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## 2015 Commission Summary for Seward County

### Residential Real Property - Current

|                        |              |                                    |           |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales        | 394          | Median                             | 95.35     |
| Total Sales Price      | \$58,743,805 | Mean                               | 95.40     |
| Total Adj. Sales Price | \$58,743,805 | Wgt. Mean                          | 93.30     |
| Total Assessed Value   | \$54,805,855 | Average Assessed Value of the Base | \$126,768 |
| Avg. Adj. Sales Price  | \$149,096    | Avg. Assessed Value                | \$139,101 |

### Confidence Interval - Current

|   |                |
|---|----------------|
| 95% Median C.I  | 94.59 to 96.46 |
| 95% Wgt. Mean C.I   | 92.11 to 94.48 |
| 95% Mean C.I  | 94.19 to 96.61 |
| % of Value of the Class of all Real Property Value in the | 29.77          |
| % of Records Sold in the Study Period                     | 6.41           |
| % of Value Sold in the Study Period                       | 7.03           |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2014 | 364             | 97  | 97.21  |
| 2013 | 306             | 96  | 95.98  |
| 2012 | 290             | 95  | 95.43  |
| 2011 | 299             | 94  | 94     |

## 2015 Commission Summary for Seward County

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### Commercial Real Property - Current

|                        |             |                                    |           |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales        | 27          | Median                             | 95.25     |
| Total Sales Price      | \$6,913,300 | Mean                               | 93.77     |
| Total Adj. Sales Price | \$6,810,800 | Wgt. Mean                          | 94.64     |
| Total Assessed Value   | \$6,445,787 | Average Assessed Value of the Base | \$215,367 |
| Avg. Adj. Sales Price  | \$252,252   | Avg. Assessed Value                | \$238,733 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 76.76 to 110.66 |
| 95% Wgt. Mean C.I  | 77.42 to 111.86 |
| 95% Mean C.I   | 83.63 to 103.91 |
| % of Value of the Class of all Real Property Value in the County | 5.92            |
| % of Records Sold in the Study Period                            | 3.75            |
| % of Value Sold in the Study Period                              | 4.16            |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2014 | 25              | 100 | 93.79  |
| 2013 | 16              |     | 93.40  |
| 2012 | 11              |     | 98.11  |
| 2011 | 21              |     | 95     |



## 2015 Opinions of the Property Tax Administrator for Seward 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 |
|----------------------------------|----------------|--|----------------------------|
| <b>Residential Real Property</b> | <b>95</b>      | Meets generally accepted mass appraisal practices. | No recommendation.         |
|                                  |                |  |                            |
| <b>Commercial Real Property</b>  | <b>100</b>     | Meets generally accepted mass appraisal practices. | No recommendation.         |
|                                  |                |  |                            |
| <b>Agricultural Land</b>         | <b>72</b>      | 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 Seward County**

For 2015, Seward County has implemented their 3 Year Plan which includes the following actions:

The county completed all pickup work of new improvements on residential parcels, and updated any parcels that had partial values in 2014 to reflect their level of completion on January 1, 2015.

The county conducted a thorough sale verification and analysis process. This analysis resulted in no adjustments to the residual class or subclass.

The county reviewed land values and revalued land in new subdivisions if needed.

The county continues an ongoing review of residential property in Beaver Crossing and the surrounding area to review past tornado damage and to keep current on parcels that are removed, replaced or altered.

During 2014, the county reappraised the residences and buildings and updated all land values on all residential parcels that are located in the 2 mile zoning jurisdiction of city of Seward. This area is also referred to as the Seward Suburban location. The county also inspected, reviewed, and revalued all of the residential parcels in rural Range 4. Range 4 is the eastern boundary of Seward County; including Geocodes 3239, 3285, 3463, and 3509. The inspection and review included an on-site inspection to verify or update the measurements, the description of property characteristics, and the observations of quality and condition. The county took new photos of the improvements and added any omitted and unreported changes.

It should be noted that it is the county's procedure to not only inspect and review the acreages but to include the house and all improvements on agricultural parcels when the rural and suburban areas are updated.

## 2015 Residential Assessment Survey for Seward County

| <b>1.</b>                 | <b>Valuation data collection done by:</b>  |                           |  |   |  |   |  |   |   |   |   |   |   |   |   |   |  |   |  |   |  |
|---------------------------|--|---------------------------|--|---|--|---|--|---|---|---|---|---|---|---|---|---|--|---|--|---|--|
|                           | Assessor and Office Staff  |                           |  |   |  |   |  |   |   |   |   |   |   |   |   |   |  |   |  |   |  |
| <b>2.</b>                 | <b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>  |                           |  |   |  |   |  |   |   |   |   |   |   |   |   |   |  |   |  |   |  |
|                           | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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;">1</td> <td>Seward:<br/>---Seward is the county seat; has a full K-12 school system; very active commercial trade area with most services; very active real estate market; some influence as a bedroom community for Lincoln.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Beaver Crossing:<br/>---Beaver Crossing is in the southwest part of the county. It has paved access as an exit off I-80. This town has very diverse residential properties. Some really nice quality homes and some low quality homes, many older homes and some newer ones. This town has a nice library, hardware store, a new lumberyard, a bank, a post office, a swimming pool, a gas station/auto repair service, a Coop elevator and a funeral home.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Bee:<br/>---Bee is 8 miles northeast of Seward. A small town with a tavern, a post office and Coop elevator.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Cordova:<br/>---Cordova is located in the far southwest corner of the county. There are three school districts in this town, Centennial, Exeter-Milligan and Friend. Cordova also has a post office, a Coop elevator and bank branch office.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Garland:<br/>---Garland is in the eastern part of Seward County, 4 miles north of Highway 34 and 4 miles west of the Lancaster County line. There is some Lincoln influence due to the proximity of the town. The town has 2 taverns, a post office and Coop elevator.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Goehner:<br/>---Goehner is located in the western half of the county only a half mile off I-80. The town has a post office and a new restaurant in an existing building that has been totally remodeled. There is no Coop elevator in Goehner.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Grover:<br/>---Grover is an unincorporated town just outside of Milford across the Big Blue River. It does have 3 various businesses. About half of Grover is in a flood plain.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Milford:<br/>---Milford is the second largest town in Seward County. It is home to Southeast Technical College which influences rental property. The county has identified various neighborhoods. Milford has a K-12 school, a downtown business district, a golf course and a swimming pool. Milford has 32 upscale residential properties ranging in value from \$200,000 to \$430,000.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Pleasant Dale:<br/>---Pleasant Dale is on the eastern edge of Seward County just 1 mile in from the Lancaster County line and 2 ½ miles south of I-80 and 2 miles south of Highway 6. It also has Highway 103 on the edge town that goes south to Crete in Saline County. The town has a post office, a Coop elevator, a lumberyard, a restaurant, two apartment buildings, a gas station/mini mart/car wash and auto service garage. Due to the towns location there is influence from Lincoln. The town has some nice ranch style homes along with older better kept homes.</td> </tr> </tbody> </table> | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 1 | Seward:<br>---Seward is the county seat; has a full K-12 school system; very active commercial trade area with most services; very active real estate market; some influence as a bedroom community for Lincoln. | 2 | Beaver Crossing:<br>---Beaver Crossing is in the southwest part of the county. It has paved access as an exit off I-80. This town has very diverse residential properties. Some really nice quality homes and some low quality homes, many older homes and some newer ones. This town has a nice library, hardware store, a new lumberyard, a bank, a post office, a swimming pool, a gas station/auto repair service, a Coop elevator and a funeral home. | 3 | Bee:<br>---Bee is 8 miles northeast of Seward. 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| 1                         | Seward:<br>---Seward is the county seat; has a full K-12 school system; very active commercial trade area with most services; very active real estate market; some influence as a bedroom community for Lincoln.   |                           |  |   |  |   |  |   |   |   |   |   |   |   |   |   |  |   |  |   |  |
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|    |  |
|----|--|
| 10 | <p>Staplehurst:<br/> -----Staplehurst is located approximately 6 miles northwest of Seward. The town has a Coop elevator, a post office, a tavern, a towing business, storage unit business. There is very little new construction in this town. With the town's proximity and the older homes, it is a less desirable town to live in. Termites are a problem in Staplehurst. Very little to draw people to this town.</p>  |
| 11 | <p>Tamora:<br/> -----Tamora is an unincorporated town 7 miles west of Seward on Highway 34. The main purpose of Tamora is the huge Coop elevator. The rest of the town has a few older homes and some mobile homes. Nothing is kept very well in this town. The properties have to have their own wells and septic systems.</p>  |
| 12 | <p>Utica:<br/> -----Utica is the 3rd largest town in Seward County. It is just 1 mile from York County along Highway 34. The town has a K-12 school, a nursing home, a Coop elevator, a senior citizen center, a gas station/service business, a library, a beauty shop, a bowling alley, a grocery store, an auto and truck used/repaired part business, a bank, 2 industrial businesses, a well drilling business a nursing home, a Family Medical Center and a book bindery business. It is a unique small town that stands on its own.</p>   |
| 13 | <p>Rural:<br/> -----The rural residential properties in Seward County are characterized an individual acreages spread throughout the county. The east half of the county has Lancaster County influences. The west half of the county has much less activity for acreages and they tend to sell for less as there aren't the influences from Lincoln. The west half of the county is more agricultural. -----Typically, residences on agricultural parcels and agricultural buildings are associated with the "Rural" valuation group. When the inspection and review process as well as costing, depreciation tables and lot value study are conducted, they are done at the same time.</p> |
| 14 | <p>Rural Sub:<br/> -----The Rural Sub class residential properties are platted subdivisions in the rural. They have gone through county zoning. Most have interior roads of some kind and covenants filed with the plat.</p>   |

|    |   |
|----|---|
| 3. | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>  |
|    | Residential properties in Seward County are valued using the cost approach to value. They do use the market data to develop the depreciation used in the cost approach. Additionally, the county organizes their sales in such a manner that they can compare their cost approach results to the selling price of comparable properties. While this is not a fully developed market or sales comparison approach, it provides an additional perspective on the value. |
| 4. | <b>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?</b>   |
|    | The local market  |
| 5. | <b>Are individual depreciation tables developed for each valuation grouping?</b>  |
|    | Yes;<br>The county develops their own base depreciation tables based on the analysis of their market. In the new CAMAVISION system, Seward is the base market and other towns and locations are identified and adjusted by map factors. All of these processes are rooted in the analysis of the local market.  |
| 6. | <b>Describe the methodology used to determine the residential lot values?</b>   |
|    |   |

The market is monitored to see if there is any need to adjust or update the existing lot values. The lots are valued on a town by town basis.

**7. Describe the methodology used to determine value for vacant lots being held for sale or resale?**

The county does not use the discounted cash flow (DCF) methodology for the valuation of developing subdivisions. There have been no individual applications for DCF valuation as provided for in LB 191.

**8.**

| <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|---------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
| 1                         | 2013                               | 2013                   | 2013                           | 2013                           |
| 2                         | 2010                               | 2010                   | 2010                           | 2010                           |
| 3                         | 2012                               | 2012                   | 2012                           | 2012                           |
| 4                         | 2011                               | 2011                   | 2011                           | 2011                           |
| 5                         | 2012                               | 2012                   | 2012                           | 2012                           |
| 6                         | 2011                               | 2011                   | 2011                           | 2011                           |
| 7                         | 2012                               | 2012                   | 2012                           | 2012                           |
| 8                         | 2012                               | 2012                   | 2012                           | 2012                           |
| 9                         | 2012                               | 2012                   | 2012                           | 2012                           |
| 10                        | 2011                               | 2011                   | 2011                           | 2011                           |
| 11                        | 2011                               | 2011                   | 2011                           | 2011                           |
| 12                        | 2011                               | 2011                   | 2011                           | 2011                           |
| 13                        | 2008-2005                          | 2008-2005              | 2005-2014                      | 2005-2014                      |
| 14                        | 2008-2013                          | 2008-2013              | 2008-2014                      | 2013-2014                      |

----The depreciation date, lot value date and inspection date for each valuation group reported by the county is for the working year; that is typically during the year before the taxing year that the valuations are first used. The costing date reported is the date of the cost tables used in the county's cost system.

----As the county revalues a subclass of residential property, the base cost tables have been moved to a current cost. Even though the costs have been from different base tables, each subclass has land values and unique locational factors in their depreciation that are developed to work with those costs.

----Depreciation is updated when a valuation group is recosted and revalued.

----The lot value analysis is ongoing and is monitored through sales activity. Whenever a class or subclass is reappraised or updated, the lot values are reviewed and either affirmed and left the same or updated based on the available market analysis.

----The rural residential and residences on agricultural will usually have 3 or 4 cost dates since the county typically update 1 range of the rural area per year. Presently, Ranges 1, 2 and 3 all have 2005 costs, Range 4 has 2008 costs that came from the new CAMAVISION system.

----Valuation Group #14, (Rural Sub), has a variety of dates (2008 through 2013); either associated with the Range of the county where it is located or with the associated town.

----Going forward, the costs in use from the prior system will be replaced using the CAMAVISION generated costs as the cycle of inspection and review continue.

# 2015 Residential Correlation Section for Seward County

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## County Overview

Seward County is an agriculturally based county with an array of 12 villages and towns. Eleven of them range in population from less than 100 to 2,090 and exist primarily to support agriculture. Seward, with a population of 6,964, is the largest town and county seat. It hosts numerous nonagricultural employers and has a more robust and diversified business climate. According to the 2010 Census data cited in the Departments CTL based municipality charts; the county population is 16,750, with 11,463 or 68.44% living within the villages and towns and 5,287 or 31.56% living outside of the municipal areas. During the past few years there have been no economic events that have significantly impacted the value of residential property. The 2015 Abstract Form 45, reports 6,108 residential and 42 recreational parcels, for a class total of 6,150. There are an additional 671 residences located on agricultural parcels.

## Description of Analysis:

Seward County has divided their residential analysis and valuation work into 14 valuation groups. These groups are centered on individual towns and rural residential parcels. The characteristics of each Valuation Group are described in in the Residential Survey. The county believes that each grouping is unique with differing combinations of location, population, schools, commercial activity, healthcare services and employment outside the agricultural sector.

For 2015, the median ratio for the 394 qualified residential sales is 95% and is within the acceptable range; the COD at 8.12 is within the acceptable range and the PRD at 102.25 is also within the acceptable range. In the analysis of residential sales the impact of small dollar sales needs to be examined. A review of the COD and PRD for the total sample can often lead to the conclusion that the quality of assessment is not good. It is useful to evaluate the COD and PRD of a slightly trimmed sample of the sales to evaluate the quality of assessment of the bulk of the parcels. The section of the statistical report that examines the "Sale Price" ranges offers the opportunity to do so. By reviewing the analysis of the 386 sales with prices greater than \$29,999, the assessment level and quality of about 98% of the sales is reported. That gives a statistical perspective of the quality of assessment of the majority of the parcels that is not impacted by the volatility of the selling prices of low price property. The median ratio for the trimmed sample is 95% and only had a fractional change since the median is not a volatile statistic. However, the trimmed COD is 7.69%, the PRD is 101.77. These statistics are all within the desired ranges. In Seward County, there are only 8 sales of parcels for less than \$30,000. In this case, the impact is not as dramatic as counties with many low dollar sales, but still the more volatile low dollar sales are responsible for a disproportionate impact on the assessment statistics depicting quality of assessment, particularly the COD and the PRD. In this case all of the valuation groups with an adequate sample of sales fall within the acceptable range for the calculated median.

## **2015 Residential Correlation Section for Seward County**

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### **Sales Qualification**

During the past year, the Department reviewed the documentation of three years of the county's sale verification process posted in the comments in the sales file. The county has posted comments when required on nearly all of the sales reviewed. The comments were thorough enough to conclude why the sale was not used or adjusted for the ratio study. There was no reason to conclude that the county had selectively excluded sales to influence the measurement process. The county qualified 63% of all of the residential sales, and the Department believes that all available sales were used in the measurement process.

### **Equalization and Quality of Assessment**

The Department is confident that the current R&O Statistics are meaningful to measure the entire class partly because the assessment practices are good, partly because the sample is adequate and partly because the prepared statistics reasonably represent the class. That confidence that the statistics are meaningful does not necessarily extend to the subclasses. The confidence diminishes as the size of the subclasses diminishes. The values are equalized throughout the residential class and there are no subclasses of the residential class identified for individual adjustments.

### **Level of Value**

The apparent level of value for the residential class is 95%, the quality of the assessment, based on the statistical indicators and the assessment actions is acceptable and there are no recommendations for the adjustment of the class or for any subclasses.



## **2015 Commercial Assessment Actions for Seward County**

For 2015, Seward County has implemented their 3 Year Plan which includes the following actions:

The county completed all pickup work of new improvements on commercial and industrial parcels, and updated any parcels that had partial values in 2014 to reflect their level of completion on January 1, 2015.

The county conducted a thorough sale verification and analysis process.

The county reviewed land values and revalued land in selected subdivisions.

The county continues an ongoing review of commercial property in Beaver Crossing and the surrounding area to review past tornado damage and to keep current on parcels that are removed, replaced or altered.

For 2015, the county analyzed all Section 42 Housing parcels and completed the income approach. Among the Section 42 parcels were 2 parcels with 8 duplexes on each parcels and 1 - 2 story apartment unit.

The county inspected the commercial properties in the city of Seward. The inspection and review included an on-site inspection to verify or update the measurements, the description of property characteristics, and the observations of quality and condition. The county took new photos of the improvements and added any omitted and unreported changes.

## 2015 Commercial Assessment Survey for Seward County

| <b>1.</b>                 | <b>Valuation data collection done by:</b>  |                           |  |   |   |   |   |   |  |   |  |   |  |   |  |   |   |   |   |   |  |
|---------------------------|--|---------------------------|--|---|---|---|---|---|--|---|--|---|--|---|--|---|---|---|---|---|--|
|                           | Contract Appraiser   |                           |  |   |   |   |   |   |  |   |  |   |  |   |  |   |   |   |   |   |  |
| <b>2.</b>                 | <b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>  |                           |  |   |   |   |   |   |  |   |  |   |  |   |  |   |   |   |   |   |  |
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|    |  |
|----|--|
| 10 | <p>Staplehurst:<br/> -----Staplehurst is located approximately 6 miles northwest of Seward. The town has a Coop elevator, a post office, a tavern, a towing business, storage unit business. There is very little new construction in this town. With the town's proximity and the older homes, it is a less desirable town to live in. Termites are a problem in Staplehurst. There is very little to draw people to this town for new businesses.</p>  |
| 11 | <p>Tamora:<br/> -----Tamora is an unincorporated town 7 miles west of Seward on Highway 34. The main function of Tamora is the huge Coop elevator. The rest of the town has a few older homes and some mobile homes. Except for the Coop, nothing is kept very well in this town. The properties have to have their own wells and septic systems.</p>  |
| 12 | <p>Utica:<br/> -----Utica is the 3rd largest town in Seward County. It is just 1 mile from York County along Highway 34. The town has a K-12 school, a nursing home, a Coop elevator, a senior citizen center, a gas station/service business, a library, a beauty shop, a bowling alley, a grocery store, an auto and truck used/repaired part business, a bank, 2 industrial businesses, a well drilling business a nursing home, a Family Medical Center and a book bindery business. It is a unique small town that stands on its own.</p> |
| 13 | <p>Rural:<br/> -----The rural commercial properties in Seward County are characterized by their location. Seward County has six I-80 Interchanges. The 2 predominant ones are at Milford and Seward. The Pleasant Dale exchange has an old service station and a travel trailer park. The Goehner exchange has a gas station. The other 2 do not have buildings. Other commercial rural properties are scattered throughout the county.</p>  |

|            |   |
|------------|---|
| <b>3.</b>  | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>   |
|            | <p>The predominant valuation process in this county is to depend on the cost approach to value. They do use the market data to develop the depreciation used in the cost approach. Additionally, the county organizes their sales in broad occupancy groups so that they can compare their cost approach results to the selling price of similar properties. Those groups include retail, warehouse/service garage, office, restaurant/bar, land and other miscellaneous occupancies. While this is not a fully developed market or sales comparison approach, it provides an additional perspective on the value. The county may utilize any income data presented, but does not develop an overall income approach.</p> |
| <b>3a.</b> | <b>Describe the process used to determine the value of unique commercial properties.</b>  |
|            | <p>The cost approach is used but the county tries to supplement it with lease information if any is available.</p>  |
| <b>4.</b>  | <b>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?</b>   |
|            | <p>Generally, the county relies on the analysis of sales in their local market to determine the base depreciation and for economic factors used for commercial property. Additional analysis may include linear regression techniques to build and extend depreciation tables.</p>  |
| <b>5.</b>  | <b>Are individual depreciation tables developed for each valuation grouping?</b>  |
|            | <p>The depreciation in commercial property tends to be developed more toward individual or like occupancies than just the valuation group. There can also be variation between valuation groups due to locational differences.</p>  |
| <b>6.</b>  | <b>Describe the methodology used to determine the commercial lot values.</b>  |
|            |   |

Generally, the county relies on the analysis of sales in their local market to determine their commercial land 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> |
|---------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
| 1                         | 2014                               | 2008                   | 2014                           | 2014                           |
| 2                         | 2009                               | 2009                   | 2009                           | 2009                           |
| 3                         | 2010                               | 2010                   | 2010                           | 2010                           |
| 4                         | 2009                               | 2009                   | 2009                           | 2009                           |
| 5                         | 2010                               | 2010                   | 2010                           | 2010                           |
| 6                         | 2010                               | 2010                   | 2010                           | 2010                           |
| 7                         | 2010                               | 2010                   | 2010                           | 2010                           |
| 8                         | 2009                               | 2009                   | 2009                           | 2009                           |
| 9                         | 2010                               | 2010                   | 2010                           | 2010                           |
| 10                        | 2010                               | 2010                   | 2010                           | 2010                           |
| 11                        | 2010                               | 2010                   | 2010                           | 2010                           |
| 12                        | 2010                               | 2010                   | 2010                           | 2010                           |
| 13                        | 2010                               | 2010                   | 2010                           | 2010                           |

----The practice in Seward County is to do the Inspection and Review process for a class or subclass of property in a certain year. The following year, the inspected class is reappraised, complete with new costs, depreciation and new or affirmed land values.

----The depreciation date, lot value date and inspection date for each valuation group reported by the county is for the working year; that is typically during the year before the taxing year that the valuations are first used. The costing date reported is the date of the cost tables used in the county's cost system.

----For 2015' Seward was revalued using the costs from the Vanguard CAMAVISION system. Their costs are updated only every 10 years but are all factored to keep costs current. The base year is 2008.

# 2015 Commercial Correlation Section for Seward County

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## County Overview

Seward County is an agriculturally based county with an array of ten villages and towns. Most of the commercial properties in the smaller towns either directly service or support agriculture or the people involved in agriculture. Seward, the county seat, is the predominant location for much of the commercial and industrial property. The Department's "2014 County and Municipal Valuations by Property Type" reports that 52% of the commercial valuation is reported in Seward, 8% in Milford, 10% is in the smaller towns and 30% is in the non-municipal areas. Seward has about 81%, Utica has about 2% of the industrial valuation, and the remaining 17% is in the non-municipal areas of the county. During the past few years there have been no significant economic events that have impacted the value of commercial property. The 2015 Abstract Form 45, reports 708 commercial and 12 industrial parcels, for a class total of 720.

## Description of Analysis

Seward County has divided their commercial analysis and valuation work into thirteen valuation groups. These groups are defined by individual towns and rural commercial parcels. The characteristics of each valuation group are described in in the Commercial Survey. The county believes that each grouping is unique with differing combinations of population, schools, commercial activity, healthcare services and employment outside the agricultural sector.

The key statistics that are prepared and considered for measurement are as follows: there are 27 qualified sales; the median ratio is 95%; the COD is 21.13; and the PRD is 99.08. Of the 27 qualified sales, 13 are in Seward, 10 are in Milford and 1 each in Beaver Crossing, Cordova, Garland and Pleasant Dale. When the 12 different occupancy codes are reviewed, there are 9 sales in code 353 (retail store); 3 sales in code 406 (storage warehouse); 3 sales in code 528 (service repair garage); 3 sales in code 352 (multi-family); 2 sales in code 344 (office); and the remaining 7 codes have only 1 sale each. Since there are only 11 occupancy codes, there are still many property types with no representation and those that are represented are insufficient for preparing a viable statistical analysis. In short, less than 4% of the commercial parcels sold and there are not sufficient sales to represent or measure either the overall class or any subclass of the commercial property.

## Sales Qualification

The Department's has reviewed the county's sale verification process and finds that there was no reason to conclude that the county had selectively excluded sales to influence the measurement process and that all available qualified sales were used in the measurement process.

## **2015 Commercial Correlation Section for Seward County**

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### **Equalization and Quality of Assessment**

The Department analyzes each county every other year to systematically review assessment practices. With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionate manner.

### **Level of Value**

The statistical calculations alone are not representative of the commercial class and are not considered adequate to indicate the actual level of value. However all of the available information, particularly the assessment practices indicate that the county has achieved an acceptable level of value. The level of value is called at the statutory level of 100%.



## **2015 Agricultural Assessment Actions for Seward County**

For 2015, Seward County has followed their 3 Year Plan which includes the following actions:

The county completed all pickup work of new improvements on agricultural parcels. They continually monitor and update the land use on all parcels where changes are reported or observed. Use changes are discovered through land owner reports, GIS and the observations of the assessor and staff. They are verified and measured using GIS, as well as NRD and FSA records and maps.

The county conducted a thorough sale verification and analysis process. They focused on the configuration of the 3 market areas and concluded that no change would be made for 2015. This analysis demonstrated that the values in Areas 2 and 3 are still equivalent and that there are no nonagricultural influences driving the land value. As a result, the sales in both areas were analyzed together to develop the values applied to both areas. Following that, they implemented new values for agricultural land. Irrigated, dry and grass values changed in all 3 Market Areas.

For 2015, the county reviewed and accounted for all parcels that had land enrolled in the CRP and WRP programs. Any unknown parcels were updated and any changes to known parcels were made.

## 2015 Agricultural Assessment Survey for Seward County

| <b>1.</b>          | <b>Valuation data collection done by:</b>   |  |  |                                |   |   |      |   |  |      |   |  |      |  |
|--------------------|---|--|--|--------------------------------|---|---|------|---|--|------|---|--|------|--|
|                    |   | The Deputy Assessor does the land use and acre count and the county staff does improvements.   |  |                                |   |   |      |   |  |      |   |  |      |  |
| <b>2.</b>          | <b>List each market area, and describe the location and the specific characteristics that make each unique.</b>   |  |  |                                |   |   |      |   |  |      |   |  |      |  |
|                    | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The western part of the county has water availability throughout and has developed irrigation, making the predominant farming practices irrigated row crop.</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">2</td> <td>The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses. That eastern area is further divided due to non-agricultural influences impacting the easternmost part of the county abutting Lancaster County. That area has been valued under the provisions of special valuation. The special valuation schedule of value is annually derived from the analysis of the sales in Market Area 3. For 2013 and 2014, there has been no perceived difference in the two areas so they have been analyzed together, but kept separately administratively.</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses.</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> | 1 | Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The western part of the county has water availability throughout and has developed irrigation, making the predominant farming practices irrigated row crop. | 2014 | 2 | The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses. That eastern area is further divided due to non-agricultural influences impacting the easternmost part of the county abutting Lancaster County. That area has been valued under the provisions of special valuation. The special valuation schedule of value is annually derived from the analysis of the sales in Market Area 3. For 2013 and 2014, there has been no perceived difference in the two areas so they have been analyzed together, but kept separately administratively. | 2014 | 3 | Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses. | 2014 |  |
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| 3                  | Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses.  | 2014   |  |                                |   |   |      |   |  |      |   |  |      |  |
|                    |   | <p>----The county is in a continuous process of updating the use of agricultural land. Every year, they review the certifications, the NRCS maps, and FSA maps provided by farmers. The GIS photo base is the primary source for land use verification and it is monitored for changes. When the county inspects and reviews the improvements in the rural areas of the county, they also review the land use that they are able to observe. The date posted for Land Use Completed reflects the most recent working year prior to the upcoming Tax Year, since the review is ongoing. The current GIS photo base is 2014.</p> |  |                                |   |   |      |   |  |      |   |  |      |  |
| <b>3.</b>          | <b>Describe the process used to determine and monitor market areas.</b>   |  |  |                                |   |   |      |   |  |      |   |  |      |  |
|                    |   | Sale verification and market analysis provide insight into market trends. The general land use is the key to each market area. If a trend were to change, the market area may also.  |  |                                |   |   |      |   |  |      |   |  |      |  |
| <b>4.</b>          | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>   |  |  |                                |   |   |      |   |  |      |   |  |      |  |
|                    |   | The predominant use of the parcel drives the decision. Then the analysis of the local market is used to establish values.  |  |                                |   |   |      |   |  |      |   |  |      |  |
| <b>5.</b>          | <b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>  |  |  |                                |   |   |      |   |  |      |   |  |      |  |
|                    |   |  |  |                                |   |   |      |   |  |      |   |  |      |  |

|            |  |
|------------|--|
|            | <p>Yes;</p> <p>---The first (home site) acre is the same. The first acre for home sites on agricultural parcels and on residential parcels is valued at \$18,000. The additional site acres have different values for the two subclasses. The next four rural residential site acres are valued at \$6,500 to \$3,500 per acre, up to four additional rural residential site acres are valued at \$3,500 to \$1,500 per acre, and any residual acres over nine are valued at \$2,500 to \$1,000. Those variations are higher in the east where the special valuation exists and lower in the west of the county. The land beyond the first acre on parcels classified as agricultural is valued as a site value at \$3,000 per acre.</p> |
| <b>6.</b>  | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>  |
|            | <p>The county actively verifies all agricultural sales with the buyer or seller. Those verifications, the trend in values, and the ongoing observation of the present use of the parcels are all important to detect non-agricultural characteristics in the market. In the case of the Wetland Reserve Program (WRP), there are few known parcels with WRP acres in the county. The county believes that the WRP values closely align with the grass values, so they use the grass schedule of values to value WRP acres.</p>   |
| <b>7.</b>  | <b>Have special valuation applications been filed in the county? If so, answer the following:</b>  |
|            | Yes;   |
| <b>7a.</b> | <b>What process was used to determine if non-agricultural influences exist?</b>  |
|            | <p>The county annually verifies and analyzes all agricultural sales. They do this to establish land values each year but also to see if there are differing value trends that would indicate that land values are driven by influences from outside the typical agricultural land market</p>   |
| <b>7b.</b> | <b>Describe the non-agricultural influences present within the county.</b>   |
|            | <p>The sales analysis has not shown that there are influences from outside agriculture that have impacted the value of agricultural land in any part of the county. In the past, there was influence from acreage development in the eastern part of the county nearest to Lincoln.</p>  |
| <b>7c.</b> | <b>How many parcels in the county are receiving special value?</b>   |
|            | 1024   |
| <b>7d.</b> | <b>Where is the influenced area located within the county?</b>   |
|            | The eastern part of the county nearest to Lincoln.   |
| <b>7e.</b> | <b>Describe the valuation models and approaches used to establish the uninfluenced values.</b>   |
|            | <p>The sales analysis that the county does every year also helps detect any non agricultural influence. The special value area is monitored by comparing sales in Market Area 2 to the sales in Market Area 3. The values used for the parcels in Market Area 2, (special value area), are derived from the verification and analysis of the sales in Market Area 3. The two areas are very similar in land use and farming practices. For 2015 there has been no perceived difference in the two areas so they have been analyzed together, but kept separately administratively.</p>   |

## Seward County 2015 Average Acre Value Comparison

| County    | Mkt Area | 1A1   | 1A    | 2A1   | 2A    | 3A1   | 3A    | 4A1   | 4A    | WEIGHTED AVG IRR |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Seward    | 1        | 6,400 | 6,300 | 6,150 | 6,009 | 5,750 | n/a   | 4,800 | 4,291 | 5,984            |
| Butler    | 1        | 6,299 | 5,500 | 5,296 | 5,156 | 5,147 | 5,094 | 4,284 | 4,158 | 5,588            |
| Fillmore  | 1        | 6,400 | 6,300 | 6,200 | 6,100 | 5,800 | n/a   | 5,400 | 5,250 | 6,174            |
| Polk      | 1        | 7,303 | 6,607 | 6,173 | 5,777 | 5,352 | 5,233 | 5,061 | 4,471 | 6,661            |
| Saline    | 3        | 7,140 | 7,143 | 7,037 | 6,893 | 6,096 | 5,150 | 5,042 | 4,850 | 6,792            |
| York      | 1        | n/a              |
| Seward    | 2        | 6,000 | 5,900 | 5,700 | n/a   | 5,300 | 4,400 | 4,200 | 3,500 | 5,677            |
| Seward    | 3        | 6,000 | 5,900 | 5,700 | 5,500 | 5,300 | n/a   | 4,200 | 3,500 | 5,661            |
| Butler    | 1        | 6,299 | 5,500 | 5,296 | 5,156 | 5,147 | 5,094 | 4,284 | 4,158 | 5,588            |
| Lancaster | 1        | 6,000 | 5,999 | 5,981 | 5,993 | 4,874 | 4,854 | 2,997 | 2,998 | 5,463            |
| Saline    | 2        | 6,194 | 6,199 | 5,987 | 5,895 | 5,492 | 4,800 | 4,394 | 4,156 | 5,832            |
| Saunders  | 1        | 6,160 | 5,942 | 5,727 | 5,229 | 5,060 | 4,730 | 3,768 | 3,520 | 4,849            |

| County    | Mkt Area | 1D1   | 1D    | 2D1   | 2D    | 3D1   | 3D    | 4D1   | 4D    | WEIGHTED AVG DRY |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Seward    | 1        | 5,800 | 5,700 | 5,200 | 5,200 | 5,200 | 3,800 | 3,749 | 2,950 | 5,125            |
| Butler    | 1        | 6,000 | 5,000 | 4,899 | 4,788 | 4,299 | 3,999 | 3,100 | 3,000 | 4,503            |
| Fillmore  | 1        | 3,855 | 3,815 | 3,715 | 3,665 | 3,514 | n/a   | 3,223 | 3,155 | 3,705            |
| Polk      | 1        | 4,697 | 4,447 | 3,370 | 3,370 | 3,070 | 2,990 | 2,890 | 2,890 | 4,100            |
| Saline    | 3        | 4,693 | 4,687 | 4,224 | 4,141 | 4,045 | 3,525 | 3,514 | 3,350 | 4,262            |
| York      | 1        | n/a              |
| Seward    | 2        | 5,800 | 5,700 | 5,198 | 5,198 | 5,199 | 3,799 | 3,750 | 2,950 | 4,791            |
| Seward    | 3        | 5,800 | 5,700 | 5,200 | 5,200 | 5,200 | 3,800 | 3,750 | 2,950 | 5,102            |
| Butler    | 1        | 6,000 | 5,000 | 4,899 | 4,788 | 4,299 | 3,999 | 3,100 | 3,000 | 4,503            |
| Lancaster | 1        | 4,385 | 4,387 | 3,943 | 3,946 | 3,510 | 3,509 | 3,071 | 3,069 | 3,819            |
| Saline    | 2        | 4,696 | 4,692 | 4,223 | 4,144 | 4,039 | 3,525 | 3,520 | 3,344 | 4,291            |
| Saunders  | 1        | 5,408 | 5,176 | 4,947 | 4,441 | 4,257 | 3,797 | 3,109 | 2,764 | 3,870            |

| County    | Mkt Area | 1G1   | 1G    | 2G1   | 2G    | 3G1   | 3G    | 4G1   | 4G    | WEIGHTED AVG GRASS |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|
| Seward    | 1        | 1,982 | 2,127 | 1,879 | 1,825 | 1,777 | 2,550 | 1,287 | 1,521 | 1,583              |
| Butler    | 1        | 2,765 | 2,888 | 2,823 | 2,482 | 2,624 | 2,471 | 2,288 | 1,655 | 2,094              |
| Fillmore  | 1        | 1,460 | 1,441 | 1,380 | 1,320 | 1,326 | n/a   | 1,200 | 1,200 | 1,288              |
| Polk      | 1        | 1,357 | 1,438 | 1,544 | 1,565 | 1,518 | 1,568 | 1,446 | 1,343 | 1,460              |
| Saline    | 3        | 1,467 | 1,864 | 1,408 | 1,858 | 1,805 | 1,516 | 1,576 | 1,019 | 1,444              |
| York      | 1        | n/a                |
| Seward    | 2        | 2,177 | 2,285 | 2,119 | 2,116 | 1,938 | 2,061 | 1,511 | 1,596 | 1,769              |
| Seward    | 3        | 2,133 | 2,069 | 1,892 | 1,907 | 1,815 | 2,023 | 1,425 | 1,522 | 1,659              |
| Butler    | 1        | 2,765 | 2,888 | 2,823 | 2,482 | 2,624 | 2,471 | 2,288 | 1,655 | 2,094              |
| Lancaster | 1        | 2,358 | 2,540 | 2,094 | 2,162 | 1,817 | 1,826 | 1,430 | 1,369 | 1,809              |
| Saline    | 2        | 1,626 | 1,852 | 1,461 | 1,888 | 1,821 | 515   | 1,580 | 1,084 | 1,429              |
| Saunders  | 1        | 2,053 | 2,050 | 2,417 | 1,668 | 2,299 | 1,992 | 1,683 | 925   | 1,686              |

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

# METHODOLOGY REPORT OF SPECIAL VALUATION PROCEDURES

## SEWARD COUNTY – 2015

### Special valuation methodology:

As done in the past, the agricultural values are set according to the agricultural sales that are determined to be arms length by the assessor and by the Nebraska Property Assessment Division. A market study is done based on those sales. Each sale is listed and contains the number of acres in each land capability group. New values per acre are substituted for last year's values to calculate new assessed values and ratios. New statistical measurements including the mean, median and weighted mean, coefficient of dispersion, price-related differential and the absolute standard deviation are calculated. The final step is the reconciliation of value. It is the process in which the estimates of value are evaluated and the applicability of the indicated values is weighed. This is a reconciliation of the facts, trends and observations developed in the analysis and a review of the conclusions and the validity and reliability of those conclusions. The market study to arrive at the special value was analyzed using only the uninfluenced sales from the Market Area 3, which was created in 2002. Area 3 does not have the aquifer lying under it. Market Area 3 is most like Market Area 2, which has special valuation. The new assessed value from Market Area 3 for each land capability group is then applied to all agricultural parcels in area 2.

For 2014 it was determined that sales in Market Area 2 were not selling much differently than in Market Area 3. Therefore, all the qualified sales in the 2 market areas were used to set the values for both areas. The 2 areas are still being maintained separately but were grouped together for analysis and valuation.

For 2015, analysis of sales continues as in 2014.

# 2015 Agricultural Correlation Section for Seward County

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## County Overview

Seward County is an agriculturally based county with Seward and several small towns that exist primarily to support agriculture. The prevalent crops are row crops with corn, soybeans, and some grain sorghum. There is also some grazing land, primarily in the east part of the county. The county land use is approximately 44% irrigated land, 37% dry land, 18% grass land and 1% other uses. Seward County is bordered on the north by Butler County, on the south by Saline County, on the east by Lancaster County, and on the west by York County. The agricultural land is valued using three market areas that are more fully described in the survey. Area 1 is about 71% irrigated crop land covering about 60% of the west part of the county. Area 2 and 3 are predominantly dry crop and grass land. They are geographically similar and since 2013, have been analyzed together to produce a common value. Prior to 2013, Seward County has only analyzed only the sales in Area 3 and applied the results to both areas as Area 2 has been considered a special valuation area. The increases in land values have caused the sales in both areas to reflect only agricultural value. The county will maintain the separate market areas and the R&O will show 2 market areas. Area 1 will again be just Area 1 and Area 2 will contain sales from both Areas 2 and 3 for analysis purposes. For 2015 the department will not report a measurement of special valuation for Seward County. The 2015 Abstract Form 45, reports 3,348 parcels of agricultural land. There are an also 1,136 sets of farm site improvements located on agricultural parcels.

## Description of Analysis

There was a total sample of 53 qualified sales; 43 Seward County sales supplemented with 10 additional qualified sales used to determine the level of value of agricultural land in the county. The sample after supplementation was deemed adequate, proportional among study years and representative based on major land uses. Any comparable sales used were selected from a similar agricultural area within six miles of the subject county.

Both of the reported market areas are within the acceptable range. In this study, the 80% Majority Land Use Tables demonstrate that the irrigated values for the county and for Area 1 are within the range; that the dry values for the county and for Area 2 are within the range. Sales with predominantly grass acres and other majority land uses are too scarce to produce an independent measurement. The county has made substantial changes to all of the values based on their analysis. The Department is not recommending any change to the values based on any major land use.

The calculated median ratio is 72%; the COD is 20.23 and the PRD is 106.34. Given the high appreciation in land value during the three years of this analysis, little weight is given to the COD and PRD. The 2015 abstract reports; overall agricultural land increased by 6.17%; irrigated land increased by just over 6%, dry land increased by just over 1%, and grass land

## **2015 Agricultural Correlation Section for Seward County**

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increased by over 48%. The county has sound assessment practices relating to the verification of sales and analysis of agricultural values.

### **Sales Qualification**

The Department's review of the county's sale verification process reported in the residential correlation was done for all 3 classes of property at the same time. The findings, that there was no reason to conclude that the county had selectively excluded sales to influence the measurement process applies to the agricultural sales too. The measurement was done with all available qualified sales.

### **Equalization and Quality of Assessment**

The county has sound assessment practices relating to the verification of sales and analysis of agricultural values. Each year, the county verifies all of the new sales that take place. They update any changes to land use that are discovered or reported. They completely analyze and revalue all agricultural land within a classification system and monitor sales to affirm their use of one market area. The quality of assessment for agricultural land is acceptable.

### **Level of Value**

For 2015, the apparent level of value of agricultural land is 72% and the quality of the assessment process is acceptable. There are no strong indications of any major subclass outside the range. There are no recommended adjustments to the class or to any subclass of agricultural land.



**80 Seward**  
**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 : 394  
 Total Sales Price : 58,743,805  
 Total Adj. Sales Price : 58,743,805  
 Total Assessed Value : 54,805,855  
 Avg. Adj. Sales Price : 149,096  
 Avg. Assessed Value : 139,101

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 95  
 COD : 08.12  
 PRD : 102.25

COV : 12.87  
 STD : 12.28  
 Avg. Abs. Dev : 07.74  
 MAX Sales Ratio : 184.35  
 MIN Sales Ratio : 58.46

95% Median C.I. : 94.59 to 96.46  
 95% Wgt. Mean C.I. : 92.11 to 94.48  
 95% Mean C.I. : 94.19 to 96.61

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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 | 45    | 96.60  | 95.27 | 93.89    | 05.25 | 101.47 | 72.48 | 113.54 | 94.73 to 98.50  | 154,082              | 144,673        |
| 01-JAN-13 To 31-MAR-13 | 33    | 97.74  | 98.98 | 98.83    | 06.40 | 100.15 | 79.48 | 143.31 | 94.94 to 98.95  | 159,315              | 157,448        |
| 01-APR-13 To 30-JUN-13 | 53    | 97.19  | 98.72 | 95.64    | 07.77 | 103.22 | 69.10 | 165.65 | 95.33 to 99.37  | 135,626              | 129,712        |
| 01-JUL-13 To 30-SEP-13 | 72    | 95.59  | 97.36 | 95.05    | 07.21 | 102.43 | 77.89 | 159.95 | 94.66 to 96.97  | 158,992              | 151,115        |
| 01-OCT-13 To 31-DEC-13 | 40    | 93.65  | 94.06 | 91.74    | 07.55 | 102.53 | 64.08 | 120.99 | 91.37 to 97.92  | 141,605              | 129,907        |
| 01-JAN-14 To 31-MAR-14 | 33    | 93.96  | 94.63 | 93.94    | 07.17 | 100.73 | 72.02 | 128.76 | 92.23 to 98.20  | 137,285              | 128,965        |
| 01-APR-14 To 30-JUN-14 | 73    | 90.12  | 91.57 | 88.96    | 09.75 | 102.93 | 58.46 | 124.50 | 88.39 to 94.67  | 158,753              | 141,233        |
| 01-JUL-14 To 30-SEP-14 | 45    | 91.76  | 93.85 | 91.02    | 11.36 | 103.11 | 70.10 | 184.35 | 87.60 to 96.87  | 136,302              | 124,060        |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-OCT-12 To 30-SEP-13 | 203   | 96.79  | 97.51 | 95.57    | 06.84 | 102.03 | 69.10 | 165.65 | 95.74 to 97.42  | 151,855              | 145,128        |
| 01-OCT-13 To 30-SEP-14 | 191   | 93.35  | 93.16 | 90.79    | 09.14 | 102.61 | 58.46 | 184.35 | 91.57 to 94.41  | 146,163              | 132,695        |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-JAN-13 To 31-DEC-13 | 198   | 96.44  | 97.33 | 95.23    | 07.39 | 102.21 | 64.08 | 165.65 | 95.33 to 97.23  | 149,279              | 142,157        |
| <u>ALL</u>             | 394   | 95.35  | 95.40 | 93.30    | 08.12 | 102.25 | 58.46 | 184.35 | 94.59 to 96.46  | 149,096              | 139,101        |

**VALUATION GROUPING**

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 01         | 214   | 95.72  | 94.84  | 94.52    | 05.62 | 100.34 | 68.92  | 124.50 | 94.87 to 96.60  | 151,550              | 143,248        |
| 02         | 6     | 97.34  | 98.90  | 95.62    | 08.17 | 103.43 | 83.01  | 120.99 | 83.01 to 120.99 | 81,167               | 77,612         |
| 03         | 5     | 104.70 | 102.69 | 101.91   | 05.57 | 100.77 | 89.77  | 112.76 | N/A             | 55,900               | 56,965         |
| 04         | 2     | 100.21 | 100.21 | 100.40   | 01.26 | 99.81  | 98.95  | 101.46 | N/A             | 101,625              | 102,036        |
| 05         | 7     | 104.45 | 113.35 | 103.94   | 11.86 | 109.05 | 97.23  | 165.65 | 97.23 to 165.65 | 70,857               | 73,652         |
| 06         | 5     | 88.98  | 87.21  | 86.48    | 04.29 | 100.84 | 79.88  | 92.04  | N/A             | 90,420               | 78,191         |
| 08         | 52    | 94.21  | 93.15  | 92.81    | 06.04 | 100.37 | 79.21  | 108.33 | 90.09 to 95.66  | 149,200              | 138,470        |
| 09         | 14    | 98.89  | 99.57  | 98.26    | 07.32 | 101.33 | 86.98  | 118.83 | 88.40 to 108.90 | 114,071              | 112,087        |
| 10         | 8     | 98.76  | 101.94 | 102.30   | 10.99 | 99.65  | 87.65  | 128.30 | 87.65 to 128.30 | 53,125               | 54,349         |
| 11         | 1     | 159.95 | 159.95 | 159.95   | 00.00 | 100.00 | 159.95 | 159.95 | N/A             | 41,500               | 66,378         |
| 12         | 30    | 94.08  | 98.58  | 93.29    | 16.49 | 105.67 | 69.10  | 184.35 | 86.47 to 103.27 | 112,972              | 105,390        |
| 13         | 44    | 93.36  | 91.24  | 86.76    | 13.41 | 105.16 | 58.46  | 143.31 | 85.62 to 96.86  | 213,005              | 184,801        |
| 14         | 6     | 95.79  | 95.27  | 95.31    | 03.77 | 99.96  | 89.97  | 99.36  | 89.97 to 99.36  | 301,833              | 287,667        |
| <u>ALL</u> | 394   | 95.35  | 95.40  | 93.30    | 08.12 | 102.25 | 58.46  | 184.35 | 94.59 to 96.46  | 149,096              | 139,101        |

**80 Seward  
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 : 394  
 Total Sales Price : 58,743,805  
 Total Adj. Sales Price : 58,743,805  
 Total Assessed Value : 54,805,855  
 Avg. Adj. Sales Price : 149,096  
 Avg. Assessed Value : 139,101

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 95  
 COD : 08.12  
 PRD : 102.25

COV : 12.87  
 STD : 12.28  
 Avg. Abs. Dev : 07.74  
 MAX Sales Ratio : 184.35  
 MIN Sales Ratio : 58.46

95% Median C.I. : 94.59 to 96.46  
 95% Wgt. Mean C.I. : 92.11 to 94.48  
 95% Mean C.I. : 94.19 to 96.61

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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 |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01         | 390   | 95.33  | 95.17  | 93.27    | 07.92 | 102.04 | 58.46 | 184.35 | 94.59 to 96.41  | 150,210              | 140,107        |
| 06         |       |        |        |          |       |        |       |        |                 |                      |                |
| 07         | 4     | 110.53 | 118.59 | 101.41   | 22.37 | 116.94 | 87.65 | 165.65 | N/A             | 40,500               | 41,071         |
| <u>ALL</u> | 394   | 95.35  | 95.40  | 93.30    | 08.12 | 102.25 | 58.46 | 184.35 | 94.59 to 96.46  | 149,096              | 139,101        |

**SALE PRICE \***

| RANGE                      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| <u>Low \$ Ranges</u>       |       |        |        |          |       |        |        |        |                 |                      |                |
| Less Than 5,000            |       |        |        |          |       |        |        |        |                 |                      |                |
| Less Than 15,000           | 2     | 143.32 | 143.32 | 137.74   | 15.58 | 104.05 | 120.99 | 165.65 | N/A             | 8,000                | 11,019         |
| Less Than 30,000           | 8     | 115.33 | 120.17 | 117.38   | 18.22 | 102.38 | 84.12  | 165.65 | 84.12 to 165.65 | 17,563               | 20,615         |
| <u>Ranges Excl. Low \$</u> |       |        |        |          |       |        |        |        |                 |                      |                |
| Greater Than 4,999         | 394   | 95.35  | 95.40  | 93.30    | 08.12 | 102.25 | 58.46  | 184.35 | 94.59 to 96.46  | 149,096              | 139,101        |
| Greater Than 14,999        | 392   | 95.33  | 95.16  | 93.28    | 07.91 | 102.02 | 58.46  | 184.35 | 94.59 to 96.41  | 149,816              | 139,755        |
| Greater Than 29,999        | 386   | 95.31  | 94.89  | 93.24    | 07.69 | 101.77 | 58.46  | 184.35 | 94.41 to 96.35  | 151,822              | 141,557        |
| <u>Incremental Ranges</u>  |       |        |        |          |       |        |        |        |                 |                      |                |
| 0 TO 4,999                 |       |        |        |          |       |        |        |        |                 |                      |                |
| 5,000 TO 14,999            | 2     | 143.32 | 143.32 | 137.74   | 15.58 | 104.05 | 120.99 | 165.65 | N/A             | 8,000                | 11,019         |
| 15,000 TO 29,999           | 6     | 106.22 | 112.45 | 114.77   | 15.82 | 97.98  | 84.12  | 143.31 | 84.12 to 143.31 | 20,750               | 23,814         |
| 30,000 TO 59,999           | 26    | 102.63 | 107.89 | 107.11   | 15.40 | 100.73 | 72.02  | 184.35 | 94.75 to 113.24 | 48,100               | 51,518         |
| 60,000 TO 99,999           | 66    | 97.80  | 97.94  | 97.60    | 07.85 | 100.35 | 68.92  | 128.30 | 95.46 to 99.41  | 78,914               | 77,019         |
| 100,000 TO 149,999         | 133   | 93.96  | 93.73  | 93.74    | 06.78 | 99.99  | 69.10  | 124.50 | 92.64 to 96.11  | 124,967              | 117,147        |
| 150,000 TO 249,999         | 117   | 95.33  | 93.19  | 92.95    | 05.58 | 100.26 | 68.20  | 106.37 | 94.09 to 96.51  | 184,701              | 171,684        |
| 250,000 TO 499,999         | 44    | 92.41  | 90.67  | 90.20    | 08.70 | 100.52 | 58.46  | 122.94 | 89.46 to 95.66  | 316,223              | 285,242        |
| 500,000 TO 999,999         |       |        |        |          |       |        |        |        |                 |                      |                |
| 1,000,000 +                |       |        |        |          |       |        |        |        |                 |                      |                |
| <u>ALL</u>                 | 394   | 95.35  | 95.40  | 93.30    | 08.12 | 102.25 | 58.46  | 184.35 | 94.59 to 96.46  | 149,096              | 139,101        |

**80 Seward**  
**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 : 27  
Total Sales Price : 6,913,300  
Total Adj. Sales Price : 6,810,800  
Total Assessed Value : 6,445,787  
Avg. Adj. Sales Price : 252,252  
Avg. Assessed Value : 238,733

MEDIAN : 95  
WGT. MEAN : 95  
MEAN : 94  
COD : 21.13  
PRD : 99.08

COV : 27.32  
STD : 25.62  
Avg. Abs. Dev : 20.13  
MAX Sales Ratio : 138.41  
MIN Sales Ratio : 37.53

95% Median C.I. : 76.76 to 110.66  
95% Wgt. Mean C.I. : 77.42 to 111.86  
95% Mean C.I. : 83.63 to 103.91

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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     | 93.79  | 90.89  | 94.09    | 15.08 | 96.60  | 68.23 | 110.66 | N/A             | 212,500              | 199,949        |
| 01-JAN-12 To 31-MAR-12 | 1     | 80.07  | 80.07  | 80.07    | 00.00 | 100.00 | 80.07 | 80.07  | N/A             | 75,000               | 60,054         |
| 01-APR-12 To 30-JUN-12 | 2     | 87.83  | 87.83  | 81.47    | 12.60 | 107.81 | 76.76 | 98.90  | N/A             | 1,270,000            | 1,034,656      |
| 01-JUL-12 To 30-SEP-12 | 3     | 95.25  | 101.85 | 106.36   | 08.50 | 95.76  | 93.00 | 117.29 | N/A             | 114,433              | 121,707        |
| 01-OCT-12 To 31-DEC-12 | 4     | 93.55  | 97.83  | 76.88    | 30.86 | 127.25 | 65.81 | 138.41 | N/A             | 163,250              | 125,505        |
| 01-JAN-13 To 31-MAR-13 | 3     | 101.65 | 100.70 | 103.43   | 12.03 | 97.36  | 81.87 | 118.57 | N/A             | 100,000              | 103,430        |
| 01-APR-13 To 30-JUN-13 | 4     | 113.29 | 99.32  | 124.83   | 27.58 | 79.56  | 37.53 | 133.17 | N/A             | 357,500              | 446,271        |
| 01-JUL-13 To 30-SEP-13 | 1     | 72.78  | 72.78  | 72.78    | 00.00 | 100.00 | 72.78 | 72.78  | N/A             | 88,000               | 64,049         |
| 01-OCT-13 To 31-DEC-13 | 2     | 116.41 | 116.41 | 112.50   | 15.96 | 103.48 | 97.83 | 134.99 | N/A             | 190,000              | 213,746        |
| 01-JAN-14 To 31-MAR-14 | 1     | 80.47  | 80.47  | 80.47    | 00.00 | 100.00 | 80.47 | 80.47  | N/A             | 125,000              | 100,584        |
| 01-APR-14 To 30-JUN-14 |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JUL-14 To 30-SEP-14 | 3     | 74.11  | 73.67  | 67.76    | 21.10 | 108.72 | 49.98 | 96.91  | N/A             | 79,667               | 53,979         |
| <u>Study Yrs</u>       |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-11 To 30-SEP-12 | 9     | 93.79  | 92.66  | 86.05    | 12.33 | 107.68 | 68.23 | 117.29 | 76.76 to 110.66 | 399,533              | 343,815        |
| 01-OCT-12 To 30-SEP-13 | 12    | 100.14 | 96.95  | 107.71   | 25.46 | 90.01  | 37.53 | 138.41 | 72.11 to 127.94 | 205,917              | 221,787        |
| 01-OCT-13 To 30-SEP-14 | 6     | 88.69  | 89.05  | 92.74    | 23.52 | 96.02  | 49.98 | 134.99 | 49.98 to 134.99 | 124,000              | 115,002        |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JAN-12 To 31-DEC-12 | 10    | 94.13  | 95.26  | 82.98    | 18.81 | 114.80 | 65.81 | 138.41 | 72.11 to 117.29 | 361,130              | 299,651        |
| 01-JAN-13 To 31-DEC-13 | 10    | 100.14 | 100.50 | 117.69   | 22.74 | 85.39  | 37.53 | 134.99 | 72.78 to 133.17 | 219,800              | 258,691        |
| <u>ALL</u>             | 27    | 95.25  | 93.77  | 94.64    | 21.13 | 99.08  | 37.53 | 138.41 | 76.76 to 110.66 | 252,252              | 238,733        |

**VALUATION GROUPING**

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 01         | 13    | 95.25  | 92.36  | 93.08    | 18.45 | 99.23  | 49.98  | 134.99 | 72.11 to 110.66 | 398,369              | 370,801        |
| 02         | 1     | 114.98 | 114.98 | 114.98   | 00.00 | 100.00 | 114.98 | 114.98 | N/A             | 13,000               | 14,948         |
| 04         | 1     | 74.11  | 74.11  | 74.11    | 00.00 | 100.00 | 74.11  | 74.11  | N/A             | 38,000               | 28,161         |
| 05         | 1     | 37.53  | 37.53  | 37.53    | 00.00 | 100.00 | 37.53  | 37.53  | N/A             | 17,500               | 6,567          |
| 08         | 10    | 95.95  | 100.27 | 100.68   | 21.89 | 99.59  | 68.23  | 138.41 | 72.78 to 133.17 | 140,350              | 141,307        |
| 09         | 1     | 101.65 | 101.65 | 101.65   | 00.00 | 100.00 | 101.65 | 101.65 | N/A             | 160,000              | 162,638        |
| <u>ALL</u> | 27    | 95.25  | 93.77  | 94.64    | 21.13 | 99.08  | 37.53  | 138.41 | 76.76 to 110.66 | 252,252              | 238,733        |

**80 Seward**  
**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 : 27  
Total Sales Price : 6,913,300  
Total Adj. Sales Price : 6,810,800  
Total Assessed Value : 6,445,787  
Avg. Adj. Sales Price : 252,252  
Avg. Assessed Value : 238,733

MEDIAN : 95  
WGT. MEAN : 95  
MEAN : 94  
COD : 21.13  
PRD : 99.08

COV : 27.32  
STD : 25.62  
Avg. Abs. Dev : 20.13  
MAX Sales Ratio : 138.41  
MIN Sales Ratio : 37.53

95% Median C.I. : 76.76 to 110.66  
95% Wgt. Mean C.I. : 77.42 to 111.86  
95% Mean C.I. : 83.63 to 103.91

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**PROPERTY TYPE \***

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 02         |       |        |        |          |       |        |       |        |                 |                      |                |
| 03         | 25    | 95.25  | 93.08  | 93.48    | 20.67 | 99.57  | 37.53 | 138.41 | 80.07 to 101.65 | 144,432              | 135,012        |
| 04         | 2     | 102.35 | 102.35 | 95.95    | 25.00 | 106.67 | 76.76 | 127.94 | N/A             | 1,600,000            | 1,535,245      |
| <u>ALL</u> | 27    | 95.25  | 93.77  | 94.64    | 21.13 | 99.08  | 37.53 | 138.41 | 76.76 to 110.66 | 252,252              | 238,733        |

**SALE PRICE \***

| RANGE                      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| <u>Low \$ Ranges</u>       |       |        |        |          |       |        |        |        |                 |                      |                |
| Less Than 5,000            |       |        |        |          |       |        |        |        |                 |                      |                |
| Less Than 15,000           | 1     | 114.98 | 114.98 | 114.98   | 00.00 | 100.00 | 114.98 | 114.98 | N/A             | 13,000               | 14,948         |
| Less Than 30,000           | 2     | 76.26  | 76.26  | 70.54    | 50.79 | 108.11 | 37.53  | 114.98 | N/A             | 15,250               | 10,758         |
| <u>Ranges Excl. Low \$</u> |       |        |        |          |       |        |        |        |                 |                      |                |
| Greater Than 4,999         | 27    | 95.25  | 93.77  | 94.64    | 21.13 | 99.08  | 37.53  | 138.41 | 76.76 to 110.66 | 252,252              | 238,733        |
| Greater Than 14,999        | 26    | 94.52  | 92.95  | 94.60    | 21.31 | 98.26  | 37.53  | 138.41 | 76.76 to 101.65 | 261,454              | 247,340        |
| Greater Than 29,999        | 25    | 95.25  | 95.17  | 94.75    | 19.57 | 100.44 | 49.98  | 138.41 | 80.07 to 101.65 | 271,212              | 256,971        |
| <u>Incremental Ranges</u>  |       |        |        |          |       |        |        |        |                 |                      |                |
| 0 TO 4,999                 |       |        |        |          |       |        |        |        |                 |                      |                |
| 5,000 TO 14,999            | 1     | 114.98 | 114.98 | 114.98   | 00.00 | 100.00 | 114.98 | 114.98 | N/A             | 13,000               | 14,948         |
| 15,000 TO 29,999           | 1     | 37.53  | 37.53  | 37.53    | 00.00 | 100.00 | 37.53  | 37.53  | N/A             | 17,500               | 6,567          |
| 30,000 TO 59,999           | 4     | 88.56  | 97.41  | 99.10    | 21.93 | 98.29  | 74.11  | 138.41 | N/A             | 44,575               | 44,172         |
| 60,000 TO 99,999           | 5     | 96.91  | 100.30 | 101.89   | 20.41 | 98.44  | 72.78  | 133.17 | N/A             | 84,300               | 85,894         |
| 100,000 TO 149,999         | 7     | 80.47  | 80.97  | 80.73    | 21.00 | 100.30 | 49.98  | 110.66 | 49.98 to 110.66 | 110,071              | 88,865         |
| 150,000 TO 249,999         | 4     | 109.47 | 112.94 | 111.33   | 12.06 | 101.45 | 97.83  | 134.99 | N/A             | 181,250              | 201,781        |
| 250,000 TO 499,999         | 1     | 72.11  | 72.11  | 72.11    | 00.00 | 100.00 | 72.11  | 72.11  | N/A             | 470,000              | 338,900        |
| 500,000 TO 999,999         | 2     | 96.35  | 96.35  | 96.51    | 02.66 | 99.83  | 93.79  | 98.90  | N/A             | 507,500              | 489,775        |
| 1,000,000 +                | 2     | 102.35 | 102.35 | 95.95    | 25.00 | 106.67 | 76.76  | 127.94 | N/A             | 1,600,000            | 1,535,245      |
| <u>ALL</u>                 | 27    | 95.25  | 93.77  | 94.64    | 21.13 | 99.08  | 37.53  | 138.41 | 76.76 to 110.66 | 252,252              | 238,733        |

**80 Seward**  
**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 : 27  
Total Sales Price : 6,913,300  
Total Adj. Sales Price : 6,810,800  
Total Assessed Value : 6,445,787  
Avg. Adj. Sales Price : 252,252  
Avg. Assessed Value : 238,733

MEDIAN : 95  
WGT. MEAN : 95  
MEAN : 94  
COD : 21.13  
PRD : 99.08

COV : 27.32  
STD : 25.62  
Avg. Abs. Dev : 20.13  
MAX Sales Ratio : 138.41  
MIN Sales Ratio : 37.53

95% Median C.I. : 76.76 to 110.66  
95% Wgt. Mean C.I. : 77.42 to 111.86  
95% Mean C.I. : 83.63 to 103.91

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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 |
|------------|-----------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 340        | 1         | 117.29 | 117.29 | 117.29   | 00.00 | 100.00 | 117.29 | 117.29 | N/A             | 185,000              | 216,995        |
| 344        | 2         | 109.44 | 109.44 | 97.02    | 26.47 | 112.80 | 80.47  | 138.41 | N/A             | 87,500               | 84,894         |
| 350        | 1         | 101.65 | 101.65 | 101.65   | 00.00 | 100.00 | 101.65 | 101.65 | N/A             | 160,000              | 162,638        |
| 352        | 3         | 98.90  | 105.10 | 100.67   | 06.99 | 104.40 | 97.83  | 118.57 | N/A             | 286,667              | 288,594        |
| 353        | 9         | 93.00  | 92.98  | 95.93    | 21.92 | 96.92  | 49.98  | 134.99 | 68.23 to 133.17 | 96,278               | 92,356         |
| 406        | 3         | 76.76  | 80.74  | 95.64    | 39.27 | 84.42  | 37.53  | 127.94 | N/A             | 1,072,500            | 1,025,686      |
| 426        | 1         | 110.66 | 110.66 | 110.66   | 00.00 | 100.00 | 110.66 | 110.66 | N/A             | 102,500              | 113,428        |
| 442        | 1         | 74.11  | 74.11  | 74.11    | 00.00 | 100.00 | 74.11  | 74.11  | N/A             | 38,000               | 28,161         |
| 470        | 1         | 95.25  | 95.25  | 95.25    | 00.00 | 100.00 | 95.25  | 95.25  | N/A             | 40,300               | 38,387         |
| 528        | 3         | 72.78  | 86.62  | 73.19    | 19.63 | 118.35 | 72.11  | 114.98 | N/A             | 190,333              | 139,299        |
| 555        | 1         | 65.81  | 65.81  | 65.81    | 00.00 | 100.00 | 65.81  | 65.81  | N/A             | 120,000              | 78,969         |
| 597        | 1         | 93.79  | 93.79  | 93.79    | 00.00 | 100.00 | 93.79  | 93.79  | N/A             | 475,000              | 445,484        |
| <u>ALL</u> | <u>27</u> | 95.25  | 93.77  | 94.64    | 21.13 | 99.08  | 37.53  | 138.41 | 76.76 to 110.66 | 252,252              | 238,733        |

**80 Seward**  
**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 : 53  
Total Sales Price : 35,254,049  
Total Adj. Sales Price : 35,218,049  
Total Assessed Value : 24,546,873  
Avg. Adj. Sales Price : 664,491  
Avg. Assessed Value : 463,149

MEDIAN : 72  
WGT. MEAN : 70  
MEAN : 74  
COD : 20.23  
PRD : 106.34

COV : 27.62  
STD : 20.47  
Avg. Abs. Dev : 14.52  
MAX Sales Ratio : 132.42  
MIN Sales Ratio : 42.93

95% Median C.I. : 64.92 to 75.02  
95% Wgt. Mean C.I. : 65.36 to 74.04  
95% Mean C.I. : 68.61 to 79.63

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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 | 6     | 71.30  | 77.20 | 74.90    | 24.14 | 103.07 | 47.57 | 129.39 | 47.57 to 129.39 | 510,163              | 382,125        |
| 01-JAN-12 To 31-MAR-12 | 5     | 63.49  | 75.44 | 65.82    | 22.41 | 114.62 | 59.69 | 127.50 | N/A             | 778,182              | 512,212        |
| 01-APR-12 To 30-JUN-12 | 4     | 89.74  | 82.07 | 82.24    | 12.73 | 99.79  | 54.66 | 94.12  | N/A             | 470,670              | 387,090        |
| 01-JUL-12 To 30-SEP-12 | 2     | 92.48  | 92.48 | 90.10    | 04.55 | 102.64 | 88.27 | 96.68  | N/A             | 1,082,763            | 975,532        |
| 01-OCT-12 To 31-DEC-12 | 15    | 71.80  | 75.29 | 71.70    | 14.21 | 105.01 | 56.07 | 109.89 | 66.55 to 84.08  | 612,733              | 439,347        |
| 01-JAN-13 To 31-MAR-13 | 2     | 57.64  | 57.64 | 57.26    | 06.40 | 100.66 | 53.95 | 61.33  | N/A             | 1,241,200            | 710,676        |
| 01-APR-13 To 30-JUN-13 |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-JUL-13 To 30-SEP-13 |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-OCT-13 To 31-DEC-13 | 6     | 66.78  | 64.42 | 62.39    | 15.41 | 103.25 | 42.93 | 79.02  | 42.93 to 79.02  | 750,227              | 468,081        |
| 01-JAN-14 To 31-MAR-14 | 7     | 75.02  | 87.77 | 87.31    | 19.47 | 100.53 | 71.77 | 132.42 | 71.77 to 132.42 | 451,308              | 394,034        |
| 01-APR-14 To 30-JUN-14 | 5     | 53.05  | 52.37 | 52.98    | 11.14 | 98.85  | 43.65 | 60.69  | N/A             | 937,810              | 496,837        |
| 01-JUL-14 To 30-SEP-14 | 1     | 67.26  | 67.26 | 67.26    | 00.00 | 100.00 | 67.26 | 67.26  | N/A             | 195,000              | 131,165        |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-OCT-11 To 30-SEP-12 | 17    | 72.84  | 79.62 | 75.94    | 25.21 | 104.85 | 47.57 | 129.39 | 61.60 to 94.12  | 647,064              | 491,367        |
| 01-OCT-12 To 30-SEP-13 | 17    | 71.27  | 73.21 | 68.63    | 14.92 | 106.67 | 53.95 | 109.89 | 61.33 to 84.08  | 686,670              | 471,268        |
| 01-OCT-13 To 30-SEP-14 | 19    | 71.77  | 70.00 | 65.22    | 20.18 | 107.33 | 42.93 | 132.42 | 58.10 to 75.02  | 660,240              | 430,636        |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-JAN-12 To 31-DEC-12 | 26    | 72.42  | 77.68 | 73.85    | 19.28 | 105.19 | 54.66 | 127.50 | 65.35 to 86.63  | 658,850              | 486,565        |
| 01-JAN-13 To 31-DEC-13 | 8     | 61.36  | 62.73 | 60.57    | 14.10 | 103.57 | 42.93 | 79.02  | 42.93 to 79.02  | 872,970              | 528,730        |
| <u>ALL</u>             | 53    | 71.77  | 74.12 | 69.70    | 20.23 | 106.34 | 42.93 | 132.42 | 64.92 to 75.02  | 664,491              | 463,149        |

**AREA (MARKET)**

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1          | 24    | 72.51  | 72.83 | 67.29    | 19.79 | 108.23 | 43.65 | 129.39 | 58.10 to 75.07  | 819,150              | 551,187        |
| 2          | 29    | 71.27  | 75.19 | 72.75    | 20.51 | 103.35 | 42.93 | 132.42 | 64.92 to 84.08  | 536,498              | 390,289        |
| <u>ALL</u> | 53    | 71.77  | 74.12 | 69.70    | 20.23 | 106.34 | 42.93 | 132.42 | 64.92 to 75.02  | 664,491              | 463,149        |

**80 Seward**  
**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 : 53  
Total Sales Price : 35,254,049  
Total Adj. Sales Price : 35,218,049  
Total Assessed Value : 24,546,873  
Avg. Adj. Sales Price : 664,491  
Avg. Assessed Value : 463,149

MEDIAN : 72  
WGT. MEAN : 70  
MEAN : 74  
COD : 20.23  
PRD : 106.34

COV : 27.62  
STD : 20.47  
Avg. Abs. Dev : 14.52  
MAX Sales Ratio : 132.42  
MIN Sales Ratio : 42.93

95% Median C.I. : 64.92 to 75.02  
95% Wgt. Mean C.I. : 65.36 to 74.04  
95% Mean C.I. : 68.61 to 79.63

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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 |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| <b>_____Irrigated_____</b> |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 6         | 66.63        | 67.37        | 66.14        | 10.15        | 101.86        | 56.74        | 77.59         | 56.74 to 77.59        | 623,194              | 412,155        |
| 1                          | 6         | 66.63        | 67.37        | 66.14        | 10.15        | 101.86        | 56.74        | 77.59         | 56.74 to 77.59        | 623,194              | 412,155        |
| <b>_____Dry_____</b>       |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 11        | 66.55        | 70.70        | 69.00        | 14.31        | 102.46        | 54.66        | 99.63         | 59.69 to 84.08        | 688,651              | 475,203        |
| 1                          | 2         | 77.15        | 77.15        | 76.89        | 29.15        | 100.34        | 54.66        | 99.63         | N/A                   | 445,000              | 342,166        |
| 2                          | 9         | 66.55        | 69.27        | 67.96        | 09.98        | 101.93        | 59.69        | 84.08         | 61.33 to 79.02        | 742,795              | 504,767        |
| <b>_____Grass_____</b>     |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 3         | 67.26        | 62.20        | 59.48        | 12.00        | 104.57        | 47.57        | 71.77         | N/A                   | 186,667              | 111,037        |
| 2                          | 3         | 67.26        | 62.20        | 59.48        | 12.00        | 104.57        | 47.57        | 71.77         | N/A                   | 186,667              | 111,037        |
| <b>_____ALL_____</b>       | <b>53</b> | <b>71.77</b> | <b>74.12</b> | <b>69.70</b> | <b>20.23</b> | <b>106.34</b> | <b>42.93</b> | <b>132.42</b> | <b>64.92 to 75.02</b> | <b>664,491</b>       | <b>463,149</b> |

**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 |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| <b>_____Irrigated_____</b> |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 19        | 69.76        | 72.16        | 65.38        | 20.05        | 110.37        | 43.65        | 129.39        | 58.49 to 75.07        | 824,304              | 538,899        |
| 1                          | 17        | 72.18        | 73.20        | 65.69        | 20.44        | 111.43        | 43.65        | 129.39        | 56.74 to 77.59        | 786,718              | 516,774        |
| 2                          | 2         | 63.37        | 63.37        | 63.56        | 03.14        | 99.70         | 61.38        | 65.35         | N/A                   | 1,143,782            | 726,961        |
| <b>_____Dry_____</b>       |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 19        | 72.92        | 75.65        | 72.63        | 14.69        | 104.16        | 54.66        | 109.89        | 64.92 to 84.08        | 576,522              | 418,722        |
| 1                          | 4         | 73.39        | 75.27        | 75.10        | 15.56        | 100.23        | 54.66        | 99.63         | N/A                   | 456,000              | 342,456        |
| 2                          | 15        | 71.80        | 75.75        | 72.14        | 14.53        | 105.00        | 59.69        | 109.89        | 64.92 to 84.08        | 608,661              | 439,060        |
| <b>_____Grass_____</b>     |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 5         | 67.26        | 60.25        | 57.72        | 13.96        | 104.38        | 45.96        | 71.77         | N/A                   | 234,000              | 135,066        |
| 2                          | 5         | 67.26        | 60.25        | 57.72        | 13.96        | 104.38        | 45.96        | 71.77         | N/A                   | 234,000              | 135,066        |
| <b>_____ALL_____</b>       | <b>53</b> | <b>71.77</b> | <b>74.12</b> | <b>69.70</b> | <b>20.23</b> | <b>106.34</b> | <b>42.93</b> | <b>132.42</b> | <b>64.92 to 75.02</b> | <b>664,491</b>       | <b>463,149</b> |



|  |                         |                              |                          |                                   |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|
| <b>Total Real Property</b><br>Sum Lines 17, 25, & 30 | <b>Records : 10,218</b> | <b>Value : 2,618,614,897</b> | <b>Growth 31,718,435</b> | <b>Sum Lines 17, 25, &amp; 41</b> |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

|                                 | Urban   |             | SubUrban |            | Rural   |             | Total   |             | Growth     |
|---------------------------------|---------|-------------|----------|------------|---------|-------------|---------|-------------|------------|
|                                 | Records | Value       | Records  | Value      | Records | Value       | Records | Value       |            |
| <b>01. Res UnImp Land</b>       | 333     | 4,369,008   | 116      | 3,981,451  | 155     | 6,356,986   | 604     | 14,707,445  |            |
| <b>02. Res Improve Land</b>     | 3,922   | 72,605,757  | 391      | 13,981,350 | 1,063   | 49,224,492  | 5,376   | 135,811,599 |            |
| <b>03. Res Improvements</b>     | 4,000   | 397,031,039 | 398      | 60,441,880 | 1,106   | 170,162,078 | 5,504   | 627,634,997 |            |
| <b>04. Res Total</b>            | 4,333   | 474,005,804 | 514      | 78,404,681 | 1,261   | 225,743,556 | 6,108   | 778,154,041 | 18,921,328 |
| <b>% of Res Total</b>           | 70.94   | 60.91       | 8.42     | 10.08      | 20.65   | 29.01       | 59.78   | 29.72       | 59.65      |
| <b>05. Com UnImp Land</b>       | 92      | 2,757,828   | 8        | 193,696    | 27      | 888,279     | 127     | 3,839,803   |            |
| <b>06. Com Improve Land</b>     | 452     | 15,821,010  | 25       | 789,950    | 41      | 5,048,640   | 518     | 21,659,600  |            |
| <b>07. Com Improvements</b>     | 478     | 73,322,829  | 36       | 8,753,343  | 67      | 26,687,354  | 581     | 108,763,526 |            |
| <b>08. Com Total</b>            | 570     | 91,901,667  | 44       | 9,736,989  | 94      | 32,624,273  | 708     | 134,262,929 | 8,608,935  |
| <b>% of Com Total</b>           | 80.51   | 68.45       | 6.21     | 7.25       | 13.28   | 24.30       | 6.93    | 5.13        | 27.14      |
| <b>09. Ind UnImp Land</b>       | 4       | 37,530      | 0        | 0          | 0       | 0           | 4       | 37,530      |            |
| <b>10. Ind Improve Land</b>     | 7       | 1,659,435   | 1        | 160,875    | 0       | 0           | 8       | 1,820,310   |            |
| <b>11. Ind Improvements</b>     | 7       | 15,904,324  | 1        | 3,039,461  | 0       | 0           | 8       | 18,943,785  |            |
| <b>12. Ind Total</b>            | 11      | 17,601,289  | 1        | 3,200,336  | 0       | 0           | 12      | 20,801,625  | 0          |
| <b>% of Ind Total</b>           | 91.67   | 84.61       | 8.33     | 15.39      | 0.00    | 0.00        | 0.12    | 0.79        | 0.00       |
| <b>13. Rec UnImp Land</b>       | 0       | 0           | 2        | 69,429     | 1       | 283,000     | 3       | 352,429     |            |
| <b>14. Rec Improve Land</b>     | 0       | 0           | 2        | 107,663    | 3       | 49,055      | 5       | 156,718     |            |
| <b>15. Rec Improvements</b>     | 1       | 1,320       | 4        | 486,477    | 34      | 473,125     | 39      | 960,922     |            |
| <b>16. Rec Total</b>            | 1       | 1,320       | 6        | 663,569    | 35      | 805,180     | 42      | 1,470,069   | 0          |
| <b>% of Rec Total</b>           | 2.38    | 0.09        | 14.29    | 45.14      | 83.33   | 54.77       | 0.41    | 0.06        | 0.00       |
| <b>Res &amp; Rec Total</b>      | 4,334   | 474,007,124 | 520      | 79,068,250 | 1,296   | 226,548,736 | 6,150   | 779,624,110 | 18,921,328 |
| <b>% of Res &amp; Rec Total</b> | 70.47   | 60.80       | 8.46     | 10.14      | 21.07   | 29.06       | 60.19   | 29.77       | 59.65      |
| <b>Com &amp; Ind Total</b>      | 581     | 109,502,956 | 45       | 12,937,325 | 94      | 32,624,273  | 720     | 155,064,554 | 8,608,935  |
| <b>% of Com &amp; Ind Total</b> | 80.69   | 70.62       | 6.25     | 8.34       | 13.06   | 21.04       | 7.05    | 5.92        | 27.14      |
| <b>17. Taxable Total</b>        | 4,915   | 583,510,080 | 565      | 92,005,575 | 1,390   | 259,173,009 | 6,870   | 934,688,664 | 27,530,263 |
| <b>% of Taxable Total</b>       | 71.54   | 62.43       | 8.22     | 9.84       | 20.23   | 27.73       | 67.23   | 35.69       | 86.80      |

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   | 8       | 1,579,744  | 3,398,800    | 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            | 8        | 1,579,744        | 3,398,800        |
| 20. Industrial   | 0       | 0          | 0            | 0        | 0                | 0                |
| 21. Other        | 0       | 0          | 0            | 0        | 0                | 0                |
| 22. Total Sch II |         |            |              | <b>8</b> | <b>1,579,744</b> | <b>3,398,800</b> |

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 | 378           | 69               | 116           | 563           |

Schedule V : Agricultural Records

|                      | Urban   |           | SubUrban |             | Rural   |             | Total        |                      |
|----------------------|---------|-----------|----------|-------------|---------|-------------|--------------|----------------------|
|                      | Records | Value     | Records  | Value       | Records | Value       | Records      | Value                |
| 27. Ag-Vacant Land   | 10      | 1,870,316 | 299      | 132,021,421 | 1,878   | 877,790,282 | 2,187        | 1,011,682,019        |
| 28. Ag-Improved Land | 0       | 0         | 138      | 75,578,712  | 910     | 480,916,833 | 1,048        | 556,495,545          |
| 29. Ag Improvements  | 0       | 0         | 146      | 14,576,473  | 1,015   | 101,172,196 | 1,161        | 115,748,669          |
| 30. Ag Total         |         |           |          |             |         |             | <b>3,348</b> | <b>1,683,926,233</b> |

Schedule VI : Agricultural Records :Non-Agricultural Detail

|                           | Urban   |          |            | SubUrban     |                  |                    | Growth           |
|---------------------------|---------|----------|------------|--------------|------------------|--------------------|------------------|
|                           | Records | Acres    | Value      | Records      | Acres            | Value              |                  |
| 31. HomeSite UnImp Land   | 0       | 0.00     | 0          | 1            | 1.00             | 18,000             |                  |
| 32. HomeSite Improv Land  | 0       | 0.00     | 0          | 90           | 93.00            | 1,655,000          |                  |
| 33. HomeSite Improvements | 0       | 0.00     | 0          | 86           | 0.00             | 10,239,084         |                  |
| 34. HomeSite Total        |         |          |            |              |                  |                    |                  |
| 35. FarmSite UnImp Land   | 5       | 135.30   | 260,717    | 32           | 85.09            | 216,444            |                  |
| 36. FarmSite Improv Land  | 0       | 0.00     | 0          | 135          | 719.57           | 1,936,356          |                  |
| 37. FarmSite Improvements | 0       | 0.00     | 0          | 142          | 0.00             | 4,337,389          |                  |
| 38. FarmSite Total        |         |          |            |              |                  |                    |                  |
| 39. Road & Ditches        | 0       | 0.77     | 0          | 0            | 724.69           | 0                  |                  |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          | 0            | 95.47            | 0                  |                  |
|                           | Records | Acres    | Value      | Records      | Acres            | Value              | Growth           |
| 31. HomeSite UnImp Land   | 7       | 7.00     | 126,000    | 8            | 8.00             | 144,000            |                  |
| 32. HomeSite Improv Land  | 626     | 632.00   | 11,318,000 | 716          | 725.00           | 12,973,000         |                  |
| 33. HomeSite Improvements | 585     | 0.00     | 72,819,612 | 671          | 0.00             | 83,058,696         | 1,149,610        |
| 34. HomeSite Total        |         |          |            | <b>679</b>   | <b>733.00</b>    | <b>96,175,696</b>  |                  |
| 35. FarmSite UnImp Land   | 185     | 679.64   | 850,632    | 222          | 900.03           | 1,327,793          |                  |
| 36. FarmSite Improv Land  | 895     | 3,196.86 | 8,696,032  | 1,030        | 3,916.43         | 10,632,388         |                  |
| 37. FarmSite Improvements | 994     | 0.00     | 28,352,584 | 1,136        | 0.00             | 32,689,973         | 3,038,562        |
| 38. FarmSite Total        |         |          |            | <b>1,358</b> | <b>4,816.46</b>  | <b>44,650,154</b>  |                  |
| 39. Road & Ditches        | 0       | 5,868.01 | 0          | 0            | 6,593.47         | 0                  |                  |
| 40. Other- Non Ag Use     | 0       | 203.48   | 0          | 0            | 298.95           | 0                  |                  |
| 41. Total Section VI      |         |          |            | <b>2,037</b> | <b>12,441.88</b> | <b>140,825,850</b> | <b>4,188,172</b> |

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

|                  | Urban   |          |           | SubUrban |          |           |
|------------------|---------|----------|-----------|----------|----------|-----------|
|                  | Records | Acres    | Value     | Records  | Acres    | Value     |
| 42. Game & Parks | 0       | 0.00     | 0         | 3        | 343.02   | 1,006,220 |
|                  | Rural   |          |           | Total    |          |           |
|                  | Records | Acres    | Value     | Records  | Acres    | Value     |
| 42. Game & Parks | 12      | 1,194.55 | 3,042,471 | 15       | 1,537.57 | 4,048,691 |

Schedule VIII : Agricultural Records : Special Value

|                         | Urban   |           |             | SubUrban |           |             |
|-------------------------|---------|-----------|-------------|----------|-----------|-------------|
|                         | Records | Acres     | Value       | Records  | Acres     | Value       |
| 43. Special Value       | 0       | 0.00      | 0           | 105      | 10,469.44 | 40,845,696  |
| 44. Recapture Value N/A | 0       | 0.00      | 0           | 0        | 0.00      | 0           |
|                         | Rural   |           |             | Total    |           |             |
|                         | Records | Acres     | Value       | Records  | Acres     | Value       |
| 43. Special Value       | 808     | 80,405.43 | 265,224,278 | 913      | 90,874.87 | 306,069,974 |
| 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                      | 40,221.80         | 29.86%         | 257,418,869          | 31.93%         | 6,399.98                |
| 46. 1A                       | 34,825.58         | 25.85%         | 219,401,154          | 27.21%         | 6,300.00                |
| 47. 2A1                      | 12,432.74         | 9.23%          | 76,461,581           | 9.48%          | 6,150.02                |
| 48. 2A                       | 823.28            | 0.61%          | 4,946,711            | 0.61%          | 6,008.54                |
| 49. 3A1                      | 29,517.40         | 21.91%         | 169,718,174          | 21.05%         | 5,749.77                |
| 50. 3A                       | 0.00              | 0.00%          | 0                    | 0.00%          | 0.00                    |
| 51. 4A1                      | 11,248.26         | 8.35%          | 53,991,648           | 6.70%          | 4,800.00                |
| 52. 4A                       | 5,654.38          | 4.20%          | 24,261,535           | 3.01%          | 4,290.75                |
| <b>53. Total</b>             | <b>134,723.44</b> | <b>100.00%</b> | <b>806,199,672</b>   | <b>100.00%</b> | <b>5,984.11</b>         |
| <b>Dry</b>                   |                   |                |                      |                |                         |
| 54. 1D1                      | 7,703.57          | 20.33%         | 44,680,706           | 23.00%         | 5,800.00                |
| 55. 1D                       | 10,456.22         | 27.59%         | 59,600,454           | 30.68%         | 5,700.00                |
| 56. 2D1                      | 3,453.79          | 9.11%          | 17,959,708           | 9.25%          | 5,200.00                |
| 57. 2D                       | 334.94            | 0.88%          | 1,741,688            | 0.90%          | 5,200.00                |
| 58. 3D1                      | 8,285.89          | 21.86%         | 43,086,628           | 22.18%         | 5,200.00                |
| 59. 3D                       | 0.20              | 0.00%          | 760                  | 0.00%          | 3,800.00                |
| 60. 4D1                      | 5,715.76          | 15.08%         | 21,429,745           | 11.03%         | 3,749.24                |
| 61. 4D                       | 1,947.69          | 5.14%          | 5,745,875            | 2.96%          | 2,950.10                |
| <b>62. Total</b>             | <b>37,898.06</b>  | <b>100.00%</b> | <b>194,245,564</b>   | <b>100.00%</b> | <b>5,125.48</b>         |
| <b>Grass</b>                 |                   |                |                      |                |                         |
| 63. 1G1                      | 483.39            | 3.53%          | 958,282              | 4.42%          | 1,982.42                |
| 64. 1G                       | 900.66            | 6.57%          | 1,915,655            | 8.83%          | 2,126.95                |
| 65. 2G1                      | 1,075.37          | 7.85%          | 2,020,491            | 9.31%          | 1,878.88                |
| 66. 2G                       | 342.00            | 2.50%          | 624,285              | 2.88%          | 1,825.39                |
| 67. 3G1                      | 2,070.85          | 15.11%         | 3,680,781            | 16.97%         | 1,777.43                |
| 68. 3G                       | 10.61             | 0.08%          | 27,054               | 0.12%          | 2,549.86                |
| 69. 4G1                      | 4,073.12          | 29.72%         | 5,241,201            | 24.16%         | 1,286.78                |
| 70. 4G                       | 4,750.43          | 34.66%         | 7,225,569            | 33.31%         | 1,521.03                |
| <b>71. Total</b>             | <b>13,706.43</b>  | <b>100.00%</b> | <b>21,693,318</b>    | <b>100.00%</b> | <b>1,582.71</b>         |
| <b>Irrigated Total</b>       |                   |                |                      |                |                         |
| <b>Irrigated Total</b>       | <b>134,723.44</b> | <b>71.59%</b>  | <b>806,199,672</b>   | <b>78.86%</b>  | <b>5,984.11</b>         |
| <b>Dry Total</b>             |                   |                |                      |                |                         |
| <b>Dry Total</b>             | <b>37,898.06</b>  | <b>20.14%</b>  | <b>194,245,564</b>   | <b>19.00%</b>  | <b>5,125.48</b>         |
| <b>Grass Total</b>           |                   |                |                      |                |                         |
| <b>Grass Total</b>           | <b>13,706.43</b>  | <b>7.28%</b>   | <b>21,693,318</b>    | <b>2.12%</b>   | <b>1,582.71</b>         |
| 72. Waste                    | 1,692.66          | 0.90%          | 169,266              | 0.02%          | 100.00                  |
| 73. Other                    | 159.32            | 0.08%          | 15,932               | 0.00%          | 100.00                  |
| 74. Exempt                   | 68.90             | 0.04%          | 0                    | 0.00%          | 0.00                    |
| <b>75. Market Area Total</b> | <b>188,179.91</b> | <b>100.00%</b> | <b>1,022,323,752</b> | <b>100.00%</b> | <b>5,432.69</b>         |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

| Irrigated                    | Acres            | % of Acres*    | Value              | % of Value*    | Average Assessed Value* |
|------------------------------|------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1                      | 419.39           | 26.75%         | 2,516,340          | 28.27%         | 6,000.00                |
| 46. 1A                       | 445.10           | 28.39%         | 2,626,090          | 29.51%         | 5,900.00                |
| 47. 2A1                      | 391.56           | 24.97%         | 2,231,892          | 25.08%         | 5,700.00                |
| 48. 2A                       | 0.00             | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 49. 3A1                      | 206.52           | 13.17%         | 1,094,556          | 12.30%         | 5,300.00                |
| 50. 3A                       | 12.70            | 0.81%          | 55,880             | 0.63%          | 4,400.00                |
| 51. 4A1                      | 73.23            | 4.67%          | 307,566            | 3.46%          | 4,200.00                |
| 52. 4A                       | 19.39            | 1.24%          | 67,865             | 0.76%          | 3,500.00                |
| <b>53. Total</b>             | <b>1,567.89</b>  | <b>100.00%</b> | <b>8,900,189</b>   | <b>100.00%</b> | <b>5,676.54</b>         |
| <b>Dry</b>                   |                  |                |                    |                |                         |
| 54. 1D1                      | 4,223.41         | 10.73%         | 24,495,778         | 12.99%         | 5,800.00                |
| 55. 1D                       | 7,228.06         | 18.36%         | 41,199,942         | 21.85%         | 5,700.00                |
| 56. 2D1                      | 6,423.15         | 16.32%         | 33,385,205         | 17.70%         | 5,197.64                |
| 57. 2D                       | 740.02           | 1.88%          | 3,846,404          | 2.04%          | 5,197.70                |
| 58. 3D1                      | 6,358.19         | 16.15%         | 33,056,038         | 17.53%         | 5,198.97                |
| 59. 3D                       | 5,227.03         | 13.28%         | 19,858,240         | 10.53%         | 3,799.14                |
| 60. 4D1                      | 7,149.48         | 18.16%         | 26,810,115         | 14.22%         | 3,749.94                |
| 61. 4D                       | 2,015.38         | 5.12%          | 5,945,545          | 3.15%          | 2,950.09                |
| <b>62. Total</b>             | <b>39,364.72</b> | <b>100.00%</b> | <b>188,597,267</b> | <b>100.00%</b> | <b>4,791.02</b>         |
| <b>Grass</b>                 |                  |                |                    |                |                         |
| 63. 1G1                      | 246.93           | 0.62%          | 537,610            | 0.76%          | 2,177.18                |
| 64. 1G                       | 1,021.88         | 2.57%          | 2,335,088          | 3.32%          | 2,285.09                |
| 65. 2G1                      | 4,290.54         | 10.78%         | 9,093,042          | 12.92%         | 2,119.32                |
| 66. 2G                       | 720.84           | 1.81%          | 1,525,176          | 2.17%          | 2,115.83                |
| 67. 3G1                      | 4,769.30         | 11.98%         | 9,243,963          | 13.13%         | 1,938.22                |
| 68. 3G                       | 6,078.60         | 15.27%         | 12,530,373         | 17.80%         | 2,061.39                |
| 69. 4G1                      | 12,271.54        | 30.83%         | 18,536,940         | 26.33%         | 1,510.56                |
| 70. 4G                       | 10,401.96        | 26.13%         | 16,601,653         | 23.58%         | 1,596.01                |
| <b>71. Total</b>             | <b>39,801.59</b> | <b>100.00%</b> | <b>70,403,845</b>  | <b>100.00%</b> | <b>1,768.87</b>         |
| <hr/>                        |                  |                |                    |                |                         |
| <b>Irrigated Total</b>       | <b>1,567.89</b>  | <b>1.90%</b>   | <b>8,900,189</b>   | <b>3.32%</b>   | <b>5,676.54</b>         |
| <b>Dry Total</b>             | <b>39,364.72</b> | <b>47.74%</b>  | <b>188,597,267</b> | <b>70.35%</b>  | <b>4,791.02</b>         |
| <b>Grass Total</b>           | <b>39,801.59</b> | <b>48.27%</b>  | <b>70,403,845</b>  | <b>26.26%</b>  | <b>1,768.87</b>         |
| 72. Waste                    | 1,665.05         | 2.02%          | 166,505            | 0.06%          | 100.00                  |
| 73. Other                    | 54.58            | 0.07%          | 5,458              | 0.00%          | 100.00                  |
| 74. Exempt                   | 57.20            | 0.07%          | 0                  | 0.00%          | 0.00                    |
| <b>75. Market Area Total</b> | <b>82,453.83</b> | <b>100.00%</b> | <b>268,073,264</b> | <b>100.00%</b> | <b>3,251.19</b>         |

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

| Irrigated                    | Acres            | % of Acres*    | Value              | % of Value*    | Average Assessed Value* |
|------------------------------|------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1                      | 2,155.27         | 36.15%         | 12,931,620         | 38.31%         | 6,000.00                |
| 46. 1A                       | 1,278.78         | 21.45%         | 7,544,802          | 22.35%         | 5,900.00                |
| 47. 2A1                      | 1,083.77         | 18.18%         | 6,177,489          | 18.30%         | 5,700.00                |
| 48. 2A                       | 164.86           | 2.76%          | 906,730            | 2.69%          | 5,500.00                |
| 49. 3A1                      | 822.88           | 13.80%         | 4,361,264          | 12.92%         | 5,300.00                |
| 50. 3A                       | 0.00             | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 51. 4A1                      | 332.32           | 5.57%          | 1,395,744          | 4.13%          | 4,200.00                |
| 52. 4A                       | 124.88           | 2.09%          | 437,080            | 1.29%          | 3,500.00                |
| <b>53. Total</b>             | <b>5,962.76</b>  | <b>100.00%</b> | <b>33,754,729</b>  | <b>100.00%</b> | <b>5,660.92</b>         |
| <b>Dry</b>                   |                  |                |                    |                |                         |
| 54. 1D1                      | 9,370.36         | 23.22%         | 54,348,088         | 26.40%         | 5,800.00                |
| 55. 1D                       | 9,286.04         | 23.01%         | 52,930,428         | 25.71%         | 5,700.00                |
| 56. 2D1                      | 4,476.05         | 11.09%         | 23,275,460         | 11.31%         | 5,200.00                |
| 57. 2D                       | 346.86           | 0.86%          | 1,803,672          | 0.88%          | 5,200.00                |
| 58. 3D1                      | 7,702.51         | 19.09%         | 40,053,052         | 19.45%         | 5,200.00                |
| 59. 3D                       | 149.90           | 0.37%          | 569,620            | 0.28%          | 3,800.00                |
| 60. 4D1                      | 7,861.85         | 19.48%         | 29,482,123         | 14.32%         | 3,750.02                |
| 61. 4D                       | 1,157.73         | 2.87%          | 3,415,399          | 1.66%          | 2,950.08                |
| <b>62. Total</b>             | <b>40,351.30</b> | <b>100.00%</b> | <b>205,877,842</b> | <b>100.00%</b> | <b>5,102.14</b>         |
| <b>Grass</b>                 |                  |                |                    |                |                         |
| 63. 1G1                      | 327.49           | 4.20%          | 698,430            | 5.41%          | 2,132.68                |
| 64. 1G                       | 512.51           | 6.58%          | 1,060,178          | 8.21%          | 2,068.60                |
| 65. 2G1                      | 937.37           | 12.03%         | 1,773,036          | 13.72%         | 1,891.50                |
| 66. 2G                       | 230.41           | 2.96%          | 439,389            | 3.40%          | 1,906.99                |
| 67. 3G1                      | 949.77           | 12.19%         | 1,724,169          | 13.35%         | 1,815.35                |
| 68. 3G                       | 184.37           | 2.37%          | 372,908            | 2.89%          | 2,022.61                |
| 69. 4G1                      | 2,307.71         | 29.63%         | 3,289,533          | 25.46%         | 1,425.45                |
| 70. 4G                       | 2,339.15         | 30.03%         | 3,560,837          | 27.56%         | 1,522.28                |
| <b>71. Total</b>             | <b>7,788.78</b>  | <b>100.00%</b> | <b>12,918,480</b>  | <b>100.00%</b> | <b>1,658.60</b>         |
| <b>Irrigated Total</b>       |                  |                |                    |                |                         |
| <b>Irrigated Total</b>       | <b>5,962.76</b>  | <b>10.72%</b>  | <b>33,754,729</b>  | <b>13.36%</b>  | <b>5,660.92</b>         |
| <b>Dry Total</b>             |                  |                |                    |                |                         |
| <b>Dry Total</b>             | <b>40,351.30</b> | <b>72.54%</b>  | <b>205,877,842</b> | <b>81.47%</b>  | <b>5,102.14</b>         |
| <b>Grass Total</b>           |                  |                |                    |                |                         |
| <b>Grass Total</b>           | <b>7,788.78</b>  | <b>14.00%</b>  | <b>12,918,480</b>  | <b>5.11%</b>   | <b>1,658.60</b>         |
| 72. Waste                    | 1,431.59         | 2.57%          | 143,159            | 0.06%          | 100.00                  |
| 73. Other                    | 91.57            | 0.16%          | 9,157              | 0.00%          | 100.00                  |
| 74. Exempt                   | 0.00             | 0.00%          | 0                  | 0.00%          | 0.00                    |
| <b>75. Market Area Total</b> | <b>55,626.00</b> | <b>100.00%</b> | <b>252,703,367</b> | <b>100.00%</b> | <b>4,542.90</b>         |

Schedule X : Agricultural Records :Ag Land Total

|                      | Urban         |                  | SubUrban         |                    | Rural             |                      | Total             |                      |
|----------------------|---------------|------------------|------------------|--------------------|-------------------|----------------------|-------------------|----------------------|
|                      | Acres         | Value            | Acres            | Value              | Acres             | Value                | Acres             | Value                |
| <b>76. Irrigated</b> | 0.00          | 0                | 14,703.41        | 88,190,466         | 127,550.68        | 760,664,124          | 142,254.09        | 848,854,590          |
| <b>77. Dry Land</b>  | 302.07        | 1,553,773        | 20,572.17        | 104,420,846        | 96,739.84         | 482,746,054          | 117,614.08        | 588,720,673          |
| <b>78. Grass</b>     | 30.74         | 53,934           | 6,685.84         | 11,055,812         | 54,580.22         | 93,905,897           | 61,296.80         | 105,015,643          |
| <b>79. Waste</b>     | 15.36         | 1,536            | 989.45           | 98,945             | 3,784.49          | 378,449              | 4,789.30          | 478,930              |
| <b>80. Other</b>     | 3.56          | 356              | 82.64            | 8,264              | 219.27            | 21,927               | 305.47            | 30,547               |
| <b>81. Exempt</b>    | 0.00          | 0                | 0.00             | 0                  | 126.10            | 0                    | 126.10            | 0                    |
| <b>82. Total</b>     | <b>351.73</b> | <b>1,609,599</b> | <b>43,033.51</b> | <b>203,774,333</b> | <b>282,874.50</b> | <b>1,337,716,451</b> | <b>326,259.74</b> | <b>1,543,100,383</b> |

|                  | Acres             | % of Acres*    | Value                | % of Value*    | Average Assessed Value* |
|------------------|-------------------|----------------|----------------------|----------------|-------------------------|
| <b>Irrigated</b> | 142,254.09        | 43.60%         | 848,854,590          | 55.01%         | 5,967.17                |
| <b>Dry Land</b>  | 117,614.08        | 36.05%         | 588,720,673          | 38.15%         | 5,005.53                |
| <b>Grass</b>     | 61,296.80         | 18.79%         | 105,015,643          | 6.81%          | 1,713.23                |
| <b>Waste</b>     | 4,789.30          | 1.47%          | 478,930              | 0.03%          | 100.00                  |
| <b>Other</b>     | 305.47            | 0.09%          | 30,547               | 0.00%          | 100.00                  |
| <b>Exempt</b>    | 126.10            | 0.04%          | 0                    | 0.00%          | 0.00                    |
| <b>Total</b>     | <b>326,259.74</b> | <b>100.00%</b> | <b>1,543,100,383</b> | <b>100.00%</b> | <b>4,729.67</b>         |

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

80 Seward

|   | 2014 CTL<br>County Total | 2015 Form 45<br>County Total | Value Difference<br>(2015 form 45 - 2014 CTL) | Percent<br>Change | 2015 Growth<br>(New Construction Value) | Percent Change<br>excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential   | 747,120,981              | 778,154,041                  | 31,033,060                                    | 4.15%             | 18,921,328                              | 1.62%                          |
| 02. Recreational  | 1,487,446                | 1,470,069                    | -17,377                                       | -1.17%            | 0                                       | -1.17%                         |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 93,579,153               | 96,175,696                   | 2,596,543                                     | 2.77%             | 1,149,610                               | 1.55%                          |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>842,187,580</b>       | <b>875,799,806</b>           | <b>33,612,226</b>                             | <b>3.99%</b>      | <b>20,070,938</b>                       | <b>1.61%</b>                   |
| 05. Commercial  | 125,712,465              | 134,262,929                  | 8,550,464                                     | 6.80%             | 8,608,935                               | -0.05%                         |
| 06. Industrial  | 20,801,625               | 20,801,625                   | 0   | 0.00%             | 0                                       | 0.00%                          |
| 07. Ag-Farmsite Land, Outbuildings                                | 42,072,488               | 44,650,154                   | 2,577,666                                     | 6.13%             | 3,038,562                               | -1.10%                         |
| 08. Minerals  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| <b>09. Total Commercial (sum lines 5-8)</b>                       | <b>188,586,578</b>       | <b>199,714,708</b>           | <b>11,128,130</b>                             | <b>5.90%</b>      | <b>11,647,497</b>                       | <b>-0.28%</b>                  |
| <b>10. Total Non-Agland Real Property</b>                         | <b>1,030,774,158</b>     | <b>1,075,514,514</b>         | <b>44,740,356</b>                             | <b>4.34%</b>      | <b>31,718,435</b>                       | <b>1.26%</b>                   |
| 11. Irrigated   | 800,303,353              | 848,854,590                  | 48,551,237                                    | 6.07%             |   |                                |
| 12. Dryland   | 581,750,244              | 588,720,673                  | 6,970,429                                     | 1.20%             |   |                                |
| 13. Grassland   | 70,846,010               | 105,015,643                  | 34,169,633                                    | 48.23%            |   |                                |
| 14. Wasteland   | 476,785                  | 478,930                      | 2,145   | 0.45%             |   |                                |
| 15. Other Agland  | 31,111                   | 30,547                       | -564  | -1.81%            |   |                                |
| <b>16. Total Agricultural Land</b>                                | <b>1,453,407,503</b>     | <b>1,543,100,383</b>         | <b>89,692,880</b>                             | <b>6.17%</b>      |   |                                |
| <b>17. Total Value of all Real Property</b><br>(Locally Assessed) | <b>2,484,181,661</b>     | <b>2,618,614,897</b>         | <b>134,433,236</b>                            | <b>5.41%</b>      | <b>31,718,435</b>                       | <b>4.13%</b>                   |

**Seward County  
2014 Plan of Assessment  
For years 2015, 2016 & 2017**

**Requirements:**

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the Assessor shall prepare a plan of assessment which describes the assessment actions planned to the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. 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. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan if necessary, after the county board approves the budget. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division 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 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 or real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land and;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

**Assessment Statistics for 2014 as set by TERC:**

| <u>Property Class</u> | <u>Median</u> |
|-----------------------|---------------|
| Residential           | 97%           |
| Commercial            | 100%          |
| Agricultural Land     | 72%           |

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

***Office Staff and Budget Information***

Seward County Assessor's Office currently employs 1 full time person, 1 three quarter (3/4) time person 1 part time field lister, 1 temporary part time person and a part time contract Appraiser besides the Assessor and Deputy Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division (PAD). Staff salaries are included in the office's budget presented to the County Board each year.

***Goals***

The primary goal for the Seward County Assessor's Office is doing the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements with the resources available.

***Procedures Manual***

Procedures have been established in the office and are updated as needed. The Department of Revenue, Property Assessment Division Regulations and Directives as approved by the Attorney General and signed by the Governor is filed in the office.

***Responsibilities:***

***Record Maintenance***

Property record cards are maintained for every parcel of real property including improvements on leased land. The cards are updated annually to include any changes made to the assessment information of the property. The record cards contain current owner name and address, legal description, book and page number of the last deed of record and any changes of record of ownership. Also included is situs address, pictures of improvement or main structure, sketches, cadastral map book and page numbers, tax district codes, valuation information and other codes created that are relevant to the specific parcel.

The office maintains a cadastral map system. The current cadastral maps were done in May 1966. They have been kept up to date with name changes, separations and new subdivisions. Seward County has implemented a GIS system

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

Prepare annually and file the following Administrative Reports

- County Abstract of Assessment for Real Property
- Assessor Survey
- Certification of Values to Political Subdivisions
- School District Taxable Value Report
- Sales information including rosters & annual Assessed Value Update w/Abstract
- Certification of Taxes Levied Report
- Homestead Exemption Tax Loss
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report

**Homestead Exemptions** - Homestead Exemption applications are accepted in the office from February 1<sup>st</sup> through June 30. They are verified that the applicant is owner/occupant. An ad is placed in the two newspapers in the county with information about the Homestead Exemption. Follow up post cards and phone calls are made to ensure all applicants from the previous year refile and those inquiring throughout the year are notified that they may now file. Applications along with an income statement and a doctor's certification of disability (where appropriate) is forwarded to the Nebraska Department of Revenue by August 1 for income verification. Notice of rejection is sent when the applicant does not meet the requirement of owner/occupant through August 15<sup>th</sup>. The State returns a roster in October of approved (with a percentage) and disapproved for final processing. Property record cards are pulled and the Homestead Exemption percentage and amount is notated on them with a follow up of the data entered in the computer.

**Personal Property** - All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year is filed on or before May 1. After May 1<sup>st</sup> but before July 1<sup>st</sup> a 10 percent penalty is applied and on July 1<sup>st</sup> and after a 25 percent penalty is applied. Every year notices are published in the local newspapers and a weekly news supplement for non-subscribers. The office has filing of Personal Property Schedules available on the internet. A postcard is sent to those with existing schedules as reminders and also includes the User ID and Password to access their schedules on the internet to complete and submit. A letter is sent to those who would be new filers explaining what is needed. This office documents at least 4-6 reminders to those who need to file personal property.

**Permissive Exemptions** - Administer annual filings of applications for new or continued exempt use or continued exempt use. Review and make recommendations to the county board.

**Taxable Government Owned Property** - Annual review of government owned property not used public purpose, send notices of intent to tax, etc.

**Centrally Assessed Properties** - Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

**Tax Districts and Tax Rates** – Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

**Tax Lists** - Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

**Tax List Corrections** - Prepare tax list correction documents for the county board's approval.

**County Board of Equalization** - Attend county board of equalization meetings including meetings for valuation protests. Prepare documentation for the board for the hearings.

**TERC (Tax Equalization and Review Commission) Appeals** - Prepare the information and attend the taxpayer appeals hearings before TERC. Testify in defense of the county's valuation.

**TERC Statewide Equalization** - Attend the hearings if applicable to the county, to testify in defense of the county's values, and to implement TERC's orders.

**Education** - Attend meetings, workshops and educational classes to obtain the required hours of continuing education to maintain the assessor certification.

An annual analysis will be done and areas prioritized for reappraisal accordingly. Reviews of properties will be done along with a market analysis to establish physical and economic depreciation. New pricing will be applied. Adequate funding will be needed to support the continuation of this process.

For assessment year **2012** the following changes were made:

Residential:

- Reviewed sales.
- Reappraised the houses, buildings and land on properties in Cordova, Goehner, Utica, Utica fringe area, Tamora, Staplehurst and Beaver Crossing fringe area. Physical inspections and new photos completed. Market analysis completed. 2011 pricing used for all except Beaver Crossing fringe. Used 2010 to match the town of Beaver Crossing that was reappraised in 2010.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2011 and changed according to completion as of January 1, 2012.
- Reviewed and recalculated lot discounts on new subdivisions that were discounted.
- Reviewed lots in several Seward subdivisions and some rural subdivisions and made minor adjustments.
- Reviewed and inspected properties in Bee, Garland, Pleasant Dale and Staplehurst as part of the 6 year inspection requirement. New photos were taken and measurements when necessary. Added omitted and unreported changes.
- Reviewed and compared new aerial photography with old ones in the following precincts: I, P, B, G J and O as part of The 6 year inspection requirement. Visited properties with changes, took new photos, measurements. Added omitted and unreported changes.

Commercial:

- Reviewed sales.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2011 and changed according to completion as of January 1, 2012.
- Reviewed Section 42 Housing properties. No adjustment made.

Agricultural Land:

- Reviewed sales
- Verified land use changes using GIS, NRD and FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary.
- Verified the existing market areas still follow the market trends. No change for 2012.
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated, dry and grass LCG values in all three (3) market areas. Changed market values in the Special Valuation Market Area 2.

For assessment year **2013** the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the houses, buildings and land on properties in Bee, Garland, Garland Fringe, Pleasant Dale, Grover and Milford. Physical inspections, new photos and market analysis completed. 2012 pricing was used.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2012 and changed according to completion as of January 1, 2013.
- Reviewed lots in several Seward subdivision and some rural subdivisions and made adjustments.
- Reviewed and inspected properties in Milford fringe(zoning jurisdiction) and started on the city of Seward as part of the 6 year inspection requirement. New photos were taken and measurements when necessary. Added omitted and unreported changes.
- Reviewed and compared new aerial photography with old ones in D and E precincts as part of the 6 year inspection requirement. Visited properties with changes, took new photos, measurements. Added omitted and unreported changes.

Commercial:

- Reviewed sales
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2012 and changed according to completion as of January 1, 2013.
- Reviewed Section 42 housing properties and complete the income approach.
- Reappraisal of apartments in Milford.
- Reappraisal of industrial properties.
- Increased Seward downtown neighborhood land values +15%.

Agricultural:

- Reviewed sales.
- Verified land use changes using GIS, NRD and FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made necessary changes.
- Verified if the existing market areas still follow the market trends. For 2013 did not see that there was non agricultural influence in Area 2. The sales in both Areas 2 & 3 were used together to analyze and set land values for those areas.
- Revalued agricultural land as needed to comply with the required level of value. Changed irrigated, dry cropland, CRP, WRP and grass LCG values in all three (3) areas.

For assessment year **2014** the following changes were made:

Residential:

- Reviewed Sales

- Reappraisal of land and improvements in Seward
- Reappraisal of land and improvements in the 1 mile Milford zoning jurisdiction
- Complete pickup work and building permits. Reviewed parcels that were a partial value for 2013
- Reviewed and changed land in some rural subdivisions. Also adding 3% on houses in Westfork Downs Subdivision
- Made a -5% adjustment on houses in Beaver Crossing

Commercial:

- Reviewed sales, completed pickup work and building permits
- Reappraisal of Section 42 Housing properties and completed the income approach
- Reappraisal of apartments in Seward
- Reviewed land and revalued in a commercial subdivision

Agricultural Land:

- Reviewed sales
- Verified land use changes using GIS, NRD and FSA record and maps along with contact with property owners and physical inspections
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary
- Analyzed the market areas keeping areas 2 & 3 as one for analysis
- Revalued agricultural land as needed to comply with the required level of value.

Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission. An annual study will be conducted to see if the current market continues to support the areas.

The office has converted to CamaVision software for both administrative and CAMA using the Vanguard Appraisals Inc. Real Property Appraisal Manual that was approved by the Property Tax Administrator.

Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures along with zoning and annexation is done on a continuous year round basis. Parcels are flagged if the value is to be added for the following year to be changed during the appropriate time frame.

RCN (Replacement Cost New). The cost approach is used in setting our values. An income analysis is only used occasionally for commercial property to substantiate the cost approach.

The real estate transfer statements, form 521, are processed on a continual basis.

The assessment plans for year 2015 are as follows:

Residential:

- Review and analyze sales. Prioritize areas that need appraisal review.
- Complete pickup work, including building permits on new construction.
- Reappraise improvements in Range 4.
- Reappraise the improvements in the 2 mile zoning jurisdiction of Seward.
- Continue with the 6 year inspection, review and new photos process.

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal review and possible changes.
- Complete pickup work, including building permits on new construction.
- Complete 6 year review of Seward properties.

Agricultural Land:

- Review and analyze sales and market areas.
- Review and keep current on CRP and other farm programs.
- Monitor and keep current with land use changes.

The assessment plans for year 2016 are as follows:

Residential:

- Prioritize areas that need review and analyze sales.
- Complete pickup work, including building permits on new construction.
- Continue with the 6 year inspection process, Beaver Crossing and Cordova
- Reappraise improvements in Range 3

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal review and possible changes.
- Complete pickup work, including building permits on new construction.
- Complete 6 year review on Milford, Cordova, Beaver Crossing, I-80 Milford and I-80 Seward Interchanges

Agricultural Land:

- Review and analyze sales and market areas.

- Review and keep current with CRP and other farm programs.
- Monitor and keep current with land use changes.

Assessment plans for 2017 are as follows:

Residential:

- Prioritize areas that need review and analyze sales.
- Complete pickup work
- Reappraisal on improvements in Ranges 1 & 2,
- 6 year review of Goehner, Staplehurst, Tamora & Utica

Commercial:

- 6 year review of Goehner, Staplehurst, Tamora & Utica

Agricultural Land:

- Review and analyze sales and market areas, CRP and other farm programs.
- Monitor and keep current with land use changes

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

June 13, 2014

Date

Marilyn Hladky

Marilyn Hladky, Seward County Assessor

## 2015 Assessment Survey for Seward County

### A. Staffing and Funding Information

|            |   |
|------------|---|
| <b>1.</b>  | <b>Deputy(ies) on staff:</b>  |
|            | 1   |
| <b>2.</b>  | <b>Appraiser(s) on staff:</b>   |
|            | 0   |
| <b>3.</b>  | <b>Other full-time employees:</b>   |
|            | 2 -- One employee is 40 hours a week and the other is 30 hours a week.  |
| <b>4.</b>  | <b>Other part-time employees:</b>   |
|            | 1-- part time lister 20 -25 hrs per week  |
| <b>5.</b>  | <b>Number of shared employees:</b>  |
|            | 0   |
| <b>6.</b>  | <b>Assessor's requested budget for current fiscal year:</b>   |
|            | \$ 270,169  |
| <b>7.</b>  | <b>Adopted budget, or granted budget if different from above:</b>   |
|            | \$ 270,169 --The assessor's budget contains the costs of retirement. All other benefits are paid by the county's general budget.  |
| <b>8.</b>  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>  |
|            | \$ 31,000   |
| <b>9.</b>  | <b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>  |
|            | 0   |
| <b>10.</b> | <b>Part of the assessor's budget that is dedicated to the computer system:</b>  |
|            | \$ 36,550 --Includes GIS, Network maintenance, software maintenance, GIS Workshop, and Personal Property on line.                 |
| <b>11.</b> | <b>Amount of the assessor's budget set aside for education/workshops:</b>   |
|            | \$ 1,000  |
| <b>12.</b> | <b>Other miscellaneous funds:</b>   |
|            | There is a sinking fund established with the treasurer to replace the server. Each office annually budgets \$1,000 for this fund. |
| <b>13.</b> | <b>Amount of last year's assessor's budget not used:</b>  |
|            | minimal amount left over  |

## B. Computer, Automation Information and GIS

|    |  |
|----|--|
| 1. | <b>Administrative software:</b>  |
|    | CAMAVISION; --This is the name of the Vanguard Appraisal Inc. CAMA package.  |
| 2. | <b>CAMA software:</b>  |
|    | CAMAVISION   |
| 3. | <b>Are cadastral maps currently being used?</b>  |
|    | Yes; The cadastral maps were purchased in 1966 and are still maintained by the County Assessor's office. The county also uses GIS. |
| 4. | <b>If so, who maintains the Cadastral Maps?</b>  |
|    | The county assessor's staff  |
| 5. | <b>Does the county have GIS software?</b>  |
|    | Yes  |
| 6. | <b>Is GIS available to the public? If so, what is the web address?</b>   |
|    | Yes; <a href="http://seward.gisworkshop.com">seward.gisworkshop.com</a>  |
| 7. | <b>Who maintains the GIS software and maps?</b>  |
|    | The programming is maintained by GIS Workshop and the maps are maintained by the county assessor's office staff.                   |
| 8. | <b>Personal Property software:</b>   |
|    | CAMAVISION   |

## C. Zoning Information

|    |   |
|----|---|
| 1. | <b>Does the county have zoning?</b>   |
|    | Yes   |
| 2. | <b>If so, is the zoning countywide?</b>   |
|    | Yes   |
| 3. | <b>What municipalities in the county are zoned?</b>                               |
|    | Beaver Crossing, Bee, Garland, Goehner, Milford, Pleasant Dale, Seward, and Utica |
| 4. | <b>When was zoning implemented?</b>   |
|    |   |

1973; The comprehensive plan was updated in 1995. More recently, the county board conducted a total review of the comprehensive plan. It was then updated and adopted in 2007.

#### D. Contracted Services

|           |   |
|-----------|---|
| <b>1.</b> | <b>Appraisal Services:</b>  |
|           | Jon Fritz does all commercial & industrial valuations including pickup work, sales verification and maintenance. He also assists in residential market studies and has been doing reappraisal of towns and rural areas as needed. Jon assists in other requests from the assessor, including difficult to value properties. |
| <b>2.</b> | <b>GIS Services:</b>  |
|           | GIS Workshop; GIS Workshop maintains and supports the GIS software ESRI updates and maintains a website that provides public access to the counties assessment records.   |
| <b>3.</b> | <b>Other services:</b>  |
|           | An on line personal property schedule system developed by Bottom Line Resources (Radwen) from Aurora.   |

#### E. Appraisal /Listing Services

|           |  |
|-----------|--|
| <b>1.</b> | <b>Does the county employ outside help for appraisal or listing services?</b>  |
|           | Yes  |
| <b>2.</b> | <b>If so, is the appraisal or listing service performed under contract?</b>  |
|           | Verbal agreement   |
| <b>3.</b> | <b>What appraisal certifications or qualifications does the County require?</b>  |
|           | The county has not specified any certificates or qualifications, but Jon Fritz, who has been employed by the county since 1996, holds the Certified General appraiser credential. Jon also has significant experience in mass appraisal in Nebraska.   |
| <b>4.</b> | <b>Have the existing contracts been approved by the PTA?</b>   |
|           | No   |
| <b>5.</b> | <b>Does the appraisal or listing service providers establish assessed values for the county?</b>   |
|           | The Appraiser does analysis, develops land values, depreciation, and submits preliminary value estimates to the assessor. The assessor reviews all of the values and either approves them or in some instances may alter a value after consulting with the appraiser. Most of the work that the appraiser does is with the commercial or industrial property and a few hard to value properties. The assessor and staff do most of the residential and agricultural valuation. |



*Marilyn Hladky*  
SEWARD COUNTY ASSESSOR

529 Seward St., Room 206

Seward, NE 68434

Phone: (402) 643-3311 Email: [mhladky@windstream.net](mailto:mhladky@windstream.net)

March 24, 2015

Ruth Sorensen  
Property Tax Administrator  
PO Box 98919, 301 Centennial Mall South  
Lincoln, NE 68509-8919

Dear Ms. Sorensen,

Please include this letter and the attached Agricultural statistics in my 2015 Reports and Opinion of the Property Tax Administrator.

I would like to be on record that I oppose the borrowing of agricultural sales or any sales. The attached agricultural statistics represent the 43 sales in Seward County. Although the overall Median is 72 percent on both my sales and the 53 total sales the division used to analyze Seward County, my COD and PRD are better in several of the categories than the divisions with the borrowed sales. The number of sales in my Study Years was about equal from year to year. My Geo Code/Township #'s are more consistent than the divisions. The Area (Market) is about equal between the two. On page 4, AG Acres in Sale, I show better for parcels with acres 100.01 to 180.00 acres. I have 15 sales at 72.18; the divisions have 22 sales at 64.21. On the Majority Land Use > 80%, my overall statistics are generally better than the divisions.

I set my agricultural values using the 43 sales in my county for dryland and irrigated. I did set my grassland values higher than I originally intended to. This is because I was told if I didn't set them higher the "peer group" in the division was going to recommend an adjustment on grass to The Tax Equalization and Review and Commission. I really object to this new practice in the division. I do not believe the assessor should have to give our values to the division for the purpose of approval from the peer group before finalizing them.

I do not know how many times it has been said that the assessor set the values and the division only does the measurement. That is not actually accurate.

I am requesting the statistics on my 43 Seward County agricultural sales be used for my official statistics. My median would be 72; COD would be 18.92; and the PRD would be 105.11.

Thank you.

Respectfully,

  
*Marilyn Hladky*  
Seward County Assessor

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2011 to 09/30/2014 Posted Before : 12/31/2014

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 43         | Median :    | 72     | COV :             | 26.19  | 95% Median C.I. :    | 67.26 to 77.58 |
| Total Sales Price :      | 26,525,105 | Wgt. Mean : | 73     | STD :             | 20.10  | 95% Wgt. Mean C.I. : | 67.90 to 78.15 |
| Total Adj. Sales Price : | 26,499,105 | Mean :      | 77     | Avg. Abs. Dev :   | 13.66  | 95% Mean C.I. :      | 70.74 to 82.76 |
| Total Assessed Value :   | 19,350,408 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 616,258    | COD :       | 18.92  | MAX Sales Ratio : | 132.42 |                      |                |
| Avg. Assessed Value :    | 450,009    | PRD :       | 105.11 | MIN Sales Ratio : | 45.96  |                      |                |

Printed : 03/06/2015

**DATE OF SALE \***

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u>Qtrrs</u>             |       |        |       |          |       |        |       |        |                 |                   |               |
| 10/01/2011 To 12/31/2011 | 5     | 72.84  | 83.12 | 77.31    | 21.42 | 107.52 | 62.63 | 129.39 | N/A             | 562,595           | 434,956       |
| 01/01/2012 To 03/31/2012 | 5     | 63.49  | 75.44 | 65.82    | 22.41 | 114.62 | 59.69 | 127.50 | N/A             | 778,182           | 512,212       |
| 04/01/2012 To 06/30/2012 | 3     | 92.85  | 80.54 | 80.37    | 14.16 | 100.21 | 54.66 | 94.12  | N/A             | 439,720           | 353,398       |
| 07/01/2012 To 09/30/2012 | 2     | 92.48  | 92.48 | 90.10    | 04.55 | 102.64 | 88.27 | 96.68  | N/A             | 1,082,763         | 975,532       |
| 10/01/2012 To 12/31/2012 | 12    | 72.42  | 75.69 | 74.83    | 11.85 | 101.15 | 56.74 | 109.89 | 67.61 to 84.08  | 501,224           | 375,088       |
| 01/01/2013 To 03/31/2013 | 2     | 57.64  | 57.64 | 57.26    | 06.40 | 100.66 | 53.95 | 61.33  | N/A             | 1,241,200         | 710,676       |
| 04/01/2013 To 06/30/2013 |       |        |       |          |       |        |       |        |                 |                   |               |
| 07/01/2013 To 09/30/2013 |       |        |       |          |       |        |       |        |                 |                   |               |
| 10/01/2013 To 12/31/2013 | 4     | 72.55  | 71.38 | 68.65    | 06.34 | 103.98 | 61.38 | 79.02  | N/A             | 662,063           | 454,478       |
| 01/01/2014 To 03/31/2014 | 6     | 75.66  | 89.89 | 88.55    | 22.54 | 101.51 | 71.77 | 132.42 | 71.77 to 132.42 | 478,192           | 423,446       |
| 04/01/2014 To 06/30/2014 | 3     | 58.49  | 55.05 | 56.69    | 08.39 | 97.11  | 45.96 | 60.69  | N/A             | 700,350           | 397,051       |
| 07/01/2014 To 09/30/2014 | 1     | 67.26  | 67.26 | 67.26    |       | 100.00 | 67.26 | 67.26  | N/A             | 195,000           | 131,165       |
| <u>Study Yrs</u>         |       |        |       |          |       |        |       |        |                 |                   |               |
| 10/01/2011 To 09/30/2012 | 15    | 72.84  | 81.29 | 76.04    | 24.99 | 106.90 | 54.66 | 129.39 | 62.63 to 94.12  | 679,238           | 516,473       |
| 10/01/2012 To 09/30/2013 | 14    | 71.54  | 73.11 | 69.70    | 13.11 | 104.89 | 53.95 | 109.89 | 61.33 to 84.08  | 606,934           | 423,029       |
| 10/01/2013 To 09/30/2014 | 14    | 72.55  | 75.52 | 72.71    | 17.90 | 103.86 | 45.96 | 132.42 | 60.69 to 79.02  | 558,104           | 405,779       |
| <u>Calendar Yrs</u>      |       |        |       |          |       |        |       |        |                 |                   |               |
| 01/01/2012 To 12/31/2012 | 22    | 72.42  | 77.82 | 75.23    | 18.71 | 103.44 | 54.66 | 127.50 | 64.92 to 88.27  | 608,649           | 457,881       |
| 01/01/2013 To 12/31/2013 | 6     | 66.78  | 66.80 | 63.14    | 11.84 | 105.80 | 53.95 | 79.02  | 53.95 to 79.02  | 855,108           | 539,877       |
| <u>ALL</u>               |       |        |       |          |       |        |       |        |                 |                   |               |
| 10/01/2011 To 09/30/2014 | 43    | 72.18  | 76.75 | 73.02    | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2011 to 09/30/2014 Posted Before : 12/31/2014

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 43         | Median :    | 72     | COV :             | 26.19  | 95% Median C.I. :    | 67.26 to 77.58 |
| Total Sales Price :      | 26,525,105 | Wgt. Mean : | 73     | STD :             | 20.10  | 95% Wgt. Mean C.I. : | 67.90 to 78.15 |
| Total Adj. Sales Price : | 26,499,105 | Mean :      | 77     | Avg.Abs.Dev :     | 13.66  | 95% Mean C.I. :      | 70.74 to 82.76 |
| Total Assessed Value :   | 19,350,408 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 616,258    | COD :       | 18.92  | MAX Sales Ratio : | 132.42 |                      |                |
| Avg. Assessed Value :    | 450,009    | PRD :       | 105.11 | MIN Sales Ratio : | 45.96  |                      |                |

Printed : 03/06/2015

GEO CODE / TOWNSHIP #

| RANGE | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 3233  | 1     | 80.98  | 80.98 | 80.98    |       | 100.00 | 80.98 | 80.98  | N/A             | 492,625           | 398,929       |
| 3235  | 4     | 70.97  | 67.20 | 64.52    | 07.54 | 104.15 | 53.95 | 72.92  | N/A             | 852,400           | 549,977       |
| 3237  | 5     | 64.92  | 76.17 | 73.61    | 22.77 | 103.48 | 59.69 | 110.82 | N/A             | 857,452           | 631,184       |
| 3239  | 5     | 92.85  | 92.49 | 90.77    | 19.08 | 101.89 | 68.70 | 132.42 | N/A             | 366,431           | 332,609       |
| 3285  | 1     | 67.26  | 67.26 | 67.26    |       | 100.00 | 67.26 | 67.26  | N/A             | 195,000           | 131,165       |
| 3287  | 4     | 69.44  | 70.75 | 71.20    | 05.29 | 99.37  | 66.55 | 77.58  | N/A             | 534,138           | 380,304       |
| 3291  | 1     | 72.84  | 72.84 | 72.84    |       | 100.00 | 72.84 | 72.84  | N/A             | 328,000           | 238,912       |
| 3457  | 1     | 75.07  | 75.07 | 75.07    |       | 100.00 | 75.07 | 75.07  | N/A             | 1,221,870         | 917,249       |
| 3459  | 1     | 77.59  | 77.59 | 77.59    |       | 100.00 | 77.59 | 77.59  | N/A             | 460,500           | 357,284       |
| 3461  | 3     | 62.63  | 82.23 | 74.12    | 39.77 | 110.94 | 54.66 | 129.39 | N/A             | 605,384           | 448,693       |
| 3463  | 2     | 86.57  | 86.57 | 90.13    | 08.72 | 96.05  | 79.02 | 94.12  | N/A             | 386,580           | 348,440       |
| 3509  | 5     | 71.77  | 74.85 | 73.26    | 24.86 | 102.17 | 45.96 | 109.89 | N/A             | 229,600           | 168,211       |
| 3511  | 5     | 73.73  | 81.52 | 77.80    | 26.49 | 104.78 | 56.74 | 127.50 | N/A             | 751,517           | 584,679       |
| 3513  | 2     | 65.77  | 65.77 | 61.78    | 11.07 | 106.46 | 58.49 | 73.04  | N/A             | 1,004,500         | 620,561       |
| 3515  | 3     | 63.49  | 66.04 | 65.29    | 06.00 | 101.15 | 61.60 | 73.03  | N/A             | 877,217           | 572,751       |

ALL

|                          |    |       |       |       |       |        |       |        |                |         |         |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| 10/01/2011 To 09/30/2014 | 43 | 72.18 | 76.75 | 73.02 | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58 | 616,258 | 450,009 |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 1     | 18    | 72.94  | 75.68 | 71.47    | 17.89 | 105.89 | 53.95 | 129.39 | 61.60 to 77.59  | 754,207           | 539,037       |
| 2     | 25    | 71.77  | 77.52 | 74.65    | 19.52 | 103.84 | 45.96 | 132.42 | 66.55 to 84.08  | 516,935           | 385,909       |

ALL

|                          |    |       |       |       |       |        |       |        |                |         |         |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|
| 10/01/2011 To 09/30/2014 | 43 | 72.18 | 76.75 | 73.02 | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58 | 616,258 | 450,009 |
|--------------------------|----|-------|-------|-------|-------|--------|-------|--------|----------------|---------|---------|

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2011 to 09/30/2014 Posted Before : 12/31/2014

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 43         | Median :    | 72     | COV :             | 26.19  | 95% Median C.I. :    | 67.26 to 77.58 |
| Total Sales Price :      | 26,525,105 | Wgt. Mean : | 73     | STD :             | 20.10  | 95% Wgt. Mean C.I. : | 67.90 to 78.15 |
| Total Adj. Sales Price : | 26,499,105 | Mean :      | 77     | Avg.Abs.Dev :     | 13.66  | 95% Mean C.I. :      | 70.74 to 82.76 |
| Total Assessed Value :   | 19,350,408 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 616,258    | COD :       | 18.92  | MAX Sales Ratio : | 132.42 |                      |                |
| Avg. Assessed Value :    | 450,009    | PRD :       | 105.11 | MIN Sales Ratio : | 45.96  |                      |                |

Printed : 03/06/2015

STATUS: IMPROVED, UNIMPROVED, & IOLL

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 1                        | 3     | 53.95  | 53.75 | 55.90    | 09.49 | 96.15  | 45.96 | 61.33  | N/A             | 940,133           | 525,569       |
| 2                        | 40    | 72.88  | 78.47 | 75.06    | 18.21 | 104.54 | 54.66 | 132.42 | 68.70 to 77.59  | 591,968           | 444,343       |
| <u>ALL</u>               |       |        |       |          |       |        |       |        |                 |                   |               |
| 10/01/2011 To 09/30/2014 | 43    | 72.18  | 76.75 | 73.02    | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |

SCHOOL DISTRICT \*

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 120056                   |       |        |       |          |       |        |       |        |                 |                   |               |
| 120502                   | 4     | 82.33  | 89.60 | 77.37    | 27.98 | 115.81 | 61.33 | 132.42 | N/A             | 550,538           | 425,953       |
| 300001                   | 1     | 63.49  | 63.49 | 63.49    |       | 100.00 | 63.49 | 63.49  | N/A             | 1,269,650         | 806,105       |
| 550148                   |       |        |       |          |       |        |       |        |                 |                   |               |
| 550161                   | 1     | 68.70  | 68.70 | 68.70    |       | 100.00 | 68.70 | 68.70  | N/A             | 272,000           | 186,865       |
| 760002                   | 2     | 58.87  | 58.87 | 52.60    | 21.93 | 111.92 | 45.96 | 71.77  | N/A             | 227,500           | 119,664       |
| 760044                   |       |        |       |          |       |        |       |        |                 |                   |               |
| 760068                   |       |        |       |          |       |        |       |        |                 |                   |               |
| 800005                   | 11    | 73.73  | 81.27 | 77.52    | 23.59 | 104.84 | 56.74 | 127.50 | 60.69 to 109.89 | 588,522           | 456,249       |
| 800009                   | 18    | 72.55  | 77.94 | 76.87    | 16.47 | 101.39 | 54.66 | 129.39 | 67.26 to 80.98  | 554,960           | 426,578       |
| 800567                   | 6     | 67.22  | 65.83 | 63.68    | 11.63 | 103.38 | 53.95 | 75.07  | 53.95 to 75.07  | 972,878           | 619,525       |
| <u>ALL</u>               |       |        |       |          |       |        |       |        |                 |                   |               |
| 10/01/2011 To 09/30/2014 | 43    | 72.18  | 76.75 | 73.02    | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2011 to 09/30/2014 Posted Before : 12/31/2014

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 43         | Median :    | 72     | COV :             | 26.19  | 95% Median C.I. :    | 67.26 to 77.58 |
| Total Sales Price :      | 26,525,105 | Wgt. Mean : | 73     | STD :             | 20.10  | 95% Wgt. Mean C.I. : | 67.90 to 78.15 |
| Total Adj. Sales Price : | 26,499,105 | Mean :      | 77     | Avg.Abs.Dev :     | 13.66  | 95% Mean C.I. :      | 70.74 to 82.76 |
| Total Assessed Value :   | 19,350,408 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 616,258    | COD :       | 18.92  | MAX Sales Ratio : | 132.42 |                      |                |
| Avg. Assessed Value :    | 450,009    | PRD :       | 105.11 | MIN Sales Ratio : | 45.96  |                      |                |

Printed : 03/06/2015

**AG ACRES IN SALE**

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 30.01 TO 50.00           | 5     | 72.84  | 78.15 | 70.85    | 26.11 | 110.30 | 54.66 | 127.50 | N/A             | 306,562           | 217,194       |
| 50.01 TO 100.00          | 22    | 71.79  | 75.09 | 73.43    | 14.58 | 102.26 | 45.96 | 129.39 | 67.26 to 77.59  | 421,849           | 309,779       |
| 100.01 TO 180.00         | 15    | 72.18  | 77.94 | 71.14    | 22.60 | 109.56 | 53.95 | 132.42 | 61.38 to 94.12  | 932,673           | 663,510       |
| 180.01 TO 330.00         | 1     | 88.27  | 88.27 | 88.27    |       | 100.00 | 88.27 | 88.27  | N/A             | 1,695,525         | 1,496,653     |
| <u>ALL</u>               |       |        |       |          |       |        |       |        |                 |                   |               |
| 10/01/2011 To 09/30/2014 | 43    | 72.18  | 76.75 | 73.02    | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |

**MAJORITY LAND USE > 95%**

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| DRY                      | 10    | 65.74  | 67.81 | 67.12    | 10.89 | 101.03 | 54.66 | 84.08  | 59.69 to 79.02  | 713,516           | 478,886       |
| DRY-N/A                  | 10    | 83.29  | 90.29 | 88.66    | 21.29 | 101.84 | 71.27 | 132.42 | 71.80 to 110.82 | 430,091           | 381,308       |
| GRASS-N/A                | 7     | 68.70  | 71.00 | 73.06    | 16.74 | 97.18  | 45.96 | 96.68  | 45.96 to 96.68  | 262,864           | 192,044       |
| IRRGTD                   | 5     | 63.49  | 65.84 | 65.39    | 09.14 | 100.69 | 56.74 | 77.59  | N/A             | 689,832           | 451,073       |
| IRRGTD-N/A               | 11    | 73.03  | 81.19 | 73.14    | 22.70 | 111.01 | 53.95 | 129.39 | 58.49 to 127.50 | 888,529           | 649,891       |
| <u>ALL</u>               |       |        |       |          |       |        |       |        |                 |                   |               |
| 10/01/2011 To 09/30/2014 | 43    | 72.18  | 76.75 | 73.02    | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2011 to 09/30/2014 Posted Before : 12/31/2014

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 43         | Median :    | 72     | COV :             | 26.19  | 95% Median C.I. :    | 67.26 to 77.58 |
| Total Sales Price :      | 26,525,105 | Wgt. Mean : | 73     | STD :             | 20.10  | 95% Wgt. Mean C.I. : | 67.90 to 78.15 |
| Total Adj. Sales Price : | 26,499,105 | Mean :      | 77     | Avg.Abs.Dev :     | 13.66  | 95% Mean C.I. :      | 70.74 to 82.76 |
| Total Assessed Value :   | 19,350,408 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 616,258    | COD :       | 18.92  | MAX Sales Ratio : | 132.42 |                      |                |
| Avg. Assessed Value :    | 450,009    | PRD :       | 105.11 | MIN Sales Ratio : | 45.96  |                      |                |

Printed : 03/06/2015

**MAJORITY LAND USE > 80%**

| RANGE                    | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------|---------------|
| DRY                      | 18    | 72.36  | 74.32  | 71.50    | 13.57 | 103.94 | 54.66  | 109.89 | 64.92 to 79.02  | 584,107           | 417,630       |
| DRY-N/A                  | 2     | 121.62 | 121.62 | 117.62   | 08.88 | 103.40 | 110.82 | 132.42 | N/A             | 461,077           | 542,297       |
| GRASS-N/A                | 7     | 68.70  | 71.00  | 73.06    | 16.74 | 97.18  | 45.96  | 96.68  | 45.96 to 96.68  | 262,864           | 192,044       |
| IRRGTD                   | 15    | 72.18  | 75.60  | 68.60    | 19.49 | 110.20 | 53.95  | 129.39 | 61.38 to 77.59  | 768,497           | 527,167       |
| IRRGTD-N/A               | 1     | 88.27  | 88.27  | 88.27    |       | 100.00 | 88.27  | 88.27  | N/A             | 1,695,525         | 1,496,653     |
| <u>ALL</u>               |       |        |        |          |       |        |        |        |                 |                   |               |
| 10/01/2011 To 09/30/2014 | 43    | 72.18  | 76.75  | 73.02    | 18.92 | 105.11 | 45.96  | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2011 to 09/30/2014 Posted Before : 12/31/2014

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 43         | Median :    | 72     | COV :             | 26.19  | 95% Median C.I. :    | 67.26 to 77.58 |
| Total Sales Price :      | 26,525,105 | Wgt. Mean : | 73     | STD :             | 20.10  | 95% Wgt. Mean C.I. : | 67.90 to 78.15 |
| Total Adj. Sales Price : | 26,499,105 | Mean :      | 77     | Avg. Abs. Dev :   | 13.66  | 95% Mean C.I. :      | 70.74 to 82.76 |
| Total Assessed Value :   | 19,350,408 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 616,258    | COD :       | 18.92  | MAX Sales Ratio : | 132.42 |                      |                |
| Avg. Assessed Value :    | 450,009    | PRD :       | 105.11 | MIN Sales Ratio : | 45.96  |                      |                |

Printed : 03/06/2015

**SALE PRICE \***

| RANGE                      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|----------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u>Low \$ Ranges</u>       |       |        |       |          |       |        |       |        |                 |                   |               |
| Less Than 5,000            |       |        |       |          |       |        |       |        |                 |                   |               |
| Less Than 15,000           |       |        |       |          |       |        |       |        |                 |                   |               |
| Less Than 30,000           |       |        |       |          |       |        |       |        |                 |                   |               |
| <u>Ranges Excl. Low \$</u> |       |        |       |          |       |        |       |        |                 |                   |               |
| Greater Than 4,999         | 43    | 72.18  | 76.75 | 73.02    | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |
| Greater Than 14,999        | 43    | 72.18  | 76.75 | 73.02    | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |
| Greater Than 29,999        | 43    | 72.18  | 76.75 | 73.02    | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |
| <u>Incremental Ranges</u>  |       |        |       |          |       |        |       |        |                 |                   |               |
| 0 TO 4,999                 |       |        |       |          |       |        |       |        |                 |                   |               |
| 5,000 TO 14,999            |       |        |       |          |       |        |       |        |                 |                   |               |
| 15,000 TO 29,999           |       |        |       |          |       |        |       |        |                 |                   |               |
| 30,000 TO 59,999           |       |        |       |          |       |        |       |        |                 |                   |               |
| 60,000 TO 99,999           |       |        |       |          |       |        |       |        |                 |                   |               |
| 100,000 TO 149,999         | 1     | 71.77  | 71.77 | 71.77    |       | 100.00 | 71.77 | 71.77  | N/A             | 117,000           | 83,974        |
| 150,000 TO 249,999         | 6     | 82.49  | 88.39 | 88.33    | 23.52 | 100.07 | 60.69 | 127.50 | 60.69 to 127.50 | 212,000           | 187,263       |
| 250,000 TO 499,999         | 14    | 73.39  | 80.49 | 79.73    | 23.40 | 100.95 | 45.96 | 132.42 | 56.74 to 96.68  | 384,492           | 306,539       |
| 500,000 TO 999,999         | 13    | 72.18  | 75.52 | 75.50    | 12.32 | 100.03 | 59.69 | 110.82 | 66.55 to 84.08  | 648,454           | 489,608       |
| 1,000,000 +                | 9     | 62.63  | 65.50 | 66.27    | 10.04 | 98.84  | 53.95 | 88.27  | 58.49 to 75.07  | 1,255,256         | 831,823       |
| <u>ALL</u>                 |       |        |       |          |       |        |       |        |                 |                   |               |
| 10/01/2011 To 09/30/2014   | 43    | 72.18  | 76.75 | 73.02    | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2011 to 09/30/2014 Posted Before : 12/31/2014

|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 43         | Median :    | 72     | COV :             | 26.19  | 95% Median C.I. :    | 67.26 to 77.58 |
| Total Sales Price :      | 26,525,105 | Wgt. Mean : | 73     | STD :             | 20.10  | 95% Wgt. Mean C.I. : | 67.90 to 78.15 |
| Total Adj. Sales Price : | 26,499,105 | Mean :      | 77     | Avg.Abs.Dev :     | 13.66  | 95% Mean C.I. :      | 70.74 to 82.76 |
| Total Assessed Value :   | 19,350,408 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 616,258    | COD :       | 18.92  | MAX Sales Ratio : | 132.42 |                      |                |
| Avg. Assessed Value :    | 450,009    | PRD :       | 105.11 | MIN Sales Ratio : | 45.96  |                      |                |

Printed : 03/06/2015

ASSESSED VALUE \*

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u>Low \$</u>            |       |        |       |          |       |        |       |        |                 |                   |               |
| 1 TO 4999                |       |        |       |          |       |        |       |        |                 |                   |               |
| 5000 TO 9999             |       |        |       |          |       |        |       |        |                 |                   |               |
| <u>Total \$</u>          |       |        |       |          |       |        |       |        |                 |                   |               |
| 1 TO 9999                |       |        |       |          |       |        |       |        |                 |                   |               |
| 10000 TO 29999           |       |        |       |          |       |        |       |        |                 |                   |               |
| 30000 TO 59999           |       |        |       |          |       |        |       |        |                 |                   |               |
| 60000 TO 99999           | 1     | 71.77  | 71.77 | 71.77    |       | 100.00 | 71.77 | 71.77  | N/A             | 117,000           | 83,974        |
| 100000 TO 149999         | 2     | 63.98  | 63.98 | 63.87    | 05.14 | 100.17 | 60.69 | 67.26  | N/A             | 201,525           | 128,717       |
| 150000 TO 249999         | 9     | 71.27  | 73.63 | 68.90    | 21.71 | 106.87 | 45.96 | 127.50 | 54.66 to 85.95  | 299,274           | 206,206       |
| 250000 TO 499999         | 17    | 73.04  | 82.91 | 78.26    | 20.18 | 105.94 | 59.69 | 132.42 | 67.61 to 96.68  | 491,772           | 384,851       |
| 500000 +                 | 14    | 68.55  | 73.45 | 71.09    | 18.34 | 103.32 | 53.95 | 110.82 | 61.33 to 88.27  | 1,066,105         | 757,905       |
| <u>ALL</u>               |       |        |       |          |       |        |       |        |                 |                   |               |
| 10/01/2011 To 09/30/2014 | 43    | 72.18  | 76.75 | 73.02    | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |

95%MLU By Market Area

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u>Irrigated</u>         |       |        |       |          |       |        |       |        |                 |                   |               |
| County                   | 5     | 63.49  | 65.84 | 65.39    | 09.14 | 100.69 | 56.74 | 77.59  | N/A             | 689,832           | 451,073       |
| 1                        | 5     | 63.49  | 65.84 | 65.39    | 09.14 | 100.69 | 56.74 | 77.59  | N/A             | 689,832           | 451,073       |
| <u>Dry</u>               |       |        |       |          |       |        |       |        |                 |                   |               |
| County                   | 10    | 65.74  | 67.81 | 67.12    | 10.89 | 101.03 | 54.66 | 84.08  | 59.69 to 79.02  | 713,516           | 478,886       |
| 1                        | 1     | 54.66  | 54.66 | 54.66    |       | 100.00 | 54.66 | 54.66  | N/A             | 450,000           | 245,961       |
| 2                        | 9     | 66.55  | 69.27 | 67.96    | 09.98 | 101.93 | 59.69 | 84.08  | 61.33 to 79.02  | 742,795           | 504,767       |
| <u>ALL</u>               |       |        |       |          |       |        |       |        |                 |                   |               |
| 10/01/2011 To 09/30/2014 | 43    | 72.18  | 76.75 | 73.02    | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |

AGRICULTURAL - BASE STAT

Type : Qualified

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|                          |            |             |        |                   |        |                      |                |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
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| Total Assessed Value :   | 19,350,408 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 616,258    | COD :       | 18.92  | MAX Sales Ratio : | 132.42 |                      |                |
| Avg. Assessed Value :    | 450,009    | PRD :       | 105.11 | MIN Sales Ratio : | 45.96  |                      |                |

Printed : 03/06/2015

80%MLU By Market Area

| RANGE                    | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u>Irrigated</u>         |       |        |       |          |       |        |       |        |                 |                   |               |
| County                   | 15    | 72.18  | 75.60 | 68.60    | 19.49 | 110.20 | 53.95 | 129.39 | 61.38 to 77.59  | 768,497           | 527,167       |
| 1                        | 14    | 72.51  | 76.62 | 69.31    | 19.72 | 110.55 | 53.95 | 129.39 | 58.49 to 80.98  | 749,729           | 519,612       |
| 2                        | 1     | 61.38  | 61.38 | 61.38    |       | 100.00 | 61.38 | 61.38  | N/A             | 1,031,250         | 632,938       |
| <u>Dry</u>               |       |        |       |          |       |        |       |        |                 |                   |               |
| County                   | 18    | 72.36  | 74.32 | 71.50    | 13.57 | 103.94 | 54.66 | 109.89 | 64.92 to 79.02  | 584,107           | 417,630       |
| 1                        | 3     | 73.04  | 67.14 | 67.30    | 08.71 | 99.76  | 54.66 | 73.73  | N/A             | 461,333           | 310,484       |
| 2                        | 15    | 71.80  | 75.75 | 72.14    | 14.53 | 105.00 | 59.69 | 109.89 | 64.92 to 84.08  | 608,661           | 439,060       |
| <u>ALL</u>               |       |        |       |          |       |        |       |        |                 |                   |               |
| 10/01/2011 To 09/30/2014 | 43    | 72.18  | 76.75 | 73.02    | 18.92 | 105.11 | 45.96 | 132.42 | 67.26 to 77.58  | 616,258           | 450,009       |



# 2015 Certification for Seward County

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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 Seward County Assessor.

Dated this 7th day of April, 2015.



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

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Ruth A. Sorensen  
Property Tax Administrator



