77	103.58	95.34	27.38	108.64	68.42	270.56	76.72 to 113.00	74,235	70,776
01-OCT-13 To 30-SEP-14	18	102.30	177.33	96.26	101.09	184.22	47.68	834.73	71.07 to 160.79	204,861	197,193
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	22	77.02	85.15	82.19	26.59	103.60	44.46	148.03	66.50 to 101.72	69,114	56,804
01-JAN-13 To 31-DEC-13	13	91.77	101.68	93.71	37.70	108.50	47.68	270.56	68.42 to 121.29	52,115	48,839
<u>ALL</u>	52	94.29	124.80	94.46	56.50	132.12	44.46	834.73	77.20 to 103.90	114,115	107,792

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	16	87.91	95.36	89.08	28.68	107.05	55.26	148.03	66.50 to 135.76	298,719	266,111
02	10	104.17	199.09	143.74	104.31	138.51	73.92	834.73	76.72 to 334.65	32,500	46,716
03	10	96.52	94.16	80.48	21.49	117.00	46.57	160.79	70.78 to 109.24	38,950	31,348
04	11	109.60	156.35	168.93	68.70	92.55	68.42	507.10	70.76 to 270.56	24,182	40,850
05	5	57.72	62.31	67.47	24.10	92.35	44.46	84.98	N/A	34,800	23,481
<u>ALL</u>	52	94.29	124.80	94.46	56.50	132.12	44.46	834.73	77.20 to 103.90	114,115	107,792

**21 Custer
COMMERCIAL**

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 52	MEDIAN : 94	COV : 100.89	95% Median C.I. : 77.20 to 103.90
Total Sales Price : 5,956,999	WGT. MEAN : 94	STD : 125.91	95% Wgt. Mean C.I. : 83.64 to 105.28
Total Adj. Sales Price : 5,933,999	MEAN : 125	Avg. Abs. Dev : 53.27	95% Mean C.I. : 90.58 to 159.02
Total Assessed Value : 5,605,167			
Avg. Adj. Sales Price : 114,115	COD : 56.50	MAX Sales Ratio : 834.73	
Avg. Assessed Value : 107,792	PRD : 132.12	MIN Sales Ratio : 44.46	

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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	1	47.68	47.68	47.68	00.00	100.00	47.68	47.68	N/A	64,000	30,517
03	51	95.25	126.32	94.97	56.04	133.01	44.46	834.73	80.80 to 103.90	115,098	109,307
04											
<u>ALL</u>	<u>52</u>	<u>94.29</u>	<u>124.80</u>	<u>94.46</u>	<u>56.50</u>	<u>132.12</u>	<u>44.46</u>	<u>834.73</u>	<u>77.20 to 103.90</u>	<u>114,115</u>	<u>107,792</u>

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	5	71.07	100.30	101.50	50.13	98.82	57.72	200.40	N/A	2,900	2,943
Less Than 15,000	13	101.72	166.54	191.73	90.26	86.86	44.46	834.73	68.42 to 200.40	7,846	15,043
Less Than 30,000	21	101.72	157.21	158.77	73.71	99.02	44.46	834.73	91.77 to 150.36	13,024	20,678
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	47	95.25	127.41	94.44	57.35	134.91	44.46	834.73	80.80 to 106.47	125,947	118,946
Greater Than 14,999	39	88.95	110.89	92.76	44.61	119.55	46.57	507.10	76.73 to 106.47	149,538	138,708
Greater Than 29,999	31	83.69	102.85	91.35	41.65	112.59	46.57	507.10	73.92 to 101.87	182,597	166,804
<u>Incremental Ranges</u>											
0 TO 4,999	5	71.07	100.30	101.50	50.13	98.82	57.72	200.40	N/A	2,900	2,943
5,000 TO 14,999	8	105.48	207.94	206.68	116.70	100.61	44.46	834.73	44.46 to 834.73	10,938	22,606
15,000 TO 29,999	8	107.27	142.06	139.17	44.41	102.08	76.73	334.65	76.73 to 334.65	21,438	29,834
30,000 TO 59,999	13	88.95	127.47	130.04	62.00	98.02	46.57	507.10	73.92 to 140.19	41,654	54,167
60,000 TO 99,999	7	66.50	78.03	76.56	29.34	101.92	47.68	121.29	47.68 to 121.29	72,286	55,345
100,000 TO 149,999	4	70.88	84.70	86.64	30.60	97.76	55.26	141.79	N/A	118,103	102,328
150,000 TO 249,999	2	106.48	106.48	109.73	27.50	97.04	77.20	135.76	N/A	180,000	197,516
250,000 TO 499,999	3	93.33	87.53	88.43	07.59	98.98	74.00	95.25	N/A	298,667	264,109
500,000 TO 999,999	1	83.69	83.69	83.69	00.00	100.00	83.69	83.69	N/A	726,589	608,082
1,000,000 +	1	86.87	86.87	86.87	00.00	100.00	86.87	86.87	N/A	2,158,000	1,874,591
<u>ALL</u>	<u>52</u>	<u>94.29</u>	<u>124.80</u>	<u>94.46</u>	<u>56.50</u>	<u>132.12</u>	<u>44.46</u>	<u>834.73</u>	<u>77.20 to 103.90</u>	<u>114,115</u>	<u>107,792</u>

21 Custer
COMMERCIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 52
 Total Sales Price : 5,956,999
 Total Adj. Sales Price : 5,933,999
 Total Assessed Value : 5,605,167
 Avg. Adj. Sales Price : 114,115
 Avg. Assessed Value : 107,792

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 125
 COD : 56.50
 PRD : 132.12

COV : 100.89
 STD : 125.91
 Avg. Abs. Dev : 53.27
 MAX Sales Ratio : 834.73
 MIN Sales Ratio : 44.46

95% Median C.I. : 77.20 to 103.90
 95% Wgt. Mean C.I. : 83.64 to 105.28
 95% Mean C.I. : 90.58 to 159.02

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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
309	1	109.60	109.60	109.60	00.00	100.00	109.60	109.60	N/A	10,000	10,960
319	1	86.87	86.87	86.87	00.00	100.00	86.87	86.87	N/A	2,158,000	1,874,591
326	5	101.72	108.41	84.33	36.49	128.55	46.57	200.40	N/A	30,500	25,720
341	1	91.77	91.77	91.77	00.00	100.00	91.77	91.77	N/A	13,500	12,389
343	1	113.00	113.00	113.00	00.00	100.00	113.00	113.00	N/A	15,000	16,950
344	6	91.14	103.66	94.73	25.81	109.43	66.50	148.03	66.50 to 148.03	97,500	92,361
350	2	108.27	108.27	99.88	12.03	108.40	95.25	121.29	N/A	182,500	182,290
351	1	55.26	55.26	55.26	00.00	100.00	55.26	55.26	N/A	145,000	80,126
352	2	60.84	60.84	68.76	21.63	88.48	47.68	74.00	N/A	160,500	110,354
353	7	101.27	110.25	89.12	23.23	123.71	71.07	160.79	71.07 to 160.79	122,441	109,126
406	10	101.50	165.57	199.41	96.53	83.03	44.46	507.10	57.72 to 334.65	21,250	42,375
442	3	76.73	83.12	83.11	13.51	100.01	70.76	101.87	N/A	54,000	44,880
470	4	125.52	290.65	163.96	157.43	177.27	76.83	834.73	N/A	52,728	86,453
471	1	128.25	128.25	128.25	00.00	100.00	128.25	128.25	N/A	47,000	60,278
476	1	70.78	70.78	70.78	00.00	100.00	70.78	70.78	N/A	54,500	38,574
528	4	75.32	74.71	74.80	02.99	99.88	71.00	77.20	N/A	85,000	63,576
557	1	58.04	58.04	58.04	00.00	100.00	58.04	58.04	N/A	85,000	49,337
883	1	135.76	135.76	135.76	00.00	100.00	135.76	135.76	N/A	200,000	271,518
<u> </u> ALL <u> </u>	52	94.29	124.80	94.46	56.50	132.12	44.46	834.73	77.20 to 103.90	114,115	107,792

21 Custer
AGRICULTURAL LAND

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 183
Total Sales Price : 109,121,970
Total Adj. Sales Price : 109,161,970
Total Assessed Value : 77,468,851
Avg. Adj. Sales Price : 596,513
Avg. Assessed Value : 423,327

MEDIAN : 72
WGT. MEAN : 71
MEAN : 79
COD : 32.72
PRD : 111.82

COV : 45.43
STD : 36.05
Avg. Abs. Dev : 23.58
MAX Sales Ratio : 283.14
MIN Sales Ratio : 13.35

95% Median C.I. : 67.71 to 78.09
95% Wgt. Mean C.I. : 67.20 to 74.73
95% Mean C.I. : 74.14 to 84.58

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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>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	18	100.04	105.91	94.25	18.19	112.37	59.22	186.72	94.39 to 109.64	627,108	591,030
01-JAN-12 To 31-MAR-12	12	101.43	114.28	100.02	30.93	114.26	62.45	227.83	89.42 to 145.76	558,571	558,659
01-APR-12 To 30-JUN-12	24	75.22	88.76	77.13	32.36	115.08	33.95	275.63	68.90 to 91.37	456,102	351,771
01-JUL-12 To 30-SEP-12	5	97.31	103.45	103.03	09.00	100.41	93.90	116.21	N/A	294,793	303,728
01-OCT-12 To 31-DEC-12	33	79.42	77.33	70.41	21.20	109.83	19.93	132.68	64.86 to 84.95	577,856	406,854
01-JAN-13 To 31-MAR-13	8	64.67	69.88	75.02	23.35	93.15	48.51	116.65	48.51 to 116.65	328,946	246,790
01-APR-13 To 30-JUN-13	20	67.02	79.60	68.18	42.63	116.75	13.35	283.14	60.34 to 90.65	402,843	274,645
01-JUL-13 To 30-SEP-13	7	63.44	69.60	62.69	20.76	111.02	51.84	100.86	51.84 to 100.86	804,964	504,655
01-OCT-13 To 31-DEC-13	19	63.21	65.38	62.36	21.04	104.84	39.50	127.77	51.82 to 69.68	660,177	411,692
01-JAN-14 To 31-MAR-14	20	57.47	60.85	57.64	25.47	105.57	33.09	94.87	48.22 to 72.64	865,039	498,633
01-APR-14 To 30-JUN-14	13	48.86	54.54	58.18	27.00	93.74	34.87	90.12	41.54 to 68.55	836,588	486,693
01-JUL-14 To 30-SEP-14	4	61.54	59.67	61.30	15.08	97.34	40.90	74.68	N/A	659,625	404,364
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	59	94.19	100.43	89.78	26.78	111.86	33.95	275.63	84.21 to 98.95	515,444	462,773
01-OCT-12 To 30-SEP-13	68	70.00	76.32	69.01	29.80	110.59	13.35	283.14	63.44 to 79.89	520,477	359,206
01-OCT-13 To 30-SEP-14	56	59.46	60.84	59.36	23.26	102.49	33.09	127.77	51.82 to 64.43	774,255	459,630
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	74	81.78	88.79	78.79	28.77	112.69	19.93	275.63	76.32 to 91.89	516,115	406,638
01-JAN-13 To 31-DEC-13	54	63.63	71.86	65.20	30.41	110.21	13.35	283.14	59.61 to 68.81	534,566	348,555
<u>ALL</u>	183	72.07	79.36	70.97	32.72	111.82	13.35	283.14	67.71 to 78.09	596,513	423,327

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	89	73.05	82.18	71.18	34.17	115.45	33.09	283.14	64.23 to 82.07	622,126	442,847
2	19	71.82	72.35	78.37	38.47	92.32	13.35	149.54	41.71 to 98.75	647,248	507,264
3	34	70.48	83.25	72.06	38.39	115.53	38.41	186.72	61.92 to 96.29	480,533	346,293
5	41	72.07	73.24	66.16	21.84	110.70	19.93	115.64	64.78 to 82.44	613,582	405,938
<u>ALL</u>	183	72.07	79.36	70.97	32.72	111.82	13.35	283.14	67.71 to 78.09	596,513	423,327

21 Custer
AGRICULTURAL LAND

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 183
Total Sales Price : 109,121,970
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Total Assessed Value : 77,468,851
Avg. Adj. Sales Price : 596,513
Avg. Assessed Value : 423,327

MEDIAN : 72
WGT. MEAN : 71
MEAN : 79
COD : 32.72
PRD : 111.82

COV : 45.43
STD : 36.05
Avg. Abs. Dev : 23.58
MAX Sales Ratio : 283.14
MIN Sales Ratio : 13.35

95% Median C.I. : 67.71 to 78.09
95% Wgt. Mean C.I. : 67.20 to 74.73
95% Mean C.I. : 74.14 to 84.58

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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	15	74.27	86.93	69.97	36.92	124.24	50.30	227.83	57.06 to 94.87	683,682	478,346
1	7	92.03	105.86	78.21	38.68	135.35	57.06	227.83	57.06 to 227.83	612,695	479,179
3	4	65.32	72.27	64.60	26.73	111.87	50.30	108.15	N/A	746,543	482,237
5	4	68.02	68.48	63.49	25.21	107.86	50.84	87.05	N/A	745,050	472,995
Dry											
County	4	61.73	62.69	60.53	06.20	103.57	58.50	68.81	N/A	180,715	109,393
1	4	61.73	62.69	60.53	06.20	103.57	58.50	68.81	N/A	180,715	109,393
Grass											
County	91	72.56	75.62	72.89	27.99	103.75	18.41	149.54	64.86 to 79.47	538,852	392,746
1	41	72.64	73.72	70.25	24.77	104.94	33.09	148.90	62.09 to 81.48	517,973	363,874
2	18	72.19	75.63	80.58	35.89	93.86	18.41	149.54	48.86 to 98.75	660,762	532,450
3	18	67.12	79.06	70.61	35.95	111.97	41.54	145.76	60.34 to 96.29	443,536	313,193
5	14	76.44	76.75	70.69	18.26	108.57	49.86	115.64	59.88 to 94.17	565,809	399,959
ALL	183	72.07	79.36	70.97	32.72	111.82	13.35	283.14	67.71 to 78.09	596,513	423,327

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	39	64.78	74.85	65.86	30.60	113.65	38.41	227.83	59.30 to 82.82	907,321	597,542
1	23	68.54	80.51	67.16	34.23	119.88	47.99	227.83	59.30 to 93.90	1,007,976	676,907
3	7	64.43	67.40	63.95	24.68	105.39	38.41	108.15	38.41 to 108.15	733,024	468,738
5	9	64.78	66.16	62.99	20.22	105.03	50.84	87.05	51.60 to 84.21	785,656	494,902
Dry											
County	8	61.73	62.30	60.09	12.55	103.68	48.51	79.42	48.51 to 79.42	218,403	131,228
1	6	58.86	58.54	55.85	09.43	104.82	48.51	68.81	48.51 to 68.81	232,237	129,698
5	2	73.57	73.57	76.77	07.97	95.83	67.71	79.42	N/A	176,903	135,817
Grass											
County	112	72.60	79.00	72.02	34.26	109.69	13.35	283.14	66.33 to 79.89	528,859	380,889
1	47	74.33	80.77	72.67	32.92	111.15	33.09	283.14	64.12 to 83.93	502,626	365,241
2	19	71.82	72.35	78.37	38.47	92.32	13.35	149.54	41.71 to 98.75	647,248	507,264
3	25	69.64	85.98	73.86	42.13	116.41	41.54	186.72	61.92 to 96.29	420,237	310,376
5	21	68.55	72.76	63.22	25.49	115.09	19.93	115.64	59.88 to 92.13	609,770	385,512
ALL	183	72.07	79.36	70.97	32.72	111.82	13.35	283.14	67.71 to 78.09	596,513	423,327

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	289	Median :	97	COV :	70.06	95% Median C.I. :	93.94 to 100.78
Total Sales Price :	20,455,763	Wgt. Mean :	93	STD :	80.70	95% Wgt. Mean C.I. :	89.24 to 96.12
Total Adj. Sales Price :	20,455,763	Mean :	115	Avg. Abs. Dev :	36.11	95% Mean C.I. :	105.88 to 124.48
Total Assessed Value :	18,957,988						
Avg. Adj. Sales Price :	70,781	COD :	37.09	MAX Sales Ratio :	1021.19		
Avg. Assessed Value :	65,599	PRD :	124.28	MIN Sales Ratio :	33.21		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2012 To 12/31/2012	29	102.44	110.92	103.08	21.45	107.61	60.18	230.60	95.20 to 117.39	83,607	86,183
01/01/2013 To 03/31/2013	23	93.78	104.14	85.44	34.01	121.89	56.70	371.73	74.17 to 101.63	89,370	76,355
04/01/2013 To 06/30/2013	34	92.25	106.66	89.35	31.13	119.37	33.21	274.30	83.55 to 104.41	57,044	50,966
07/01/2013 To 09/30/2013	50	94.41	102.71	90.74	28.68	113.19	41.45	508.73	84.70 to 101.38	81,190	73,671
10/01/2013 To 12/31/2013	27	101.90	124.75	99.22	39.47	125.73	62.82	439.75	91.03 to 123.17	45,288	44,935
01/01/2014 To 03/31/2014	30	102.19	153.81	96.61	68.58	159.21	39.61	1021.19	93.58 to 114.49	52,693	50,907
04/01/2014 To 06/30/2014	48	94.76	109.13	89.50	32.80	121.93	55.51	256.65	89.23 to 106.08	81,730	73,148
07/01/2014 To 09/30/2014	48	101.59	118.57	93.37	39.42	126.99	37.01	388.00	88.12 to 113.53	67,709	63,220
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	136	95.22	105.69	92.30	29.07	114.51	33.21	508.73	92.04 to 99.82	77,052	71,117
10/01/2013 To 09/30/2014	153	100.47	123.61	93.08	43.13	132.80	37.01	1021.19	94.28 to 106.18	65,207	60,694
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	134	94.53	108.40	90.39	33.25	119.92	33.21	508.73	91.03 to 99.82	69,234	62,581

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	289	Median :	97	COV :	70.06	95% Median C.I. :	93.94 to 100.78
Total Sales Price :	20,455,763	Wgt. Mean :	93	STD :	80.70	95% Wgt. Mean C.I. :	89.24 to 96.12
Total Adj. Sales Price :	20,455,763	Mean :	115	Avg. Abs. Dev :	36.11	95% Mean C.I. :	105.88 to 124.48
Total Assessed Value :	18,957,988						
Avg. Adj. Sales Price :	70,781	COD :	37.09	MAX Sales Ratio :	1021.19		
Avg. Assessed Value :	65,599	PRD :	124.28	MIN Sales Ratio :	33.21		

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	135	96.21	109.79	94.04	32.89	116.75	41.45	1021.19	90.75 to 101.09	84,703	79,653
02	21	96.71	109.16	95.45	29.29	114.36	48.18	213.38	88.12 to 110.01	55,862	53,323
03	57	99.85	117.61	97.74	32.89	120.33	33.21	348.63	94.70 to 103.76	51,109	49,954
04	43	100.32	114.40	84.41	38.79	135.53	37.01	439.75	80.43 to 116.14	31,364	26,473
05	10	174.36	230.01	86.30	85.66	266.52	65.06	508.73	72.33 to 397.70	26,960	23,267
06	23	93.76	97.77	86.44	20.92	113.11	60.00	172.73	77.74 to 113.53	144,185	124,633

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	277	97.37	115.89	92.63	37.61	125.11	33.21	1021.19	93.94 to 100.78	72,130	66,813
06											
07	12	90.78	98.72	94.79	26.94	104.15	65.98	187.62	73.77 to 113.53	39,638	37,572

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	289	Median :	97	COV :	70.06	95% Median C.I. :	93.94 to 100.78
Total Sales Price :	20,455,763	Wgt. Mean :	93	STD :	80.70	95% Wgt. Mean C.I. :	89.24 to 96.12
Total Adj. Sales Price :	20,455,763	Mean :	115	Avg. Abs. Dev :	36.11	95% Mean C.I. :	105.88 to 124.48
Total Assessed Value :	18,957,988						
Avg. Adj. Sales Price :	70,781	COD :	37.09	MAX Sales Ratio :	1021.19		
Avg. Assessed Value :	65,599	PRD :	124.28	MIN Sales Ratio :	33.21		

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	11	348.63	321.52	302.42	26.70	106.32	93.58	508.73	152.18 to 439.75	2,736	8,275
Less Than 15,000	46	166.93	212.38	179.99	54.69	118.00	70.58	1021.19	139.57 to 207.08	8,172	14,708
Less Than 30,000	81	138.47	171.21	138.33	51.91	123.77	60.15	1021.19	114.49 to 153.65	13,568	18,768
__ Ranges Excl. Low \$ __											
Greater Than 4,999	278	96.55	107.01	92.37	29.65	115.85	33.21	1021.19	93.76 to 100.20	73,474	67,867
Greater Than 15,000	243	93.78	96.78	91.04	21.91	106.30	33.21	256.65	90.84 to 96.76	82,633	75,232
Greater Than 30,000	208	92.57	93.35	90.09	19.55	103.62	33.21	256.65	89.90 to 95.20	93,061	83,835
__ Incremental Ranges __											
0 TO 4,999	11	348.63	321.52	302.42	26.70	106.32	93.58	508.73	152.18 to 439.75	2,736	8,275
5,000 TO 14,999	35	153.65	178.08	169.33	42.62	105.17	70.58	1021.19	116.88 to 177.95	9,880	16,730
15,000 TO 29,999	35	108.01	117.11	116.67	29.78	100.38	60.15	229.98	93.94 to 134.17	20,660	24,105
30,000 TO 59,999	80	94.53	98.87	98.89	21.90	99.98	39.61	256.65	88.87 to 100.41	43,945	43,457
60,000 TO 99,999	55	93.78	94.05	93.83	17.34	100.23	37.01	157.42	89.90 to 100.27	76,904	72,160
100,000 TO 149,999	45	89.23	88.68	88.46	19.09	100.25	33.21	142.83	78.33 to 94.70	124,181	109,855
150,000 TO 249,999	21	85.75	82.62	82.96	15.00	99.59	55.51	102.31	74.02 to 94.81	187,298	155,391
250,000 TO 499,999	7	96.76	87.06	85.44	19.19	101.90	60.00	108.84	60.00 to 108.84	298,571	255,094
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	01	Total	Increase	10%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	135	Median :	96	COV :	79.68	95% Median C.I. :	90.75 to 101.09
Total Sales Price :	11,434,917	Wgt. Mean :	94	STD :	87.48	95% Wgt. Mean C.I. :	89.72 to 98.36
Total Adj. Sales Price :	11,434,917	Mean :	110	Avg. Abs. Dev :	31.64	95% Mean C.I. :	95.03 to 124.55
Total Assessed Value :	10,753,220						
Avg. Adj. Sales Price :	84,703	COD :	32.89	MAX Sales Ratio :	1021.19		
Avg. Assessed Value :	79,653	PRD :	116.75	MIN Sales Ratio :	41.45		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2012 To 12/31/2012	14	104.42	105.60	102.36	11.87	103.17	75.17	132.87	93.83 to 122.43	97,014	99,302
01/01/2013 To 03/31/2013	12	86.11	90.86	78.05	28.07	116.41	56.70	196.27	62.13 to 101.63	86,576	67,569
04/01/2013 To 06/30/2013	15	94.21	115.26	98.65	34.09	116.84	70.71	274.30	81.32 to 130.00	58,599	57,807
07/01/2013 To 09/30/2013	22	90.29	91.01	91.52	20.59	99.44	41.45	132.38	75.56 to 108.84	96,660	88,466
10/01/2013 To 12/31/2013	12	90.77	97.02	95.44	27.04	101.66	62.82	162.10	68.29 to 119.03	75,433	71,995
01/01/2014 To 03/31/2014	13	97.96	169.43	95.46	87.98	177.49	65.89	1021.19	73.91 to 126.30	79,756	76,133
04/01/2014 To 06/30/2014	21	97.11	120.76	95.61	40.00	126.30	55.51	256.65	86.79 to 143.01	90,408	86,444
07/01/2014 To 09/30/2014	26	95.21	100.72	94.44	24.82	106.65	57.93	167.63	83.80 to 112.26	84,296	79,608
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	63	94.84	100.00	92.81	23.67	107.75	41.45	274.30	89.82 to 101.63	85,756	79,594
10/01/2013 To 09/30/2014	72	96.73	118.36	95.13	40.99	124.42	55.51	1021.19	89.23 to 106.08	83,782	79,706
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	61	92.54	98.13	90.68	26.23	108.22	41.45	274.30	81.32 to 99.82	81,141	73,576

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	135	96.21	109.79	94.04	32.89	116.75	41.45	1021.19	90.75 to 101.09	84,703	79,653

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	135	Median :	96	COV :	79.68	95% Median C.I. :	90.75 to 101.09
Total Sales Price :	11,434,917	Wgt. Mean :	94	STD :	87.48	95% Wgt. Mean C.I. :	89.72 to 98.36
Total Adj. Sales Price :	11,434,917	Mean :	110	Avg. Abs. Dev :	31.64	95% Mean C.I. :	95.03 to 124.55
Total Assessed Value :	10,753,220						
Avg. Adj. Sales Price :	84,703	COD :	32.89	MAX Sales Ratio :	1021.19		
Avg. Assessed Value :	79,653	PRD :	116.75	MIN Sales Ratio :	41.45		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	135	96.21	109.79	94.04	32.89	116.75	41.45	1021.19	90.75 to 101.09	84,703	79,653
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000	8	188.09	293.29	246.91	72.68	118.78	116.88	1021.19	116.88 to 1021.19	11,267	27,818
Less Than 30,000	24	144.10	174.47	141.50	57.25	123.30	60.15	1021.19	89.33 to 167.63	17,937	25,380
__Ranges Excl. Low \$__											
Greater Than 4,999	135	96.21	109.79	94.04	32.89	116.75	41.45	1021.19	90.75 to 101.09	84,703	79,653
Greater Than 15,000	127	93.94	98.23	92.82	22.48	105.83	41.45	256.65	89.33 to 100.20	89,329	82,919
Greater Than 30,000	111	93.83	95.80	92.18	19.49	103.93	41.45	256.65	89.23 to 99.98	99,139	91,388
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	8	188.09	293.29	246.91	72.68	118.78	116.88	1021.19	116.88 to 1021.19	11,267	27,818
15,000 TO 29,999	16	104.22	115.06	113.58	39.11	101.30	60.15	229.98	68.29 to 150.01	21,272	24,161
30,000 TO 59,999	38	98.47	104.49	103.17	21.05	101.28	58.34	256.65	92.09 to 110.54	47,136	48,630
60,000 TO 99,999	26	99.45	99.08	98.13	17.25	100.97	41.45	157.42	86.79 to 111.32	79,870	78,380
100,000 TO 149,999	31	82.71	86.13	85.96	19.99	100.20	57.93	123.92	73.91 to 96.34	124,185	106,746
150,000 TO 249,999	14	89.35	85.89	85.79	12.43	100.12	55.51	102.31	75.17 to 100.78	192,279	164,955
250,000 TO 499,999	2	107.56	107.56	107.52	01.20	100.04	106.27	108.84	N/A	297,500	319,886
500,000 TO 999,999											
1,000,000 +											

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	01	Total	Increase	10%

What IF

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	14	99,519	2,194,561	0	0	0
19. Commercial	33	2,560,674	19,391,400	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	14	99,519	2,194,561
19. Commercial	0	0	0	33	2,560,674	19,391,400
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				47	2,660,193	21,585,961

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	507	52	536	1,095

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	47	1,081,630	21	1,472,157	6,674	1,630,484,557	6,742	1,633,038,344
28. Ag-Improved Land	6	121,998	18	1,048,748	2,103	799,693,263	2,127	800,864,009
29. Ag Improvements	10	246,521	18	1,224,700	2,157	169,661,505	2,185	171,132,726
30. Ag Total							8,927	2,605,035,079

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	4	4.00	35,960	13	14.00	191,730	
33. HomeSite Improvements	4	4.00	134,389	14	14.00	947,820	
34. HomeSite Total							
35. FarmSite UnImp Land	11	14.86	23,334	7	33.17	74,903	
36. FarmSite Improv Land	2	2.06	7,772	17	45.04	152,763	
37. FarmSite Improvements	10	0.00	112,132	17	0.00	276,880	
38. FarmSite Total							
39. Road & Ditches	0	1.96	0	0	10.75	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	15	15.00	177,550	15	15.00	177,550	
32. HomeSite Improv Land	1,336	1,445.68	17,213,214	1,353	1,463.68	17,440,904	
33. HomeSite Improvements	1,338	1,418.31	92,567,934	1,356	1,436.31	93,650,143	10,573,126
34. HomeSite Total				1,371	1,478.68	111,268,597	
35. FarmSite UnImp Land	42	85.22	373,810	60	133.25	472,047	
36. FarmSite Improv Land	1,857	3,159.51	15,558,486	1,876	3,206.61	15,719,021	
37. FarmSite Improvements	2,072	0.00	77,093,571	2,099	0.00	77,482,583	0
38. FarmSite Total				2,159	3,339.86	93,673,651	
39. Road & Ditches	0	15,455.93	0	0	15,468.64	0	
40. Other- Non Ag Use	0	2.02	24,240	0	2.02	24,240	
41. Total Section VI				3,530	20,289.20	204,966,488	10,573,126

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	14	2,512.94	711,598	14	2,512.94	711,598

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	79,726.28	40.42%	417,765,730	46.27%	5,240.00
47. 2A1	14,444.39	7.32%	71,500,024	7.92%	4,950.02
48. 2A	24,000.86	12.17%	106,323,892	11.78%	4,430.00
49. 3A1	14,952.12	7.58%	62,798,904	6.96%	4,200.00
50. 3A	6,292.54	3.19%	24,037,500	2.66%	3,820.00
51. 4A1	26,176.60	13.27%	99,863,767	11.06%	3,815.00
52. 4A	31,662.74	16.05%	120,635,175	13.36%	3,810.00
53. Total	197,255.53	100.00%	902,924,992	100.00%	4,577.44
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	26,275.76	26.62%	63,587,333	32.07%	2,420.00
56. 2D1	8,530.88	8.64%	18,256,069	9.21%	2,140.00
57. 2D	9,306.28	9.43%	18,845,400	9.51%	2,025.02
58. 3D1	15,702.87	15.91%	29,992,549	15.13%	1,910.00
59. 3D	1,202.69	1.22%	2,098,696	1.06%	1,745.00
60. 4D1	20,350.39	20.62%	35,409,683	17.86%	1,740.00
61. 4D	17,323.69	17.55%	30,056,693	15.16%	1,735.01
62. Total	98,692.56	100.00%	198,246,423	100.00%	2,008.73
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	18,645.77	3.01%	17,340,729	3.20%	930.01
65. 2G1	15,913.59	2.57%	14,720,347	2.72%	925.02
66. 2G	14,785.98	2.39%	13,677,303	2.53%	925.02
67. 3G1	8,314.80	1.34%	7,649,600	1.41%	920.00
68. 3G	9,706.33	1.57%	8,929,826	1.65%	920.00
69. 4G1	51,559.15	8.33%	45,194,289	8.35%	876.55
70. 4G	500,140.10	80.79%	433,567,427	80.13%	866.89
71. Total	619,065.72	100.00%	541,079,521	100.00%	874.03
Irrigated Total					
	197,255.53	21.53%	902,924,992	54.98%	4,577.44
Dry Total					
	98,692.56	10.77%	198,246,423	12.07%	2,008.73
Grass Total					
	619,065.72	67.56%	541,079,521	32.95%	874.03
72. Waste	1,210.59	0.13%	60,598	0.00%	50.06
73. Other	116.51	0.01%	30,292	0.00%	259.99
74. Exempt	5,269.36	0.58%	0	0.00%	0.00
75. Market Area Total	916,340.91	100.00%	1,642,341,826	100.00%	1,792.28

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	16.36	0.93%	34,356	0.93%	2,100.00
47. 2A1	45.74	2.61%	96,054	2.61%	2,100.00
48. 2A	42.62	2.44%	89,502	2.44%	2,100.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	356.60	20.38%	748,860	20.38%	2,100.00
51. 4A1	657.86	37.59%	1,381,506	37.59%	2,100.00
52. 4A	630.75	36.04%	1,324,575	36.04%	2,100.00
53. Total	1,749.93	100.00%	3,674,853	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	70.93	16.50%	38,302	17.23%	540.00
56. 2D1	41.71	9.70%	22,107	9.95%	530.02
57. 2D	34.99	8.14%	18,546	8.34%	530.04
58. 3D1	1.35	0.31%	695	0.31%	514.81
59. 3D	73.54	17.10%	37,872	17.04%	514.99
60. 4D1	97.48	22.67%	49,228	22.15%	505.01
61. 4D	109.97	25.58%	55,537	24.98%	505.02
62. Total	429.97	100.00%	222,287	100.00%	516.98
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	139.08	0.08%	54,938	0.08%	395.01
65. 2G1	193.29	0.11%	76,351	0.11%	395.01
66. 2G	1,401.41	0.82%	553,561	0.82%	395.00
67. 3G1	338.34	0.20%	133,643	0.20%	395.00
68. 3G	3,427.81	2.01%	1,365,703	2.02%	398.42
69. 4G1	13,955.12	8.18%	5,580,019	8.25%	399.85
70. 4G	151,204.32	88.60%	59,870,417	88.52%	395.96
71. Total	170,659.37	100.00%	67,634,632	100.00%	396.31
Irrigated Total					
Irrigated Total	1,749.93	1.01%	3,674,853	5.14%	2,100.00
Dry Total					
Dry Total	429.97	0.25%	222,287	0.31%	516.98
Grass Total					
Grass Total	170,659.37	98.71%	67,634,632	94.55%	396.31
72. Waste	56.68	0.03%	1,420	0.00%	25.05
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	161.89	0.09%	0	0.00%	0.00
75. Market Area Total	172,895.95	100.00%	71,533,192	100.00%	413.74

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3,198.95	18.20%	12,012,067	24.24%	3,755.00
47. 2A1	703.60	4.00%	2,388,721	4.82%	3,395.00
48. 2A	4,141.76	23.56%	13,253,632	26.74%	3,200.00
49. 3A1	745.60	4.24%	2,210,709	4.46%	2,965.01
50. 3A	1,628.13	9.26%	4,656,449	9.39%	2,860.00
51. 4A1	3,659.42	20.81%	7,684,782	15.50%	2,100.00
52. 4A	3,503.96	19.93%	7,358,316	14.85%	2,100.00
53. Total	17,581.42	100.00%	49,564,676	100.00%	2,819.15
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,738.37	15.49%	2,068,675	15.65%	1,190.01
56. 2D1	198.13	1.77%	234,785	1.78%	1,185.00
57. 2D	2,778.59	24.76%	3,292,632	24.90%	1,185.00
58. 3D1	1,236.68	11.02%	1,453,118	10.99%	1,175.02
59. 3D	657.21	5.86%	772,230	5.84%	1,175.01
60. 4D1	2,618.85	23.33%	3,064,077	23.18%	1,170.01
61. 4D	1,996.11	17.78%	2,335,474	17.66%	1,170.01
62. Total	11,223.94	100.00%	13,220,991	100.00%	1,177.93
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,825.56	1.83%	1,469,756	2.12%	805.10
65. 2G1	811.43	0.82%	653,415	0.94%	805.26
66. 2G	5,432.91	5.46%	4,373,569	6.31%	805.01
67. 3G1	2,307.28	2.32%	1,857,866	2.68%	805.22
68. 3G	2,236.48	2.25%	1,800,375	2.60%	805.00
69. 4G1	12,052.20	12.11%	9,469,209	13.65%	785.68
70. 4G	74,837.59	75.21%	49,734,682	71.71%	664.57
71. Total	99,503.45	100.00%	69,358,872	100.00%	697.05
Irrigated Total					
	17,581.42	13.70%	49,564,676	37.51%	2,819.15
Dry Total					
	11,223.94	8.74%	13,220,991	10.00%	1,177.93
Grass Total					
	99,503.45	77.51%	69,358,872	52.49%	697.05
72. Waste	67.83	0.05%	2,710	0.00%	39.95
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	314.65	0.25%	0	0.00%	0.00
75. Market Area Total	128,376.64	100.00%	132,147,249	100.00%	1,029.37

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	11,946.94	37.53%	52,028,948	45.69%	4,355.00
47. 2A1	2,410.03	7.57%	9,591,922	8.42%	3,980.00
48. 2A	3,366.38	10.57%	11,311,036	9.93%	3,360.00
49. 3A1	4,837.45	15.20%	15,068,659	13.23%	3,115.00
50. 3A	409.69	1.29%	1,231,119	1.08%	3,005.00
51. 4A1	6,691.34	21.02%	18,869,584	16.57%	2,820.00
52. 4A	2,173.04	6.83%	5,762,903	5.06%	2,652.00
53. Total	31,834.87	100.00%	113,864,171	100.00%	3,576.71
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,164.50	29.36%	17,104,652	36.95%	2,095.00
56. 2D1	1,855.55	6.67%	3,544,100	7.66%	1,910.00
57. 2D	2,597.04	9.34%	4,181,244	9.03%	1,610.00
58. 3D1	7,110.22	25.57%	10,629,790	22.96%	1,495.00
59. 3D	138.53	0.50%	200,174	0.43%	1,444.99
60. 4D1	6,422.15	23.10%	8,702,033	18.80%	1,355.00
61. 4D	1,517.71	5.46%	1,935,160	4.18%	1,275.05
62. Total	27,805.70	100.00%	46,297,153	100.00%	1,665.02
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,535.32	5.43%	5,147,882	6.40%	930.01
65. 2G1	2,674.93	2.62%	2,481,354	3.08%	927.63
66. 2G	3,737.45	3.67%	3,457,196	4.30%	925.01
67. 3G1	3,334.24	3.27%	3,075,810	3.82%	922.49
68. 3G	700.95	0.69%	644,875	0.80%	920.00
69. 4G1	11,112.79	10.90%	9,436,955	11.73%	849.20
70. 4G	74,863.42	73.42%	56,194,751	69.86%	750.63
71. Total	101,959.10	100.00%	80,438,823	100.00%	788.93
Irrigated Total					
	31,834.87	19.68%	113,864,171	47.32%	3,576.71
Dry Total					
	27,805.70	17.19%	46,297,153	19.24%	1,665.02
Grass Total					
	101,959.10	63.03%	80,438,823	33.43%	788.93
72. Waste	106.62	0.07%	5,335	0.00%	50.04
73. Other	52.05	0.03%	13,533	0.01%	260.00
74. Exempt	647.05	0.40%	0	0.00%	0.00
75. Market Area Total	161,758.34	100.00%	240,619,015	100.00%	1,487.52

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	14,440.50	42.74%	62,888,407	50.33%	4,355.00
47. 2A1	3,861.58	11.43%	15,369,088	12.30%	3,980.00
48. 2A	4,721.53	13.97%	15,864,348	12.70%	3,360.00
49. 3A1	2,421.28	7.17%	7,542,290	6.04%	3,115.00
50. 3A	1,391.15	4.12%	4,180,414	3.35%	3,005.01
51. 4A1	3,994.53	11.82%	11,264,574	9.01%	2,820.00
52. 4A	2,958.75	8.76%	7,846,614	6.28%	2,652.00
53. Total	33,789.32	100.00%	124,955,735	100.00%	3,698.08
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,669.74	31.21%	11,878,136	38.76%	2,095.01
56. 2D1	2,002.80	11.02%	3,825,360	12.48%	1,910.01
57. 2D	1,891.95	10.41%	3,046,057	9.94%	1,610.01
58. 3D1	2,748.79	15.13%	4,109,446	13.41%	1,495.00
59. 3D	462.29	2.54%	668,014	2.18%	1,445.01
60. 4D1	3,081.72	16.96%	4,175,765	13.62%	1,355.01
61. 4D	2,309.97	12.72%	2,945,291	9.61%	1,275.03
62. Total	18,167.26	100.00%	30,648,069	100.00%	1,686.99
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,439.20	3.04%	5,103,494	3.23%	938.28
65. 2G1	5,517.80	3.08%	5,106,750	3.24%	925.50
66. 2G	3,806.15	2.12%	3,529,436	2.24%	927.30
67. 3G1	2,816.40	1.57%	2,605,103	1.65%	924.98
68. 3G	1,553.35	0.87%	1,429,085	0.91%	920.00
69. 4G1	12,168.68	6.79%	11,098,784	7.03%	912.08
70. 4G	147,824.95	82.53%	128,912,650	81.70%	872.06
71. Total	179,126.53	100.00%	157,785,302	100.00%	880.86
Irrigated Total					
	33,789.32	14.58%	124,955,735	39.87%	3,698.08
Dry Total					
	18,167.26	7.84%	30,648,069	9.78%	1,686.99
Grass Total					
	179,126.53	77.28%	157,785,302	50.34%	880.86
72. Waste	692.56	0.30%	34,660	0.01%	50.05
73. Other	13.63	0.01%	3,543	0.00%	259.94
74. Exempt	675.19	0.29%	0	0.00%	0.00
75. Market Area Total	231,789.30	100.00%	313,427,309	100.00%	1,352.21

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	213.60	968,524	232.77	1,120,590	281,764.70	1,192,895,313	282,211.07	1,194,984,427
77. Dry Land	26.79	59,919	287.85	609,774	156,004.79	287,965,230	156,319.43	288,634,923
78. Grass	123.02	108,119	412.33	370,454	1,169,778.82	915,818,577	1,170,314.17	916,297,150
79. Waste	0.00	0	13.80	691	2,120.48	104,032	2,134.28	104,723
80. Other	0.00	0	0.00	0	182.19	47,368	182.19	47,368
81. Exempt	79.58	0	271.75	0	6,716.81	0	7,068.14	0
82. Total	363.41	1,136,562	946.75	2,101,509	1,609,850.98	2,396,830,520	1,611,161.14	2,400,068,591

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	282,211.07	17.52%	1,194,984,427	49.79%	4,234.36
Dry Land	156,319.43	9.70%	288,634,923	12.03%	1,846.44
Grass	1,170,314.17	72.64%	916,297,150	38.18%	782.95
Waste	2,134.28	0.13%	104,723	0.00%	49.07
Other	182.19	0.01%	47,368	0.00%	259.99
Exempt	7,068.14	0.44%	0	0.00%	0.00
Total	1,611,161.14	100.00%	2,400,068,591	100.00%	1,489.65

2015 County Abstract of Assessment for Real Property, Form 45 Compared with the 2014 Certificate of Taxes Levied (CTL)

21 Custer

	2014 CTL County Total	2015 Form 45 County Total	Value Difference (2015 form 45 - 2014 CTL)	Percent Change	2015 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	242,100,352	250,232,084	8,131,732	3.36%	2,502,426	2.33%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	107,937,571	111,268,597	3,331,026	3.09%	10,573,126	-6.71%
04. Total Residential (sum lines 1-3)	350,037,923	361,500,681	11,462,758	3.27%	13,075,552	-0.46%
05. Commercial	91,628,698	113,099,053	21,470,355	23.43%	18,594,803	3.14%
06. Industrial	7,263,731	9,002,803	1,739,072	23.94%	2,001,325	-3.61%
07. Ag-Farmsite Land, Outbuildings	83,812,907	93,673,651	9,860,744	11.77%	0	11.77%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	182,705,336	215,775,507	33,070,171	18.10%	20,596,128	6.83%
10. Total Non-Agland Real Property	532,743,259	577,300,428	44,557,169	8.36%	33,671,680	2.04%
11. Irrigated	906,219,601	1,194,984,427	288,764,826	31.86%		
12. Dryland	231,343,898	288,634,923	57,291,025	24.76%		
13. Grassland	699,014,392	916,297,150	217,282,758	31.08%		
14. Wasteland	113,809	104,723	-9,086	-7.98%		
15. Other Agland	51,118	47,368	-3,750	-7.34%		
16. Total Agricultural Land	1,836,742,818	2,400,068,591	563,325,773	30.67%		
17. Total Value of all Real Property (Locally Assessed)	2,369,486,077	2,977,369,019	607,882,942	25.65%	33,671,680	24.23%

CUSTER COUNTY PLAN OF ASSESSMENT ASSESSMENT YEARS 2015, 2016 AND 2017

Introduction

Pursuant to LB 263, Section 9 the assessor shall submit a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter to the county board of equalization on or before July 31, 2014. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. After the budget is approved by the county board a copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31 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 VII, 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" NE 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 and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land that meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Custer County

Per the 2014 county Abstract, Custer County consists of the following real property types;

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value</u>
Residential	4691	32.58%	19.36%
Commercial	804	5.58%	8.50%
Industrial	4	.03%	.58%
Recreational	0	.00%	.00%
Agricultural	8900	61.81%	71.56%
Special Value	0	.00%	.00%

Agricultural land-taxable acres were 1,611,001.91 Acres.

Other pertinent facts: Custer County is predominately agricultural and 72% is grassland.

For more information see 2014 Reports and Opinions, Abstract, and Assessor Survey.

Current Resources

A. Staff/Budget/Training:

Assessor/\$48,784/I hold the assessor's certificate when I passed the test in the early 1980's. I have attended many of the IAAC courses and classes of the PA&T. I have all the hours needed at this time to keep the certificate current.

Deputy Assessor/\$36,588/She also holds the assessor's certificate, passing the test in 2004. She has completed all her hours needed at this time to keep the certificate current.

3 full time clerks-One clerk has over 10 years experience in the assessor's office and one has 6 years experience and the third was hired in 2011.

1 part-time lister. The lister was hired in August 2007.

- B.** The Cadastral Maps were flown in the 1970's but are in good condition. They are kept current with monthly land sales. The county board agreed to hire GIS Workshop to measure acres within soil types and land use.
- C.** The Property Record cards list all information required by statute with current photos and sketches.
- D.** The county uses the TERASCAN software package. There are 5 terminals and 1 public-use terminal.
- E.** The county has a Web-site with all parcels listed.

Current Assessment Procedures for Real Property

- A. Discovery:** The County now has zoning and has a zoning administrator. Before any construction is allowed, the property owner must file a permit with the zoning administrator and in turn the assessor is notified. At the beginning of the year each property is reviewed for % of completion and valued accordingly. In Real Estate Transfers the name is changed within the month the deed is filed, cadastral maps updated, and a sales review is mailed to the new owner.
- B. Data Collection:** The part-time lister travels throughout the different areas each year, measuring each home, and outbuilding, taking new pictures, and interviewing each property owner as to the interior work. In new construction

& remodeling the property is inspected inside and out. As sales occur, the sale is used for 3 years to set property values.

C. Review assessment sales ratio studies before assessment actions: The area Field Liaison works very hard with the assessor and staff and with the help of an excel program we enter sales data to be able to adjust the problem areas.

D. Approaches to Value:

1. Market Approach; sales comparison: Using the sales of the various styles, conditions, and ages, I use the information to adjust the depreciation.
2. Cost Approach: The RCN (replacement cost new) is figured with the July 2007 Marshall and Swift values from the TerraScan software system.
3. Income Approach: income and expense data collection/analysis from the market is done by the Commercial Appraiser that is hired to value commercial and industrial properties.
4. Sales of agricultural land are mapped out and when a trend in sales indicate a market area change is required will be the only time areas will change. One market area is set with soil type boundaries and one with natural boundaries such as rivers.

After assessment action, a review of the sales ratio is a top priority.

Notices of valuation changes are mailed to all property owners that have a change of value and notices are also published in the local newspaper.

Level of Value, Quality and Uniformity of Assessment Year 2014

<u>Property Class</u>	<u>Median</u>
Residential	95%
Commercial	0%
Agricultural Land	70%
Special Value Ag-land	00%

For more information regarding statistical measures see 2014 Reports and Opinions.

2014 ACTION TAKEN

Began the 6 year cycle of review of the different areas in the county. Reviewed with new pictures and revalued using the Marshall & Swift 2013 cost to build update in the Terra Scan system the townships Custer, Wood River, Loup, Grant, Delight, Wayne, Elim. And the villages of Oconto and Callaway.

RESIDENTIAL PLAN:

2015 Review of the villages of Arnold, and Merna and the improvements in the townships of Arnold, Hayes, Triumph, Cliff, Ryno, Kilfoil and maintain the level of assessment as required by statute.

- 2016 Review villages of Anselmo, Comstock and Sargent and the improvements in the townships of Victory, Milburn, West Union, Lillian, Sargent, Corner, Comstock, Spring Creek and Myrtle and maintain the level assessment as required by statute.
- 2017 Review villages of Ansley and Mason City and the improvements in the townships of Garfield, Douglas Grove, Westerville, Ansley, and Algernon and maintain the level assessment as required by statute.

COMMERCIAL:

2015 Only new construction and change of use on commercial properties will need to be revalued by Stanard Appraisal Service unless sales indicate a need for further action.

2016 Only new construction and change of use on commercial properties will need to be revalued by Stanard Appraisal Service unless sales indicate a need for further action.

2017 Only new construction and change of use on commercial properties will need to be revalued by Stanard appraisal Service unless sales indicate a need for further action

AGRICULTURAL LAND:

2015 The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

2016 The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

2017 The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

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

I will continue to maintain the parcel records on each property owner making changes monthly of ownership and maintain accurate cadastral maps with ownership changes.

I will continually perform the duties required of me by law to serve the property owners of Custer County and to maintain equality in assessment for all. I will file all the administrative reports required by law/regulations such as abstracts, both real and personal property, the assessor's survey, the sales information to PA&T rosters & annual assessed value updates, school district taxable value report, homestead exemption tax loss report, and certificate of taxes levied report. I will certify the value to political subdivisions, and report the current values to the Board of Education Lands & Funds of properties they own and report the exempt property and taxable property owned by governmental subdivisions. I will also report to the county board the annual plan of assessment.

I will continually administer the annual filing of all personal property schedules and notify the taxpayer of incomplete filings, failure to file and penalties applied.

I will send the applications for annual filings for permissive exemptions, review and make recommendations to the county board.

I will administer approximately 650 annual filings of applications for homestead exemptions and assist where necessary and continue to monitor approval/denial process and send out denial notification.

I will continue to review the centrally assessed valuation certified by PA&T for railroads and public service entities, and establish assessment records and tax billing for tax list.

I will continue to manage the record/valuation information for properties in community redevelopment project (TIFF) and administer the reports and allocate the ad valorem tax.

I will continue to manage the tax entity boundaries making changes only when legal changes dictate and review the tax rates used for the tax billing process.

I will continue to prepare tax lists and certify these to the county treasurer for real estate, personal, and centrally assessed.

I will continue to attend the county board of equalization meetings for valuation protests and assemble and provide necessary information.

I will prepare information and attend taxpayer appeal hearings before TERC (tax equalization and review commission) to defend county valuations.

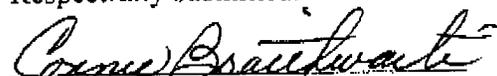
I will continue to attend hearing if applicable to the county, defend values and/or implement orders of the TERC.

I will continue to attend meetings, workshops, and educational classes to obtain required hours of continuing education for maintaining my assessor's certificate.

CONCLUSION:

The assessor maintains two budgets; the assessor's functions budget and the reappraisal budget. The assessor's office budget will be over \$200,000. The reappraisal budget will be over \$40,000.

Respectfully submitted:



Custer County Assessor

2015 Assessment Survey for Custer County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	4
4.	Other part-time employees:
	1 part-time lister
5.	Number of shared employees:
	1
6.	Assessor's requested budget for current fiscal year:
	\$204,560
7.	Adopted budget, or granted budget if different from above:
	same
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:
	\$44,500
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$14,800 for the GIS System; the clerk controls a budget for the computer system for the entire courthouse that includes the CAMA system and any computer equipment needs.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,400
12.	Other miscellaneous funds:
	n/a
13.	Amount of last year's assessor's budget not used:
	None

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The maintenance of the cadastral maps is shared between the Assessor's office and the Register of Deeds office. The maps that are currently in use are not digitized and were flown in the 1970's.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, custer.gisworkshop.com
7.	Who maintains the GIS software and maps?
	The office staff has all be trained to maintain the GIS system, the vendor will also assist with maintenance.
8.	Personal Property software:
	TerraScan

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?
	Ansley, Arnold and Broken Bow
4.	When was zoning implemented?
	2005

D. Contracted Services

1.	Appraisal Services:
	The county contracts with Stanard Appraisal Services for the commercial class of property only.
2.	GIS Services:
	GIS Workshop, Inc.
3.	Other services:
	none

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, only for the commercial class
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The contract does not specify certifications or qualifications; however, the appriaisal service does employ both a Certified General and a Licensed appraiser who will both work within the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Generally, the appraiser will establish valuation models, with final valuation determinations being made by the assessor. This year, however, the commercial values were established by the county assessor.

2015 Certification for Custer County

This is to certify that the 2015 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 Custer County Assessor.

Dated this 7th day of April, 2015.



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

Ruth A. Sorensen
Property Tax Administrator

