



2016 REPORTS & OPINIONS

DUNDY COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
PO Box 94818 • Lincoln, Nebraska 68509-4818
Phone: 402-471-5729 • revenue.nebraska.gov

April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Dundy 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 Dundy 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,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

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

cc: Joanna Niblack, Dundy County Assessor

Table of Contents

2016 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

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.

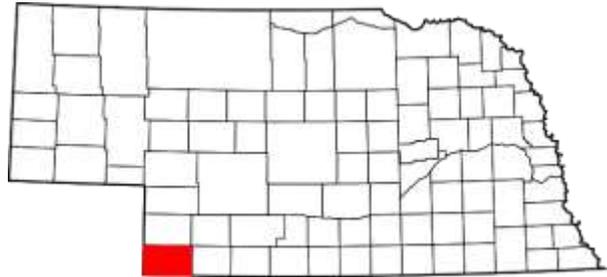
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

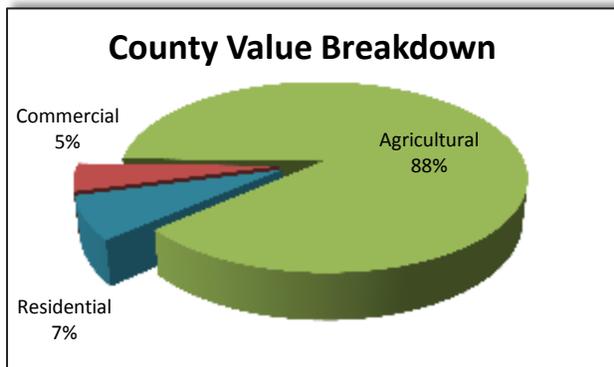
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 920 square miles, Dundy had 1,886 residents, per the Census Bureau Quick Facts for 2014, a 7% population decline from the 2010 US Census. In a review of the past fifty years, Dundy has seen a steady drop in population of 47% (Nebraska Department of Economic Development). Reports indicated that 65% of county residents were homeowners and 80% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Dundy convene in and around Benkelman, the county seat. Per the latest information available from the U.S. Census Bureau, there were sixty-six employer establishments in Dundy. County-wide employment was at 1,288 people, a 9% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Dundy that has fortified the local rural area economies. Dundy is included in the Upper Republican Natural Resources District (NRD). Grass land makes up a majority of the land in the county followed by irrigated and dry.

Dundy County Quick Facts

Founded	1884
Namesake	US Circuit Court Judge Elmer Scipio Dundy
Region	West Central
County Seat	Benkelman
Other Communities	Haigler Max Parks
Most Populated	Benkelman (931) -2% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Dundy County

Assessment Actions

Assessment actions for improved Residential property in 2016 included:

- Site reviews were conducted for all reported and discovered additions, alterations, and demolitions. Some reviews were requested by property owners and a few became necessary through sales with unidentifiable reasons for extremely low or high purchase prices.
- Farm-associated residential structures and Rural Home Sites were revalued using the 06/2013 cost index. All residential structures are now uniformly valued from the 06/2013 Marshall & Swift cost index.

Description of Analysis

There are three valuation groupings utilized in the valuation of the residential parcels. Valuation Grouping 01 (Benkelman) is the only subclass with sufficient sales to have a reasonable degree of certainty in the statistical measures. The other two valuation groupings are small and the markets are not stabilized. The statistical measures for these samples cannot be relied upon for measurement purposes.

Valuation Grouping	Description
01	Benkelman
02	Haigler
03	Rural, Max, Parks and Recreational

The residential statistical profile for Dundy County encompasses 55 sales, since Valuation Group 01 (Benkelman) with 42 sales makes up 76% of the sample, It will be used as the proxy in determining the level of value for the residential class. All three measures of central tendency for valuation grouping (01) are within the acceptable range and supportive of one another.

The indicated trend for the residential market appears to be indicating a decrease in the market. An approximate 6% decline is observed by examining the ‘Study Yrs’ statistics on the profile. The same result is observed when reviewing only the substrata Benkelman.

Study Yrs						
10/01/2013 To 09/30/2014	23	92.04	90.59	94.41	20.51	95.95
10/01/2014 To 09/30/2015	32	98.50	102.09	95.67	29.14	106.71

The 2016 County Abstract of Assessment compared to the 2015 Certificate of Taxes Levied (CTL) notes a difference in value of 4.40% excluding growth and is reflective of the assessment actions taken for 2016 in that farm-associated residential structures and rural home sites were

2016 Residential Correlation for Dundy County

revalued. The value difference from the CTL to the abstract was 1,561,156 and there was very little growth at 116,545.

Assessment Practice Review

An annual 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 compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the Assessor for further action.

One aspect of the review is to determine the accuracy and timeliness of the filing of the Real Estate Transfers. Throughout the year a review of the filings will be made and they are coming into the State sales file on time and the data is correct.

The values as submitted on the assessed value update were checked against the property record card: all but one minimal error was found and it did not affect measurement. The frequency of the changes to the sold and unsold is similar indicating there is no preference in the treatment of sold or unsold properties.

A review of Dundy County's qualification and verification of qualified versus non-qualified sales revealed that the county uses all available sales and there is not a bias in the treatment of the sold parcels. There is sufficient documentation noting the reasons for disqualification. All arm's-length sales are being made available for measurement purposes. A review of the utilization of sales reveals they have remained consistent over the past five years.

Dundy County is on task with the six-year physical inspections and reviews. The home-site and farm-site values carry the same value as the rural residential parcels. The agricultural homes and outbuildings are valued the same as all other residential properties. Residential lot values are established by doing a sales comparison study and employing a square foot method.

The valuation groupings that have been established cover the hub of the county, Benkelman, the predominant provider of goods and services. Haigler is a smaller town able to provide some services. The last grouping is the rural area and small villages covering the remainder of the county.

Equalization and Quality of Assessment

Valuation Grouping 01 (Benkelman) is the only grouping with sufficient sales to measure the residential class; it will be considered as the best indicator of the level of value.

2016 Residential Correlation for Dundy County

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	42	97.37	102.62	97.05	24.78	105.74
02	9	69.04	70.49	86.38	32.89	81.60
03	4	90.68	101.52	86.99	23.24	116.70
<u>ALL</u>						
10/01/2013 To 09/30/2015	55	95.51	97.28	95.08	26.05	102.31

Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Level of Value

Based on the analysis of all available information, the level of value of the residential class of real property in Dundy County is 97%.

2016 Commercial Correlation for Dundy County

Assessment Actions

Assessment actions for improved Commercial property in Dundy County included:

- Site reviews were conducted for all reported and discovered additions, alterations, and demolitions.
- Operating Minerals were revalued. New leaseholds were added and temporarily shut-down wells and permanently plugged and abandoned wells were noted.

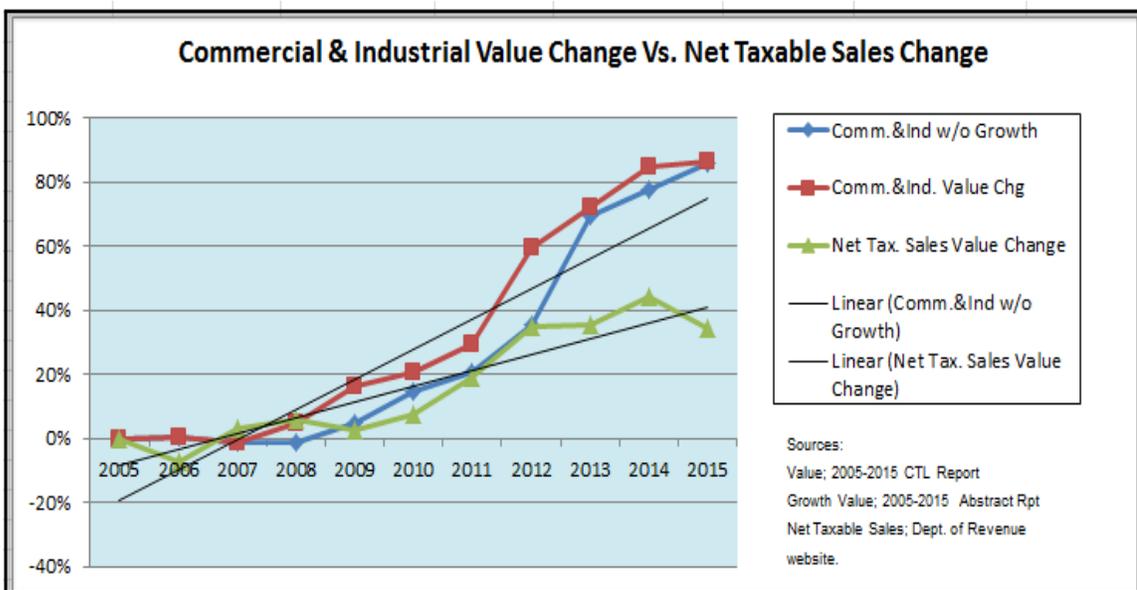
Description of Analysis

There are three valuation groupings utilized in the valuation of the commercial class. Only 5 of the 6 sales are within Benkelman, the county seat.

Valuation Grouping	Description
01	Benkelman
02	Haigler
03	Rural, Max and Parks

With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. Of the three measures of central tendency, only the weighted mean is within an acceptable range. A wide dispersion is also evidenced within the statistical profile which is an indication of an erratic and unreliable market.

Determination of overall commercial activity within the county included the analysis of Net Taxable Sales—non-Motor Vehicle (http://revenue.nebraska.gov/research/salestax_data.html) as an indicator of the commercial market activity.



2016 Commercial Correlation for Dundy County

While there is not a direct link between the two, there is the expectation that they would move in the same general direction. The Net Taxable Sales point toward an Average Annual Rate of 3.24% net increase over the last eleven years. The Annual Percent Change in Assessed Value illustrates an average annual percent change excluding growth for the same time period of 1.11%, a 2.13 point difference.

There have been some years exhibiting a negative movement in the Net Taxable Sales but overall there has been a positive upward trend. During 2015 the Net Taxable Sales has decreased in collections by 6.64%. Sales receipts appear to be down in Dundy County, this may be attributable to the legislative change in the collection of sales tax for the repair and parts of agricultural equipment and machinery which is now exempt from collection as of October 1, 2014.

The 2016 County Abstract of Assessment for Real Property, Form 45 compared with the 2015 Certificate of Taxes Levied (CTL) shows a -0.59% change in value excluding growth. Had the growth not been subtracted out a 0.98% increase would have been seen in the value change from the 2015 CTL to the 2016 abstract. This change would have also reflected the assessment actions in which no major changes occurred.

A review of the occupancy codes, either individually or as a group, were not meaningful with such a small sample.

Assessment Practice Review

An annual 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 compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes, and any incongruities are noted and discussed with the county assessor for further action.

Part of the review is to consider the timeliness and accuracy of the submission of the Real Estate Transfer Statements. This review found that the county has developed a routine plan of submission and the information is accurate.

The values as reported on the Assessed Value Update were also examined and found to be correct. The frequency of the changes between the sold and unsold parcels is similar, indicating no preference to the sold parcels. Dundy County follows state statute and regulations in the reporting processes.

The method for the qualification and verification of sales was also looked at. Sold and unsold transactions were reviewed and there is no apparent bias in the qualification determination of the

2016 Commercial Correlation for Dundy County

sold parcels. Remarks will be entered in the comments section of the sales file for disqualification. All available arm's-length transactions are being used in the measurement of the commercial class. From a historical review there appears to be consistency in the utilization of sales over a five year period.

The commercial class was re-valued in 2014. Lots are valued by a square foot method that has been derived from the market.

Equalization and Quality of Assessment

For measurement purposes the commercial sample is unreliable and does not represent the commercial class as a whole or by substrata.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	5	101.03	131.77	95.42	55.05	138.09
02	1	111.23	111.23	111.23		100.00
_____ ALL _____						
10/01/2012 To 09/30/2015	6	106.13	128.35	97.43	45.27	131.74

With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionated manner using accepted mass appraisal techniques.

Level of Value

Based on the consideration of all available information and assessment practices, the level of value is determined to be at the statutory level of 100% of market value for the commercial class of real property.

2016 Agricultural Correlation for Dundy County

Assessment Actions

Assessment actions for improved and unimproved Agricultural property in 2016 included:

June 30, 2013 Marshall Swift costs for residential and outbuilding structures implemented, entire county.

Site reviews were conducted for all reported and discovered additions, alterations, and demolitions. Most county roads were driven for the purpose of discovering new and altered structures.

Known expired Conservation Reserve Program (CRP) fields were reviewed, on site, for use changes. Most fields remain in grass and are reclassified as grass. A few fields were changed from CRP grass to dry crop and reclassified to indicate the change.

The CRP contract list was received on the afternoon of March 11, 2016, from the Kansas City Farm Service Agency (FSA). Contracts cannot be reviewed for owner/operator contact and data entry in a timely manner for the 2016 Abstract. Some unexpired CRP fields are noted in property records. Expired CRP fields have, in previous years, been converted from CRP to grass or cropland, depending upon current use. The 2015 FSA CRP contract list will be reviewed and records noted accordingly during the remainder of 2016. Most owners/operators have not responded to previous attempts to gather this information. There is nothing to compel their cooperation with current efforts to identify CRP or CREP acres, therefore this information will never be complete and accurate.

Water transfers (irrigated acre allocations) and water purchases were processed for several parcels. Irrigated acres are transferred from one parcel to another or decertified and reclassified in cases of water purchases. The transfer of irrigated acres is a popular and frequent method of water management.

Ag land market study was conducted, resulting in the revaluation of irrigated and grass agricultural land classifications.

Description of Analysis

Dundy County is situated in the southwest corner of the State. It is bordered by Chase County on the north, Hayes County to the northeast, and Hitchcock County to the east. The topography of the county indicates that the loam and sandy soils allow for pasture and crop production. Dundy County is part of the Upper Republican Natural Resource District (NRD). Unique economic characteristics cannot be defined from the market that would suggest market areas be created.

An analysis was conducted and the sample appeared to be lacking in dry and grass land sales even though it was somewhat proportionate over the three year study period. The ability of Dundy County to locate comparable sales is limited and somewhat hindered by its geographical

2016 Agricultural Correlation for Dundy County

location of being situated in the far southwest corner of the state. Dundy is bordered by Colorado on the west and Kansas to the south. In reviewing sales in Chase County there is also concern that Chase is being affected by a somewhat higher market than Dundy County.

The assessment actions for Dundy County reflect the general economic conditions. The county assessor has analyzed all available information and has tried to equalize values within the county as well as across county lines. The irrigated values went up approximately 10%, the dry values did not change and the grass increased 7%.

Assessment Practice Review

An annual 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 compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

Part of this review included the examination of the accuracy and timely filing of the Real Estate Transfer Statements as submitted by Dundy County. It was discovered this process was being done efficiently and correctly.

A review of the qualification and verification of the qualified versus non-qualified sales was conducted and no apparent bias exists in the qualification determination of arm's-length transactions. Comments for disqualification as noted in the states sale file. The utilization of sales has experienced a slight drop from the previous four years but the number of sales transactions has also declined.

All physical inspections are done in house and properties will be physically reviewed. FSA and NRD maps are used to identify CRP and Conservation Reserve Enhancement Program (CREP) acres, as well as information provided by the land owners. Agricultural home sites and rural residential home sites are identical.

Residential, recreational and agricultural parcels are identified by the current primary use.

Equalization

The analysis supports that the county has achieved equalization; comparison of Dundy County values to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at a uniform level. The market adjustments made for 2016 parallel the movement of the agricultural market across this region.

2016 Agricultural Correlation for Dundy County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	22	68.77	74.56	70.11	21.06	106.35
1	22	68.77	74.56	70.11	21.06	106.35
<u>Dry</u>						
County	11	71.23	77.53	65.58	30.38	118.22
1	11	71.23	77.53	65.58	30.38	118.22
<u>Grass</u>						
County	26	72.77	72.39	62.83	26.32	115.22
1	26	72.77	72.39	62.83	26.32	115.22
<u>ALL</u>						
10/01/2012 To 09/30/2015	67	70.40	74.50	69.06	26.08	107.88

The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Dundy County is 70%.

2016 Opinions of the Property Tax Administrator for Dundy 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	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	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

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Dundy County

Residential Real Property - Current

Number of Sales	55	Median	95.51
Total Sales Price	\$2,700,402	Mean	97.28
Total Adj. Sales Price	\$2,700,402	Wgt. Mean	95.08
Total Assessed Value	\$2,567,635	Average Assessed Value of the Base	\$37,117
Avg. Adj. Sales Price	\$49,098	Avg. Assessed Value	\$46,684

Confidence Interval - Current

95% Median C.I	82.72 to 101.16
95% Wgt. Mean C.I	89.73 to 100.44
95% Mean C.I	88.28 to 106.28
% of Value of the Class of all Real Property Value in the	4.46
% of Records Sold in the Study Period	5.89
% of Value Sold in the Study Period	7.41

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	46	96	96.26
2014	53	100	100.31
2013	44	92	91.54
2012	38	95	94.64

2016 Commission Summary for Dundy County

Commercial Real Property - Current

Number of Sales	6	Median	106.13
Total Sales Price	\$313,711	Mean	128.35
Total Adj. Sales Price	\$313,711	Wgt. Mean	97.43
Total Assessed Value	\$305,660	Average Assessed Value of the Base	\$39,748
Avg. Adj. Sales Price	\$52,285	Avg. Assessed Value	\$50,943

Confidence Interval - Current

95% Median C.I	46.10 to 271.63
95% Wgt. Mean C.I	76.37 to 118.50
95% Mean C.I	47.25 to 209.45
% of Value of the Class of all Real Property Value in the County	1.08
% of Records Sold in the Study Period	2.83
% of Value Sold in the Study Period	3.63

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	5	100	101.03
2014	6	100	82.85
2013	6		68.70
2012	7		84.64

29 Dundy
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 55
Total Sales Price : 2,700,402
Total Adj. Sales Price : 2,700,402
Total Assessed Value : 2,567,635
Avg. Adj. Sales Price : 49,098
Avg. Assessed Value : 46,684

MEDIAN : 96
WGT. MEAN : 95
MEAN : 97
COD : 26.05
PRD : 102.31

COV : 35.02
STD : 34.07
Avg. Abs. Dev : 24.88
MAX Sales Ratio : 200.35
MIN Sales Ratio : 29.13

95% Median C.I. : 82.72 to 101.16
95% Wgt. Mean C.I. : 89.73 to 100.44
95% Mean C.I. : 88.28 to 106.28

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	8	83.10	83.14	91.13	27.65	91.23	29.13	150.54	29.13 to 150.54	40,813	37,192
01-JAN-14 To 31-MAR-14	4	87.38	95.41	100.26	17.52	95.16	77.47	129.40	N/A	40,875	40,981
01-APR-14 To 30-JUN-14	6	99.32	93.82	93.40	09.59	100.45	69.04	106.73	69.04 to 106.73	91,000	84,994
01-JUL-14 To 30-SEP-14	5	100.68	94.77	97.47	19.81	97.23	48.14	135.28	N/A	43,200	42,108
01-OCT-14 To 31-DEC-14	7	112.59	123.62	109.14	28.34	113.27	57.99	200.35	57.99 to 200.35	38,509	42,030
01-JAN-15 To 31-MAR-15	7	109.64	108.80	105.80	28.25	102.84	55.47	195.43	55.47 to 195.43	38,262	40,482
01-APR-15 To 30-JUN-15	8	75.27	77.19	85.68	23.30	90.09	42.51	110.81	42.51 to 110.81	73,875	63,296
01-JUL-15 To 30-SEP-15	10	98.70	102.25	94.29	24.18	108.44	66.21	151.13	68.87 to 144.49	32,000	30,171
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	23	92.04	90.59	94.41	20.51	95.95	29.13	150.54	80.22 to 100.88	54,435	51,390
01-OCT-14 To 30-SEP-15	32	98.50	102.09	95.67	29.14	106.71	42.51	200.35	79.31 to 112.59	45,263	43,302
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	22	100.78	103.81	98.63	21.77	105.25	48.14	200.35	86.10 to 112.59	54,321	53,575
<u>ALL</u>	55	95.51	97.28	95.08	26.05	102.31	29.13	200.35	82.72 to 101.16	49,098	46,684

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	42	97.37	102.62	97.05	24.78	105.74	48.14	200.35	88.61 to 106.69	52,044	50,508
02	9	69.04	70.49	86.38	32.89	81.60	29.13	110.81	42.51 to 100.00	23,618	20,402
03	4	90.68	101.52	86.99	23.24	116.70	80.22	144.49	N/A	75,500	65,674
<u>ALL</u>	55	95.51	97.28	95.08	26.05	102.31	29.13	200.35	82.72 to 101.16	49,098	46,684

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	53	95.51	97.79	95.15	26.11	102.77	29.13	200.35	82.72 to 101.16	50,555	48,101
06											
07	2	83.69	83.69	86.98	27.54	96.22	60.64	106.73	N/A	10,500	9,133
<u>ALL</u>	55	95.51	97.28	95.08	26.05	102.31	29.13	200.35	82.72 to 101.16	49,098	46,684

29 Dundy
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 55
Total Sales Price : 2,700,402
Total Adj. Sales Price : 2,700,402
Total Assessed Value : 2,567,635
Avg. Adj. Sales Price : 49,098
Avg. Assessed Value : 46,684

MEDIAN : 96
WGT. MEAN : 95
MEAN : 97
COD : 26.05
PRD : 102.31

COV : 35.02
STD : 34.07
Avg. Abs. Dev : 24.88
MAX Sales Ratio : 200.35
MIN Sales Ratio : 29.13

95% Median C.I. : 82.72 to 101.16
95% Wgt. Mean C.I. : 89.73 to 100.44
95% Mean C.I. : 88.28 to 106.28

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	4	48.99	56.78	53.88	42.78	105.38	29.13	100.00	N/A	2,391	1,289	
Less Than 15,000	15	95.51	95.49	105.28	37.56	90.70	29.13	195.43	55.47 to 121.89	7,527	7,924	
Less Than 30,000	26	101.48	105.21	114.14	36.18	92.18	29.13	200.35	69.04 to 135.28	13,131	14,988	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	51	96.97	100.46	95.23	24.32	105.49	48.14	200.35	86.10 to 102.42	52,762	50,245	
Greater Than 14,999	40	95.87	97.95	94.64	21.64	103.50	48.14	200.35	82.72 to 101.16	64,688	61,219	
Greater Than 29,999	29	90.43	90.17	92.33	14.62	97.66	57.99	129.40	80.53 to 100.68	81,345	75,102	
<u>Incremental Ranges</u>												
0 TO 4,999	4	48.99	56.78	53.88	42.78	105.38	29.13	100.00	N/A	2,391	1,289	
5,000 TO 14,999	11	106.73	109.57	110.04	30.92	99.57	53.39	195.43	60.64 to 151.90	9,394	10,337	
15,000 TO 29,999	11	132.00	118.46	118.52	25.83	99.95	48.14	200.35	69.04 to 151.13	20,773	24,620	
30,000 TO 59,999	11	82.72	85.15	85.25	17.26	99.88	65.60	110.81	66.62 to 106.69	43,364	36,968	
60,000 TO 99,999	11	93.19	91.28	91.68	13.42	99.56	57.99	129.40	79.31 to 102.42	67,136	61,550	
100,000 TO 149,999	2	104.78	104.78	103.95	07.45	100.80	96.97	112.59	N/A	113,000	117,468	
150,000 TO 249,999	5	90.43	92.92	93.66	08.98	99.21	80.68	109.64	N/A	183,500	171,864	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	55	95.51	97.28	95.08	26.05	102.31	29.13	200.35	82.72 to 101.16	49,098	46,684	

29 Dundy
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 6
Total Sales Price : 313,711
Total Adj. Sales Price : 313,711
Total Assessed Value : 305,660
Avg. Adj. Sales Price : 52,285
Avg. Assessed Value : 50,943

MEDIAN : 106
WGT. MEAN : 97
MEAN : 128
COD : 45.27
PRD : 131.74

COV : 60.20
STD : 77.27
Avg. Abs. Dev : 48.05
MAX Sales Ratio : 271.63
MIN Sales Ratio : 46.10

95% Median C.I. : 46.10 to 271.63
95% Wgt. Mean C.I. : 76.37 to 118.50
95% Mean C.I. : 47.25 to 209.45

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	1	111.23	111.23	111.23	00.00	100.00	111.23	111.23	N/A	40,000	44,491
01-JAN-13 To 31-MAR-13	1	271.63	271.63	271.63	00.00	100.00	271.63	271.63	N/A	3,211	8,722
01-APR-13 To 30-JUN-13	1	93.76	93.76	93.76	00.00	100.00	93.76	93.76	N/A	50,000	46,881
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	2	96.23	96.23	66.94	52.09	143.76	46.10	146.35	N/A	25,250	16,904
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	3	111.23	158.87	107.38	53.30	147.95	93.76	271.63	N/A	31,070	33,365
01-OCT-13 To 30-SEP-14	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759
01-OCT-14 To 30-SEP-15	2	96.23	96.23	66.94	52.09	143.76	46.10	146.35	N/A	25,250	16,904
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	2	182.70	182.70	104.50	48.68	174.83	93.76	271.63	N/A	26,606	27,802
01-JAN-14 To 31-DEC-14	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759
<u>ALL</u>	6	106.13	128.35	97.43	45.27	131.74	46.10	271.63	46.10 to 271.63	52,285	50,943

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	5	101.03	131.77	95.42	55.05	138.09	46.10	271.63	N/A	54,742	52,234
02	1	111.23	111.23	111.23	00.00	100.00	111.23	111.23	N/A	40,000	44,491
<u>ALL</u>	6	106.13	128.35	97.43	45.27	131.74	46.10	271.63	46.10 to 271.63	52,285	50,943

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	6	106.13	128.35	97.43	45.27	131.74	46.10	271.63	46.10 to 271.63	52,285	50,943
04											
<u>ALL</u>	6	106.13	128.35	97.43	45.27	131.74	46.10	271.63	46.10 to 271.63	52,285	50,943

29 Dundy
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 6
Total Sales Price : 313,711
Total Adj. Sales Price : 313,711
Total Assessed Value : 305,660
Avg. Adj. Sales Price : 52,285
Avg. Assessed Value : 50,943

MEDIAN : 106
WGT. MEAN : 97
MEAN : 128
COD : 45.27
PRD : 131.74

COV : 60.20
STD : 77.27
Avg. Abs. Dev : 48.05
MAX Sales Ratio : 271.63
MIN Sales Ratio : 46.10

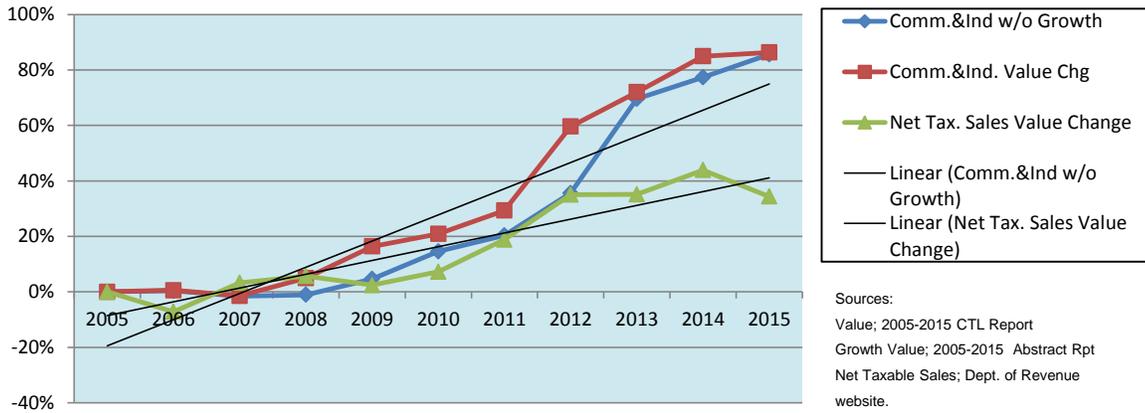
95% Median C.I. : 46.10 to 271.63
95% Wgt. Mean C.I. : 76.37 to 118.50
95% Mean C.I. : 47.25 to 209.45

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	271.63	271.63	271.63	00.00	100.00	271.63	271.63	N/A	3,211	8,722	
Less Than 15,000	2	208.99	208.99	175.69	29.97	118.95	146.35	271.63	N/A	6,856	12,045	
Less Than 30,000	2	208.99	208.99	175.69	29.97	118.95	146.35	271.63	N/A	6,856	12,045	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	5	101.03	99.69	95.63	23.30	104.25	46.10	146.35	N/A	62,100	59,388	
Greater Than 14,999	4	97.40	88.03	93.86	18.58	93.79	46.10	111.23	N/A	75,000	70,393	
Greater Than 29,999	4	97.40	88.03	93.86	18.58	93.79	46.10	111.23	N/A	75,000	70,393	
<u>Incremental Ranges</u>												
0 TO 4,999	1	271.63	271.63	271.63	00.00	100.00	271.63	271.63	N/A	3,211	8,722	
5,000 TO 14,999	1	146.35	146.35	146.35	00.00	100.00	146.35	146.35	N/A	10,500	15,367	
15,000 TO 29,999												
30,000 TO 59,999	3	93.76	83.70	84.47	23.15	99.09	46.10	111.23	N/A	43,333	36,604	
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	6	106.13	128.35	97.43	45.27	131.74	46.10	271.63	46.10 to 271.63	52,285	50,943	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
350	1	111.23	111.23	111.23	00.00	100.00	111.23	111.23	N/A	40,000	44,491	
353	1	46.10	46.10	46.10	00.00	100.00	46.10	46.10	N/A	40,000	18,440	
406	1	146.35	146.35	146.35	00.00	100.00	146.35	146.35	N/A	10,500	15,367	
442	1	93.76	93.76	93.76	00.00	100.00	93.76	93.76	N/A	50,000	46,881	
470	1	271.63	271.63	271.63	00.00	100.00	271.63	271.63	N/A	3,211	8,722	
528	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759	
<u>ALL</u>	6	106.13	128.35	97.43	45.27	131.74	46.10	271.63	46.10 to 271.63	52,285	50,943	

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



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	\$ 4,478,917	\$ 62,282	1.39%	\$ 4,416,635	-	\$ 8,608,323	-
2006	\$ 4,503,970	\$ 8,560	0.19%	\$ 4,495,410	0.37%	\$ 7,992,384	-7.16%
2007	\$ 4,411,689	\$ 1,123	0.03%	\$ 4,410,566	-2.07%	\$ 8,889,667	11.23%
2008	\$ 4,698,970	\$ 268,278	5.71%	\$ 4,430,692	0.43%	\$ 9,099,088	2.36%
2009	\$ 5,212,640	\$ 526,073	10.09%	\$ 4,686,567	-0.26%	\$ 8,814,009	-3.13%
2010	\$ 5,414,076	\$ 281,036	5.19%	\$ 5,133,040	-1.53%	\$ 9,233,038	4.75%
2011	\$ 5,792,723	\$ 401,844	6.94%	\$ 5,390,879	-0.43%	\$ 10,226,610	10.76%
2012	\$ 7,150,312	\$ 1,077,467	15.07%	\$ 6,072,845	4.84%	\$ 11,621,266	13.64%
2013	\$ 7,704,029	\$ 108,672	1.41%	\$ 7,595,357	6.22%	\$ 11,636,115	0.13%
2014	\$ 8,284,947	\$ 339,712	4.10%	\$ 7,945,235	3.13%	\$ 12,388,865	6.47%
2015	\$ 8,345,081	\$ 29,759	0.36%	\$ 8,315,322	0.37%	\$ 11,566,262	-6.64%
Ann %chg	6.42%			Average	1.11%	4.13%	3.24%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	0.37%	0.56%	-7.16%
2007	-1.53%	-1.50%	3.27%
2008	-1.08%	4.91%	5.70%
2009	4.64%	16.38%	2.39%
2010	14.60%	20.88%	7.26%
2011	20.36%	29.33%	18.80%
2012	35.59%	59.64%	35.00%
2013	69.58%	72.01%	35.17%
2014	77.39%	84.98%	43.92%
2015	85.65%	86.32%	34.36%

County Number: 29
 County Name: Dundy

29 Dundy

AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 67
 Total Sales Price : 49,429,473
 Total Adj. Sales Price : 49,114,123
 Total Assessed Value : 33,917,387
 Avg. Adj. Sales Price : 733,047
 Avg. Assessed Value : 506,230

MEDIAN : 70
 WGT. MEAN : 69
 MEAN : 75
 COD : 26.08
 PRD : 107.88

COV : 36.77
 STD : 27.39
 Avg. Abs. Dev : 18.36
 MAX Sales Ratio : 167.29
 MIN Sales Ratio : 33.46

95% Median C.I. : 63.24 to 75.00
 95% Wgt. Mean C.I. : 62.99 to 75.13
 95% Mean C.I. : 67.94 to 81.06

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-12 To 31-DEC-12	5	135.08	126.44	90.31	20.35	140.01	85.33	167.29	N/A	672,975	607,768	
01-JAN-13 To 31-MAR-13	4	74.36	75.12	74.43	04.40	100.93	71.37	80.37	N/A	549,622	409,070	
01-APR-13 To 30-JUN-13	9	75.90	79.47	73.04	14.22	108.80	62.89	103.09	66.55 to 94.06	1,746,489	1,275,555	
01-JUL-13 To 30-SEP-13	2	85.15	85.15	77.21	14.89	110.28	72.47	97.83	N/A	196,800	151,953	
01-OCT-13 To 31-DEC-13	11	73.39	73.12	70.39	19.80	103.88	42.98	111.44	49.62 to 92.18	533,955	375,824	
01-JAN-14 To 31-MAR-14	6	54.55	75.49	63.67	51.64	118.56	33.46	166.67	33.46 to 166.67	468,217	298,100	
01-APR-14 To 30-JUN-14	5	70.34	78.34	64.28	29.10	121.87	46.68	135.00	N/A	633,420	407,165	
01-JUL-14 To 30-SEP-14	3	50.78	47.46	52.29	12.88	90.76	36.00	55.61	N/A	446,667	233,550	
01-OCT-14 To 31-DEC-14	5	73.59	70.65	75.61	13.32	93.44	56.93	89.33	N/A	950,562	718,732	
01-JAN-15 To 31-MAR-15	5	58.85	60.81	49.98	18.01	121.67	46.95	85.50	N/A	568,300	284,053	
01-APR-15 To 30-JUN-15	7	55.71	57.19	53.40	13.79	107.10	41.06	70.40	41.06 to 70.40	672,529	359,164	
01-JUL-15 To 30-SEP-15	5	68.24	64.90	65.29	10.67	99.40	50.10	75.10	N/A	389,370	254,232	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	20	82.20	90.91	75.93	23.00	119.73	62.89	167.29	72.32 to 94.50	1,083,768	822,951	
01-OCT-13 To 30-SEP-14	25	67.19	71.65	65.65	31.54	109.14	33.46	166.67	54.28 to 76.86	527,596	346,366	
01-OCT-14 To 30-SEP-15	22	61.54	62.82	61.75	16.20	101.73	41.06	89.33	52.30 to 71.23	647,676	399,965	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	26	73.53	76.55	72.59	15.57	105.46	42.98	111.44	69.89 to 84.03	930,153	675,163	
01-JAN-14 To 31-DEC-14	19	58.38	70.54	67.27	35.73	104.86	33.46	166.67	54.22 to 76.86	635,222	427,302	
<u>ALL</u>	67	70.40	74.50	69.06	26.08	107.88	33.46	167.29	63.24 to 75.00	733,047	506,230	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	67	70.40	74.50	69.06	26.08	107.88	33.46	167.29	63.24 to 75.00	733,047	506,230	
<u>ALL</u>	67	70.40	74.50	69.06	26.08	107.88	33.46	167.29	63.24 to 75.00	733,047	506,230	

29 Dundy
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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PRD : 107.88

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STD : 27.39
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MIN Sales Ratio : 33.46

95% Median C.I. : 63.24 to 75.00
95% Wgt. Mean C.I. : 62.99 to 75.13
95% Mean C.I. : 67.94 to 81.06

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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	71.85	74.88	71.45	05.61	104.80	70.34	85.50	N/A	552,000	394,391
1	4	71.85	74.88	71.45	05.61	104.80	70.34	85.50	N/A	552,000	394,391
Dry											
County	9	72.47	81.20	67.03	33.17	121.14	46.68	167.29	49.13 to 111.44	325,656	218,295
1	9	72.47	81.20	67.03	33.17	121.14	46.68	167.29	49.13 to 111.44	325,656	218,295
Grass											
County	20	68.84	71.96	60.55	29.34	118.84	36.00	150.00	54.82 to 75.00	369,715	223,848
1	20	68.84	71.96	60.55	29.34	118.84	36.00	150.00	54.82 to 75.00	369,715	223,848
ALL	67	70.40	74.50	69.06	26.08	107.88	33.46	167.29	63.24 to 75.00	733,047	506,230

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	22	68.77	74.56	70.11	21.06	106.35	54.22	166.67	59.83 to 80.37	915,420	641,829
1	22	68.77	74.56	70.11	21.06	106.35	54.22	166.67	59.83 to 80.37	915,420	641,829
Dry											
County	11	71.23	77.53	65.58	30.38	118.22	46.68	167.29	49.13 to 111.44	334,173	219,134
1	11	71.23	77.53	65.58	30.38	118.22	46.68	167.29	49.13 to 111.44	334,173	219,134
Grass											
County	26	72.77	72.39	62.83	26.32	115.22	36.00	150.00	54.82 to 76.86	432,515	271,755
1	26	72.77	72.39	62.83	26.32	115.22	36.00	150.00	54.82 to 76.86	432,515	271,755
ALL	67	70.40	74.50	69.06	26.08	107.88	33.46	167.29	63.24 to 75.00	733,047	506,230

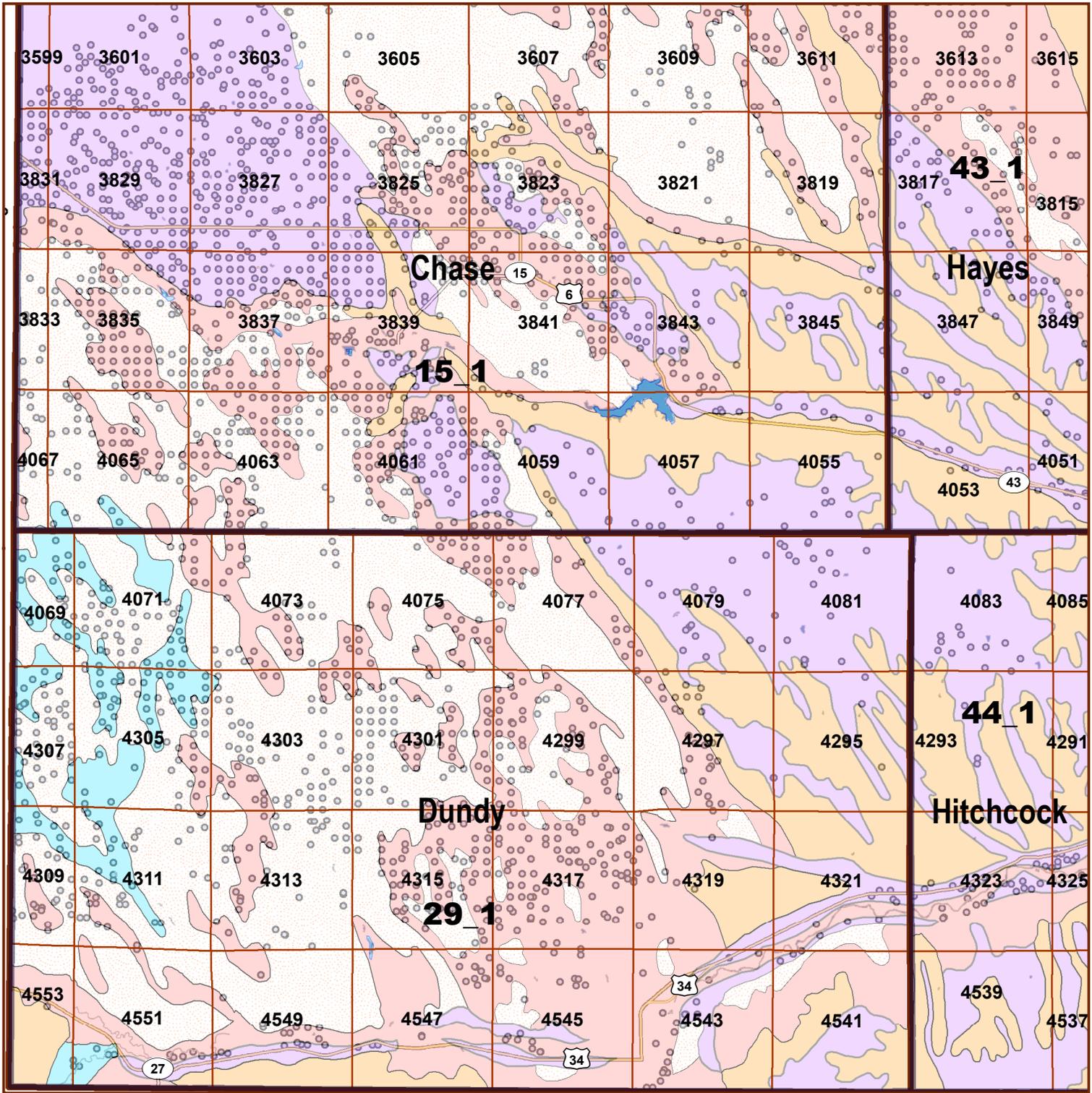
Dundy County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dundy	1	n/a	3,206	3,260	3,267	3,184	3,203	3,256	3,273	3,246
Chase	1	n/a	4,445	4,445	4,445	4,190	4,190	4,190	4,190	4,312
Hayes	1	3,310	3,310	2,975	2,975	2,805	2,805	2,615	2,615	3,028
Hitchcock	1	3,200	3,200	2,900	2,900	2,800	2,800	2,700	2,700	3,090

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dundy	1	n/a	1,578	1,580	1,580	854	855	855	855	1,344
Chase	1	n/a	1,520	1,520	1,520	1,400	1,400	1,320	1,320	1,481
Hayes	1	1,400	1,400	1,255	1,255	1,205	1,205	1,140	1,140	1,329
Hitchcock	1	1,500	1,501	1,401	1,400	1,300	1,300	1,168	1,160	1,452

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dundy	1	n/a	450	450	450	450	460	452	450	452
Chase	1	n/a	1,045	1,237	788	861	912	730	656	717
Hayes	1	490	490	490	490	490	490	490	490	490
Hitchcock	1	500	500	500	500	500	500	500	500	500

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



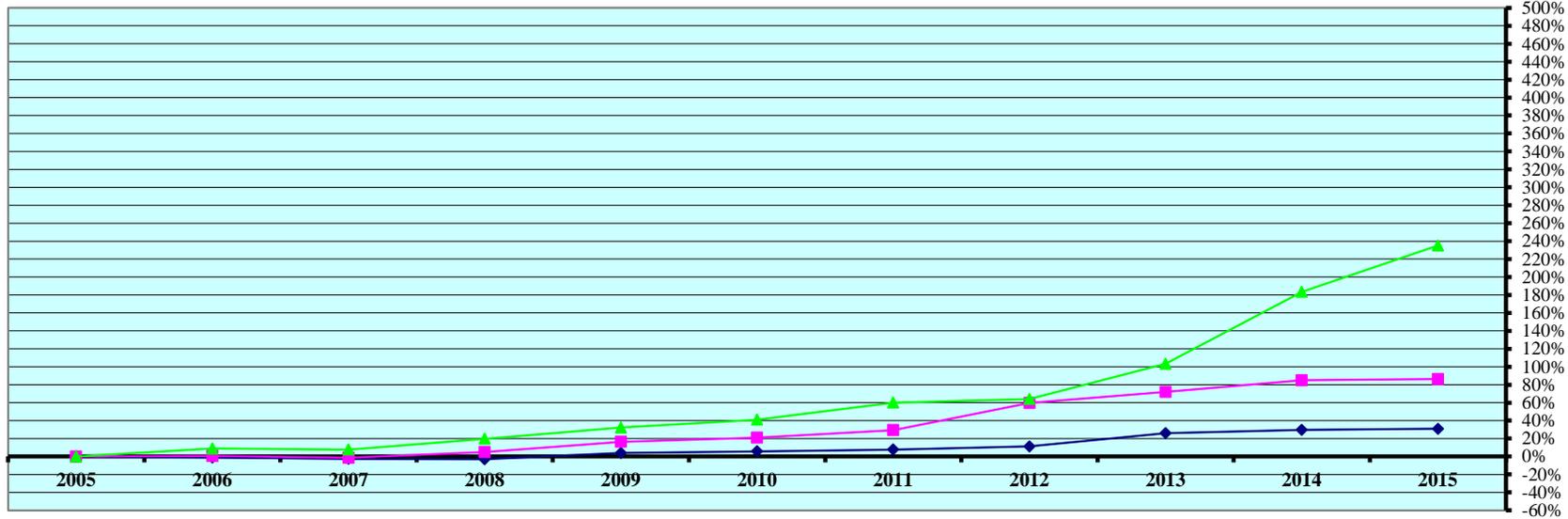
Legend

- 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
- Irrigation Wells

Dundy County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	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	25,268,524	--	--	--	4,478,917	--	--	--	191,717,303	--	--	--
2006	24,987,952	-280,572	-1.11%	-1.11%	4,503,970	25,053	0.56%	0.56%	208,936,145	17,218,842	8.98%	8.98%
2007	24,582,162	-405,790	-1.62%	-2.72%	4,411,689	-92,281	-2.05%	-1.50%	206,381,274	-2,554,871	-1.22%	7.65%
2008	24,457,288	-124,874	-0.51%	-3.21%	4,698,970	287,281	6.51%	4.91%	229,523,684	23,142,410	11.21%	19.72%
2009	26,256,625	1,799,337	7.36%	3.91%	5,212,640	513,670	10.93%	16.38%	253,363,597	23,839,913	10.39%	32.15%
2010	26,726,997	470,372	1.79%	5.77%	5,414,076	201,436	3.86%	20.88%	270,472,353	17,108,756	6.75%	41.08%
2011	27,199,662	472,665	1.77%	7.64%	5,792,723	378,647	6.99%	29.33%	306,996,188	36,523,835	13.50%	60.13%
2012	28,085,099	885,437	3.26%	11.15%	7,150,312	1,357,589	23.44%	59.64%	314,743,108	7,746,920	2.52%	64.17%
2013	31,806,284	3,721,185	13.25%	25.87%	7,704,029	553,717	7.74%	72.01%	389,767,699	75,024,591	23.84%	103.30%
2014	32,731,197	924,913	2.91%	29.53%	8,284,947	580,918	7.54%	84.98%	543,560,230	153,792,531	39.46%	183.52%
2015	33,065,405	334,208	1.02%	30.86%	8,345,081	60,134	0.73%	86.32%	642,282,687	98,722,457	18.16%	235.02%

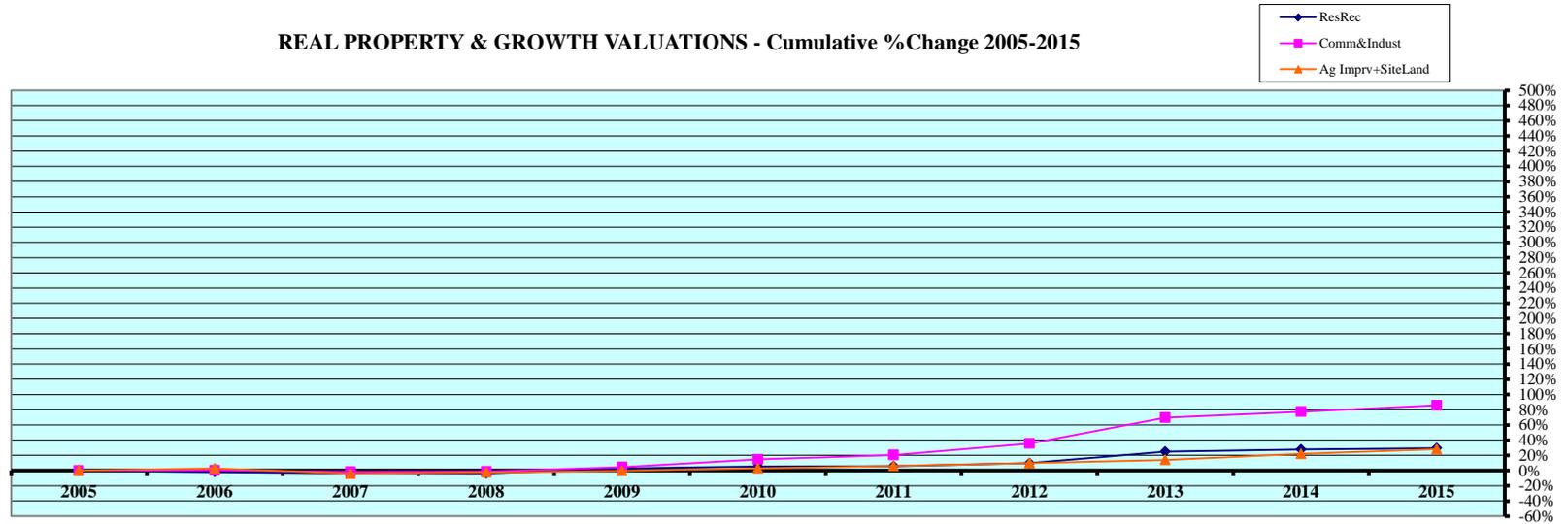
Rate Annual %chg: Residential & Recreational **2.73%** Commercial & Industrial **6.42%** Agricultural Land **12.85%**

Cnty# **29**
County **DUNDY**

CHART 1 EXHIBIT 29B 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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	25,268,524	379,071	1.50%	24,889,453	--	--	4,478,917	62,282	1.39%	4,416,635	--	--	
2006	24,987,952	184,840	0.74%	24,803,112	-1.84%	-1.84%	4,503,970	8,560	0.19%	4,495,410	0.37%	0.37%	
2007	24,582,162	171,898	0.70%	24,410,264	-2.31%	-3.40%	4,411,689	1,123	0.03%	4,410,566	-2.07%	-1.53%	
2008	24,457,288	140,633	0.58%	24,316,655	-1.08%	-3.77%	4,698,970	268,278	5.71%	4,430,692	0.43%	-1.08%	
2009	26,256,625	227,986	0.87%	26,028,639	6.42%	3.01%	5,212,640	526,073	10.09%	4,686,567	-0.26%	4.64%	
2010	26,726,997	149,150	0.56%	26,577,847	1.22%	5.18%	5,414,076	281,036	5.19%	5,133,040	-1.53%	14.60%	
2011	27,199,662	428,124	1.57%	26,771,538	0.17%	5.95%	5,792,723	401,844	6.94%	5,390,879	-0.43%	20.36%	
2012	28,085,099	355,540	1.27%	27,729,559	1.95%	9.74%	7,150,312	1,077,467	15.07%	6,072,845	4.84%	35.59%	
2013	31,806,284	250,644	0.79%	31,555,640	12.36%	24.88%	7,704,029	108,672	1.41%	7,595,357	6.22%	69.58%	
2014	32,731,197	477,486	1.46%	32,253,711	1.41%	27.64%	8,284,947	339,712	4.10%	7,945,235	3.13%	77.39%	
2015	33,065,405	356,919	1.08%	32,708,486	-0.07%	29.44%	8,345,081	29,759	0.36%	8,315,322	0.37%	85.65%	
Rate Ann%chg	2.73%			Resid & Rec. w/o growth			6.42%			C & I w/o growth			1.11%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	14,110,595	10,551,470	24,662,065	413,983	1.68%	--	--
2006	15,560,729	10,047,075	25,607,804	213,729	0.83%	2.97%	2.97%
2007	15,615,454	8,340,972	23,956,426	294,536	1.23%	-7.60%	-4.06%
2008	15,932,366	8,694,846	24,627,212	554,227	2.25%	0.49%	-2.39%
2009	16,048,405	9,223,013	25,271,418	652,882	2.58%	-0.04%	-0.18%
2010	16,258,182	9,567,124	25,825,306	422,461	1.64%	0.52%	3.00%
2011	16,417,535	10,555,243	26,972,778	768,101	2.85%	1.47%	6.25%
2012	16,574,407	11,784,552	28,358,959	1,255,462	4.43%	0.48%	9.90%
2013	16,963,297	12,394,376	29,357,673	1,259,034	4.29%	-0.92%	13.93%
2014	17,625,671	13,053,672	30,679,343	625,475	2.04%	2.37%	21.86%
2015	17,727,098	14,287,599	32,014,697	443,809	1.39%	2.91%	28.01%
Rate Ann%chg	2.31%	3.08%	2.64%	Ag Imprv+Site w/o growth		0.27%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes 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.

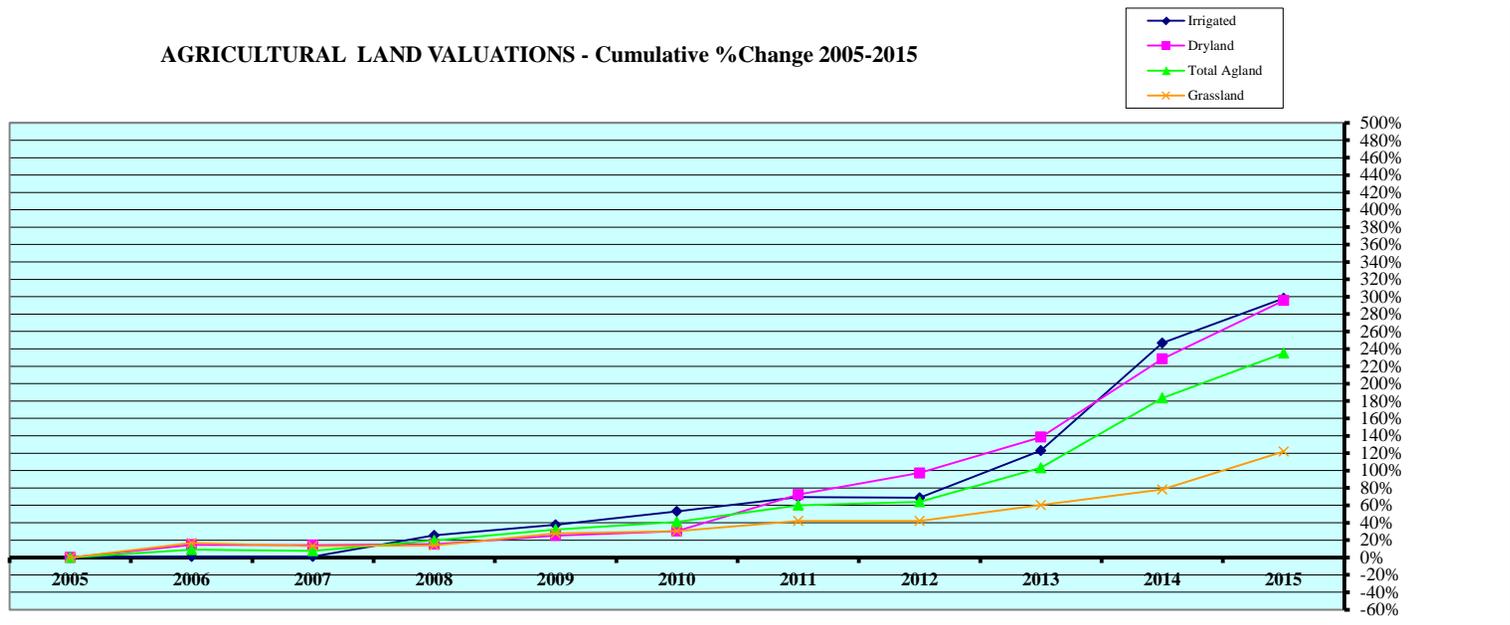
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 29
County DUNDY

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	90,367,974	--	--	--	32,954,319	--	--	--	68,348,660	--	--	--
2006	91,326,942	958,968	1.06%	1.06%	37,802,280	4,847,961	14.71%	14.71%	79,763,692	11,415,032	16.70%	16.70%
2007	91,343,558	16,616	0.02%	1.08%	37,667,405	-134,875	-0.36%	14.30%	77,327,080	-2,436,612	-3.05%	13.14%
2008	113,423,716	22,080,158	24.17%	25.51%	37,988,053	320,648	0.85%	15.27%	77,788,804	461,724	0.60%	13.81%
2009	124,379,691	10,955,975	9.66%	37.64%	41,299,064	3,311,011	8.72%	25.32%	87,346,120	9,557,316	12.29%	27.79%
2010	138,244,764	13,865,073	11.15%	52.98%	42,986,454	1,687,390	4.09%	30.44%	89,091,400	1,745,280	2.00%	30.35%
2011	153,058,419	14,813,655	10.72%	69.37%	56,767,824	13,781,370	32.06%	72.26%	96,987,725	7,896,325	8.86%	41.90%
2012	152,431,659	-626,760	-0.41%	68.68%	64,985,513	8,217,689	14.48%	97.20%	97,138,116	150,391	0.16%	42.12%
2013	201,419,315	48,987,656	32.14%	122.89%	78,594,182	13,608,669	20.94%	138.49%	109,557,886	12,419,770	12.79%	60.29%
2014	313,237,978	111,818,663	55.52%	246.62%	108,281,959	29,687,777	37.77%	228.58%	121,787,433	12,229,547	11.16%	78.19%
2015	359,830,001	46,592,023	14.87%	298.18%	130,400,753	22,118,794	20.43%	295.70%	151,770,177	29,982,744	24.62%	122.05%

Rate Ann.%chg: Irrigated **14.82%** Dryland **14.75%** Grassland **8.30%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	46,350	--	--	--	0	--	--	--	191,717,303	--	--	--
2006	43,231	-3,119	-6.73%	-6.73%	0	0			208,936,145	17,218,842	8.98%	8.98%
2007	43,231	0	0.00%	-6.73%	0	0			206,381,274	-2,554,871	-1.22%	7.65%
2008	323,111	279,880	647.41%	597.11%	0	0			229,523,684	23,142,410	11.21%	19.72%
2009	338,722	15,611	4.83%	630.79%	0	0			253,363,597	23,839,913	10.39%	32.15%
2010	0	-338,722	-100.00%	-100.00%	149,735	149,735			270,472,353	17,108,756	6.75%	41.08%
2011	0	0			182,220	32,485	21.69%		306,996,188	36,523,835	13.50%	60.13%
2012	0	0			187,820	5,600	3.07%		314,743,108	7,746,920	2.52%	64.17%
2013	0	0			196,316	8,496	4.52%		389,767,699	75,024,591	23.84%	103.30%
2014	0	0			252,860	56,544	28.80%		543,560,230	153,792,531	39.46%	183.52%
2015	0	0			281,756	28,896	11.43%		642,282,687	98,722,457	18.16%	235.02%

Cnty# **29**
County **DUNDY**

Rate Ann.%chg: Total Agric Land **12.85%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	90,252,017	119,459	756			32,956,767	100,754	327			68,368,708	352,909	194		
2006	91,314,937	119,503	764	1.14%	1.14%	37,992,693	100,791	377	15.24%	15.24%	79,650,611	352,705	226	16.57%	16.57%
2007	91,303,923	119,522	764	-0.03%	1.11%	37,615,651	99,704	377	0.09%	15.34%	77,379,969	353,734	219	-3.13%	12.92%
2008	113,418,531	122,787	924	20.92%	22.26%	37,969,222	96,880	392	3.88%	19.82%	77,801,826	353,288	220	0.67%	13.68%
2009	124,381,077	122,803	1,013	9.65%	34.06%	41,299,064	97,146	425	8.47%	29.97%	87,339,247	352,998	247	12.35%	27.72%
2010	138,362,829	127,880	1,082	6.82%	43.21%	42,994,419	106,913	402	-5.41%	22.94%	89,206,682	342,243	261	5.35%	34.55%
2011	153,117,184	127,906	1,197	10.64%	58.45%	56,787,275	106,913	531	32.08%	62.38%	96,916,582	341,597	284	8.85%	46.45%
2012	152,415,994	127,091	1,199	0.18%	58.74%	64,813,737	107,196	605	13.83%	84.84%	97,079,045	342,118	284	0.02%	46.47%
2013	201,550,746	126,954	1,588	32.38%	110.14%	78,551,720	107,302	732	21.08%	123.80%	109,526,080	342,046	320	12.85%	65.29%
2014	313,586,274	121,741	2,576	62.25%	240.94%	108,379,438	107,066	1,012	38.28%	209.47%	121,678,738	347,413	350	9.38%	80.79%
2015	361,243,944	121,217	2,980	15.70%	294.45%	130,401,420	97,195	1,342	32.54%	310.17%	150,347,195	357,790	420	19.98%	116.91%

Rate Annual %chg Average Value/Acre: 14.71%

15.16%

8.05%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	46,350	4,306	11			0	0				191,623,842	577,428	332		
2006	43,056	4,306	10	-7.11%	-7.11%	0	0				209,001,297	577,305	362	9.09%	9.09%
2007	43,231	4,323	10	0.00%	-7.11%	0	0				206,342,774	577,283	357	-1.27%	7.71%
2008	325,811	4,344	75	650.01%	596.71%	0	0				229,515,390	577,299	398	11.23%	19.80%
2009	340,342	4,308	79	5.33%	633.86%	0	0				253,359,730	577,256	439	10.40%	32.26%
2010	0	0				131,560	469	280			270,695,490	577,506	469	6.80%	41.25%
2011	0	0				182,220	485	376	33.94%		307,003,261	576,902	532	13.53%	60.36%
2012	0	0				182,220	485	376	0.00%		314,490,996	576,890	545	2.44%	64.27%
2013	0	0				196,316	485	405	7.74%		389,824,862	576,787	676	23.98%	103.66%
2014	0	0				252,860	521	485	19.91%		543,897,310	576,742	943	39.53%	184.17%
2015	0	0				281,756	521	541	11.43%		642,274,315	576,723	1,114	18.09%	235.58%

29
DUNDY

Rate Annual %chg Average Value/Acre: 12.87%

(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

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
2,008	DUNDY	43,571,040	45,906,465	22,918,592	32,838,993	8,345,081	0	226,412	642,282,687	17,727,098	14,287,599	40,293,188	868,397,155
cnty sectorvalue % of total value:		5.02%	5.29%	2.64%	3.78%	0.96%		0.03%	73.96%	2.04%	1.65%	4.64%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
953	BENKELMAN	3,894,745	1,823,922	610,330	22,313,181	4,983,253	0	0	0	0	0	0	33,625,431
47.46%	%sector of county sector	8.94%	3.97%	2.66%	67.95%	59.71%							3.87%
	%sector of municipality	11.58%	5.42%	1.82%	66.36%	14.82%							100.00%
158	HAIGLER	97,853	561,170	431,647	2,742,556	689,797	0	0	0	0	0	0	4,523,023
7.87%	%sector of county sector	0.22%	1.22%	1.88%	8.35%	8.27%							0.52%
	%sector of municipality	2.16%	12.41%	9.54%	60.64%	15.25%							100.00%
1,111	Total Municipalities	3,992,598	2,385,092	1,041,977	25,055,737	5,673,050	0	0	0	0	0	0	38,148,454
55.33%	%all municip.sect of cnty	9.16%	5.20%	4.55%	76.30%	67.98%							4.39%

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

Cnty#	County
29	DUNDY

CHART 5

EXHIBIT

29B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,040	Value : 777,221,013	Growth 5,554,714	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	86	180,750	6	16,886	49	113,297	141	310,933	
02. Res Improve Land	635	1,644,717	5	31,363	136	1,128,518	776	2,804,598	
03. Res Improvements	636	23,237,932	5	644,378	145	7,402,308	786	31,284,618	
04. Res Total	722	25,063,399	11	692,627	194	8,644,123	927	34,400,149	116,545
% of Res Total	77.89	72.86	1.19	2.01	20.93	25.13	22.95	4.43	2.10
05. Com UnImp Land	39	69,082	1	4,225	17	33,640	57	106,947	
06. Com Improve Land	116	361,859	8	49,629	23	182,324	147	593,812	
07. Com Improvements	119	4,589,660	10	570,478	26	2,565,703	155	7,725,841	
08. Com Total	158	5,020,601	11	624,332	43	2,781,667	212	8,426,600	130,943
% of Com Total	74.53	59.58	5.19	7.41	20.28	33.01	5.25	1.08	2.36
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	1	49,565	1	49,565	
14. Rec Improve Land	0	0	0	0	5	112,775	5	112,775	
15. Rec Improvements	0	0	0	0	5	67,817	5	67,817	
16. Rec Total	0	0	0	0	6	230,157	6	230,157	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.15	0.03	0.00
Res & Rec Total	722	25,063,399	11	692,627	200	8,874,280	933	34,630,306	116,545
% of Res & Rec Total	77.38	72.37	1.18	2.00	21.44	25.63	23.09	4.46	2.10
Com & Ind Total	158	5,020,601	11	624,332	43	2,781,667	212	8,426,600	130,943
% of Com & Ind Total	74.53	59.58	5.19	7.41	20.28	33.01	5.25	1.08	2.36
17. Taxable Total	880	30,084,000	22	1,316,959	243	11,655,947	1,145	43,056,906	247,488
% of Taxable Total	76.86	69.87	1.92	3.06	21.22	27.07	28.34	5.54	4.46

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	51,095	10,954,338	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	51,095	10,954,338
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	51,095	10,954,338

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	296	14,448,440	296	14,448,440	4,495,980
24. Non-Producing	0	0	0	0	185	208,058	185	208,058	0
25. Total	0	0	0	0	481	14,656,498	481	14,656,498	4,495,980

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	73	12	82	167

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	447,804	1,784	465,637,911	1,786	466,085,715
28. Ag-Improved Land	0	0	3	493,824	586	220,764,321	589	221,258,145
29. Ag Improvements	0	0	3	6,649	625	32,157,100	628	32,163,749
30. Ag Total							2,414	719,507,609

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	1	1.00	2,500	
33. HomeSite Improvements	0	0.00	0	2	1.00	900	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	5.86	7,325	
37. FarmSite Improvements	0	0.00	0	2	0.00	5,749	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	2.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	3	3.00	7,500	3	3.00	7,500	
32. HomeSite Improv Land	344	401.66	1,002,900	345	402.66	1,005,400	
33. HomeSite Improvements	349	372.03	20,444,509	351	373.03	20,445,409	811,246
34. HomeSite Total				354	405.66	21,458,309	
35. FarmSite UnImp Land	30	997.26	262,249	30	997.26	262,249	
36. FarmSite Improv Land	228	733.71	853,040	230	739.57	860,365	
37. FarmSite Improvements	604	0.00	11,712,591	606	0.00	11,718,340	0
38. FarmSite Total				636	1,736.83	12,840,954	
39. Road & Ditches	0	4,698.18	0	0	4,700.18	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				990	6,842.67	34,299,263	811,246

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	13,001.31	10.75%	41,679,246	10.61%	3,205.77
47. 2A1	16,152.78	13.35%	52,661,360	13.41%	3,260.20
48. 2A	1,630.00	1.35%	5,324,690	1.36%	3,266.68
49. 3A1	11,528.43	9.53%	36,702,908	9.35%	3,183.69
50. 3A	9,224.47	7.62%	29,544,639	7.52%	3,202.85
51. 4A1	29,702.47	24.55%	96,716,571	24.63%	3,256.18
52. 4A	39,751.28	32.85%	130,117,683	33.13%	3,273.30
53. Total	120,990.74	100.00%	392,747,097	100.00%	3,246.09
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	52,737.40	54.35%	83,242,451	63.81%	1,578.43
56. 2D1	9,614.56	9.91%	15,191,005	11.65%	1,580.00
57. 2D	3,271.78	3.37%	5,169,412	3.96%	1,580.00
58. 3D1	5,876.84	6.06%	5,020,084	3.85%	854.21
59. 3D	10,822.99	11.15%	9,253,657	7.09%	855.00
60. 4D1	7,252.28	7.47%	6,197,149	4.75%	854.51
61. 4D	7,450.38	7.68%	6,370,075	4.88%	855.00
62. Total	97,026.23	100.00%	130,443,833	100.00%	1,344.42
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	9,520.98	2.66%	4,284,445	2.65%	450.00
65. 2G1	6,550.76	1.83%	2,947,846	1.82%	450.00
66. 2G	2,697.80	0.75%	1,214,011	0.75%	450.00
67. 3G1	11,218.47	3.13%	5,051,512	3.12%	450.29
68. 3G	24,444.39	6.83%	11,244,157	6.95%	459.99
69. 4G1	160,989.48	44.97%	72,761,918	44.99%	451.97
70. 4G	142,560.32	39.82%	64,219,387	39.71%	450.47
71. Total	357,982.20	100.00%	161,723,276	100.00%	451.76
Irrigated Total					
Irrigated Total	120,990.74	20.99%	392,747,097	57.32%	3,246.09
Dry Total					
Dry Total	97,026.23	16.83%	130,443,833	19.04%	1,344.42
Grass Total					
Grass Total	357,982.20	62.09%	161,723,276	23.60%	451.76
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	521.18	0.09%	294,140	0.04%	564.37
74. Exempt	923.28	0.16%	0	0.00%	0.00
75. Market Area Total	576,520.35	100.00%	685,208,346	100.00%	1,188.52

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	245.00	802,375	120,745.74	391,944,722	120,990.74	392,747,097
77. Dry Land	0.00	0	19.94	17,049	97,006.29	130,426,784	97,026.23	130,443,833
78. Grass	0.00	0	222.73	100,229	357,759.47	161,623,047	357,982.20	161,723,276
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	27.00	12,150	494.18	281,990	521.18	294,140
81. Exempt	0.00	0	0.00	0	923.28	0	923.28	0
82. Total	0.00	0	514.67	931,803	576,005.68	684,276,543	576,520.35	685,208,346

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	120,990.74	20.99%	392,747,097	57.32%	3,246.09
Dry Land	97,026.23	16.83%	130,443,833	19.04%	1,344.42
Grass	357,982.20	62.09%	161,723,276	23.60%	451.76
Waste	0.00	0.00%	0	0.00%	0.00
Other	521.18	0.09%	294,140	0.04%	564.37
Exempt	923.28	0.16%	0	0.00%	0.00
Total	576,520.35	100.00%	685,208,346	100.00%	1,188.52

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Benkelman-res	51	160,524	507	1,556,159	507	20,823,202	558	22,539,885	50,895
83.2 Haigler-res	41	35,370	135	125,041	136	2,742,972	177	2,903,383	1,035
83.3 Max-res	16	16,246	44	51,972	44	632,193	60	700,411	0
83.4 Parks-res	22	41,633	25	66,046	25	338,783	47	446,462	9,135
83.5 Recreational-rural	1	49,565	5	112,775	5	67,817	6	230,157	0
83.6 Rural Home Site	11	57,160	64	992,250	73	6,584,561	84	7,633,971	55,480
83.7 [none]	0	0	1	13,130	1	162,907	1	176,037	0
84 Residential Total	142	360,498	781	2,917,373	791	31,352,435	933	34,630,306	116,545

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Benkelman-com	21	54,922	108	408,375	109	6,278,730	130	6,742,027	130,943
85.2	Haigler-com	18	17,575	19	33,709	21	649,250	39	700,534	0
85.3	Max-com	3	677	6	4,825	7	48,387	10	53,889	0
85.4	Parks-com	2	1,094	3	1,091	4	21,538	6	23,723	0
85.5	Rural-commercial	13	32,679	11	145,812	14	727,936	27	906,427	0
86	Commercial Total	57	106,947	147	593,812	155	7,725,841	212	8,426,600	130,943

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	0.00	0.00%	0	0.00%	0.00
88. 1G	9,518.98	2.66%	4,283,545	2.65%	450.00
89. 2G1	6,550.76	1.83%	2,947,846	1.82%	450.00
90. 2G	2,697.80	0.75%	1,214,011	0.75%	450.00
91. 3G1	11,217.47	3.14%	5,051,062	3.13%	450.29
92. 3G	24,444.39	6.84%	11,244,157	6.96%	459.99
93. 4G1	160,621.48	44.92%	72,596,318	44.94%	451.97
94. 4G	142,560.32	39.86%	64,219,387	39.75%	450.47
95. Total	357,611.20	100.00%	161,556,326	100.00%	451.77
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	2.00	0.54%	900	0.54%	450.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1.00	0.27%	450	0.27%	450.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	368.00	99.19%	165,600	99.19%	450.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	371.00	100.00%	166,950	100.00%	450.00
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
<hr/>					
Grass Total	357,611.20	99.90%	161,556,326	99.90%	451.77
CRP Total	371.00	0.10%	166,950	0.10%	450.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	357,982.20	100.00%	161,723,276	100.00%	451.76

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

29 Dundy

	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	32,838,993	34,400,149	1,561,156	4.75%	116,545	4.40%
02. Recreational	226,412	230,157	3,745	1.65%	0	1.65%
03. Ag-Homesite Land, Ag-Res Dwelling	17,727,098	21,458,309	3,731,211	21.05%	811,246	16.47%
04. Total Residential (sum lines 1-3)	50,792,503	56,088,615	5,296,112	10.43%	927,791	8.60%
05. Commercial	8,345,081	8,426,600	81,519	0.98%	130,943	-0.59%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	14,287,599	12,840,954	-1,446,645	-10.13%	0	-10.13%
08. Minerals	40,293,188	14,656,498	-25,636,690	-63.63	4,495,980	-74.78
09. Total Commercial (sum lines 5-8)	62,925,868	35,924,052	-27,001,816	-42.91%	4,626,923	-50.26%
10. Total Non-Agland Real Property	113,718,371	92,012,667	-21,705,704	-19.09%	5,554,714	-23.97%
11. Irrigated	359,830,001	392,747,097	32,917,096	9.15%		
12. Dryland	130,400,753	130,443,833	43,080	0.03%		
13. Grassland	151,770,177	161,723,276	9,953,099	6.56%		
14. Wasteland	0	0	0			
15. Other Agland	281,756	294,140	12,384	4.40%		
16. Total Agricultural Land	642,282,687	685,208,346	42,925,659	6.68%		
17. Total Value of all Real Property (Locally Assessed)	756,001,058	777,221,013	21,219,955	2.81%	5,554,714	2.07%

2016 Assessment Survey for Dundy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 107,692
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 5,500 - Operating Minerals Only
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 6,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 500
12.	Other miscellaneous funds:
	\$ 95,192
13.	Amount of last year's assessor's budget not used:
	\$ 13,827

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan (Thomson Reuters)
2.	CAMA software:
	TerraScan (Thomson Reuters)
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and Assessment Clerk
5.	Does the county have GIS software?
	No
6.	Is GIS available to the public? If so, what is the web address?
	Not applicable.
7.	Who maintains the GIS software and maps?
	Not applicable.
8.	Personal Property software:
	TerraScan (Thomson Reuters)

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?
	Benkelman
4.	When was zoning implemented?
	2004 - County, Unknown - Benkelman

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Inc. - Operating Minerals
2.	GIS Services:
	None
3.	

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes - Operating Minerals Only
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Knowledge and experience.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Operating Minerals: Appraisal service recommends values.

2016 Residential Assessment Survey for Dundy County

1.	Valuation data collection done by:																												
	Assessor																												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Benkelman</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Haigler Village</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Outside city and village limits (Rural area, Max and Parks and Recreational)</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Homes and outbuildings.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Benkelman	02	Haigler Village	03	Outside city and village limits (Rural area, Max and Parks and Recreational)	AG	Homes and outbuildings.															
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																												
01	Benkelman																												
02	Haigler Village																												
03	Outside city and village limits (Rural area, Max and Parks and Recreational)																												
AG	Homes and outbuildings.																												
3.	List and describe the approach(es) used to estimate the market value of residential properties.																												
	Cost and Sales Comparison (Little or no rental information for Income.)																												
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?																												
	Assessor (County)																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	Study conducted in 2014 to determine need for (locational) depreciation tables. No changes made to depreciation tables for 2016.																												
6.	Describe the methodology used to determine the residential lot values?																												
	Very limited number of unimproved sales during the study period; only 1 from 10/01/2013-09/30/2015).																												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																												
	Sales - same as all other lot values.																												
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">12/2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">12/2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">12/2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2015-Dec</td> <td style="text-align: center;">2013-Aug</td> <td style="text-align: center;">No sales</td> <td style="text-align: center;">on-going</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	01	2014	06/2013	12/2014	2012-2014	02	2014	06/2013	12/2014	2012-2014	03	2014	06/2013	12/2014	2012-2014	AG	2015-Dec	2013-Aug	No sales	on-going
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																									
01	2014	06/2013	12/2014	2012-2014																									
02	2014	06/2013	12/2014	2012-2014																									
03	2014	06/2013	12/2014	2012-2014																									
AG	2015-Dec	2013-Aug	No sales	on-going																									
	There have been no sales with which to do a lot study for the agricultural homes and outbuildings for a decade or more.																												

2016 Commercial Assessment Survey for Dundy County

1.	Valuation data collection done by:																							
	Assessor																							
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>City of Benkelman, City Limits and T1-R37</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Village of Haigler, Village Limits and T1-R41</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Outside City of Village Limits (Rural, Max and Parks)</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	City of Benkelman, City Limits and T1-R37	02	Village of Haigler, Village Limits and T1-R41	03	Outside City of Village Limits (Rural, Max and Parks)												
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03	Outside City of Village Limits (Rural, Max and Parks)																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	Cost - Marshall Swift Costs minus Depreciation Sales Comparison - (Limited number) Depreciation Analysis																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	Cost, Marshall Swift, owner provided, borrowed from other Counties minus standard physical depreciation with possibility of functional or economic obsolescence (functional & economic sometimes being a judgment call.)																							
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?																							
	Assessor develops depreciation based on a limited number of sales. For the current study period, 10/01/2012 to 09/30/2015, there are only 6 qualified sales.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	No - adequate sale information not available																							
6.	Describe the methodology used to determine the commercial lot values.																							
	A lot study was last done in 2014. Currently there is only 1 unimproved commercial sale in the current study period.																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 15%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 30%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2012-2014</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	01	2014	06/2013	2014	2012-2014	02	2014	06/2013	2014	2012-2014	03	2014	06/2013	2014	2012-2014
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01	2014	06/2013	2014	2012-2014																				
02	2014	06/2013	2014	2012-2014																				
03	2014	06/2013	2014	2012-2014																				

2016 Agricultural Assessment Survey for Dundy County

1.	Valuation data collection done by:						
	Assessor						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Total County</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Total County	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	Total County	2016					
	With annual changes/updates, including water transfers and decertification of irrigated acres.						
3.	Describe the process used to determine and monitor market areas.						
	Sales analysis - physical viewing of changes, if known						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Surveys, deeds, viewing, talking to buyers/sellers						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	No. There are no sales for farm home sites, the use is different. Farm home sites are complementary and often necessary to the farm operation, usually with livestock buildings or other ag-related structures. Prevailing odors adjacent to or upon the home site land, equipment traffic, and fuel and chemical storage all on one acre or compact acres would have a negative impact on the market value of the home site land. Residential home sites stand alone as residential property with a distinct market starting with the land only in newer sites. Farm home sites are included in the property "bundle" in the sales of ag property. If the ag home site is split off in ownership from the remainder of the farm, it will most likely become a residential home site, revalued accordingly.						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Identified as Site - valued at 1/2 of recreational land - no market available						

Dundy County Plan of Assessment

Prepared by

Joanna Niblack

COUNTY ASSESSOR

June 15, 2015

Presented to

DUNDY COUNTY BOARD of EQUALIZATION

July 20, 2015

INTRODUCTION

In compliance with Nebraska State Statute 77-1311.02, this plan of assessment is prepared by the county assessor and submitted to the Dundy County Board of Equalization and to the Nebraska Department of Revenue.

The purpose of the plan is to:

- (I) Discuss the duties and responsibilities of the assessor's office;
- (II) Address issues of level, quality and uniformity of assessment;
- (III) Indicate by class or subclass the assessment actions the assessor has planned for the remainder of tax year 2015 and tax years 2016, 2017, and 2018 the properties the assessor plans to examine during the 3-year period and the assessment actions necessary to attain required levels of value and quality of assessment; and
- (IV) Anticipate the resources necessary to complete the described assessment actions.

Section I

Duties and Responsibilities of the County Assessor

The assessment of real property in Nebraska includes:



DISCOVERY of the NEW

Locate Property – Describe Location & Tax Situs
Identify New & Changed Property through Observation – Owner Information – Surveys,
Permits & Other Public Documents - Grapevine



REVIEW of the OLD

In 6-year cycles, all property is reviewed for change.



DELETION of the DEMOLISHED

Reported or discovered, demolished and removed structures must be deleted from assessment rolls.

LISTING

Measurements – Components – Property Details – Sketches – Photos
Effective Age – Condition – Economic Influences – Neighborhood
Physical & Functional Obsolescence
REQUIRES ON-SITE INSPECTION BY QUALIFIED PERSONNEL



CLASSIFICATION

Assigning Property Class by Use to Each Parcel
For Valuation and Statistical Purposes



Agricultural



Residential



Commercial

ON-SITE INSPECTIONS

An on-site inspection of property in Dundy County is conducted with respect for the property owner. Contact with the owner is established beforehand, setting up a date and approximate time for the inspection, offering a detailed explanation of the reason for the inspection, and describing what will be inspected.

AGRICULTURAL PROPERTY: On-site inspections of the land, in its entirety, are impossible, due to mass, accessibility, and identity. Sources such as Farm Services Agency aerial photos, soil surveys, Natural Resources Districts, and subscription aerial photography can be used efficiently for this purpose. Some on-site inspections are reasonable, in cases of feedlots, CRP, site land, and verification of field or grass boundaries, among other reasons.

On-site inspection of outbuildings consists of verification of existence, measurements, age, and condition for older structures and discovery and listing of new structures. Older structures are not re-measured every six years. Once the structure is measured and listed, measurements are not addressed unless there is a query from the owner or a peculiarity noted by the assessor.

On-site inspections of agricultural-related residential structures are conducted exactly as residential structures in the city, village, towns, or rural sites.

COMMERCIAL PROPERTY: Commercial structures are inspected for exterior condition, size, construction changes, and use. Most owners of active retail structures are agreeable to walk-through inspections. Buildings and properties which house moveable or hazardous materials and activities are not walked through by the assessor due to safety and liability. Safety involves potential personal injury to the assessor and liability is a concern for the assessor/county if an accusation of theft or damage arises after the inspection. Owners also have safety and liability concerns. The interiors of these structures are rarely improved or changed in ways that will affect value. Relevant changes are usually noticeable from the outside or from the reception/entry area.

RESIDENTIAL PROPERTY: An old debate that varies from state-to-state and from assessor-to-assessor is whether an assessor *must* inspect the interior of residential structures. This assessor vehemently defends the property owners' rights to privacy. The quality and condition of a house is usually obvious from the exterior. No need to push your way into the recesses of someone's home, no good reason for peeking through windows and doors. If an owner or occupant invites the assessor inside, or for any reason insists an interior tour be conducted, the assessor complies. There are observed moral boundaries even then. Unless the owner/occupant opens cupboard and closet doors, dresser drawers, or shower stalls and says: "Look at this", no attempt is ever made to view or gather information from behind closed doors/drawers. There is little, if ever any, valuation-significance to whether closet floors are carpeted and showers are one-headed or two-headed. If observed, details of housekeeping, decorating, and furnishings, and opinions of good or bad taste, clean and neat or not, and use of household items are not noted or commented upon. Photos of the interior are not taken because they can portray only the intimacies of a household. Once entered into a record, they become public record, and the county assessor's office, morally, should not be available for tours of private living. That's my story and I am sticking to it!



2015 STATISTICS

AGRICULTURAL - Land & Structures

SUBCLASS	ACRES	VALUE
IRRIGATED LAND	121,217.26	361,243,944
DRY CROPLAND	97,194.51	130,401,420
GRASSLAND	357,789.63	150,347,195
HOME SITE LAND	409.13	1,021,575
FARM SITE LAND	1,617.10	986,252
OTHER - Feedlots, Pits, etc.	521.18	281,756
ROADS & DITCHES	4,715.18	
IMPROVEMENTS		29,998,787
Total Agricultural Parcels	2,412	\$647,280,929

RESIDENTIAL - Land & Structures

City, Village, Town Rural Home Sites	923 Parcels	\$32,838,993
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COMMERCIAL – Land & Structures

City, Village, Town, Rural	213 Parcels	\$8,345,081
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RECREATIONAL – Land & Structures

For Leisure, Not Income, Purposes	6 Parcels	\$266,412
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MINERALS

Producing Oil & Gas	250 Parcels	\$41,720,270
Non-Producing Interests	185 Parcels	\$208,058

VALUATION

Determine Value – Based upon Market Indicators -
 -Sales Studies for each Property Class-
 Income & Expense Documentation
 Replacement Cost New Minus Depreciation for Structures

STATISTICAL ANALYSIS

Mathematical Measurements of Value and Sale Price
 To Determine
 Level of Value and Uniformity of Assessment by Property Class

CERTIFICATION OF VALUATION

Certify Taxable Values, Growth Values and TIF Values
 to Governing Subdivisions

For Levy-Setting Purposes

PROPERTY TAX CALCULATION

Compile Tax Rates into Combined Districts

Prepare Tax List

Calculate Property Taxes for Each Individual Parcel

Calculate Homestead Exemptions

Calculate Tax Credits

(Assessed Value x Tax Rate = Gross Taxes)

(Gross Taxes – Exemptions – Tax Credit = Net Taxes)

On or Before November 22 Each Year

Certify Tax List to County Treasurer

With a Warrant Commanding Collection

The assessment of personal property in Nebraska includes:

LISTING

FROM OWNER-PROVIDED INFORMATION

Income-Producing Machinery – Equipment - Furniture



Agricultural



Commercial

VALUATION



X 89.29% = Taxable Value

Original Cost x Recovery Factor (Years in Service) = Net Book Value

Determine Tax Situs



PROPERTY TAX CALCULATION



PREPARE TAX LIST
CALCULATE PROPERTY TAXES
(Net Book Value x Tax Rate = Taxes)
FOR EACH OWNER RETURN WITHIN TAXING DISTRICT
On or Before November 22 Each Year
Certify Tax List to County Treasurer
With a Warrant Commanding Collection

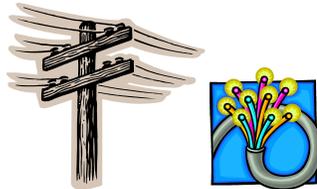
The assessment of centrally-assessed property in Nebraska includes:

APPORTIONMENT OF VALUE TO TAXING SUBDIVISIONS

(VALUE DETERMINED/CERTIFIED BY NEBRASKA DEPARTMENT OF REVENUE)



Real and Personal Railroad Property



Real and Personal Public Service Company Property
(Pipelines - Telephone Companies - Fiber Optics – etc.)

PROPERTY TAX CALCULATION



PREPARE TAX LIST
CALCULATE PROPERTY TAXES
(Fund Value x Fund Tax Rate = Property Taxes)
FOR EACH FUND WITHIN EACH COMPANY
(Each "Fund" is a Taxing Subdivision a/k/a Governmental Entity)
(Taxing Subdivisions are County, Schools, Fire Districts, etc.)
On or Before November 22 Each Year
Certify Tax List to County Treasurer
With a Warrant Commanding Collection



Other assessment, administrative, clerical, peripheral, and incidental duties and responsibilities of the assessor's office include:

- **MAINTAIN HARD COPY AND COMPUTER PROPERTY RECORDS**
- **PROCESS OWNERSHIP CHANGES (MONTHLY)**
- **UPDATE ELECTRONIC SALES FILE (MONTHLY)**
- **PROOF & CORRECT SALES ROSTERS (4X± ANNUALLY)**
- **VERIFY SALES - WHENEVER POSSIBLE**
- **UPDATE OWNER OF RECORD MAILING ADDRESS**
- **MAINTAIN CADASTRAL MAP BOOKS AND INDEXES**
- **MONITOR, UPDATE TAXING DISTRICT INFORMATION**
- **FILE HARD COPY RECORDS**
- **PROOFREAD (ANNUALLY) REAL PROPERTY & PERSONAL PROPERTY**
- **PREPARE, MAIL VALUATION CHANGE NOTICES**
- **ATTEND ALL County Board of Equalization HEARINGS**
- **ATTEND TERC PROCEEDINGS FOR THE COUNTY**
- **UPDATE PERSONAL PROPERTY SCHEDULES**
- **MAIL PERSONAL PROPERTY REPORTING FORMS & INSTRUCTIONS**
- **RECEIVE PERSONAL PROPERTY FILINGS**
- **ASSIST WITH COMPLETION OF PERSONAL PROPERTY SCHEDULES**
- **PREPARE, MAIL HOMESTEAD EXEMPTION FORMS & INSTRUCTIONS**
- **ASSIST OWNERS WITH COMPLETION OF HOMESTEAD EXEMPTION FORMS**
- **APPROVE/DISAPPROVE HOMESTEAD EXEMPTION APPLICATIONS**
- **VALUE HOMESTEADS, MAIL FORMS TO DEPARTMENT OF REVENUE**
- **PERFORM SALES ANALYSIS/RATIO STUDIES EACH PROPERTY CLASS**
- **MAIL/PROCESS INTENT TO TAX PUBLIC-OWNED PROEPRTY NOTICES**
- **PREPARE/MAIL/PROCESS PERMISSIVE EXEMPTION FORMS**
- **PREPARE/MAIL/POST MANDATORY REPORTS**
 - **Real Property Abstract of Assessment**
 - **Certification of Completion of Assessment Roll**
 - **Assessment/Sales Ratio Statistics**
 - **Personal Property Abstract of Assessment**
 - **Plan of Assessment**
 - **Certify Subdivision Values**
 - **School District Taxable Value Report**
 - **Average Assessed Value-Residential**

- Homestead Exemption Summary Report
- Certificate of Taxes Levied
- Real Property & Personal Property Tax Lists

- **PERFORM ADMINISTRATIVE FUNCTIONS**
 - Budget Preparation
 - Office Inventory
 - Procedures Manual
 - Staff Training
 - Staff Supervision
 - Communications with Vendors and Suppliers
 - Correspondence (Mail, Electronic, Verbal)
 - Continuing Education
 - Public Relations

- **CONSTANT INFORMATION TO PUBLIC, APPRAISERS, INSURANCE REPS, REALTORS, ANONYMOUS PERSONS, AND GOVERNMENTAL AGENCIES BY PHONE, BY E-MAIL, BY U.S. MAIL, AND IN PERSON**

Section II

Statistical Measures: Level and Quality of Assessment

The following three charts demonstrate the history of the Level of Assessment and the Quality of Assessment Ratios for Dundy County in all three major property classes. The ratios are presented as county totals. Assessor Location statistics are not represented in these charts.

RESIDENTIAL PROPERTY – Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	79	95	21	104	95	21	104
2001	87	96	30	112	96	30	112
2002	86	94	28	111	94	28	111
2003	69	88	29	107	96	29	108
2004	45	95	15	100	95	15	100
2005	52	97	18	105	97	18	105
2006	64	100	18	107	100	18	107
2007	51	98	9	103	98	9	103
2008	50	94	12	104	94	12	104
2009	42	89	13	104	94	14	104
2010	51	99	20	104	99	20	104
2011	54	96	21	107	96	21	107
2012	43	95	22	110	95	43	110
2013	44	92	22	108	92	22	108
2014	53	100	21	108	100		
2015	46	96	22	103	96		
GENERALLY ACCEPTABLE RANGES					92 – 100	<18	<103

COMMERCIAL PROPERTY – Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	22	97	22	109	97	22	109
2001	20	100	38	110	100	38	110
2002	19	96	35	108	96	35	108
2003	15	93	12	104	93	12	104
2004	19	100	25	116	100	14	116
2005	18	99	20	106	99	20	106
2006	19	99	22	105	99	22	105
2007	11	99	11	100	99	11	100
2008	11	98	18	94	98	18	94
2009	11	99	15	90	99	15	90
2010	10	94	19	86	94	19	86
2011	6*	N/A	N/A	N/A	N/A	N/A	N/A
2012	7*	N/A	N/A	N/A	N/A	N/A	N/A
2013	6*	N/A	N/A	N/A	N/A	N/A	N/A
2014	6*	N/A	N/A	N/A	100		
2015	5*	N/A	N/A	N/A	100		
GENERALLY ACCEPTABLE RANGES					92 - 100	<20	<103

*Insufficient sales for statistical measurement.

Typically, there are not enough Commercial Property sales in Dundy County during a 3-year sale period to establish market value indicators. There is usually a low volume of sales and a shortage of like-kind sale properties. Six or seven sales may include retail, service, storage, or combination properties.

AN INADEQUATE NUMBER OF SALES CAN RENDER ALL RATIOS UNRELIABLE.



AGRICULTURAL LAND – Unimproved Only							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	61	77	20	102	77	20	102
2001	45	76	17	100	76	17	100
2002	45	74	17	100	74	17	100
2003	46	75	12	100	75	12	100
2004	54	76	16	100	78	17	100
2005	50	77	16	100	77	16	100
2006	49	75	15	106	75	15	106
2007	53	74	14	105	74	14	105
2008	60	71	13	106	71	13	106
2009	56	68	15	110	72	15	110
2010	58	74	14	103	74	14	103
2011	54	72	18	103	72	18	103
2012*	41	69	15	103	N/A	N/A	N/A
2013	68	69	25	111	69	25	111
2014	79	69	24	106	74		
2015	70	69	28	112	69		
GENERALLY ACCEPTABLE RANGES 2007+					69 – 75	<20	<103
ACCEPTABLE RANGES <2007					74 – 80	<20	<103

*Assessor's Analysis of Unimproved Agricultural Land Sales. TERC DETERMINED THE SAMPLE OF PARCELS USED BY PAD MEASUREMENT WERE NOT REPRESENTATIVE OF THE CHARACTERISTICS OF THE CLASS OF AGRICULTURAL LAND



SOMETIMES THE RATIOS LOOK PRETTY GOOD...SOMETIMES THEY DON'T
 DUE TO AVAILABLE RESOURCES AND INDIVIDUAL PERFORMANCE
 FACTORS USED BY THE ASSESSOR TO ANALYZE VALUE, SALES
 ARE NOT ALWAYS IDENTICAL TO THOSE CONSIDERED LATER
 IN THE PROPERTY TAX ADMINISTRATOR'S REPORTS AND OPINIONS

OR THOSE REVIEWED AND WEIGHED BY TERC FOR EQUALIZATION PURPOSES

Section III

Assessment Plan by Property Class/Subclass

RESIDENTIAL PROPERTY – Improved & Unimproved		
2016	2017	2018
<p>Review Sale Statistics -Resolve Problem Areas- Review Depreciation FOR ALL IMPROVEMENTS</p> <p>Discover – List New Improvements Use Changes</p> <p>Start New 6-Year Residential Review Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p>	<p>Review Sale Statistics -Resolve Problem Areas- Review Depreciation FOR ALL IMPROVEMENTS</p> <p>Discover – List New Improvements Use Changes</p> <p>Continue 6-Year Review Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p>	<p>Review Sale Statistics -Resolve Problem Areas- Review Depreciation FOR ALL IMPROVEMENTS</p> <p>Discover – List New Improvements Use Changes</p> <p>Continue 6-Year Review Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p>

Assessment Plan by Property Class/Subclass

COMMERCIAL PROPERTY – Improved & Unimproved		
2016	2017	2018
<p>Review Sale Statistics -Resolve Problem Areas- Review Depreciation FOR ALL IMPROVEMENTS</p> <p>Discover – List New Improvements Use Changes</p> <p>Start New 6-Year Commercial Review Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p>	<p>Review Sale Statistics -Resolve Problem Areas- Review Depreciation FOR ALL IMPROVEMENTS</p> <p>Discover – List New Improvements Use Changes</p> <p>Start New 6-Year Residential Review Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p>	<p>Review Sale Statistics -Resolve Problem Areas- Review Depreciation FOR ALL IMPROVEMENTS</p> <p>Discover – List New Improvements Use Changes</p> <p>Start New 6-Year Residential Review Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p>

Assessment Plan by Property Class/Subclass

AGRICULTURAL PROPERTY – Improved & Unimproved		
2016	2017	2018
<p>BEGIN NEW 6-YEAR CYCLE</p> <p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p>	<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p>	<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p>

Section IV

Current Resources

STAFFING

Currently, the office is staffed by the assessor and one full-time assessment clerk. Adequate staffing would include the addition of a capable, part-time office clerk.

ASSESSMENT EDUCATION

ASSESSOR

The assessor began "in-training" for the position of county assessor on July 1, 1977, successfully completed the Nebraska County Assessor's Certification Examination in September, 1977, and was appointed to the position of County Assessor on October 17, 1977.

The assessor has completed required continuing education hours for the four-year period ending December 31, 2014 and is within 4.25 hours of meeting required continuing education necessary to renew her assessor's certificate for the next four-year period. (07/18/2014)

The assessor holds certificates in numerous IAAO mass appraisal and mapping courses and Department of Revenue courses in appraisal, assessment administration, agricultural land valuation, residential listing, Marshall & Swift residential, commercial and outbuilding cost programs, and computer assisted mass appraisal.

ASSESSMENT CLERK

[Julie L. Jessee](#) was employed in the assessor's office, in the position of office clerk, from August, 1992 through May, 1993. She returned to that position on a part-time basis in January, 1995 and currently serves five days per week.

Julie has attended the 8-hour course, "Valuation of Agricultural Land" and the 2012 "Residential Data Collection" 2-day course. She has attended two TerraScan training seminars and is willing to attend other assessment or computer courses. She has endured intense on-job training, demonstrates interest in assessment matters, participates in most assessment functions, and performs her duties with absolutely no complaining!

CADASTRAL MAPS

As a resource, the cadastral maps for Dundy County are becoming more and more limited with time.

The three Cadastral Map Books and the Tax Lot Book were completed, printed on both paper and mylar sheets, and loose-bound in hard binders in approximately 1970.

The 1966 flight of ASCS aerial photos were used for the rural areas and existing plat maps were used for cities, villages and towns.

The map pages are heavily marked for ownership boundaries, parcel numbers and surveys and have become ragged, torn and very fragile. They should be replaced with modern photos and plats or upgraded to an electronic GIS system.

The Cadastral Map Book Index was recreated in computer records and stored on diskettes in 2002. They are updated and reprinted with each monthly parcel split and ownership change process. The printed index displays Cadastral Number, Legal Description, Owner Name and Deed Book and Page, in order of cadastral number. The index is efficient and comprehensive. Aerial photos from 2003 have been marked for section and ownership boundaries, one section per page, and bound in 3-ring binders. Those photos are updated with each ownership or boundary change, rather than mark even more on the old, fragile cadastral book pages.

RURAL PARCELS

2003 aerial photos have been marked by section line boundaries and by ownership boundaries and scanned into computer property records. As a part of the individual record, these photos have proven to be time-saving and efficiency-boosting in assessment practices.

CITY, VILLAGE, TOWN PARCELS

Cadastral photo images of platted blocks, indicating placement and measurement of lots, have been scanned into computer property records. While more effort to identify actual ownership boundaries upon these images must be addressed, this additional tool has been very useful for information and identification purposes.

NON-PLATTED PARCELS

Survey and Tax Lot images, where available, have been scanned into appropriate computer property records to demonstrate parcel and ownership boundaries. These images are now indispensable when attempting to identify parcels with tax lot or unusual descriptions.

Electronic Cadastral Mapping is an available, costly technology and has been implemented in most Nebraska counties. The technology would enhance assessment performance. It is generally coveted by real estate businesses as a free-to-them tool provided by the county. At this time, the cost to taxpayers is not justifiable

PROPERTY RECORD CARDS

Property record cards in the Dundy County Assessor's Office are maintained both on hard copy and in electronic files.

Hardcopy Files

Current hardcopy files for each parcel are enclosed in see-through plastic sleeves with hanging spines. Each parcel file consists of:

- Face Sheets – 1999 through 2014 displaying:
 - Deed book and pages
 - Owner names (as they appear on the deed)
 - Legal description
 - Parcel I.D. number

- Map number
 - Taxing District
 - School District
 - Classification Codes
 - Neighborhood
 - Property Type
 - Cadastral Map number
 - Lot Dimensions
 - Land Area/Acres
 - Four Years' Value - Land, Improvements, Outbuildings, Total
 - Reason for Value Change
- Photograph of primary structure – most recent
 - Current sketch with dimensions and labels
 - Active correspondence (if any)

Electronic Media Files

Current property record face sheets are recorded on CD's, by legal description. The CD's are updated with ownership transfers, parcel splits and valuation changes as they occur.

The CD files are stored as permanent records at the end of each four-year period with each year displayed on the face sheets. These CD files are now available for inspection and printing (if anyone would ever want to do that) from 2003 through 2014. 2015 files will be completed in 2015.

Personal Property Files

Personal Property Returns and Schedules are also recorded and stored on CD's, by owner name, within assessment year. Assessment year CD's contain scanned images of each Return and Schedule and can be printed, complete with signature, upon request.

These electronic records are sometimes useful to the county sheriff and also help to prove that property was indeed reported by the owner, not invented by the assessor, when such challenges occur.

The personal property CD's are available from assessment year 2000 through 2014. 2015 schedules will all be scanned by late 2015.

Terra Scan CAMA Files

Dundy County subscribes to Manatron, a Thomson-Reuters company, formerly and still referred to as Terra Scan, a Property Assessment Administration and Computer-Assisted Mass Appraisal (CAMA) system. The system stores and processes property record information as the data is entered by assessment staff. This electronic assessment file system has stored property record and property tax information for real estate parcels in Dundy County since 1999.

The system also processes and stores personal property records and centrally-assessed (railroad and public service companies) records.

Morgue Files

Historic property record cards, 1978 – 2006, are stored by legal description in vault and outer-office file cabinets.

Many of the “morgue” records were B.C. (before computers), but are typewritten, legible, and in good condition. There is an on-going project for “morgue” files to be scanned onto CD’s by legal description for years 1978 through 2006 in an attempt to reduce record storage volume. The project is progressing slowly due to lack of personnel.

Web-Based Property Information

Web-based property information access is not provided by the assessor.

Public Information

Property record information is offered to the public in printed form, handed to or mailed to the person making the request at a cost of 25¢ per record, plus postage and handling when applicable. Large volume requests are charged a set-up fee in addition to the per-record cost.

Property record information is offered to the public via e-mail, if the request is minimal, at no cost. The most common e-mail requests include building sketches and construction information.

The assessor's office tracks the volume of records transmitted to the public via e-mail. Although volume varies from day to day and from week to week, the assessor's office participates in the exchange of 5 - 20 various forms of assessment information via e-mail per week.

Lengthy information is e-mailed by the assessor whenever possible, but pre-payment is required before set-up. Index production, mass parcel production, or custom requests are provided at a cost of \$25 set-up fee, 25¢ per record, or per page, depending upon the format, postage, and the cost of the paper, diskette or CD. Pre-payment is required for large volume requests.

The assessor's office does not perform research services for the public, but will provide information that is readily or easily produced. These requests are becoming more and more frequent, with considerable staff time devoted to production. Many requests are for information so customized that it is time-prohibitive or impossible to produce. Therefore, responses to requests are limited to those formats and arrays easily produced through standard report and index design.

Total assessment/appraisal records, requested by some retail vendors of that information, usually for their subscription web site businesses, are referred to Thomson-Reuters (TerraScan, Inc.) for electronic/transmittal production. The fees charged by TerraScan for that service are paid to TerraScan by the persons/companies requesting the information.

Special efforts are made to customize information requested by governmental entities, such as federal, state, county, city, fire district, NRD and so on. Governmental entities are not charged for information in any form and are usually given priority over other requests.

BUDGET SUMMARY

Fiscal Year July 1, 2014 – June 30, 2015

EXPENDITURE DESCRIPTION	BUDGETED 2010 - 2011	BUDGETED 2011 - 2012	BUDGETED 2012 - 2013	BUDGETED 2013 - 2014	BUDGETED 2014- 2015
Official's Salary	38,100	39,700	40,700	41,700	43,600
Staff Salary	22,000	21,300	32,760	30,000	34,840
Postage	2,000	2,000	2,000	1,500	1,500
Telephone	1,500	2,000	2,000	2,500	2,500
Equipment Repair	1,000	1,000	1,000	500	500
Lodging	500	500	500	500	500
Mileage	1,500	1,500	1,500	2,000	2,000
Dues, Registration	500	500	500	500	500
Minerals Contract	5,000	5,000	5,500	5,500	5,500
PTAS/CAMA System	6,500	6,500	5,500	6,500	6,500
System Upgrade					
Continuing Education	500	500	500	500	500
Office Supplies	3,500	3,500	2,500	2,500	3,500
Office Equipment	1,000	1,000	1,000	1,000	2,500
Official's Bond					
Reappraisal					
TOTAL BUDGETED	83,600	85,000	95,960	95,200	104,440
TOTAL EXPENDED	77,871	78,185	83,612	91,450	90,612
FORFEIT TO GENERAL FUND	5,729	6,815	12,348	3,750	13,828

NOTE 1: Unused budget amounts are usually due to an unfulfilled, full-time clerical position. The unused budget funds, at the end of the fiscal year, are transferred to "reserves" or other funding mechanisms and are not carried forward to the ensuing assessor's budget.

NOTE 2: New, unique, or additional-time-demanding requirements are accomplished by extended work hours contributed by the county assessor.

NOTE 3: The assessor cannot receive salary or benefits in excess of those set prior to each election year, no matter how many hours are contributed outside normal office hours.

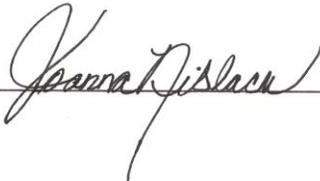
The 2015 – 2016 Budget has not been submitted to the Board as of this date. The Budget page in this report will be edited up-to-date in September, 2015.

Transmittal of 3-Year Plan

The Dundy County Assessor's 2015 3-Year Plan of Assessment was hand-delivered to the Dundy County Board of Equalization on Monday, July 20, 2015.

One copy was handed to each of the three Board members. One copy was handed to the county clerk, for the record.

Signed this 20th day of July, 2015 by the Dundy County Assessor. [Updates, to be added: jn]



A handwritten signature in cursive script, appearing to read "Joanna Dislack", is written over a horizontal line.

The Budget Summary was not updated within this Plan by delivery date to the County Board. The original Budget Estimation for the ensuing year, 2015-2016, will be filed with the County Board in **August, 2015**. The Budget will be amended/approved by the Board in **September, 2015**. [07/20/2015: jn]

The Plan will be electronically transmitted, in "pdf" format to the Property Tax Administrator **September 21, 2015**, addressed to:

Ruth.sorensen@nebraska.gov

The Plan will be electronically transmitted, in "pdf" format with no page numbers, to Field Liaison, Patricia Albro, in **September, 2015**, addressed to:

pat.albro@nebraska.gov

Copies will be printed from the file, upon request, any time after signed copies have been handed to the County Board.