2016 REPORTS & OPINIONS

DOUGLAS COUNTY

Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Douglas County pursuant to Neb. Rev. Stat. § 77-5027. This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Douglas County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to Neb. Rev. Stat. § 77-1514.

For the Tax Commissioner

Sincerely,

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Diane Battiao, Douglas County Assessor

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Introduction

Neb. Rev. Stat. § 77-5027 provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the state-wide sales file that contains all arm's-length transactions as required by Neb. Rev. Stat. § 77-1327. From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Pursuant to Neb. Rev. Stat. § 77-5023, the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property. Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

Property Class	COD	PRD
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor's effort to establish uniform and proportionate valuations.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices are necessary to ensure the statistical analysis is based on an unbiased sample of sales.

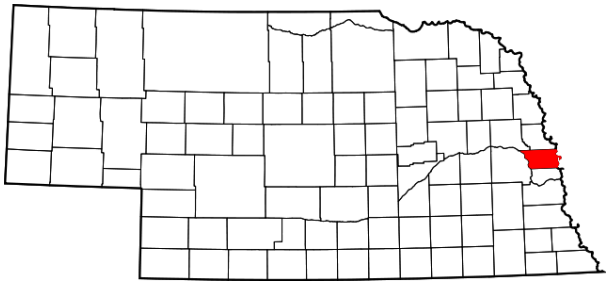
Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county's six-year inspection cycle is documented to ensure compliance with Neb. Rev. Stat. § 77-1311.03 and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

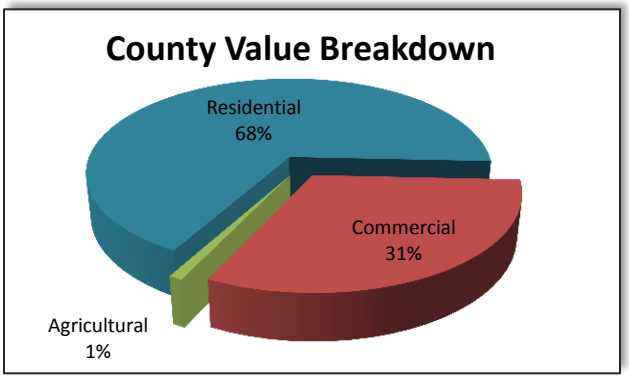
Further information may be found in Exhibit 94 at http://www.terc.ne.gov/2016/2016-exhibit-list.shtml

County Overview



With a total area of 328 square miles, Douglas had 543,244 residents, per the Census Bureau Quick Facts for 2014, a 5% population increase over the 2010 US Census. In a review of the past fifty years, Douglas has seen a steady rise in population of 58% (Nebraska Department of Economic Development). Reports indicated that 62% of county residents were homeowners and 82% of residents occupied the same residence as in the prior year (Census Quick Facts).

The majority of the commercial properties in Douglas convene in and around Omaha, the county seat and largest city in Nebraska. Per the latest information available from the U.S. Census Bureau, there were 15,069 employer establishments in Douglas. County-wide employment was at 278,557 people, a 5% gain relative to the 2010 Census (Nebraska Department of Labor).



While the majority of Douglas's value comes from sources other than agriculture, an agricultural presence is still felt in the county. Douglas is included in the Papio-Missouri River Natural Resources District (NRD). Dry land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Douglas ranks first in nursery stock crops. In value of sales by commodity group, Douglas ranks first in both nursery, greenhouse, floriculture, sod and Christmas trees and short rotation woody crops, and sixth in fruits, tree nuts, and berries (USDA AgCensus).

Douglas County Quick Facts	
Founded	1854
Namesake	Presidential candidate Stephen Arnold Douglas
Region	Southeast
County Seat	Omaha
Other Communities	Bennington
	Boys Town
	King Lake
	Ralston
	Valley
	Venice
	Waterloo
Most Populated	Omaha (434,343)
	+6% over 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

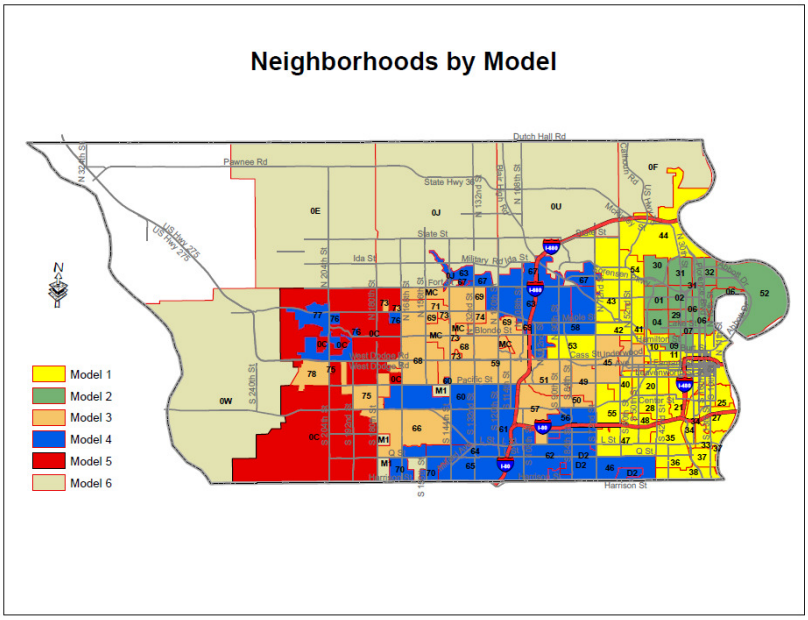
Assessment Actions

For tax year 2016 the Douglas County Assessor's office created valuation models for areas of the residential class that used a cost approach to arrive at valuation. The process used the current replacement cost of the property as a basis, and applied depreciation gathered from a market analysis. The cost approach had not been utilized since 2007 in Douglas County. Age/life tables were adjusted to extend over the total economic life of the property, which had previously been capped at 60 years. While the previous valuation method included a sales comparison approach that identified comparable properties that recently sold, the cost approach is generally expected to come to a similar conclusion of market value.

The county also completed a review of building permits on new construction, which accounted for a large part of the 2.00% increase in the residential valuation base. Value changes excluding growth indicate a .36% increase in the total residential valuation base due to revaluation efforts.

Description of Analysis

Residential parcels have been stratified into six valuation groupings for purposes of analysis. These areas represent general economic areas within the county. Valuation models within these valuation groupings vary by neighborhood to reflect the individual differences in property characteristics, but the general trends in the market can be observed by these broader market areas. The following map identifies the valuation groupings by location in Douglas County.



A review of the statistical profile indicates that the overall median measure of central tendency is within the range at 92%. However, the measures of central tendency for three valuation groups

are outside the acceptable range, and specifically, the median suggests these areas are valued unacceptably.

The qualitative measures for the residential class as a whole are outside the acceptable range. The Division removed 32 outlier ratios between 1,000 and 15,000% to best reflect the average dispersion in the ratios. The overall statistics indicate that the COD is above the acceptable range, suggesting that valuations vary from market value. The high PRD suggests that in general, higher priced properties tend to be assessed at a lower percentage of their market value than lower priced properties.

The residential market in the Omaha metro area is generally appreciating, according to economic reports and by a comparison of the statistical trends in assessment ratios over the study period, as indicated below:

DATE OF SALE * RANGE _____Qrtrs_____	COUNT	MEDIAN	MEAN	WGT.MEAN
01-OCT-13 To 31-DEC-13	1,972	95.62	114.17	100.02
01-JAN-14 To 31-MAR-14	1,528	94.33	112.67	98.93
01-APR-14 To 30-JUN-14	2,741	92.11	106.94	94.74
01-JUL-14 To 30-SEP-14	2,822	92.31	112.72	95.33
01-OCT-14 To 31-DEC-14	2,082	92.98	113.74	95.25
01-JAN-15 To 31-MAR-15	1,700	91.94	116.09	97.50
01-APR-15 To 30-JUN-15	3,300	88.84	117.30	94.79
01-JUL-15 To 30-SEP-15	2,903	87.52	104.61	90.16

The change in the assessment base was minimal for 2016 with a .36% increase in existing property. With residential values determined to be at 94% of market value for 2015, it is logical that the ratios for each valuation group would drop according to the market, since minimal assessment actions and value changes were reported by the county.

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	4,269	92.34	102.10	91.42	25.02	111.68
02	632	104.82	131.62	107.52	48.43	122.41
03	3,970	89.77	94.73	89.61	15.27	105.71
04	4,487	90.08	93.83	90.68	12.49	103.47
05	3,113	92.72	150.74	103.90	69.65	145.08
06	2,577	92.94	135.06	101.95	53.76	132.48
_____ALL_____	19,048	91.57	112.00	95.25	32.57	117.59

Analysis of the valuation grouping statistics indicates that 01, 05, and 06 are valued at the low end of the acceptable range. All have quality statistics that suggest that values vary from market at higher than expected percentages; however, the general level of assessment is acceptable. Valuation groupings 03 and 04 are both below the acceptable range, while valuation group 02 is above the acceptable range, and are analyzed further.

Valuation Group 03:

In evaluating valuation group 03, the median and weighted mean are both below the acceptable range, while the mean is within the acceptable range of 92 to 100% of market value. The median measure is the established indicator of the central tendency, or trends, in assessments. The COD and PRD are both reasonable indicators that values are uniform within the valuation grouping. The reliability of the median is further tested with the 95% confidence interval, which displays an extremely narrow range of one percent. The 95% confidence interval suggests that the true level of value for the subclass is 95% certain to fall within a range of 89.43% to 90.28%. Analysis of the information available suggests that valuation group 03 is valued at 90% of market value, which is below the acceptable range.

Valuation Group 04:

Valuation group 04 was reviewed similarly. The median and weighted mean are both below the acceptable range, but the mean is within the acceptable range. The COD and PRD are both within their expected range, suggesting that values are uniform within the valuation grouping. The 95% confidence interval is sufficiently narrow suggesting the true level of value is 95% certain to fall within a range of 89.73% to 90.5%. Analysis of the information available clearly suggests that valuation group 04 is valued at 90% of market value, which is below the acceptable range.

Valuation Group 02:

Valuation group 02 measures above the acceptable range, as indicated by the median measure. The mean and weighted mean are also above the range. The quality statistics however, suggest values are not uniform and widely vary from the median ratio. The 95% confidence interval suggests that the level of value is above the acceptable range, but the range is broader than any other grouping, and between 101.25% and 109.74%. To further test the reliability of the statistics, the Division evaluated the impact of small dollar sales on calculated statistics. As indicated below, the variability seems to exist because of low dollar sales, and therefore explains the deviation indicated by the COD, PRD, and width of the confidence interval.

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.
Less Than 5,000	4	376.95	361.94	347.85	57.12	104.05	107.88	585.97	N/A
Less Than 15,000	78	187.49	238.45	226.55	61.46	105.25	18.84	832.65	158.18 to 227.54
Less Than 30,000	239	148.93	180.32	163.44	53.41	110.33	18.84	832.65	138.08 to 161.33
Ranges Excl. Low $									
Greater Than 4,999	628	104.34	130.15	107.39	47.38	121.19	18.84	832.65	100.78 to 109.68
Greater Than 15,000	554	100.45	116.57	104.10	37.25	111.98	21.56	363.15	97.91 to 104.31
Greater Than 30,000	393	96.21	102.00	98.29	27.03	103.77	27.19	288.92	93.59 to 98.52

The information in the statistical profile of valuation group 02 shows clearly that small dollar sales are responsible for the disparity in the statistics. Considering the ratio study statistics for the strata of sales above $30,000 the valuations are considered acceptable.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

In reviewing Douglas County's assessment practices, the Division evaluated the county's sales verification and qualification process, the valuation groupings of the county, the county's inspection and review processes, and accuracy and reliability of information reported to the Division.

The assessor's office reported that all 2015 sales were reviewed. The office additionally sent a questionnaire for sales from 2014 and 2013 that had ratios outside of 85 to 110 percent. The county estimates 20% were returned. The information returned became part of the property record card file.

The valuation groupings in Douglas County each contain properties with similar physical and economic characteristics, which distinguish them from other groupings, as explained in the Assessor's Survey. These areas serve as a gauge for market movement by area, and as a measure of equalization within the residential class.

Analysis of the sold and unsold properties generally indicated that the sold and unsold properties were treated similarly. Minor discrepancies were noted and discussed with the county, and adequate information was provided to explain the differences.

A review of the physical inspection dates for properties within the county indicates that 93% of residential parcels sampled contained inspection dates within the past six years. Since many of these inspections were conducted under the prior county assessor and staff, the systematic review noted by area is not defined necessarily, but sampling of properties for obvious notations indicates the county is in compliance.

The review of the Real Estate Transfer Statements indicates that information is submitted timely to the Department of Revenue for purposes of Documentary Stamp Tax. However, submission of property characteristics and detail regarding the transaction had not been timely filed by the county assessor's office for the creation of the state sales file and for ongoing analysis. While the sale information was filed in late March 2016 to be analyzed for the creation of this R&O, additional work by both the Douglas County Assessor's Office and the Division staff was necessary after the deadline to ensure completeness and accuracy of the sale information used in

the statistical analyses. The Division ultimately compared information to scanned images of the real estate transfer statements, and verified valuation information reported against the county's records. After this effort was completed the sales file is complete and as accurate as possible.

Equalization and Quality of Assessment

The valuation practices demonstrated by the county are document and well-defined, but have not produced uniform valuations, and therefore, do not meet professionally accepted mass appraisal standards.

Level of Value

Based on a review of all available information, the overall level of value of the residential class of real property in Douglas County is 92%. The recommendation of the Property Tax Administrator is that in order to achieve equalization in Douglas County, an increase of 7% to valuation groups 03 and 04 is necessary, and will move the level of value to the midpoint of the acceptable range at 96%.

After adjustment, the residential level of value for the county will be valued within the acceptable range, and the overall level of value for residential will be estimated at 94% of market value as indicated below.

RESIDENTIAL IMPROVED — Type : Qualified

Number of Sales :	19,048	Median :	94	COV :	86.84
Total Sales Price :	3,567,657,208	Wgt. Mean :	98	STD :	99.80
Total Adj. Sales Price :	3,570,564,007	Mean :	115	Avg.Abs.Dev :	30.23
Total Assessed Value :	3,509,031,437				
Avg. Adj. Sales Price :	187,451	COD :	32.00	MAX Sales Ratio :	1057.09
Avg. Assessed Value :	184,220	PRD :	116.94	MIN Sales Ratio :	04.47

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX
01	4,269	92.34	102.10	91.42	25.02	111.68	04.47	933.57
02	632	104.82	131.62	107.52	48.43	122.41	18.84	832.65
03	3,970	96.06	101.37	95.88	15.27	105.73	45.16	1057.09
04	4,487	96.38	100.40	97.03	12.49	103.47	47.73	924.70
05	3,113	92.72	150.74	103.90	69.65	145.08	12.17	990.91
06	2,577	92.94	135.06	101.95	53.76	132.48	35.33	999.22

Assessment Actions

Within the commercial class of Douglas County (County), the physical inspection of commercial properties is broken up among the six years of the inspection and review cycle. The county inspects commercial parcels by geography, the built-as use, and occupancy code. Commercial parcels are also reviewed on an as needed basis. For the current assessment year, properties with occupancy codes consistent with storage warehouses, distribution warehouses, mini-warehouses, service garages, discount stores, drug stores, car washes, hotels, apartments, and gravel pits were inspected. Exempt properties, in particular churches, were also inspected. The county updated the tables to the most recent year. The commercial class in the county did not increase in value for the year.

Description of Analysis

Commercial parcels have not been stratified by the county into valuation groupings. Instead the parcels are grouped together by their primary use while remaining cognizant of their geographic location within the county. The majority of the commercial sales in the county occurred in Omaha.

Valuation Grouping	Description
1	All Commercial Parcels

A review of the county's statistical analysis showed 1,174 commercial sales. Of the measures of central tendency only the median is within the acceptable range. The qualitative measures are not within the prescribed standards, there is a wide dispersion around the midpoint and indication of regressivity in the values. There are numerous outliers affecting the statistical measures.

Commercial sales in the county were stratified by occupancy code. Occupancy codes identify the type of business currently occupying the commercial parcel. This stratification was completed to determine whether any sales trends could be identified in the county. Additionally, since values are based on primary use of the parcel this measurement was the closest to mirroring the county's analysis as was possible. The stratification showed that71 occupancy codes were represented in the county's qualified sales for the current assessment year. With 136 and 113 sales, respectively, occupancy codes 344, office buildings, and 406, storage warehouses, were responsible for nearly 40% of all commercial sales with occupancy codes in the county. A review of those two occupancy codes showed measurements in the acceptable range for the commercial class. This is to be expected as storage warehouses were inspected for the current assessment year and office buildings were inspected for assessment year 2015. A further 12 occupancy codes reflected at least ten sales for the current study period. Of those occupancy codes, five of them had statistics which fell below the acceptable range. However, nearly 30% of the commercial sales do not currently reflect an occupancy code. Additionally, the occupancy codes in question only make up 1-3% of the total number of sales in the commercial class,

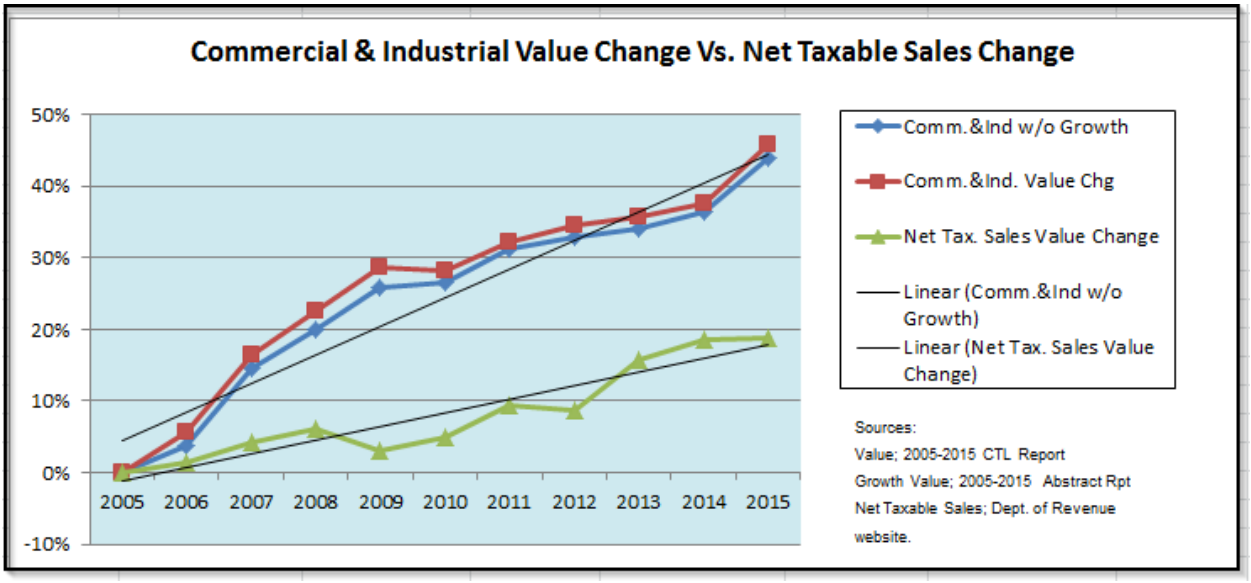
making these samples unreliably small. Based on these reasons, it has been determined that the occupancy code analysis, while useful to gather information about the county's assessment practices and inspection cycle, is insufficient to make a determination for the current assessment year.

The Division initiated an examination of Douglas's commercial market trends. There were over 30% more qualified sales in the middle year of the study as compared to the first year. Further, the overall trend observed over the past five years in Douglas has been one of increased sales. Compared to assessment year 2012, there were almost 50% more sales for assessment year 2016. This could be an indication of a rapidly increasing market, but given that, until this assessment year, the county had seen a more modest qualified sale increase of only 5-15%, it could also be an indication of changes to software, business practices, or any one of several other conclusions.

If the market were increasing or decreasing, in addition to qualified sale fluctuations, the expectation would be a statistical measurement difference between the three years of the study period. The study year statistics below demonstrates little change over the three-year study period. The median level of value has consistently remained within the acceptable range indicating uniformity of assessment and a solid to steadily increasing market.

_____Study Yrs_____						
10/01/2012 To 09/30/2013	366	97.92	119.21	98.06	39.27	121.57
10/01/2013 To 09/30/2014	410	98.73	109.02	85.86	33.91	126.97
10/01/2014 To 09/30/2015	398	93.56	98.54	81.01	28.64	121.64

Further, an analysis of the change in Net Taxable Sales and Commercial and Industrial Assessed Value also provides insight into market trends, both individually and relative to one another. In Douglas, the data supports that assessed values have a relationship with the general economic trends in the county as they have responded to those trends over time. There is indication of modest increases, in both the values and the sales receipts despite the few years of decline in sales (2012 and 2009).



The determination of this review is that the commercial market in the county is increasing steadily, regardless of what the sudden jump in qualified sales might suggest.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in Douglas. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, timely submission of sales, the valuation groupings of the county, and the county's inspection and review processes.

All sales are reviewed by the county assessor's office. Physical inspections are scheduled and, during those inspections, on-site interviews are conducted, if possible. The importance of sale review and qualification has been stressed to the county.

The review of the Real Estate Transfer Statements indicates that information is submitted timely to the Department of Revenue for purposes of Documentary Stamp Tax. However, submission of property characteristics and detail regarding the transactions have not been timely filed by the county for the creation of the state sales file and for ongoing analysis. While the sale information was filed in late March, 2016 to be analyzed for the creation of this R&O, a significant effort by both the Douglas County Assessor's Office and the Division staff was necessary to ensure completeness and accuracy of the sale information used in the statistical analyses. The Division ultimately compared information to scanned images of the real estate transfer statements and verified valuation information reported against the county's records. The conclusion was completed is that the sales file is now complete. The county assessor has been

notified via phone and in writing that timely submission of the sales file transfers are critical for numerous reasons and the lack of sales file transfers needs immediate attention..

Analysis of the sold and unsold properties generally indicated that the sold and unsold properties were treated similarly. Minor discrepancies were noted and discussed with the county assessor's office, and adequate information was provided to explain the differences.

There is only one valuation grouping in the county for the commercial class. The county uses primary use codes in the valuation models, which are then used for automated market modeling and multiple regression analysis. In the review of this process, no evidence was found to warrant any additional valuation groupings in the county.

The county has a cycle of inspection and review in place, utilizing a two-part structure. The inspection and review consists of a reappraisal which necessitates a physical inspection of all properties; both exterior and interior reviews are conducted, as permitted. First, the list of commercial parcels and when they were last inspected is examined. The list is then cross-referenced with the prior year's statistics looking for areas that warrant an inspection in the coming year. This structure allows for a timely, yet flexible, visit to all commercial parcels in Douglas. The last lot study was performed in 2013. Tables were updated for the current year and depreciation tables were created for the county. As models are refined, commercial depreciation will continue to be a focus in an effort toward accuracy.

Equalization and Quality of Assessment

A review of all additional relevant information indicated that the quality of assessment of the commercial class is in compliance with generally accepted mass appraisal standards.

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	1,174	96.63	108.65	87.94	34.04	123.55
_____ALL_____						
10/01/2012 To 09/30/2015	1,174	96.63	108.65	87.94	34.04	123.55

Level of Value

Based on a review of all available information contained in this report, the Level of Value for commercial property within Douglas County is 97% of market value.

2016 Agricultural Correlation Section for Douglas County

Assessment Actions

Within the agricultural class of Douglas County (County), the physical inspection of agricultural improvements is broken up among the years of the inspection and review cycle by township. Douglas County is in the process of inspecting all rural properties; this is a multi-year project and is not yet complete.

Douglas County began valuing agricultural land by land capability grouping (LCG) for the current assessment year. After analyzing sales from the comparable uninfluenced areas outside of Douglas County, the county adjusted agricultural values accordingly; irrigated land increased 4%, dryland decreased 1%, and grassland decreased 32%. It is important to note that these decreases were done as part of the LCG valuation process for the year.

Description of Analysis

Given the agricultural trends of the last several years across the state, agricultural land values have surpassed the value for alternative uses in many areas. In effect, agricultural use has become the highest and best use of land historically influenced by development and other non-agricultural activities. In the State of Nebraska, counties once considered "fully influenced" have been eliminated from that category, and their annual methodology confirms the correctness of that action.

Sale price analysis continues to demonstrate that not only do sale prices diminish as the agricultural land sales occur away from the urban centers, but sale prices become comparable to uninfluenced neighboring counties with similar land features. For 2016, Douglas County and Sarpy County were determined to be the only counties completely influenced by non-agricultural factors. Therefore, agricultural sales within these counties cannot be used in the Division's analysis of agricultural land.

To analyze the special values utilized in Douglas County, the Division first established a comparable uninfluenced area around the county. Income rental rates, production factors, topography, typical farming practices, proximity, and all other relevant information were examined. As a result, Burt County Area 1 and Otoe County Area 8000 as well as the uninfluenced portions of Cass County, Saunders County, and Washington County were determined to be comparable.

Sales analysis was conducted by querying all qualified, agricultural sales in the comparable areas that were at least 40 acres; the smaller parcels are not used because they are less representative of typical agricultural land and have a larger potential to be influenced by non-agricultural uses. Once assembled, individual sales are randomly removed to achieve the thresholds for

proportionate and representative samples. After establishing the sample of sales, Douglas County's schedule of land values is applied to sale and statistics are calculated.

The statistical results, assessment actions, and the county's values are then compared to sales analyses and values from other counties in the region to ensure the analysis accurately reflects the trend of agricultural market. The statistical analysis supported that both the overall sample and the dry subclass are statistically within the range; there are too few sales of irrigated and grassland to analyze the statistics. Even though the grassland values decreased in Douglas County, the values are comparable to similar counties. All available information supports that the values established by the county are assessed at acceptable portions of market value.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, timely submission of sales, the market areas of the county, and the county's inspection and review processes for both land use and primary use.

Since the county is fully influenced from non-agricultural uses, there are no qualified sales in the state sales file. However, the county continues to review and verify sales in an effort to have the most current information possible attached to each parcel.

The market areas in the county were evaluated. There is little agricultural land in Douglas County, and no unique land characteristics to justify dividing the county into multiple areas, which supports the county's decision to value all agricultural land using the same schedule of values. For the current assessment year, Douglas carefully reviewed the breakdown of agricultural market values in the county. In the past, the county has determined that the value is the same for each land type. Upon further research, the county chose to assign values to the county based on land capability classification for the current assessment year.

Within the agricultural class, the review confirmed that the county is in compliance with the six-year statutory requirement. The review work includes a review of the primary use of the parcel. Aerial imagery and on-site inspections are both utilized to determine primary use. In Douglas County, the determination of primary use is critical to ensure that parcels that are eligible for special valuation are properly identified. The county's special valuation methodology describes processes for establishing both the market value and the special value of land within the county. Farm site values are the same throughout the county and the home site varies throughout five

geographic areas in the county. Both are routinely analyzed to ensure that they are at market value.

Equalization

The review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

The analysis also supports that agricultural land is assessed at uniform portions of market values; assessed values are also comparable to the surrounding counties.

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____Irrigated_____						
County	4	80.53	79.77	74.71	16.96	106.77
1	4	80.53	79.77	74.71	16.96	106.77
_____Dry_____						
County	80	70.73	73.91	70.84	18.69	104.33
1	80	70.73	73.91	70.84	18.69	104.33
_____Grass_____						
County	4	48.48	48.87	47.21	14.46	103.52
1	4	48.48	48.87	47.21	14.46	103.52
_____ALL_____	105	70.61	71.57	69.01	19.88	103.71

Based on all of the above-mentioned information, the quality of assessment of the agricultural class complies with generally accepted mass appraisal standards.

Special Valuation Level of Value

Based on a review of all available information discussed in this report, the level of value for Special Valuation of agricultural land in Douglas County is 71%.

2016 Opinions of the Property Tax Administrator for Douglas County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	**92**	Does not meet generally accepted mass appraisal practices.	Valuation Grouping # 03, an adjustment of 7% and # 04, an adjustment of 7%.
Commercial Real Property	**97**	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	***NEI**	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	**71**	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary

for Douglas County

Residential Real Property - Current

Number of Sales	19925	Median	92.16
Total Sales Price	$3,619,308,819	Mean	138.47
Total Adj. Sales Price	$3,622,284,418	Wgt. Mean	101.56
Total Assessed Value	$3,678,964,239	Average Assessed Value of the Base	$137,507
Avg. Adj. Sales Price	$181,796	Avg. Assessed Value	$184,641

Confidence Interval - Current

95% Median C.I	91.96 to 92.39
95% Wgt. Mean C.I	100.81 to 102.32
95% Mean C.I	135.51 to 141.43
% of Value of the Class of all Real Property Value in the	67.29
% of Records Sold in the Study Period	10.92
% of Value Sold in the Study Period	14.66

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	16,800	94	94.20
2014	14,696	96	95.81
2013	12,175	96	96.28
2012	13,462	96	95.75

2016 Commission Summary

for Douglas County

Commercial Real Property - Current

Number of Sales	1,174	Median	96.63
Total Sales Price	$1,250,796,059	Mean	108.65
Total Adj. Sales Price	$1,280,075,560	Wgt. Mean	87.94
Total Assessed Value	$1,125,712,599	Average Assessed Value of the Base	$1,002,653
Avg. Adj. Sales Price	$1,090,354	Avg. Assessed Value	$958,869

Confidence Interval - Current

95% Median C.I	95.44 to 98.32
95% Wgt. Mean C.I	80.92 to 94.97
95% Mean C.I	104.35 to 112.95
% of Value of the Class of all Real Property Value in the County	31.37
% of Records Sold in the Study Period	10.06
% of Value Sold in the Study Period	9.62

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	792	97	96.75
2014	682	96	96.24
2013	616	96	96.45
2012	581	97	96.87

28 Douglas

RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 3/30/2016

Number of Sales :	19,048	MEDIAN :	92	COV :	89.01	95% Median C.I. :	91.39 to 91.76
Total Sales Price :	3,567,657,208	WGT. MEAN :	95	STD :	99.69	95% Wgt. Mean C.I. :	94.68 to 95.83
Total Adj. Sales Price :	3,570,564,007	MEAN :	112	Avg. Abs. Dev :	29.82	95% Mean C.I. :	110.58 to 113.42
Total Assessed Value :	3,401,107,543						
Avg. Adj. Sales Price :	187,451	COD :	32.57	MAX Sales Ratio :	999.22		
Avg. Assessed Value :	178,555	PRD :	117.59	MIN Sales Ratio :	04.47		*Printed:4/7/2016 12:58:35PM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-13 To 31-DEC-13	1,972	95.62	114.17	100.02	29.36	114.15	18.47	990.91	95.07 to 96.18	179,602	179,645
01-JAN-14 To 31-MAR-14	1,528	94.33	112.67	98.93	28.93	113.89	42.14	986.25	93.80 to 94.89	182,687	180,737
01-APR-14 To 30-JUN-14	2,741	92.11	106.94	94.74	25.62	112.88	29.60	993.80	91.64 to 92.71	190,752	180,714
01-JUL-14 To 30-SEP-14	2,822	92.31	112.72	95.33	31.73	118.24	40.48	993.23	91.87 to 92.67	189,113	180,289
01-OCT-14 To 31-DEC-14	2,082	92.98	113.74	95.25	33.17	119.41	08.86	945.90	92.37 to 93.67	179,638	171,103
01-JAN-15 To 31-MAR-15	1,700	91.94	116.09	97.50	36.19	119.07	45.04	999.22	91.43 to 92.63	183,897	179,291
01-APR-15 To 30-JUN-15	3,300	88.84	117.30	94.79	41.74	123.75	04.47	910.14	88.40 to 89.27	189,496	179,621
01-JUL-15 To 30-SEP-15	2,903	87.52	104.61	90.16	29.84	116.03	18.84	909.21	87.18 to 87.95	195,916	176,640
_____Study Yrs_____											
01-OCT-13 To 30-SEP-14	9,063	93.23	111.28	96.73	29.01	115.04	18.47	993.80	93.00 to 93.50	186,456	180,353
01-OCT-14 To 30-SEP-15	9,985	89.77	112.66	93.93	35.78	119.94	04.47	999.22	89.50 to 90.04	188,354	176,922
_____Calendar Yrs_____											
01-JAN-14 To 31-DEC-14	9,173	92.75	111.22	95.72	29.79	116.19	08.86	993.80	92.51 to 92.97	186,382	178,406
_____ALL_____	19,048	91.57	112.00	95.25	32.57	117.59	04.47	999.22	91.39 to 91.76	187,451	178,555

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	4,269	92.34	102.10	91.42	25.02	111.68	04.47	933.57	91.59 to 93.21	116,599	106,596
02	632	104.82	131.62	107.52	48.43	122.41	18.84	832.65	101.25 to 109.74	47,768	51,360
03	3,970	89.77	94.73	89.61	15.27	105.71	42.21	987.93	89.43 to 90.28	252,556	226,307
04	4,487	90.08	93.83	90.68	12.49	103.47	44.60	864.21	89.73 to 90.50	158,104	143,377
05	3,113	92.72	150.74	103.90	69.65	145.08	12.17	990.91	92.35 to 93.07	252,234	262,073
06	2,577	92.94	135.06	101.95	53.76	132.48	35.33	999.22	92.58 to 93.32	211,621	215,750
_____ALL_____	19,048	91.57	112.00	95.25	32.57	117.59	04.47	999.22	91.39 to 91.76	187,451	178,555

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	19,048	91.57	112.00	95.25	32.57	117.59	04.47	999.22	91.39 to 91.76	187,451	178,555
06											
07											
_____ALL_____	19,048	91.57	112.00	95.25	32.57	117.59	04.47	999.22	91.39 to 91.76	187,451	178,555

28 Douglas

RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 3/30/2016

Number of Sales :	19,048	MEDIAN :	92	COV :	89.01	95% Median C.I. :	91.39 to 91.76
Total Sales Price :	3,567,657,208	WGT. MEAN :	95	STD :	99.69	95% Wgt. Mean C.I. :	94.68 to 95.83
Total Adj. Sales Price :	3,570,564,007	MEAN :	112	Avg. Abs. Dev :	29.82	95% Mean C.I. :	110.58 to 113.42
Total Assessed Value :	3,401,107,543						
Avg. Adj. Sales Price :	187,451	COD :	32.57	MAX Sales Ratio :	999.22		
Avg. Assessed Value :	178,555	PRD :	117.59	MIN Sales Ratio :	04.47		*Printed:4/7/2016 12:58:35PM*

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000	49	222.50	297.36	264.64	81.76	112.36	43.80	933.57	139.16 to 294.65	2,190	5,795
Less Than 15,000	188	172.56	233.01	209.45	76.23	111.25	18.47	933.57	147.31 to 192.04	8,381	17,554
Less Than 30,000	520	157.19	213.02	206.60	70.33	103.11	18.47	975.34	147.64 to 168.34	17,078	35,282
__Ranges Excl. Low $__											
Greater Than 4,999	18,999	91.54	111.53	95.25	32.05	117.09	04.47	999.22	91.37 to 91.74	187,929	179,000
Greater Than 14,999	18,860	91.48	110.80	95.20	31.25	116.39	04.47	999.22	91.31 to 91.69	189,236	180,159
Greater Than 29,999	18,528	91.34	109.17	94.98	29.57	114.94	04.47	999.22	91.14 to 91.51	192,232	182,576
__Incremental Ranges__											
0 TO 4,999	49	222.50	297.36	264.64	81.76	112.36	43.80	933.57	139.16 to 294.65	2,190	5,795
5,000 TO 14,999	139	165.87	210.32	205.42	67.83	102.39	18.47	832.65	140.28 to 189.64	10,564	21,700
15,000 TO 29,999	332	151.55	201.70	205.98	64.70	97.92	21.56	975.34	141.34 to 164.81	22,002	45,320
30,000 TO 59,999	1,185	149.32	282.22	278.95	118.16	101.17	27.19	999.22	142.67 to 156.00	44,753	124,837
60,000 TO 99,999	2,170	98.93	140.57	136.95	57.54	102.64	34.71	950.64	98.12 to 100.00	80,726	110,555
100,000 TO 149,999	5,366	91.40	94.02	93.63	11.91	100.42	43.13	856.77	91.08 to 91.66	126,823	118,745
150,000 TO 249,999	5,670	88.96	89.78	89.76	09.31	100.02	39.81	474.74	88.69 to 89.23	190,518	171,002
250,000 TO 499,999	3,615	90.36	89.89	89.76	09.12	100.14	04.47	292.45	90.01 to 90.83	329,437	295,694
500,000 TO 999,999	471	87.53	86.51	86.37	10.96	100.16	46.48	133.28	86.35 to 88.33	644,086	556,291
1,000,000 +	51	78.75	78.29	72.95	24.66	107.32	08.86	145.38	72.63 to 88.38	1,537,809	1,121,830
_____ALL_____	19,048	91.57	112.00	95.25	32.57	117.59	04.47	999.22	91.39 to 91.76	187,451	178,555

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	19,048	Median :	94	COV :	86.84	95% Median C.I. :	94.29 to 94.66
Total Sales Price :	3,567,657,208	Wgt. Mean :	98	STD :	99.80	95% Wgt. Mean C.I. :	97.69 to 98.86
Total Adj. Sales Price :	3,570,564,007	Mean :	115	Avg.Abs.Dev :	30.23	95% Mean C.I. :	113.51 to 116.35
Total Assessed Value :	3,509,031,437						
Avg. Adj. Sales Price :	187,451	COD :	32.00	MAX Sales Ratio :	1057.09		
Avg. Assessed Value :	184,220	PRD :	116.94	MIN Sales Ratio :	04.47		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2013 To 12/31/2013	1,972	98.51	117.37	103.42	29.06	113.49	18.47	990.91	97.94 to 99.25	179,602	185,741
01/01/2014 To 03/31/2014	1,528	97.02	115.74	102.15	28.91	113.30	42.14	1016.47	96.36 to 97.78	182,687	186,611
04/01/2014 To 06/30/2014	2,741	95.12	109.97	97.82	25.26	112.42	29.60	993.80	94.75 to 95.76	190,752	186,602
07/01/2014 To 09/30/2014	2,822	95.06	115.81	98.48	31.34	117.60	40.48	1057.09	94.57 to 95.59	189,113	186,246
10/01/2014 To 12/31/2014	2,082	95.79	116.65	98.20	32.61	118.79	08.86	945.90	95.18 to 96.60	179,638	176,397
01/01/2015 To 03/31/2015	1,700	94.94	118.76	100.21	35.53	118.51	45.04	999.22	94.07 to 95.61	183,897	184,279
04/01/2015 To 06/30/2015	3,300	91.85	120.09	97.68	40.62	122.94	04.47	910.14	91.36 to 92.41	189,496	185,094
07/01/2015 To 09/30/2015	2,903	90.22	107.35	93.05	29.26	115.37	18.84	909.21	89.81 to 90.79	195,916	182,296
_____Study Yrs_____											
10/01/2013 To 09/30/2014	9,063	96.26	114.37	99.92	28.65	114.46	18.47	1057.09	95.98 to 96.56	186,456	186,305
10/01/2014 To 09/30/2015	9,985	92.77	115.44	96.80	34.96	119.26	04.47	999.22	92.46 to 93.09	188,354	182,328
_____Calendar Yrs_____											
01/01/2014 To 12/31/2014	9,173	95.60	114.24	98.82	29.42	115.60	08.86	1057.09	95.30 to 95.90	186,382	184,178

what IF

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	19,048	Median :	94	COV :	86.84	95% Median C.I. :	94.29 to 94.66
Total Sales Price :	3,567,657,208	Wgt. Mean :	98	STD :	99.80	95% Wgt. Mean C.I. :	97.69 to 98.86
Total Adj. Sales Price :	3,570,564,007	Mean :	115	Avg.Abs.Dev :	30.23	95% Mean C.I. :	113.51 to 116.35
Total Assessed Value :	3,509,031,437						
Avg. Adj. Sales Price :	187,451	COD :	32.00	MAX Sales Ratio :	1057.09		
Avg. Assessed Value :	184,220	PRD :	116.94	MIN Sales Ratio :	04.47		

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	4,269	92.34	102.10	91.42	25.02	111.68	04.47	933.57	91.59 to 93.21	116,599	106,596
02	632	104.82	131.62	107.52	48.43	122.41	18.84	832.65	101.25 to 109.74	47,768	51,360
03	3,970	96.06	101.37	95.88	15.27	105.73	45.16	1057.09	95.69 to 96.60	252,556	242,148
04	4,487	96.38	100.40	97.03	12.49	103.47	47.73	924.70	96.02 to 96.83	158,104	153,413
05	3,113	92.72	150.74	103.90	69.65	145.08	12.17	990.91	92.35 to 93.07	252,234	262,073
06	2,577	92.94	135.06	101.95	53.76	132.48	35.33	999.22	92.58 to 93.32	211,621	215,750

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	19,048	94.46	114.93	98.28	32.00	116.94	04.47	1057.09	94.29 to 94.66	187,451	184,220
06											
07											

What IF

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	19,048	Median :	94	COV :	86.84	95% Median C.I. :	94.29 to 94.66
Total Sales Price :	3,567,657,208	Wgt. Mean :	98	STD :	99.80	95% Wgt. Mean C.I. :	97.69 to 98.86
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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000	49	222.50	297.36	264.64	81.76	112.36	43.80	933.57	139.16 to 294.65	2,190	5,795
Less Than 15,000	188	172.56	233.15	209.67	76.29	111.20	18.47	933.57	147.31 to 192.04	8,381	17,573
Less Than 30,000	520	157.19	213.70	207.55	70.73	102.96	18.47	975.34	147.64 to 168.34	17,078	35,444
__Ranges Excl. Low $__											
Greater Than 4,999	18,999	94.44	114.46	98.27	31.50	116.48	04.47	1057.09	94.26 to 94.64	187,929	184,681
Greater Than 15,000	18,860	94.39	113.76	98.23	30.73	115.81	04.47	1057.09	94.21 to 94.59	189,236	185,882
Greater Than 30,000	18,528	94.25	112.16	98.00	29.12	114.45	04.47	1057.09	94.05 to 94.42	192,232	188,396
__Incremental Ranges__											
0 TO 4,999	49	222.50	297.36	264.64	81.76	112.36	43.80	933.57	139.16 to 294.65	2,190	5,795
5,000 TO 14,999	139	165.87	210.51	205.65	67.91	102.36	18.47	832.65	140.28 to 189.64	10,564	21,724
15,000 TO 29,999	332	151.55	202.69	207.09	65.31	97.88	21.56	975.34	142.07 to 164.81	22,002	45,564
30,000 TO 59,999	1,185	149.97	283.76	280.47	118.25	101.17	27.19	1057.09	144.57 to 157.08	44,753	125,517
60,000 TO 99,999	2,170	100.00	142.19	138.60	57.93	102.59	34.71	950.64	99.15 to 100.81	80,726	111,884
100,000 TO 149,999	5,366	94.42	97.46	97.07	12.42	100.40	43.13	856.77	94.16 to 94.75	126,823	123,112
150,000 TO 249,999	5,670	92.60	93.43	93.38	09.51	100.05	39.81	507.97	92.26 to 92.93	190,518	177,902
250,000 TO 499,999	3,615	92.70	92.50	92.33	09.13	100.18	04.47	312.93	92.30 to 93.09	329,437	304,168
500,000 TO 999,999	471	89.52	89.25	89.16	10.98	100.10	49.74	142.61	88.24 to 90.67	644,086	574,237
1,000,000 +	51	81.95	81.71	76.15	24.84	107.30	08.86	145.38	77.72 to 92.75	1,537,809	1,170,980

What IF

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	03	Total	Increase	7%
VALUATION GROUPING	04	Total	Increase	7%

What IF

PAD 2016 TERC R&O Statistics 2016 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	632	Median :	105	COV :	66.27	95% Median C.I. :	101.25 to 109.74
Total Sales Price :	30,189,158	Wgt. Mean :	108	STD :	87.22	95% Wgt. Mean C.I. :	104.03 to 111.01
Total Adj. Sales Price :	30,189,158	Mean :	132	Avg.Abs.Dev :	50.76	95% Mean C.I. :	124.82 to 138.42
Total Assessed Value :	32,459,622						
Avg. Adj. Sales Price :	47,768	COD :	48.43	MAX Sales Ratio :	832.65		
Avg. Assessed Value :	51,360	PRD :	122.41	MIN Sales Ratio :	18.84		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2013 To 12/31/2013	91	109.56	129.73	110.48	42.80	117.42	22.64	668.32	99.63 to 130.88	49,155	54,307
01/01/2014 To 03/31/2014	63	119.05	158.63	114.66	61.14	138.35	50.20	753.78	96.67 to 139.16	41,329	47,388
04/01/2014 To 06/30/2014	83	114.67	136.17	114.37	45.70	119.06	32.12	832.65	101.25 to 127.16	45,875	52,466
07/01/2014 To 09/30/2014	108	104.93	138.31	112.95	46.79	122.45	53.78	568.56	99.69 to 122.51	49,892	56,352
10/01/2014 To 12/31/2014	67	109.78	131.97	109.96	46.97	120.02	21.56	358.58	94.07 to 129.96	40,840	44,907
01/01/2015 To 03/31/2015	58	98.10	129.80	113.87	48.10	113.99	55.67	385.50	91.74 to 121.54	46,444	52,885
04/01/2015 To 06/30/2015	76	97.99	123.69	98.87	44.70	125.10	32.67	585.97	93.47 to 113.25	52,852	52,254
07/01/2015 To 09/30/2015	86	95.04	108.97	90.48	44.75	120.44	18.84	578.37	80.71 to 101.25	51,972	47,025
_____Study Yrs_____											
10/01/2013 To 09/30/2014	345	109.74	139.24	112.88	49.05	123.35	22.64	832.65	104.37 to 118.24	47,167	53,241
10/01/2014 To 09/30/2015	287	98.28	122.45	101.26	47.23	120.93	18.84	585.97	94.98 to 103.78	48,489	49,100
_____Calendar Yrs_____											
01/01/2014 To 12/31/2014	321	109.76	140.42	113.06	50.40	124.20	21.56	832.65	104.31 to 118.95	45,283	51,199

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02	632	104.82	131.62	107.52	48.43	122.41	18.84	832.65	101.25 to 109.74	47,768	51,360

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	632	Median :	105	COV :	66.27	95% Median C.I. :	101.25 to 109.74
Total Sales Price :	30,189,158	Wgt. Mean :	108	STD :	87.22	95% Wgt. Mean C.I. :	104.03 to 111.01
Total Adj. Sales Price :	30,189,158	Mean :	132	Avg.Abs.Dev :	50.76	95% Mean C.I. :	124.82 to 138.42
Total Assessed Value :	32,459,622						
Avg. Adj. Sales Price :	47,768	COD :	48.43	MAX Sales Ratio :	832.65		
Avg. Assessed Value :	51,360	PRD :	122.41	MIN Sales Ratio :	18.84		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	632	104.82	131.62	107.52	48.43	122.41	18.84	832.65	101.25 to 109.74	47,768	51,360
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000	4	376.95	361.94	347.85	57.12	104.05	107.88	585.97	N/A	4,025	14,001
Less Than 15,000	78	187.49	238.45	226.55	61.46	105.25	18.84	832.65	158.18 to 227.54	10,825	24,524
Less Than 30,000	239	148.93	180.32	163.44	53.41	110.33	18.84	832.65	138.08 to 161.33	17,901	29,258
__Ranges Excl. Low $__											
Greater Than 4,999	628	104.34	130.15	107.39	47.38	121.19	18.84	832.65	100.78 to 109.68	48,046	51,598
Greater Than 15,000	554	100.45	116.57	104.10	37.25	111.98	21.56	363.15	97.91 to 104.31	52,969	55,139
Greater Than 30,000	393	96.21	102.00	98.29	27.03	103.77	27.19	288.92	93.59 to 98.52	65,931	64,801
__Incremental Ranges__											
0 TO 4,999	4	376.95	361.94	347.85	57.12	104.05	107.88	585.97	N/A	4,025	14,001
5,000 TO 14,999	74	187.11	231.78	224.19	58.69	103.39	18.84	832.65	158.18 to 223.85	11,193	25,093
15,000 TO 29,999	161	134.63	152.15	147.92	43.06	102.86	21.56	363.15	120.82 to 148.93	21,330	31,551
30,000 TO 59,999	185	104.90	110.35	108.52	30.56	101.69	27.19	264.07	98.34 to 114.23	42,163	45,755
60,000 TO 99,999	171	93.47	96.71	96.91	22.31	99.79	34.71	288.92	89.16 to 96.73	78,753	76,317
100,000 TO 149,999	32	86.02	84.95	85.35	14.65	99.53	56.32	120.77	74.04 to 95.17	115,841	98,867
150,000 TO 249,999	5	81.60	83.10	84.12	15.93	98.79	63.43	99.74	N/A	187,400	157,641
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	02	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	3,970	Median :	90	COV :	51.78	95% Median C.I. :	89.43 to 90.28
Total Sales Price :	1,002,084,549	Wgt. Mean :	90	STD :	49.05	95% Wgt. Mean C.I. :	88.92 to 90.30
Total Adj. Sales Price :	1,002,647,018	Mean :	95	Avg.Abs.Dev :	13.71	95% Mean C.I. :	93.20 to 96.26
Total Assessed Value :	898,438,436						
Avg. Adj. Sales Price :	252,556	COD :	15.27	MAX Sales Ratio :	987.93		
Avg. Assessed Value :	226,307	PRD :	105.71	MIN Sales Ratio :	42.21		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2013 To 12/31/2013	429	94.10	100.23	94.30	14.96	106.29	42.21	672.09	93.09 to 95.54	252,216	237,841
01/01/2014 To 03/31/2014	293	93.88	106.76	97.46	23.30	109.54	49.09	949.98	92.97 to 95.26	258,813	252,236
04/01/2014 To 06/30/2014	619	90.62	93.40	89.67	11.82	104.16	53.36	916.97	89.87 to 91.55	246,437	220,984
07/01/2014 To 09/30/2014	612	90.36	96.39	89.20	16.19	108.06	45.05	987.93	89.31 to 91.35	258,456	230,544
10/01/2014 To 12/31/2014	403	90.75	93.78	89.75	13.28	104.49	45.92	499.27	89.12 to 92.76	238,142	213,733
01/01/2015 To 03/31/2015	300	91.22	96.22	91.53	16.55	105.12	47.56	673.11	89.39 to 92.24	251,350	230,058
04/01/2015 To 06/30/2015	688	86.96	91.54	87.21	14.62	104.97	42.77	698.23	85.54 to 87.93	249,411	217,522
07/01/2015 To 09/30/2015	626	85.53	88.46	84.77	13.08	104.35	44.02	522.87	84.85 to 86.73	263,457	223,339
_____Study Yrs_____											
10/01/2013 To 09/30/2014	1,953	91.79	97.84	91.73	15.79	106.66	42.21	987.93	91.22 to 92.48	253,330	232,371
10/01/2014 To 09/30/2015	2,017	87.82	91.72	87.54	14.39	104.77	42.77	698.23	87.32 to 88.38	251,807	220,435
_____Calendar Yrs_____											
01/01/2014 To 12/31/2014	1,927	91.00	96.46	90.76	15.38	106.28	45.05	987.93	90.42 to 91.67	250,401	227,255

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
03	3,970	89.77	94.73	89.61	15.27	105.71	42.21	987.93	89.43 to 90.28	252,556	226,307

what IF

RESIDENTIAL IMPROVED Type : Qualified

Number of Sales :	3,970	Median :	90	COV :	51.78	95% Median C.I. :	89.43 to 90.28
Total Sales Price :	1,002,084,549	Wgt. Mean :	90	STD :	49.05	95% Wgt. Mean C.I. :	88.92 to 90.30
Total Adj. Sales Price :	1,002,647,018	Mean :	95	Avg.Abs.Dev :	13.71	95% Mean C.I. :	93.20 to 96.26
Total Assessed Value :	898,438,436						
Avg. Adj. Sales Price :	252,556	COD :	15.27	MAX Sales Ratio :	987.93		
Avg. Assessed Value :	226,307	PRD :	105.71	MIN Sales Ratio :	42.21		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	3,970	89.77	94.73	89.61	15.27	105.71	42.21	987.93	89.43 to 90.28	252,556	226,307
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000	2	187.08	187.08	208.39	76.47	89.77	44.02	330.14	N/A	11,750	24,486
Less Than 30,000	5	224.50	198.13	199.74	36.30	99.19	44.02	330.14	N/A	18,200	36,353
__Ranges Excl. Low $__											
Greater Than 4,999	3,970	89.77	94.73	89.61	15.27	105.71	42.21	987.93	89.43 to 90.28	252,556	226,307
Greater Than 15,000	3,968	89.77	94.69	89.60	15.21	105.68	42.21	987.93	89.43 to 90.28	252,677	226,409
Greater Than 30,000	3,965	89.77	94.60	89.60	15.12	105.58	42.21	987.93	89.42 to 90.26	252,851	226,546
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	2	187.08	187.08	208.39	76.47	89.77	44.02	330.14	N/A	11,750	24,486
15,000 TO 29,999	3	224.50	205.49	196.73	18.02	104.45	135.29	256.68	N/A	22,500	44,265
30,000 TO 59,999	49	170.07	323.35	306.15	118.03	105.62	84.49	987.93	138.90 to 362.16	45,113	138,112
60,000 TO 99,999	150	104.22	129.57	128.17	34.51	101.09	64.66	852.17	101.93 to 108.34	82,400	105,609
100,000 TO 149,999	699	92.97	95.62	95.05	11.50	100.60	54.34	529.63	91.89 to 93.67	127,883	121,557
150,000 TO 249,999	1,606	89.07	90.19	90.12	09.57	100.08	42.21	474.74	88.51 to 89.49	195,532	176,205
250,000 TO 499,999	1,221	88.32	88.39	88.27	10.71	100.14	42.77	292.45	87.60 to 89.10	330,024	291,300
500,000 TO 999,999	210	85.36	84.45	84.39	12.86	100.07	46.48	133.28	82.48 to 87.12	655,716	553,365
1,000,000 +	30	82.58	83.03	81.55	17.72	101.81	45.05	113.26	73.27 to 95.29	1,463,667	1,193,649

what IF

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	03	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	4,487	Median :	90	COV :	37.39	95% Median C.I. :	89.73 to 90.50
Total Sales Price :	709,395,621	Wgt. Mean :	91	STD :	35.08	95% Wgt. Mean C.I. :	90.23 to 91.14
Total Adj. Sales Price :	709,412,921	Mean :	94	Avg.Abs.Dev :	11.25	95% Mean C.I. :	92.80 to 94.86
Total Assessed Value :	643,330,607						
Avg. Adj. Sales Price :	158,104	COD :	12.49	MAX Sales Ratio :	864.21		
Avg. Assessed Value :	143,377	PRD :	103.47	MIN Sales Ratio :	44.60		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2013 To 12/31/2013	483	94.64	97.80	95.05	12.16	102.89	61.47	576.67	93.03 to 95.85	151,799	144,293
01/01/2014 To 03/31/2014	375	93.87	95.31	93.83	09.74	101.58	58.64	159.95	92.52 to 94.77	154,383	144,851
04/01/2014 To 06/30/2014	647	91.17	93.96	91.35	11.00	102.86	44.60	762.93	90.05 to 91.92	158,600	144,888
07/01/2014 To 09/30/2014	681	91.32	96.66	92.32	14.31	104.70	59.73	864.21	90.30 to 92.19	157,571	145,464
10/01/2014 To 12/31/2014	501	91.78	96.92	92.30	13.91	105.01	64.65	778.47	90.70 to 92.70	154,247	142,376
01/01/2015 To 03/31/2015	374	90.57	95.86	91.93	13.86	104.27	62.39	681.88	89.26 to 91.46	151,589	139,349
04/01/2015 To 06/30/2015	757	87.06	90.74	87.77	11.57	103.38	55.93	696.45	86.33 to 87.59	163,029	143,096
07/01/2015 To 09/30/2015	669	85.67	87.17	85.44	10.17	102.02	52.08	346.25	84.81 to 86.98	165,762	141,620
_____Study Yrs_____											
10/01/2013 To 09/30/2014	2,186	92.30	95.88	92.87	12.18	103.24	44.60	864.21	91.78 to 92.69	156,053	144,930
10/01/2014 To 09/30/2015	2,301	88.18	91.88	88.66	12.36	103.63	52.08	778.47	87.73 to 88.57	160,052	141,901
_____Calendar Yrs_____											
01/01/2014 To 12/31/2014	2,204	91.72	95.70	92.28	12.52	103.71	44.60	864.21	91.23 to 92.20	156,575	144,489

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
04	4,487	90.08	93.83	90.68	12.49	103.47	44.60	864.21	89.73 to 90.50	158,104	143,377

what IF

RESIDENTIAL IMPROVED Type : Qualified

Number of Sales :	4,487	Median :	90	COV :	37.39	95% Median C.I. :	89.73 to 90.50
Total Sales Price :	709,395,621	Wgt. Mean :	91	STD :	35.08	95% Wgt. Mean C.I. :	90.23 to 91.14
Total Adj. Sales Price :	709,412,921	Mean :	94	Avg.Abs.Dev :	11.25	95% Mean C.I. :	92.80 to 94.86
Total Assessed Value :	643,330,607						
Avg. Adj. Sales Price :	158,104	COD :	12.49	MAX Sales Ratio :	864.21		
Avg. Assessed Value :	143,377	PRD :	103.47	MIN Sales Ratio :	44.60		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	4,487	90.08	93.83	90.68	12.49	103.47	44.60	864.21	89.73 to 90.50	158,104	143,377
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	6	729.69	679.63	674.26	16.75	100.80	281.50	864.21	281.50 to 864.21	25,325	170,755
__Ranges Excl. Low $__											
Greater Than 4,999	4,487	90.08	93.83	90.68	12.49	103.47	44.60	864.21	89.73 to 90.50	158,104	143,377
Greater Than 15,000	4,487	90.08	93.83	90.68	12.49	103.47	44.60	864.21	89.73 to 90.50	158,104	143,377
Greater Than 30,000	4,481	90.07	93.05	90.56	11.64	102.75	44.60	681.88	89.71 to 90.48	158,282	143,340
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	6	729.69	679.63	674.26	16.75	100.80	281.50	864.21	281.50 to 864.21	25,325	170,755
30,000 TO 59,999	51	135.88	200.90	192.98	69.02	104.10	44.60	681.88	118.97 to 159.09	48,196	93,010
60,000 TO 99,999	264	110.50	116.67	115.11	20.52	101.36	65.10	576.67	106.29 to 114.38	83,381	95,976
100,000 TO 149,999	2,131	91.33	92.35	92.01	09.32	100.37	55.93	438.23	90.76 to 91.71	127,392	117,211
150,000 TO 249,999	1,713	87.84	88.25	88.20	07.93	100.06	58.51	218.58	87.40 to 88.36	182,624	161,077
250,000 TO 499,999	313	87.97	86.99	86.62	09.28	100.43	52.08	121.08	86.33 to 89.13	302,358	261,895
500,000 TO 999,999	9	75.24	78.12	77.84	11.99	100.36	60.05	100.01	68.19 to 92.26	649,373	505,492
1,000,000 +											

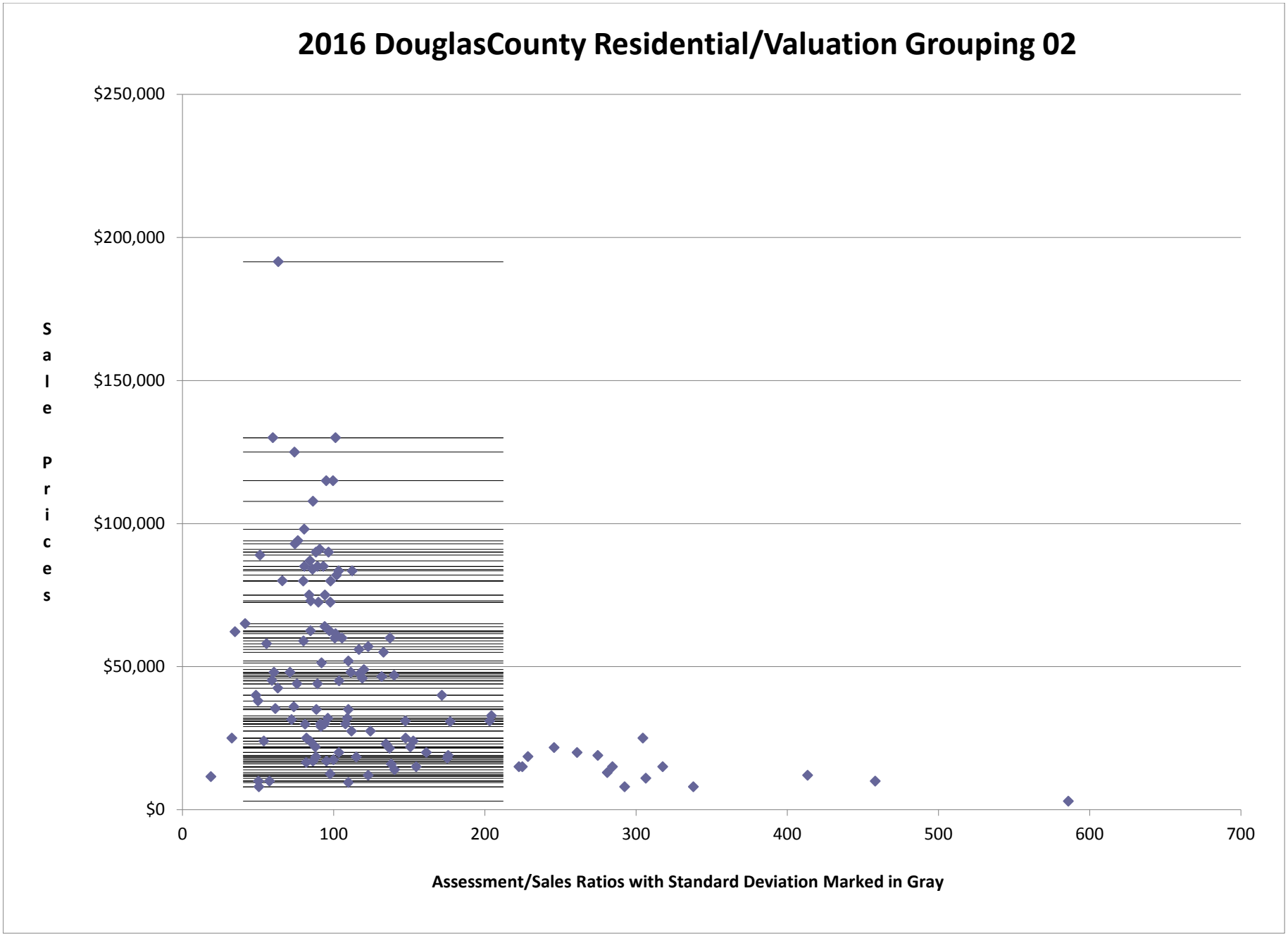
What IF

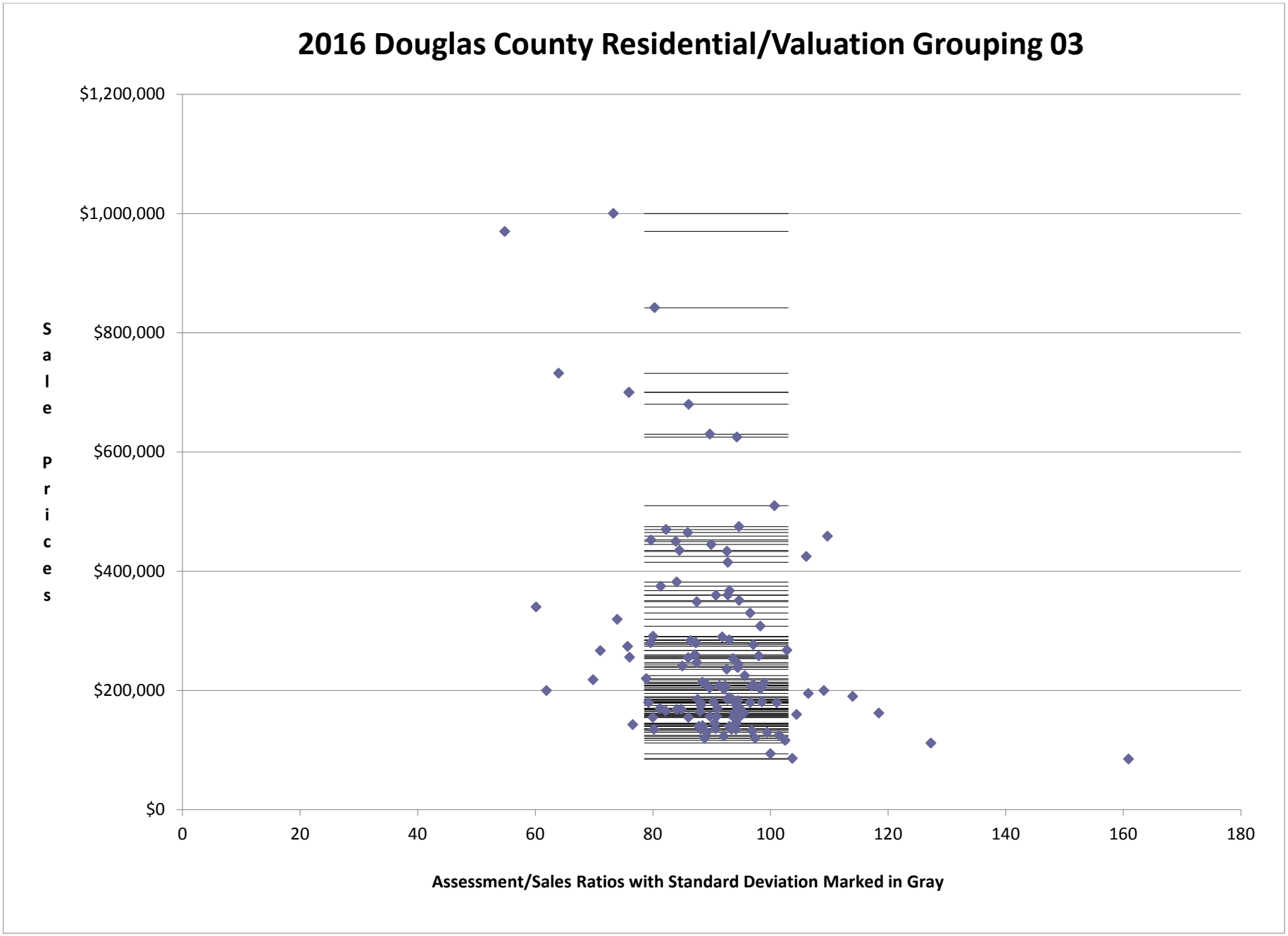
RESIDENTIAL IMPROVED - ADJUSTED

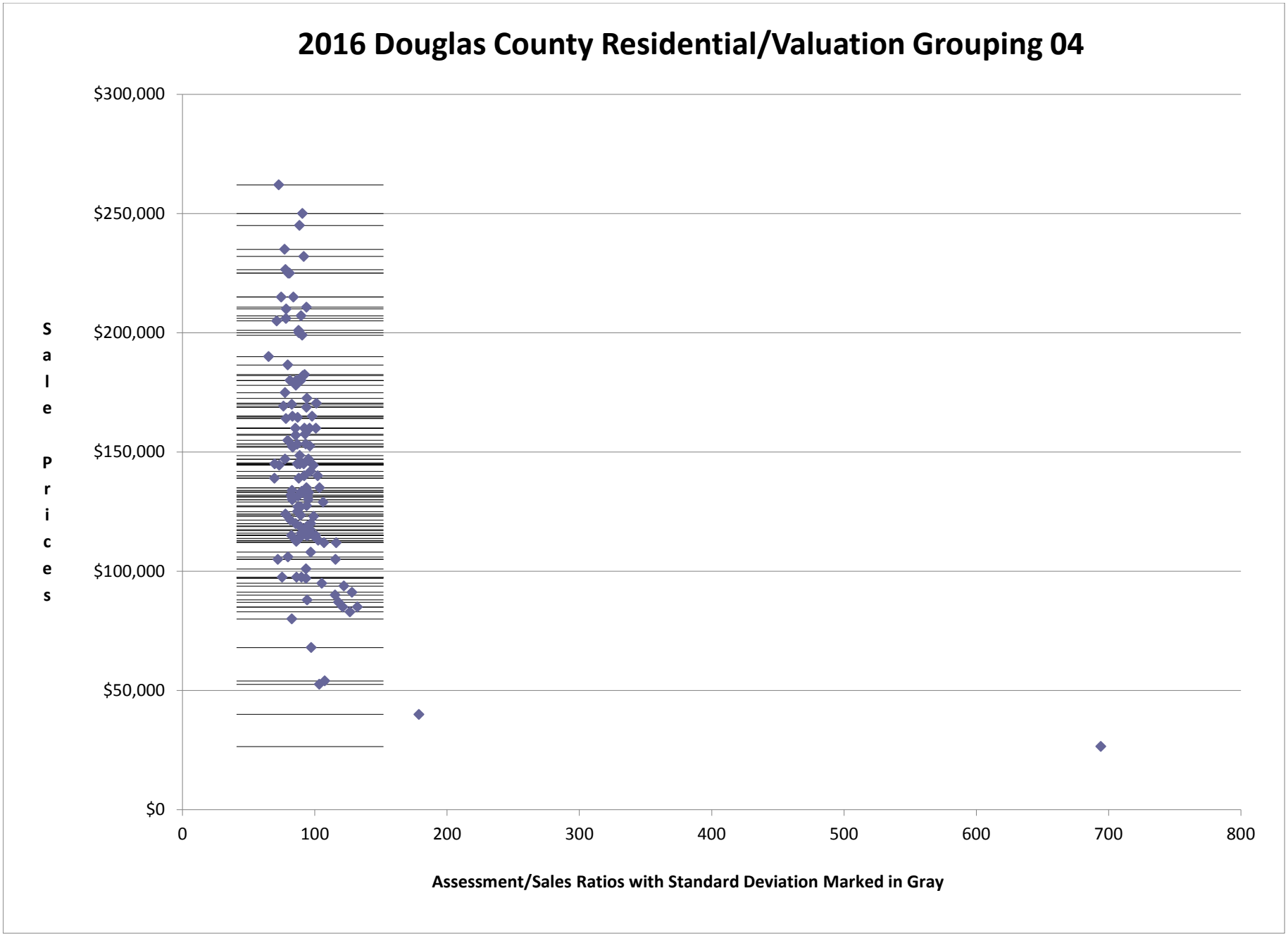
SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	04	Total	Increase	0%

What IF


2016 DouglasCounty Residential/Valuation Grouping 02
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Sale Prices
0
100
200
300
400
500
600
700
Assessment/Sales Ratios with Standard Deviation Marked in Gray


2016 Douglas County Residential/Valuation Grouping 03
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$0
Sale Prices
0
20
40
60
80
100
120
140
160
180
Assessment/Sales Ratios with Standard Deviation Marked in Gray


2016 Douglas County Residential/Valuation Grouping 04
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Sale Prices
0
100
200
300
400
500
600
700
800
Assessment/Sales Ratios with Standard Deviation Marked in Gray

28 Douglas

COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/30/2016

Number of Sales :	1,174	MEDIAN :	97	COV :	69.18	95% Median C.I. :	95.44 to 98.32
Total Sales Price :	1,250,796,059	WGT. MEAN :	88	STD :	75.16	95% Wgt. Mean C.I. :	80.92 to 94.97
Total Adj. Sales Price :	1,280,075,560	MEAN :	109	Avg. Abs. Dev :	32.89	95% Mean C.I. :	104.35 to 112.95
Total Assessed Value :	1,125,712,599						
Avg. Adj. Sales Price :	1,090,354	COD :	34.04	MAX Sales Ratio :	1014.48		
Avg. Assessed Value :	958,869	PRD :	123.55	MIN Sales Ratio :	02.93		*Printed:4/8/2016 9:19:05AM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-12 To 31-DEC-12	117	97.47	118.34	84.93	40.38	139.34	36.37	708.97	94.56 to 99.99	753,395	639,874
01-JAN-13 To 31-MAR-13	52	98.69	114.91	135.62	30.35	84.73	48.22	467.66	93.07 to 100.00	566,240	767,918
01-APR-13 To 30-JUN-13	109	97.39	121.34	106.24	41.59	114.21	05.50	943.39	94.89 to 99.99	1,359,726	1,444,625
01-JUL-13 To 30-SEP-13	88	98.57	120.27	89.19	40.25	134.85	21.72	1014.48	95.33 to 100.00	1,489,520	1,328,549
01-OCT-13 To 31-DEC-13	86	99.60	103.07	81.57	24.57	126.36	25.62	324.51	93.86 to 101.60	1,209,538	986,637
01-JAN-14 To 31-MAR-14	91	98.68	119.51	72.23	44.25	165.46	10.87	561.27	90.49 to 101.58	1,605,865	1,159,841
01-APR-14 To 30-JUN-14	112	97.22	104.30	95.43	28.93	109.29	02.93	342.33	92.83 to 99.95	971,700	927,323
01-JUL-14 To 30-SEP-14	121	99.27	109.74	104.47	37.36	105.04	06.44	560.60	95.05 to 100.55	621,000	648,748
01-OCT-14 To 31-DEC-14	98	96.81	106.39	92.70	33.82	114.77	03.41	421.97	90.17 to 100.00	1,328,460	1,231,432
01-JAN-15 To 31-MAR-15	70	95.67	101.54	96.70	29.87	105.01	10.60	346.76	89.89 to 100.00	556,193	537,831
01-APR-15 To 30-JUN-15	107	91.58	96.34	67.03	26.02	143.73	25.67	258.72	85.42 to 98.56	1,260,120	844,674
01-JUL-15 To 30-SEP-15	123	91.70	92.48	79.30	25.42	116.62	21.78	498.24	86.40 to 94.15	1,179,798	935,574
_____Study Yrs_____											
01-OCT-12 To 30-SEP-13	366	97.92	119.21	98.06	39.27	121.57	05.50	1014.48	96.07 to 99.41	1,084,370	1,063,315
01-OCT-13 To 30-SEP-14	410	98.73	109.02	85.86	33.91	126.97	02.93	561.27	95.91 to 99.88	1,058,842	909,159
01-OCT-14 To 30-SEP-15	398	93.56	98.54	81.01	28.64	121.64	03.41	498.24	90.90 to 95.98	1,128,318	914,030
_____Calendar Yrs_____											
01-JAN-13 To 31-DEC-13	335	98.64	115.37	96.71	35.03	119.29	05.50	1014.48	96.18 to 99.73	1,232,098	1,191,519
01-JAN-14 To 31-DEC-14	422	98.24	109.63	88.77	35.78	123.50	02.93	561.27	95.22 to 99.29	1,090,745	968,210
_____ALL_____	1,174	96.63	108.65	87.94	34.04	123.55	02.93	1014.48	95.44 to 98.32	1,090,354	958,869

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1,174	96.63	108.65	87.94	34.04	123.55	02.93	1014.48	95.44 to 98.32	1,090,354	958,869
_____ALL_____	1,174	96.63	108.65	87.94	34.04	123.55	02.93	1014.48	95.44 to 98.32	1,090,354	958,869

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	332	98.92	104.18	96.80	22.55	107.62	10.60	267.63	96.00 to 100.00	137,231	132,844
03	677	96.07	112.96	87.97	41.14	128.41	02.93	1014.48	94.87 to 97.88	1,595,105	1,403,254
_____ALL_____	1,174	96.63	108.65	87.94	34.04	123.55	02.93	1014.48	95.44 to 98.32	1,090,354	958,869

28 Douglas

COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/30/2016

Number of Sales :	1,174	MEDIAN :	97	COV :	69.18	95% Median C.I. :	95.44 to 98.32
Total Sales Price :	1,250,796,059	WGT. MEAN :	88	STD :	75.16	95% Wgt. Mean C.I. :	80.92 to 94.97
Total Adj. Sales Price :	1,280,075,560	MEAN :	109	Avg. Abs. Dev :	32.89	95% Mean C.I. :	104.35 to 112.95
Total Assessed Value :	1,125,712,599						
Avg. Adj. Sales Price :	1,090,354	COD :	34.04	MAX Sales Ratio :	1014.48		
Avg. Assessed Value :	958,869	PRD :	123.55	MIN Sales Ratio :	02.93		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 30,000	24	153.49	221.55	221.59	77.52	99.98	42.99	1014.48	115.25 to 247.61	16,802	37,232
__Ranges Excl. Low $__											
Greater Than 4,999	1,172	96.59	108.40	87.94	33.83	123.27	02.93	1014.48	95.42 to 98.31	1,092,211	960,498
Greater Than 14,999	1,164	96.53	107.85	87.93	33.41	122.65	02.93	1014.48	95.39 to 98.26	1,099,651	966,976
Greater Than 29,999	1,150	96.33	106.29	87.90	31.92	120.92	02.93	943.39	95.33 to 98.13	1,112,759	978,104
__Incremental Ranges__											
0 TO 4,999	2	255.26	255.26	209.64	54.85	121.76	115.25	395.27	N/A	2,225	4,665
5,000 TO 14,999	8	182.65	187.67	185.19	37.79	101.34	84.70	331.25	84.70 to 331.25	9,665	17,898
15,000 TO 29,999	14	135.05	236.10	230.51	104.17	102.43	42.99	1014.48	78.44 to 274.85	22,963	52,932
30,000 TO 59,999	58	116.55	150.06	144.51	53.14	103.84	12.00	708.97	99.12 to 133.72	45,171	65,278
60,000 TO 99,999	122	105.93	119.27	117.26	34.90	101.71	06.44	342.33	100.00 to 116.34	77,475	90,850
100,000 TO 149,999	182	95.98	105.44	105.31	27.86	100.12	21.72	479.71	93.54 to 99.64	122,374	128,866
150,000 TO 249,999	214	94.92	94.25	94.30	18.33	99.95	28.16	246.58	92.18 to 97.83	188,141	177,419
250,000 TO 499,999	181	95.48	102.00	103.28	29.73	98.76	02.93	421.97	92.09 to 99.01	355,606	367,279
500,000 TO 999,999	156	97.52	110.54	111.06	38.74	99.53	07.00	943.39	93.63 to 99.50	717,174	796,470
1,000,000 +	237	92.01	100.90	83.38	32.97	121.01	03.41	849.85	87.75 to 94.91	4,341,022	3,619,413
_____ALL_____	1,174	96.63	108.65	87.94	34.04	123.55	02.93	1014.48	95.44 to 98.32	1,090,354	958,869

28 Douglas

COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/30/2016

Number of Sales :	1,174	MEDIAN : 97	COV : 69.18	95% Median C.I. :	95.44 to 98.32
Total Sales Price :	1,250,796,059	WGT. MEAN : 88	STD : 75.16	95% Wgt. Mean C.I. :	80.92 to 94.97
Total Adj. Sales Price :	1,280,075,560	MEAN : 109	Avg. Abs. Dev : 32.89	95% Mean C.I. :	104.35 to 112.95
Total Assessed Value :	1,125,712,599				
Avg. Adj. Sales Price :	1,090,354	COD : 34.04	MAX Sales Ratio : 1014.48		
Avg. Assessed Value :	958,869	PRD : 123.55	MIN Sales Ratio : 02.93		*Printed:4/8/2016 9:19:05AM*

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	326	100.00	131.55	127.03	48.80	103.56	10.60	1014.48	98.83 to 102.94	332,181	421,972
101	1	60.91	60.91	60.91	00.00	100.00	60.91	60.91	N/A	750,000	456,800
106	5	94.42	108.30	103.72	19.57	104.42	83.20	174.22	N/A	107,400	111,394
116	80	98.81	106.58	98.27	24.95	108.46	47.62	290.30	93.58 to 103.68	199,925	196,459
118	82	95.73	104.27	91.91	21.03	113.45	02.93	477.93	93.43 to 99.29	2,448,875	2,250,826
125	7	83.94	97.88	92.49	43.69	105.83	12.00	229.16	12.00 to 229.16	206,071	190,590
149	1	99.64	99.64	99.64	00.00	100.00	99.64	99.64	N/A	110,000	109,607
161	2	18.25	18.25	15.26	40.44	119.59	10.87	25.62	N/A	195,834	29,893
173	1	42.36	42.36	42.36	00.00	100.00	42.36	42.36	N/A	185,000	78,357
209	1	53.18	53.18	53.18	00.00	100.00	53.18	53.18	N/A	225,000	119,660
210	28	94.46	91.47	83.88	16.28	109.05	47.82	123.51	83.15 to 100.00	1,016,694	852,784
212	1	91.01	91.01	91.01	00.00	100.00	91.01	91.01	N/A	290,000	263,926
227	1	159.25	159.25	159.25	00.00	100.00	159.25	159.25	N/A	225,000	358,314
304	7	83.98	78.93	72.43	35.94	108.97	28.27	143.85	28.27 to 143.85	1,803,470	1,306,172
306	1	79.72	79.72	79.72	00.00	100.00	79.72	79.72	N/A	5,017,500	4,000,000
309	5	90.90	74.82	69.47	21.83	107.70	12.23	99.48	N/A	169,140	117,500
312	1	95.47	95.47	95.47	00.00	100.00	95.47	95.47	N/A	4,708,000	4,494,732
313	3	94.04	126.36	102.09	40.94	123.77	84.78	200.27	N/A	4,224,350	4,312,590
314	1	331.25	331.25	331.25	00.00	100.00	331.25	331.25	N/A	8,000	26,500
319	5	99.42	86.66	90.53	24.88	95.73	33.51	121.80	N/A	1,597,869	1,446,574
325	37	88.79	89.11	78.23	30.28	113.91	21.72	192.40	69.31 to 95.39	313,554	245,282
326	5	97.24	156.94	86.58	89.89	181.27	40.50	395.27	N/A	59,582	51,587
328	3	94.15	85.70	89.44	12.93	95.82	63.22	99.72	N/A	70,000	62,605
329	1	103.61	103.61	103.61	00.00	100.00	103.61	103.61	N/A	94,100	97,493
332	6	129.65	134.60	108.79	42.18	123.72	64.87	241.39	64.87 to 241.39	6,595,752	7,175,703
333	6	87.99	86.87	79.09	13.71	109.84	68.68	100.00	68.68 to 100.00	1,376,963	1,089,053
334	14	98.72	129.48	90.28	56.02	143.42	46.92	560.60	75.04 to 145.01	2,111,529	1,906,379
336	4	120.10	119.45	119.99	17.75	99.55	88.50	149.08	N/A	135,250	162,280
340	3	77.00	72.93	73.25	51.14	99.56	11.82	129.97	N/A	2,355,000	1,725,137
341	6	67.20	78.44	67.20	43.69	116.73	35.39	175.00	35.39 to 175.00	1,972,788	1,325,616
342	1	111.72	111.72	111.72	00.00	100.00	111.72	111.72	N/A	200,000	223,448
343	3	96.79	93.45	95.00	04.88	98.37	84.70	98.87	N/A	2,185,000	2,075,855
344	136	95.76	94.95	77.87	19.15	121.93	03.41	254.65	92.47 to 98.32	2,340,340	1,822,514
345	1	66.36	66.36	66.36	00.00	100.00	66.36	66.36	N/A	402,500	267,100
349	14	82.31	93.64	78.78	44.75	118.86	28.82	278.63	45.12 to 126.26	1,101,399	867,687
350	17	80.69	77.13	78.94	29.26	97.71	05.50	124.84	57.71 to 107.44	759,327	599,418
351	1	60.77	60.77	60.77	00.00	100.00	60.77	60.77	N/A	10,069,215	6,119,111
353	75	95.44	104.38	75.95	29.05	137.43	38.72	498.24	92.72 to 99.63	767,875	583,234

28 Douglas

COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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Total Sales Price : 1,250,796,059	WGT. MEAN : 88	STD : 75.16	95% Wgt. Mean C.I. : 80.92 to 94.97
Total Adj. Sales Price : 1,280,075,560	MEAN : 109	Avg. Abs. Dev : 32.89	95% Mean C.I. : 104.35 to 112.95
Total Assessed Value : 1,125,712,599			
Avg. Adj. Sales Price : 1,090,354	COD : 34.04	MAX Sales Ratio : 1014.48	
Avg. Assessed Value : 958,869	PRD : 123.55	MIN Sales Ratio : 02.93	*Printed:4/8/2016 9:19:05AM*

380	2	150.16	150.16	157.50	44.53	95.34	83.29	217.02	N/A	2,117,500	3,335,013
382	3	80.17	72.57	78.67	11.41	92.25	55.04	82.50	N/A	635,000	499,548
384	2	84.07	84.07	74.95	17.45	112.17	69.40	98.73	N/A	92,500	69,328
386	2	68.56	68.56	55.15	36.77	124.32	43.35	93.77	N/A	448,750	247,471
387	1	81.22	81.22	81.22	00.00	100.00	81.22	81.22	N/A	1,500,000	1,218,359
406	113	95.22	99.37	91.61	27.18	108.47	17.30	346.76	88.71 to 99.01	462,308	423,534
407	8	82.56	83.74	70.43	25.68	118.90	58.46	112.35	58.46 to 112.35	3,975,625	2,800,015
_____ALL_____	1,174	96.63	108.65	87.94	34.04	123.55	02.93	1014.48	95.44 to 98.32	1,090,354	958,869

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
04	165	95.22	99.92	85.11	27.92	117.40	17.30	479.71	89.38 to 99.01	937,145	797,607
_____ALL_____	1,174	96.63	108.65	87.94	34.04	123.55	02.93	1014.48	95.44 to 98.32	1,090,354	958,869

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000	2	255.26	255.26	209.64	54.85	121.76	115.25	395.27	N/A	2,225	4,665
Less Than 15,000	10	182.65	201.19	186.52	45.56	107.87	84.70	395.27	89.27 to 331.25	8,177	15,252
_____ALL_____	1,174	96.63	108.65	87.94	34.04	123.55	02.93	1014.48	95.44 to 98.32	1,090,354	958,869

28 Douglas

COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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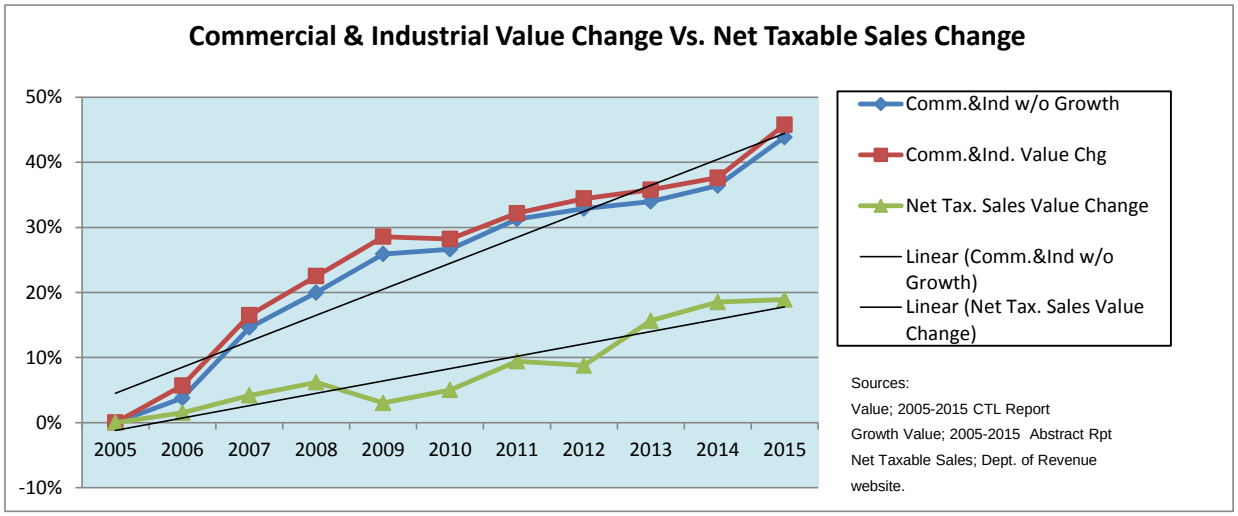
OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
408	2	152.61	152.61	166.79	34.66	91.50	99.72	205.49	N/A	205,000	341,919
410	7	78.88	66.76	69.84	37.04	95.59	07.00	108.00	07.00 to 108.00	577,286	403,192
412	37	98.42	96.06	93.81	10.88	102.40	36.37	159.96	93.45 to 99.81	1,806,661	1,694,788
418	2	45.92	45.92	45.11	13.24	101.80	39.84	51.99	N/A	13,469,414	6,076,071
419	19	100.00	97.70	87.61	32.52	111.52	37.82	232.87	60.56 to 113.34	933,319	817,723
423	2	96.26	96.26	84.85	19.61	113.45	77.38	115.14	N/A	834,000	707,688
424	1	165.29	165.29	165.29	00.00	100.00	165.29	165.29	N/A	1,750,000	2,892,620
426	1	38.47	38.47	38.47	00.00	100.00	38.47	38.47	N/A	2,895,000	1,113,794
434	5	118.34	117.03	114.75	14.02	101.99	95.87	156.43	N/A	210,440	241,476
435	2	170.63	170.63	157.38	29.89	108.42	119.63	221.63	N/A	317,500	499,680
436	2	131.94	131.94	86.03	49.55	153.37	66.57	197.30	N/A	2,015,150	1,733,641
442	18	90.22	116.17	87.85	73.09	132.24	06.44	342.33	52.68 to 101.02	187,383	164,618
444	4	166.65	171.59	172.62	08.30	99.40	151.63	201.43	N/A	682,942	1,178,876
446	7	100.00	87.99	73.05	12.01	120.45	35.24	100.00	35.24 to 100.00	4,079,155	2,979,827
447	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	9,100,000	9,100,000
450	1	172.59	172.59	172.59	00.00	100.00	172.59	172.59	N/A	1,727,000	2,980,616
473	1	153.08	153.08	153.08	00.00	100.00	153.08	153.08	N/A	900,000	1,377,735
502	1	125.65	125.65	125.65	00.00	100.00	125.65	125.65	N/A	30,000	37,695
516	2	128.21	128.21	121.88	22.22	105.19	99.72	156.70	N/A	90,000	109,690
529	3	96.22	106.37	105.92	12.87	100.42	92.87	130.01	N/A	75,000	79,440
577	12	99.26	100.46	88.40	26.83	113.64	55.90	227.92	68.06 to 115.25	146,831	129,806
588	4	95.77	98.07	87.71	15.47	111.81	74.92	125.81	N/A	5,524,250	4,845,109
595	11	89.96	87.71	82.78	21.51	105.96	55.45	141.91	60.88 to 103.06	5,022,109	4,157,436
625	1	106.39	106.39	106.39	00.00	100.00	106.39	106.39	N/A	180,000	191,500
718	1	93.63	93.63	93.63	00.00	100.00	93.63	93.63	N/A	625,000	585,196
81	2	100.22	100.22	102.24	13.82	98.02	86.37	114.07	N/A	144,000	147,231
88	2	115.22	115.22	112.56	18.27	102.36	94.17	136.27	N/A	116,750	131,419
_____ALL_____	1,174	96.63	108.65	87.94	34.04	123.55	02.93	1014.48	95.44 to 98.32	1,090,354	958,869



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2005	$ 7,929,487,575	$ 203,232,095	2.56%	$ 7,726,255,480	-	$ 7,507,569,468	-
2006	$ 8,379,037,890	$ 151,738,800	1.81%	$ 8,227,299,090	3.76%	$ 7,619,797,995	1.49%
2007	$ 9,237,086,214	$ 150,671,128	1.63%	$ 9,086,415,086	8.44%	$ 7,821,472,067	2.65%
2008	$ 9,713,651,165	$ 200,518,349	2.06%	$ 9,513,132,816	2.99%	$ 7,972,759,468	1.93%
2009	$10,194,506,710	$ 212,666,141	2.09%	$ 9,981,840,569	2.76%	$ 7,734,353,333	-2.99%
2010	$10,167,981,076	$ 128,535,711	1.26%	$10,039,445,365	-1.52%	$ 7,884,002,093	1.93%
2011	$10,480,161,220	$ 73,430,620	0.70%	$10,406,730,600	2.35%	$ 8,213,178,329	4.18%
2012	$10,659,051,460	$ 124,091,280	1.16%	$10,534,960,180	0.52%	$ 8,165,469,737	-0.58%
2013	$10,766,152,275	$ 142,130,900	1.32%	$10,624,021,375	-0.33%	$ 8,682,183,671	6.33%
2014	$10,913,051,020	$ 97,071,400	0.89%	$10,815,979,620	0.46%	$ 8,897,828,252	2.48%
2015	$11,559,524,765	$ 155,055,920	1.34%	$11,404,468,845	4.50%	$ 8,925,844,832	0.31%
Ann %chg	3.84%			Average	2.39%	1.91%	1.77%

Tax Year	Cumalative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	3.76%	5.67%	1.49%
2007	14.59%	16.49%	4.18%
2008	19.97%	22.50%	6.20%
2009	25.88%	28.56%	3.02%
2010	26.61%	28.23%	5.01%
2011	31.24%	32.17%	9.40%
2012	32.86%	34.42%	8.76%
2013	33.98%	35.77%	15.65%
2014	36.40%	37.63%	18.52%
2015	43.82%	45.78%	18.89%

County Number	28
County Name	Douglas

28 Douglas

AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/30/2016

Number of Sales :	105	MEDIAN :	71	COV :	28.74	95% Median C.I. :	66.52 to 73.64
Total Sales Price :	76,807,055	WGT. MEAN :	69	STD :	20.57	95% Wgt. Mean C.I. :	66.01 to 72.00
Total Adj. Sales Price :	78,337,055	MEAN :	72	Avg. Abs. Dev :	14.04	95% Mean C.I. :	67.64 to 75.50
Total Assessed Value :	54,059,621						
Avg. Adj. Sales Price :	746,067	COD :	19.88	MAX Sales Ratio :	185.24		
Avg. Assessed Value :	514,854	PRD :	103.71	MIN Sales Ratio :	19.37		

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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
_____Qrtrs_____											
01-OCT-12 To 31-DEC-12	23	62.58	71.51	66.93	29.15	106.84	31.54	185.24	55.63 to 78.67	764,888	511,914
01-JAN-13 To 31-MAR-13	4	63.84	64.12	65.07	07.02	98.54	59.48	69.31	N/A	581,929	378,683
01-APR-13 To 30-JUN-13	3	70.04	66.32	66.41	06.08	99.86	58.06	70.85	N/A	624,400	414,689
01-JUL-13 To 30-SEP-13	5	48.32	50.36	50.55	18.77	99.62	36.95	66.05	N/A	706,639	357,204
01-OCT-13 To 31-DEC-13	13	66.35	68.69	70.16	12.45	97.90	51.25	92.03	58.85 to 81.32	943,039	661,618
01-JAN-14 To 31-MAR-14	9	77.03	78.02	73.00	14.05	106.88	45.23	95.93	70.76 to 95.71	818,527	597,513
01-APR-14 To 30-JUN-14	10	71.71	64.26	61.96	17.28	103.71	19.37	81.26	44.77 to 80.31	798,810	494,941
01-JUL-14 To 30-SEP-14	3	66.52	69.70	67.77	05.07	102.85	66.23	76.34	N/A	821,463	556,716
01-OCT-14 To 31-DEC-14	11	72.11	73.98	72.71	13.10	101.75	52.42	104.03	61.41 to 84.73	810,438	589,252
01-JAN-15 To 31-MAR-15	8	80.48	78.63	77.01	13.89	102.10	52.27	112.00	52.27 to 112.00	489,963	377,323
01-APR-15 To 30-JUN-15	9	79.80	77.52	73.01	18.53	106.18	44.68	99.77	62.42 to 95.42	683,677	499,149
01-JUL-15 To 30-SEP-15	7	71.48	82.24	79.86	28.32	102.98	39.04	121.24	39.04 to 121.24	563,454	449,983
_____Study Yrs_____											
01-OCT-12 To 30-SEP-13	35	60.83	67.20	64.43	24.61	104.30	31.54	185.24	58.06 to 69.31	723,615	466,253
01-OCT-13 To 30-SEP-14	35	70.76	69.91	68.48	15.11	102.09	19.37	95.93	66.35 to 75.56	859,393	588,520
01-OCT-14 To 30-SEP-15	35	74.28	77.60	74.75	18.85	103.81	39.04	121.24	70.38 to 81.17	655,194	489,788
_____Calendar Yrs_____											
01-JAN-13 To 31-DEC-13	25	64.65	64.01	65.75	13.58	97.35	36.95	92.03	58.85 to 69.31	799,745	525,834
01-JAN-14 To 31-DEC-14	33	72.71	71.75	69.12	14.67	103.80	19.37	104.03	68.53 to 77.03	810,123	559,968
_____ALL_____	105	70.61	71.57	69.01	19.88	103.71	19.37	185.24	66.52 to 73.64	746,067	514,854

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	105	70.61	71.57	69.01	19.88	103.71	19.37	185.24	66.52 to 73.64	746,067	514,854
_____ALL_____	105	70.61	71.57	69.01	19.88	103.71	19.37	185.24	66.52 to 73.64	746,067	514,854

28 Douglas

AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 3/30/2016

Number of Sales :	105	MEDIAN :	71	COV :	28.74	95% Median C.I. :	66.52 to 73.64
Total Sales Price :	76,807,055	WGT. MEAN :	69	STD :	20.57	95% Wgt. Mean C.I. :	66.01 to 72.00
Total Adj. Sales Price :	78,337,055	MEAN :	72	Avg. Abs. Dev :	14.04	95% Mean C.I. :	67.64 to 75.50
Total Assessed Value :	54,059,621						
Avg. Adj. Sales Price :	746,067	COD :	19.88	MAX Sales Ratio :	185.24		
Avg. Assessed Value :	514,854	PRD :	103.71	MIN Sales Ratio :	19.37		

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	4	80.53	79.77	74.71	16.96	106.77	52.42	105.59	N/A	612,375	457,521
1	4	80.53	79.77	74.71	16.96	106.77	52.42	105.59	N/A	612,375	457,521
_____Dry_____											
County	49	70.70	71.97	69.46	15.63	103.61	42.11	112.00	66.61 to 74.18	736,369	511,481
1	49	70.70	71.97	69.46	15.63	103.61	42.11	112.00	66.61 to 74.18	736,369	511,481
_____Grass_____											
County	3	44.68	47.73	45.75	15.24	104.33	39.04	59.48	N/A	388,763	177,855
1	3	44.68	47.73	45.75	15.24	104.33	39.04	59.48	N/A	388,763	177,855
_____ALL_____	105	70.61	71.57	69.01	19.88	103.71	19.37	185.24	66.52 to 73.64	746,067	514,854

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	4	80.53	79.77	74.71	16.96	106.77	52.42	105.59	N/A	612,375	457,521
1	4	80.53	79.77	74.71	16.96	106.77	52.42	105.59	N/A	612,375	457,521
_____Dry_____											
County	80	70.73	73.91	70.84	18.69	104.33	31.54	185.24	67.15 to 74.28	762,235	539,929
1	80	70.73	73.91	70.84	18.69	104.33	31.54	185.24	67.15 to 74.28	762,235	539,929
_____Grass_____											
County	4	48.48	48.87	47.21	14.46	103.52	39.04	59.48	N/A	375,572	177,297
1	4	48.48	48.87	47.21	14.46	103.52	39.04	59.48	N/A	375,572	177,297
_____ALL_____	105	70.61	71.57	69.01	19.88	103.71	19.37	185.24	66.52 to 73.64	746,067	514,854

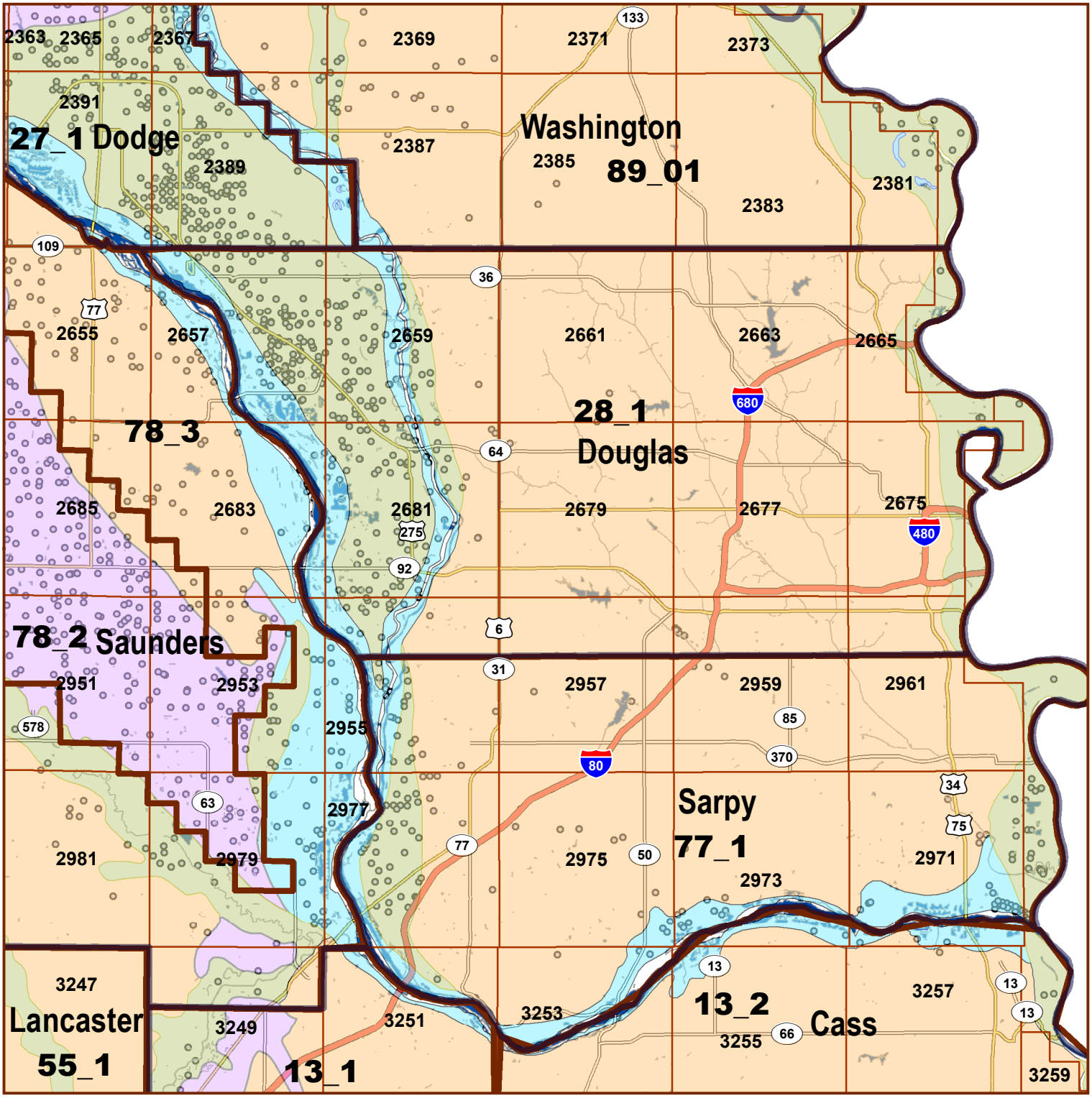
Douglas County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Douglas	1	6,400	6,250	6,100	5,950	5,700	5,025	4,700	4,425	**5,858**
Burt	1	6,646	6,685	5,899	5,895	4,690	5,030	4,450	3,106	**5,412**
Cass	1	6,610	6,390	5,125	5,625	3,710	5,105	3,887	4,303	**5,316**
Otoe	7000	4,900	4,900	4,500	4,500	4,200	n/a	4,100	4,100	**4,397**
Sarpy	1	6,640	6,440	6,100	5,950	5,744	5,025	4,700	4,425	**5,987**
Saunders	1	6,320	6,103	5,844	5,455	5,270	4,870	3,942	3,670	**5,006**
Saunders	3	6,510	6,285	6,065	5,551	5,390	5,050	4,222	3,810	**5,539**
Washington	1	6,720	6,690	6,095	5,905	5,655	5,565	4,470	3,470	**5,774**

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Douglas	1	6,200	6,150	5,975	5,800	5,600	4,950	4,600	4,350	**5,535**
Burt	1	6,764	6,515	5,545	5,790	4,830	4,875	4,425	3,004	**5,304**
Cass	1	5,418	5,269	5,144	4,758	4,306	4,649	4,514	3,930	**4,872**
Otoe	7000	4,100	4,100	4,050	4,050	3,800	n/a	3,500	3,200	**3,830**
Sarpy	1	6,565	6,372	5,975	5,800	5,600	4,950	4,600	4,350	**5,761**
Saunders	1	5,953	5,713	5,509	4,944	4,754	4,312	3,504	3,253	**4,335**
Saunders	3	6,185	5,954	5,721	5,302	5,086	4,670	3,802	3,570	**4,908**
Washington	1	6,690	6,654	6,065	5,845	5,625	5,530	4,435	3,409	**5,758**

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Douglas	1	2,400	2,325	2,250	2,200	2,100	2,050	1,975	1,925	**2,106**
Burt	1	2,470	2,380	1,859	1,965	1,873	1,830	1,765	1,581	**1,864**
Cass	1	2,300	2,248	2,133	2,065	1,995	2,004	1,719	1,464	**1,803**
Otoe	7000	2,201	2,200	2,100	2,100	2,000	n/a	1,400	1,200	**1,774**
Sarpy	1	2,400	2,325	2,250	2,200	2,125	2,050	1,988	1,925	**2,118**
Saunders	1	1,863	2,544	2,004	2,400	2,019	2,142	1,758	1,907	**1,906**
Saunders	3	1,701	2,554	1,867	2,484	2,202	2,164	1,915	1,934	**2,090**
Washington	1	2,544	2,575	1,965	2,283	2,385	1,996	2,032	1,775	**2,164**

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

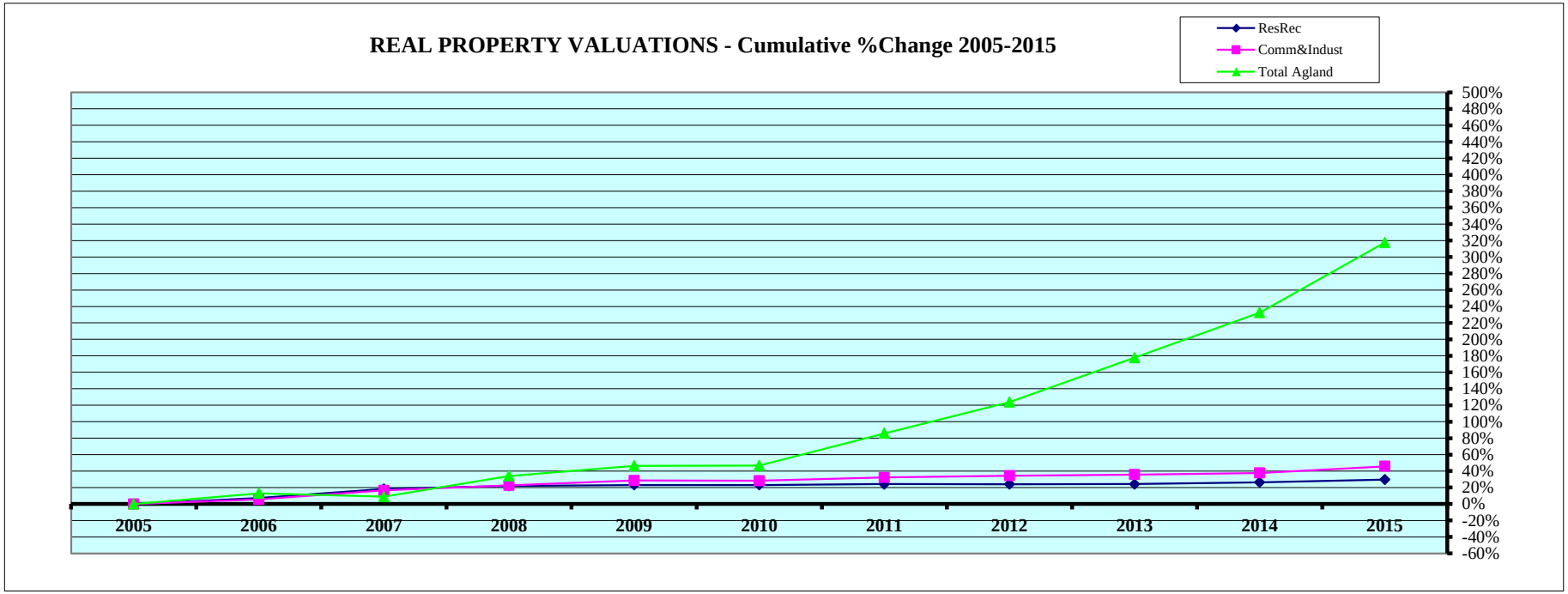


Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- IrrigationWells

Douglas County Map

N



Tax	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
Year	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	18,976,828,875	--	--	--	7,929,487,575	--	--	--	83,577,171	--	--	--
2006	20,346,453,520	1,369,624,645	7.22%	7.22%	8,379,037,890	449,550,315	5.67%	5.67%	94,483,320	10,906,149	13.05%	13.05%
2007	22,417,078,212	2,070,624,692	10.18%	18.13%	9,237,086,214	858,048,324	10.24%	16.49%	91,057,850	-3,425,470	-3.63%	8.95%
2008	23,156,791,475	739,713,263	3.30%	22.03%	9,713,651,165	476,564,951	5.16%	22.50%	112,032,960	20,975,110	23.03%	34.05%
2009	23,353,118,230	196,326,755	0.85%	23.06%	10,194,506,710	480,855,545	4.95%	28.56%	122,339,830	10,306,870	9.20%	46.38%
2010	23,357,958,765	4,840,535	0.02%	23.09%	10,167,981,076	-26,525,634	-0.26%	28.23%	122,567,670	227,840	0.19%	46.65%
2011	23,561,524,665	203,565,900	0.87%	24.16%	10,480,161,220	312,180,144	3.07%	32.17%	155,326,940	32,759,270	26.73%	85.85%
2012	23,521,427,240	-40,097,425	-0.17%	23.95%	10,659,051,460	178,890,240	1.71%	34.42%	187,042,400	31,715,460	20.42%	123.80%
2013	23,557,998,585	36,571,345	0.16%	24.14%	10,766,152,275	107,100,815	1.00%	35.77%	232,090,335	45,047,935	24.08%	177.70%
2014	23,965,713,535	407,714,950	1.73%	26.29%	10,913,051,020	146,898,745	1.36%	37.63%	277,828,465	45,738,130	19.71%	232.42%
2015	24,603,062,715	637,349,180	2.66%	29.65%	11,559,524,765	646,473,745	5.92%	45.78%	348,919,630	71,091,165	25.59%	317.48%

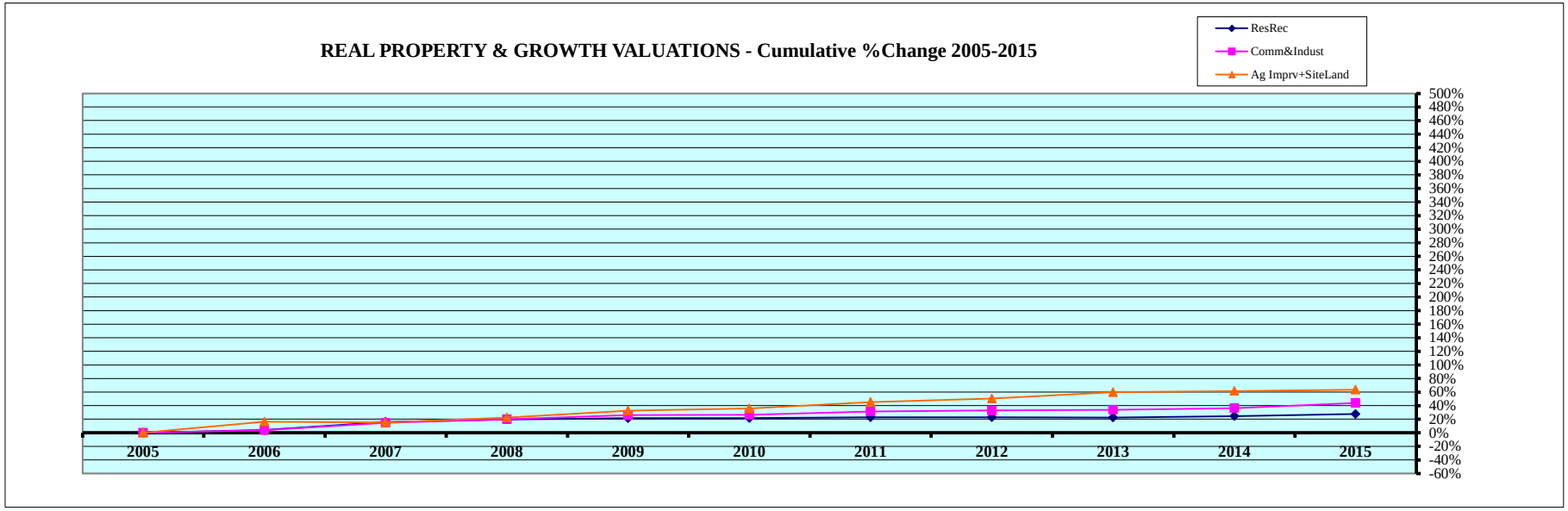
Rate Annual %chg: Residential & Recreational **2.63%** Commercial & Industrial **3.84%** Agricultural Land **15.36%**

Cnty# 28
County DOUGLAS

CHART 1 **EXHIBIT** **28B** **Page 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

Source: 2005 - 2015 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016



Tax Year	Residential & Recreational (1) Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Commercial & Industrial (1) Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2005	18,976,828,875	553,788,570	2.92%	18,423,040,305	--	--	7,929,487,575	203,232,095	2.56%	7,726,255,480	--	--
2006	20,346,453,520	598,458,100	2.94%	19,747,995,420	4.06%	4.06%	8,379,037,890	151,738,800	1.81%	8,227,299,090	3.76%	3.76%
2007	22,417,078,212	404,034,222	1.80%	22,013,043,990	8.19%	16.00%	9,237,086,214	150,671,128	1.63%	9,086,415,086	8.44%	14.59%
2008	23,156,791,475	466,203,268	2.01%	22,690,588,207	1.22%	19.57%	9,713,651,165	200,518,349	2.06%	9,513,132,816	2.99%	19.97%
2009	23,353,118,230	307,953,047	1.32%	23,045,165,183	-0.48%	21.44%	10,194,506,710	212,666,141	2.09%	9,981,840,569	2.76%	25.88%
2010	23,357,958,765	296,667,562	1.27%	23,061,291,203	-1.25%	21.52%	10,167,981,076	128,535,711	1.26%	10,039,445,365	-1.52%	26.61%
2011	23,561,524,665	235,554,955	1.00%	23,325,969,710	-0.14%	22.92%	10,480,161,220	73,430,620	0.70%	10,406,730,600	2.35%	31.24%
2012	23,521,427,240	207,552,140	0.88%	23,313,875,100	-1.05%	22.85%	10,659,051,460	124,091,280	1.16%	10,534,960,180	0.52%	32.86%
2013	23,557,998,585	313,369,580	1.33%	23,244,629,005	-1.18%	22.49%	10,766,152,275	142,130,900	1.32%	10,624,021,375	-0.33%	33.98%
2014	23,965,713,535	315,387,400	1.32%	23,650,326,135	0.39%	24.63%	10,913,051,020	97,071,400	0.89%	10,815,979,620	0.46%	36.40%
2015	24,603,062,715	396,625,600	1.61%	24,206,437,115	1.00%	27.56%	11,559,524,765	155,055,920	1.34%	11,404,468,845	4.50%	43.82%
Rate Ann%chg	2.63%			Resid & Rec. w/o growth	1.08%		3.84%			C & I w/o growth	2.39%	

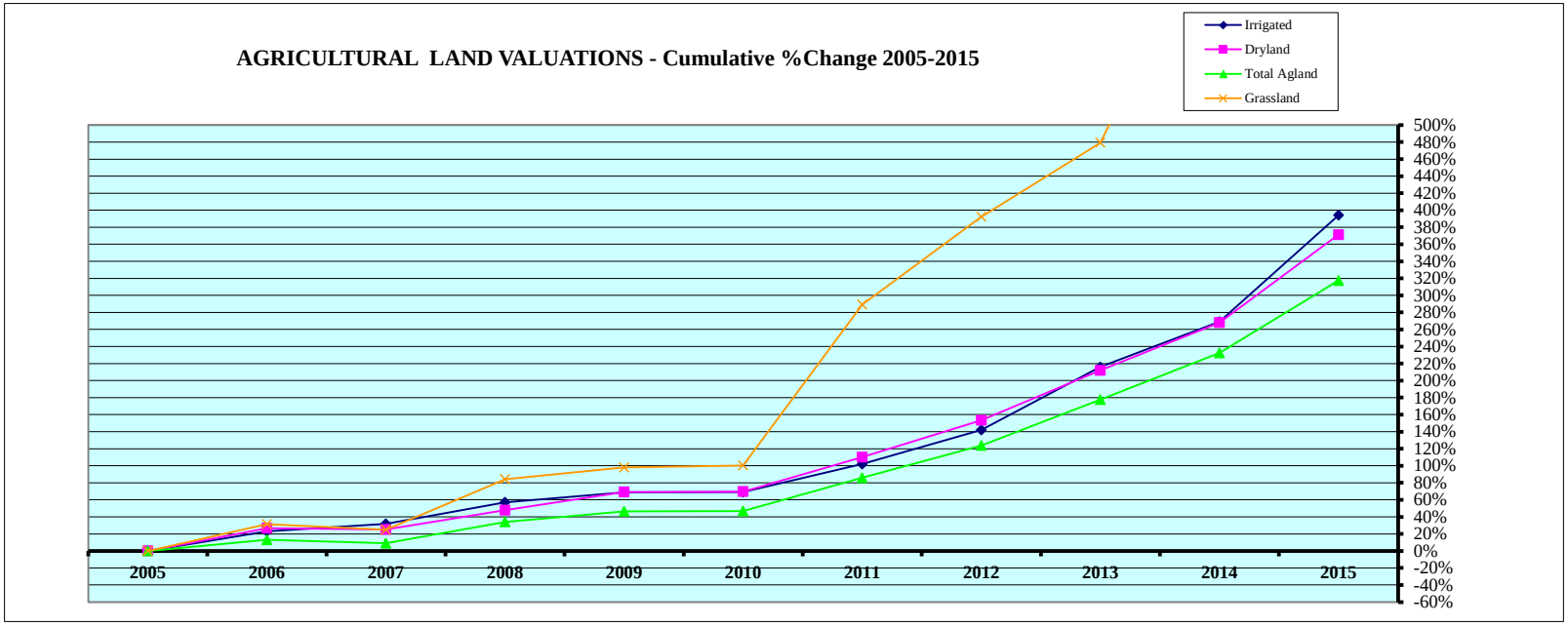
Tax Year	Ag Improvements & Site Land (1) Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2005	90,332,969	14,712,800	105,045,769	4,607,500	4.39%	100,438,269	--	--
2006	107,335,115	15,063,555	122,398,670	0	0.00%	122,398,670	16.52%	16.52%
2007	108,435,705	14,149,820	122,585,525	1,582,740	1.29%	121,002,785	-1.14%	15.19%
2008	115,999,550	14,119,965	130,119,515	1,360,270	1.05%	128,759,245	5.04%	22.57%
2009	129,454,865	11,725,595	141,180,460	1,867,060	1.32%	139,313,400	7.07%	32.62%
2010	132,976,204	11,066,400	144,042,604	1,324,052	0.92%	142,718,552	1.09%	35.86%
2011	141,732,620	11,762,900	153,495,520	917,170	0.60%	152,578,350	5.93%	45.25%
2012	146,804,130	11,816,410	158,620,540	636,670	0.40%	157,983,870	2.92%	50.40%
2013	152,688,245	17,272,305	169,960,550	2,126,100	1.25%	167,834,450	5.81%	59.77%
2014	154,062,530	17,294,705	171,357,235	1,583,400	0.92%	169,773,835	-0.11%	61.62%
2015	155,824,755	17,244,705	173,069,460	1,480,100	0.86%	171,589,360	0.14%	63.35%
Rate Ann%chg	5.60%	1.60%	5.12%			Ag Imprv+Site w/o growth	4.33%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes irrigated, dry, grass, waste & other agland, excludes farm site land.
Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2016

Cnty# 28
County DOUGLAS

CHART 2



Tax Year	Irrigated Land Value	Value Chg	Ann%chg	Cmltv%chg	Dryland Value	Value Chg	Ann%chg	Cmltv%chg	Grassland Value	Value Chg	Ann%chg	Cmltv%chg
2005	12,205,560	--	--	--	54,813,915	--	--	--	3,199,300	--	--	--
2006	15,030,940	2,825,380	23.15%	23.15%	69,443,890	14,629,975	26.69%	26.69%	4,205,580	1,006,280	31.45%	31.45%
2007	16,069,965	1,039,025	6.91%	31.66%	68,546,640	-897,250	-1.29%	25.05%	3,996,920	-208,660	-4.96%	24.93%
2008	19,157,620	3,087,655	19.21%	56.96%	81,029,090	12,482,450	18.21%	47.83%	5,894,910	1,897,990	47.49%	84.26%
2009	20,612,710	1,455,090	7.60%	68.88%	92,791,690	11,762,600	14.52%	69.28%	6,331,330	436,420	7.40%	97.90%
2010	20,622,590	9,880	0.05%	68.96%	92,972,180	180,490	0.19%	69.61%	6,411,040	79,710	1.26%	100.39%
2011	24,651,345	4,028,755	19.54%	101.97%	115,159,965	22,187,785	23.86%	110.09%	12,450,825	6,039,785	94.21%	289.17%
2012	29,524,560	4,873,215	19.77%	141.89%	138,791,430	23,631,465	20.52%	153.20%	15,746,410	3,295,585	26.47%	392.18%
2013	38,555,170	9,030,610	30.59%	215.88%	170,985,450	32,194,020	23.20%	211.94%	18,529,905	2,783,495	17.68%	479.19%
2014	45,064,390	6,509,220	16.88%	269.21%	201,790,805	30,805,355	18.02%	268.14%	27,603,385	9,073,480	48.97%	762.79%
2015	60,310,500	15,246,110	33.83%	394.12%	258,286,990	56,496,185	28.00%	371.21%	27,673,770	70,385	0.25%	764.99%

Rate Ann.%chg: Irrigated **17.32%** Dryland **16.77%** Grassland **24.08%**

Tax Year	Waste Land (1) Value	Value Chg	Ann%chg	Cmltv%chg	Other Agland (1) Value	Value Chg	Ann%chg	Cmltv%chg	Total Agricultural Value	Value Chg	Ann%chg	Cmltv%chg
2005	81,850	--	--	--	13,276,546	--	--	--	83,577,171	--	--	--
2006	90,390	8,540	10.43%	10.43%	5,712,520	-7,564,026	-56.97%	-56.97%	94,483,320	10,906,149	13.05%	13.05%
2007	101,130	10,740	11.88%	23.56%	2,343,195	-3,369,325	-58.98%	-82.35%	91,057,850	-3,425,470	-3.63%	8.95%
2008	114,770	13,640	13.49%	40.22%	5,836,570	3,493,375	149.09%	-56.04%	112,032,960	20,975,110	23.03%	34.05%
2009	136,210	21,440	18.68%	66.41%	2,467,890	-3,368,680	-57.72%	-81.41%	122,339,830	10,306,870	9.20%	46.38%
2010	139,220	3,010	2.21%	70.09%	2,422,640	-45,250	-1.83%	-81.75%	122,567,670	227,840	0.19%	46.65%
2011	148,690	9,470	6.80%	81.66%	2,916,115	493,475	20.37%	-78.04%	155,326,940	32,759,270	26.73%	85.85%
2012	149,420	730	0.49%	82.55%	2,830,580	-85,535	-2.93%	-78.68%	187,042,400	31,715,460	20.42%	123.80%
2013	149,340	-80	-0.05%	82.46%	3,870,470	1,039,890	36.74%	-70.85%	232,090,335	45,047,935	24.08%	177.70%
2014	338,770	189,430	126.84%	313.89%	3,031,115	-839,355	-21.69%	-77.17%	277,828,465	45,738,130	19.71%	232.42%
2015	344,540	5,770	1.70%	320.94%	2,303,830	-727,285	-23.99%	-82.65%	348,919,630	71,091,165	25.59%	317.48%

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County DOUGLAS

Rate Ann.%chg: Total Agric Land **15.36%**

Source: 2005 - 2015 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016 **CHART 3** **EXHIBIT** **28B** **Page 3**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)[1]

Tax Year	IRRIGATED LAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	DRYLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	GRASSLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	13,708,120	10,490	1,307			64,344,545	57,776	1,114			3,105,300	6,298	493		
2006	15,891,722	10,684	1,487	13.83%	13.83%	72,939,623	55,435	1,316	18.14%	18.14%	3,767,946	6,282	600	21.63%	21.63%
2007	16,219,648	10,881	1,491	0.21%	14.07%	67,701,547	51,293	1,320	0.32%	18.52%	3,030,820	4,945	613	2.19%	24.29%
2008	19,617,876	10,899	1,800	20.76%	37.75%	83,409,749	52,132	1,600	21.22%	43.66%	4,735,914	5,580	849	38.47%	72.11%
2009	20,587,129	10,942	1,882	4.53%	43.99%	93,433,294	52,030	1,796	12.24%	61.24%	4,956,467	5,596	886	4.37%	79.63%
2010	20,576,430	10,938	1,881	-0.02%	43.96%	93,373,917	52,033	1,795	-0.07%	61.13%	4,980,692	5,615	887	0.14%	79.88%
2011	24,770,700	9,908	2,500	32.89%	91.31%	115,969,290	48,337	2,399	33.70%	115.43%	9,359,110	8,937	1,047	18.07%	112.38%
2012	29,835,036	9,946	3,000	19.99%	129.56%	139,373,087	48,083	2,899	20.82%	160.27%	12,702,488	9,097	1,396	33.34%	183.19%
2013	38,655,014	10,172	3,800	26.67%	190.80%	172,908,528	48,030	3,600	24.20%	223.25%	14,356,389	8,973	1,600	14.58%	224.48%
2014	44,612,858	10,082	4,425	16.45%	238.62%	204,618,617	47,059	4,348	20.78%	290.42%	21,510,984	8,964	2,400	49.99%	386.69%
2015	60,488,055	10,612	5,700	28.81%	336.19%	262,761,564	46,714	5,625	29.36%	405.07%	21,484,675	8,952	2,400	0.01%	386.72%

Rate Annual %chg Average Value/Acre: 15.87% | 17.58% | 17.15%

Tax Year	WASTE LAND [2] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	OTHER AGLAND [2] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	TOTAL AGRICULTURAL LAND [1] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	98,080	3,876	25			7,694,380	3,879	1,983			88,950,425	82,318	1,081		
2006	95,577	3,672	26	2.84%	2.84%	1,866,105	4,020	464	-76.59%	-76.59%	94,560,973	80,094	1,181	9.26%	9.26%
2007	86,393	3,226	27	2.91%	5.84%	1,892,943	3,774	502	8.05%	-74.71%	88,931,351	74,118	1,200	1.63%	11.04%
2008	173,412	3,473	50	86.43%	97.31%	2,854,445	4,701	607	21.05%	-69.38%	110,791,396	76,785	1,443	20.25%	33.53%
2009	194,295	3,476	56	11.96%	120.91%	3,591,760	4,790	750	23.50%	-62.19%	122,762,945	76,833	1,598	10.74%	47.87%
2010	191,673	3,479	55	-1.46%	117.69%	2,928,871	4,864	602	-19.70%	-69.64%	122,051,583	76,929	1,587	-0.70%	46.83%
2011	173,868	3,002	58	5.12%	128.83%	5,148,705	5,212	988	64.03%	-50.20%	155,421,671	75,397	2,061	29.93%	90.77%
2012	151,909	3,038	50	-13.66%	97.58%	4,566,560	5,167	884	-10.53%	-55.44%	186,629,081	75,331	2,477	20.18%	129.27%
2013	149,059	2,981	50	0.00%	97.58%	6,096,556	5,204	1,172	32.56%	-40.93%	232,165,546	75,360	3,081	24.35%	185.10%
2014	442,011	2,947	150	199.99%	492.72%	8,017,520	5,502	1,457	24.38%	-26.53%	279,201,990	74,553	3,745	21.56%	246.58%
2015	438,676	2,925	150	0.00%	492.73%	7,777,560	5,328	1,460	0.17%	-26.40%	352,950,530	74,531	4,736	26.45%	338.26%

Rate Annual %chg Average Value/Acre: 15.92%

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DOUGLAS

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

CHART 4 EXHIBIT 28B Page 4

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
517,110	DOUGLAS	1,748,974,680	365,135,355	326,190,830	24,600,300,415	9,845,588,115	1,713,936,650	2,762,300	348,919,630	155,824,755	17,244,705	0	39,124,877,435
cnty sectorvalue % of total value:		*4.47%*	*0.93%*	*0.83%*	*62.88%*	*25.16%*	*4.38%*	*0.01%*	*0.89%*	*0.40%*	*0.04%*		*100.00%*

Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,458	BENNINGTON	2,000,910	708,820	171,685	86,210,500	9,443,800	5,228,200	0	0	0	0	0	103,763,915
0.28%	*%sector of county sector*	*0.11%*	*0.19%*	*0.05%*	*0.35%*	*0.10%*	*0.31%*						*0.27%*
	%sector of municipality	*1.93%*	*0.68%*	*0.17%*	*83.08%*	*9.10%*	*5.04%*						*100.00%*
443,081	OMAHA	1,559,557,440	340,091,750	279,240,790	17,902,914,975	9,076,522,095	1,555,302,150	0	0	0	0	0	30,713,629,200
85.68%	*%sector of county sector*	*89.17%*	*93.14%*	*85.61%*	*72.78%*	*92.19%*	*90.74%*						*78.50%*
	%sector of municipality	*5.08%*	*1.11%*	*0.91%*	*58.29%*	*29.55%*	*5.06%*						*100.00%*
5,943	RALSTON	11,084,380	1,114,650	1,301,985	238,823,300	61,715,500	20,910,700	0	0	0	0	0	334,950,515
1.15%	*%sector of county sector*	*0.63%*	*0.31%*	*0.40%*	*0.97%*	*0.63%*	*1.22%*						*0.86%*
	%sector of municipality	*3.31%*	*0.33%*	*0.39%*	*71.30%*	*18.43%*	*6.24%*						*100.00%*
2,408	VALLEY	65,604,540	3,974,585	14,674,255	153,743,200	21,536,800	33,101,200	71,900	0	0	0	0	292,706,480
0.47%	*%sector of county sector*	*3.75%*	*1.09%*	*4.50%*	*0.62%*	*0.22%*	*1.93%*	*2.60%*					*0.75%*
	%sector of municipality	*22.41%*	*1.36%*	*5.01%*	*52.52%*	*7.36%*	*11.31%*	*0.02%*					*100.00%*
848	WATERLOO	15,373,260	810,970	2,108,510	30,355,000	9,220,900	16,664,300	0	0	0	0	0	74,532,940
0.16%	*%sector of county sector*	*0.88%*	*0.22%*	*0.65%*	*0.12%*	*0.09%*	*0.97%*						*0.19%*
	%sector of municipality	*20.63%*	*1.09%*	*2.83%*	*40.73%*	*12.37%*	*22.36%*						*100.00%*
453,738	Total Municipalities	1,653,620,530	346,700,775	297,497,225	18,412,046,975	9,178,439,095	1,631,206,550	71,900	0	0	0	0	31,519,583,050
87.74%	*%all municip.sect of cnty*	*94.55%*	*94.95%*	*91.20%*	*74.84%*	*93.22%*	*95.17%*	*2.60%*					*80.56%*

Cnty#	County
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Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

CHART 5 EXHIBIT 28B Page 5

Total Real Property Sum Lines 17, 25, & 30 | **Records :** 196,217 | **Value :** 37,297,258,180 | **Growth** 550,579,116 | Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	8,197	87,657,100	4,743	160,325,400	1,782	56,496,300	14,722	304,478,800	
02. Res Improve Land	135,320	2,132,081,100	25,020	775,033,900	3,356	174,593,700	163,696	3,081,708,700	
03. Res Improvements	137,555	16,239,088,700	25,697	4,819,876,600	3,612	647,818,800	166,864	21,706,784,100	
04. Res Total	145,752	18,458,826,900	30,440	5,755,235,900	5,394	878,908,800	181,586	25,092,971,600	407,526,690
% of Res Total	80.27	73.56	16.76	22.94	2.97	3.50	92.54	67.28	74.02
05. Com UnImp Land	1,575	235,433,500	311	136,532,300	61	7,277,300	1,947	379,243,100	
06. Com Improve Land	6,778	1,911,320,800	147	107,759,800	78	17,562,800	7,003	2,036,643,400	
07. Com Improvements	7,000	7,041,051,800	150	422,441,900	123	75,910,300	7,273	7,539,404,000	
08. Com Total	8,575	9,187,806,100	461	666,734,000	184	100,750,400	9,220	9,955,290,500	131,330,457
% of Com Total	93.00	92.29	5.00	6.70	2.00	1.01	4.70	26.69	23.85
09. Ind UnImp Land	560	39,928,600	6	1,268,600	29	7,164,700	595	48,361,900	
10. Ind Improve Land	1,789	310,956,500	17	6,522,900	60	10,238,200	1,866	327,717,600	
11. Ind Improvements	1,775	1,302,420,800	17	27,428,700	64	40,743,100	1,856	1,370,592,600	
12. Ind Total	2,335	1,653,305,900	23	35,220,200	93	58,146,000	2,451	1,746,672,100	6,121,207
% of Ind Total	95.27	94.65	0.94	2.02	3.79	3.33	1.25	4.68	1.11
13. Rec UnImp Land	210	922,600	456	1,918,800	72	386,100	738	3,227,500	
14. Rec Improve Land	12	177,600	2	32,000	36	100	50	209,700	
15. Rec Improvements	9	47,900	1	0	191	2,050,400	201	2,098,300	
16. Rec Total	219	1,148,100	457	1,950,800	263	2,436,600	939	5,535,500	0
% of Rec Total	23.32	20.74	48.67	35.24	28.01	44.02	0.48	0.01	0.00
Res & Rec Total	145,971	18,459,975,000	30,897	5,757,186,700	5,657	881,345,400	182,525	25,098,507,100	407,526,690
% of Res & Rec Total	79.97	73.55	16.93	22.94	3.10	3.51	93.02	67.29	74.02
Com & Ind Total	10,910	10,841,112,000	484	701,954,200	277	158,896,400	11,671	11,701,962,600	137,451,664
% of Com & Ind Total	93.48	92.64	4.15	6.00	2.37	1.36	5.95	31.37	24.96
17. Taxable Total	156,881	29,301,087,000	31,381	6,459,140,900	5,934	1,040,241,800	194,196	36,800,469,700	544,978,354
% of Taxable Total	80.78	79.62	16.16	17.55	3.06	2.83	98.97	98.67	98.98

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1,994	19,385,900	318,785,700	0	0	0
19. Commercial	448	101,577,100	1,215,620,900	0	0	0
20. Industrial	35	46,972,300	64,432,500	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	1,994	19,385,900	318,785,700
19. Commercial	0	0	0	448	101,577,100	1,215,620,900
20. Industrial	0	0	0	35	46,972,300	64,432,500
21. Other	0	0	0	0	0	0
22. Total Sch II				**2,477**	**167,935,300**	**1,598,839,100**

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	10,792	457	1,152	12,401

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	52,220	3	347,485	1,328	232,801,230	1,332	233,200,935
28. Ag-Improved Land	2	58,200	3	583,425	1,925	139,859,620	1,930	140,501,245
29. Ag Improvements	36	2,082,800	8	1,805,600	645	119,197,900	689	123,086,300
30. Ag Total							**2,021**	**496,788,480**

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0
32. HomeSite Improv Land	0	0.00	0	1	1.00	25,000
33. HomeSite Improvements	3	0.00	1,603,400	6	0.00	1,802,200
34. HomeSite Total						
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0
36. FarmSite Improv Land	2	9.30	58,200	1	2.00	20,000
37. FarmSite Improvements	33	0.00	479,400	2	0.00	3,400
38. FarmSite Total						
39. Road & Ditches	0	0.00	0	0	0.00	0
40. Other- Non Ag Use	0	0.00	0	0	0.00	0

	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	577	623.90	17,557,240	578	624.90	17,582,240	
33. HomeSite Improvements	500	0.00	115,260,300	509	0.00	118,665,900	5,403,482
34. HomeSite Total				**509**	**624.90**	**136,248,140**	
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	621	1,163.20	11,605,930	624	1,174.50	11,684,130	
37. FarmSite Improvements	145	0.00	3,937,600	180	0.00	4,420,400	197,280
38. FarmSite Total				**180**	**1,174.50**	**16,104,530**	
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				**689**	**1,799.40**	**152,352,670**	**5,600,762**

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	8.97	52,200	4	192.95	885,900
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			**Total**		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2,055	73,566.59	343,497,700	2,060	73,768.51	344,435,800
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	2,013.99	18.86%	12,889,535	20.61%	6,400.00
46. 1A	365.45	3.42%	2,284,060	3.65%	6,249.99
47. 2A1	493.51	4.62%	3,010,410	4.81%	6,100.00
48. 2A	4,837.33	45.31%	28,782,125	46.02%	5,950.00
49. 3A1	1,306.17	12.23%	7,445,170	11.90%	5,700.00
50. 3A	1,199.33	11.23%	6,026,635	9.64%	5,025.00
51. 4A1	246.00	2.30%	1,156,200	1.85%	4,700.00
52. 4A	215.26	2.02%	952,525	1.52%	4,425.00
53. Total	10,677.04	100.00%	62,546,660	100.00%	5,858.05
Dry					
54. 1D1	6,115.64	13.28%	37,916,950	14.88%	6,200.00
55. 1D	9,553.85	20.75%	58,756,165	23.05%	6,150.00
56. 2D1	1,229.52	2.67%	7,346,380	2.88%	5,975.00
57. 2D	8,603.66	18.68%	49,901,225	19.58%	5,800.00
58. 3D1	4,936.72	10.72%	27,645,630	10.85%	5,600.00
59. 3D	4,907.94	10.66%	24,294,290	9.53%	4,950.00
60. 4D1	9,873.06	21.44%	45,416,085	17.82%	4,600.00
61. 4D	831.19	1.80%	3,615,665	1.42%	4,349.99
62. Total	46,051.58	100.00%	254,892,390	100.00%	5,534.93
Grass					
63. 1G1	753.90	8.39%	1,809,360	9.56%	2,400.00
64. 1G	1,592.20	17.73%	3,701,870	19.57%	2,325.00
65. 2G1	75.24	0.84%	169,290	0.89%	2,250.00
66. 2G	867.74	9.66%	1,909,020	10.09%	2,199.99
67. 3G1	512.23	5.70%	1,075,685	5.69%	2,100.00
68. 3G	1,388.77	15.46%	2,846,980	15.05%	2,050.00
69. 4G1	2,177.81	24.25%	4,301,175	22.73%	1,975.00
70. 4G	1,614.00	17.97%	3,106,950	16.42%	1,925.00
71. Total	8,981.89	100.00%	18,920,330	100.00%	2,106.50

Irrigated Total	10,677.04	14.47%	62,546,660	18.16%	5,858.05
Dry Total	46,051.58	62.43%	254,892,390	74.00%	5,534.93
Grass Total	8,981.89	12.18%	18,920,330	5.49%	2,106.50
72. Waste	2,866.36	3.89%	429,955	0.12%	150.00
73. Other	5,191.65	7.04%	7,646,475	2.22%	1,472.84
74. Exempt	1,141.27	1.55%	0	0.00%	0.00
75. Market Area Total	73,768.52	100.00%	344,435,810	100.00%	4,669.14

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	10,677.04	62,546,660	10,677.04	62,546,660
77. Dry Land	0.00	0	0.00	0	46,051.58	254,892,390	46,051.58	254,892,390
78. Grass	0.00	0	0.00	0	8,981.89	18,920,330	8,981.89	18,920,330
79. Waste	0.00	0	0.00	0	2,866.36	429,955	2,866.36	429,955
80. Other	0.00	0	0.00	0	5,191.65	7,646,475	5,191.65	7,646,475
81. Exempt	0.00	0	0.00	0	1,141.27	0	1,141.27	0
82. Total	**0.00**	**0**	**0.00**	**0**	**73,768.52**	**344,435,810**	**73,768.52**	**344,435,810**

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	10,677.04	14.47%	62,546,660	18.16%	5,858.05
Dry Land	46,051.58	62.43%	254,892,390	74.00%	5,534.93
Grass	8,981.89	12.18%	18,920,330	5.49%	2,106.50
Waste	2,866.36	3.89%	429,955	0.12%	150.00
Other	5,191.65	7.04%	7,646,475	2.22%	1,472.84
Exempt	1,141.27	1.55%	0	0.00%	0.00
Total	**73,768.52**	100.00%	**344,435,810**	100.00%	4,669.14

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land Records	Unimproved Land Value	Improved Land Records	Improved Land Value	Improvements Records	Improvements Value	Total Records	Total Value	Growth
83.1	FB 0C	2,188	81,884,700	11,900	429,575,100	12,186	2,548,002,500	14,374	3,059,462,300	187,982,600
83.2	FB 0E	156	4,445,200	291	14,952,500	486	105,308,200	642	124,705,900	19,554,700
83.3	FB 0F	61	2,740,500	302	16,162,400	639	102,074,100	700	120,977,000	1,629,700
83.4	FB 0J	2,230	54,667,200	6,176	194,060,000	6,272	1,214,226,400	8,502	1,462,953,600	91,846,500
83.5	FB 0U	433	8,561,600	3,523	72,961,300	3,790	498,333,000	4,223	579,855,900	19,535,100
83.6	FB 0W	552	21,698,800	1,108	82,179,000	1,495	350,496,500	2,047	454,374,300	17,830,400
83.7	FB 1	173	135,700	1,997	1,583,000	1,999	57,400,800	2,172	59,119,500	25,800
83.8	FB 10	108	229,800	1,723	9,931,100	1,756	126,005,900	1,864	136,166,800	396,900
83.9	FB 11	34	107,300	696	4,103,400	703	67,444,900	737	71,655,600	0
83.10	FB 15	7	29,500	456	3,754,000	467	48,097,300	474	51,880,800	0
83.11	FB 16	35	102,300	1,245	4,683,600	1,258	28,705,300	1,293	33,491,200	1,723,600
83.12	FB 18	52	156,300	589	2,557,100	597	34,507,000	649	37,220,400	128,500
83.13	FB 19	33	141,100	1,052	6,860,100	1,064	105,750,900	1,097	112,752,100	1,071,700
83.14	FB 2	345	239,000	1,183	936,100	1,190	38,333,500	1,535	39,508,600	0
83.15	FB 20	27	132,900	2,184	14,556,000	2,194	237,807,500	2,221	252,496,400	530,000
83.16	FB 21	29	79,600	1,276	8,990,000	1,298	118,353,600	1,327	127,423,200	892,500
83.17	FB 23	573	2,410,200	2,119	8,120,300	2,157	52,206,900	2,730	62,737,400	930,000
83.18	FB 24	112	2,338,900	983	4,681,800	1,010	61,455,800	1,122	68,476,500	856,000
83.19	FB 25	119	211,600	714	3,376,000	719	47,598,400	838	51,186,000	0
83.20	FB 26	59	136,500	999	4,637,100	1,019	53,551,400	1,078	58,325,000	125,600
83.21	FB 27	235	445,800	1,156	6,206,400	1,178	68,118,100	1,413	74,770,300	576,300
83.22	FB 28	41	335,700	2,814	41,914,200	2,848	234,158,200	2,889	276,408,100	446,000
83.23	FB 29	215	132,200	496	1,257,800	507	18,550,600	722	19,940,600	226,500
83.24	FB 3	324	228,600	930	827,600	952	27,848,200	1,276	28,904,400	726,410
83.25	FB 30	138	877,200	1,954	2,561,100	1,956	81,587,300	2,094	85,025,600	446,850
83.26	FB 31	129	93,400	2,585	2,068,800	2,592	134,112,600	2,721	136,274,800	360,700
83.27	FB 32	119	103,200	418	715,200	435	26,749,300	554	27,567,700	222,000
83.28	FB 33	98	246,400	993	6,768,200	1,007	64,322,800	1,105	71,337,400	338,700
83.29	FB 34	19	128,700	555	5,103,500	577	32,117,600	596	37,349,800	905,600
83.30	FB 35	108	480,000	1,676	13,822,500	1,681	111,355,500	1,789	125,658,000	683,500
83.31	FB 36	97	357,300	1,135	6,227,300	1,445	77,517,000	1,542	84,101,600	770,600
83.32	FB 37	193	629,500	878	4,165,000	895	50,809,200	1,088	55,603,700	250,650
83.33	FB 38	167	469,000	2,281	14,128,100	2,307	162,343,500	2,474	176,940,600	396,500
83.34	FB 39	19	140,700	2,219	47,030,400	2,245	437,106,900	2,264	484,278,000	495,600
83.35	FB 4	313	235,300	2,149	1,651,000	2,189	76,395,100	2,502	78,281,400	1,250,300
83.36	FB 40	17	84,400	2,538	41,894,400	2,553	321,647,200	2,570	363,626,000	786,500
83.37	FB 41	40	121,400	2,328	15,976,000	2,347	181,193,900	2,387	197,291,300	556,400
83.38	FB 42	55	270,200	2,675	31,461,400	2,693	269,460,700	2,748	301,192,300	371,700
83.39	FB 43	127	1,066,100	3,940	33,440,200	3,958	297,567,600	4,085	332,073,900	400,560

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land Records	Unimproved Land Value	Improved Land Records	Improved Land Value	Improvements Records	Improvements Value	Total Records	Total Value	Growth
83.40	FB 44	273	1,863,100	2,303	30,423,300	2,331	207,153,100	2,604	239,439,500	295,600
83.41	FB 45	74	888,200	2,442	75,228,800	2,466	356,312,500	2,540	432,429,500	710,300
83.42	FB 46	156	1,138,800	1,437	14,988,800	1,488	136,447,800	1,644	152,575,400	787,600
83.43	FB 47	132	512,400	1,810	17,263,500	1,889	142,185,000	2,021	159,960,900	208,700
83.44	FB 48	46	335,700	1,133	20,619,100	1,150	103,882,700	1,196	124,837,500	188,900
83.45	FB 49	20	1,512,900	652	54,655,800	679	110,422,500	699	166,591,200	1,759,900
83.46	FB 5	352	1,047,500	446	502,600	456	22,925,200	808	24,475,300	281,100
83.47	FB 50	4	45,900	493	8,547,700	509	87,664,100	513	96,257,700	950,600
83.48	FB 51	59	2,635,400	1,946	130,604,300	1,955	591,236,600	2,014	724,476,300	910,300
83.49	FB 52	194	221,400	152	194,800	158	4,596,200	352	5,012,400	600,820
83.50	FB 53	60	467,200	2,360	20,492,700	2,365	242,642,400	2,425	263,602,300	520,100
83.51	FB 54	236	968,700	1,696	15,672,300	1,703	140,746,600	1,939	157,387,600	888,700
83.52	FB 55	18	83,400	248	1,759,900	262	22,642,100	280	24,485,400	359,600
83.53	FB 56	6	7,800	1,849	16,197,300	1,888	208,167,800	1,894	224,372,900	600,800
83.54	FB 57	48	1,213,100	1,934	71,374,600	1,969	370,797,900	2,017	443,385,600	579,000
83.55	FB 58	90	698,200	2,939	46,828,800	2,991	357,737,100	3,081	405,264,100	803,700
83.56	FB 59	48	372,100	3,540	99,734,000	3,551	571,009,700	3,599	671,115,800	800,600
83.57	FB 6	289	198,000	989	735,400	1,028	41,045,100	1,317	41,978,500	338,000
83.58	FB 60	87	2,873,200	6,072	106,814,700	6,111	910,227,000	6,198	1,019,914,900	1,055,700
83.59	FB 61	15	285,700	2,719	24,057,500	2,728	310,846,900	2,743	335,190,100	1,347,700
83.60	FB 62	11	53,700	4,225	82,273,400	4,281	533,254,900	4,292	615,582,000	189,000
83.61	FB 63	59	511,000	4,720	69,267,900	4,724	492,307,600	4,783	562,086,500	726,400
83.62	FB 64	47	942,200	1,994	29,246,200	1,998	211,880,900	2,045	242,069,300	313,000
83.63	FB 65	15	165,900	3,014	56,953,100	3,025	356,975,900	3,040	414,094,900	188,600
83.64	FB 66	52	1,285,600	3,782	90,895,500	3,784	797,075,000	3,836	889,256,100	1,230,500
83.65	FB 67	89	907,500	3,824	57,453,400	3,831	432,005,400	3,920	490,366,300	875,900
83.66	FB 68	75	5,518,900	5,213	164,150,400	5,221	1,098,404,700	5,296	1,268,074,000	1,622,300
83.67	FB 69	37	960,200	4,718	88,706,800	4,729	756,592,800	4,766	846,259,800	1,321,700
83.68	FB 7	145	53,500	409	2,054,200	488	29,151,600	633	31,259,300	677,500
83.69	FB 70	24	530,800	3,264	59,726,200	3,281	584,740,100	3,305	644,997,100	1,760,200
83.70	FB 71	11	164,400	2,738	67,377,400	2,749	473,808,200	2,760	541,350,000	393,500
83.71	FB 73	5	94,200	414	7,656,800	414	65,030,900	419	72,781,900	1,005,700
83.72	FB 74	13	450,800	473	12,557,900	473	122,323,400	486	135,332,100	995,000
83.73	FB 75	72	2,475,100	1,925	103,925,800	1,925	579,999,600	1,997	686,400,500	5,243,200
83.74	FB 76	15	11,100	748	12,819,100	748	113,062,400	763	125,892,600	480,000
83.75	FB 77	36	457,700	1,187	24,109,000	1,187	181,258,200	1,223	205,824,900	1,536,300
83.76	FB 78	77	1,910,800	856	22,734,400	856	210,091,400	933	234,736,600	400,600
83.77	FB 9	304	223,000	1,022	912,400	1,052	68,347,600	1,356	69,483,000	933,200
83.78	FB D2	138	795,900	2,019	39,339,900	2,019	208,148,400	2,157	248,284,200	1,261,800

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land Records	Unimproved Land Value	Improved Land Records	Improved Land Value	Improvements Records	Improvements Value	Total Records	Total Value	Growth
83.79	FB M1	411	47,221,000	1,931	52,808,100	1,968	357,736,700	2,379	457,765,800	2,571,900
83.80	FB MC	540	2,863,300	2,766	50,505,700	2,796	371,042,900	3,336	424,411,900	6,412,700
83.81	FB V1	1,297	35,847,200	1,108	63,869,900	1,175	158,334,300	2,472	258,051,400	8,129,000
84	Residential Total	15,460	307,706,300	163,746	3,081,918,400	167,065	21,708,882,400	182,525	25,098,507,100	407,526,690

Schedule XII : Commercial Records - Assessor Location Detail

Line# I	Assessor Location	Unimproved Land Records	Unimproved Land Value	Improved Land Records	Improved Land Value	Improvements Records	Improvements Value	Total Records	Total Value	Growth
85.1	FB 0C	231	102,805,500	135	98,986,900	137	406,206,400	368	607,998,800	22,388,329
85.2	FB 0E	9	7,166,400	6	3,450,700	6	4,098,700	15	14,715,800	0
85.3	FB 0F	1	30,100	4	878,000	4	2,543,200	5	3,451,300	0
85.4	FB 0J	84	10,105,500	67	5,154,300	77	26,875,100	161	42,134,900	0
85.5	FB 0U	64	11,058,000	94	25,146,300	95	90,027,000	159	126,231,300	4,530,000
85.6	FB 0W	87	4,900,800	70	3,646,400	72	34,196,600	159	42,743,800	15,700
85.7	FB 1	7	30,500	33	958,600	35	3,728,200	42	4,717,300	0
85.8	FB 10	31	601,100	214	9,211,700	219	64,920,400	250	74,733,200	440,000
85.9	FB 11	10	84,400	65	1,475,000	67	27,111,100	77	28,670,500	57,100
85.10	FB 15	12	709,000	217	21,487,400	229	91,259,700	241	113,456,100	3,773,700
85.11	FB 16	49	1,198,900	252	23,784,200	262	166,520,400	311	191,503,500	4,429,300
85.12	FB 18	12	163,000	58	1,928,900	59	11,505,800	71	13,597,700	93,000
85.13	FB 19	14	248,800	138	2,350,300	141	34,196,300	155	36,795,400	376,300
85.14	FB 2	54	471,100	95	1,118,800	97	15,404,400	151	16,994,300	0
85.15	FB 20	8	113,100	96	6,448,800	98	35,129,200	106	41,691,100	101,700
85.16	FB 21	10	203,700	24	649,600	26	3,097,100	36	3,950,400	0
85.17	FB 23	72	6,333,300	501	98,092,500	503	496,583,400	575	601,009,200	33,321,300
85.18	FB 24	31	862,300	111	3,563,400	115	20,325,900	146	24,751,600	0
85.19	FB 25	25	326,400	30	1,934,200	31	22,799,000	56	25,059,600	0
85.20	FB 26	15	733,300	96	6,559,200	101	35,641,900	116	42,934,400	454,100
85.21	FB 27	13	695,600	68	2,039,300	72	19,148,500	85	21,883,400	0
85.22	FB 28	2	32,700	91	6,711,900	95	50,580,400	97	57,325,000	0
85.23	FB 29	26	151,700	24	242,500	24	2,796,400	50	3,190,600	0
85.24	FB 3	31	351,200	59	1,191,200	61	8,650,900	92	10,193,300	0
85.25	FB 30	2	3,600	25	763,000	25	3,806,700	27	4,573,300	0
85.26	FB 31	3	96,300	21	295,500	21	1,584,800	24	1,976,600	0
85.27	FB 32	30	871,000	54	7,124,200	54	68,603,700	84	76,598,900	0
85.28	FB 33	9	136,700	36	1,481,600	36	16,567,400	45	18,185,700	0
85.29	FB 34	17	253,500	140	7,186,100	145	41,068,500	162	48,508,100	18,100
85.30	FB 35	72	2,778,400	182	27,937,900	182	101,599,600	254	132,315,900	226,600
85.31	FB 36	30	593,600	78	3,657,100	78	30,767,100	108	35,017,800	115,300
85.32	FB 37	15	122,800	104	3,050,500	104	19,466,500	119	22,639,800	23,400
85.33	FB 38	44	380,100	59	1,598,800	59	9,002,000	103	10,980,900	0
85.34	FB 39	2	183,800	144	7,307,400	149	65,056,300	151	72,547,500	0
85.35	FB 4	27	115,600	51	621,500	50	5,863,700	77	6,600,800	477,300
85.36	FB 40	2	183,800	56	3,308,800	56	19,086,900	58	22,579,500	300
85.37	FB 41	2	14,900	62	1,752,600	62	13,862,100	64	15,629,600	1,615,100
85.38	FB 42	7	707,700	100	2,693,500	100	12,573,700	107	15,974,900	7,800
85.39	FB 43	45	8,469,100	204	28,777,200	205	102,138,800	250	139,385,100	806,100

Schedule XII : Commercial Records - Assessor Location Detail

Line# I	Assessor Location	Unimproved Land Records	Unimproved Land Value	Improved Land Records	Improved Land Value	Improvements Records	Improvements Value	Total Records	Total Value	Growth
85.40	FB 44	41	1,312,600	125	7,921,900	125	58,233,800	166	67,468,300	60,100
85.41	FB 45	6	942,700	79	45,739,200	79	51,842,700	85	98,524,600	51,800
85.42	FB 46	19	1,176,700	48	7,241,700	48	23,113,700	67	31,532,100	103,300
85.43	FB 47	62	5,775,300	274	53,403,900	278	197,255,300	340	256,434,500	1,912,600
85.44	FB 48	1	11,800	12	2,994,600	12	15,458,400	13	18,464,800	0
85.45	FB 49	17	2,914,700	188	133,028,100	188	294,769,200	205	430,712,000	1,134,900
85.46	FB 5	32	339,000	34	1,259,200	37	8,037,600	69	9,635,800	0
85.47	FB 50	3	418,100	7	2,796,800	7	8,342,500	10	11,557,400	0
85.48	FB 51	2	720,900	58	43,249,800	58	278,494,400	60	322,465,100	0
85.49	FB 52	59	3,778,800	53	10,208,400	53	97,358,200	112	111,345,400	103,700
85.50	FB 53	10	1,466,300	124	42,119,200	124	242,945,300	134	286,530,800	0
85.51	FB 54	11	308,000	42	5,628,100	42	28,999,600	53	34,935,700	531,100
85.52	FB 55	47	19,522,400	66	9,666,000	66	157,572,900	113	186,761,300	14,143,500
85.53	FB 56	21	2,221,400	142	43,211,200	142	144,971,100	163	190,403,700	4,740,400
85.54	FB 57	26	2,282,700	71	21,756,600	71	108,332,500	97	132,371,800	274,500
85.55	FB 58	34	4,122,100	267	61,526,300	297	372,276,600	331	437,925,000	419,685
85.56	FB 59	19	13,488,500	251	154,547,600	302	641,024,800	321	809,060,900	2,032,200
85.57	FB 6	88	892,800	101	1,703,600	109	13,882,300	197	16,478,700	236,700
85.58	FB 60	44	10,822,100	288	126,059,100	290	416,554,900	334	553,436,100	1,257,800
85.59	FB 61	78	18,968,200	499	246,413,000	507	749,330,500	585	1,014,711,700	3,055,400
85.60	FB 62	44	8,124,900	485	119,806,100	492	525,787,900	536	653,718,900	2,520,800
85.61	FB 63	37	6,674,700	245	64,496,500	252	248,514,400	289	319,685,600	65,800
85.62	FB 64	21	1,723,000	139	29,163,800	142	85,144,500	163	116,031,300	0
85.63	FB 65	30	5,504,700	127	43,878,400	128	102,712,500	158	152,095,600	1,214,400
85.64	FB 66	53	8,934,000	232	111,600,100	236	319,429,000	289	439,963,100	2,663,400
85.65	FB 67	72	12,662,500	124	49,404,900	127	182,223,000	199	244,290,400	2,082,150
85.66	FB 68	18	7,580,300	79	90,929,900	94	280,640,600	112	379,150,800	5,081,100
85.67	FB 69	36	10,676,600	117	158,275,200	121	247,979,800	157	416,931,600	774,500
85.68	FB 7	89	5,660,600	85	25,938,100	88	88,926,300	177	120,525,000	7,120,900
85.69	FB 70	6	1,340,300	22	8,632,600	24	23,076,400	30	33,049,300	691,400
85.70	FB 71	15	4,566,200	69	54,565,900	72	164,641,600	87	223,773,700	10,900
85.71	FB 73	22	10,040,500	31	48,155,600	32	165,298,200	54	223,494,300	1,448,800
85.72	FB 74	6	174,000	15	13,013,600	15	16,430,900	21	29,618,500	0
85.73	FB 75	21	4,591,400	12	7,577,600	12	14,380,000	33	26,549,000	0
85.74	FB 76	28	5,569,700	56	21,229,300	58	52,111,800	86	78,910,800	0
85.75	FB 77	52	18,814,300	93	22,746,000	97	56,998,100	149	98,558,400	1,270,400
85.76	FB 78	0	0	1	1,700	1	37,000	1	38,700	0
85.77	FB 9	32	220,600	42	1,343,500	42	9,446,800	74	11,010,900	0
85.78	FB D2	48	3,584,100	168	25,129,400	171	93,121,300	219	121,834,800	261,800

Schedule XII : Commercial Records - Assessor Location Detail

Line# I	Assessor Location	Unimproved Land Records	Unimproved Land Value	Improved Land Records	Improved Land Value	Improvements Records	Improvements Value	Total Records	Total Value	Growth
85.79	FB M1	15	1,277,100	9	5,113,400	9	42,201,300	24	48,591,800	0
85.80	FB MC	17	5,228,600	13	8,008,700	13	39,131,400	30	52,368,700	2,723,500
85.81	FB V1	55	48,884,500	112	10,310,600	116	58,573,700	171	117,768,800	6,193,600
86	Commercial Total	2,542	427,605,000	8,869	2,364,361,000	9,129	8,909,996,600	11,671	11,701,962,600	137,451,664

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area **Market Area 1**

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	753.90	8.39%	1,809,360	9.56%	2,400.00
88. 1G	1,592.20	17.73%	3,701,870	19.57%	2,325.00
89. 2G1	75.24	0.84%	169,290	0.89%	2,250.00
90. 2G	867.74	9.66%	1,909,020	10.09%	2,199.99
91. 3G1	512.23	5.70%	1,075,685	5.69%	2,100.00
92. 3G	1,388.77	15.46%	2,846,980	15.05%	2,050.00
93. 4G1	2,177.81	24.25%	4,301,175	22.73%	1,975.00
94. 4G	1,614.00	17.97%	3,106,950	16.42%	1,925.00
95. Total	8,981.89	100.00%	18,920,330	100.00%	2,106.50
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00

Grass Total	8,981.89	100.00%	18,920,330	100.00%	2,106.50
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	8,981.89	100.00%	18,920,330	100.00%	2,106.50

2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

28 Douglas

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	24,600,300,415	25,092,971,600	492,671,185	2.00%	407,526,690	0.35%
02. Recreational	2,762,300	5,535,500	2,773,200	100.39%	0	100.39%
03. Ag-Homesite Land, Ag-Res Dwelling	155,824,755	136,248,140	-19,576,615	-12.56%	5,403,482	-16.03%
04. Total Residential (sum lines 1-3)	**24,758,887,470**	**25,234,755,240**	**475,867,770**	**1.92%**	**412,930,172**	**0.25%**
05. Commercial	9,845,588,115	9,955,290,500	109,702,385	1.11%	131,330,457	-0.22%
06. Industrial	1,713,936,650	1,746,672,100	32,735,450	1.91%	6,121,207	1.55%
07. Ag-Farmsite Land, Outbuildings	17,244,705	16,104,530	-1,140,175	-6.61%	197,280	-7.76%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	**11,576,769,470**	**11,718,067,130**	**141,297,660**	**1.22%**	**137,648,944**	**0.03%**
10. Total Non-Agland Real Property	**36,335,656,940**	**36,952,822,370**	**617,165,430**	**1.70%**	**550,579,116**	**0.18%**
11. Irrigated	60,310,500	62,546,660	2,236,160	3.71%		
12. Dryland	258,286,990	254,892,390	-3,394,600	-1.31%		
13. Grassland	27,673,770	18,920,330	-8,753,440	-31.63%		
14. Wasteland	344,540	429,955	85,415	24.79%		
15. Other Agland	2,303,830	7,646,475	5,342,645	231.90%		
16. Total Agricultural Land	**348,919,630**	**344,435,810**	**-4,483,820**	**-1.29%**		
17. Total Value of all Real Property (Locally Assessed)	**36,684,576,570**	**37,297,258,180**	**612,681,610**	**1.67%**	**550,579,116**	**0.17%**

2016 Assessment Survey for Douglas County

A. Staffing and Funding Information

1.	**Deputy(ies) on staff:**
	2
2.	**Appraiser(s) on staff:**
	28 appraisers and listers
3.	**Other full-time employees:**
	5 administrative, 5 GIS, 7 Personal Property, 4 Real Estate Records, 2 IT-Assessor side only
4.	**Other part-time employees:**
	0
5.	**Number of shared employees:**
	0
6.	**Assessor's requested budget for current fiscal year:**
	$5,044,655 (Assessor/Register of Deeds combined budget)
7.	**Adopted budget, or granted budget if different from above:**
	$4,790,692 (Assessor/Register of Deeds combined budget)
8.	**Amount of the total assessor's budget set aside for appraisal work:**
	$1,346,172
9.	
10.	**Part of the assessor's budget that is dedicated to the computer system:**
	$250,316 + $59,000 for Pictometry
11.	**Amount of the assessor's budget set aside for education/workshops:**
	0 due to extreme budget cuts by county board
12.	**Other miscellaneous funds:**
	0 due to extreme budget cuts by county board
13.	**Amount of last year's assessor's budget not used:**
	$404

B. Computer, Automation Information and GIS

1.	**Administrative software:**
	IMS Mainframe System
2.	**CAMA software:**
	Harris Systems (Realware)
3.	**Are cadastral maps currently being used?**
	Yes
4.	**If so, who maintains the Cadastral Maps?**
	GIS department within the Assessor/Register of Deeds Office
5.	**Does the county have GIS software?**
	Yes
6.	**Is GIS available to the public? If so, what is the web address?**
	dcassessor.org
7.	**Who maintains the GIS software and maps?**
	GIS department within the Assessor/Register of Deeds office
8.	**Personal Property software:**
	Harris Systems (Realware)

C. Zoning Information

1.	**Does the county have zoning?**
	Yes
2.	**If so, is the zoning countywide?**
	Yes
3.	**What municipalities in the county are zoned?**
	All municipalities in the county are zoned
4.	**When was zoning implemented?**
	50+ years ago

D. Contracted Services

1.	**Appraisal Services:**
	N/A
2.	**GIS Services:**
	In-House
3.	**Other services:**
	N/A

E. Appraisal /Listing Services

1.	**Does the county employ outside help for appraisal or listing services?**
	N/A
2.	**If so, is the appraisal or listing service performed under contract?**
	N/A
3.	**What appraisal certifications or qualifications does the County require?**
	N/A
4.	**Have the existing contracts been approved by the PTA?**
	N/A
5.	**Does the appraisal or listing service providers establish assessed values for the county?**
	N/A

2016 Residential Assessment Survey for Douglas County

1.	**Valuation data collection done by:**
	Residential Appraisal Staff
2.	**List the valuation groupings recognized by the County and describe the unique characteristics of each:**

Valuation Grouping	Description of unique characteristics
1	Model 1 is the area around the older core of Omaha. The model is comprised of several neighborhoods, located predomently south and west of the dowtown core, with some homogeneous areas to the north of the downtown area. Properties in this area range in age from 50 years old to 116 years old with the average around 80 years old. These properties average about 1300 square feet on a lot that averages 9100 square feet. The sale prices in this area range from the mid $50,000 to $180,000, with an average price paid of $101,000. The area has a even mixture of owner occupied/ rental homes and are generally viewed as starter homes. These homes are generally Fair to Average in quality of construction and kept in average condition.
2	Model 2 is considered the older core of Omaha. The model is comprised of several neighborhoods, located predomently north of the dowtown core, along the missouri river. Most of the neighborhoods in model 2 are in the decline stage of the neighborhood cycle with some signs of rehabs/renewel. Properties in this area range in age from 60 years old to 100 years old with the average around 85 years old. These properties average about 1200 square feet on a lot that averages 10000 square feet. The sale prices in this area range from the mid $30,000 to the mid $50,000, with an average price paid of $45,000. The area has a even mixture of owner occupied/rental homes and are generally viewed as starter homes. These homes are generally Fair to Average in quality of construction and kept in fair condition. Some of the neighborhoods in this model area abandon homes and
3	Model 3 is the cooridor around the main east to west thoroughfares in Omaha. The model is comprised of several neighborhoods, located predomently north and south of Dodge street and west of the older neighborhoods in models 1 & 2. Properties in this area range in age from 20 years old to 60 years old with the average around 35 years old. These properties average about 2000 square feet on a lot that averages 15000 square feet. The sale prices in this area range from the mid $180,000 to $380,000, with an average price paid of $265,000. The area is predomenantly owner occupied homes. These homes are generally Average to Good quality of construction and kept in average to good condition.
4	Model 4 is the cooridor around the model 3, located predomently north of Blondo and south of Pacific streets and west of the older neighborhoods in models 1 & 2. This area is comprised of several suburbs of Omaha, including the Bensen area to the north and Ralston and Millard to the south. Properties in this area range in age from 20 years old to 50 years old with the average around 40 years old. These properties average about 1600 square feet on a lot that averages 20000 square feet. The sale prices in this area range from the mid $1200,000 to $200,000, with an average price paid of $160,000. The area is predomenantly owner occupied homes. These homes are generally Average to Good quality of construction and kept in average to good condition.

5	Model 5 is the area to the west of models 3 & 4 , located predomently South of Fort St to the county line. This area is comprised of newer subdivisions and are in a rapid growth stage. Properties in this area have an average age of 14 years old. These properties average about 2200 square feet on large lots that average 37000 square feet. The average sale prices in this area are $330,000. The area includes some of the million dollar plus homes an is predomenantly owner occupied homes. These homes are generally Good to Very Good quality of construction with a few Excellent quality neighborhoods. The properties are kept in good to very good condition.
6	Model 6 is generally the rural and unincorperated areas of Douglas County. This area is comprised of a mixture of rural residential homes and farmsteads. Model 6 has several newer lake subdivisions and large rural tracts that command preimium prices. Properties in this area range in age from new to 60 years old and average 40 years old. These properties average about 1900 square feet on large lots that average 95000 square feet. The average sale prices in this area are $235,000. The area includes some of the million dollar plus homes on large tracts of land and is predomenantly owner occupied homes. These homes are generally Good to Very Good quality of construction with a few Excellent quality neighborhoods. The lake subdivisions are very active and in demand. The properties are kept in good to very good condition.
7	Mobile homes are assigned to a model seperate from other residential use properties.
8	Improvements on Leased land are assigned a model separate from othe improved properties
Ag	Agricultural outbuildings and improvements

3. List and describe the approach(es) used to estimate the market value of residential properties.

Cost and Market

4. If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?

The County uses CAMA tables and calibrates using local market information

5. Are individual depreciation tables developed for each valuation grouping?

Not yet, but working on it - new administration

6. Describe the methodology used to determine the residential lot values?

Primarily vacant lot sales are used, but the County does use allocation/residual method to establish lot values in older neighborhoods with limited vacant lot sales

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

For those qualifying under LB 191, the lots are valued using a discounted cash flow analysis in keeping with the county's previous practice. Lots are assessed at market value when construction begins.

8.

Valuation Grouping	Date of Depreciation Tables	Date of Costing	Date of Lot Value Study	Date of Last Inspection
1	2015	2015	2015	2010-2015
2	2015	2015	2015	2010-2015
3	2015	2015	2015	2010-2015
4	2015	2015	2015	2010-2015
5	2015	2015	2015	2010-2015
6	2015	2015	2015	2010-2015
7	2015	2015	2015	2010-2015
8	2015	2015	2015	2010-2015
Ag	2015	2015	2015	2010-2015

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities.

2016 Commercial Assessment Survey for Douglas County

1.	**Valuation data collection done by:**
	Commercial Appraisal Staff
2.	**List the valuation groupings recognized in the County and describe the unique characteristics of each:**

Valuation Grouping	Description of unique characteristics
1	Douglas County is considered one (1) valuation group.

3.	**List and describe the approach(es) used to estimate the market value of commercial properties.**
	The county primarily uses the income approach; the cost approach is used for unique proeprties and sometimes used for new construction if it is a partial value because the subject is not completed
3a.	**Describe the process used to determine the value of unique commercial properties.**
	The county usually uses the cost approach for valuing unique properties; income data is usually not available for unique proeprties because most of them are owner occupied
4.	**If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?**
	The County uses Marshall & Swift as provided by the CAMA provider
5.	**Are individual depreciation tables developed for each valuation grouping?**
	The County uses Marshall & Swift as provided by the CAMA provider
6.	**Describe the methodology used to determine the commercial lot values.**
	Market approach
7.	

Valuation Grouping	Date of Depreciation Tables	Date of Costing	Date of Lot Value Study	Date of Last Inspection
1	2015	2015	2013	Ongoing

Commercial properties are grouped together and valued according to "built as" classification. We then group them into neighborhoods according to their location.

2016 Agricultural Assessment Survey for Douglas County

1.	**Valuation data collection done by:**
	Appraisal Staff
2.	**List each market area, and describe the location and the specific characteristics that make each unique.**

Market Area	Description of unique characteristics	Year Land Use Completed
	All ag land in Douglas County is currently considered fully influenced and is given special value.	Ongoing

3.	**Describe the process used to determine and monitor market areas.**
	Because all ag parcels in Douglas County are influenced by non-ag factors, the county has one schedule of agricultural land values for the entire county
4.	**Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.**
	The county physically reviews the parcel to determine primary use, and then comparable properties are used to establish market value
5.	**Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?**
	In cases where the characteristics are similar, the farm home sites and rural residential home sites are valued similarly. Platted subdivisions may have different values because they have different amenities than farm home sites
6.	**If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.**
	N/A
	If your county has special value applications, please answer the following
7a.	**How many special valuation applications are on file?**
	1600+
7b.	**What process was used to determine if non-agricultural influences exist in the county?**
	The county uses sale information from within the county to determine market values, and uninfluenced sales from outside the county to determine uninfluenced values. The difference is monitored and quantified as the portion attributable to non-ag influences.
	If your county recognizes a special value, please answer the following
7c.	**Describe the non-agricultural influences recognized within the county.**
	Development for residential and commercial uses
7d.	**Where is the influenced area located within the county?**
	All of Douglas County is considered influenced by non-agricultural factors

7e.	**Describe in detail how the special values were arrived at in the influenced area(s).**
	Douglas County utilizes information supplied by PAD from the state sales file. The median ratio was considered the most appropriate for determining the level of value for direct equalization. The median ratio is generally less influenced by extreme ratios.

AGENDA ITEM
REQUEST/JUSTIFICATION FORM

E

(To be completed by requesting Department)
Forward all requests to Sharon Bourke, LC2 Civic Center
DEADLINE SUBMITTAL IS 3:00 P.M. WEDNESDAY
BEFORE THE TUESDAY MEETING

Agenda item: County Board of Equalization--Presentation
(i.e. Consent/Recognition-Proclamation/Presentation/Public Hearing/Committee, etc.)
Date to be on agenda: 7/28/2015

Exact wording to be used for the agenda: County Assessor/Register of Deeds Three-Year Plan of Assessment

Action requested: No Action Required—Plan must be provided to Board of Equalization pursuant to Neb. Rev. Stat. §77-1311.02 but Board approval is not necessary or required

Amount requested: N/A Object Code: N/A

Is item in current year's budget? Yes _____ No _____

Does this item commit funds in future years? Yes _____ No _____

If yes, explain: _____

If an agreement or contract, has the County Attorney reviewed and approved? Yes __ No____

Previous action taken on this item, if any: None

Recommendations and rationale or action: Plan must be prepared annually and provided to County Board of Equalization

Will anyone speak on behalf of this item, if so who? Michael Goodwillie, Compliance Officer, Assessor/Register of Deeds Office

If this is a rush agenda item, please explain why: _____

agenda request form effective 1-26-2010

Revised 1-26-2010

Submitted by (Name & Dept.:) Michael Goodwillie , Assessor/ROD Ext. 444-6703

Date submitted: 7/22/2015

List Attachments:

Three-Year Plan of Assessment

(Attach resolution and all pertinent documentation; i.e. contract, agreement, memorandums, etc.)

Certified resolutions can be obtained at the County Clerk's website:
http://www.douglascountyclerk.org/county-board-records/search-for-resolutions

Completed by receiving office

Received in Administrative Office: Date 7/22/15 Time

agenda request form effective 1-26-2010

Revised 1-26-2010

Douglas County Assessor/Register of Deeds
2016 - 2018 Three Year
Plan of Assessment

Introduction

Pursuant to Neb. Rev. Stat. §77-1311.02, the county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for 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. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Real Property

Douglas County consists of the following breakdown of real property parcels in 2015:

Type	# of parcels	Value
Residential	181,342	$24,674,919,600
Commercial/Industrial	11,887	$11,795,745,200
Agricultural	2,017	$500,369,310
Exempt (Permissive and Govt)	18,197	
State Assessed	970	
TIF (Excess)	2,442	$1,796,194,800
Total	214,413	$38,767,228,910

Assessment Calendar

Date	Activity
January 1	Assessment Date
Jan - Feb.	Preliminary hearings, Building Permits, Set Values, Values Review
March 1	Transfer Values to Clerk & Error Reports
March 25	Reports and Opinions to State – Abstract & Sales File
Mar – May	Data Collection
Jun – Jul	BOE
Aug – Oct	Data Collection
Nov – Dec	Building Permits & Set Values

The office's appraisal staff currently consists of 26 individuals, including the Chief Field Deputy, 20 Appraisers and 5 Listers, who are involved in gathering parcel information. There are also 4 clerical support staff assigned to the department. In preparing the three-year plan, there are major hurdles that hamper the completion of the mandate of inspecting all properties every six years. The first constraint is the lack of adequate funding of appraisal functions, which results in an overly high workload for the appraisers. The residential appraisers have an average of over 11,000 parcels assigned to each appraiser, while the commercial appraisers have an average of around 3600 parcels each. The second constraint is simply the size of the county, in terms of the number of parcels, and the variety of property types in the county.

Despite these constraints, the office values all properties every year. This is accomplished through the use of the office's Computer-Assisted Mass Appraisal system and extensive use of statistical analysis. The Cost Approach to value is utilized primarily for new construction and unique properties; the Sales Comparison Approach is used in valuing residential properties, while the Income Approach is utilized in valuing commercial, industrial and Multiple Commercial properties. For 2015, the county's level and quality assessment statistics were as follows:

The 2015 Opinion of the Property Tax Administrator Statistics were as follows:

	# of Sales	Ratio	COD	PRD
Residential	16,800	94	11.93	103.75
Commercial	792	97	19.73	113.68
Agricultural		73		

Real Property Inspection Cycle

Pursuant to Neb. Rev. Stat. §77-1311.03 each county assessor shall conduct a systematic inspection and review by class or subclass of a portion of the taxable real property parcels in the county for the purpose of achieving uniform and proportionate valuations and assuring that the real property record data accurately reflects the property. The county assessor shall adjust the value of all other taxable real property parcels by class or subclass in the county so that the value of all real property is uniform and proportionate. The county assessor shall determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years.

The inspection cycle consists of having an appraiser physically inspect each improved parcel in the county every 6 years. Historically, Douglas County has been hampered in meeting the six-year inspection requirement by the lack of resources available to the Assessor's Office. Inspections tended to focus on those parts of the county that statistical analysis indicated were good candidates for reappraisal.

Fiscal 2015-2016 is the first budget year for the combined Assessor/Register of Deeds Office and the budget submitted to the Douglas County Board of Commissioners has sought to provide for added staff. Much of what the office will be able to accomplish regarding increasing the pace of inspections to meet the six-year cycle will be dependent on the level of budget and staffing provided.

Our plan for upcoming years is to continue inspections in a cyclical manner in an effort to inspect all properties within the 6-year cycle. However, the ability to inspect those properties, with the longest time passing since their last inspection, may be tempered by the need to re-inspect properties that appear to be most in need of reappraisal, based on market activity.

Staffing and Budget

2015 is the first year of operation for the combined Assessor/Register of Deeds Office in Douglas County. Additionally, the holder of that combined post is a "new" Assessor. One of the things the new administration sought to do is to review previous budgets on the assessor side of the office and evaluate whether that budget was adequate to the tasks facing it. In previous years, the Assessor's Office budget had either remained static or had been cut by as much as 4 percent. Some additional money was provided to meet the statutory requirement for preliminary meetings with taxpayers in February, but on balance the Assessor's budget has remained at about the same level for the last several years. The bulk of that budget has been for personnel and technology.

The review by the new administration indicated that the current budget is inadequate. The office has struggled with meeting its inspection duties within the six-year statutory cycle, and lack of staffing has hampered it in performing reappraisals, processing sales information, and administering the personal property and homestead programs. In order to rectify this situation, for Fiscal 2015-2016, the Assessor/Register of Deeds has sought an increase in budget. That would translate into the following staff additions:

4 Listers
2 Clerical
1 GIS/mapping staffer

At the time of the preparation of this plan, the final budget for the office had not yet been approved or disapproved by the Douglas County Commissioners.

Assessment Actions

In addition to performing its statutory duties with respect to the inspection cycle, the office intends to focus on a number of items in the upcoming years:

Sales Review--Due to the need for accurate market data, the office intends to emphasize the review of sales transactions in the county. Beginning in 2015, appraisal staff will review all valid sale transactions with an emphasis on inspecting the property as close to the sale date as possible.

Cost Tables--In 2015 the Marshall & Swift Cost tables will be updated and calibrated using recently-constructed building costs. Depreciation will be estimated by analyzing improved sales against RCN.

Modeling--Land models will be reviewed and calibrated using both vacant and improved sales (abstraction method).

Residential models will be created for several market areas. Models could consist of regression models utilizing market area (valid) sales. The office expects that the emphasis on sales review will assist this process.

Income models will be calibrated using sales and data gathered in the appeals process, including rental rates, vacancy rates, expense ratios and net leasable areas, for each income property type.

Homestead Exemption Program

The Homestead Exemption Program provides full or partial property tax exemption to seniors, people with certain types of disabilities and disabled veterans and their widows or widowers. For 2014, the last full year for homestead exemption, the office received 11,625 homestead applications; 9,661 were approved. During the past three years, the program saved the following amounts in property taxes for property owners in Douglas County:

2012	$19,098,222.72
2013	18,261,189.02
2014	18,842,774.42
Total	$56,202,186.14

The homestead program provides administrative challenges due to the nature of its clientele. As a group, those seeking homestead exemption tend to need significant help in preparing their exemption applications, making this a very labor-intensive program to administer. Additionally, it is a clientele for whom coming to our office to get assistance can be very difficult. For the last several years, we have reached out to the community and held homestead workshops at sites around the county during the spring and early summer where applicants can come in and receive assistance in preparing their homestead exemption applications. In 2015, we held 22 workshops. Given our existing staffing levels, helping all of the applicants who need it and reviewing and processing those applications would be impossible. Over time, our office has been fortunate enough to enlist the aid of volunteers from an organization called Volunteers Assisting Seniors; those volunteers provide most of the assistance at our homestead exemption workshops.

Going forward, we anticipate trying to provide the same level of homestead exemption assistance that we do currently and would like to try to provide even more outreach in the form of additional workshops. It also is anticipated that the homestead program will require the expenditure of more time, effort and money in future years. Demographically, the first of the baby boomers is reaching 65 years of age. As that demographic becomes larger, it is not unreasonable to anticipate an increasing number of homestead applicants. For example, in 2014 the office received 11,625 homestead exemption applications. To date in 2015, there have been 12,945 homestead applications. This means more assistance to be provided to those filling out their application forms, and more time spent reviewing and processing those applications. We also anticipate increased costs associated with generating forms and postage in this program. Our goal has been, and still is to have every eligible homeowner participate in the homestead program. To that end, the Assessor/Register of Deeds Office plans to do more outreach to the

community, through the mass media and community groups, to expand the awareness of the homestead program in the community.

Our experience has been that the homestead clientele is less able to download the necessary application forms from the Internet than other segments of the population. Therefore, in order to be more certain of getting the annual application forms to people in the program, we generate and mail the forms to those in the program each year. These are out-of-pocket costs for our office. However, although not statutorily mandated to do it, we believe this is a level of service that is necessary to adequately administer this program.

Business Personal Property

Over the past three years, there has been a rise in business personal property accounts, with the following value:

2013	2014	2015
16,203	16,571	17,061
$1,566,235,674.00	$1,635,374,240.00	$1,636,179,832.00

Beginning in 2009, the Assessor's office began to provide an online portal for filing personal property returns. The number and percentage of returns filed has increased each year, and in 2015, online filings represented approximately 40 percentof the personal property accounts maintained by the office

Going forward, the office plans on increasing its efforts to discover additional businesses in Douglas County that are not filing the required personal property returns and add them as accounts.

Property Tax Exemptions

The Assessor's office reviews applications for "permissive" exemptions for real and personal property from charitable, educational, religious or cemetery organizations. There is a five-part statutory test that must be met for property to qualify for tax exemption. For first time applicants, and years which are divisible by four, there is a "full" application that must be filed with this office by the organization. In the intervening years, organizations prepare a shorter filing that simply affirms that it is continuing to use the property for the purposes described in its last full application. In an effort to gather more and better information about the organization applying for exemption, and the uses proposed for their property, our office developed a supplemental questionnaire that it included with the organizations' new applications and with applications for "full" application years. The questionnaire focuses primarily on how the property is used by the organization seeking the exemption. It provides more detailed information than is requested in the application form. The questionnaire also may lead to follow-up inquiries with the organization. The review of the applications and questionnaires, as well as any further discussion with the organizations, is labor-intensive and demanding of staff time. The Assessor/Register of Deeds Office is in the process of revising the questionnaire and gearing up for the review of applications in 2016, a "full" application year.

Several years ago, the office developed an online filing mechanism for exemption applications. For 2015, 1246 applications were filed online.

Additionally, the office hopes to do more to gather information about the characteristics of exempt properties, including photos and sketches, with the idea that at some point, a valuation for each exempt property could be developed.

GIS

The GIS Department is involved in splits and combinations of real property, reviewing legal descriptions of property and making sure that parcels match the descriptions, and assisting staff and members of the public with any issues dealing with parcel descriptions and mapping. In recent years, it has added the duty of preparing the Certificate of Taxes Levied, a report filed with the state of Nebraska each fall that provides a "snapshot" of value and taxes for every political subdivision in Douglas County.

A point of emphasis with the GIS Department, in the upcoming years, is to continue to work with the County Engineer's office to "rectify" parcels of real property in Douglas County. For lack of a better explanation, "rectification" means to correct the parcel layer so that parcels and their boundary lines lie in an accurate way on the aerial maps of the county. It means getting the parcels into their true geographical location. Currently, about 65 percent of the county's parcels have been rectified.

2016 DOUGLAS COUNTY SPECIAL-VALUATION METHODOLOGY

Douglas County focused on using generally-accepted appraisal practices in establishing its special valuations on agricultural land. The county relied on information supplied by PAD from the state sales file. Four hundred sixty-eight sales were analyzed from Burt, Cass, Otoe, Nemaha, Pawnee, Richardson, Saunders and Washington Counties.

These counties were selected for this analysis due to similarity of location, topography and geological features to Douglas County. This year, Douglas County is valuing by Land Capability Groups for irrigated, dry and grass.

The analysis revealed a small increase to the value of irrigated land of just over 2 percent in the market from last year's sales base. Dry land, which makes up the majority of agricultural land in Douglas County, had a small decrease of just less than 2 percent from last year's sales base. Grass showed the biggest change in value from last year with more than a 30 percent drop in value. This large drop in value is mainly due to Douglas' change to valuing by Land Capability Groups. The more marginal lands (LGCs) brought the overall value down for grass. Timber sales were stable with no significant change from last year's level and, thus, were not changed. The primary value determinants for the agricultural sales were use and location. Thus, an overall rate was selected and used for each of the Land Capability Groups.