



**2016 REPORTS & OPINIONS**

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**JEFFERSON 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 Jefferson 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 Jefferson 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: Mary Banahan, Jefferson County Assessor

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## Introduction

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[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:

<b>Property Class</b>	<b>COD</b>	<b>PRD</b>
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.

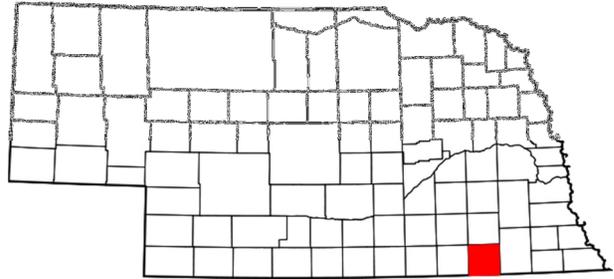
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

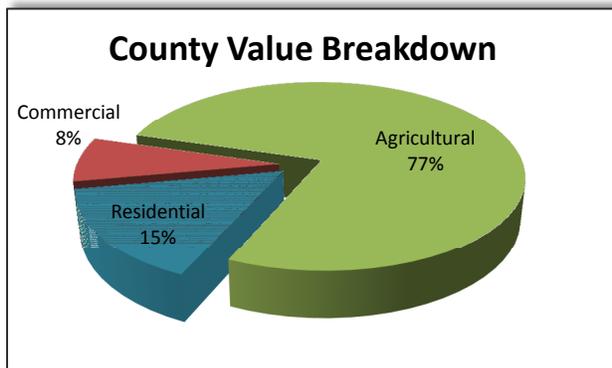
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 563 square miles, Jefferson had 7,335 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, Jefferson has seen a steady drop in population of 37% (Nebraska Department of Economic Development). Reports indicated that 71% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Jefferson convene in and around Fairbury, the county seat. Per the latest information available from the U.S. Census Bureau, there were 237 employer establishments in Jefferson. County-wide employment was at 4,217 a 4% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Jefferson that has fortified the local rural area economies. Jefferson is included in both the Little Blue and Lower Big Blue Natural Resource Districts (NRD). A mix of dry and grass land makes up a majority of the land in the county. When compared against the value of sales by commodity group of the other counties in Nebraska, Jefferson ranks sixth in milk from cows and tenth in poultry and eggs. In top livestock inventory items, Jefferson ranks third in broilers and other meat-type chickens and eighth in layers (USDA AgCensus).

Jefferson County Quick Facts	
Founded	1864
Namesake	Former President Thomas Jefferson
Region	Southeast
County Seat	Fairbury
Other Communities	Daykin Plymouth Diller Reynolds Endicott Steele City Harbine Jansen
Most Populated	Fairbury (3,927) Steady since 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

## 2016 Residential Correlation for Jefferson County

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### *Assessment Actions*

For 2016, Jefferson County has completed all residential pickup work. The county conducted a thorough sale verification and analysis process. After their analysis the county adjusted the first acre for all of the home sites located on agricultural parcels to \$14,000 to be equal to the rural residential home site first acre that were adjusted for 2015.

The county inspected and revalued the parcels in valuation group 01 of Fairbury and the town of Plymouth (VG 08). The process included an off-site inspection to review the listing detail, the quality and condition of the improvements and to take new photos. If changes or new construction were noticed, they went on site to complete the listing. They prepared 2013 costs, affirmed the lot values, and developed a current depreciation study. The county also did a photo review of the rural residential parcels. This was done by comparing 2010 aerial imagery to the 2014 updates of that imagery. When changes were discovered they visited the property with the existing property record card to verify or update the measurements, description of property characteristics that were discovered. The nature of this action was more of a supplement to the pick-up process than an inspection process. The county has Pictometry oblique imagery and intends to use it primarily to discover unreported changes to property.

### *Description of Analysis*

Residential parcels are analyzed utilizing 5 valuation groupings that are based on numerous assessor locations in the county.

<b>Valuation Grouping</b>	<b>Assessor Location</b>
01	Fairbury
08	Plymouth
11	Rural RES
12	Small Towns; (incl. Daykin, Diller, Endicott, & Jansen)
15	Villages; (incl. Harbine, Reynolds, & Steele City)

Number of Sales :	176	Median :	100
Total Sales Price :	12,067,150	Wgt. Mean :	96
Total Adj. Sales Price :	12,067,150	Mean :	108
Total Assessed Value :	11,590,759		
Avg. Adj. Sales Price :	68,563	COD :	19.51
Avg. Assessed Value :	65,857	PRD :	112.68

There are 176 qualified residential sales used to calculate the 2016 county statistics. The median ratio for this sample is 100 and is within the acceptable range. Of the qualitative statistics only the price related differential (PRD) is above the recommended range. When the 54 sales with selling prices lower than \$30,000 are excluded, both the coefficient of dispersion (COD) and the

## 2016 Residential Correlation for Jefferson County

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PRD improve. The COD becomes 10.41 and the PRD is 103.52. These are statistics that are more realistic to measure the uniformity and regressivity for the residential class as a whole. Even after the removal of a large number of small dollar sales, the PRD is still slightly regressive. Regressivity occurs when higher-valued properties have a lower assessment to sales ratio than low-dollar properties.

### *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 impact the uniform and proportionate valuation of all three property classes.

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The Division reviews the verification the sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed.

The county's inspection and review cycle for all real property is annually discussed with the assessor. The progress is documented in the assessment actions portion of this R&O. The past assessment actions may be reviewed to follow the progress of subclasses that require multiple years for inspection. Each individual parcel inspection should be documented, so a sample of the property record files are reviewed for documentation of completed inspections. The combination of these reviews usually reveals the progress of the county inspection and review process.

The review of Jefferson County revealed that the data was transmitted accurately but only periodically. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property. The county has successfully completed the first six-year inspection and review cycle of the residential property and appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

### *Equalization and Quality of Assessment*

The chart reports that the median ratios for the county and all but one significant valuation grouping are all between 92 and 100%. Valuation Group 12 with 24 sales has a median ratio of 89.98 which is below the acceptable range. Valuation Group 12 is made up of 4 small towns and is due to be inspected and reviewed during 2016. A review of the individual towns, revealed that Daykin with 7 of the 24 sales and Endicott with 8 of the 24 sales individually have acceptable

## 2016 Residential Correlation for Jefferson County

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median ratios. Diller with 6 of the 24 sales and Jansen with 3 of the 24 sales are individually below the acceptable range. The review of past statistics and an expanded analysis using three additional years of sales for each of the assessor locations indicates that the medians of all of the assessor locations shifts when the samples get larger and potentially more statistically reliable. The 5 year sample has 56 sales instead of 24 sales. The median for VG 12 is 94.47 instead of 89.96. It is evident that even though the sample had 24 sales, that the statistical reliability was uncertain. It is highly probable that the combination of 4 small town assessor locations have produced a non-representative sample.

Analysis of the change in values over the past six years revealed that the increase for Diller was in the range for the other three assessor locations. The assumption would be that if the value changes were consistent that the measurement should also be consistent. A comparison of the value changes for the residential class of property in these towns from 2009-2015 shows a 9.3% increase for Daykin, 7.8% increase for Diller and a 6.9% increase for Endicott. Jansen showed a 2% decrease for the same period. A comparison of average price per square foot among the towns also revealed similar assessments. An analysis of the price per square foot for Diller as compared to Odell in Gage County also demonstrated similar results. This causes the Division to conclude that there is not enough information to make a recommendation for adjustment.

<b>VALUATION GROUPING</b>						
<b>RANGE</b>	<b>COUNT</b>	<b>MEDIAN</b>	<b>MEAN</b>	<b>WGT.MEAN</b>	<b>COD</b>	<b>PRD</b>
01	128	99.81	109.75	100.67	15.51	109.02
08	7	99.51	99.12	97.58	02.34	101.58
11	14	97.81	90.33	85.72	17.85	105.38
12	24	89.98	98.19	86.94	29.18	112.94
15	3	309.00	228.25	132.26	32.95	172.58
<u>ALL</u>						
10/01/2013 To 09/30/2015	176	99.59	108.23	96.05	19.51	112.68

### *Level of Value*

The overall level of value for the county is within the acceptable range. While the statistical calculation of an individual valuation group is below the range, based on the analysis of all available information, the level of value of the residential class of real property in Jefferson County is 100%.

## 2016 Commercial Correlation for Jefferson County

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### *Assessment Actions*

For 2016, Jefferson County has completed all commercial pickup work. The county conducted a thorough sale verification and analysis process. There were no class or subclass adjustments resulting from the sale analysis.

There was no inspection and review of any commercial parcels during 2015.

### *Description of Analysis*

Commercial parcels are analyzed utilizing 1 valuation grouping that is based on the numerous assessor locations in the county.

Valuation Grouping	Assessor Location
19	All COM Parcels (only 1 V-Group)

There are several aspects of the data that are examined to develop an opinion of the valuation of the commercial and industrial property. No single analysis carries all of the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are important in the level of value decision. Frequently there are too few sales to rely on the median for the level of value. There are often too few sales to identify a level of value for any subclass of the commercial and industrial class of property. The following paragraphs outline the information considered beyond the statistics when analyzing the level of value of the commercial and industrial property.

Another element of data that is reviewed is the trend or the lack of a trend of the study years. If the median ratios array from older to newer with a lower ratio each year, it tends to indicate that there is an upward trend in value. The following is an extract from the 2016 statistical pages.

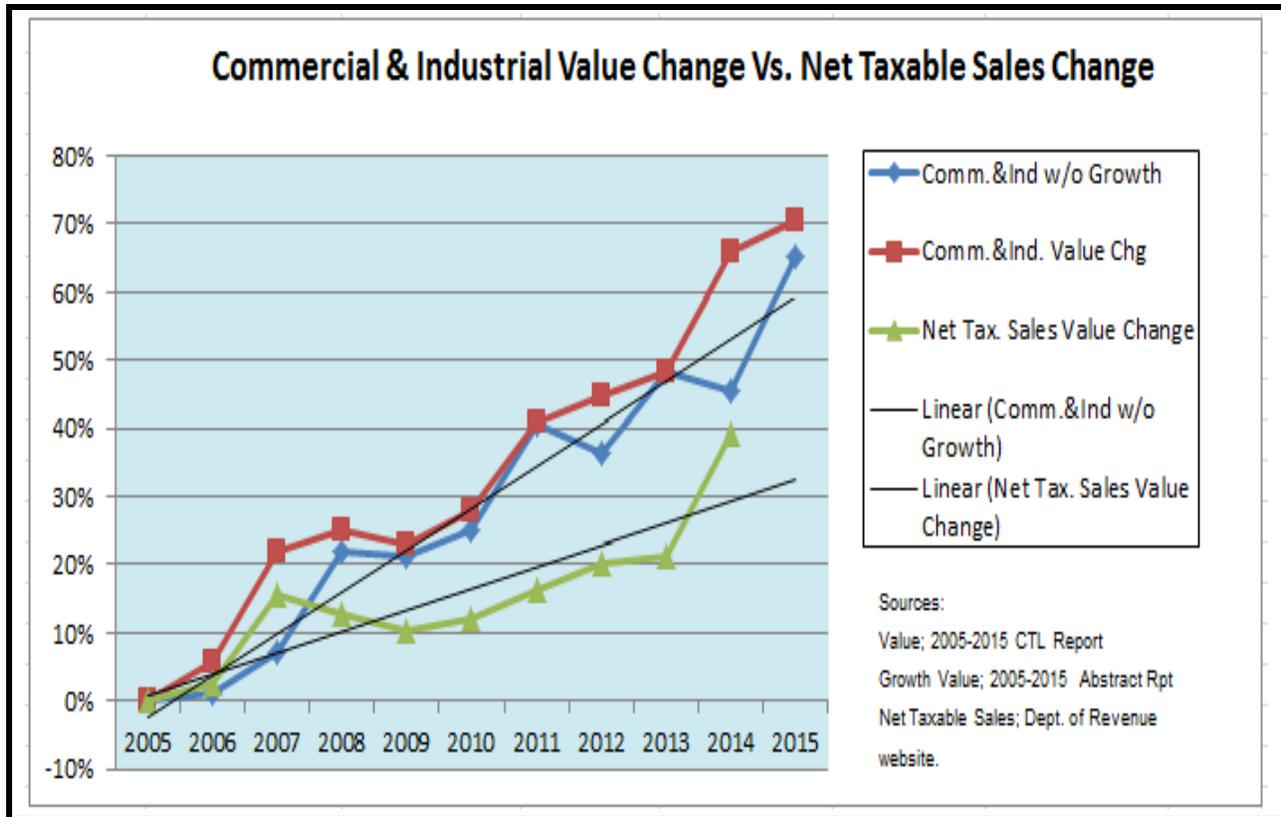
Study Yrs						
10/01/2012 To 09/30/2013	3	103.94	96.96	88.13	24.14	110.02
10/01/2013 To 09/30/2014	2	106.56	106.56	94.76	13.40	112.45
10/01/2014 To 09/30/2015	9	96.43	91.97	84.91	16.72	108.31

In this case, the medians do not form a clear pattern indicating that either there is not an upward trend or that there is insufficient data for a conclusion.

The general trend of sales tax receipts for the county compared to the general trend of the valuations of the commercial and industrial property is examined. While there is not a direct link between the two, there is the expectation that they should trend in the same direction. If local sales are in an upward trend, or if they seem to be flat or are declining, it might be expected that commercial values would eventually trend in a similar manner. The following chart demonstrates

## 2016 Commercial Correlation for Jefferson County

a similar trend of valuation and sales tax receipts. Both trends however are moving in a positive direction.



Another stratification that is done in the commercial & industrial sales file is the review of the occupancy codes that are stratified in the sales file. This is done to see if like uses of property have demonstrated any valuation trends in the county. In Jefferson County, 8 different occupancy codes were represented among the 14 qualified sales. Analysis shows that no occupancy code exceeds 3 sales and 6 of the 8 codes have 2 or less sales. There is one sale that has improvements that cannot be described using an occupancy code. This would cause the statistics from any individual occupancy code to be unreliable.

### *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 impact the uniform and proportionate valuation of all three property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification the sales and usability decisions for each sale. The county's inspection and review cycle for all

## 2016 Commercial Correlation for Jefferson County

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real property is annually reviewed with the county assessor. The assessment practice review is more thoroughly described in the previous section-2016 Residential Correlation.

The review of Jefferson County revealed that the data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to sale review. The county has successfully completed the first six-year inspection and review cycle of the improvements on commercial property in 2009. That indicates that the 6 year review should have happened in 2015 for use in 2016. That did not happen. As a result, the county is not on schedule for the commercial inspection and review requirements. The inspections are documented in the property record files. The costing and depreciation models probably go back to 2009 and will need to be updated when the physical inspection and review is done.

Valuation groups are the primary subclasses that are regularly examined as candidates for adjustment. These are prepared to stratify the sales into groups that have similar locations or economic conditions. They do not however stratify all of the many individual uses of commercial and industrial property. Jefferson County does not recognize measureable differences among the commercial locations throughout the county.

### *Equalization and Quality of Assessment*

The 14 sales in the 2016 statistical data have been consolidated into only 1 valuation grouping.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
19	14	98.42	95.12	86.28	18.61	110.25
___ALL___	14	98.42	95.12	86.28	18.61	110.25

Based on all relevant information, the assessment practices are not acceptable. The county has not kept up with their inspection and review requirements and the costing and depreciation models are not recent. The trend of the study years and the trend of sales tax receipts versus valuation growth do not establish a clear direction of the values. The statistical tests demonstrate that the overall valuations of the parcels that have been sold have an acceptable median ratio, but the overall sample is too small to be representative of the entire commercial class and is not reliable to measure the level of value of the commercial class. In this case, there is not enough information within the statistics to be confident of a level of value.

### *Level of Value*

Based on analysis of all available information, the level of value of the commercial class of real property in Jefferson County is not statistically determinable. Based on available information, the county has not inspected and reviewed the commercial property on the required basis. Further,

## **2016 Commercial Correlation for Jefferson County**

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the assessment practices lack a recent inspection and review so the Division is not confident that the values are uniform or prepared in a consistent manner. There is also no data available that suggests a need to adjust the class or any subclass of commercial property. The Division cannot call a level of value for the Jefferson County commercial and industrial property.

## **2016 Agricultural Correlation Section for Jefferson County**

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### *Assessment Actions*

For 2016, Jefferson County has completed all pickup work of new improvements on agricultural parcels. They also update the land use on all parcels where changes have been reported or observed. The county conducted a thorough sale verification and analysis process. Following that, they implemented new values for agricultural land throughout the county. As mentioned in the residential assessment actions, the county adjusted the first acre for all of the home sites located on agricultural parcels to \$14,000 to be equal to the rural residential home site first acre.

The county has completed the inspection and update process for all agricultural improvements so no additional inspections and reviews were conducted during 2015.

### *Description of Analysis*

There are three market areas within Jefferson County; Market Areas 1 is predominantly irrigated crop land and is made up of the north one fourth of the county. Market Area 2 is about half dry crop land and the other half is evenly split between irrigated crop and grass. It is made up of the middle one half of the county. Market Area 3 is predominantly grass land and secondarily dry crop land. It is made up of the south one fourth of the county.

The analysis was done using a supplemented sample of 70 qualified sales. After supplementation, the sample was both proportional among the 3 study years and representative by majority land use. With that accomplished, the values that the county developed were tested using the supplemented sample. The results were satisfactory, yielding a median ratio of 71% for the county.

Another analysis was done where only sales with 80% or more acres of a major land use are included. This test often does not have sufficient sales to indicate the level of value for all major land uses in all areas of the county. In this case, two of the three major uses had a reasonable test of their level of value in individual market areas. The 80% irrigated land in Market Area 1 with 12 sales had a median ratio that rounded to 69%; the 80% dry land in Market Area 2 with 12 sales had a median ratio that rounded to 70%; the 80% grass land with 6 sales in Market Area 2 and 5 sales in Market Area 3 or 11 total sales countywide had a median ratio that rounded to 72%, but may not be conclusive for any individual market area.

Beyond the statistical analysis, the review included; an overview of the general assessment practices, a comparison of the schedule of values to the surrounding counties, the dollar amount of change of each major land use. In this county, the number of sales in the study was sufficient to rely on most of the statistical calculations. The review of the county's assessment actions

## **2016 Agricultural Correlation Section for Jefferson County**

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produced confidence in the valuations that were produced. Together, the actions and statistics were adequate to determine the level of value for agricultural land.

### ***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 impact the uniform and proportionate valuation of all three property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor. The assessment practice review is more thoroughly described in the residential correlation.

The review of Jefferson County revealed that the data was transmitted accurately and in an intermittent manner. Since the Assessment Practices Review, the county has been submitting sales on a monthly basis. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to the review of sales. The county has reportedly completed the first six-year inspection but due to the inconsistent documenting of those inspections in the record file, those efforts are not clear. It appears that the improvements on agricultural parcels are due to be inspected in 2016. Presently the county has planned to inspect the parcels in Township 1, leaving the other three townships falling behind in the 6 year cycle. They do keep the agricultural land use current. The inspections were not consistently documented in the property record files. The county is aware of these issues and is addressing them as quickly as they can.

### ***Equalization***

The analysis supports that the county has achieved equalization; a comparison of Jefferson County values to the adjoining counties generally shows that all values are reasonably comparable. The statistics show that the values are within the desired range. The Division's review of county's 3 Year Plan, a sample of their assessment records and their current and past assessment actions indicated that agricultural improvements and site acres are inspected and reappraised using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements have been equalized and updated in 2010 and the county is starting the inspection process again in 2016. All of the agricultural land acres are analyzed and valued within a similar but unique classification structure and values are applied uniformly throughout each market area. The assessment actions are well documented in the property record files. The level of value and the quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

## 2016 Agricultural Correlation Section for Jefferson County

<u>AREA (MARKET)</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
1	18	69.45	73.19	69.44	17.80	105.40
2	35	70.53	69.76	67.94	16.38	102.68
3	17	71.54	70.94	64.55	17.32	109.90

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	19	68.65	70.93	67.75	13.47	104.69
1	12	69.45	72.73	68.66	15.68	105.93
2	7	68.65	67.85	66.62	09.35	101.85
<u>Dry</u>						
County	16	74.01	72.28	73.59	19.75	98.22
1	1	111.30	111.30	111.30		100.00
2	12	69.69	68.06	71.71	19.85	94.91
3	3	71.76	76.16	71.61	13.18	106.35
<u>Grass</u>						
County	11	71.54	70.86	64.65	19.53	109.61
2	6	66.87	70.81	70.92	21.62	99.84
3	5	71.54	70.93	61.83	18.70	114.72
<u>ALL</u>						
10/01/2012 To 09/30/2015	70	71.04	70.93	68.04	16.86	104.25

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land for the county is 71%.

## 2016 Opinions of the Property Tax Administrator for Jefferson County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>*NEI</b>	Does not meet generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2016 Commission Summary for Jefferson County

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### Residential Real Property - Current

Number of Sales	176	Median	99.59
Total Sales Price	\$12,067,150	Mean	108.23
Total Adj. Sales Price	\$12,067,150	Wgt. Mean	96.05
Total Assessed Value	\$11,590,759	Average Assessed Value of the Base	\$53,716
Avg. Adj. Sales Price	\$68,563	Avg. Assessed Value	\$65,857

### Confidence Interval - Current

95% Median C.I	98.93 to 101.40
95% Wgt. Mean C.I	92.56 to 99.54
95% Mean C.I	102.35 to 114.11
% of Value of the Class of all Real Property Value in the	12.33
% of Records Sold in the Study Period	4.78
% of Value Sold in the Study Period	5.86

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	160	98	98.20
2014	156	94	94.32
2013	155	97	97.07
2012	148	98	98.42

## 2016 Commission Summary for Jefferson County

### Commercial Real Property - Current

Number of Sales	14	Median	98.42
Total Sales Price	\$429,650	Mean	95.12
Total Adj. Sales Price	\$429,650	Wgt. Mean	86.28
Total Assessed Value	\$370,715	Average Assessed Value of the Base	\$128,802
Avg. Adj. Sales Price	\$30,689	Avg. Assessed Value	\$26,480

### Confidence Interval - Current

95% Median C.I	76.67 to 114.00
95% Wgt. Mean C.I	71.29 to 101.27
95% Mean C.I	81.23 to 109.01
% of Value of the Class of all Real Property Value in the County	4.32
% of Records Sold in the Study Period	2.60
% of Value Sold in the Study Period	0.53

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	5	100	103.94
2014	4	100	92.99
2013	9		99.35
2012	13		98.40

**48 Jefferson  
RESIDENTIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

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

Number of Sales : 176  
 Total Sales Price : 12,067,150  
 Total Adj. Sales Price : 12,067,150  
 Total Assessed Value : 11,590,759  
 Avg. Adj. Sales Price : 68,563  
 Avg. Assessed Value : 65,857

MEDIAN : 100  
 WGT. MEAN : 96  
 MEAN : 108  
 COD : 19.51  
 PRD : 112.68

COV : 36.75  
 STD : 39.77  
 Avg. Abs. Dev : 19.43  
 MAX Sales Ratio : 340.61  
 MIN Sales Ratio : 35.14

95% Median C.I. : 98.93 to 101.40  
 95% Wgt. Mean C.I. : 92.56 to 99.54  
 95% Mean C.I. : 102.35 to 114.11

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	16	99.07	116.63	104.59	19.62	111.51	95.20	204.08	97.35 to 113.65	69,016	72,183
01-JAN-14 To 31-MAR-14	17	101.86	103.98	101.68	06.51	102.26	91.60	125.15	95.50 to 107.41	47,441	48,238
01-APR-14 To 30-JUN-14	18	100.15	111.09	99.41	19.06	111.75	57.04	224.02	95.74 to 110.24	64,056	63,679
01-JUL-14 To 30-SEP-14	21	96.60	90.94	90.03	19.21	101.01	35.14	182.79	72.17 to 102.09	56,781	51,119
01-OCT-14 To 31-DEC-14	23	100.70	111.84	98.40	22.15	113.66	61.53	276.00	98.23 to 105.84	66,300	65,240
01-JAN-15 To 31-MAR-15	14	100.59	108.43	86.52	22.85	125.32	59.47	192.50	84.86 to 120.89	72,746	62,938
01-APR-15 To 30-JUN-15	35	98.97	112.76	96.64	23.00	116.68	61.04	309.00	96.64 to 103.75	82,050	79,290
01-JUL-15 To 30-SEP-15	32	99.88	108.39	93.46	19.16	115.97	48.21	340.61	97.78 to 103.42	74,872	69,977
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	72	99.45	104.77	98.56	16.38	106.30	35.14	224.02	97.92 to 102.09	59,113	58,259
01-OCT-14 To 30-SEP-15	104	99.63	110.63	94.69	21.69	116.83	48.21	340.61	98.95 to 101.55	75,106	71,116
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	79	99.62	104.42	97.08	17.48	107.56	35.14	276.00	98.23 to 102.09	59,200	57,472
<u>ALL</u>	176	99.59	108.23	96.05	19.51	112.68	35.14	340.61	98.93 to 101.40	68,563	65,857

<b>VALUATION GROUPING</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	128	99.81	109.75	100.67	15.51	109.02	57.04	276.00	98.97 to 101.86	60,152	60,554
08	7	99.51	99.12	97.58	02.34	101.58	93.73	102.36	93.73 to 102.36	67,929	66,286
11	14	97.81	90.33	85.72	17.85	105.38	48.21	126.89	61.53 to 104.80	180,000	154,300
12	24	89.98	98.19	86.94	29.18	112.94	53.33	183.15	72.17 to 110.24	55,096	47,901
15	3	309.00	228.25	132.26	32.95	172.58	35.14	340.61	N/A	16,633	21,999
<u>ALL</u>	176	99.59	108.23	96.05	19.51	112.68	35.14	340.61	98.93 to 101.40	68,563	65,857

<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	176	99.59	108.23	96.05	19.51	112.68	35.14	340.61	98.93 to 101.40	68,563	65,857
06											
07											
<u>ALL</u>	176	99.59	108.23	96.05	19.51	112.68	35.14	340.61	98.93 to 101.40	68,563	65,857

**48 Jefferson  
RESIDENTIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

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

Number of Sales : 176  
 Total Sales Price : 12,067,150  
 Total Adj. Sales Price : 12,067,150  
 Total Assessed Value : 11,590,759  
 Avg. Adj. Sales Price : 68,563  
 Avg. Assessed Value : 65,857

MEDIAN : 100  
 WGT. MEAN : 96  
 MEAN : 108  
 COD : 19.51  
 PRD : 112.68

COV : 36.75  
 STD : 39.77  
 Avg. Abs. Dev : 19.43  
 MAX Sales Ratio : 340.61  
 MIN Sales Ratio : 35.14

95% Median C.I. : 98.93 to 101.40  
 95% Wgt. Mean C.I. : 92.56 to 99.54  
 95% Mean C.I. : 102.35 to 114.11

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	5	113.65	108.95	108.76	08.55	100.17	88.76	125.15	N/A	3,900	4,242	
Less Than 15,000	26	123.02	157.58	164.39	44.33	95.86	88.76	340.61	105.50 to 192.50	8,294	13,635	
Less Than 30,000	54	105.67	132.93	123.70	36.95	107.46	62.31	340.61	101.18 to 115.41	15,543	19,227	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	171	99.51	108.21	96.03	19.70	112.68	35.14	340.61	98.86 to 101.18	70,454	67,658	
Greater Than 14,999	150	99.07	99.68	94.81	12.42	105.14	35.14	204.08	98.29 to 99.85	79,010	74,908	
Greater Than 29,999	122	99.06	97.30	93.99	10.41	103.52	35.14	161.67	98.29 to 99.84	92,032	86,496	
<u>Incremental Ranges</u>												
0 TO 4,999	5	113.65	108.95	108.76	08.55	100.17	88.76	125.15	N/A	3,900	4,242	
5,000 TO 14,999	21	140.25	169.15	169.92	43.93	99.55	88.95	340.61	105.50 to 203.95	9,340	15,871	
15,000 TO 29,999	28	100.11	110.05	109.63	20.91	100.38	62.31	204.08	95.20 to 105.84	22,273	24,419	
30,000 TO 59,999	40	101.44	103.88	103.49	12.89	100.38	35.14	161.67	98.95 to 105.23	42,628	44,115	
60,000 TO 99,999	45	98.93	95.33	95.25	08.10	100.08	53.33	133.70	97.44 to 99.76	77,241	73,571	
100,000 TO 149,999	23	98.23	95.67	95.29	06.88	100.40	61.04	114.78	95.73 to 99.25	116,387	110,904	
150,000 TO 249,999	9	101.22	89.11	88.90	13.61	100.24	48.21	104.36	59.47 to 103.75	203,778	181,148	
250,000 TO 499,999	5	81.95	84.57	84.38	06.96	100.23	75.52	99.84	N/A	307,200	259,223	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	176	99.59	108.23	96.05	19.51	112.68	35.14	340.61	98.93 to 101.40	68,563	65,857	

**48 Jefferson  
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 : 14  
 Total Sales Price : 429,650  
 Total Adj. Sales Price : 429,650  
 Total Assessed Value : 370,715  
 Avg. Adj. Sales Price : 30,689  
 Avg. Assessed Value : 26,480

MEDIAN : 98  
 WGT. MEAN : 86  
 MEAN : 95  
 COD : 18.61  
 PRD : 110.25

COV : 25.29  
 STD : 24.06  
 Avg. Abs. Dev : 18.32  
 MAX Sales Ratio : 131.11  
 MIN Sales Ratio : 46.32

95% Median C.I. : 76.67 to 114.00  
 95% Wgt. Mean C.I. : 71.29 to 101.27  
 95% Mean C.I. : 81.23 to 109.01

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13	1	131.11	131.11	131.11	00.00	100.00	131.11	131.11	N/A	13,500	17,700
01-APR-13 To 30-JUN-13	1	55.84	55.84	55.84	00.00	100.00	55.84	55.84	N/A	40,000	22,335
01-JUL-13 To 30-SEP-13	1	103.94	103.94	103.94	00.00	100.00	103.94	103.94	N/A	45,000	46,772
01-OCT-13 To 31-DEC-13	1	92.28	92.28	92.28	00.00	100.00	92.28	92.28	N/A	25,250	23,300
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	1	120.83	120.83	120.83	00.00	100.00	120.83	120.83	N/A	2,400	2,900
01-OCT-14 To 31-DEC-14	3	90.91	82.88	72.43	23.86	114.43	46.32	111.40	N/A	34,500	24,987
01-JAN-15 To 31-MAR-15	1	79.20	79.20	79.20	00.00	100.00	79.20	79.20	N/A	25,000	19,800
01-APR-15 To 30-JUN-15	2	88.54	88.54	79.46	13.41	111.43	76.67	100.40	N/A	42,500	33,770
01-JUL-15 To 30-SEP-15	3	112.38	107.60	106.01	05.21	101.50	96.43	114.00	N/A	30,000	31,803
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	3	103.94	96.96	88.13	24.14	110.02	55.84	131.11	N/A	32,833	28,936
01-OCT-13 To 30-SEP-14	2	106.56	106.56	94.76	13.40	112.45	92.28	120.83	N/A	13,825	13,100
01-OCT-14 To 30-SEP-15	9	96.43	91.97	84.91	16.72	108.31	46.32	114.00	76.67 to 112.38	33,722	28,634
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	4	98.11	95.79	88.98	22.15	107.65	55.84	131.11	N/A	30,938	27,527
01-JAN-14 To 31-DEC-14	4	101.16	92.37	73.52	23.48	125.64	46.32	120.83	N/A	26,475	19,465
<u>ALL</u>	14	98.42	95.12	86.28	18.61	110.25	46.32	131.11	76.67 to 114.00	30,689	26,480

<b>VALUATION GROUPING</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
19	14	98.42	95.12	86.28	18.61	110.25	46.32	131.11	76.67 to 114.00	30,689	26,480
<u>ALL</u>	14	98.42	95.12	86.28	18.61	110.25	46.32	131.11	76.67 to 114.00	30,689	26,480

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	14	98.42	95.12	86.28	18.61	110.25	46.32	131.11	76.67 to 114.00	30,689	26,480
04											
<u>ALL</u>	14	98.42	95.12	86.28	18.61	110.25	46.32	131.11	76.67 to 114.00	30,689	26,480

**48 Jefferson**  
**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 : 14  
Total Sales Price : 429,650  
Total Adj. Sales Price : 429,650  
Total Assessed Value : 370,715  
Avg. Adj. Sales Price : 30,689  
Avg. Assessed Value : 26,480

MEDIAN : 98  
WGT. MEAN : 86  
MEAN : 95  
COD : 18.61  
PRD : 110.25

COV : 25.29  
STD : 24.06  
Avg. Abs. Dev : 18.32  
MAX Sales Ratio : 131.11  
MIN Sales Ratio : 46.32

95% Median C.I. : 76.67 to 114.00  
95% Wgt. Mean C.I. : 71.29 to 101.27  
95% Mean C.I. : 81.23 to 109.01

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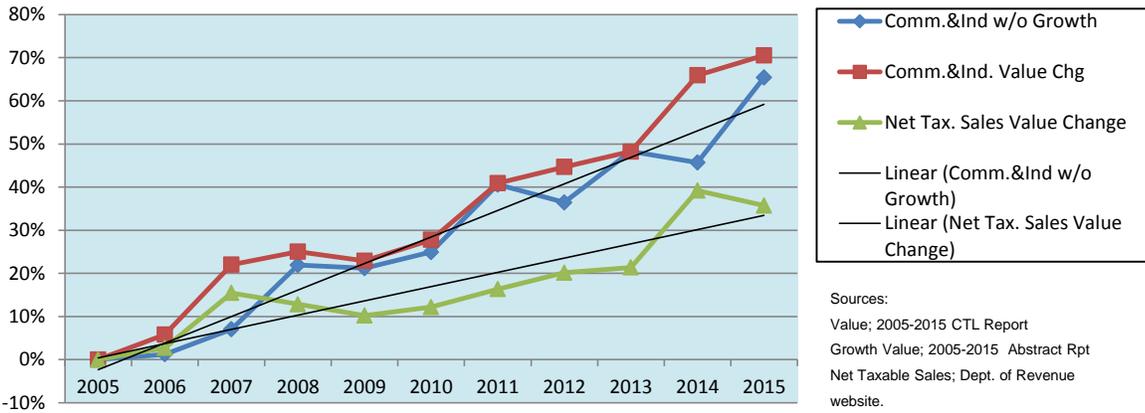
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	120.83	120.83	120.83	00.00	100.00	120.83	120.83	N/A	2,400	2,900
Less Than 15,000	5	112.38	115.22	115.51	07.15	99.75	100.40	131.11	N/A	9,180	10,604
Less Than 30,000	7	111.40	106.80	99.97	11.86	106.83	79.20	131.11	79.20 to 131.11	13,736	13,731
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	13	96.43	93.14	86.09	18.51	108.19	46.32	131.11	76.67 to 112.38	32,865	28,293
Greater Than 14,999	9	90.91	83.95	82.79	18.16	101.40	46.32	114.00	55.84 to 103.94	42,639	35,300
Greater Than 29,999	7	90.91	83.44	82.34	21.30	101.34	46.32	114.00	46.32 to 114.00	47,643	39,228
<b>Incremental Ranges</b>											
0 TO 4,999	1	120.83	120.83	120.83	00.00	100.00	120.83	120.83	N/A	2,400	2,900
5,000 TO 14,999	4	111.89	113.82	115.21	07.08	98.79	100.40	131.11	N/A	10,875	12,530
15,000 TO 29,999	2	85.74	85.74	85.77	07.63	99.97	79.20	92.28	N/A	25,125	21,550
30,000 TO 59,999	6	93.67	84.57	83.98	21.59	100.70	46.32	114.00	46.32 to 114.00	43,083	36,183
60,000 TO 99,999	1	76.67	76.67	76.67	00.00	100.00	76.67	76.67	N/A	75,000	57,500
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>14</b>	<b>98.42</b>	<b>95.12</b>	<b>86.28</b>	<b>18.61</b>	<b>110.25</b>	<b>46.32</b>	<b>131.11</b>	<b>76.67 to 114.00</b>	<b>30,689</b>	<b>26,480</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	112.38	112.38	112.38	00.00	100.00	112.38	112.38	N/A	10,000	11,238
306	1	90.91	90.91	90.91	00.00	100.00	90.91	90.91	N/A	46,000	41,820
344	1	55.84	55.84	55.84	00.00	100.00	55.84	55.84	N/A	40,000	22,335
353	3	96.43	96.37	95.56	02.81	100.85	92.28	100.40	N/A	25,083	23,970
384	1	111.40	111.40	111.40	00.00	100.00	111.40	111.40	N/A	10,000	11,140
386	1	103.94	103.94	103.94	00.00	100.00	103.94	103.94	N/A	45,000	46,772
406	3	120.83	110.38	98.78	14.32	111.74	79.20	131.11	N/A	13,633	13,467
442	1	76.67	76.67	76.67	00.00	100.00	76.67	76.67	N/A	75,000	57,500
528	2	80.16	80.16	77.26	42.22	103.75	46.32	114.00	N/A	43,750	33,800
<b>ALL</b>	<b>14</b>	<b>98.42</b>	<b>95.12</b>	<b>86.28</b>	<b>18.61</b>	<b>110.25</b>	<b>46.32</b>	<b>131.11</b>	<b>76.67 to 114.00</b>	<b>30,689</b>	<b>26,480</b>

### 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	\$ 40,300,432	\$ 38,847	0.10%	\$ 40,261,585	-	\$ 53,167,245	-
2006	\$ 42,630,481	\$ 1,837,825	4.31%	\$ 40,792,656	1.22%	\$ 54,596,933	2.69%
2007	\$ 49,181,421	\$ 6,051,567	12.30%	\$ 43,129,854	1.17%	\$ 61,381,508	12.43%
2008	\$ 50,386,301	\$ 1,256,302	2.49%	\$ 49,129,999	-0.10%	\$ 59,992,134	-2.26%
2009	\$ 49,537,051	\$ 706,529	1.43%	\$ 48,830,522	-3.09%	\$ 58,582,380	-2.35%
2010	\$ 51,501,205	\$ 1,152,657	2.24%	\$ 50,348,548	1.64%	\$ 59,646,508	1.82%
2011	\$ 56,771,251	\$ 120,241	0.21%	\$ 56,651,010	10.00%	\$ 61,863,423	3.72%
2012	\$ 58,309,184	\$ 3,323,690	5.70%	\$ 54,985,494	-3.15%	\$ 63,875,126	3.25%
2013	\$ 59,740,811	\$ -	0.00%	\$ 59,740,811	2.46%	\$ 64,516,409	1.00%
2014	\$ 66,866,350	\$ 8,166,039	12.21%	\$ 58,700,311	-1.74%	\$ 73,993,666	14.69%
2015	\$ 68,726,161	\$ 2,061,850	3.00%	\$ 66,664,311	-0.30%	\$ 72,157,178	-2.48%
<b>Ann %chg</b>	5.48%			<b>Average</b>	<b>0.81%</b>	<b>3.74%</b>	<b>3.25%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	1.22%	5.78%	2.69%
2007	7.02%	22.04%	15.45%
2008	21.91%	25.03%	12.84%
2009	21.17%	22.92%	10.19%
2010	24.93%	27.79%	12.19%
2011	40.57%	40.87%	16.36%
2012	36.44%	44.69%	20.14%
2013	48.24%	48.24%	21.35%
2014	45.66%	65.92%	39.17%
2015	65.42%	70.53%	35.72%

County Number: 48  
 County Name: Jefferson

**48 Jefferson**  
**AGRICULTURAL LAND**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

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

Number of Sales : 70  
Total Sales Price : 47,565,850  
Total Adj. Sales Price : 47,565,850  
Total Assessed Value : 32,364,548  
Avg. Adj. Sales Price : 679,512  
Avg. Assessed Value : 462,351

MEDIAN : 71  
WGT. MEAN : 68  
MEAN : 71  
COD : 16.86  
PRD : 104.25

COV : 20.99  
STD : 14.89  
Avg. Abs. Dev : 11.98  
MAX Sales Ratio : 111.30  
MIN Sales Ratio : 39.14

95% Median C.I. : 64.66 to 74.90  
95% Wgt. Mean C.I. : 64.77 to 71.32  
95% Mean C.I. : 67.44 to 74.42

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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	12	73.44	72.43	69.33	14.73	104.47	49.96	92.88	58.70 to 85.46	1,089,906	755,658
01-JAN-13 To 31-MAR-13	3	55.58	60.62	56.54	11.84	107.22	53.26	73.01	N/A	699,211	395,308
01-APR-13 To 30-JUN-13	2	81.97	81.97	83.07	05.54	98.68	77.43	86.51	N/A	290,000	240,896
01-JUL-13 To 30-SEP-13	7	76.16	76.19	70.28	12.68	108.41	57.96	93.33	57.96 to 93.33	370,443	260,356
01-OCT-13 To 31-DEC-13	5	65.22	60.17	58.56	20.30	102.75	39.14	78.20	N/A	575,982	337,318
01-JAN-14 To 31-MAR-14	8	59.57	66.71	63.10	19.41	105.72	50.36	111.30	50.36 to 111.30	567,242	357,935
01-APR-14 To 30-JUN-14	5	68.59	70.68	67.62	19.00	104.53	54.28	94.92	N/A	357,881	242,011
01-JUL-14 To 30-SEP-14	5	86.30	85.91	84.20	08.81	102.03	72.91	98.66	N/A	296,619	249,752
01-OCT-14 To 31-DEC-14	7	68.65	66.15	65.73	08.97	100.64	50.00	74.90	50.00 to 74.90	1,012,645	665,621
01-JAN-15 To 31-MAR-15	5	64.17	64.65	68.44	08.40	94.46	57.58	76.25	N/A	852,438	583,425
01-APR-15 To 30-JUN-15	8	68.04	69.64	69.60	12.79	100.06	50.79	85.83	50.79 to 85.83	798,675	555,887
01-JUL-15 To 30-SEP-15	3	92.55	85.32	98.50	18.57	86.62	55.93	107.49	N/A	261,933	257,998
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	24	73.45	72.85	68.44	14.50	106.44	49.96	93.33	64.66 to 79.35	764,567	523,254
01-OCT-13 To 30-SEP-14	23	68.59	70.32	65.56	21.55	107.26	39.14	111.30	57.74 to 79.70	464,797	304,734
01-OCT-14 To 30-SEP-15	23	66.77	69.54	69.08	14.42	100.67	50.00	107.49	63.55 to 74.90	805,474	556,416
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	17	72.73	69.41	63.51	16.20	109.29	39.14	93.33	55.58 to 79.35	479,449	304,517
01-JAN-14 To 31-DEC-14	25	68.65	71.19	67.00	18.27	106.25	50.00	111.30	61.03 to 77.59	595,958	399,266
<u>ALL</u>	70	71.04	70.93	68.04	16.86	104.25	39.14	111.30	64.66 to 74.90	679,512	462,351

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	18	69.45	73.19	69.44	17.80	105.40	50.79	111.30	61.03 to 78.80	1,013,049	703,415
2	35	70.53	69.76	67.94	16.38	102.68	39.14	98.66	63.13 to 76.25	649,762	441,427
3	17	71.54	70.94	64.55	17.32	109.90	45.57	94.92	57.96 to 89.71	387,607	250,185
<u>ALL</u>	70	71.04	70.93	68.04	16.86	104.25	39.14	111.30	64.66 to 74.90	679,512	462,351

**48 Jefferson**  
**AGRICULTURAL LAND**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

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

Number of Sales : 70  
Total Sales Price : 47,565,850  
Total Adj. Sales Price : 47,565,850  
Total Assessed Value : 32,364,548  
Avg. Adj. Sales Price : 679,512  
Avg. Assessed Value : 462,351

MEDIAN : 71  
WGT. MEAN : 68  
MEAN : 71  
COD : 16.86  
PRD : 104.25

COV : 20.99  
STD : 14.89  
Avg. Abs. Dev : 11.98  
MAX Sales Ratio : 111.30  
MIN Sales Ratio : 39.14

95% Median C.I. : 64.66 to 74.90  
95% Wgt. Mean C.I. : 64.77 to 71.32  
95% Mean C.I. : 67.44 to 74.42

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	5	72.13	75.03	69.40	16.07	108.11	58.70	107.49	N/A	1,352,680	938,793
1	3	72.13	79.44	70.76	22.54	112.27	58.70	107.49	N/A	1,260,000	891,578
2	2	68.42	68.42	67.68	06.68	101.09	63.85	72.99	N/A	1,491,700	1,009,616
<b>_____Dry_____</b>											
County	8	82.77	79.31	79.54	17.81	99.71	53.26	111.30	53.26 to 111.30	382,780	304,449
1	1	111.30	111.30	111.30	00.00	100.00	111.30	111.30	N/A	355,500	395,686
2	5	79.70	73.29	76.21	14.54	96.17	53.26	86.51	N/A	444,347	338,642
3	2	78.36	78.36	71.48	18.11	109.63	64.17	92.55	N/A	242,500	173,347
<b>_____Grass_____</b>											
County	7	71.54	70.70	61.26	19.18	115.41	50.36	93.33	50.36 to 93.33	286,143	175,302
2	3	86.30	78.39	77.65	14.59	100.95	55.55	93.33	N/A	96,333	74,806
3	4	64.64	64.93	58.50	16.83	110.99	50.36	80.08	N/A	428,500	250,675
<b>_____ALL_____</b>	<b>70</b>	<b>71.04</b>	<b>70.93</b>	<b>68.04</b>	<b>16.86</b>	<b>104.25</b>	<b>39.14</b>	<b>111.30</b>	<b>64.66 to 74.90</b>	<b>679,512</b>	<b>462,351</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	19	68.65	70.93	67.75	13.47	104.69	50.00	107.49	63.85 to 77.25	1,141,968	773,627
1	12	69.45	72.73	68.66	15.68	105.93	56.56	107.49	58.70 to 79.23	997,725	685,016
2	7	68.65	67.85	66.62	09.35	101.85	50.00	77.76	50.00 to 77.76	1,389,243	925,532
<b>_____Dry_____</b>											
County	16	74.01	72.28	73.59	19.75	98.22	39.14	111.30	54.39 to 85.83	465,983	342,909
1	1	111.30	111.30	111.30	00.00	100.00	111.30	111.30	N/A	355,500	395,686
2	12	69.69	68.06	71.71	19.85	94.91	39.14	86.51	54.28 to 85.46	514,603	369,037
3	3	71.76	76.16	71.61	13.18	106.35	64.17	92.55	N/A	308,333	220,806
<b>_____Grass_____</b>											
County	11	71.54	70.86	64.65	19.53	109.61	50.36	94.92	55.55 to 93.33	248,766	160,833
2	6	66.87	70.81	70.92	21.62	99.84	55.55	93.33	55.55 to 93.33	141,665	100,465
3	5	71.54	70.93	61.83	18.70	114.72	50.36	94.92	N/A	377,288	233,275
<b>_____ALL_____</b>	<b>70</b>	<b>71.04</b>	<b>70.93</b>	<b>68.04</b>	<b>16.86</b>	<b>104.25</b>	<b>39.14</b>	<b>111.30</b>	<b>64.66 to 74.90</b>	<b>679,512</b>	<b>462,351</b>

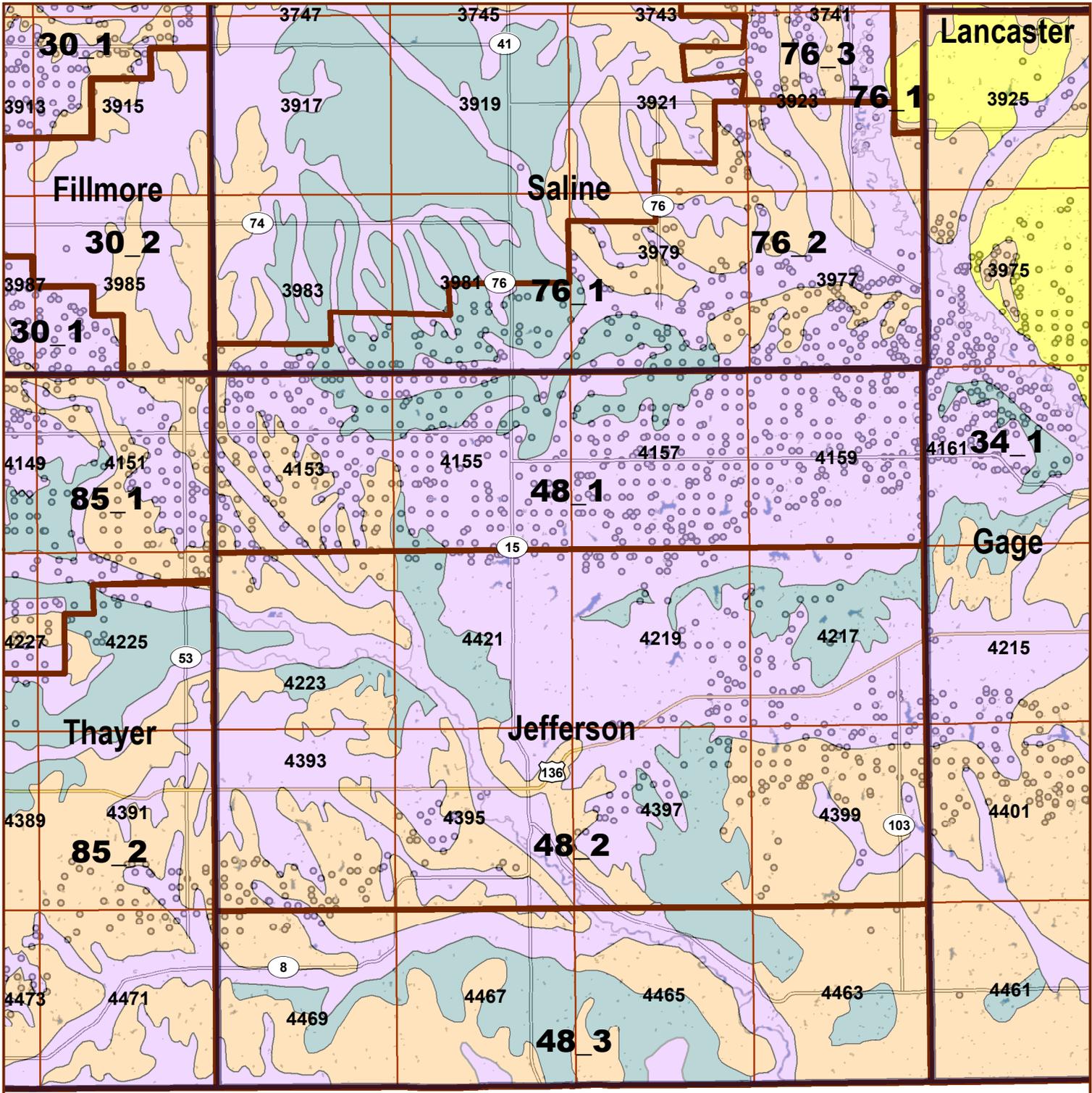
## Jefferson County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Jefferson	1	4,930	7,932	4,640	6,040	5,410	n/a	4,995	3,360	<b>6,633</b>
Fillmore	1	7,300	7,200	7,100	7,000	6,700	n/a	6,300	6,150	<b>7,074</b>
Gage	1	6,730	6,797	6,558	6,570	5,775	5,800	5,591	5,561	<b>6,410</b>
Saline	2	5,694	5,699	5,489	5,397	5,095	4,800	4,397	4,193	<b>5,406</b>
Thayer	1	7,300	7,300	7,225	6,899	6,650	6,445	6,400	6,400	<b>7,048</b>
Jefferson	2	4,465	7,877	3,772	4,530	4,475	n/a	3,897	3,340	<b>5,762</b>
Gage	1	6,730	6,797	6,558	6,570	5,775	5,800	5,591	5,561	<b>6,410</b>
Thayer	1	7,300	7,300	7,225	6,899	6,650	6,445	6,400	6,400	<b>7,048</b>
Thayer	2	6,750	6,750	6,425	6,000	5,650	n/a	5,400	5,400	6,123
Jefferson	3	5,520	5,920	3,895	3,955	3,495	n/a	3,310	3,400	4,575
Gage	1	6,730	6,797	6,558	6,570	5,775	5,800	5,591	5,561	6,410
Thayer	2	6,750	6,750	6,425	6,000	5,650	n/a	5,400	5,400	6,123

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Jefferson	1	3,285	5,619	3,015	4,025	3,605	n/a	3,330	1,680	<b>4,384</b>
Fillmore	1	4,255	4,215	4,115	4,065	3,895	n/a	3,620	3,555	<b>4,102</b>
Gage	1	4,562	4,565	3,960	3,960	3,350	3,350	2,680	2,680	<b>3,688</b>
Saline	2	4,198	4,195	3,997	3,845	3,740	3,275	3,247	3,145	<b>3,916</b>
Thayer	1	4,675	4,675	4,500	4,500	4,165	4,100	4,100	4,099	<b>4,470</b>
Jefferson	2	2,975	5,604	2,243	2,832	2,799	n/a	1,950	1,475	<b>3,781</b>
Gage	1	4,562	4,565	3,960	3,960	3,350	3,350	2,680	2,680	<b>3,688</b>
Thayer	1	4,675	4,675	4,500	4,500	4,165	4,100	4,100	4,099	<b>4,470</b>
Thayer	2	3,500	3,500	3,400	3,275	3,100	3,003	2,900	2,850	3,252
Jefferson	3	3,680	3,945	2,435	2,325	2,055	n/a	1,440	1,360	2,646
Gage	1	4,562	4,565	3,960	3,960	3,350	3,350	2,680	2,680	3,688
Thayer	2	3,500	3,500	3,400	3,275	3,100	3,003	2,900	2,850	3,252

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Jefferson	1	1,595	1,628	1,289	1,472	1,296	n/a	1,211	1,002	<b>1,244</b>
Fillmore	1	1,660	1,641	1,580	1,520	1,532	n/a	1,401	1,400	<b>1,489</b>
Gage	1	2,183	2,185	1,990	1,990	1,805	1,805	1,675	1,675	<b>1,803</b>
Saline	2	1,950	1,950	1,925	1,925	1,873	n/a	1,599	1,501	<b>1,714</b>
Thayer	1	1,485	1,485	1,465	1,465	1,450	1,450	1,450	1,400	<b>1,437</b>
Jefferson	2	1,702	1,991	1,415	1,574	1,792	n/a	1,431	1,241	<b>1,496</b>
Gage	1	2,183	2,185	1,990	1,990	1,805	1,805	1,675	1,675	<b>1,803</b>
Thayer	1	1,485	1,485	1,465	1,465	1,450	1,450	1,450	1,400	<b>1,437</b>
Thayer	2	1,485	1,485	1,465	1,465	1,450	n/a	1,450	1,400	1,435
Jefferson	3	2,034	2,211	1,415	1,852	1,593	n/a	1,425	1,315	1,465
Gage	1	2,183	2,185	1,990	1,990	1,805	1,805	1,675	1,675	1,803
Thayer	2	1,485	1,485	1,465	1,465	1,450	n/a	1,450	1,400	1,435

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



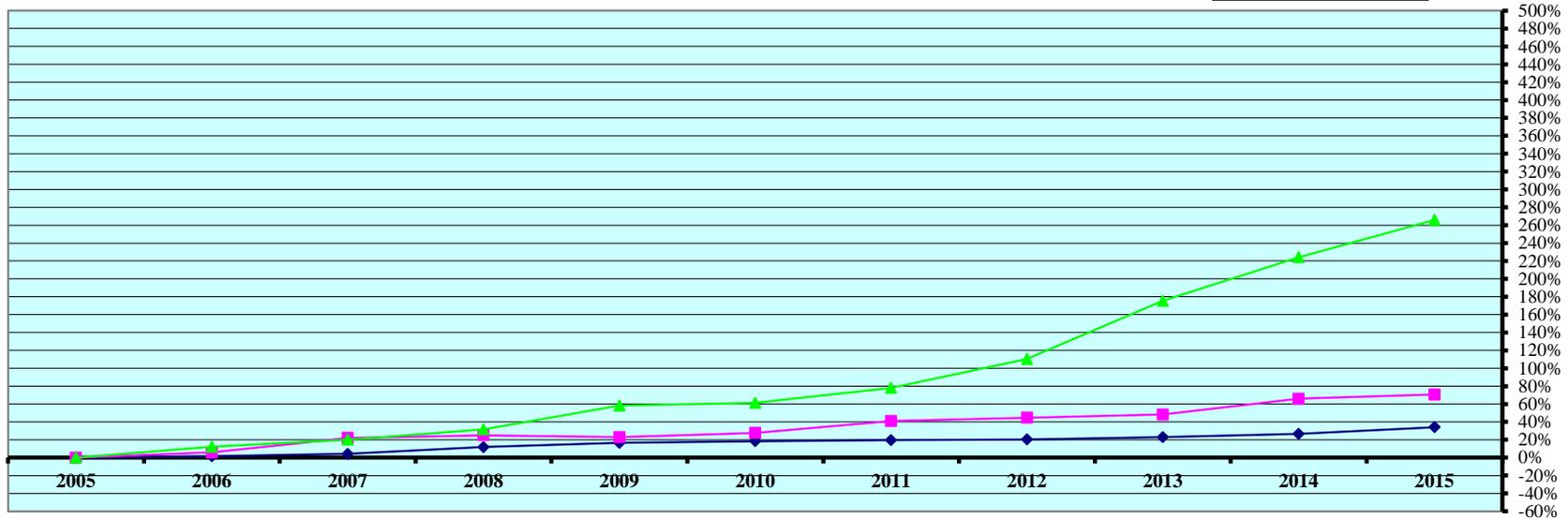
**Legend**

- 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

## Jefferson County Map



### REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	141,007,463	--	--	--	40,300,432	--	--	--	310,340,104	--	--	--
2006	143,343,419	2,335,956	1.66%	1.66%	42,630,481	2,330,049	5.78%	5.78%	348,758,377	38,418,273	12.38%	12.38%
2007	147,016,312	3,672,893	2.56%	4.26%	49,181,421	6,550,940	15.37%	22.04%	372,313,525	23,555,148	6.75%	19.97%
2008	157,695,174	10,678,862	7.26%	11.83%	50,386,301	1,204,880	2.45%	25.03%	408,129,671	35,816,146	9.62%	31.51%
2009	164,346,653	6,651,479	4.22%	16.55%	49,537,051	-849,250	-1.69%	22.92%	490,973,630	82,843,959	20.30%	58.21%
2010	166,989,591	2,642,938	1.61%	18.43%	51,501,205	1,964,154	3.97%	27.79%	500,332,516	9,358,886	1.91%	61.22%
2011	168,710,649	1,721,058	1.03%	19.65%	56,771,251	5,270,046	10.23%	40.87%	552,933,015	52,600,499	10.51%	78.17%
2012	169,830,902	1,120,253	0.66%	20.44%	58,309,184	1,537,933	2.71%	44.69%	653,023,367	100,090,352	18.10%	110.42%
2013	173,443,914	3,613,012	2.13%	23.00%	59,740,811	1,431,627	2.46%	48.24%	854,559,587	201,536,220	30.86%	175.36%
2014	178,558,445	5,114,531	2.95%	26.63%	66,866,350	7,125,539	11.93%	65.92%	1,006,040,951	151,481,364	17.73%	224.17%
2015	188,983,728	10,425,283	5.84%	34.02%	68,726,161	1,859,811	2.78%	70.53%	1,135,150,470	129,109,519	12.83%	265.78%

Rate Annual %chg: Residential & Recreational 2.97%

Commercial & Industrial 5.48%

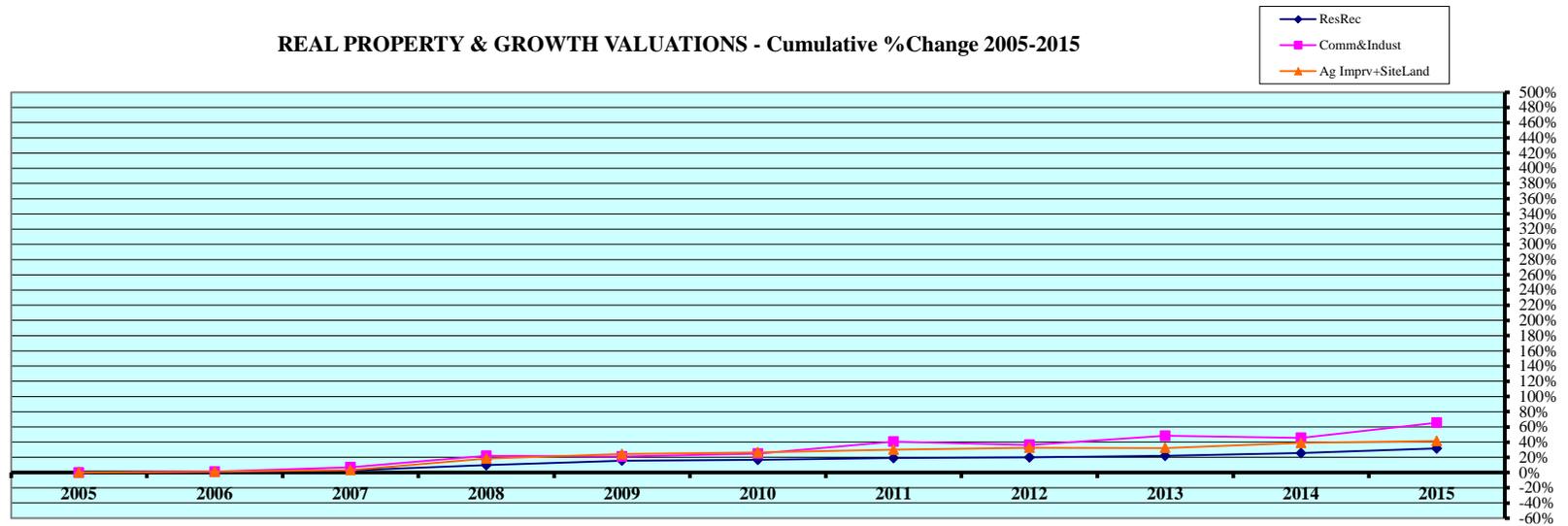
Agricultural Land 13.85%

Cnty# 48  
 County JEFFERSON

CHART 1      EXHIBIT      48B      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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	141,007,463	1,692,281	1.20%	139,315,182	--	--	40,300,432	38,847	0.10%	40,261,585	--	--	
2006	143,343,419	945,427	0.66%	142,397,992	0.99%	0.99%	42,630,481	1,837,825	4.31%	40,792,656	1.22%	1.22%	
2007	147,016,312	1,645,612	1.12%	145,370,700	1.41%	3.09%	49,181,421	6,051,567	12.30%	43,129,854	1.17%	7.02%	
2008	157,695,174	2,936,892	1.86%	154,758,282	5.27%	9.75%	50,386,301	1,256,302	2.49%	49,129,999	-0.10%	21.91%	
2009	164,346,653	1,173,445	0.71%	163,173,208	3.47%	15.72%	49,537,051	706,529	1.43%	48,830,522	-3.09%	21.17%	
2010	166,989,591	2,358,122	1.41%	164,631,469	0.17%	16.75%	51,501,205	1,152,657	2.24%	50,348,548	1.64%	24.93%	
2011	168,710,649	876,784	0.52%	167,833,865	0.51%	19.02%	56,771,251	120,241	0.21%	56,651,010	10.00%	40.57%	
2012	169,830,902	622,344	0.37%	169,208,558	0.30%	20.00%	58,309,184	3,323,690	5.70%	54,985,494	-3.15%	36.44%	
2013	173,443,914	1,358,278	0.78%	172,085,636	1.33%	22.04%	59,740,811	0	0.00%	59,740,811	2.46%	48.24%	
2014	178,558,445	1,585,202	0.89%	176,973,243	2.03%	25.51%	66,866,350	8,166,039	12.21%	58,700,311	-1.74%	45.66%	
2015	188,983,728	3,437,385	1.82%	185,546,343	3.91%	31.59%	68,726,161	2,061,850	3.00%	66,664,311	-0.30%	65.42%	
Rate Ann%chg	<b>2.97%</b>			Resid & Rec. w/o growth			<b>5.48%</b>			C & I w/o growth			<b>0.81%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	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	40,896,336	19,231,119	60,127,455	2,353,143	3.91%	57,774,312	--	--
2006	41,627,751	20,411,833	62,039,584	1,215,247	1.96%	60,824,337	1.16%	1.16%
2007	42,429,125	21,071,523	63,500,648	1,392,078	2.19%	62,108,570	0.11%	3.29%
2008	47,111,938	28,119,653	75,231,591	4,054,606	5.39%	71,176,985	12.09%	18.38%
2009	46,249,338	30,323,364	76,572,702	1,810,408	2.36%	74,762,294	-0.62%	24.34%
2010	46,569,522	32,254,188	78,823,710	2,721,689	3.45%	76,102,021	-0.61%	26.57%
2011	46,044,174	34,172,173	80,216,347	1,989,274	2.48%	78,227,073	-0.76%	30.10%
2012	46,395,220	35,848,859	82,244,079	2,409,361	2.93%	79,834,718	-0.48%	32.78%
2013	44,911,355	38,393,897	83,305,252	3,709,049	4.45%	79,596,203	-3.22%	32.38%
2014	45,632,079	40,728,699	86,360,778	2,771,470	3.21%	83,589,308	0.34%	39.02%
2015	46,814,529	44,195,850	91,010,379	5,878,075	6.46%	85,132,304	-1.42%	41.59%
Rate Ann%chg	<b>1.36%</b>	<b>8.68%</b>	<b>4.23%</b>	Ag Imprv+Site w/o growth			<b>0.66%</b>	

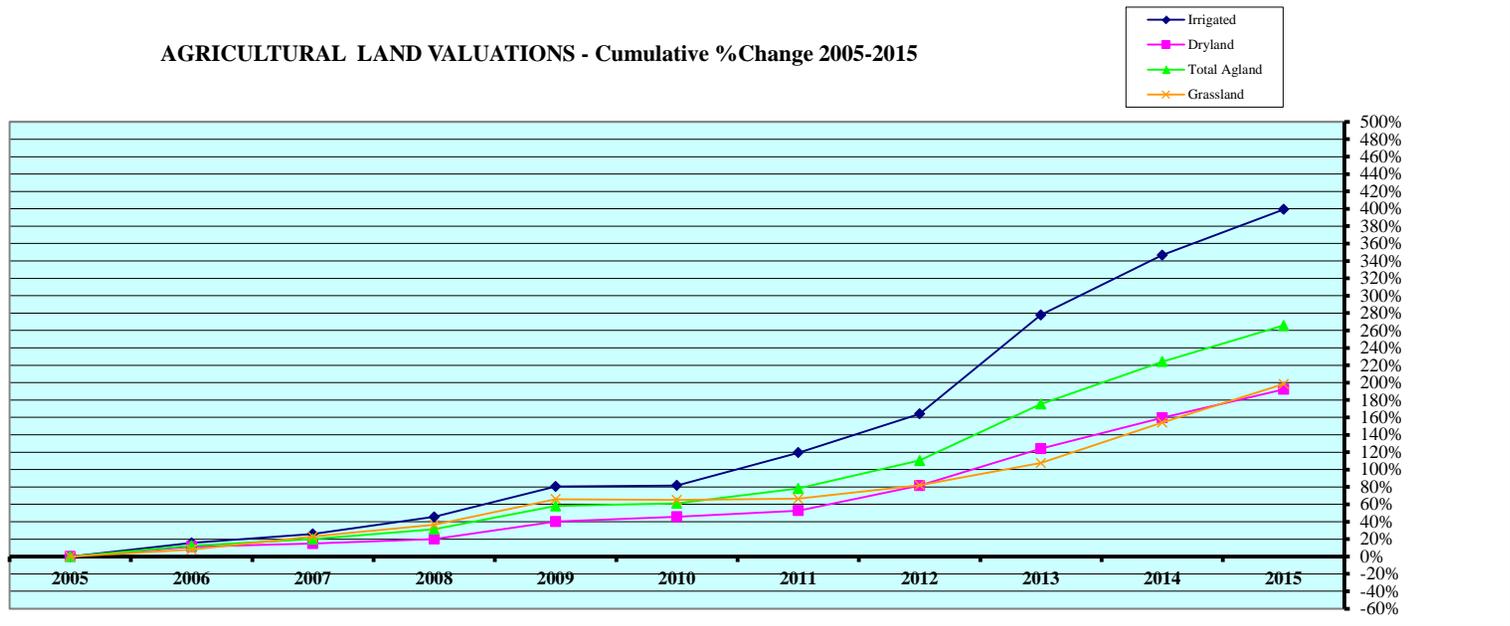
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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

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County JEFFERSON

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	108,332,852	--	--	--	154,939,533	--	--	--	46,691,587	--	--	--
2006	125,332,080	16,999,228	15.69%	15.69%	172,513,362	17,573,829	11.34%	11.34%	50,454,308	3,762,721	8.06%	8.06%
2007	136,430,316	11,098,236	8.86%	25.94%	178,029,270	5,515,908	3.20%	14.90%	57,373,870	6,919,562	13.71%	22.88%
2008	157,658,215	21,227,899	15.56%	45.53%	186,255,414	8,226,144	4.62%	20.21%	63,711,207	6,337,337	11.05%	36.45%
2009	195,517,650	37,859,435	24.01%	80.48%	217,309,565	31,054,151	16.67%	40.25%	77,503,812	13,792,605	21.65%	65.99%
2010	196,855,265	1,337,615	0.68%	81.71%	225,699,717	8,390,152	3.86%	45.67%	77,052,685	-451,127	-0.58%	65.02%
2011	237,723,129	40,867,864	20.76%	119.44%	236,717,605	11,017,888	4.88%	52.78%	77,691,739	639,054	0.83%	66.39%
2012	286,020,111	48,296,982	20.32%	164.02%	281,142,125	44,424,520	18.77%	81.45%	84,999,257	7,307,518	9.41%	82.04%
2013	409,345,528	123,325,417	43.12%	277.86%	347,000,973	65,858,848	23.43%	123.96%	96,875,092	11,875,835	13.97%	107.48%
2014	483,909,431	74,563,903	18.22%	346.69%	402,119,729	55,118,756	15.88%	159.53%	118,631,272	21,756,180	22.46%	154.07%
2015	540,940,862	57,031,431	11.79%	399.33%	452,998,724	50,878,995	12.65%	192.37%	139,339,377	20,708,105	17.46%	198.43%

Rate Ann.%chg: Irrigated  Dryland  Grassland

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	376,132	--	--	--	0	--	--	--	310,340,104	--	--	--
2006	458,627	82,495	21.93%	21.93%	0	0			348,758,377	38,418,273	12.38%	12.38%
2007	480,069	21,442	4.68%	27.63%	0	0			372,313,525	23,555,148	6.75%	19.97%
2008	504,835	24,766	5.16%	34.22%	0	0			408,129,671	35,816,146	9.62%	31.51%
2009	642,603	137,768	27.29%	70.85%	0	0			490,973,630	82,843,959	20.30%	58.21%
2010	724,849	82,246	12.80%	92.71%	0	0			500,332,516	9,358,886	1.91%	61.22%
2011	800,542	75,693	10.44%	112.84%	0	0			552,933,015	52,600,499	10.51%	78.17%
2012	861,874	61,332	7.66%	129.14%	0	0			653,023,367	100,090,352	18.10%	110.42%
2013	882,704	20,830	2.42%	134.68%	455,290	455,290			854,559,587	201,536,220	30.86%	175.36%
2014	930,979	48,275	5.47%	147.51%	449,540	-5,750	-1.26%		1,006,040,951	151,481,364	17.73%	224.17%
2015	1,126,238	195,259	20.97%	199.43%	745,269	295,729	65.78%		1,135,150,470	129,109,519	12.83%	265.78%

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Rate Ann.%chg: Total Agric Land

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)<sup>(1)</sup>**

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	106,325,994	67,290	1,580			156,305,916	159,883	978			46,745,805	106,777	438		
2006	123,882,313	71,123	1,742	10.23%	10.23%	173,455,620	156,194	1,111	13.59%	13.59%	50,631,712	106,599	475	8.49%	8.49%
2007	136,129,306	74,753	1,821	4.55%	15.25%	178,260,650	153,208	1,164	4.77%	19.01%	57,354,153	105,916	542	14.01%	23.69%
2008	157,663,199	77,396	2,037	11.86%	28.92%	186,583,365	151,126	1,235	6.11%	26.29%	63,654,432	105,774	602	11.13%	37.46%
2009	195,507,611	78,632	2,486	22.05%	57.35%	217,337,133	149,482	1,454	17.76%	48.72%	77,469,219	105,355	735	22.19%	67.96%
2010	196,588,604	79,544	2,471	-0.60%	56.41%	225,870,075	148,681	1,519	4.49%	55.39%	77,043,719	105,038	733	-0.25%	67.54%
2011	237,396,947	80,887	2,935	18.75%	85.74%	236,959,674	147,421	1,607	5.81%	64.41%	77,665,273	104,841	741	1.00%	69.21%
2012	280,876,839	81,557	3,444	17.34%	117.95%	283,530,162	147,148	1,927	19.88%	97.09%	85,213,744	104,471	816	10.11%	86.31%
2013	399,790,932	84,602	4,726	37.21%	199.06%	352,228,156	144,846	2,432	26.20%	148.74%	97,148,379	104,076	933	14.44%	113.21%
2014	468,590,825	87,206	5,373	13.71%	240.06%	410,717,881	143,184	2,868	17.96%	193.41%	119,226,998	103,552	1,151	23.35%	163.00%
2015	541,012,316	94,751	5,710	6.26%	261.35%	452,779,590	136,384	3,320	15.74%	239.59%	139,256,475	102,875	1,354	17.57%	209.20%

Rate Annual %chg Average Value/Acre: 13.71%

13.00%

11.95%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	383,424	6,412	60			28,014	61	460			309,789,153	340,422	910		
2006	460,530	6,138	75	25.47%	25.47%	30,450	61	500	8.70%	8.70%	348,460,625	340,114	1,025	12.59%	12.59%
2007	481,703	6,021	80	6.62%	33.78%	30,450	61	500	0.00%	8.70%	372,256,262	339,959	1,095	6.88%	20.33%
2008	505,801	5,864	86	7.83%	44.25%	30,450	61	500	0.00%	8.70%	408,437,247	340,220	1,201	9.63%	31.92%
2009	649,308	5,645	115	33.35%	92.36%	30,450	61	500	0.00%	8.70%	490,993,721	339,175	1,448	20.58%	59.08%
2010	720,253	5,540	130	13.02%	117.40%	30,450	61	500	0.00%	8.70%	500,253,101	338,864	1,476	1.98%	62.22%
2011	795,483	5,485	145	11.56%	142.53%	30,450	61	500	0.00%	8.70%	552,847,827	338,695	1,632	10.57%	79.37%
2012	874,194	5,464	160	10.32%	167.57%	30,450	61	500	0.00%	8.70%	650,525,389	338,701	1,921	17.67%	111.06%
2013	895,245	5,266	170	6.25%	184.29%	30,450	61	500	0.00%	8.70%	850,093,162	338,852	2,509	30.62%	175.68%
2014	944,266	5,103	185	8.84%	209.42%	30,450	61	500	0.00%	8.70%	999,510,420	339,106	2,947	17.49%	223.89%
2015	1,142,143	4,966	230	24.31%	284.63%	30,450	61	500	0.00%	8.70%	1,134,220,974	339,037	3,345	13.50%	267.62%

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**JEFFERSON**

Rate Annual %chg Average Value/Acre: 13.90%

(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
7,547	JEFFERSON	96,367,717	150,408,796	94,361,814	186,761,564	59,932,466	8,793,695	2,222,164	1,135,150,470	46,814,529	44,195,850	0	1,825,009,065
cnty.sectorvalue % of total value:		5.28%	8.24%	5.17%	10.23%	3.28%	0.48%	0.12%	62.20%	2.57%	2.42%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
166	DAYKIN	542,224	227,897	48,889	4,034,161	5,222,406	0	0	0	0	0	0	10,075,577
2.20%	%sector of county sector	0.56%	0.15%	0.05%	2.16%	8.71%							0.55%
	%sector of municipality	5.38%	2.26%	0.49%	40.04%	51.83%							100.00%
260	DILLER	2,293,661	1,029,397	61,513	5,938,534	1,239,316	0	0	0	0	0	0	10,562,421
3.45%	%sector of county sector	2.38%	0.68%	0.07%	3.18%	2.07%							0.58%
	%sector of municipality	21.72%	9.75%	0.58%	56.22%	11.73%							100.00%
132	ENDICOTT	78,046	538,787	2,207,774	2,924,168	61,332	0	0	0	0	0	0	5,810,107
1.75%	%sector of county sector	0.08%	0.36%	2.34%	1.57%	0.10%							0.32%
	%sector of municipality	1.34%	9.27%	38.00%	50.33%	1.06%							100.00%
3,942	FAIRBURY	6,124,394	2,079,934	3,063,544	76,645,508	25,941,280	1,399,478	0	0	0	0	0	115,254,138
52.23%	%sector of county sector	6.36%	1.38%	3.25%	41.04%	43.28%	15.91%						6.32%
	%sector of municipality	5.31%	1.80%	2.66%	66.50%	22.51%	1.21%						100.00%
49	HARBINE	31,294	110,449	6,600	1,128,803	185,300	0	0	0	0	0	0	1,462,446
0.65%	%sector of county sector	0.03%	0.07%	0.01%	0.60%	0.31%							0.08%
	%sector of municipality	2.14%	7.55%	0.45%	77.19%	12.67%							100.00%
118	JANSEN	797,199	99,114	214,386	2,170,952	1,113,045	0	0	0	0	0	0	4,394,696
1.56%	%sector of county sector	0.83%	0.07%	0.23%	1.16%	1.86%							0.24%
	%sector of municipality	18.14%	2.26%	4.88%	49.40%	25.33%							100.00%
409	PLYMOUTH	1,014,794	268,995	473,981	12,154,865	8,391,732	584,665	0	0	0	0	0	22,889,032
5.42%	%sector of county sector	1.05%	0.18%	0.50%	6.51%	14.00%	6.65%						1.25%
	%sector of municipality	4.43%	1.18%	2.07%	53.10%	36.66%	2.55%						100.00%
69	REYNOLDS	43,309	52,283	3,084	1,138,396	1,341,865	0	0	0	0	0	0	2,578,937
0.91%	%sector of county sector	0.04%	0.03%	0.00%	0.61%	2.24%							0.14%
	%sector of municipality	1.68%	2.03%	0.12%	44.14%	52.03%							100.00%
61	STEELE CITY	14,750	264,353	1,013,931	1,032,344	85,595	0	0	0	0	0	0	2,410,973
0.81%	%sector of county sector	0.02%	0.18%	1.07%	0.55%	0.14%							0.13%
	%sector of municipality	0.61%	10.96%	42.05%	42.82%	3.55%							100.00%
5,206	Total Municipalities	10,939,671	4,671,209	7,093,702	107,167,731	43,581,871	1,984,143	0	0	0	0	0	175,438,327
68.98%	%all municip.sect of cnty	11.35%	3.11%	7.52%	57.38%	72.72%	22.56%						9.61%

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

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CHART 5

EXHIBIT

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Page 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 7,134</b>	<b>Value : 1,605,230,191</b>	<b>Growth 8,537,484</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	390	983,707	21	196,489	144	1,070,994	555	2,251,190	
<b>02. Res Improve Land</b>	2,509	7,296,246	29	525,524	543	13,435,085	3,081	21,256,855	
<b>03. Res Improvements</b>	2,518	103,690,225	29	5,757,194	568	62,730,316	3,115	172,177,735	
<b>04. Res Total</b>	2,908	111,970,178	50	6,479,207	712	77,236,395	3,670	195,685,780	4,535,508
<b>% of Res Total</b>	79.24	57.22	1.36	3.31	19.40	39.47	51.44	12.19	53.12
<b>05. Com UnImp Land</b>	66	680,940	1	4,007	18	643,280	85	1,328,227	
<b>06. Com Improve Land</b>	346	3,746,733	4	142,920	32	573,180	382	4,462,833	
<b>07. Com Improvements</b>	352	37,528,739	4	189,667	73	17,121,362	429	54,839,768	
<b>08. Com Total</b>	418	41,956,412	5	336,594	91	18,337,822	514	60,630,828	0
<b>% of Com Total</b>	81.32	69.20	0.97	0.56	17.70	30.25	7.20	3.78	0.00
<b>09. Ind UnImp Land</b>	6	16,398	1	4,945	3	47,696	10	69,039	
<b>10. Ind Improve Land</b>	8	141,394	1	125,017	6	162,987	15	429,398	
<b>11. Ind Improvements</b>	8	1,826,351	1	509,683	6	5,959,224	15	8,295,258	
<b>12. Ind Total</b>	14	1,984,143	2	639,645	9	6,169,907	25	8,793,695	0
<b>% of Ind Total</b>	56.00	22.56	8.00	7.27	36.00	70.16	0.35	0.55	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	9	734,582	9	734,582	
<b>14. Rec Improve Land</b>	0	0	0	0	6	747,033	6	747,033	
<b>15. Rec Improvements</b>	0	0	0	0	6	774,520	6	774,520	
<b>16. Rec Total</b>	0	0	0	0	15	2,256,135	15	2,256,135	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.21	0.14	0.00
<b>Res &amp; Rec Total</b>	2,908	111,970,178	50	6,479,207	727	79,492,530	3,685	197,941,915	4,535,508
<b>% of Res &amp; Rec Total</b>	78.91	56.57	1.36	3.27	19.73	40.16	51.65	12.33	53.12
<b>Com &amp; Ind Total</b>	432	43,940,555	7	976,239	100	24,507,729	539	69,424,523	0
<b>% of Com &amp; Ind Total</b>	80.15	63.29	1.30	1.41	18.55	35.30	7.56	4.32	0.00
<b>17. Taxable Total</b>	3,340	155,910,733	57	7,455,446	827	104,000,259	4,224	267,366,438	4,535,508
<b>% of Taxable Total</b>	79.07	58.31	1.35	2.79	19.58	38.90	59.21	16.66	53.12

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	6,460	316,335	0	0	0
19. Commercial	6	406,453	4,778,277	0	0	0
20. Industrial	1	139,365	581,460	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	2	6,460	316,335
19. Commercial	0	0	0	6	406,453	4,778,277
20. Industrial	0	0	0	1	139,365	581,460
21. Other	0	0	0	0	0	0
22. Total Sch II				9	552,278	5,676,072

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	263	35	81	379

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	28,005	2,070	860,682,970	2,071	860,710,975
28. Ag-Improved Land	0	0	0	0	877	392,182,272	877	392,182,272
29. Ag Improvements	0	0	1	45,470	838	84,925,036	839	84,970,506
30. Ag Total							2,910	1,337,863,753

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	1	0.00	45,470	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	1	0.20	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	18	17.43	244,020	18	17.43	244,020	
32. HomeSite Improv Land	497	505.91	7,081,340	497	505.91	7,081,340	
33. HomeSite Improvements	513	0.00	42,602,424	513	0.00	42,602,424	0
34. HomeSite Total				<b>531</b>	<b>523.34</b>	<b>49,927,784</b>	
35. FarmSite UnImp Land	183	557.35	937,895	183	557.35	937,895	
36. FarmSite Improv Land	765	2,840.68	6,879,865	765	2,840.68	6,879,865	
37. FarmSite Improvements	823	0.00	42,322,612	824	0.00	42,368,082	4,001,976
38. FarmSite Total				<b>1,007</b>	<b>3,398.03</b>	<b>50,185,842</b>	
39. Road & Ditches	2,475	6,646.19	0	2,476	6,646.39	0	
40. Other- Non Ag Use	40	405.29	782,810	40	405.29	782,810	
41. Total Section VI				<b>1,538</b>	<b>10,973.05</b>	<b>100,896,436</b>	<b>4,001,976</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	26	2,501.45	4,718,045	26	2,501.45	4,718,045

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,408.69	2.60%	6,944,842	1.93%	4,930.00
46. 1A	26,855.12	49.61%	213,019,199	59.32%	7,932.16
47. 2A1	3,183.10	5.88%	14,768,220	4.11%	4,639.57
48. 2A	10,454.85	19.31%	63,143,428	17.58%	6,039.63
49. 3A1	5,979.65	11.05%	32,349,909	9.01%	5,410.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	4,800.53	8.87%	23,978,740	6.68%	4,995.02
52. 4A	1,451.90	2.68%	4,878,384	1.36%	3,360.00
<b>53. Total</b>	<b>54,133.84</b>	<b>100.00%</b>	<b>359,082,722</b>	<b>100.00%</b>	<b>6,633.24</b>
<b>Dry</b>					
54. 1D1	619.17	2.86%	2,033,984	2.15%	3,285.02
55. 1D	8,453.28	39.11%	47,497,243	50.12%	5,618.79
56. 2D1	1,002.41	4.64%	3,022,316	3.19%	3,015.05
57. 2D	5,243.34	24.26%	21,104,547	22.27%	4,025.02
58. 3D1	3,254.84	15.06%	11,733,794	12.38%	3,605.03
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,580.44	11.94%	8,592,868	9.07%	3,330.00
61. 4D	460.42	2.13%	773,506	0.82%	1,680.00
<b>62. Total</b>	<b>21,613.90</b>	<b>100.00%</b>	<b>94,758,258</b>	<b>100.00%</b>	<b>4,384.14</b>
<b>Grass</b>					
63. 1G1	195.13	1.83%	311,253	2.35%	1,595.11
64. 1G	775.19	7.28%	1,261,853	9.53%	1,627.80
65. 2G1	759.72	7.13%	979,140	7.39%	1,288.82
66. 2G	1,828.96	17.17%	2,692,416	20.33%	1,472.10
67. 3G1	1,674.02	15.72%	2,168,800	16.37%	1,295.56
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,934.80	18.16%	2,342,816	17.69%	1,210.88
70. 4G	3,484.54	32.71%	3,490,328	26.35%	1,001.66
<b>71. Total</b>	<b>10,652.36</b>	<b>100.00%</b>	<b>13,246,606</b>	<b>100.00%</b>	<b>1,243.54</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>54,133.84</b>	<b>62.15%</b>	<b>359,082,722</b>	<b>76.85%</b>	<b>6,633.24</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>21,613.90</b>	<b>24.81%</b>	<b>94,758,258</b>	<b>20.28%</b>	<b>4,384.14</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>10,652.36</b>	<b>12.23%</b>	<b>13,246,606</b>	<b>2.84%</b>	<b>1,243.54</b>
72. Waste	702.41	0.81%	161,554	0.03%	230.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>87,102.51</b>	<b>100.00%</b>	<b>467,249,140</b>	<b>100.00%</b>	<b>5,364.36</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,595.25	4.20%	7,122,449	3.26%	4,464.79
46. 1A	15,597.93	41.09%	122,857,125	56.17%	7,876.50
47. 2A1	2,797.94	7.37%	10,553,658	4.82%	3,771.94
48. 2A	8,362.45	22.03%	37,880,785	17.32%	4,529.87
49. 3A1	5,708.06	15.04%	25,541,330	11.68%	4,474.61
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,148.43	8.29%	12,267,996	5.61%	3,896.54
52. 4A	751.60	1.98%	2,510,344	1.15%	3,340.00
<b>53. Total</b>	<b>37,961.66</b>	<b>100.00%</b>	<b>218,733,687</b>	<b>100.00%</b>	<b>5,761.96</b>
<b>Dry</b>					
54. 1D1	3,520.12	4.18%	10,472,404	3.29%	2,975.01
55. 1D	32,960.60	39.14%	184,721,209	58.02%	5,604.30
56. 2D1	5,582.62	6.63%	12,519,594	3.93%	2,242.60
57. 2D	19,068.23	22.64%	54,004,222	16.96%	2,832.16
58. 3D1	14,490.04	17.21%	40,552,442	12.74%	2,798.64
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	7,223.32	8.58%	14,082,807	4.42%	1,949.63
61. 4D	1,361.70	1.62%	2,009,008	0.63%	1,475.37
<b>62. Total</b>	<b>84,206.63</b>	<b>100.00%</b>	<b>318,361,686</b>	<b>100.00%</b>	<b>3,780.72</b>
<b>Grass</b>					
63. 1G1	423.49	1.04%	720,911	1.19%	1,702.31
64. 1G	2,702.60	6.66%	5,379,934	8.85%	1,990.65
65. 2G1	2,999.58	7.39%	4,243,381	6.98%	1,414.66
66. 2G	7,789.93	19.18%	12,259,554	20.18%	1,573.77
67. 3G1	6,838.58	16.84%	12,253,609	20.17%	1,791.84
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	6,624.41	16.31%	9,480,095	15.60%	1,431.09
70. 4G	13,227.57	32.58%	16,420,085	27.03%	1,241.35
<b>71. Total</b>	<b>40,606.16</b>	<b>100.00%</b>	<b>60,757,569</b>	<b>100.00%</b>	<b>1,496.26</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>37,961.66</b>	<b>22.91%</b>	<b>218,733,687</b>	<b>36.55%</b>	<b>5,761.96</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>84,206.63</b>	<b>50.82%</b>	<b>318,361,686</b>	<b>53.19%</b>	<b>3,780.72</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>40,606.16</b>	<b>24.51%</b>	<b>60,757,569</b>	<b>10.15%</b>	<b>1,496.26</b>
72. Waste	2,922.69	1.76%	672,220	0.11%	230.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>165,697.14</b>	<b>100.00%</b>	<b>598,525,162</b>	<b>100.00%</b>	<b>3,612.16</b>

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

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	610.37	16.80%	3,369,242	20.27%	5,520.00
46. 1A	1,020.64	28.09%	6,042,188	36.34%	5,920.00
47. 2A1	212.07	5.84%	826,014	4.97%	3,895.01
48. 2A	548.84	15.10%	2,170,667	13.06%	3,955.01
49. 3A1	484.80	13.34%	1,694,377	10.19%	3,495.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	570.63	15.70%	1,888,786	11.36%	3,310.00
52. 4A	186.60	5.13%	634,440	3.82%	3,400.00
<b>53. Total</b>	<b>3,633.95</b>	<b>100.00%</b>	<b>16,625,714</b>	<b>100.00%</b>	<b>4,575.11</b>
<b>Dry</b>					
54. 1D1	2,654.79	8.88%	9,769,629	12.36%	3,680.00
55. 1D	7,446.26	24.92%	29,374,395	37.15%	3,944.85
56. 2D1	2,057.62	6.89%	5,009,663	6.34%	2,434.69
57. 2D	7,434.39	24.88%	17,285,017	21.86%	2,325.01
58. 3D1	4,719.96	15.79%	9,699,294	12.27%	2,054.95
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	4,479.84	14.99%	6,450,365	8.16%	1,439.87
61. 4D	1,092.50	3.66%	1,485,392	1.88%	1,359.63
<b>62. Total</b>	<b>29,885.36</b>	<b>100.00%</b>	<b>79,073,755</b>	<b>100.00%</b>	<b>2,645.90</b>
<b>Grass</b>					
63. 1G1	438.28	0.85%	891,461	1.19%	2,034.00
64. 1G	1,543.95	3.01%	3,413,264	4.54%	2,210.73
65. 2G1	1,224.59	2.39%	1,732,556	2.30%	1,414.80
66. 2G	5,390.98	10.50%	9,982,478	13.27%	1,851.70
67. 3G1	6,939.67	13.52%	11,057,038	14.70%	1,593.31
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	9,527.06	18.56%	13,575,622	18.05%	1,424.95
70. 4G	26,275.37	51.18%	34,549,452	45.94%	1,314.90
<b>71. Total</b>	<b>51,339.90</b>	<b>100.00%</b>	<b>75,201,871</b>	<b>100.00%</b>	<b>1,464.78</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>3,633.95</b>	<b>4.22%</b>	<b>16,625,714</b>	<b>9.71%</b>	<b>4,575.11</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>29,885.36</b>	<b>34.73%</b>	<b>79,073,755</b>	<b>46.19%</b>	<b>2,645.90</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>51,339.90</b>	<b>59.66%</b>	<b>75,201,871</b>	<b>43.93%</b>	<b>1,464.78</b>
72. Waste	1,135.75	1.32%	261,225	0.15%	230.00
73. Other	60.90	0.07%	30,450	0.02%	500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>86,055.86</b>	<b>100.00%</b>	<b>171,193,015</b>	<b>100.00%</b>	<b>1,989.32</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	95,729.45	594,442,123	95,729.45	594,442,123
77. Dry Land	0.00	0	10.30	25,822	135,695.59	492,167,877	135,705.89	492,193,699
78. Grass	0.00	0	1.50	2,183	102,596.92	149,203,863	102,598.42	149,206,046
79. Waste	0.00	0	0.00	0	4,760.85	1,094,999	4,760.85	1,094,999
80. Other	0.00	0	0.00	0	60.90	30,450	60.90	30,450
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	11.80	28,005	338,843.71	1,236,939,312	338,855.51	1,236,967,317

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	95,729.45	28.25%	594,442,123	48.06%	6,209.61
Dry Land	135,705.89	40.05%	492,193,699	39.79%	3,626.91
Grass	102,598.42	30.28%	149,206,046	12.06%	1,454.27
Waste	4,760.85	1.40%	1,094,999	0.09%	230.00
Other	60.90	0.02%	30,450	0.00%	500.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	338,855.51	100.00%	1,236,967,317	100.00%	3,650.43

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 Ag Parcel	0	0	1	20,916	1	106,115	1	127,031	0
83.2 Daykin	14	24,527	91	86,905	91	3,995,637	105	4,107,069	34,383
83.3 Diller	20	62,268	132	182,573	132	5,872,028	152	6,116,869	178,948
83.4 Endicott	41	173,682	81	193,749	86	2,591,274	127	2,958,705	38,070
83.5 Fairbury; Nbhd1	44	149,099	959	2,844,522	960	33,153,681	1,004	36,147,302	3,995
83.6 Fairbury; Nbhd2	106	77,340	476	376,497	477	7,309,282	583	7,763,119	31,155
83.7 Fairbury; Nbhd3	24	294,922	365	2,607,370	366	33,363,532	390	36,265,824	847,085
83.8 Harbine	8	7,146	32	23,349	32	1,123,630	40	1,154,125	27,193
83.9 Jansen	24	45,939	70	147,533	71	1,997,249	95	2,190,721	19,770
83.10 Plymouth	16	65,915	188	755,015	188	12,192,682	204	13,013,612	0
83.11 Reynolds	34	38,695	57	40,711	57	1,061,125	91	1,140,531	2,135
83.12 Rural	174	2,002,065	578	14,690,086	603	69,176,670	777	85,868,821	3,352,774
83.13 Steele City	59	44,174	57	34,662	57	1,009,350	116	1,088,186	0
84 Residential Total	564	2,985,772	3,087	22,003,888	3,121	172,952,255	3,685	197,941,915	4,535,508

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	Daykin	3	5,404	20	50,719	20	5,165,383	23	5,221,506	0
85.2	Diller	5	16,280	21	110,072	21	1,112,964	26	1,239,316	0
85.3	Endicott	2	1,680	6	5,421	6	54,231	8	61,332	0
85.4	Fairbury; Nbhd1	39	529,242	173	2,943,327	177	20,178,935	216	23,651,504	0
85.5	Fairbury; Nbhd2	10	34,377	69	315,561	71	2,687,713	81	3,037,651	0
85.6	Fairbury; Nbhd3	2	87,168	3	118,238	3	422,242	5	627,648	0
85.7	Harbine	1	2,300	2	18,169	2	164,831	3	185,300	0
85.8	Jansen	2	3,125	17	29,832	17	1,080,088	19	1,113,045	0
85.9	Plymouth	4	13,995	34	368,504	34	8,593,898	38	8,976,397	0
85.10	Reynolds	3	2,097	6	9,947	6	1,329,821	9	1,341,865	0
85.11	Rural	24	701,598	40	920,953	81	22,260,813	105	23,883,364	0
85.12	Steele City	0	0	6	1,488	6	84,107	6	85,595	0
86	Commercial Total	95	1,397,266	397	4,892,231	444	63,135,026	539	69,424,523	0

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	195.13	1.83%	311,253	2.35%	1,595.11
88. 1G	775.19	7.28%	1,261,853	9.53%	1,627.80
89. 2G1	759.72	7.13%	979,140	7.39%	1,288.82
90. 2G	1,828.96	17.17%	2,692,416	20.33%	1,472.10
91. 3G1	1,674.02	15.72%	2,168,800	16.37%	1,295.56
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	1,934.80	18.16%	2,342,816	17.69%	1,210.88
94. 4G	3,484.54	32.71%	3,490,328	26.35%	1,001.66
95. Total	10,652.36	100.00%	13,246,606	100.00%	1,243.54
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	10,652.36	100.00%	13,246,606	100.00%	1,243.54
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	10,652.36	100.00%	13,246,606	100.00%	1,243.54

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	423.49	1.04%	720,911	1.19%	1,702.31
88. 1G	2,702.60	6.66%	5,379,934	8.85%	1,990.65
89. 2G1	2,999.58	7.39%	4,243,381	6.98%	1,414.66
90. 2G	7,789.93	19.18%	12,259,554	20.18%	1,573.77
91. 3G1	6,838.58	16.84%	12,253,609	20.17%	1,791.84
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	6,624.41	16.31%	9,480,095	15.60%	1,431.09
94. 4G	13,227.57	32.58%	16,420,085	27.03%	1,241.35
95. Total	40,606.16	100.00%	60,757,569	100.00%	1,496.26
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	40,606.16	100.00%	60,757,569	100.00%	1,496.26
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	40,606.16	100.00%	60,757,569	100.00%	1,496.26

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	438.28	0.85%	891,461	1.19%	2,034.00
88. 1G	1,543.95	3.01%	3,413,264	4.54%	2,210.73
89. 2G1	1,224.59	2.39%	1,732,556	2.30%	1,414.80
90. 2G	5,390.98	10.50%	9,982,478	13.27%	1,851.70
91. 3G1	6,939.67	13.52%	11,057,038	14.70%	1,593.31
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	9,527.06	18.56%	13,575,622	18.05%	1,424.95
94. 4G	26,275.37	51.18%	34,549,452	45.94%	1,314.90
95. Total	51,339.90	100.00%	75,201,871	100.00%	1,464.78
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	51,339.90	100.00%	75,201,871	100.00%	1,464.78
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	51,339.90	100.00%	75,201,871	100.00%	1,464.78

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

48 Jefferson

	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	186,761,564	195,685,780	8,924,216	4.78%	4,535,508	2.35%
02. Recreational	2,222,164	2,256,135	33,971	1.53%	0	1.53%
03. Ag-Homesite Land, Ag-Res Dwelling	46,814,529	49,927,784	3,113,255	6.65%	0	6.65%
<b>04. Total Residential (sum lines 1-3)</b>	<b>235,798,257</b>	<b>247,869,699</b>	<b>12,071,442</b>	<b>5.12%</b>	<b>4,535,508</b>	<b>3.20%</b>
05. Commercial	59,932,466	60,630,828	698,362	1.17%	0	1.17%
06. Industrial	8,793,695	8,793,695	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	44,195,850	50,185,842	5,989,992	13.55%	4,001,976	4.50%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>112,922,011</b>	<b>119,610,365</b>	<b>6,688,354</b>	<b>5.92%</b>	<b>4,001,976</b>	<b>2.38%</b>
<b>10. Total Non-Agland Real Property</b>	<b>348,720,268</b>	<b>368,262,874</b>	<b>19,542,606</b>	<b>5.60%</b>	<b>8,537,484</b>	<b>3.16%</b>
11. Irrigated	540,940,862	594,442,123	53,501,261	9.89%		
12. Dryland	452,998,724	492,193,699	39,194,975	8.65%		
13. Grassland	139,339,377	149,206,046	9,866,669	7.08%		
14. Wasteland	1,126,238	1,094,999	-31,239	-2.77%		
15. Other Agland	745,269	30,450	-714,819	-95.91%		
<b>16. Total Agricultural Land</b>	<b>1,135,150,470</b>	<b>1,236,967,317</b>	<b>101,816,847</b>	<b>8.97%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>1,483,870,738</b>	<b>1,605,230,191</b>	<b>121,359,453</b>	<b>8.18%</b>	<b>8,537,484</b>	<b>7.60%</b>

## 2016 Assessment Survey for Jefferson County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	3
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$198,884
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$198,884 –all health care, retirement and social security costs are paid from county general.
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	0
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$50,000 controlled by commissioners for projects and other appraisal contracts; this has been true in past years and new assessor expects it to still be available.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	0; computer costs now come entirely from the county general budget
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,500; --This fund is also for all dues (IAAO, S.E. Assessors Association, and NACO), newspaper subscriptions and other publications, Marshal Swift books and updates, and any newspaper ads from the assessor's office.
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$2,966

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS --Also uses the Apex sketch program.
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and Staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	No; but there is public access to the records through NACO's Taxes On Line, and Assessors Online.
7.	<b>Who maintains the GIS software and maps?</b>
	Assessor and Staff
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Diller, Fairbury, and Plymouth; the village of Jansen now has zoning within the village limits but not into the suburban area. They do not issue building permits.
4.	<b>When was zoning implemented?</b>
	August of 2001; Jansen 2013

### D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	None
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop
<b>3.</b>	<b>Other services:</b>
	MIPS/County Solutions –administrative and appraisal software maintenance  The county also has Pictometry in use in several offices and available to the assessor.

### E. Appraisal /Listing Services

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	No
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	N/A
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2016 Residential Assessment Survey for Jefferson County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Assessor, and Staff														
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td> <p>Fairbury: The largest town; it is analyzed in 3 separate areas for valuation purposes; the main trade and employment center in the county; the county seat; has a K-12 school system. Fairbury's 3 Neighborhoods are described as follows: ---Neighborhood #1 is the main part of the town. ---Neighborhood #2 is the south and west part of Fairbury south of Highway 136 that is not described as Neighborhood #1. ---Neighborhood #3 is the remainder of Fairbury that is north of Highway 136 and west of Highway 15.</p> </td> </tr> <tr> <td style="text-align: center;">08</td> <td> <p>Plymouth: Located closer to a larger trade and employment center (Beatrice); the market for residential properties is unique. The Tri-County School District, a K-12 system is only 2 to 3 miles from Plymouth. The COOP is a very large one and is an important business and employer to the community.</p> </td> </tr> <tr> <td style="text-align: center;">11</td> <td> <p>Rural: The locations are scattered across the county; the market for acreages is distinctly different than the market in the small villages. The parcels are located in the non-urban areas throughout the county.</p> </td> </tr> <tr> <td style="text-align: center;">12</td> <td> <p>Daykin, Diller, Endicott and Jansen: These villages are grouped together for valuation purposes; they are located throughout the county; they have a limited but stable market for residential property; they have somewhat limited infrastructure; they have few school facilities and feed students into consolidated school districts.</p> </td> </tr> <tr> <td style="text-align: center;">15</td> <td> <p>Harbine, Reynolds, and Steele City: These villages are grouped together for valuation purposes; they are located throughout the county; they have no organized market for residential property; they have very limited infrastructure; they have no school facilities and feed students into consolidated school districts.</p> </td> </tr> <tr> <td style="text-align: center;">Ag</td> <td> <p>Agricultural homes and outbuildings</p> </td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	<p>Fairbury: The largest town; it is analyzed in 3 separate areas for valuation purposes; the main trade and employment center in the county; the county seat; has a K-12 school system. Fairbury's 3 Neighborhoods are described as follows: ---Neighborhood #1 is the main part of the town. ---Neighborhood #2 is the south and west part of Fairbury south of Highway 136 that is not described as Neighborhood #1. ---Neighborhood #3 is the remainder of Fairbury that is north of Highway 136 and west of Highway 15.</p>	08	<p>Plymouth: Located closer to a larger trade and employment center (Beatrice); the market for residential properties is unique. The Tri-County School District, a K-12 system is only 2 to 3 miles from Plymouth. The COOP is a very large one and is an important business and employer to the community.</p>	11	<p>Rural: The locations are scattered across the county; the market for acreages is distinctly different than the market in the small villages. The parcels are located in the non-urban areas throughout the county.</p>	12	<p>Daykin, Diller, Endicott and Jansen: These villages are grouped together for valuation purposes; they are located throughout the county; they have a limited but stable market for residential property; they have somewhat limited infrastructure; they have few school facilities and feed students into consolidated school districts.</p>	15	<p>Harbine, Reynolds, and Steele City: These villages are grouped together for valuation purposes; they are located throughout the county; they have no organized market for residential property; they have very limited infrastructure; they have no school facilities and feed students into consolidated school districts.</p>	Ag	<p>Agricultural homes and outbuildings</p>
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Ag	<p>Agricultural homes and outbuildings</p>														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	The county uses both the Sales Comparison approach to value and Cost Approach to value (replacement cost new less depreciation). The values are reconciled with the Sales Comparison approach carrying the most weight.														
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>														
	Local market information is used to develop the depreciation schedules.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>														

Individual tables are developed based on different locations.

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

Current local sales are used to determine lot and land values. The unit of comparison used for residential lot studies and application is by the square foot.

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

There are only a scattering of vacant lots found throughout the county. In most of the towns, there is no organized development taking place. There is some development in Fairbury but it is not a common practice for developers to maintain a surplus of vacant lots. To date, no developer has requested a discounted cash flow analysis of the valuation of their lots, and the county does not currently use discounted cash flow techniques to value any vacant lots.

<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 & 2013	2010 & 2013	2010 & 2013	2010-2015
08	2015	2013	2015	2015
11	2008 & 2013	2008 & 2013	2008 & 2013	2013 & 2014
12	2013	2013	2013	2009
15	2013	2013	2013	2013
Ag	2008 & 2013	2008 & 2013	2008 & 2013	2013 & 2014

----The depreciation tables are redone whenever the costs are updated. They tend to be the same or nearly the same date as the cost tables.

----The County is in the process of changing to Dec 2013 costing and adjusting depreciation. during 2014 they recosted Valuation Group #12 (Daykin, Diller, Endicott and Jansen) which includes all of the smaller towns and Valuation Group #15 (Harbine, Reynolds and Steele City) which includes all of the small villages. Depreciations were adjusted to maintain values. Lot values were affirmed and not changed.

----Lot sales are analyzed (if sales occur) on an ongoing basis. When the valuation groups are reviewed and re-appraised they verify whether the lot values are holding or if the values need to be adjusted before the improvements are appraised. Going forward, this practice will continue and the lots will be either affirmed or updated whenever the class or subclass is inspected, reviewed and recosted.

----The county has developed the valuation groups partly based on the original assessor locations and partly on the way they organize their work. They typically inspect, review and analyze each town separately. The county has identified characteristics that make each town unique. Those characteristics vary, but are usually related to the population, schools, location, businesses and services in each town. In Valuation groups #12 and #15 where multiple towns are grouped together, the characteristics are considered to be similar.

----Within the Valuation Group #1 (Fairbury), The work is organized into 3 neighborhoods that are intended to break the town into manageable appraisal zones. Neighborhood #2 was reviewed during 2010 and will have new values for use in 2011; neighborhood #3 was reviewed during 2013 and 2014 and will have new values for use in 2015; neighborhood #1 was reviewed during 2015 and will have new values for use in 2016. Neighborhood 2 still has 2010 costs while neighborhoods 1 and 3 have 2013 costs.

----When the dates for inspection and review, costing, depreciation tables and lot value study are reviewed; typically, residences on agricultural parcels and agricultural buildings are associated with #11, the "Rural" valuation group. At this time, the houses on agricultural parcels and agricultural buildings are valued using 2008 costs and the rural residential using 2013 costs.

## 2016 Commercial Assessment Survey for Jefferson County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	Assessor and Staff			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	19	Includes all Assessor Locations: All commercial sales in Jefferson County are grouped together for analysis and valuation.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	The cost approach is the primary method and is used on all parcels. If sufficient data is available, a Market Approach (sales comparison approach) is used and the two values are correlated for a final value.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	The assessor relies heavily on the experience of the current staff when unique commercial property is appraised. The assessor and staff members are familiar with the appraisal techniques, sales and procedures used in other counties. There is an exchange of information among other assessors that have similar parcels. This process helps to determine a value and to value unique property similarly to other like property in nearby jurisdictions. ----If it is necessary for an unusual property, the county would contract with an outside appraiser.			
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>			
	The local market			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	Yes; but there is only one valuation group in commercial. There will be individual depreciation developed for various uses or groups of like uses and locations within the valuation group. Among the commercial property, the depreciation tends to be driven by both use and location as well as quality and condition.			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	The county uses sales of vacant land calculated by square foot for the common unit of comparison.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	19	2008 & 2010	2008	2008 & 2010
				<u>Date of Last Inspection</u>
				2008 & 2010

----The depreciation tables are redone whenever the costs are updated. They tend to be the same or nearly the same date as the cost tables.

----The 2008 costs are used for the commercial parcels throughout the county.

----Lot sales are analyzed (if sales occur) on an ongoing basis. When the commercial parcels are reviewed and re-appraised they verify whether the lot values are holding or if the values need to be adjusted before the improvements are appraised. Going forward, this practice will continue and the lots will be either affirmed or updated whenever the class or subclass is inspected, reviewed, recosted, and reappraised.

----The county inspected and reviewed the "COOP" type parcels and all of the grain elevators; on-site during 2010 for use in 2011. The rest of the commercial dates reflect the 2008 date for all of the revaluation efforts.

## 2016 Agricultural Assessment Survey for Jefferson County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Assessor and Staff												
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1: This area covers the top one fourth of the county where the terrain has less of a slope and larger field sizes than the other two market areas also less grass and more irrigation potential with more access to ground water and is mostly developed for irrigation.</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 2: This area covers the middle one half of the county and is a cross section of market area 1 and 3 with significantly more dry land than market area 1, similar soils to Market Area 1 but with limited ground water access for irrigation well development limiting irrigation development.</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Market Area 3: This area covers the lower one fourth of the county and in this area the terrain is rougher and steeper with smaller field sizes. Area 3 is predominantly grass, some dryland crop and very limited irrigation.</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1: This area covers the top one fourth of the county where the terrain has less of a slope and larger field sizes than the other two market areas also less grass and more irrigation potential with more access to ground water and is mostly developed for irrigation.	2015	2	Market Area 2: This area covers the middle one half of the county and is a cross section of market area 1 and 3 with significantly more dry land than market area 1, similar soils to Market Area 1 but with limited ground water access for irrigation well development limiting irrigation development.	2015	3	Market Area 3: This area covers the lower one fourth of the county and in this area the terrain is rougher and steeper with smaller field sizes. Area 3 is predominantly grass, some dryland crop and very limited irrigation.	2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>											
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3	Market Area 3: This area covers the lower one fourth of the county and in this area the terrain is rougher and steeper with smaller field sizes. Area 3 is predominantly grass, some dryland crop and very limited irrigation.	2015											
	<p>----It is the county's practice to update the land use on an ongoing basis. They have always updated land use whenever a change is reported or discovered. They have monitored new well registrations, any available aerial photos including Pictometry, GIS, and Google Earth. Recently there has been a significant amount of self reporting of the certified crop acres by the farmers. During 2015, the county reviewed the current GIS photo base and reviewed the land use on every parcel. The land use is now current based on those ongoing efforts.</p>												
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>												
	The county has a strong sale verification and analysis process. This keeps them constantly aware of market trends and changes in agricultural land values.												
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>												
	Agricultural land is identified by its present and predominant use; it is defined in the state statutes as the commercial production of agricultural products. Residential is not used for the commercial production for agricultural products and Recreational is predominantly used for rest and relaxation on an occasional basis. There is currently no land valued as Recreational.												
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>												
	Yes; the first (home site) acre, for farm homes and the rural residential home sites (acreages) are valued at \$14,000 for the first acre and the outbuilding site acres are valued at \$2,800 per acre and the excess or yard acres are valued at \$2,100 per acre. The area of the site is determined on a parcel by parcel basis using GIS, Google Earth and FSA data. In 2015 the values for the rural residential sites were increased based on a TERC order; for 2016, the county has adjusted the farm home sites to the same value.												

<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	Sale verification; information obtained from buyers and sellers is the key technique. The county currently is using the grassland values converted to 100% of market value.

**2015 Plan of Assessment for Jefferson County**  
**Assessment Years 2016, 2017, and 2018**  
**Date: June 15, 2015**

**Plan of Assessment Requirements:**

Pursuant to Neb. Rev. Stat. Section 77-1311.02, on or before June 15 each year, the county assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

**Real Property Assessment Requirements:**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue September 2010).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and Horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the Qualifications for special valuation under 77-1344 and 75% of its recapture Value as defined in 77-1343 when the land is disqualified for special Valuation under 77-1347.

Reference, Neb. Rev. Stat. 77-201.

## General Description of Real Property in Jefferson County:

Per 2015 County Abstract, Jefferson County consists of the following real property types:

	Parcels	% of Total Parcels
Residential	3650	51%
Commercial	509	7%
Industrial	25	<1%
Recreational	15	<1%
Agricultural	2907	41%
T.I.F.	7	
Exempt	383	
Game & Parks	26	

Agricultural land – 339,106.31 acres

New Property: For assessment year 2014 and estimated 112 building permits and 84 improvement information statements were filed for new property and construction/additions, demolitions, land use, changes, etc., in the county. The office mailed our 433 Homestead Exemptions to applicants who filed the previous year and 1,261 Personal Property post cards were mailed.

For more information see 2015 Reports & Opinions, Abstract and Assessor Survey.

### Current Resources:

#### A. Staff/Budget/Training

The Jefferson County Assessor's office staff currently consists of the assessor, 1 full time lister/GIS specialist, 2 full time employees and 1 part time employee. Office budget for 2014-2015 was \$155,394. Employee benefits, such as health insurance, retirement, etc., are funded by county general rather than through the assessor's budget.

The Assessor is required to obtain 60 hours of approved continuing education by December 31, 2018 in order to be eligible to receive approval from the Property Tax Administrator for re-certification. This certificate is required in order to file for or hold the position of Assessor or Deputy Assessor. The cost of this education includes registration fees, lodging, meals, transportation and any supplies needed. (Section 77-702, R.S. Supp., 2002 and 77-414, R.S. Supp., 2003.)

Reg.-71-006.02A – Assessors assuming office on or after January 1, 2003, shall, within four years from the date of assuming the office, complete IAAO course 101 -

Fundamentals of Real Property Appraisal, and IAAO course 300 – Fundamentals of Mass Appraisal, or the equivalent thereof.

## B. Cadastral Maps

Cadastral maps were revised in 1984 by a survey engineer and books printed. Ownership changes are updated with each group of transfer statements. Parcel line changes are also updated as needed when transfers are worked. We are in the process of producing new cadastral books using GIS mapping. Each book will contain one precinct with one page for each section showing ownership information. Following Reg-10-004.04 - .004.03G is our goal. Due to budgeting restraints for staff and the time involved, this is an ongoing project.

Current year certified FSA maps have been requested from the land owner each time there has been a land use change reported or discovered and also if a protest has been made on a rural property.

Aerial photos were flown by Pictometry as scheduled by the Planning and Zoning Administrator at the direction of the Jefferson County Board of Commissioners. Currently scheduled on a bi-annual basis. This office has utilized Google, GIS and FSA photos as tools in the assessment process as well as on-site inspections.

County wide zoning regulations were adopted August 1, 2001 and amended March 12, 2013. The villages of Plymouth, Diller and Jansen also have zoning as does Fairbury. Permits are to be dropped off, emailed or mailed to the Assessor's office in a timely manner. Even though Jansen has zoning, they **do not** issue permits.

## C. Property Record Cards

Property record cards are kept for taxable residential, commercial, industrial, improvements on leased land, TIF, partially exempt, permissive exempt, government exempt and centrally assessed parcels. Each card has legal description, book and page of last deed recorded in the last 5 years, current owner name and address, situs address of parcel, cadastral map book and page, current property classification code, tax district code and the current plus one or more years of assessed land value and improvements. The exception for the assessed value would be for properties that receive an exemption.

Each record card with buildings contains a photo, sketch of the house, and aerial photographs, if available.

A cost approach, income summary and comparable approach are included if applicable. Also found within each card is land size (square footage or acres) and value.

All taxable property record cards are also entered into the computer CAMA system. The Assessment Administration system is MIPS/County Solutions which is provided and supported by NACO. This system links with the CAMA system and also the GIS system

that will eventually replace our old cadastral maps. Our property record card information has been made accessible through [www.nebraskataxesonline.us](http://www.nebraskataxesonline.us) since 2006. Parcel information became available through [www.nebraskaassessoronline.us](http://www.nebraskaassessoronline.us) in January of 2014. Updates to this information will be made annually.

### **Current Assessment Procedures for Real Property**

#### A. Discover, List & Inventory all property

Real estate transfer statements, plus a copy of the deed, are given to the Assessor's Office by the Register of Deeds. Appropriate real estate cards are pulled from the files to be changed to the new owners' name and address. Sales worksheets are filled out with the information needed for the PAD's sales file. Sales history is added to the real estate card, and the administrative computer program and CAMA program is changed for new owner, address and sales history. Alphabetical index file and cadastral maps are updated for ownership. Sales questionnaires are sent to new property owners of most transactions. CAMA system is updated and sales are added to sales file. Sales sheets for the sales books are run and added to current book of sales. Properties that require a split are done on the GIS system before any other changes are made. Copy of real estate card and transfer are made to be used when personnel physically go to the property and inventories the information that is on the card as to what was actually there when the sale took place. Any differences are noted and brought back to the Assessor's office to correct the sales file. Real estate cards are tabbed for the next year to correct information. This on-site verification may also determine whether the sale was an arms-length transaction or not. New pictures are taken of the improvements or lot for each residential and commercial property. Income data is collected, if applicable. Rural land sales are categorized on a computer program as to number of acres of each soil type, classification and percent that each soil type attributes to the sale price.

Building permits are received from the Jefferson County zoning manager, the Fairbury zoning administrator, and the village clerks of Plymouth and Diller. Letters are sent every August to remind all village clerks to forward permits to the office and what should be reported if a permit is not required. Unfortunately, we have had little cooperation. The County Assessor and staff inspect small towns, by driving each street and alley of the town to verify if any changes have been made. The appropriate real estate cards are tabbed for review that we receive a permit, improvement information statement or discover changes for.

#### B. Data Collection

All cards tabbed for new structures, additions, changes or demolition are physically inspected by the County Assessor and staff between September and February of the assessment year. The property record card is used for listing additions or changes to

buildings so data may be updated. New structures are measured and all the components needed to produce a new cost approach on our CAMA program are noted at the time of inspection. Commercial properties are listed and measured by qualified personnel who also collect income data. New or corrected sketches are made and digital pictures are taken. The County Assessor approves the final value before it is placed on the property record card or computer administrative program.

C. Review assessment sales ratio studies before assessment actions.

Sales studies are done in the office and compared to the sales analysis provided by the Property Assessment Division. Between these two sales studies and knowledge of the current sales not within the sales study, the Assessor determines where and what changes need to be made to valuation for the current assessment year. This is to stay in compliance with the laws of Nebraska and to have a fair and equitable assessment of real estate within Jefferson County.

D. Approaches to Value

The Assessor and County Board of Commissioners/Equalization hire qualified personnel to do mass appraisal within the County. The personnel hired use the counties sales studies and comparisons to do a market approach that is in compliance with the IAAO standards. Cost approach is done on the CAMA system using Marshall-Swift pricing and the current depreciation study at the time of the appraisal. The hired personnel also do income approach. They collect the income and expense data to be entered in the counties CAMA system and run an analysis from the market.

Land valuation studies are done within the County using a spreadsheet program developed in the Assessor's office to analyze land valuations and check established market areas within the County.

New statistics are ran using the same sales in our sales study to determine a cost approach to value. These statistics verify the fact that county valuations are in compliance with the laws of Nebraska.

On or before June 1 of each year, notices are mailed to all land owners that have had either an increase or decrease in value from the previous assessment year. Any changes made after March 19<sup>th</sup> are made by the County Board of Equalization. [Approximately 3,999 Notice of Valuation Changes were mailed for the 2015 assessment year.](#)

## **Level of Value, Quality, and Uniformity for Assessment Year 2015:**

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	98%	29.18	114.40
Commercial	100%	19.97	112.53
Agricultural	70%	18.90	103.21

For assessment years 2012, 2013 and 2014, the PAD recommended to TERC that a level of value for commercial property be rendered “not enough information” to establish statistics. 2015 Commercial Correlation Section Level of Value stated the statistical calculations alone are not representative of the commercial class and are not considered adequate to indicate the actual level of value. The information available allows that the county has probably achieved an acceptable level of value. The level of value is called at the statutory level of 100%.

\*COD means coefficient of dispersion and PRD means price related differential.  
For more information regarding statistical measures see 2014 Reports & Opinions.

## **Assessment Actions Planned for 2016**

### Residential:

Complete review of Daykin, Diller, Jansen and Endicott. Physically inspect and list all new or changed construction and update all records accordingly. House sheets for all improved properties will be ran.

Areas that show a need for adjustment, based on their statistics, will be reviewed and valuations changed according to sales study. All pick up work of reported or discovered changes to parcels will be physically reviewed. Photos, sketches, etc. will be updated as needed. As a parcel is reviewed, classification codes will be examined, corrected if necessary and entered on the parcel card.

### Commercial:

Commercial property statistics will be reviewed and analyzed to determine any changes that need to be made. New construction and changes reported on improvements statements, city permits, rural permits or discovered will be physically reviewed. Photos will be taken and sketches updated as needed. Review all storage facilities in the county.

Review Fairbury commercial properties and depreciation factors.

Run new cost sheets.

Study sales statistics.

Staff will help review sales and valuations and to do pickup work of all new or changed construction by physically inspecting, listing and updating all records. As a parcel is reviewed, classification codes will be examined, corrected if necessary and entered on the parcel card.

### Agricultural Land:

Verification of rural sales is done by phone, in person, letters and questionnaires with buyer, seller, auctioneer or realtor and occasionally an attorney may be contacted. A yearly review of all agricultural sales within the study period as set forth by TERC and PAD is done to determine any changes in land value according to the market in Jefferson County. The study of agricultural land sales is done by breaking each sale down by total number of acres, soil type and land use in each parcel sold. Using this study the weighted average value per acre is determined. If there were no sales of certain type of soil, the value is determined by using values within the same land classification. Our three neighborhoods are also reviewed to determine if changes in area lines need to be made to keep equality in the valuations for Jefferson County. All land use changes reported are verified and files are changed to reflect current land use. New FSA maps are requested from property owners and the GIS system, CAMA program and PC Admin program are changed accordingly.

Update GIS maps to most current flight taken by FSA aerial if new ones are available.

The GIS program is also being utilized to produce current cadastral maps in a user friendly format, as time permits.

Pick up work is done annually with an on-sight inspection of each reported improvement or demolition. Unreported improvements that come to the attention of the County Assessor are visually inspected, if possible, and also reported to the Zoning Manager. Requests by real estate owners to review property are also done at this time. Digital pictures are taken as needed and added to the CAMA system. All new or changed improvements are listed and entered into the Assessor's CAMA system and priced out using the Marshall Swift pricing. As a parcel is reviewed, classification codes will be examined, corrected if necessary and entered on the parcel card.

No special value has been determined in Jefferson County at this time.

Staff will continue updating and correcting information on GIS layers and will probably add more layers and information as it is collected.

Review sales study to determine changes of valuations per soil type and land use.

Review neighborhood boundaries.

Make all known changes to land use.

Physical inspections of all pickup work and change all records accordingly.

Run new irrigation listing for Jefferson County from Internet.

Continue updating the GIS system.

Print maps on GIS to replace old cadastral maps, land ownership and parcel lines.

Begin review of rural outbuildings and houses.

## **Assessment Actions Planned for Assessment Year 2017**

### **Residential:**

Review Fairbury Area 1 and 2. Physically inspect and list all new or changed construction and update all records accordingly.

Review statistics to determine what if other areas, villages or subclasses may need to be reviewed.

### **Commercial:**

Review small town/village commercial properties and depreciation factors.

Review sales study statistics.

Staff to help with physical review and to do pickup work

### **Land Agricultural:**

Study sales statistics.

Update valuations according to sales analysis.

Do pickup work by physically inspecting, listing and changing records.

## **Assessment Actions Planned for Assessment Year 2018**

### **Residential:**

Review Fairbury Area 3. Physically inspect and list all new or changed construction and update all records accordingly.

Review statistics to determine what if other areas, villages Steele City, Harbine, Reynolds, Gladstone, or subclasses may need to be reviewed.

### **Commercial:**

Review small town/village commercial properties and depreciation factors.

Review sales study statistics.

Staff to help with physical review and to do pickup work

### **Land Agricultural:**

Study sales statistics.

Update valuations according to sales analysis.

Do pickup work by physically inspecting, listing and changing records.

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

1. Record maintenance, mapping updates, and ownership changes are continuous projects that usually take about 1 to 2 weeks. Records that need to be split take longer than just a change of ownership. Changes to a record card have to be changed on the CAMA program, the PC Admin V2.5 program (former County Solutions), the GIS program if there is a split or combination, the cadastral books, the alphabetical index cards, and the Register of Deeds program (for all transfers filed in the deed book or miscellaneous book) before the card may be refiled. Each transfer statement has to have a sales worksheet filled out if there are doc stamps of a \$2.25 or more or total purchase price is \$100 or more. This is all done electronically using our PC Admin V2.5 (former County Solutions) program which is linked with the Property Assessment Divisions computer system.

2. Annually prepare and file Assessor Administrative Reports with the Property Tax Administrator as required by statute/regulation:

Abstract of Assessment for Real Property

Assessor Survey

Sales information, rosters & annual Assessed Value Update w/Abstract to PAD

Certify taxable valuations and growth value (if applicable) to political subdivisions and a copy of each to the County Clerk

School District Taxable Value Report

Homestead Exemption Certification of Average Assessed Value of a Single-Family residential Property

Amended Homestead Exemption Summary Certificate (as needed)

Certificate of Taxes Levied Report (CTL) and a copy for the County Treasurer

Three Year Plan of Assessment

3. Administer annual personal property filings. For 2014 there were 1220 schedules on the tax roll and 1,261 post cards were sent out for 2015. Update computer to anyone that the office feels may need to file a return and contact MIPS, Inc. to print the post cards approximately 7 to 10 days before you want to mail them out. Prepare notices of change, unsigned schedule notices, reminder of schedules due, and penalty notices. Assist people in the online filing of schedules as needed. Contact personal property owner or tax preparer if more information is needed regarding the filed personal property. Obtain the federal depreciation worksheet, whenever possible, to verify all equipment reported for personal property.

4. Permissive Exemption Application (Form 451) or Statement of Reaffirmation of Tax Exemption (Form 451A) are prepared and mailed to the previous years' applicant. Reminder notices are mailed on or about Dec 1 to any applicant that has not returned their form. Review and make recommendations to county board.

5. Taxable Government Owned Property – make an annual review of government owned property not used for public purpose, send notices of intent to tax on or before March 1<sup>st</sup> of each year and attend protest hearing if entity files a protest.

6. Homestead Exemption Applications and Income Statements – 433 applications were mailed out for 2015 to people who had filed in 2014. For 2014 we had 428 approved applications and 8 disapproved. Taxpayer assistance is given at the counter and over the phone. Applications are processed as to ownership and verified that forms are filled out properly. The Assessor approves or disapproves the owner/occupancy requirements and signs the application. Original exemption form and income statement are forwarded to PAD. A copy of the exemption application and income statement are returned to applicant after the current valuation is entered on the form. Assessor's office retains a copy of the application only. As per REG-45-008.03, the county assessor mails a notice on or before April 1 to claimants who are the owners of a homestead which has been granted a homestead exemption in the preceding year unless the claimant has already filed the certification or application for the current year or the county assessor has reason to believe there has been a change of circumstances so that the claimant no longer qualifies.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records for each subdivision taxed to each company and tax billing for tax list given the County Treasurer.
8. Tax Increment Financing (T.I.F.) – management of record/valuation information for Properties in community redevelopment projects for proper reporting on administrative reports And allocation of ad valorem tax. Two parcels for each TIF property, one real estate card with The base value and one for the excess value of the property are maintained. Copies of the Applications are forwarded to PAD and county treasurer.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists - prepare and certify tax list to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval and file with County Clerk and County Treasurer.
12. County Board of Equalization – attends county board of equalization meetings/hearings for valuation protests; permissive exemptions; assemble and provide information on behalf of the assessor's office.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC and defend valuation as determined by the Assessor. If the taxpayer is appealing a valuation set by the County Board of Equalization, the board will defend the value.
14. TERC Statewide Equalization – attend hearings by phone, website or in person, to defend values as determined by the Assessor, if applicable, and/or implement orders of the TERC, which requires an amended abstract be filed with the PAD.

15. Pull real estate cards; make copies; answer inquiries via phone, in person, mail and email from realtors, appraisers, lending institutions, property owners, lawyers, other county offices, surveyors and the general public. As more people are searching for information online at [www.nebraskataxesonline.us](http://www.nebraskataxesonline.us), we field many questions on how to search for assessor data. We must be able to communicate the steps in finding the data via phone or email. In 2014 we also went online with [www.nebraskaassessoronline.us](http://www.nebraskaassessoronline.us). This allowed more of our parcel data information to be available to the public.

16. Attend Southeast District Assessor's meetings, NACO meetings & conferences, Nebraska Assessor's Workshops and other meetings/classes that provide hours of continuing education credit to keep my Assessor's certificate current as required by the Nebraska Department of Revenue, Property Assessment Division Regulations. (Reg-71-006 and Reg-71-007)

17. Miscellaneous tasks, duties, and obligations, not mentioned previously, are performed to keep the office functioning.

Respectfully submitted:

Assessor signature     *Mary A. Banahan*     Date     June 15, 2015      
Mary A. Banahan