

Table of Contents

2015 Commission Summary

2015 Opinions of the Property Tax Administrator

Residential Reports

- Residential Assessment Actions
- Residential Assessment Survey
- Residential Correlation

Commercial Reports

- Commercial Assessment Actions
- Commercial Assessment Survey
- Commercial Correlation

Agricultural and/or Special Valuation Reports

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

Statistical Reports

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

County Reports

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

Certification

Maps

- Market Areas

Valuation History Charts

2015 Commission Summary for Kearney County

Residential Real Property - Current

Number of Sales	196	Median	92.92
Total Sales Price	\$22,985,725	Mean	93.25
Total Adj. Sales Price	\$22,985,725	Wgt. Mean	90.01
Total Assessed Value	\$20,688,595	Average Assessed Value of the Base	\$93,543
Avg. Adj. Sales Price	\$117,274	Avg. Assessed Value	\$105,554

Confidence Interval - Current

95% Median C.I	90.14 to 95.36
95% Wgt. Mean C.I	86.94 to 93.07
95% Mean C.I	90.16 to 96.34
% of Value of the Class of all Real Property Value in the	12.98
% of Records Sold in the Study Period	7.25
% of Value Sold in the Study Period	8.18

Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	198	99	98.68
2013	169	98	98.22
2012	132	93	93.28
2011	140	93	93

2015 Commission Summary for Kearney County

Commercial Real Property - Current

Number of Sales	18	Median	98.56
Total Sales Price	\$2,126,000	Mean	103.72
Total Adj. Sales Price	\$2,126,000	Wgt. Mean	104.12
Total Assessed Value	\$2,213,560	Average Assessed Value of the Base	\$236,375
Avg. Adj. Sales Price	\$118,111	Avg. Assessed Value	\$122,976

Confidence Interval - Current

95% Median C.I	92.74 to 102.74
95% Wgt. Mean C.I	94.37 to 113.87
95% Mean C.I	89.86 to 117.58
% of Value of the Class of all Real Property Value in the County	4.37
% of Records Sold in the Study Period	5.00
% of Value Sold in the Study Period	2.60

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	17	100	99.99
2013	14		98.70
2012	18		97.97
2011	20		98

2015 Opinions of the Property Tax Administrator for Kearney 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	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2015.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

2015 Residential Assessment Actions for Kearney County

All residential sales were reviewed and a spreadsheet analysis of the usable sales within the study period was completed. Existing and potential market areas and neighborhoods were analyzed.

A study of older homes (before 1940) in Axtell showed that they were undervalued and their values were increased. A similar study was conducted in Minden with homes built between 1930 through 1939. Values on those homes were also increased by adjusting the depreciation.

All residential sites were analyzed and adjusted to reflect the market.

Pickup work was timely completed by the county's appraiser.

2015 Residential Assessment Survey for Kearney County

1.	Valuation data collection done by:																
	Appraiser																
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>Minden - largest community in the county; has a school system, several amenities, and job opportunities. The residential housing market in Minden is stable and active.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Axtell - smaller community located on a major highway; has a school system, a few amenities, and employment opportunities. The market is mainly influenced by proximity to Kearney.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Brandt's, El Charman, McConnell's, Summerhaven - rural subdivisions located throughout the county</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Heartwell, Lowell, Norman - small communities with no schools or amenities</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Wilcox - small community with a school system, but few other amenities</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Awarii Dunes, Craneview - golf course subdivisions</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural 1 - all rural residential properties not in an identified subdivision</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Minden - largest community in the county; has a school system, several amenities, and job opportunities. The residential housing market in Minden is stable and active.	02	Axtell - smaller community located on a major highway; has a school system, a few amenities, and employment opportunities. The market is mainly influenced by proximity to Kearney.	03	Brandt's, El Charman, McConnell's, Summerhaven - rural subdivisions located throughout the county	05	Heartwell, Lowell, Norman - small communities with no schools or amenities	10	Wilcox - small community with a school system, but few other amenities	11	Awarii Dunes, Craneview - golf course subdivisions	15	Rural 1 - all rural residential properties not in an identified subdivision
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Sales comparison and cost approaches																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	Depreciation tables are developed using local market information																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes																
6.	Describe the methodology used to determine the residential lot values?																
	Sales comparison approach; lots are analyzed by the square foot, front foot, and per acre																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	All lots are treated the same; no applications to combine lots have been received																

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2014	2011	2014	2013
02	2014	2011	2014	2013
03	2014	2011	2014	2013
05	2014	2011	2014	2013
10	2014	2011	2014	2013
11	2014	2011	2014	2013
15	2014	2011	2014	2013

2015 Residential Correlation Section for Kearney County

County Overview

Kearney County is located in south central Nebraska and contains five communities in addition to several rural subdivisions in the northern part of the county. Minden (pop. 2,923) is the county seat and largest community, with nearly half of the county's population. Minden and the rural subdivisions have the most organized residential markets. Proximity to the city of Kearney, schools, and other amenities will have an effect on the residential markets in the smaller communities.

Description of Analysis

Kearney County has identified seven different valuation groups intended to reflect unique market influences. The statistical sampling of 196 qualified sales is considered to be an adequate and reliable sample for the measurement of the residential class of real property in Kearney County.

The overall measures of central tendency are a reliable indicator that a level of value within the acceptable range has been achieved; individual valuation groups with a representative sample of sales demonstrate an acceptable level of value. Review of changes to the sales file and abstract of assessment are reflective of assessment actions reported by the assessor.

Sales Qualification

The Department annually conducts a sales verification review for all counties. A review of the non-qualified sales roster demonstrated no apparent bias exists in the determination of qualified sales, and that all arm's length sales were made available for the measurement of real property in the county. Approximately eighty-two percent of the improved residential sales were considered by the county to be qualified. It has been determined that the county utilized an acceptable portion of available sales and there is no evidence of trimming in the file.

Equalization and Quality of Assessment

The Department conducts a yearly analysis of counties within the state to systematically review assessment practices. This review was conducted in Kearney County in 2014. Based on the review, assessment practices are determined to be in compliance with professionally accepted mass appraisal standards.

Level of Value

Based on the analysis of all available information, the level of value of residential property in Kearney County is determined to be 93%.

2015 Commercial Assessment Actions for Kearney County

All commercial sales, as well as existing and potential neighborhoods were analyzed.

A complete review of all commercial property was conducted, including measuring, new costing, and new depreciation tables.

All commercial pickup work was timely completed by the county's appraiser.

2015 Commercial Assessment Survey for Kearney County

1.	Valuation data collection done by:																		
	Appraiser																		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	Sales comparison, cost, and income approaches																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The appraiser is responsible for establishing the values of unique properties, and will use sales data from outside the county if necessary																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
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2015 Commercial Correlation Section for Kearney County

County Overview

Kearney County is located in south central Nebraska and contains five communities in addition to several rural subdivisions in the northern part of the county. Minden (pop. 2,923) is the county seat and largest community, and has the most organized commercial market. Even in Minden, as in the rest of the county, the commercial market is sporadic and unorganized.

Description of Analysis

There are 293 improved parcels in Kearney County, represented by 71 different occupancy codes. Of the 18 qualified sales that occurred during the study period, 11 occurred in Valuation Group 01 (Minden); the remaining sales were scattered among the other valuation groups. The sample is considered unrepresentative of the commercial population.

Sales Qualification

The Department annually conducts a sales verification review for all counties. A review of the non-qualified sales roster demonstrated no apparent bias exists in the determination of qualified sales, and that all arm's length transactions were made available for the measurement of real property in the county.

Equalization and Quality of Assessment

The Department conducts a yearly analysis of counties within the state to systematically review assessment practices. This review was conducted in Kearney County in 2014. Based on the review, assessment practices are determined to be in compliance with professionally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of the commercial property in Kearney County is determined to be at the statutory level of 100%.

2015 Agricultural Assessment Actions for Kearney County

All agricultural sales were reviewed. An analysis of the sales was conducted by plotting the qualified sales within the study period. The analysis showed no geographic characteristic differences that would indicate a need for separate market areas. As a result of the analysis, all agricultural land in the county continues to be valued using one schedule of values.

A spreadsheet analysis was conducted on the sales in the county and as a result all land values increased.

Land use changes were made as needed. Restrictions on water continue, along with water transfers within the county and from neighboring counties.

All pickup work was timely completed by the county's appraiser.

2015 Agricultural Assessment Survey for Kearney County

1.	Valuation data collection done by:						
	Appraiser						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>No geographic or economic differences have been determined</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	No geographic or economic differences have been determined	2014
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	No geographic or economic differences have been determined	2014					
3.	Describe the process used to determine and monitor market areas.						
	Sales are plotted and verified, water availability is monitored and NRD restrictions are reviewed						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Sales are reviewed and inspected for current use before a determination is made						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Non-agricultural influences are identified by monitoring and reviewing sales. Additionally, land along the river is reviewed for changes.						
7.	Have special valuation applications been filed in the county? If so, answer the following:						
	No						

Kearney County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kearney	1	n/a	6,799	6,300	6,000	5,000	3,500	3,500	3,500	6,029
Adams	4000	6,800	6,700	6,500	6,300	6,100	5,900	5,700	5,500	6,549
Buffalo	2	6,050	6,050	5,850	5,751	5,350	5,250	5,025	4,913	5,819
Franklin	2	5,131	5,154	4,774	4,763	4,385	4,084	4,105	4,041	4,876
Hall	1	6,589	6,601	5,820	5,808	4,649	4,649	4,395	4,394	5,979
Harlan	1	n/a	5,440	4,375	3,790	n/a	n/a	2,520	2,520	4,958
Phelps	1	4,896	6,099	5,100	4,697	4,500	4,300	4,200	3,800	5,738
Phelps	2	n/a	5,100	4,700	4,500	4,300	4,100	3,900	3,200	4,592
Webster	1	5,255	5,255	5,255	5,120	5,100	5,100	5,065	5,065	5,164

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kearney	1	n/a	3,000	2,800	2,750	2,000	1,500	1,500	1,500	2,637
Adams	4000	3,500	3,300	3,100	2,900	2,900	2,900	2,700	2,700	3,190
Buffalo	2	2,800	2,800	2,600	2,500	2,300	2,250	2,150	2,100	2,524
Franklin	2	3,025	3,025	2,475	2,475	2,175	2,175	2,075	2,075	2,730
Hall	1	3,296	3,291	2,911	2,910	2,465	2,431	2,178	2,188	2,920
Harlan	1	n/a	2,701	2,405	2,385	n/a	n/a	1,630	1,630	2,516
Phelps	1	3,000	3,000	2,900	2,700	2,600	2,500	2,300	2,000	2,848
Phelps	2	n/a	2,500	2,300	2,100	1,900	1,700	1,550	1,450	2,074
Webster	1	3,030	3,030	2,760	2,590	2,590	2,590	2,515	2,515	2,801

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kearney	1	n/a	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Adams	4000	1,450	1,450	1,400	1,350	1,300	1,275	1,275	1,275	1,320
Buffalo	2	1,600	1,580	1,490	1,474	1,433	1,361	1,382	1,277	1,358
Franklin	2	1,300	1,300	1,200	1,200	1,200	1,200	1,200	1,200	1,209
Hall	1	2,179	2,171	1,793	1,800	1,386	1,382	1,374	1,381	1,506
Harlan	1	n/a	1,000	1,000	1,000	n/a	n/a	1,000	1,000	1,000
Phelps	1	1,026	1,340	1,313	1,303	1,144	1,286	1,045	1,011	1,146
Phelps	2	n/a	1,132	1,075	1,127	1,101	1,000	959	927	952
Webster	1	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230

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

2015 Agricultural Correlation Section for Kearney County

County Overview

Agricultural land in Kearney County can be described as plains land which is primarily irrigated cropland. The majority of cropland acres are in the upper capability groupings. Phelps and Adams counties are the most comparable to Kearney in terms of land characteristics. Buffalo County is not considered comparable due to soil differences; additionally the portion of Buffalo County that adjoins Kearney County is subject to non-agricultural influences and receives special valuation. Only portions of Harlan, Franklin, and Webster counties could be considered comparable in terms of land characteristics; these counties are all in the Republican River Basin and have irrigation limitations that Kearney County is not subject to. Phelps County has typically been considered the most comparable to Kearney County.

Description of Analysis

Analysis of the agricultural sales during the three-year study period within the county indicates the sample does not contain a proportionate distribution of sales among each year of the study period. The way the sales are distributed over the study period may cause Kearney County to be compared to a different time standard than others as the first year of the study period is underrepresented compared to the second and third years. Sales were sought from comparable areas surrounding Kearney County with similar soils and physical characteristics. A total of 66 sales were used in the analysis; sales were proportionately distributed and representative of the land uses that exist within the county.

The assessment actions taken by the assessor reflect adjustments typical for the region; values were increased in all land capability groupings for all three classes of agricultural land and resulted in values that compare well to adjoining counties. The statistics support that an acceptable level of value has been obtained; the majority land use samples of irrigated and grassland also support those assessments. While there are few dry sales, counties in the region have made an effort in recent years to catch up lagging dry land values. Comparison of Kearney County's values to adjoining counties indicates that values are reasonably comparable; indicating that dry land assessments are also comparable.

Sales Qualification

The Department annually conducts a sales verification review for all counties. A review of the non-qualified sales roster demonstrates no apparent bias exists in the determination of qualified sales and that all arm's length transactions were made available for the measurement of real property in the county. Measurement was done utilizing all available information; there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The values established by the assessor have created equalization within the county and with the surrounding counties. The quality of assessment of agricultural land has been determined to be in compliance with professionally accepted mass appraisal standards.

2015 Agricultural Correlation Section for Kearney County

Level of Value

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

**50 Kearney
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 : 196
 Total Sales Price : 22,985,725
 Total Adj. Sales Price : 22,985,725
 Total Assessed Value : 20,688,595
 Avg. Adj. Sales Price : 117,274
 Avg. Assessed Value : 105,554

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 93
 COD : 16.69
 PRD : 103.60

COV : 23.67
 STD : 22.07
 Avg. Abs. Dev : 15.51
 MAX Sales Ratio : 186.86
 MIN Sales Ratio : 22.57

95% Median C.I. : 90.14 to 95.36
 95% Wgt. Mean C.I. : 86.94 to 93.07
 95% Mean C.I. : 90.16 to 96.34

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-12 To 31-DEC-12	15	90.00	88.06	88.72	13.06	99.26	43.78	119.15	82.82 to 96.68	159,987	141,945	
01-JAN-13 To 31-MAR-13	24	96.11	99.80	87.80	16.60	113.67	51.30	177.87	91.48 to 107.02	112,713	98,961	
01-APR-13 To 30-JUN-13	39	94.66	97.51	95.53	12.92	102.07	58.52	186.86	91.43 to 101.64	117,846	112,575	
01-JUL-13 To 30-SEP-13	27	90.56	93.18	90.95	16.36	102.45	56.28	156.81	81.95 to 101.68	80,422	73,140	
01-OCT-13 To 31-DEC-13	15	96.11	95.19	94.69	16.42	100.53	45.16	151.13	88.22 to 107.63	101,070	95,704	
01-JAN-14 To 31-MAR-14	18	93.76	96.52	89.11	21.20	108.32	41.63	151.18	80.59 to 116.43	167,779	149,515	
01-APR-14 To 30-JUN-14	30	85.21	87.29	85.68	17.37	101.88	51.01	133.43	77.88 to 102.11	108,963	93,361	
01-JUL-14 To 30-SEP-14	28	85.42	87.76	87.40	19.04	100.41	22.57	142.57	77.69 to 93.87	118,159	103,267	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	105	93.73	95.57	91.55	14.83	104.39	43.78	186.86	91.43 to 98.07	113,070	103,519	
01-OCT-13 To 30-SEP-14	91	88.22	90.56	88.35	19.19	102.50	22.57	151.18	84.37 to 95.40	122,126	107,903	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	105	94.80	96.59	92.60	15.11	104.31	45.16	186.86	92.31 to 99.57	104,653	96,913	
<u>ALL</u>	196	92.92	93.25	90.01	16.69	103.60	22.57	186.86	90.14 to 95.36	117,274	105,554	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	117	92.31	93.02	91.94	16.40	101.17	22.57	156.81	88.46 to 95.81	93,200	85,684	
02	23	93.69	91.16	85.71	19.91	106.36	41.63	177.87	72.08 to 102.70	103,889	89,043	
03	16	102.06	103.32	93.57	16.56	110.42	72.31	186.86	86.70 to 109.19	199,706	186,858	
05	5	82.04	79.46	79.29	18.98	100.21	58.52	99.44	N/A	52,600	41,706	
10	9	93.94	96.61	94.57	15.21	102.16	61.48	129.25	84.66 to 115.36	78,711	74,435	
11	2	87.91	87.91	87.74	05.79	100.19	82.82	92.99	N/A	228,200	200,233	
15	24	92.83	91.68	85.76	14.55	106.90	51.30	131.36	85.24 to 99.89	211,199	181,122	
<u>ALL</u>	196	92.92	93.25	90.01	16.69	103.60	22.57	186.86	90.14 to 95.36	117,274	105,554	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	196	92.92	93.25	90.01	16.69	103.60	22.57	186.86	90.14 to 95.36	117,274	105,554	
06												
07												
<u>ALL</u>	196	92.92	93.25	90.01	16.69	103.60	22.57	186.86	90.14 to 95.36	117,274	105,554	

**50 Kearney
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 : 196
 Total Sales Price : 22,985,725
 Total Adj. Sales Price : 22,985,725
 Total Assessed Value : 20,688,595
 Avg. Adj. Sales Price : 117,274
 Avg. Assessed Value : 105,554

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 93
 COD : 16.69
 PRD : 103.60

COV : 23.67
 STD : 22.07
 Avg. Abs. Dev : 15.51
 MAX Sales Ratio : 186.86
 MIN Sales Ratio : 22.57

95% Median C.I. : 90.14 to 95.36
 95% Wgt. Mean C.I. : 86.94 to 93.07
 95% Mean C.I. : 90.16 to 96.34

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	2	106.58	106.58	97.11	33.78	109.75	70.58	142.57	N/A	9,500	9,225	
Less Than 30,000	14	96.92	108.49	105.52	31.07	102.81	56.28	177.87	71.31 to 153.87	20,743	21,888	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	196	92.92	93.25	90.01	16.69	103.60	22.57	186.86	90.14 to 95.36	117,274	105,554	
Greater Than 14,999	194	92.92	93.11	90.00	16.46	103.46	22.57	186.86	90.14 to 95.36	118,385	106,547	
Greater Than 29,999	182	92.60	92.07	89.81	15.52	102.52	22.57	186.86	90.14 to 94.80	124,700	111,990	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	2	106.58	106.58	97.11	33.78	109.75	70.58	142.57	N/A	9,500	9,225	
15,000 TO 29,999	12	96.92	108.81	106.11	30.05	102.54	56.28	177.87	77.88 to 153.87	22,617	23,998	
30,000 TO 59,999	31	93.53	97.91	98.16	25.41	99.75	22.57	186.86	84.29 to 108.45	45,255	44,420	
60,000 TO 99,999	61	93.87	92.72	92.82	13.82	99.89	43.78	131.36	88.46 to 99.57	78,010	72,406	
100,000 TO 149,999	34	87.46	86.65	86.02	14.82	100.73	41.63	123.91	82.04 to 96.00	121,922	104,876	
150,000 TO 249,999	45	92.31	93.40	93.16	11.21	100.26	71.95	117.12	87.75 to 99.84	176,922	164,824	
250,000 TO 499,999	8	86.84	83.53	81.27	16.26	102.78	51.30	106.81	51.30 to 106.81	320,250	260,253	
500,000 TO 999,999	3	85.24	82.95	81.69	07.43	101.54	72.31	91.29	N/A	621,667	507,817	
1,000,000 +												
<u>ALL</u>	196	92.92	93.25	90.01	16.69	103.60	22.57	186.86	90.14 to 95.36	117,274	105,554	

**50 Kearney
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 : 18
 Total Sales Price : 2,126,000
 Total Adj. Sales Price : 2,126,000
 Total Assessed Value : 2,213,560
 Avg. Adj. Sales Price : 118,111
 Avg. Assessed Value : 122,976

MEDIAN : 99
 WGT. MEAN : 104
 MEAN : 104
 COD : 15.17
 PRD : 99.62

COV : 26.87
 STD : 27.87
 Avg. Abs. Dev : 14.95
 MAX Sales Ratio : 186.13
 MIN Sales Ratio : 59.26

95% Median C.I. : 92.74 to 102.74
 95% Wgt. Mean C.I. : 94.37 to 113.87
 95% Mean C.I. : 89.86 to 117.58

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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>Qtrts</u>											
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12	1	99.93	99.93	99.93	00.00	100.00	99.93	99.93	N/A	125,000	124,915
01-APR-12 To 30-JUN-12	1	157.20	157.20	157.20	00.00	100.00	157.20	157.20	N/A	20,000	31,440
01-JUL-12 To 30-SEP-12											
01-OCT-12 To 31-DEC-12	3	99.93	93.38	94.76	06.73	98.54	80.01	100.19	N/A	169,167	160,305
01-JAN-13 To 31-MAR-13	1	97.18	97.18	97.18	00.00	100.00	97.18	97.18	N/A	435,000	422,725
01-APR-13 To 30-JUN-13	3	97.93	96.76	98.25	06.96	98.48	85.95	106.40	N/A	116,333	114,297
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13	2	74.42	74.42	68.59	20.37	108.50	59.26	89.58	N/A	9,750	6,688
01-JAN-14 To 31-MAR-14	4	98.56	101.58	110.53	06.23	91.90	92.74	116.48	N/A	136,750	151,148
01-APR-14 To 30-JUN-14	1	102.74	102.74	102.74	00.00	100.00	102.74	102.74	N/A	35,000	35,960
01-JUL-14 To 30-SEP-14	2	142.13	142.13	178.13	30.96	79.79	98.13	186.13	N/A	44,000	78,375
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	2	128.57	128.57	107.83	22.28	119.23	99.93	157.20	N/A	72,500	78,178
01-OCT-12 To 30-SEP-13	7	97.93	95.37	96.52	06.33	98.81	80.01	106.40	80.01 to 106.40	184,500	178,076
01-OCT-13 To 30-SEP-14	9	98.14	104.69	117.57	18.64	89.04	59.26	186.13	89.58 to 116.48	76,611	90,075
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	5	99.93	107.45	97.67	15.50	110.01	80.01	157.20	N/A	130,500	127,454
01-JAN-13 To 31-DEC-13	6	93.38	89.38	96.95	11.91	92.19	59.26	106.40	59.26 to 106.40	133,917	129,832
<u>ALL</u>	18	98.56	103.72	104.12	15.17	99.62	59.26	186.13	92.74 to 102.74	118,111	122,976

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	11	98.14	103.86	101.22	11.67	102.61	80.01	186.13	85.95 to 100.19	145,591	147,362
02	7	102.74	103.49	112.98	19.26	91.60	59.26	157.20	59.26 to 157.20	74,929	84,654
<u>ALL</u>	18	98.56	103.72	104.12	15.17	99.62	59.26	186.13	92.74 to 102.74	118,111	122,976

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	78.60	78.60	96.21	24.61	81.70	59.26	97.93	N/A	151,750	146,000
03	16	99.45	106.86	105.44	14.35	101.35	80.01	186.13	92.74 to 106.40	113,906	120,098
04											
<u>ALL</u>	18	98.56	103.72	104.12	15.17	99.62	59.26	186.13	92.74 to 102.74	118,111	122,976

**50 Kearney
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 : 18
 Total Sales Price : 2,126,000
 Total Adj. Sales Price : 2,126,000
 Total Assessed Value : 2,213,560
 Avg. Adj. Sales Price : 118,111
 Avg. Assessed Value : 122,976

MEDIAN : 99
 WGT. MEAN : 104
 MEAN : 104
 COD : 15.17
 PRD : 99.62

COV : 26.87
 STD : 27.87
 Avg. Abs. Dev : 14.95
 MAX Sales Ratio : 186.13
 MIN Sales Ratio : 59.26

95% Median C.I. : 92.74 to 102.74
 95% Wgt. Mean C.I. : 94.37 to 113.87
 95% Mean C.I. : 89.86 to 117.58

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SALE PRICE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	3	89.58	82.32	77.18	14.47	106.66	59.26	98.13	N/A	9,167	7,075	
Less Than 30,000	6	93.86	98.04	102.05	21.07	96.07	59.26	157.20	59.26 to 157.20	15,917	16,243	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	18	98.56	103.72	104.12	15.17	99.62	59.26	186.13	92.74 to 102.74	118,111	122,976	
Greater Than 14,999	15	99.93	107.99	104.47	14.55	103.37	80.01	186.13	97.18 to 106.40	139,900	146,156	
Greater Than 29,999	12	99.93	106.55	104.22	12.10	102.24	80.01	186.13	97.18 to 106.40	169,208	176,342	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	3	89.58	82.32	77.18	14.47	106.66	59.26	98.13	N/A	9,167	7,075	
15,000 TO 29,999	3	98.14	113.76	112.10	24.20	101.48	85.95	157.20	N/A	22,667	25,410	
30,000 TO 59,999	3	102.74	100.63	100.89	04.43	99.74	92.74	106.40	N/A	36,667	36,993	
60,000 TO 99,999	2	143.16	143.16	147.60	30.02	96.99	100.19	186.13	N/A	72,500	107,013	
100,000 TO 149,999	3	98.97	92.97	92.42	06.71	100.60	80.01	99.93	N/A	121,833	112,603	
150,000 TO 249,999												
250,000 TO 499,999	4	98.93	102.88	103.07	05.39	99.82	97.18	116.48	N/A	352,500	363,323	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	18	98.56	103.72	104.12	15.17	99.62	59.26	186.13	92.74 to 102.74	118,111	122,976	

OCCUPANCY CODE											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
Blank	3	97.93	85.71	98.09	13.85	87.38	59.26	99.93	N/A	204,500	200,593	
342	1	106.40	106.40	106.40	00.00	100.00	106.40	106.40	N/A	40,000	42,560	
344	2	108.21	108.21	112.34	07.65	96.32	99.93	116.48	N/A	250,000	280,850	
350	1	80.01	80.01	80.01	00.00	100.00	80.01	80.01	N/A	132,500	106,010	
352	1	97.18	97.18	97.18	00.00	100.00	97.18	97.18	N/A	435,000	422,725	
353	6	95.44	94.55	95.78	05.36	98.72	85.95	102.74	85.95 to 102.74	22,000	21,073	
391	1	186.13	186.13	186.13	00.00	100.00	186.13	186.13	N/A	80,000	148,900	
408	1	100.19	100.19	100.19	00.00	100.00	100.19	100.19	N/A	65,000	65,125	
528	2	128.09	128.09	108.07	22.73	118.53	98.97	157.20	N/A	64,000	69,163	
___ ALL ___	18	98.56	103.72	104.12	15.17	99.62	59.26	186.13	92.74 to 102.74	118,111	122,976	

50 Kearney
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 : 66
Total Sales Price : 58,737,432
Total Adj. Sales Price : 58,737,432
Total Assessed Value : 43,491,184
Avg. Adj. Sales Price : 889,961
Avg. Assessed Value : 658,957

MEDIAN : 72
WGT. MEAN : 74
MEAN : 79
COD : 24.07
PRD : 106.85

COV : 37.06
STD : 29.32
Avg. Abs. Dev : 17.29
MAX Sales Ratio : 181.75
MIN Sales Ratio : 36.78

95% Median C.I. : 68.01 to 74.26
95% Wgt. Mean C.I. : 68.65 to 79.43
95% Mean C.I. : 72.04 to 86.18

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	8	115.77	128.55	113.94	32.49	112.82	85.94	181.75	85.94 to 181.75	807,053	919,554
01-JAN-12 To 31-MAR-12	9	72.03	75.60	75.90	16.62	99.60	57.28	107.92	58.96 to 89.90	525,590	398,922
01-APR-12 To 30-JUN-12	2	122.45	122.45	101.26	30.67	120.93	84.90	160.00	N/A	716,169	725,177
01-JUL-12 To 30-SEP-12	2	55.42	55.42	54.83	07.87	101.08	51.06	59.78	N/A	957,607	525,025
01-OCT-12 To 31-DEC-12	7	75.40	75.64	76.69	09.08	98.63	64.91	97.31	64.91 to 97.31	921,634	706,784
01-JAN-13 To 31-MAR-13	8	68.67	65.39	59.73	14.58	109.48	46.83	86.18	46.83 to 86.18	1,134,032	677,404
01-APR-13 To 30-JUN-13	9	59.34	67.03	60.61	28.48	110.59	36.78	120.90	46.65 to 86.48	835,937	506,629
01-JUL-13 To 30-SEP-13	1	74.26	74.26	74.26	00.00	100.00	74.26	74.26	N/A	1,004,150	745,715
01-OCT-13 To 31-DEC-13	7	69.80	73.83	72.73	07.88	101.51	66.31	98.73	66.31 to 98.73	1,168,226	849,679
01-JAN-14 To 31-MAR-14	10	69.34	68.47	68.54	07.37	99.90	57.45	77.48	61.28 to 74.62	917,593	628,908
01-APR-14 To 30-JUN-14	2	80.52	80.52	78.06	16.62	103.15	67.14	93.90	N/A	1,225,000	956,253
01-JUL-14 To 30-SEP-14	1	63.90	63.90	63.90	00.00	100.00	63.90	63.90	N/A	348,375	222,615
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	21	87.06	98.31	92.52	34.08	106.26	51.06	181.75	69.45 to 107.92	692,108	640,340
01-OCT-12 To 30-SEP-13	25	69.55	69.21	65.16	18.04	106.22	36.78	120.90	59.34 to 74.26	962,051	626,884
01-OCT-13 To 30-SEP-14	20	69.49	71.32	71.32	08.79	100.00	57.45	98.73	66.47 to 72.43	1,007,594	718,597
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	20	73.22	78.28	75.97	20.02	103.04	51.06	160.00	64.91 to 84.90	726,465	551,910
01-JAN-13 To 31-DEC-13	25	69.17	68.70	64.68	16.83	106.22	36.78	120.90	59.34 to 72.43	1,031,097	666,894
<u>ALL</u>	66	71.83	79.11	74.04	24.07	106.85	36.78	181.75	68.01 to 74.26	889,961	658,957

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	66	71.83	79.11	74.04	24.07	106.85	36.78	181.75	68.01 to 74.26	889,961	658,957
<u>ALL</u>	66	71.83	79.11	74.04	24.07	106.85	36.78	181.75	68.01 to 74.26	889,961	658,957

50 Kearney
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 : 66
 Total Sales Price : 58,737,432
 Total Adj. Sales Price : 58,737,432
 Total Assessed Value : 43,491,184
 Avg. Adj. Sales Price : 889,961
 Avg. Assessed Value : 658,957

MEDIAN : 72
 WGT. MEAN : 74
 MEAN : 79
 COD : 24.07
 PRD : 106.85

COV : 37.06
 STD : 29.32
 Avg. Abs. Dev : 17.29
 MAX Sales Ratio : 181.75
 MIN Sales Ratio : 36.78

95% Median C.I. : 68.01 to 74.26
 95% Wgt. Mean C.I. : 68.65 to 79.43
 95% Mean C.I. : 72.04 to 86.18

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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	31	74.62	86.87	79.34	25.61	109.49	51.06	179.72	71.58 to 87.06	911,020	722,782
1	31	74.62	86.87	79.34	25.61	109.49	51.06	179.72	71.58 to 87.06	911,020	722,782
_____Dry_____											
County	11	61.28	63.62	61.36	15.08	103.68	46.65	97.31	48.11 to 72.16	522,370	320,551
1	11	61.28	63.62	61.36	15.08	103.68	46.65	97.31	48.11 to 72.16	522,370	320,551
_____Grass_____											
County	7	72.43	76.27	75.06	10.45	101.61	64.91	107.92	64.91 to 107.92	293,593	220,358
1	7	72.43	76.27	75.06	10.45	101.61	64.91	107.92	64.91 to 107.92	293,593	220,358
_____ALL_____	66	71.83	79.11	74.04	24.07	106.85	36.78	181.75	68.01 to 74.26	889,961	658,957

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	42	73.08	81.90	74.35	25.86	110.15	36.78	179.72	68.79 to 84.90	1,048,939	779,867
1	42	73.08	81.90	74.35	25.86	110.15	36.78	179.72	68.79 to 84.90	1,048,939	779,867
_____Dry_____											
County	12	60.31	63.26	61.27	14.31	103.25	46.65	97.31	57.28 to 72.03	501,340	307,189
1	12	60.31	63.26	61.27	14.31	103.25	46.65	97.31	57.28 to 72.03	501,340	307,189
_____Grass_____											
County	7	72.43	76.27	75.06	10.45	101.61	64.91	107.92	64.91 to 107.92	293,593	220,358
1	7	72.43	76.27	75.06	10.45	101.61	64.91	107.92	64.91 to 107.92	293,593	220,358
_____ALL_____	66	71.83	79.11	74.04	24.07	106.85	36.78	181.75	68.01 to 74.26	889,961	658,957

Total Real Property Sum Lines 17, 25, & 30	Records : 5,565	Value : 1,949,392,905	Growth 12,011,930	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	169	1,319,370	4	186,025	80	2,221,180	253	3,726,575	
02. Res Improve Land	1,632	13,153,575	70	2,194,560	604	16,303,720	2,306	31,651,855	
03. Res Improvements	1,696	124,626,405	70	12,061,380	684	80,395,855	2,450	217,083,640	
04. Res Total	1,865	139,099,350	74	14,441,965	764	98,920,755	2,703	252,462,070	3,407,775
% of Res Total	69.00	55.10	2.74	5.72	28.26	39.18	48.57	12.95	28.37
05. Com UnImp Land	52	402,115	4	104,350	11	1,331,500	67	1,837,965	
06. Com Improve Land	237	2,542,555	11	393,195	33	2,226,540	281	5,162,290	
07. Com Improvements	247	30,130,295	13	9,894,615	33	38,070,005	293	78,094,915	
08. Com Total	299	33,074,965	17	10,392,160	44	41,628,045	360	85,095,170	7,531,625
% of Com Total	83.06	38.87	4.72	12.21	12.22	48.92	6.47	4.37	62.70
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	476,675	1	476,675	
15. Rec Improvements	0	0	0	0	1	500	1	500	
16. Rec Total	0	0	0	0	1	477,175	1	477,175	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.02	0.00
Res & Rec Total	1,865	139,099,350	74	14,441,965	765	99,397,930	2,704	252,939,245	3,407,775
% of Res & Rec Total	68.97	54.99	2.74	5.71	28.29	39.30	48.59	12.98	28.37
Com & Ind Total	299	33,074,965	17	10,392,160	44	41,628,045	360	85,095,170	7,531,625
% of Com & Ind Total	83.06	38.87	4.72	12.21	12.22	48.92	6.47	4.37	62.70
17. Taxable Total	2,164	172,174,315	91	24,834,125	809	141,025,975	3,064	338,034,415	10,939,400
% of Taxable Total	70.63	50.93	2.97	7.35	26.40	41.72	55.06	17.34	91.07

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	49,350	1,565,550	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	49,350	1,565,550
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	49,350	1,565,550

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	195	0	80	275

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	30,395	3	31,310	1,885	1,149,621,875	1,890	1,149,683,580
28. Ag-Improved Land	0	0	9	42,015	946	405,513,100	955	405,555,115
29. Ag Improvements	1	490	0	0	610	56,119,305	611	56,119,795
30. Ag Total							2,501	1,611,358,490

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	490	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	0.12	0	8	2.18	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	46	51.75	601,645	46	51.75	601,645	
32. HomeSite Improv Land	347	393.81	9,077,790	347	393.81	9,077,790	
33. HomeSite Improvements	345	0.00	25,333,810	345	0.00	25,333,810	0
34. HomeSite Total				391	445.56	35,013,245	
35. FarmSite UnImp Land	2	2.00	27,000	2	2.00	27,000	
36. FarmSite Improv Land	440	447.66	2,597,320	440	447.66	2,597,320	
37. FarmSite Improvements	591	0.00	30,785,495	592	0.00	30,785,985	1,072,530
38. FarmSite Total				594	449.66	33,410,305	
39. Road & Ditches	2,651	7,451.31	0	2,660	7,453.61	0	
40. Other- Non Ag Use	51	1,594.37	4,360,100	51	1,594.37	4,360,100	
41. Total Section VI				985	9,943.20	72,783,650	1,072,530

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	136,197.15	59.79%	926,008,940	67.43%	6,799.03
47. 2A1	13,517.84	5.93%	85,162,530	6.20%	6,300.01
48. 2A	28,524.54	12.52%	171,147,230	12.46%	6,000.00
49. 3A1	11,696.55	5.13%	58,482,765	4.26%	5,000.00
50. 3A	8,256.79	3.62%	28,898,745	2.10%	3,500.00
51. 4A1	20,315.18	8.92%	71,103,165	5.18%	3,500.00
52. 4A	9,275.50	4.07%	32,464,250	2.36%	3,500.00
53. Total	227,783.55	100.00%	1,373,267,625	100.00%	6,028.83
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	22,254.06	50.29%	66,762,190	57.21%	3,000.00
56. 2D1	1,726.93	3.90%	4,835,425	4.14%	2,800.01
57. 2D	9,940.31	22.46%	27,336,775	23.42%	2,750.09
58. 3D1	4,534.08	10.25%	9,068,165	7.77%	2,000.00
59. 3D	879.89	1.99%	1,319,830	1.13%	1,499.99
60. 4D1	3,952.95	8.93%	5,929,420	5.08%	1,500.00
61. 4D	965.30	2.18%	1,447,940	1.24%	1,499.99
62. Total	44,253.52	100.00%	116,699,745	100.00%	2,637.07
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,490.63	9.35%	4,537,860	9.35%	1,300.01
65. 2G1	668.92	1.79%	869,585	1.79%	1,299.98
66. 2G	2,229.64	5.97%	2,898,535	5.97%	1,300.00
67. 3G1	2,041.25	5.47%	2,653,635	5.47%	1,300.00
68. 3G	3,399.24	9.10%	4,419,045	9.10%	1,300.01
69. 4G1	19,808.77	53.04%	25,751,490	53.04%	1,300.00
70. 4G	5,708.13	15.28%	7,420,655	15.28%	1,300.02
71. Total	37,346.58	100.00%	48,550,805	100.00%	1,300.01
Irrigated Total					
	227,783.55	73.33%	1,373,267,625	89.26%	6,028.83
Dry Total					
	44,253.52	14.25%	116,699,745	7.58%	2,637.07
Grass Total					
	37,346.58	12.02%	48,550,805	3.16%	1,300.01
72. Waste	1,259.05	0.41%	56,665	0.00%	45.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	13.00	0.00%	0	0.00%	0.00
75. Market Area Total	310,642.70	100.00%	1,538,574,840	100.00%	4,952.88

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	4.47	30,395	4.75	27,450	227,774.33	1,373,209,780	227,783.55	1,373,267,625
77. Dry Land	0.00	0	13.35	36,635	44,240.17	116,663,110	44,253.52	116,699,745
78. Grass	0.00	0	7.11	9,240	37,339.47	48,541,565	37,346.58	48,550,805
79. Waste	0.00	0	0.00	0	1,259.05	56,665	1,259.05	56,665
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	13.00	0	13.00	0
82. Total	4.47	30,395	25.21	73,325	310,613.02	1,538,471,120	310,642.70	1,538,574,840

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	227,783.55	73.33%	1,373,267,625	89.26%	6,028.83
Dry Land	44,253.52	14.25%	116,699,745	7.58%	2,637.07
Grass	37,346.58	12.02%	48,550,805	3.16%	1,300.01
Waste	1,259.05	0.41%	56,665	0.00%	45.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	13.00	0.00%	0	0.00%	0.00
Total	310,642.70	100.00%	1,538,574,840	100.00%	4,952.88

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

50 Kearney

	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	246,391,505	252,462,070	6,070,565	2.46%	3,407,775	1.08%
02. Recreational	413,845	477,175	63,330	15.30%	0	15.30%
03. Ag-Homesite Land, Ag-Res Dwelling	34,418,765	35,013,245	594,480	1.73%	0	1.73%
04. Total Residential (sum lines 1-3)	281,224,115	287,952,490	6,728,375	2.39%	3,407,775	1.18%
05. Commercial	78,710,250	85,095,170	6,384,920	8.11%	7,531,625	-1.46%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	33,199,550	33,410,305	210,755	0.63%	1,072,530	-2.60%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	111,909,800	118,505,475	6,595,675	5.89%	8,604,155	-1.79%
10. Total Non-Agland Real Property	393,133,915	410,818,065	17,684,150	4.50%	12,011,930	1.44%
11. Irrigated	1,012,961,330	1,373,267,625	360,306,295	35.57%		
12. Dryland	81,108,475	116,699,745	35,591,270	43.88%		
13. Grassland	31,672,205	48,550,805	16,878,600	53.29%		
14. Wasteland	60,280	56,665	-3,615	-6.00%		
15. Other Agland	1,303,005	0	-1,303,005	-100.00%		
16. Total Agricultural Land	1,127,105,295	1,538,574,840	411,469,545	36.51%		
17. Total Value of all Real Property (Locally Assessed)	1,520,239,210	1,949,392,905	429,153,695	28.23%	12,011,930	27.44%

Plan of Assessment for Kearney County
Assessment Years 2015, 2016, and 2017

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land;
and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344.

Current Resources:

Staff members consist of the Assessor and Deputy Assessor. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The assessor requested and received an office budget of \$96,809. The assessor requested and received an appraisal maintenance budget of \$33,600.

The GIS system is continually updated for land use changes. Cadastral pages are printed from a plotter in the office. Aerial photos will be flown by GIS Workshop in 2017. Property record cards are continually updated for name changes, sales information, valuation changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by GIS Workshop.

The Assessor's website can be found at kearney.gisworkshop.com. All property record information, including maps, is available to the public at no charge.

Current Assessment Procedures for Real Property:

Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and are updated on the website monthly. All agricultural sales are verified by a sales verification form sent to the grantee and the grantor and physical inspections as necessary. Commercial sales are verified by a telephone call and physical inspections as necessary. Building permits are checked yearly beginning in April. All pick-up work is scheduled to be completed by March 1 of each year.

It is the goal of the office to review at least 25 percent of the properties yearly. Market data is gathered and reviewed yearly. Ratio studies are conducted on all sales beginning in October. Excel spreadsheets are used to run ratios on each property type. These studies are used to determine the areas that are out of compliance. A review is then conducted for the next assessment cycle.

The current cost manual for residential property is December 2011. Commercial properties are costed from April 2007. Depreciation studies are done yearly according to the market. The cost approach is used to establish the replacement cost new. Depreciation is then derived from the market. The income approach is also used on the commercial and industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to equalize among the classes and subclasses of Kearney County.

Agricultural land values are established yearly. Assessment records are used by Tri-Basin NRD for the allocation of water to each land owner. Land owners verify the land use in the assessor's office. The land use is then entered into the GIS system and forwarded to the Tri-Basin NRD to assist them in this allocation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance or if all guidelines are met.

Notice of Valuation Change forms are mailed to all property owners on or before June 1.

Level of Value for Assessment Year 2014:

<u>Property Class</u>	<u>Median</u>
Residential	99
Commercial	100
Agricultural Land	70

Assessment Actions Planned for Assessment Year 2015:

Residential:

All residential sales will be reviewed and plotted. Depreciation tables will be adjusted accordingly depending on the actions of the market. All residential pick-up work and building permits will be reviewed and completed by March 1, 2015.

Commercial:

A reappraisal of all commercial property will be conducted for 2015. Pricing will be updated to January 2012 using Marshall and Swift tables. Depreciation tables will be adjusted accordingly by the market. All pick-up work and building permits will be reviewed and completed by March 1, 2015.

Agricultural Land:

All land use is currently sketched into the GIS system. Irrigation land use changes are made after the property owner has signed off on a transfer sheet to be in compliance with NRD rules and regulations. Other land use changes will be monitored by the assessor and her staff. A market analysis will be conducted for 2015 and values will be assessed at 75% of market value. All pick-up work will be reviewed and completed by March 1, 2015.

Assessment Actions Planned for Assessment Year 2016:

Residential:

The market will continue to be monitored. All residential pick-up work and building permits will be reviewed and completed by March 1, 2016.

Commercial:

Market analysis of commercial data will be conducted to ensure the integrity of the reappraisal. All pick-up work and building permits will be reviewed and completed by March 1, 2016.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use will be updated as the information becomes available. All pick-up work will be completed by March 1, 2016.

Assessment Actions Planned for Assessment Year 2017:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2017.

Commercial:

Market analysis of commercial data will be conducted to ensure the level of value is in compliance. Pick-up work and building permits will be reviewed and completed by March 1, 2017.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the agricultural class. Land use will be updated as the information becomes available. Drive-by inspections will be conducted. All pick-up work will be reviewed and completed by March 1, 2017.

Other Functions Performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the Assessor's offices from the Register of Deeds. Green sheets are now sent electronically to the department. Splits and subdivision changes are made as they become available to the Assessor's office from the County Clerk. All information is updated in the GIS system and the computer administrative system when they are changed on the appraisal cards.
2. Annually prepare and file Assessor Administrative Reports requested by law/regulation:
 - Abstract
 - Assessor Survey
 - Sales information to PAD, rosters and annual assessed value update
 - Certification of Value to political subdivisions
 - School District Taxable Value Report
 - Homestead Exemption Tax Loss Report

Certificate of Taxes Levied Report
Report of all exempt property and taxable government owned property
Annual Plan of Assessment Report

3. Personal Property: Administer annual filing of approximately 1400 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property: Annual review of government owned property not used for public purpose, send notice of intent to tax.
6. Homestead Exemptions: Administer approximately 194 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed: Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing: Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input and review of tax rates used for tax billing process.
10. Tax Lists: Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed properties.
11. Tax List Corrections: Prepare tax list correction documents for county board approval.
12. County Board of Equalization: Attend County Board of Equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals: Prepare information and attend taxpayer appeal hearings before TERC – defend valuation.
14. TERC Statewide Equalization: Attend hearings if applicable to county. Defend values and implement orders of the Commission.

15. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor both hold an Assessor certificate and will meet their 60 hours of education in a four year period to maintain it.

Respectfully submitted,

Linda K. Larsen
Kearney County Assessor

2015 Assessment Survey for Kearney County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	-
3.	Other full-time employees:
	-
4.	Other part-time employees:
	-
5.	Number of shared employees:
	-
6.	Assessor's requested budget for current fiscal year:
	\$96,809
7.	Adopted budget, or granted budget if different from above:
	\$96,809
8.	Amount of the total assessor's budget set aside for appraisal work:
	-
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$33,600
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$31,000; budgeted in a separate fund, not part of the assessor's budget
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Other miscellaneous funds:
	-
13.	Amount of last year's assessor's budget not used:
	-

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v2
2.	CAMA software:
	MIPS PC v2
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and deputy assessor
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes kearney.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Assessor and deputy assessor
8.	Personal Property software:
	MIPS PC v2

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?
	Axtell, Minden, Wilcox, Heartwell, Norman, and some subdivisions within the county
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	-
2.	GIS Services:
	GIS Workshop Inc
3.	Other services:
	-

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	No
3.	What appraisal certifications or qualifications does the County require?
	County requires that the appraiser be a registered appraiser
4.	Have the existing contracts been approved by the PTA?
	-
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No

2015 Certification for Kearney 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 Kearney 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

