



2016 REPORTS & OPINIONS

GAGE COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Gage 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 Gage 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: Patti Milligan, Gage County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

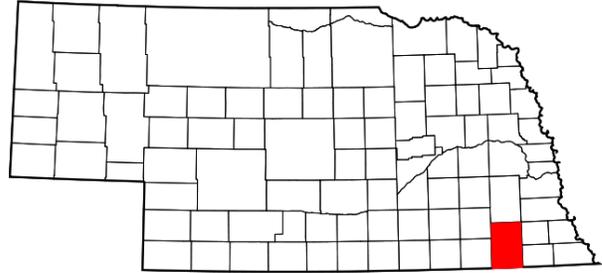
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

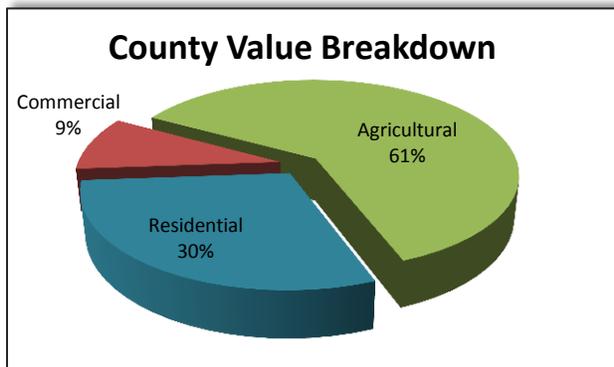
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 851 square miles, Gage had 21,663 residents, per the Census Bureau Quick Facts for 2014, a 3% population decline from the 2010 US Census. In a review of the past fifty years, Gage has seen a steady drop in population of 19% (Nebraska Department of Economic Development). Reports indicated that 72% of county residents were homeowners and 72% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Gage convene in and around Beatrice, the county seat. Per the latest information available from the U.S. Census Bureau, there were 673 employer establishments in Gage. County-wide employment was at 10,681 people, a slight loss relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Gage that has fortified the local rural area economies. Gage is included in both the Lower Big Blue and Nemaha Natural Resources Districts (NRD). Dry land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Gage ranks third in soybeans (USDA AgCensus).

Gage County Quick Facts

Founded	1857	
Namesake	Methodist minister William D. Gage	
Region	Southeast	
County Seat	Beatrice	
Other Communities	Adams	Odell
	Bameston	Pickrell
	Blue Springs	Virginia
	Clatonia	Wymore
	Cortland	
	Filley	
	Liberty	
Most Populated	Beatrice (12,157)	
	-2% from 2010 US Census	

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Gage County

Assessment Actions

For the current assessment year, the County conducted a statistical analysis of the residential class of properties. Adjustments were made to sub-classes as needed to bring all valuation groups to within the required level of value. The county reviewed rural residential properties and also adjusted sub classes in the town of Wymore. Additionally, all pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

The residential class consists of six valuation groups that mirror the inspection cycle in the County. The valuation groups reported in the statistics consist of groupings of county assessor locations from the same general geographic locations in the county along with the rural residential in the immediate area.

Valuation Grouping	Assessor Locations
01	Adams
02	Barneston
03	Beatrice and Beatrice Subs
05	Blue Springs
06	Clatonia
07	Cortland
09	Filley
10	Liberty
11	Odell
12	Pickrell
13	Rockford
15	Rural and Rural Subdivisions
17	Virginia
18	Wymore
19	Doctors Lake

For the residential property class, a review of the Gage statistical analysis profiles 518 qualified residential sales, representing the valuation groupings. Two of the three measures of central tendency are within the acceptable range with only the mean being above the range. The overall calculated median is 95 for the residential class of property. In analyzing the qualitative statistics the COD and the PRD are both above the recommended range.

The indicated trend as indicated below for the residential market demonstrates an increasing market. This upward trend is consistent through a majority of the valuation groups in the county. This indicates that overall, residential value within the county has followed the general residential market activity as observed in the southeast area of the state.

2016 Residential Correlation for Gage County

Study Yrs						
01-OCT-13 To 30-SEP-14	250	97.01	108.36	94.84	24.43	114.26
01-OCT-14 To 30-SEP-15	268	93.19	99.56	92.04	19.39	108.17

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.

One of the areas addressed included sales qualification and verification. The Gage County Assessor has developed a consistent procedure for both sales qualification and verification. The counties appraisal staff has demonstrated a strong understanding of the residential market. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The non-qualified sales had the required narrative for the reasoning behind the elimination of the sale from the qualified sales file. An adequate sample of arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. For residential property the county continues to meet the six-year review cycle. The county uses both appraisal staff and a contract appraiser for the inspection and review. The county assessor and staff have been aggressive in their approach to keep all the inspections up to date and have continued a strong consistent review of the residential class of property.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Gage County, the valuation changes were systematic, well documented, and affected sold and unsold properties similarly both when examining the frequency of valuation changes and the amount of valuation change.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. While the groups are based on individual towns, the practice of the county utilizes a separate sales analysis for each of the locations. 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.

2016 Residential Correlation for Gage County

Equalization and Quality of Assessment

The valuation groupings have been assessed at similar portions of market value, and the qualitative statistics support uniformity of assessments. All the evidence supports that the assessment practices in Gage County comply with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	24	99.06	100.35	93.75	13.52	107.04
02	3	141.79	120.59	132.32	17.67	91.14
03	366	96.00	107.15	94.30	23.71	113.63
05	3	133.88	147.78	140.30	13.65	105.33
06	7	85.28	87.62	86.07	23.79	101.80
07	13	96.29	97.37	95.40	10.79	102.06
09	6	92.97	96.73	95.72	17.33	101.06
11	5	85.73	85.05	88.70	21.29	95.89
12	4	75.08	73.79	71.99	09.07	102.50
14	2	85.48	85.48	85.12	04.08	100.42
15	33	91.62	90.79	89.78	11.25	101.12
16	9	96.17	96.23	94.95	07.86	101.35
18	38	95.28	99.70	95.25	19.66	104.67
19	5	68.13	67.85	68.73	17.25	98.72
<u> ALL </u>	518	95.40	103.81	93.32	21.89	111.24

Level of Value

Based on the review of all available information, the level of value of residential property in Gage County is 95%.

2016 Commercial Correlation for Gage County

Assessment Actions

For the current assessment year, the county conducted a statistical analysis for the commercial class of property. Additionally, all pickup work was completed by the county, as were on-site inspections of any remodeling and new additions.

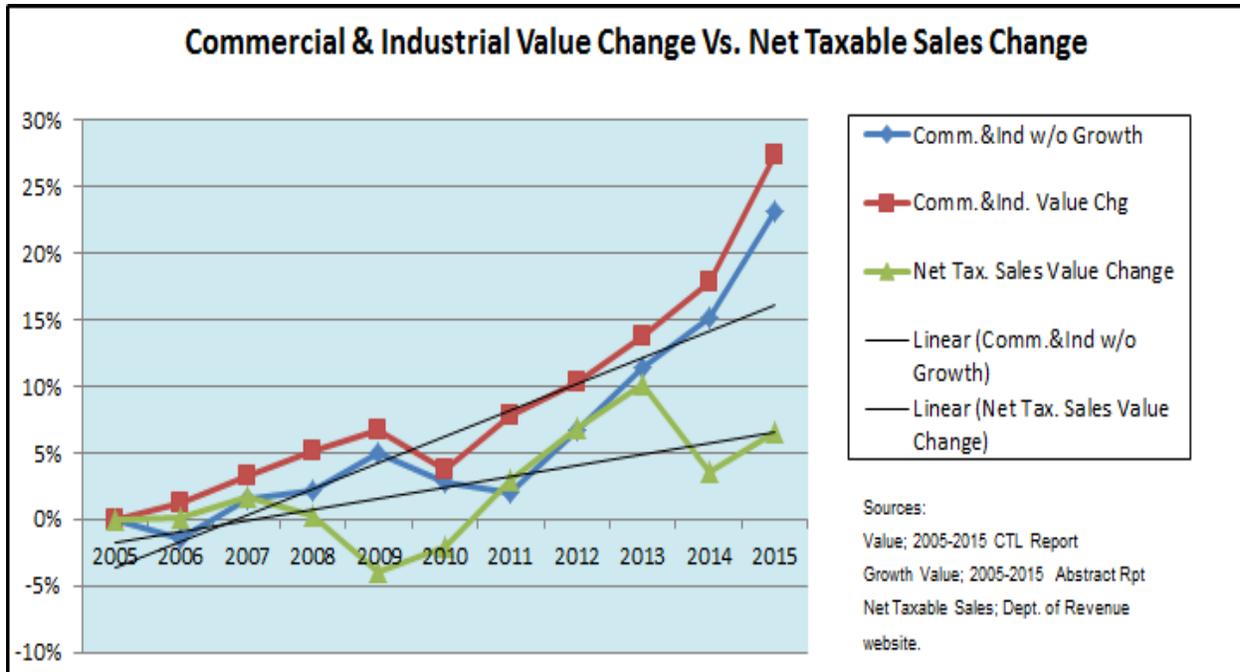
Description of Analysis

Valuation Grouping	Assessor Location
03	Beatrice
10	Towns in North half of County
15	Towns in South half of County
18	Wymore
50	Rural

For the commercial property class, a review of Gage County’s statistical analysis consists of 54 commercial sales, representing all of the valuation groupings. Valuation group 03 constitutes about 63% of the sample and this generally reflects the composition of the commercial population. Of the three measures of central tendency for the county, only the median is within the acceptable range. The mean and weighted mean are skewed by outlying sales. Within the profile, sale prices range from 500 dollars to almost 4.3 million. The qualitative statistics are close to being within the recommended range.

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) that would be one modest indicator of commercial market activity, or as noted on the website “general sales and economic activity for selected locations”. The Net Taxable Sales by business classification is comprised of sixteen codes—from Agriculture to Public Administration. The three largest business classifications in Gage County that provide the bulk of Net Taxable Sales are: Retail Trade, Other Services, Accommodation and Food Services and Construction.

2016 Commercial Correlation for Gage County



Net Taxable Sales for the last eleven years indicates an average of 0.69% net increase over this period of time. Comparing this figure to the Annual Percent Change in Assessed Value shown in Chart 2 of Exhibit 7B (-0.18% annual percent change excluding growth for the same time period) indicates less than one point difference.

This would tend to indicate that overall, commercial value within the county has followed a general indicator of commercial market activity. Further, although there were two years in the data that indicated a decline from the previous year (years 2008, 2009 and 2014), the remainder were positive and the latest year's comparison of Net Taxable Sales [2015] to the previous year was up by almost 3%. This would indicate that overall the commercial market has been relatively flat with a slight increase.

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.

One of the areas addressed included sales qualification and verification. The Gage County Assessor has developed a consistent procedure for both sales qualification and verification. The county utilizes a contract appraisal company who is directly responsible for the sales verification. The Division's review inspects the non-qualified sales to ensure that the grounds for

2016 Commercial Correlation for Gage County

disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Gage County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. All property in Gage County has been inspected during the six-year review cycle. The majority of the review is done by appraisal staff in the office with assistance of the contract appraiser. The county is implementing oblique imagery for 2017, and has consistently used various technologies to aid in the valuation of the commercial class of property. The county's analysis utilizes the state sales file to access sales information to value unique properties within the county.

The county consistently files all statutory reports in a timely and accurate fashion and utilizes electronic transfers when possible. The County consistently submits sales on a monthly basis, and updates the sales file in an accurate fashion.

Valuation groups were also examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

Based on the assessment practices review and the statistical analysis, the quality of assessment in Gage County is in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
03	34	95.33	100.73	103.22	27.76	97.59
10	4	95.90	94.27	93.43	06.07	100.90
15	7	125.00	139.25	105.07	28.87	132.53
18	5	126.22	110.53	119.55	24.91	92.46
50	4	121.65	125.93	138.97	16.01	90.62
<u> </u> ALL <u> </u>	54	100.33	108.02	104.89	27.72	102.98

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Gage County is 100%.

2016 Agricultural Correlation for Gage County

Assessment Actions

A systematic review of land use was conducted this year. The review was primarily conducted using aerial imagery; when additional information was needed, the taxpayer was contacted to verify Farm Service Agency (FSA) certifications and/or a physical inspection was completed.

Rural outbuildings were reviewed utilizing aerial imagery and geographic images.

A sales analysis was completed, as a result irrigated land values increased approximately 10%, dry 6% and grass was about 15%.

Description of Analysis

Gage County has developed two clearly defined agricultural market areas based on topography, and availability of water. Market Area 1 is the entire county with the exception of the three townships bordering Pawnee County to the east of Gage. Market Area 1 is predominately dryland at 61%, grass land 21%, and irrigated land at 16%. Market Area 2 has 62% dryland, which is similar to area one, grass is 32% and only about 2% of the land is irrigated. On average the productivity of the agricultural land in Market Area 1 is better than that of Market Area 2. The agricultural statistical sample of 109 sales reveals that two of the three measures of central tendency are within the range with only the mean being above the range by two points. A review of the statistical profile for the 80% MLU by Market Area indicates that for all classes of land, they are all within the acceptable range.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine 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.

One assessment practice reviewed is that of sales qualification and verification. Gage County's process consists of a mailed questionnaire sent to one or both parties to an agricultural transaction. The county utilizes an appraiser familiar with the agricultural sales to aid in qualifying the sales. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented. The review also includes a dialogue with the Assessor and a consideration of verification documentation. It is the practice of the Assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land.

The inspection and review cycle for all real property was also examined. Within the agricultural class rural dwellings and outbuildings are reviewed at the same time as the rural residential

2016 Agricultural Correlation for Gage County

review. Land use was updated for this assessment year, via comparison of each record to the information supplied by the geographic information program.

The review process also examines the agricultural market areas to ensure that the areas defined are equally subject to a set of economic forces that impact the value of land within the delineated areas. The summary of the market area analysis concluded that the county has adequately identified market areas for the agricultural land class.

Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. To further distinguish whether the parcel is rural residential or recreational would involve the stated use by the taxpayer via the sales verification questionnaire.

Equalization

The analysis supports that the county has achieved equalization; comparison of Gage County values compared the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The market adjustments made for 2016 parallel the movement of the agricultural market in the area.

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

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

2016 Agricultural Correlation for Gage County

80%MLU By Market Area				
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN
<u>Irrigated</u>				
County	12	70.57	70.33	66.05
1	12	70.57	70.33	66.05
<u>Dry</u>				
County	38	71.13	79.14	72.96
1	28	71.13	80.53	73.10
2	10	69.90	75.24	72.50
<u>Grass</u>				
County	20	73.21	74.53	75.50
1	7	75.18	76.58	75.88
2	13	71.23	73.42	75.18
<u>ALL</u>				
	109		76.76	72.38

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Gage County is 73%

2016 Opinions of the Property Tax Administrator for Gage 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	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	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 Gage County

Residential Real Property - Current

Number of Sales	Median	
Total Sales Price	Mean	
Total Adj. Sales Price	Wgt. Mean	
Total Assessed Value	Average Assessed Value of the Base	\$77,397
Avg. Adj. Sales Price	Avg. Assessed Value	

Confidence Interval - Current

95% Median C.I.	
95% Wgt. Mean C.I.	
95% Mean C.I.	
% of Value of the Class of all Real Property Value in the	25.07
% of Records Sold in the Study Period	
% of Value Sold in the Study Period	

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015			
2014			
2013			
2012			

2016 Commission Summary for Gage County

Commercial Real Property - Current

Number of Sales	54	Median	100.33
Total Sales Price	\$8,819,620	Mean	108.02
Total Adj. Sales Price	\$8,819,620	Wgt. Mean	104.89
Total Assessed Value	\$9,250,770	Average Assessed Value of the Base	\$174,368
Avg. Adj. Sales Price	\$163,326	Avg. Assessed Value	\$171,311

Confidence Interval - Current

95% Median C.I	93.33 to 116.28
95% Wgt. Mean C.I	97.01 to 112.77
95% Mean C.I	97.87 to 118.17
% of Value of the Class of all Real Property Value in the County	7.45
% of Records Sold in the Study Period	4.34
% of Value Sold in the Study Period	4.27

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	60	100	100.46
2014	67	95	99.77
2013	52	95	95.32
2012	35	94	93.54

34 Gage
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 3/21/2016

Number of Sales : 518
 Total Sales Price : 56,145,384
 Total Adj. Sales Price : 56,145,384
 Total Assessed Value : 52,396,330
 Avg. Adj. Sales Price : 108,389
 Avg. Assessed Value : 101,151

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 104
 COD : 21.89
 PRD : 111.24

COV : 37.16
 STD : 38.58
 Avg. Abs. Dev : 20.88
 MAX Sales Ratio : 390.00
 MIN Sales Ratio : 32.45

95% Median C.I. : 93.45 to 96.75
 95% Wgt. Mean C.I. : 91.85 to 94.80
 95% Mean C.I. : 100.49 to 107.13

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	64	98.53	116.67	98.13	29.98	118.89	60.68	315.22	93.50 to 108.83	101,608	99,707
01-JAN-14 To 31-MAR-14	46	98.64	107.77	96.48	19.19	111.70	41.04	390.00	95.35 to 101.75	106,811	103,054
01-APR-14 To 30-JUN-14	76	95.56	107.29	94.59	25.30	113.43	51.61	349.44	90.33 to 100.45	99,093	93,731
01-JUL-14 To 30-SEP-14	64	96.24	101.73	90.80	21.30	112.04	60.73	171.64	89.13 to 101.97	106,947	97,102
01-OCT-14 To 31-DEC-14	65	95.76	102.20	93.18	18.29	109.68	32.45	300.06	91.50 to 100.23	117,779	109,745
01-JAN-15 To 31-MAR-15	58	92.50	101.45	92.48	23.61	109.70	57.60	332.22	88.05 to 96.21	108,862	100,677
01-APR-15 To 30-JUN-15	75	93.33	96.89	91.69	14.82	105.67	66.83	242.18	89.21 to 96.64	108,001	99,027
01-JUL-15 To 30-SEP-15	70	92.72	98.41	90.98	21.42	108.17	44.80	201.34	84.18 to 104.67	118,340	107,668
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	250	97.01	108.36	94.84	24.43	114.26	41.04	390.00	94.65 to 99.28	103,168	97,839
01-OCT-14 To 30-SEP-15	268	93.19	99.56	92.04	19.39	108.17	32.45	332.22	91.50 to 96.10	113,259	104,241
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	251	96.42	104.64	93.57	21.36	111.83	32.45	390.00	93.71 to 99.15	107,349	100,446
<u>ALL</u>	518	95.40	103.81	93.32	21.89	111.24	32.45	390.00	93.45 to 96.75	108,389	101,151

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	24	99.06	100.35	93.75	13.52	107.04	71.94	147.38	90.06 to 103.21	98,220	92,079
02	3	141.79	120.59	132.32	17.67	91.14	72.42	147.57	N/A	22,167	29,330
03	366	96.00	107.15	94.30	23.71	113.63	60.73	390.00	93.49 to 97.96	105,382	99,377
05	3	133.88	147.78	140.30	13.65	105.33	127.33	182.13	N/A	9,000	12,627
06	7	85.28	87.62	86.07	23.79	101.80	57.60	120.80	57.60 to 120.80	92,486	79,606
07	13	96.29	97.37	95.40	10.79	102.06	65.56	130.94	87.28 to 107.21	102,892	98,162
09	6	92.97	96.73	95.72	17.33	101.06	71.22	136.26	71.22 to 136.26	45,467	43,521
11	5	85.73	85.05	88.70	21.29	95.89	44.80	119.39	N/A	40,400	35,834
12	4	75.08	73.79	71.99	09.07	102.50	62.88	82.13	N/A	108,750	78,290
14	2	85.48	85.48	85.12	04.08	100.42	81.99	88.96	N/A	337,750	287,483
15	33	91.62	90.79	89.78	11.25	101.12	66.57	122.12	84.73 to 96.64	196,124	176,074
16	9	96.17	96.23	94.95	07.86	101.35	84.55	112.49	87.85 to 109.64	333,556	316,708
18	38	95.28	99.70	95.25	19.66	104.67	32.45	168.04	91.30 to 105.67	43,297	41,240
19	5	68.13	67.85	68.73	17.25	98.72	41.04	89.43	N/A	87,000	59,792
<u>ALL</u>	518	95.40	103.81	93.32	21.89	111.24	32.45	390.00	93.45 to 96.75	108,389	101,151

34 Gage
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 3/21/2016

Number of Sales : 518
 Total Sales Price : 56,145,384
 Total Adj. Sales Price : 56,145,384
 Total Assessed Value : 52,396,330
 Avg. Adj. Sales Price : 108,389
 Avg. Assessed Value : 101,151

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 104
 COD : 21.89
 PRD : 111.24

COV : 37.16
 STD : 38.58
 Avg. Abs. Dev : 20.88
 MAX Sales Ratio : 390.00
 MIN Sales Ratio : 32.45

95% Median C.I. : 93.45 to 96.75
 95% Wgt. Mean C.I. : 91.85 to 94.80
 95% Mean C.I. : 100.49 to 107.13

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	514	95.13	103.61	93.30	21.83	111.05	32.45	390.00	93.26 to 96.64	109,067	101,754
06											
07	4	118.75	129.33	111.51	21.39	115.98	97.69	182.13	N/A	21,250	23,696
<u>ALL</u>	518	95.40	103.81	93.32	21.89	111.24	32.45	390.00	93.45 to 96.75	108,389	101,151

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	3	182.13	204.82	202.55	32.52	101.12	127.33	305.00	N/A	3,333	6,752
Less Than 15,000	22	172.14	198.34	194.48	46.83	101.98	72.42	390.00	121.91 to 305.00	8,804	17,122
Less Than 30,000	64	130.84	153.43	138.00	40.99	111.18	32.45	390.00	119.82 to 144.71	16,963	23,409
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	515	95.21	103.22	93.30	21.38	110.63	32.45	390.00	93.26 to 96.64	109,001	101,701
Greater Than 14,999	496	94.42	99.61	92.97	18.07	107.14	32.45	300.06	92.65 to 96.22	112,806	104,878
Greater Than 29,999	454	93.30	96.81	92.44	15.52	104.73	41.04	242.18	91.80 to 95.35	121,277	112,110
<u>Incremental Ranges</u>											
0 TO 4,999	3	182.13	204.82	202.55	32.52	101.12	127.33	305.00	N/A	3,333	6,752
5,000 TO 14,999	19	168.04	197.32	194.04	49.54	101.69	72.42	390.00	119.94 to 312.75	9,668	18,759
15,000 TO 29,999	42	124.94	129.90	125.73	29.48	103.32	32.45	300.06	101.97 to 133.88	21,238	26,702
30,000 TO 59,999	94	106.94	112.98	111.89	23.05	100.97	51.61	242.18	99.63 to 118.23	43,695	48,889
60,000 TO 99,999	129	96.21	97.37	96.85	13.38	100.54	41.04	183.96	93.52 to 98.59	78,333	75,867
100,000 TO 149,999	102	91.91	92.60	92.50	10.46	100.11	64.48	144.55	90.44 to 94.65	121,216	112,125
150,000 TO 249,999	95	87.68	87.01	87.13	09.93	99.86	62.88	112.72	84.12 to 90.29	184,941	161,147
250,000 TO 499,999	34	89.06	90.04	89.52	09.15	100.58	69.03	109.64	84.73 to 96.17	321,000	287,357
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	518	95.40	103.81	93.32	21.89	111.24	32.45	390.00	93.45 to 96.75	108,389	101,151

34 Gage
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 : 54
Total Sales Price : 8,819,620
Total Adj. Sales Price : 8,819,620
Total Assessed Value : 9,250,770
Avg. Adj. Sales Price : 163,326
Avg. Assessed Value : 171,311

MEDIAN : 100
WGT. MEAN : 105
MEAN : 108
COD : 27.72
PRD : 102.98

COV : 35.22
STD : 38.05
Avg. Abs. Dev : 27.81
MAX Sales Ratio : 254.00
MIN Sales Ratio : 47.88

95% Median C.I. : 93.33 to 116.28
95% Wgt. Mean C.I. : 97.01 to 112.77
95% Mean C.I. : 97.87 to 118.17

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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	8	93.99	103.22	97.74	23.84	105.61	60.00	148.38	60.00 to 148.38	57,838	56,529
01-JAN-13 To 31-MAR-13	3	82.76	89.77	87.60	24.96	102.48	62.29	124.26	N/A	69,167	60,587
01-APR-13 To 30-JUN-13	7	142.33	133.10	132.01	15.84	100.83	93.33	169.48	93.33 to 169.48	73,429	96,935
01-JUL-13 To 30-SEP-13	7	112.90	97.24	119.36	26.93	81.47	50.09	146.76	50.09 to 146.76	155,098	185,128
01-OCT-13 To 31-DEC-13	5	100.83	136.81	125.13	57.28	109.33	47.88	254.00	N/A	27,500	34,410
01-JAN-14 To 31-MAR-14	2	96.23	96.23	94.51	03.93	101.82	92.45	100.00	N/A	16,850	15,925
01-APR-14 To 30-JUN-14	5	100.46	102.25	91.21	16.13	112.10	75.30	143.33	N/A	107,600	98,144
01-JUL-14 To 30-SEP-14	2	121.94	121.94	121.61	04.64	100.27	116.28	127.59	N/A	61,500	74,793
01-OCT-14 To 31-DEC-14	5	84.44	107.63	127.83	43.72	84.20	59.92	160.42	N/A	55,032	70,348
01-JAN-15 To 31-MAR-15	4	99.55	102.53	101.16	12.90	101.35	84.80	126.22	N/A	189,750	191,943
01-APR-15 To 30-JUN-15	4	87.65	86.37	96.36	23.63	89.63	52.11	118.07	N/A	92,000	88,650
01-JUL-15 To 30-SEP-15	2	100.10	100.10	100.20	00.10	99.90	100.00	100.20	N/A	2,157,686	2,162,010
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	25	112.90	108.30	114.91	25.62	94.25	50.09	169.48	86.65 to 130.39	90,796	104,337
01-OCT-13 To 30-SEP-14	14	100.65	116.55	101.44	29.92	114.90	47.88	254.00	89.59 to 143.33	59,443	60,300
01-OCT-14 To 30-SEP-15	15	96.08	99.60	101.41	23.48	98.22	52.11	160.42	79.22 to 118.07	381,169	386,542
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	22	113.02	116.63	119.72	32.62	97.42	47.88	254.00	82.76 to 146.76	88,395	105,830
01-JAN-14 To 31-DEC-14	14	100.23	106.12	105.57	23.74	100.52	59.92	160.42	75.30 to 143.33	69,276	73,135
<u>ALL</u>	54	100.33	108.02	104.89	27.72	102.98	47.88	254.00	93.33 to 116.28	163,326	171,311

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
03	34	95.33	100.73	103.22	27.76	97.59	47.88	182.01	84.63 to 116.28	230,915	238,341
10	4	95.90	94.27	93.43	06.07	100.90	84.44	100.83	N/A	43,375	40,524
15	7	125.00	139.25	105.07	28.87	132.53	96.01	254.00	96.01 to 254.00	27,914	29,331
18	5	126.22	110.53	119.55	24.91	92.46	60.00	158.73	N/A	55,100	65,870
50	4	121.65	125.93	138.97	16.01	90.62	100.00	160.42	N/A	81,028	112,608
<u>ALL</u>	54	100.33	108.02	104.89	27.72	102.98	47.88	254.00	93.33 to 116.28	163,326	171,311

34 Gage
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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COD : 27.72
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COV : 35.22
STD : 38.05
Avg. Abs. Dev : 27.81
MAX Sales Ratio : 254.00
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95% Median C.I. : 93.33 to 116.28
95% Wgt. Mean C.I. : 97.01 to 112.77
95% Mean C.I. : 97.87 to 118.17

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	4	96.18	97.71	97.20	34.36	100.52	50.09	148.38	N/A	109,500	106,439
03	48	100.10	107.66	102.35	26.96	105.19	47.88	254.00	92.45 to 116.28	162,540	166,362
04	2	137.18	137.18	144.85	06.99	94.70	127.59	146.76	N/A	289,844	419,825
<u>ALL</u>	<u>54</u>	<u>100.33</u>	<u>108.02</u>	<u>104.89</u>	<u>27.72</u>	<u>102.98</u>	<u>47.88</u>	<u>254.00</u>	<u>93.33 to 116.28</u>	<u>163,326</u>	<u>171,311</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	3	125.00	142.29	82.19	54.97	173.12	47.88	254.00	N/A	1,900	1,562
Less Than 15,000	7	100.00	119.54	92.78	46.98	128.84	47.88	254.00	47.88 to 254.00	6,700	6,216
Less Than 30,000	17	100.45	114.39	105.95	37.04	107.97	47.88	254.00	60.00 to 153.85	15,759	16,696
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	51	100.20	106.00	104.90	24.87	101.05	50.09	182.01	93.33 to 113.13	172,822	181,296
Greater Than 14,999	47	100.45	106.30	104.95	24.83	101.29	50.09	182.01	92.45 to 116.28	186,654	195,899
Greater Than 29,999	37	100.20	105.09	104.86	23.43	100.22	50.09	182.01	89.59 to 116.28	231,128	242,349
<u>Incremental Ranges</u>											
0 TO 4,999	3	125.00	142.29	82.19	54.97	173.12	47.88	254.00	N/A	1,900	1,562
5,000 TO 14,999	4	98.04	102.48	94.25	24.93	108.73	60.00	153.85	N/A	10,300	9,708
15,000 TO 29,999	10	100.64	110.78	108.74	30.13	101.88	56.16	169.48	59.92 to 158.73	22,100	24,033
30,000 TO 59,999	8	118.58	120.45	123.13	21.57	97.82	74.62	182.01	74.62 to 182.01	42,494	52,323
60,000 TO 99,999	10	83.60	87.75	85.59	26.85	102.52	50.09	148.38	52.11 to 116.28	71,150	60,899
100,000 TO 149,999	7	94.58	94.85	93.86	12.74	101.05	71.24	130.39	71.24 to 130.39	112,857	105,922
150,000 TO 249,999	9	118.07	116.84	117.37	15.85	99.55	75.30	160.42	89.59 to 142.33	179,462	210,627
250,000 TO 499,999	1	84.80	84.80	84.80	00.00	100.00	84.80	84.80	N/A	299,000	253,540
500,000 TO 999,999	1	146.76	146.76	146.76	00.00	100.00	146.76	146.76	N/A	521,688	765,650
1,000,000 +	1	100.20	100.20	100.20	00.00	100.00	100.20	100.20	N/A	4,274,422	4,283,070
<u>ALL</u>	<u>54</u>	<u>100.33</u>	<u>108.02</u>	<u>104.89</u>	<u>27.72</u>	<u>102.98</u>	<u>47.88</u>	<u>254.00</u>	<u>93.33 to 116.28</u>	<u>163,326</u>	<u>171,311</u>

34 Gage
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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 PRD : 102.98

COV : 35.22
 STD : 38.05
 Avg. Abs. Dev : 27.81
 MAX Sales Ratio : 254.00
 MIN Sales Ratio : 47.88

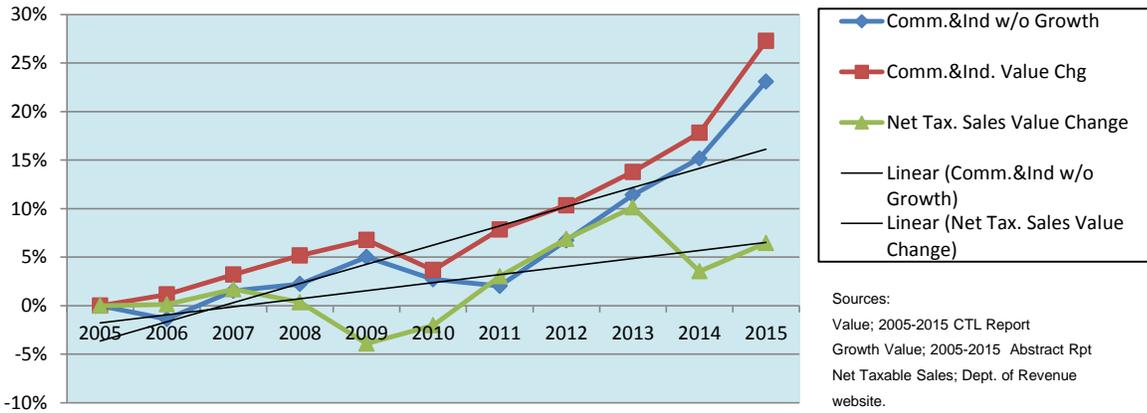
95% Median C.I. : 93.33 to 116.28
 95% Wgt. Mean C.I. : 97.01 to 112.77
 95% Mean C.I. : 97.87 to 118.17

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	4	91.38	83.79	96.48	20.21	86.85	47.88	104.52	N/A	73,738	71,144
298	1	121.99	121.99	121.99	00.00	100.00	121.99	121.99	N/A	185,000	225,675
343	2	129.47	129.47	100.41	22.61	128.94	100.20	158.73	N/A	2,144,711	2,153,440
344	7	75.30	92.65	116.33	37.94	79.64	52.11	150.28	52.11 to 150.28	142,813	166,140
346	2	108.73	108.73	93.97	14.97	115.71	92.45	125.00	N/A	12,850	12,075
349	1	142.33	142.33	142.33	00.00	100.00	142.33	142.33	N/A	200,000	284,660
350	1	96.01	96.01	96.01	00.00	100.00	96.01	96.01	N/A	100,000	96,010
352	6	99.89	99.26	100.83	27.30	98.44	50.09	148.38	50.09 to 148.38	127,833	128,893
353	9	84.80	100.84	87.56	28.50	115.17	62.29	169.48	71.24 to 133.09	86,333	75,591
381	1	100.83	100.83	100.83	00.00	100.00	100.83	100.83	N/A	24,000	24,200
406	9	127.59	121.86	138.59	27.01	87.93	56.16	182.01	60.00 to 160.42	41,573	57,618
419	2	110.40	110.40	115.67	14.33	95.44	94.58	126.22	N/A	150,000	173,503
430	1	130.39	130.39	130.39	00.00	100.00	130.39	130.39	N/A	100,000	130,385
442	2	101.51	101.51	101.12	01.03	100.39	100.46	102.56	N/A	95,000	96,068
470	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	9,200	9,200
473	1	254.00	254.00	254.00	00.00	100.00	254.00	254.00	N/A	500	1,270
499	1	96.08	96.08	96.08	00.00	100.00	96.08	96.08	N/A	12,000	11,530
528	3	99.35	102.53	104.02	08.16	98.57	91.96	116.28	N/A	57,000	59,290
<u>ALL</u>	<u>54</u>	100.33	108.02	104.89	27.72	102.98	47.88	254.00	93.33 to 116.28	163,326	171,311

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	\$ 163,827,135	\$ 3,733,375	2.28%	\$ 160,093,760	-	\$ 187,810,918	-
2006	\$ 165,716,625	\$ 4,177,770	2.52%	\$ 161,538,855	-1.40%	\$ 188,056,611	0.13%
2007	\$ 169,073,350	\$ 2,724,265	1.61%	\$ 166,349,085	0.38%	\$ 190,989,466	1.56%
2008	\$ 172,282,135	\$ 4,796,915	2.78%	\$ 167,485,220	-0.94%	\$ 188,474,395	-1.32%
2009	\$ 174,914,455	\$ 2,850,670	1.63%	\$ 172,063,785	-0.13%	\$ 180,480,007	-4.24%
2010	\$ 169,846,390	\$ 1,566,365	0.92%	\$ 168,280,025	-3.79%	\$ 184,007,041	1.95%
2011	\$ 176,697,130	\$ 9,534,805	5.40%	\$ 167,162,325	-1.58%	\$ 193,466,036	5.14%
2012	\$ 180,773,775	\$ 5,945,995	3.29%	\$ 174,827,780	-1.06%	\$ 200,705,970	3.74%
2013	\$ 186,416,445	\$ 3,886,860	2.09%	\$ 182,529,585	0.97%	\$ 206,830,388	3.05%
2014	\$ 192,999,075	\$ 4,329,150	2.24%	\$ 188,669,925	1.21%	\$ 194,466,645	-5.98%
2015	\$ 208,522,095	\$ 6,854,035	3.29%	\$ 201,668,060	4.49%	\$ 199,964,153	2.83%
Ann %chg	2.44%			Average	-0.18%	0.39%	0.69%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-1.40%	1.15%	0.13%
2007	1.54%	3.20%	1.69%
2008	2.23%	5.16%	0.35%
2009	5.03%	6.77%	-3.90%
2010	2.72%	3.67%	-2.03%
2011	2.04%	7.86%	3.01%
2012	6.71%	10.34%	6.87%
2013	11.42%	13.79%	10.13%
2014	15.16%	17.81%	3.54%
2015	23.10%	27.28%	6.47%

County Number
 County Name

34 Gage

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

AGRICULTURAL LAND

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

Number of Sales : 109
 Total Sales Price : 55,217,723
 Total Adj. Sales Price : 55,217,723
 Total Assessed Value : 39,966,655
 Avg. Adj. Sales Price : 506,585
 Avg. Assessed Value : 366,667

MEDIAN : 73
 WGT. MEAN : 72
 MEAN : 77
 COD : 20.49
 PRD : 106.05

COV : 33.82
 STD : 25.96
 Avg. Abs. Dev : 14.88
 MAX Sales Ratio : 277.75
 MIN Sales Ratio : 37.12

95% Median C.I. : 70.55 to 76.28
 95% Wgt. Mean C.I. : 68.72 to 76.04
 95% Mean C.I. : 71.89 to 81.63

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	29	72.81	79.09	72.92	21.19	108.46	46.54	127.46	69.90 to 88.25	596,568	435,046
01-JAN-13 To 31-MAR-13	3	92.58	89.30	89.15	05.23	100.17	80.40	94.92	N/A	148,333	132,244
01-APR-13 To 30-JUN-13	4	80.46	91.54	82.18	17.23	111.39	75.03	130.23	N/A	349,452	287,169
01-JUL-13 To 30-SEP-13	1	90.98	90.98	90.98	00.00	100.00	90.98	90.98	N/A	1,125,000	1,023,550
01-OCT-13 To 31-DEC-13	17	72.63	83.00	76.54	27.80	108.44	53.43	277.75	58.17 to 84.95	500,389	383,003
01-JAN-14 To 31-MAR-14	10	72.17	75.64	72.26	14.90	104.68	54.72	109.95	61.53 to 89.10	484,530	350,135
01-APR-14 To 30-JUN-14	4	66.23	69.27	70.12	16.40	98.79	56.05	88.56	N/A	438,491	307,486
01-JUL-14 To 30-SEP-14	3	84.78	84.26	81.70	12.70	103.13	67.84	100.15	N/A	905,667	739,952
01-OCT-14 To 31-DEC-14	18	67.55	68.69	65.28	19.41	105.22	37.12	95.20	57.37 to 80.50	533,385	348,220
01-JAN-15 To 31-MAR-15	14	68.53	72.28	69.60	16.04	103.85	56.95	103.12	58.59 to 89.06	334,762	233,008
01-APR-15 To 30-JUN-15	4	62.84	69.79	61.74	19.84	113.04	57.13	96.36	N/A	586,738	362,245
01-JUL-15 To 30-SEP-15	2	61.88	61.88	69.13	21.99	89.51	48.27	75.49	N/A	246,000	170,055
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	37	80.34	81.59	74.92	19.18	108.90	46.54	130.23	72.58 to 88.25	547,792	410,414
01-OCT-13 To 30-SEP-14	34	72.17	79.33	75.53	22.02	105.03	53.43	277.75	67.61 to 77.32	524,202	395,947
01-OCT-14 To 30-SEP-15	38	68.21	69.77	66.09	18.02	105.57	37.12	103.12	61.16 to 75.49	450,699	297,872
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	25	75.55	85.44	79.13	24.92	107.97	53.43	277.75	70.73 to 84.95	458,977	363,200
01-JAN-14 To 31-DEC-14	35	71.69	72.07	69.88	17.28	103.13	37.12	109.95	63.28 to 79.71	540,491	377,688
<u>ALL</u>	109	72.63	76.76	72.38	20.49	106.05	37.12	277.75	70.55 to 76.28	506,585	366,667

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	72	72.56	77.03	71.91	20.87	107.12	37.12	277.75	68.80 to 76.38	594,442	427,488
2	37	74.44	76.25	73.99	19.22	103.05	48.27	130.23	67.61 to 80.50	335,620	248,312
<u>ALL</u>	109	72.63	76.76	72.38	20.49	106.05	37.12	277.75	70.55 to 76.28	506,585	366,667

34 Gage
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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 STD : 25.96
 Avg. Abs. Dev : 14.88
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 MIN Sales Ratio : 37.12

95% Median C.I. : 70.55 to 76.28
 95% Wgt. Mean C.I. : 68.72 to 76.04
 95% Mean C.I. : 71.89 to 81.63

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	4	67.64	67.86	66.08	10.48	102.69	54.78	81.40	N/A	1,084,400	716,575
1	4	67.64	67.86	66.08	10.48	102.69	54.78	81.40	N/A	1,084,400	716,575
_____Dry_____											
County	19	68.16	86.27	76.48	41.45	112.80	46.54	277.75	57.03 to 96.36	365,328	279,396
1	13	70.69	92.13	79.57	45.52	115.78	46.54	277.75	58.51 to 114.39	399,264	317,710
2	6	61.00	73.58	67.30	29.95	109.33	53.43	130.23	53.43 to 130.23	291,801	196,384
_____Grass_____											
County	15	75.49	75.48	76.66	18.52	98.46	48.27	114.36	62.51 to 84.95	227,446	174,369
1	4	81.10	80.96	81.33	09.63	99.55	69.06	92.58	N/A	267,990	217,950
2	11	71.23	73.49	74.53	21.79	98.60	48.27	114.36	51.94 to 100.15	212,702	158,521
_____ALL_____	109	72.63	76.76	72.38	20.49	106.05	37.12	277.75	70.55 to 76.28	506,585	366,667

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	12	70.57	70.33	66.05	15.23	106.48	52.94	89.10	57.13 to 81.40	1,040,167	686,998
1	12	70.57	70.33	66.05	15.23	106.48	52.94	89.10	57.13 to 81.40	1,040,167	686,998
_____Dry_____											
County	38	71.13	79.14	72.96	26.60	108.47	37.12	277.75	64.96 to 75.03	430,611	314,190
1	28	71.13	80.53	73.10	28.29	110.16	37.12	277.75	64.88 to 75.03	455,228	332,757
2	10	69.90	75.24	72.50	22.23	103.78	53.43	130.23	55.46 to 87.35	361,681	262,203
_____Grass_____											
County	20	73.21	74.53	75.50	17.37	98.72	48.27	114.36	64.47 to 83.52	272,402	205,654
1	7	75.18	76.58	75.88	09.24	100.92	68.25	92.58	68.25 to 92.58	348,044	264,109
2	13	71.23	73.42	75.18	21.79	97.66	48.27	114.36	56.05 to 88.56	231,671	174,179
_____ALL_____	109	72.63	76.76	72.38	20.49	106.05	37.12	277.75	70.55 to 76.28	506,585	366,667

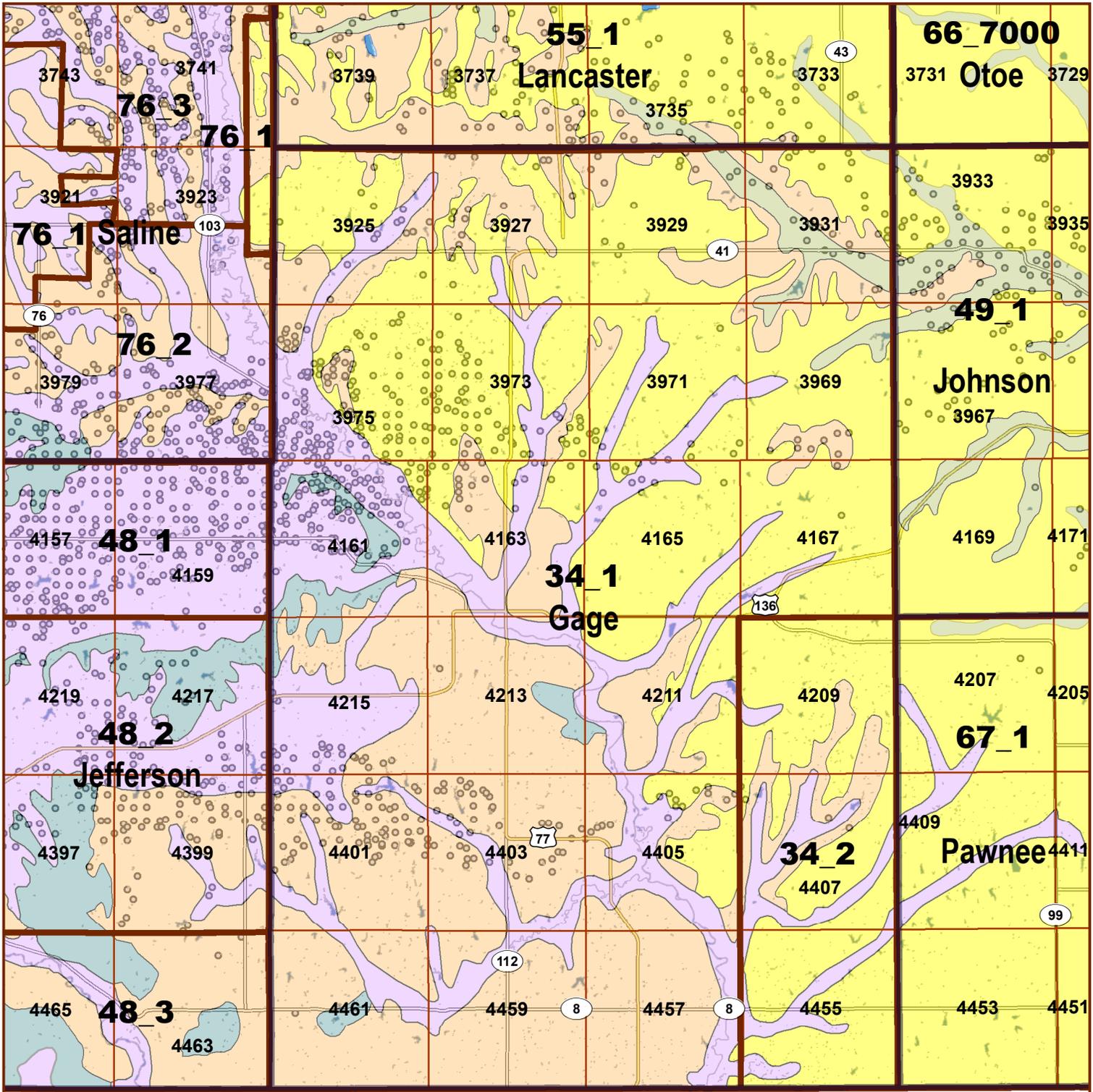
Gage County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Gage	1	6,730	6,797	6,558	6,570	5,775	5,800	5,591	5,561	6,410
Jefferson	2	4,465	7,877	3,772	4,530	4,475	n/a	3,897	3,340	5,762
Jefferson	3	5,520	5,920	3,895	3,955	3,495	n/a	3,310	3,400	4,575
Johnson	1	7,342	5,983	6,820	5,379	4,800	n/a	3,250	2,770	5,248
Lancaster	1	7,500	7,124	6,728	6,368	5,623	5,207	4,870	4,497	6,414
Saline	2	5,694	5,699	5,489	5,397	5,095	4,800	4,397	4,193	5,406
Gage	2	5,190	5,190	4,580	4,418	3,980	n/a	3,737	3,920	4,328
Pawnee	1	4,220	4,220	n/a	3,660	2,965	n/a	2,735	2,735	3,649

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Gage	1	4,562	4,565	3,960	3,960	3,350	3,350	2,680	2,680	3,688
Jefferson	2	2,975	5,604	2,243	2,832	2,799	n/a	1,950	1,475	3,781
Jefferson	3	3,680	3,945	2,435	2,325	2,055	n/a	1,440	1,360	2,646
Johnson	1	4,214	3,894	3,810	3,305	3,310	3,312	2,500	1,870	3,171
Lancaster	1	5,990	5,624	5,241	4,871	4,502	3,747	3,377	3,400	4,766
Saline	2	4,198	4,195	3,997	3,845	3,740	3,275	3,247	3,145	3,916
Gage	2	3,810	3,810	3,630	3,630	2,790	n/a	2,230	2,230	3,127
Pawnee	1	3,515	3,515	3,050	3,050	2,470	2,375	2,280	2,280	2,811

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Gage	1	2,183	2,185	1,990	1,990	1,805	1,805	1,675	1,675	1,803
Jefferson	2	1,702	1,991	1,415	1,574	1,792	n/a	1,431	1,241	1,496
Jefferson	3	2,034	2,211	1,415	1,852	1,593	n/a	1,425	1,315	1,465
Johnson	1	2,811	2,746	2,282	1,803	1,982	1,980	1,880	1,410	1,872
Lancaster	1	2,682	2,912	2,792	2,521	2,184	1,817	1,433	1,369	2,046
Saline	2	1,950	1,950	1,925	1,925	1,873	n/a	1,599	1,501	1,714
Gage	2	2,060	2,060	1,875	1,875	1,685	n/a	1,565	1,565	1,684
Pawnee	1	2,308	2,312	2,020	2,112	1,800	1,775	1,750	1,750	1,884

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



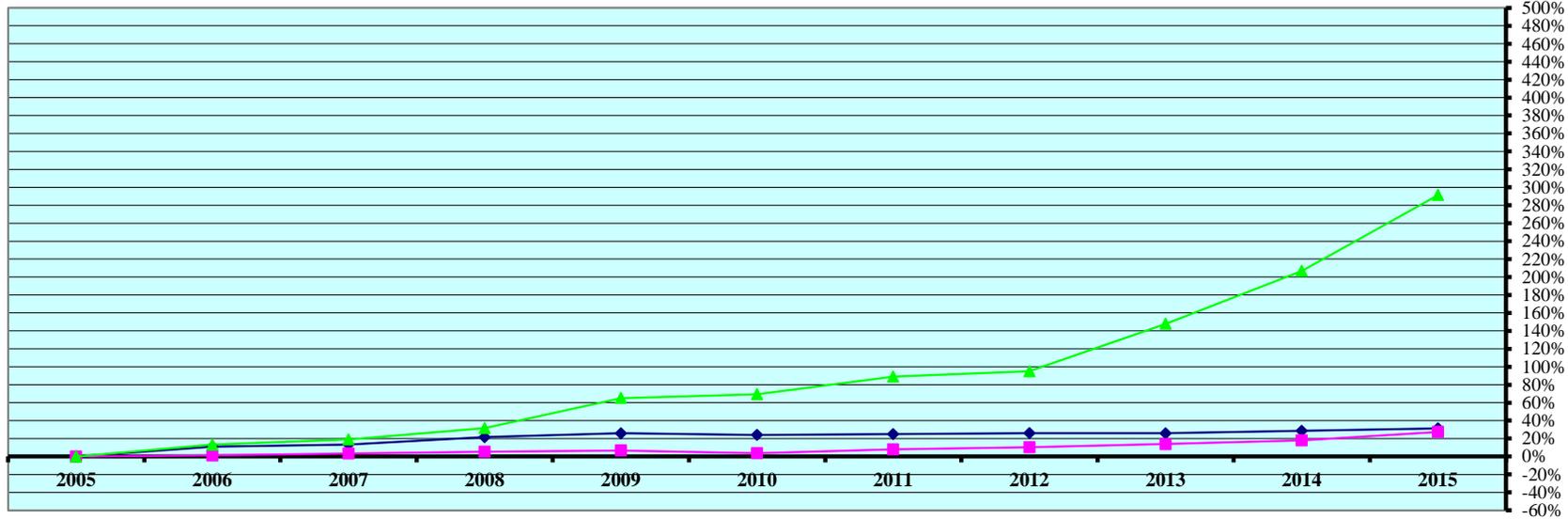
Legend

- 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

Gage 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	546,144,875	--	--	--	163,827,135	--	--	--	420,450,270	--	--	--
2006	605,068,640	58,923,765	10.79%	10.79%	165,716,625	1,889,490	1.15%	1.15%	475,912,575	55,462,305	13.19%	13.19%
2007	618,578,575	13,509,935	2.23%	13.26%	169,073,350	3,356,725	2.03%	3.20%	500,092,430	24,179,855	5.08%	18.94%
2008	663,944,465	45,365,890	7.33%	21.57%	172,282,135	3,208,785	1.90%	5.16%	552,815,025	52,722,595	10.54%	31.48%
2009	687,049,880	23,105,415	3.48%	25.80%	174,914,455	2,632,320	1.53%	6.77%	694,266,605	141,451,580	25.59%	65.12%
2010	677,853,420	-9,196,460	-1.34%	24.12%	169,846,390	-5,068,065	-2.90%	3.67%	711,935,845	17,669,240	2.55%	69.33%
2011	681,698,855	3,845,435	0.57%	24.82%	176,697,130	6,850,740	4.03%	7.86%	795,329,425	83,393,580	11.71%	89.16%
2012	688,136,595	6,437,740	0.94%	26.00%	180,773,775	4,076,645	2.31%	10.34%	819,713,145	24,383,720	3.07%	94.96%
2013	687,159,655	-976,940	-0.14%	25.82%	186,416,445	5,642,670	3.12%	13.79%	1,042,296,895	222,583,750	27.15%	147.90%
2014	702,193,175	15,033,520	2.19%	28.57%	192,999,075	6,582,630	3.53%	17.81%	1,290,138,190	247,841,295	23.78%	206.85%
2015	717,180,630	14,987,455	2.13%	31.32%	208,522,095	15,523,020	8.04%	27.28%	1,645,237,625	355,099,435	27.52%	291.30%

Rate Annual %chg: Residential & Recreational 2.76%

Commercial & Industrial 2.44%

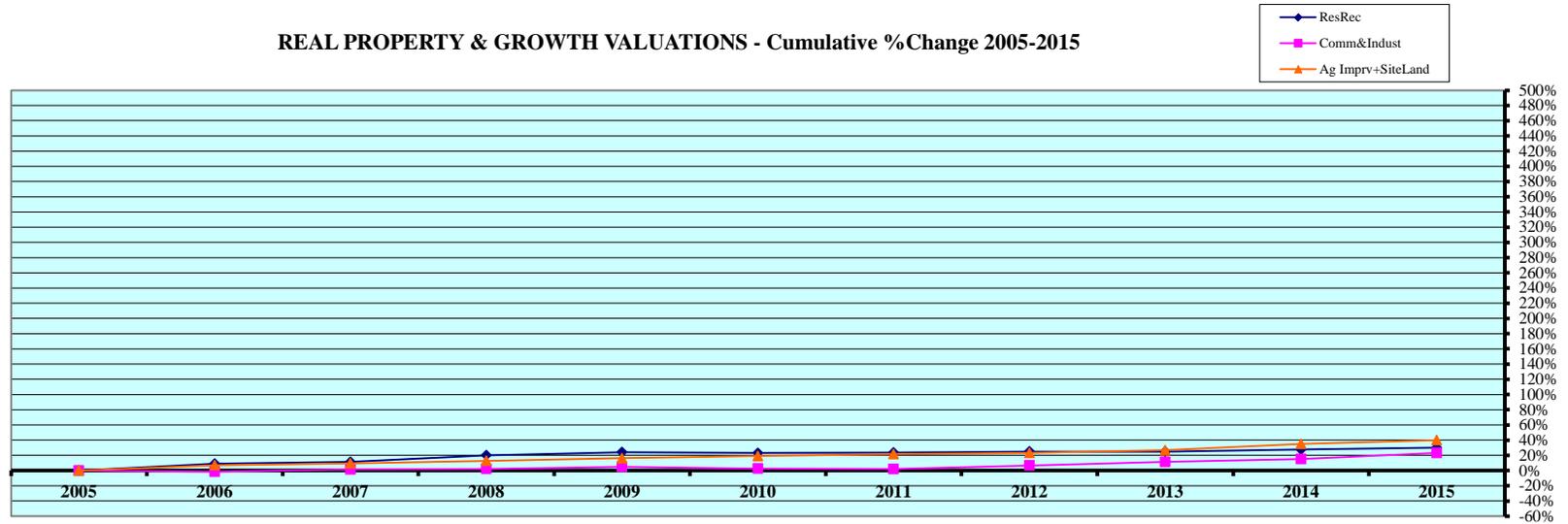
Agricultural Land 14.62%

Cnty# 34
 County GAGE

CHART 1 EXHIBIT 34B 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	546,144,875	10,362,180	1.90%	535,782,695	--	--	163,827,135	3,733,375	2.28%	160,093,760	--	--	
2006	605,068,640	9,565,490	1.58%	595,503,150	9.04%	9.04%	165,716,625	4,177,770	2.52%	161,538,855	-1.40%	-1.40%	
2007	618,578,575	9,435,790	1.53%	609,142,785	0.67%	11.54%	169,073,350	2,724,265	1.61%	166,349,085	0.38%	1.54%	
2008	663,944,465	8,157,040	1.23%	655,787,425	6.02%	20.08%	172,282,135	4,796,915	2.78%	167,485,220	-0.94%	2.23%	
2009	687,049,880	9,101,785	1.32%	677,948,095	2.11%	24.13%	174,914,455	2,850,670	1.63%	172,063,785	-0.13%	5.03%	
2010	677,853,420	4,961,110	0.73%	672,892,310	-2.06%	23.21%	169,846,390	1,566,365	0.92%	168,280,025	-3.79%	2.72%	
2011	681,698,855	6,477,970	0.95%	675,220,885	-0.39%	23.63%	176,697,130	9,534,805	5.40%	167,162,325	-1.58%	2.04%	
2012	688,136,595	5,391,280	0.78%	682,745,315	0.15%	25.01%	180,773,775	5,945,995	3.29%	174,827,780	-1.06%	6.71%	
2013	687,159,655	5,421,380	0.79%	681,738,275	-0.93%	24.83%	186,416,445	3,886,860	2.09%	182,529,585	0.97%	11.42%	
2014	702,193,175	5,449,355	0.78%	696,743,820	1.39%	27.57%	192,999,075	4,329,150	2.24%	188,669,925	1.21%	15.16%	
2015	717,180,630	7,043,860	0.98%	710,136,770	1.13%	30.03%	208,522,095	6,854,035	3.29%	201,668,060	4.49%	23.10%	
Rate Ann%chg	2.76%			Resid & Rec. w/o growth			1.71%			C & I w/o growth			-0.18%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2005	100,910,955	24,927,605	125,838,560	3,165,230	2.52%	122,673,330	--	--
2006	111,453,330	26,575,130	138,028,460	3,444,550	2.50%	134,583,910	6.95%	6.95%
2007	113,219,480	28,175,475	141,394,955	3,901,005	2.76%	137,493,950	-0.39%	9.26%
2008	117,002,835	28,848,250	145,851,085	3,839,810	2.63%	142,011,275	0.44%	12.85%
2009	119,611,755	30,774,525	150,386,280	4,216,005	2.80%	146,170,275	0.22%	16.16%
2010	121,129,165	32,179,485	153,308,650	3,381,530	2.21%	149,927,120	-0.31%	19.14%
2011	122,334,475	33,634,485	155,968,960	2,798,125	1.79%	153,170,835	-0.09%	21.72%
2012	123,177,080	37,258,500	160,435,580	5,546,725	3.46%	154,888,855	-0.69%	23.09%
2013	125,750,215	39,878,405	165,628,620	6,199,075	3.74%	159,429,545	-0.63%	26.69%
2014	129,822,380	45,298,650	175,121,030	5,165,760	2.95%	169,955,270	2.61%	35.06%
2015	133,710,050	47,476,835	181,186,885	4,985,055	2.75%	176,201,830	0.62%	40.02%
Rate Ann%chg	2.85%	6.65%	3.71%	Ag Imprv+Site w/o growth			0.87%	

(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.

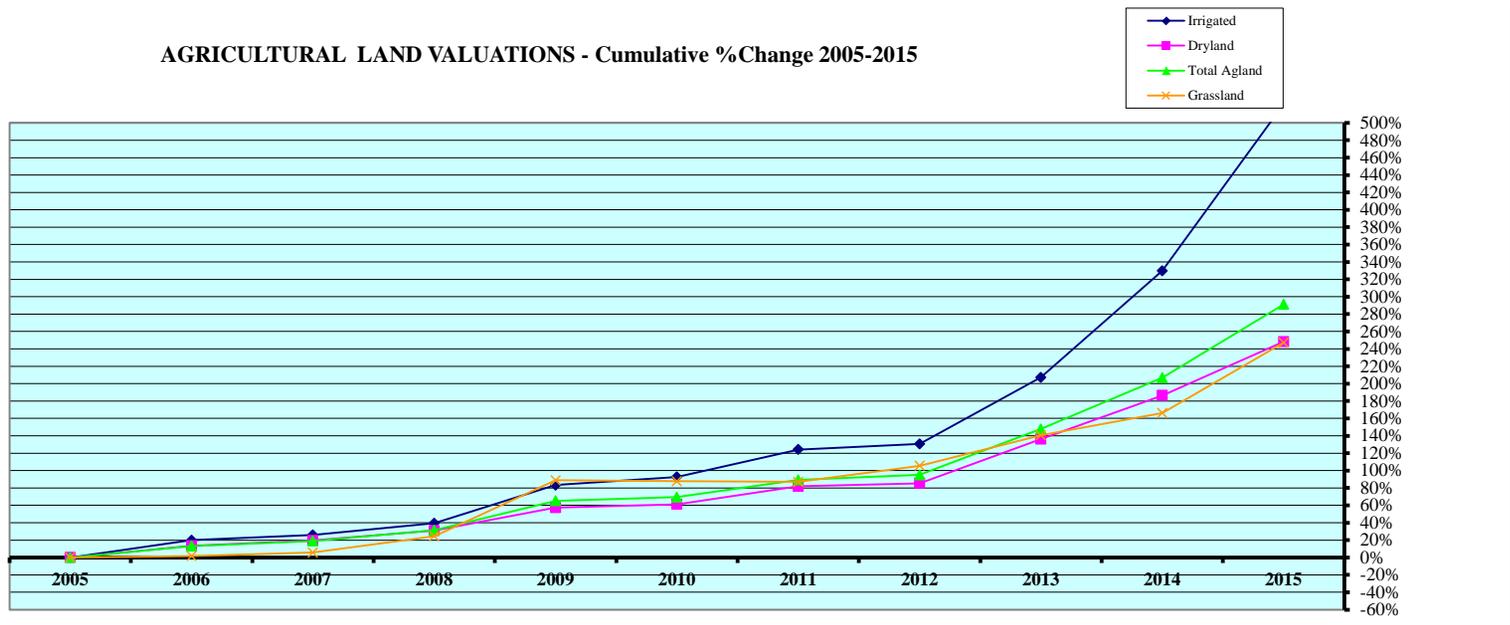
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 34
County GAGE

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	66,807,790	--	--	--	304,486,005	--	--	--	48,671,480	--	--	--
2006	80,151,150	13,343,360	19.97%	19.97%	345,790,360	41,304,355	13.57%	13.57%	49,481,450	809,970	1.66%	1.66%
2007	84,140,640	3,989,490	4.98%	25.94%	364,009,585	18,219,225	5.27%	19.55%	51,433,250	1,951,800	3.94%	5.67%
2008	93,137,430	8,996,790	10.69%	39.41%	398,531,190	34,521,605	9.48%	30.89%	60,639,450	9,206,200	17.90%	24.59%
2009	122,418,550	29,281,120	31.44%	83.24%	478,978,305	80,447,115	20.19%	57.31%	91,901,110	31,261,660	51.55%	88.82%
2010	128,767,240	6,348,690	5.19%	92.74%	490,964,135	11,985,830	2.50%	61.24%	91,333,325	-567,785	-0.62%	87.65%
2011	149,794,110	21,026,870	16.33%	124.22%	553,505,170	62,541,035	12.74%	81.78%	90,999,050	-334,275	-0.37%	86.97%
2012	154,004,830	4,210,720	2.81%	130.52%	564,603,305	11,098,135	2.01%	85.43%	100,020,540	9,021,490	9.91%	105.50%
2013	205,225,385	51,220,555	33.26%	207.19%	718,905,450	154,302,145	27.33%	136.10%	117,074,645	17,054,105	17.05%	140.54%
2014	287,136,785	81,911,400	39.91%	329.80%	872,267,555	153,362,105	21.33%	186.47%	129,640,605	12,565,960	10.73%	166.36%
2015	415,146,970	128,010,185	44.58%	521.41%	1,060,056,010	187,788,455	21.53%	248.15%	168,930,795	39,290,190	30.31%	247.08%

Rate Ann.%chg: Irrigated **20.04%** Dryland **13.29%** Grassland **13.25%**

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	484,995	--	--	--	0	--	--	--	420,450,270	--	--	--
2006	489,615	4,620	0.95%	0.95%	0	0			475,912,575	55,462,305	13.19%	13.19%
2007	508,955	19,340	3.95%	4.94%	0	0			500,092,430	24,179,855	5.08%	18.94%
2008	506,955	-2,000	-0.39%	4.53%	0	0			552,815,025	52,722,595	10.54%	31.48%
2009	968,640	461,685	91.07%	99.72%	0	0			694,266,605	141,451,580	25.59%	65.12%
2010	871,145	-97,495	-10.07%	79.62%	0	0			711,935,845	17,669,240	2.55%	69.33%
2011	1,031,095	159,950	18.36%	112.60%	0	0			795,329,425	83,393,580	11.71%	89.16%
2012	1,084,470	53,375	5.18%	123.60%	0	0			819,713,145	24,383,720	3.07%	94.96%
2013	1,091,415	6,945	0.64%	125.04%	0	0			1,042,296,895	222,583,750	27.15%	147.90%
2014	1,093,245	1,830	0.17%	125.41%	0	0			1,290,138,190	247,841,295	23.78%	206.85%
2015	1,103,850	10,605	0.97%	127.60%	0	0			1,645,237,625	355,099,435	27.52%	291.30%

Cnty# **34**
County **GAGE**

Rate Ann.%chg: Total Agric Land **14.62%**

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	63,382,645	47,246	1,342			307,242,825	337,903	909			48,763,745	111,608	437		
2006	80,852,415	50,079	1,614	20.34%	20.34%	345,989,590	334,699	1,034	13.69%	13.69%	49,679,980	111,054	447	2.39%	2.39%
2007	83,948,315	50,100	1,676	3.79%	24.90%	364,610,510	334,438	1,090	5.46%	19.90%	51,906,585	111,254	467	4.29%	6.78%
2008	93,088,535	50,719	1,835	9.54%	36.81%	400,348,240	333,880	1,199	9.99%	31.87%	61,082,605	111,142	550	17.80%	25.79%
2009	122,666,090	53,657	2,286	24.56%	70.41%	487,920,985	333,929	1,461	21.86%	60.70%	83,514,830	109,562	762	38.70%	74.46%
2010	127,784,945	54,844	2,330	1.92%	73.68%	494,550,205	330,965	1,494	2.27%	64.34%	89,179,015	112,260	794	4.22%	81.82%
2011	147,953,730	58,031	2,550	9.42%	90.04%	555,545,175	325,583	1,706	14.19%	87.66%	90,484,265	112,663	803	1.10%	83.82%
2012	153,707,350	59,190	2,597	1.86%	93.57%	564,910,180	323,838	1,744	2.23%	91.85%	100,037,240	112,602	888	10.62%	103.34%
2013	202,723,985	60,144	3,371	29.80%	151.25%	722,216,560	322,718	2,238	28.29%	146.12%	115,628,585	112,571	1,027	15.62%	135.09%
2014	279,786,120	61,707	4,534	34.52%	237.97%	878,306,670	320,943	2,737	22.28%	200.97%	128,669,350	112,616	1,143	11.23%	161.50%
2015	415,523,505	68,200	6,093	34.38%	354.15%	1,062,389,635	315,348	3,369	23.11%	270.51%	167,812,405	111,998	1,498	31.14%	242.94%

Rate Annual %chg Average Value/Acre: 16.34%

13.99%

13.12%

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	480,795	11,075	43			0	0				419,870,010	507,831	827		
2006	485,145	11,173	43	0.02%	0.02%	0	0				477,007,130	507,004	941	13.79%	13.79%
2007	507,530	11,277	45	3.65%	3.67%	0	0				500,972,940	507,069	988	5.01%	19.50%
2008	507,135	11,268	45	0.00%	3.67%	0	0				555,026,515	507,009	1,095	10.80%	32.40%
2009	961,140	9,696	99	120.26%	128.34%	0	0				695,063,045	506,843	1,371	25.27%	65.87%
2010	840,100	8,401	100	0.88%	130.35%	10,000	1	10,000			712,364,265	506,470	1,407	2.56%	70.12%
2011	1,018,495	10,184	100	0.00%	130.35%	0	0				795,001,665	506,461	1,570	11.60%	89.86%
2012	1,078,605	10,785	100	0.00%	130.36%	0	0				819,733,375	506,415	1,619	3.12%	95.78%
2013	1,086,570	10,865	100	0.00%	130.35%	0	0				1,041,655,700	506,298	2,057	27.10%	148.84%
2014	1,092,740	10,927	100	0.00%	130.35%	0	0				1,287,854,880	506,193	2,544	23.66%	207.72%
2015	1,092,300	10,922	100	0.00%	130.36%	0	0				1,646,817,845	506,468	3,252	27.80%	293.28%

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GAGE

Rate Annual %chg Average Value/Acre: 14.68%

(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
22,311	GAGE	139,866,654	96,731,731	35,612,215	717,130,210	165,749,145	42,772,950	50,420	1,645,237,625	133,710,050	47,476,835	0	3,024,337,835
cnty.sector.value % of total value:		4.62%	3.20%	1.18%	23.71%	5.48%	1.41%	0.00%	54.40%	4.42%	1.57%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
573	ADAMS	6,306,290	547,856	1,594,340	22,528,690	5,186,430	173,315	0	0	0	0	0	36,336,921
2.57%	%sector of county sector	4.51%	0.57%	4.48%	3.14%	3.13%	0.41%						1.20%
	%sector of municipality	17.36%	1.51%	4.39%	62.00%	14.27%	0.48%						100.00%
116	BARNESTON	30,388	47,410	10,175	1,518,940	2,309,960	0	0	0	0	0	0	3,916,873
0.52%	%sector of county sector	0.02%	0.05%	0.03%	0.21%	1.39%							0.13%
	%sector of municipality	0.78%	1.21%	0.26%	38.78%	58.97%							100.00%
12,669	BEATRICE	24,072,808	6,173,222	2,484,409	409,760,445	116,828,125	33,496,790	0	540,435	62,525	0	0	593,418,759
56.78%	%sector of county sector	17.21%	6.38%	6.98%	57.14%	70.48%	78.31%		0.03%	0.05%			19.62%
	%sector of municipality	4.06%	1.04%	0.42%	69.05%	19.69%	5.64%		0.09%	0.01%			100.00%
331	BLUE SPRINGS	104,861	165,850	22,210	4,802,920	1,292,310	0	3,685	8,445	0	0	0	6,400,281
1.48%	%sector of county sector	0.07%	0.17%	0.06%	0.67%	0.78%		7.31%	0.00%				0.21%
	%sector of municipality	1.64%	2.59%	0.35%	75.04%	20.19%		0.06%	0.13%				100.00%
231	CLATONIA	159,275	98,250	14,595	7,778,275	583,170	0	0	0	0	0	0	8,633,565
1.04%	%sector of county sector	0.11%	0.10%	0.04%	1.08%	0.35%							0.29%
	%sector of municipality	1.84%	1.14%	0.17%	90.09%	6.75%							100.00%
482	CORTLAND	720,663	176,510	28,090	23,380,805	3,000,780	0	0	0	0	0	0	27,306,848
2.16%	%sector of county sector	0.52%	0.18%	0.08%	3.26%	1.81%							0.90%
	%sector of municipality	2.64%	0.65%	0.10%	85.62%	10.99%							100.00%
132	FILLEY	69,992	57,330	12,300	4,061,930	528,775	0	0	0	0	0	0	4,730,327
0.59%	%sector of county sector	0.05%	0.06%	0.03%	0.57%	0.32%							0.16%
	%sector of municipality	1.48%	1.21%	0.26%	85.87%	11.18%							100.00%
76	LIBERTY	3,238	44,750	9,600	861,150	121,750	0	0	0	0	0	0	1,040,488
0.34%	%sector of county sector	0.00%	0.05%	0.03%	0.12%	0.07%							0.03%
	%sector of municipality	0.31%	4.30%	0.92%	82.76%	11.70%							100.00%
307	ODELL	600,255	595,105	38,920	6,389,590	1,954,545	0	0	0	0	0	0	9,578,415
1.38%	%sector of county sector	0.43%	0.62%	0.11%	0.89%	1.18%							0.32%
	%sector of municipality	6.27%	6.21%	0.41%	66.71%	20.41%							100.00%
199	PICKRELL	319,202	47,445	10,180	7,907,525	1,887,735	0	0	0	0	0	0	10,172,087
0.89%	%sector of county sector	0.23%	0.05%	0.03%	1.10%	1.14%							0.34%
	%sector of municipality	3.14%	0.47%	0.10%	77.74%	18.56%							100.00%
60	VIRGINIA	84,300	47,245	2,820	874,990	1,663,500	0	0	0	0	0	0	2,672,855
0.27%	%sector of county sector	0.06%	0.05%	0.01%	0.12%	1.00%							0.09%
	%sector of municipality	3.15%	1.77%	0.11%	32.74%	62.24%							100.00%
1457	WYMORE	1,075,578	868,043	294,882	22,485,600	3,959,575	0	0	69,810	0	0	0	28,753,488
6.53%	%sector of county sector	0.77%	0.90%	0.83%	3.14%	2.39%			0.00%				0.95%
	%sector of municipality	3.74%	3.02%	1.03%	78.20%	13.77%			0.24%				100.00%
16,633	Total Municipalities	33,546,850	8,869,016	4,522,521	512,350,860	139,316,655	33,670,105	3,685	618,690	62,525	0	0	732,960,907
	%all municip.sect of cnty	23.98%	9.17%	12.70%	71.44%	84.05%	78.72%	7.31%	0.04%	0.05%			24.24%

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
34	GAGE

CHART 5

EXHIBIT

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Total Real Property Sum Lines 17, 25, & 30	Records : 16,393	Value : 2,910,681,190	Growth 17,290,765	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	1,184	7,152,730	77	932,750	115	2,078,395	1,376	10,163,875	
02. Res Improve Land	6,739	67,598,010	264	6,256,890	961	27,895,140	7,964	101,750,040	
03. Res Improvements	6,787	442,231,335	293	37,249,270	966	138,258,450	8,046	617,739,055	
04. Res Total	7,971	516,982,075	370	44,438,910	1,081	168,231,985	9,422	729,652,970	7,305,350
% of Res Total	84.60	70.85	3.93	6.09	11.47	23.06	57.48	25.07	42.25
05. Com UnImp Land	201	2,124,135	10	80,985	7	66,405	218	2,271,525	
06. Com Improve Land	873	20,542,210	24	625,665	32	755,725	929	21,923,600	
07. Com Improvements	895	122,036,420	24	7,913,870	56	18,588,900	975	148,539,190	
08. Com Total	1,096	144,702,765	34	8,620,520	63	19,411,030	1,193	172,734,315	6,191,610
% of Com Total	91.87	83.77	2.85	4.99	5.28	11.24	7.28	5.93	35.81
09. Ind UnImp Land	17	612,145	0	0	1	23,000	18	635,145	
10. Ind Improve Land	28	1,826,270	0	0	4	2,080,835	32	3,907,105	
11. Ind Improvements	28	32,378,340	0	0	4	7,084,895	32	39,463,235	
12. Ind Total	45	34,816,755	0	0	5	9,188,730	50	44,005,485	1,191,060
% of Ind Total	90.00	79.12	0.00	0.00	10.00	20.88	0.31	1.51	6.89
13. Rec UnImp Land	1	3,685	2	34,910	1	1,410	4	40,005	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	2	3,050	2	3,050	
16. Rec Total	1	3,685	2	34,910	3	4,460	6	43,055	0
% of Rec Total	16.67	8.56	33.33	81.08	50.00	10.36	0.04	0.00	0.00
Res & Rec Total	7,972	516,985,760	372	44,473,820	1,084	168,236,445	9,428	729,696,025	7,305,350
% of Res & Rec Total	84.56	70.85	3.95	6.09	11.50	23.06	57.51	25.07	42.25
Com & Ind Total	1,141	179,519,520	34	8,620,520	68	28,599,760	1,243	216,739,800	7,382,670
% of Com & Ind Total	91.79	82.83	2.74	3.98	5.47	13.20	7.58	7.45	42.70
17. Taxable Total	9,113	696,505,280	406	53,094,340	1,152	196,836,205	10,671	946,435,825	14,688,020
% of Taxable Total	85.40	73.59	3.80	5.61	10.80	20.80	65.09	32.52	84.95

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	208	3,370,870	1,931,215	0	0	0
19. Commercial	75	1,505,805	2,686,845	0	0	0
20. Industrial	4	212,750	46,927,000	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	208	3,370,870	1,931,215
19. Commercial	0	0	0	75	1,505,805	2,686,845
20. Industrial	0	0	0	4	212,750	46,927,000
21. Other	0	0	0	0	0	0
22. Total Sch II				287	5,089,425	51,545,060

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,022	119	159	1,300

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	445,770	521	114,533,525	3,471	1,146,634,220	3,997	1,261,613,515
28. Ag-Improved Land	1	70,360	183	52,572,910	1,423	489,174,215	1,607	541,817,485
29. Ag Improvements	1	50,525	189	17,880,665	1,535	142,883,175	1,725	160,814,365
30. Ag Total							5,722	1,964,245,365

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	12,000	
32. HomeSite Improv Land	1	1.00	12,000	126	128.00	1,536,000	
33. HomeSite Improvements	1	1.00	50,525	131	125.00	14,439,820	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	9	20.46	55,645	
36. FarmSite Improv Land	0	0.00	0	167	359.36	921,900	
37. FarmSite Improvements	0	0.00	0	177	0.00	3,440,845	
38. FarmSite Total							
39. Road & Ditches	0	1.35	0	0	863.84	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	55	55.00	660,000	56	56.00	672,000	
32. HomeSite Improv Land	932	965.70	11,553,400	1,059	1,094.70	13,101,400	
33. HomeSite Improvements	1,011	954.70	106,171,455	1,143	1,080.70	120,661,800	2,602,745
34. HomeSite Total				1,199	1,150.70	134,435,200	
35. FarmSite UnImp Land	88	197.75	495,550	97	218.21	551,195	
36. FarmSite Improv Land	1,267	2,956.93	7,464,490	1,434	3,316.29	8,386,390	
37. FarmSite Improvements	1,465	0.00	36,711,720	1,642	0.00	40,152,565	0
38. FarmSite Total				1,739	3,534.50	49,090,150	
39. Road & Ditches	0	10,454.50	0	0	11,319.69	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,938	16,004.89	183,525,350	2,602,745

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	6	0.00	616,235	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	6	0.00	616,235

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	517	39,027.51	137,217,460
44. Recapture Value N/A	0	0.00	0	517	39,027.51	137,217,460
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3,876	390,241.89	1,340,027,905	4,393	429,269.40	1,477,245,365
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	5,878.46	8.41%	39,564,285	8.83%	6,730.38
46. 1A	22,562.55	32.26%	153,348,945	34.21%	6,796.61
47. 2A1	4,071.77	5.82%	26,704,430	5.96%	6,558.43
48. 2A	18,670.30	26.70%	122,669,975	27.36%	6,570.33
49. 3A1	6,460.24	9.24%	37,307,265	8.32%	5,774.90
50. 3A	8.48	0.01%	49,185	0.01%	5,800.12
51. 4A1	11,596.85	16.58%	64,835,630	14.46%	5,590.80
52. 4A	688.83	0.98%	3,830,570	0.85%	5,560.98
53. Total	69,937.48	100.00%	448,310,285	100.00%	6,410.16
Dry					
54. 1D1	8,219.42	3.03%	37,497,765	3.75%	4,562.09
55. 1D	51,175.91	18.87%	233,618,120	23.35%	4,565.00
56. 2D1	14,698.21	5.42%	58,197,905	5.82%	3,959.52
57. 2D	85,929.49	31.68%	340,280,805	34.01%	3,960.00
58. 3D1	48,855.64	18.01%	163,667,155	16.36%	3,350.02
59. 3D	53.01	0.02%	177,585	0.02%	3,350.03
60. 4D1	59,355.46	21.88%	159,072,565	15.90%	2,680.00
61. 4D	2,968.69	1.09%	7,955,115	0.80%	2,679.67
62. Total	271,255.83	100.00%	1,000,467,015	100.00%	3,688.28
Grass					
63. 1G1	732.01	0.80%	1,201,500	0.76%	1,641.37
64. 1G	3,564.58	3.90%	8,455,685	5.33%	2,372.14
65. 2G1	3,818.29	4.17%	7,417,870	4.68%	1,942.72
66. 2G	11,593.20	12.67%	26,722,305	16.86%	2,305.00
67. 3G1	29,423.94	32.16%	55,191,985	34.82%	1,875.75
68. 3G	68.56	0.07%	109,900	0.07%	1,602.98
69. 4G1	18,394.48	20.10%	30,873,320	19.48%	1,678.40
70. 4G	23,908.48	26.13%	28,522,880	18.00%	1,193.00
71. Total	91,503.54	100.00%	158,495,445	100.00%	1,732.12
Irrigated Total					
	69,937.48	15.84%	448,310,285	27.86%	6,410.16
Dry Total					
	271,255.83	61.42%	1,000,467,015	62.18%	3,688.28
Grass Total					
	91,503.54	20.72%	158,495,445	9.85%	1,732.12
72. Waste	8,928.07	2.02%	1,785,630	0.11%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	490.99	0.11%	0	0.00%	0.00
75. Market Area Total	441,624.92	100.00%	1,609,058,375	100.00%	3,643.50

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	154.45	9.66%	801,590	11.58%	5,189.96
46. 1A	99.25	6.20%	515,110	7.44%	5,190.03
47. 2A1	120.85	7.56%	553,490	7.99%	4,579.98
48. 2A	558.84	34.94%	2,468,725	35.66%	4,417.59
49. 3A1	367.88	23.00%	1,464,175	21.15%	3,980.03
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	270.30	16.90%	1,010,185	14.59%	3,737.27
52. 4A	27.99	1.75%	109,725	1.58%	3,920.15
53. Total	1,599.56	100.00%	6,923,000	100.00%	4,328.07
Dry					
54. 1D1	664.47	1.63%	2,531,635	1.98%	3,810.01
55. 1D	4,266.09	10.44%	16,253,800	12.73%	3,810.00
56. 2D1	2,827.03	6.92%	10,262,135	8.03%	3,630.01
57. 2D	14,230.26	34.84%	51,655,890	40.44%	3,630.00
58. 3D1	8,862.42	21.70%	24,726,220	19.36%	2,790.01
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	9,348.29	22.89%	20,846,730	16.32%	2,230.00
61. 4D	649.01	1.59%	1,447,350	1.13%	2,230.09
62. Total	40,847.57	100.00%	127,723,760	100.00%	3,126.84
Grass					
63. 1G1	15.35	0.07%	25,750	0.07%	1,677.52
64. 1G	574.12	2.71%	1,316,915	3.60%	2,293.80
65. 2G1	739.32	3.49%	1,468,610	4.01%	1,986.43
66. 2G	2,779.95	13.12%	6,516,690	17.81%	2,344.18
67. 3G1	9,178.34	43.32%	16,507,610	45.12%	1,798.54
68. 3G	3.15	0.01%	8,350	0.02%	2,650.79
69. 4G1	3,533.95	16.68%	5,445,960	14.89%	1,541.04
70. 4G	4,362.96	20.59%	5,293,145	14.47%	1,213.20
71. Total	21,187.14	100.00%	36,583,030	100.00%	1,726.66
Irrigated Total					
Irrigated Total	1,599.56	2.43%	6,923,000	4.03%	4,328.07
Dry Total					
Dry Total	40,847.57	62.08%	127,723,760	74.40%	3,126.84
Grass Total					
Grass Total	21,187.14	32.20%	36,583,030	21.31%	1,726.66
72. Waste	2,159.30	3.28%	431,850	0.25%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	65,793.57	100.00%	171,661,640	100.00%	2,609.09

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	6,188.41	39,483,890	65,348.63	415,749,395	71,537.04	455,233,285
77. Dry Land	111.75	468,375	29,600.87	109,173,960	282,390.78	1,018,548,440	312,103.40	1,128,190,775
78. Grass	26.04	33,810	9,534.07	15,695,665	103,130.57	179,349,000	112,690.68	195,078,475
79. Waste	9.72	1,945	1,136.91	227,375	9,940.74	1,988,160	11,087.37	2,217,480
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	84.65	0	11.66	0	394.68	0	490.99	0
82. Total	147.51	504,130	46,460.26	164,580,890	460,810.72	1,615,634,995	507,418.49	1,780,720,015

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	71,537.04	14.10%	455,233,285	25.56%	6,363.60
Dry Land	312,103.40	61.51%	1,128,190,775	63.36%	3,614.80
Grass	112,690.68	22.21%	195,078,475	10.96%	1,731.10
Waste	11,087.37	2.19%	2,217,480	0.12%	200.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	490.99	0.10%	0	0.00%	0.00
Total	507,418.49	100.00%	1,780,720,015	100.00%	3,509.37

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 Adams	53	316,415	229	1,721,020	230	20,918,765	283	22,956,200	454,085
83.2 Barneston	34	43,930	61	49,325	62	1,425,685	96	1,518,940	0
83.3 Beatrice	580	5,713,045	4,713	58,900,830	4,755	345,849,270	5,335	410,463,145	2,056,410
83.4 Beatrice Subdivision	16	153,700	67	1,072,720	67	9,529,505	83	10,755,925	83,190
83.5 Blue Springs	127	101,855	189	125,470	190	4,655,150	317	4,882,475	51,610
83.6 Clatonia	16	84,570	128	590,605	128	7,052,170	144	7,727,345	0
83.7 Cortland	19	280,250	206	3,597,865	207	19,724,430	226	23,602,545	238,925
83.8 Doctors' Lake	7	207,555	18	1,268,575	18	2,900,300	25	4,376,430	28,445
83.9 Ellis	11	3,700	18	3,300	18	331,215	29	338,215	0
83.10 Filley	15	18,250	77	88,000	77	3,956,680	92	4,062,930	0
83.11 Holmesville	25	17,800	31	17,000	31	885,720	56	920,520	0
83.12 Lanham	9	5,900	10	7,825	10	370,555	19	384,280	0
83.13 Liberty	77	40,265	54	31,395	54	831,085	131	902,745	41,595
83.14 Odell	28	55,800	139	321,445	139	5,955,585	167	6,332,830	0
83.15 Pickrell	9	57,480	94	464,900	94	7,395,390	103	7,917,770	0
83.16 Rockford	4	1,115	17	5,650	17	655,595	21	662,360	0
83.17 Rural	117	1,474,760	990	25,251,315	1,026	131,159,015	1,143	157,885,090	3,008,445
83.18 Rural Sub North	39	1,047,450	141	6,372,120	141	29,208,420	180	36,627,990	969,345
83.19 Rural Sub South	15	160,000	10	224,000	10	2,879,520	25	3,263,520	264,655
83.20 Virginia	19	8,310	43	25,765	44	863,820	63	897,895	22,675
83.21 Wymore	160	411,730	729	1,610,915	730	21,194,230	890	23,216,875	85,970
84 Residential Total	1,380	10,203,880	7,964	101,750,040	8,048	617,742,105	9,428	729,696,025	7,305,350

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	Adams	14	62,055	36	344,370	38	4,953,320	52	5,359,745	0
85.2	Barneston	7	4,055	13	7,710	14	2,298,195	21	2,309,960	0
85.3	Beatrice	141	2,543,705	618	20,937,730	631	133,008,700	772	156,490,135	5,253,740
85.4	Blue Springs	5	9,255	20	41,440	20	1,240,685	25	1,291,380	0
85.5	Clatonia	5	9,100	16	47,680	16	526,390	21	583,170	0
85.6	Cortland	4	12,075	28	462,345	29	2,398,475	33	2,872,895	0
85.7	Ellis	0	0	1	430	2	260,595	2	261,025	0
85.8	Filley	4	6,900	21	45,380	21	476,495	25	528,775	6,355
85.9	Holmesville	1	1,260	0	0	1	260,375	2	261,635	0
85.10	Lanham	0	0	4	3,570	4	64,505	4	68,075	0
85.11	Liberty	6	3,365	7	4,940	7	113,445	13	121,750	0
85.12	Odell	5	12,160	26	131,455	27	1,810,930	32	1,954,545	0
85.13	Pickrell	2	7,775	17	49,050	17	1,887,880	19	1,944,705	0
85.14	Rockford	0	0	1	555	1	3,245	1	3,800	0
85.15	Rural	19	147,905	59	3,460,755	83	33,578,175	102	37,186,835	2,119,635
85.16	Virginia	5	2,630	11	8,665	11	1,652,205	16	1,663,500	0
85.17	Wymore	18	84,430	83	284,630	85	3,468,810	103	3,837,870	2,940
86	Commercial Total	236	2,906,670	961	25,830,705	1,007	188,002,425	1,243	216,739,800	7,382,670

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	312.19	0.50%	681,620	0.60%	2,183.35
88. 1G	2,523.74	4.01%	5,514,405	4.86%	2,185.01
89. 2G1	2,503.76	3.98%	4,982,555	4.39%	1,990.03
90. 2G	8,819.84	14.01%	17,551,655	15.46%	1,990.02
91. 3G1	23,363.95	37.11%	42,172,055	37.15%	1,805.01
92. 3G	55.35	0.09%	99,905	0.09%	1,804.97
93. 4G1	14,730.70	23.40%	24,674,235	21.74%	1,675.02
94. 4G	10,646.26	16.91%	17,832,830	15.71%	1,675.03
95. Total	62,955.79	100.00%	113,509,260	100.00%	1,803.00
CRP					
96. 1C1	36.33	0.43%	157,500	0.56%	4,335.26
97. 1C	555.54	6.59%	2,408,265	8.64%	4,335.00
98. 2C1	425.24	5.04%	1,598,925	5.73%	3,760.05
99. 2C	2,300.00	27.27%	8,648,010	31.01%	3,760.00
100. 3C1	3,207.73	38.03%	10,216,650	36.63%	3,185.01
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	1,756.91	20.83%	4,471,335	16.03%	2,545.00
103. 4C	152.29	1.81%	387,605	1.39%	2,545.18
104. Total	8,434.04	100.00%	27,888,290	100.00%	3,306.63
Timber					
105. 1T1	383.49	1.91%	362,380	2.12%	944.95
106. 1T	485.30	2.41%	533,015	3.12%	1,098.32
107. 2T1	889.29	4.42%	836,390	4.89%	940.51
108. 2T	473.36	2.35%	522,640	3.06%	1,104.11
109. 3T1	2,852.26	14.18%	2,803,280	16.40%	982.83
110. 3T	13.21	0.07%	9,995	0.06%	756.62
111. 4T1	1,906.87	9.48%	1,727,750	10.11%	906.07
112. 4T	13,109.93	65.18%	10,302,445	60.26%	785.85
113. Total	20,113.71	100.00%	17,097,895	100.00%	850.06
<hr/>					
Grass Total	62,955.79	68.80%	113,509,260	71.62%	1,803.00
CRP Total	8,434.04	9.22%	27,888,290	17.60%	3,306.63
Timber Total	20,113.71	21.98%	17,097,895	10.79%	850.06
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114. Market Area Total	91,503.54	100.00%	158,495,445	100.00%	1,732.12

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	8.78	0.06%	18,085	0.07%	2,059.79
88. 1G	382.26	2.64%	787,440	3.23%	2,059.96
89. 2G1	433.10	3.00%	812,105	3.34%	1,875.10
90. 2G	1,840.35	12.73%	3,450,890	14.18%	1,875.13
91. 3G1	6,838.23	47.30%	11,522,465	47.33%	1,685.01
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	2,520.47	17.43%	3,944,585	16.20%	1,565.02
94. 4G	2,433.77	16.83%	3,808,905	15.65%	1,565.02
95. Total	14,456.96	100.00%	24,344,475	100.00%	1,683.93
CRP					
96. 1C1	0.12	0.00%	435	0.00%	3,625.00
97. 1C	128.59	3.73%	465,500	4.78%	3,620.03
98. 2C1	143.20	4.15%	494,045	5.07%	3,450.03
99. 2C	867.52	25.14%	2,992,975	30.72%	3,450.04
100. 3C1	1,674.16	48.51%	4,436,545	45.53%	2,650.01
101. 3C	3.15	0.09%	8,350	0.09%	2,650.79
102. 4C1	532.77	15.44%	1,129,485	11.59%	2,120.02
103. 4C	101.81	2.95%	215,845	2.22%	2,120.08
104. Total	3,451.32	100.00%	9,743,180	100.00%	2,823.03
Timber					
105. 1T1	6.45	0.20%	7,230	0.29%	1,120.93
106. 1T	63.27	1.93%	63,975	2.56%	1,011.14
107. 2T1	163.02	4.97%	162,460	6.51%	996.56
108. 2T	72.08	2.20%	72,825	2.92%	1,010.34
109. 3T1	665.95	20.31%	548,600	21.98%	823.79
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	480.71	14.66%	371,890	14.90%	773.63
112. 4T	1,827.38	55.73%	1,268,395	50.83%	694.11
113. Total	3,278.86	100.00%	2,495,375	100.00%	761.05
<hr/>					
Grass Total	14,456.96	68.23%	24,344,475	66.55%	1,683.93
CRP Total	3,451.32	16.29%	9,743,180	26.63%	2,823.03
Timber Total	3,278.86	15.48%	2,495,375	6.82%	761.05
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114. Market Area Total	21,187.14	100.00%	36,583,030	100.00%	1,726.66

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

34 Gage

	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	717,130,210	729,652,970	12,522,760	1.75%	7,305,350	0.73%
02. Recreational	50,420	43,055	-7,365	-14.61%	0	-14.61%
03. Ag-Homesite Land, Ag-Res Dwelling	133,710,050	134,435,200	725,150	0.54%	2,602,745	-1.40%
04. Total Residential (sum lines 1-3)	850,890,680	864,131,225	13,240,545	1.56%	9,908,095	0.39%
05. Commercial	165,749,145	172,734,315	6,985,170	4.21%	6,191,610	0.48%
06. Industrial	42,772,950	44,005,485	1,232,535	2.88%	1,191,060	0.10%
07. Ag-Farmsite Land, Outbuildings	47,476,835	49,090,150	1,613,315	3.40%	0	3.40%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	255,998,930	265,829,950	9,831,020	3.84%	7,382,670	0.96%
10. Total Non-Agland Real Property	1,106,889,610	1,129,961,175	23,071,565	2.08%	17,290,765	0.52%
11. Irrigated	415,146,970	455,233,285	40,086,315	9.66%		
12. Dryland	1,060,056,010	1,128,190,775	68,134,765	6.43%		
13. Grassland	168,930,795	195,078,475	26,147,680	15.48%		
14. Wasteland	1,103,850	2,217,480	1,113,630	100.89%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	1,645,237,625	1,780,720,015	135,482,390	8.23%		
17. Total Value of all Real Property (Locally Assessed)	2,752,127,235	2,910,681,190	158,553,955	5.76%	17,290,765	5.13%

2016 Assessment Survey for Gage County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	224,324
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	33,530 for lister salary, 5,000 for part time salary, 4,500 is budgeted for fuel which is mainly for the appraisal staff 7,000 us set aside for Pictometry
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	41,296 TERC and Stanard 10,000 referee
10.	Part of the assessor's budget that is dedicated to the computer system:
	Terra Scan and GIS funding is budgeted out of county general. From County General GIS/Manatron/ASI/(Terra Scan) is 35,000
11.	Amount of the assessor's budget set aside for education/workshops:
	3000
12.	Other miscellaneous funds:
	5,500 for miscellaneous supplies and office equipment,
13.	Amount of last year's assessor's budget not used:
	nominal amount

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	All with the exception of Ellis, Rockford, Holmesville, and Lanham
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	GIS Worksop
3.	

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	None
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?
	Yes

2016 Residential Assessment Survey for Gage County

1.	Valuation data collection done by:																																
	Assessor staff and contract appraiser																																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																																
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																																
	Gage County uses a market approach that is tied to the RCN, based on RCN less market based depreciation.																																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																																
	The county does not use the cost approach solely in developing market value. The County utilizes market studies for each valuation grouping. The depreciation is based on local market information.																																
5.	Are individual depreciation tables developed for each valuation grouping?																																
	Yes, In conjunction with the market analysis.																																
6.	Describe the methodology used to determine the residential lot values?																																

The County uses a sales comparison approach, in the valuation group of Beatrice it is applied on a square foot basis. For the rest of the groups they are valued by lot with adjustments for larger vacant parcels.

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

NA

<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	2010	2010	2010	2010
02	2009	2010	2010	2009
03	2008	2010	2010	2014
05	2008	2010	2010	2009
06	2008	2010	2010	2010
07	2010	2010	2010	2011
09	2009	2010	2010	2009
10	2009	2010	2010	2009
11	2009	2010	2010	2010
12	2009	2010	2010	2010
13	2010	2010	2010	2009
15	2009	2010	2010	2015
17	2009	2010	2010	2009
18	2010	2010	2010	2015
19	2009	2010	2010	2011

Gage County addresses the residential class by using each incorporated area as its own valuation group. During their sales analysis they complete a market study at a minimum by reviewing the statistical analysis provided in the state sales file and by reviewing and verifying the sales throughout the year. The County has a systematical review process in place to meet the six year review cycle. The county contends that each of the valuation groups has its own unique market and that any adjustments are only considered within the confines of these valuation groups. The groups correspond with the appraisal cycle in the County.

2016 Commercial Assessment Survey for Gage County

1.	Valuation data collection done by:												
	Contract Appraiser and staff												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:												
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18	Wymore-Second largest community in the county. Has K-12 school and a commercial downtown area.												
50	Rural-Area outside of any corporate limits throughout the county.												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	The county uses a correlated market, cost and income, weighted towards market and income. Where possible the county gathers income information from the market and during sales verification. Beatrice is the only location where enough contract rents are collected to be useful in analyzing the commercial properties.												
3a.	Describe the process used to determine the value of unique commercial properties.												
	The Counties contract appraiser uses information that he has gathered across the state in conjunction with the work he does in other counties as well as relying on the State Sales File.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	The county relies more on market information and income, but they do use tables provided by the CAMA vendor, but they do develop their own tables for some unique properties.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Only in those groups where there is adequate sales information.												
6.	Describe the methodology used to determine the commercial lot values.												
	The County develops the value for lots based on vacant lot sales.												

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	03	2010	2010	2008	2014
	10	2010	2010	2008	2014
	15	2010	2010	2008	2014
	18	2010	2010	2008	2009
	50	2010	2010	2008	2015

2016 Agricultural Assessment Survey for Gage County

1.	Valuation data collection done by:	
	Assessors Office staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	1	The entire county except for the three townships bordering Pawnee county to the east.
	2	The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.
3.	Describe the process used to determine and monitor market areas.	
	The county analyzes all agricultural sales to determine if all areas in the county are selling for the same amount. Where differences are noted they try to identify what characteristics are causing the difference.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	The county uses the sales verification forms and interviews with buyers or sellers to determine if there are influences other than agricultural affecting the sales. The county also verifies sales utilizing real estate professionals. The county continues to physically inspect parcels to determine current land use.(CRP)	
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?	
	The only differences would be if the rural residential home sites are in a rural residential subdivision.	
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	Presently the county is not aware of any WRP parcels in the county.	
	<i><u>If your county has special value applications, please answer the following</u></i>	
7a.	How many special valuation applications are on file?	
	4,378	
7b.	What process was used to determine if non-agricultural influences exist in the county?	
	Sales questionnaires and sales analysis.	
	<i><u>If your county recognizes a special value, please answer the following</u></i>	
7c.	Describe the non-agricultural influences recognized within the county.	
	Currently the ag value and special value are the same.	

7d.	
7e.	

Gage County
3-Year Plan
June 2015

Budget, Staffing, and Contracts

Budget

2014-2015 Proposed Budget = \$224,324.00 (including salaries) 3000 is allotted for education, lodging, and other travel related expenses.

Appraisal Maintenance \$45,000 (Contracted)

Budget Comments

Staff

Assessor: assumes responsibility for all functions within the office and prepares all necessary reports and documents

Deputy Assessor: assists the Assessor with all functions within the office and also helps in the building of the GIS system. Responsible for all 521's, updating and developing GIS system. Creates Sales File.

Personal Property Clerk: responsible for all personal property filed in the county, also assists in updating real estate records including sketching, and entering data for the reappraisals. Keeps all records concerning building permits filed. General office duties. Assisting taxpayers.

Clerk: responsible for assisting taxpayer and maintaining homestead exemption records, permissive exemption records, sending out sales review questionnaires. She assists with data entry within the CAMA system, answers phones, and performs other general office duties.

Appraiser Assistant: Performs all appraisal maintenance and pickup work. Measures and inspects for condition and takes new photos for the county.

Part-time County Appraiser

Bob Thoma is now a county employee. His responsibilities include developing valuation studies for agricultural properties. The assessor along with Mr. Thoma study the market to determine values of agricultural land to be in compliance with the levels of value for the county. We also do reviews to determine market areas in the county.

Contract Appraiser

Darrell Stanard is contracted for 5 days a month. His responsibilities include sales verification, appraisal maintenance and pricing pickup work and developing valuation studies. His main focus is to help with all the unique Commercial properties in Gage County and to be in compliance with levels of value for the County.

3 Year Appraisal Plan

2016

Residential

For 2016 the county will be reviewing rural residential properties. A new photo will be taken and any changes that may have occurred to the property will be updated. Rural outbuildings will also be looked at. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick-up work will also be completed.

Commercial

There will be an appraisal maintenance for the commercial properties in 2016. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick-up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.

2017

Residential

For 2017 the county will be reviewing Beatrice residential which will be a 2 year project. A new photo will be taken and any changes that may have occurred to the property will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

Commercial

There will be an appraisal maintenance for the commercial properties in 2017. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.

2018

Residential

For 2018 the county will continue reviewing Beatrice residential. A new photo will be taken and any changes that may have occurred to the property will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

Commercial

There will be an appraisal maintenance for the commercial properties in 2018. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.