



2016 REPORTS & OPINIONS

KEYA PAHA 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 Keya Paha 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 Keya Paha 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: Suzy Wentworth, Keya Paha County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

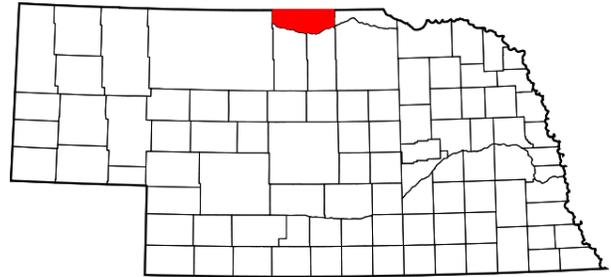
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

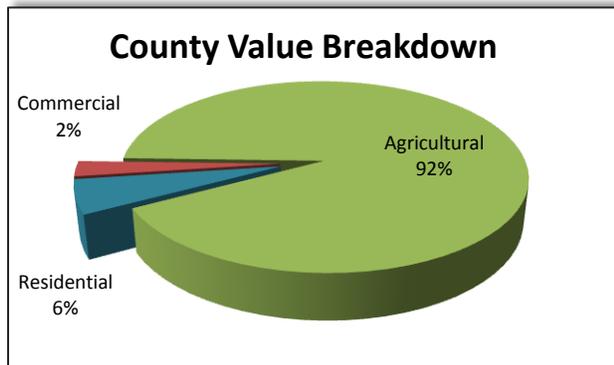
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 773 square miles, Keya Paha had 810 residents, per the Census Bureau Quick Facts for 2014, a 2% population decline from the 2010 US Census. In a review of the past fifty years, Keya Paha has seen a steady drop in population of 52% (Nebraska Department of Economic Development). Reports indicated that 76% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Keya Paha convenes in and around Springview, the county seat. Per the latest information available from the U.S. Census Bureau, there were twenty-one employer establishments in Keya Paha. County-wide employment was at 600 people, a 9% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Keya Paha that has fortified the local rural area economies. Keya Paha is included in both the Middle Niobrara and the Lower Niobrara Natural Resources District/s (NRD). Grass

Keya Paha County Quick Facts

Founded	1884
Namesake	“Turtle Hill River” in Dakota
Region	Northeast
County Seat	Springview
Other Communities	Burton Mills

Most Populated	Springview (231) -5% from 2010 US Census
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Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Keya Paha ranks eighth in forage-land used for all hay and haylage, grass silage, and greenchop (USDA AgCensus).

2016 Residential Correlation for Keya Paha County

Assessment Actions

The only assessment actions completed were routine maintenance and pick up work.

Description of Analysis

Residential sales are stratified into four valuation groupings. Valuation grouping 01 is comprised of the residential parcels in four smaller towns. The majority of sales occur within valuation grouping 04.

Valuation Grouping	Assessor Location
01	Burton, Jamison, Mills and Norden
02	Meadville
03	Rural
04	Springview

The residential profile for Keya Paha County is made up of 11 total sales representing two of the four valuation groupings. Even though ten of the eleven sales are located in Springview, the county seat, with such a small sample such as this the reliability of the sample in representing the population for measurement purposes is reduced. The median point estimate is below the range and there is a wide dispersion in the COD.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the county assessor and deputy county assessor know are not arm's-length transactions are not verified. Being a smaller county the court house employees are pretty knowledgeable about the sales that take place. It's estimated that approximately 60% of verifications are returned. When sales questionnaires are incomplete the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are not completed for sales. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's-length or personal

2016 Residential Correlation for Keya Paha County

knowledge within the court house. Personal property adjustments for residential property are not automatically made when reported. The county assessor comments are fairly well documented on the non-qualified transactions.

The review also looked at the filing of Real Estate Transfer Statement as well as a check of the values reported on the Assessed Value Update (AVU). The filing of the transfer statements has improved, however the county assessor still needs to be reminded on occasion. The AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The last residential review and inspection for the rural residential was completed in 2012, Springview in 2013, Meadville, Burton, Jamison, Mills and Norden in 2014. Lot and depreciation studies are done as each valuation grouping is reviewed as part of the review and inspection cycle.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class.

Equalization and Quality of Assessment

The sales file consists of 11 qualified residential sales and is considered to be inadequate for statistical measurement and unrepresentative of the residential class as a whole.

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
03	1	52.07	52.07	52.07	00.00	100.00
04	10	97.28	190.83	108.58	127.87	178.86
ALL	11	88.55	178.03	75.71	131.45	235.15

The assessment practices are considered reliable and are being applied consistently.

Level of Value

Based on the consideration of all available information and the known assessment practices, the level of value is determined to be 100% of market value for the residential class of property in Keya Paha County.

2016 Commercial Correlation for Keya Paha County

Assessment Actions

Routine maintenance and pick up work were the only assessment actions performed for the commercial class of property for assessment year 2016 in Keya Paha County.

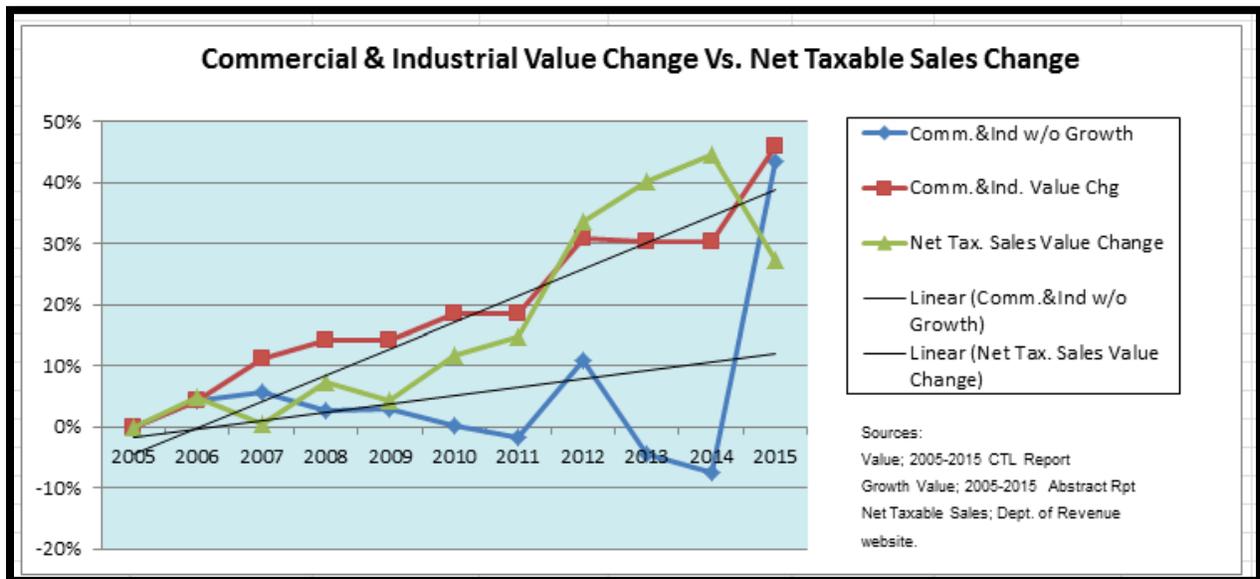
Description of Analysis

Currently there is one valuation grouping within the commercial class. This consists of all the towns and villages within the county.

Valuation Grouping	Assessor Location
01	Burton, Jamison, Mills, Norden, Meadville, Rural and Springview

The statistical analysis for the commercial class of real property has six qualified sales. With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. There are 34 difference occupancy codes within Keya Paha County. Within these small towns there is limited trade for an agricultural area. The sample does not represent the population.

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



The Net Taxable Sales point toward an Average Annual Rate of 2.70% net increase over ten of the last eleven years. The Annual Percent Change in assessed value illustrates an average annual

2016 Commercial Correlation for Keya Paha County

percent change excluding growth for the same time period of -9.35%, a 12.05% point difference. Although there were years in the data that indicated a decline in the Net Taxable Sales from the previous year (years 2015, 2009 and 2007), the remainder were fairly positive.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes, and any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the county assessor and deputy know are not good sales are not verified. Being a smaller county, the courthouse employees are knowledgeable about the sales that take place. It's estimated that approximately 60% of verifications are returned. When sales questionnaires are incomplete, the county does make phone calls to follow up for additional information to help with the verification of the transaction. On-site reviews are not completed for sales. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are either not arms-length or there is personal knowledge within the courthouse. Personal Property adjustments for commercial property are not automatically made when reported. The county assessor comments are fairly well documented on the non-qualified transactions.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The filing of transfer statements has improved, however the county assessor still needs to be reminded on occasion. The AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The contract appraiser last reviewed and inspected the commercial class in 2014. This will again be reviewed and inspected in 2019 as part of the county's review cycle.

Valuation groups were examined to ensure that the grouping defined was equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. Grouping all towns and villages together in one valuation grouping is the most logical method.

2016 Commercial Correlation for Keya Paha County

Equalization and Quality of Assessment

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	6	75.83	205.26	90.74	188.96	226.21
____ALL____	6	75.83	205.26	90.74	188.96	226.21

Level of Value

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

2016 Agricultural Correlation for Keya Paha County

Assessment Actions

For assessment year 2016 the county assessor and staff reviewed land use through a geographic information system (GIS) in a portion of the county. When questions arise regarding a parcel a physical inspection is done. The county also completed an analysis of agricultural land sales. As a result, irrigated land increased approximately 13%, dryland 8% and grassland 11%.

Description of Analysis

The agricultural land in Keya Paha County is divided between grassland at 86%, dryland at 8% and the remaining 6% is irrigated land. One market area is applied to the entire county. All counties adjoining Keya Paha are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences immerge at varying distances.

Analysis of the sales within the county showed that irrigated had a disproportionate number of sales in the newer years. Grassland was disproportionate in the middle year. Comparable sales from outside Keya Paha County were supplemented in both land uses to maximize the majority land use (MLU) samples sizes and achieve a proportionate and representative mix of sales.

The statistics calculated for the County supports that values are within the acceptable range overall and for both the irrigated and grass land 80% MLU subclasses. The 80% MLU subclass with 34 grass sales was focused on. There are not a sufficient number of dry land sales; however, the past few years the assessor has increased dry land values proportionately with the value of irrigated land; for that reason dry land values are also believed to be acceptable.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the assessor and deputy know are not good sales are not verified. Being a smaller county, the court house employees are pretty knowledgeable about the sales that take place. It is estimated that approximately 60% of verifications are returned. When sales questionnaires are incomplete, the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are not completed for sales. Private sales are most generally considered qualified sales unless the verification process indicates that they are not arm's-length or personal knowledge within the courthouse. Pivot

2016 Agricultural Correlation for Keya Paha County

adjustments are made when the personal property is reported on the Real Property Transfer Statement or the returned sales questionnaire. A review of the county assessor comments on the sales file are fairly well documented on the non-qualified transactions.

The review also looked at the filing of transfer statement as well as a check of the values reported on the Assessed Value Update (AVU). The filing of transfer statement has improved, however the county assessor still needs to be reminded on occasion. The AVU review was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. Within the class, the review work is typically completed in a five-year cycle. The inspection process includes an onsite inspection of all improved properties. The review of vacant agricultural land includes a review of the most current aerial imagery.

A sales analysis is studied each year to determine if one market area or additional areas are needed for the agricultural class. The analysis supports the one market area.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The land use of a parcel is reviewed through aerial imagery and physical inspection of the parcel. The County does consider parcels 40 acres and less to be rural residential unless verification of the parcel determines otherwise. Conversations with the county assessor indicate that if agricultural activity is observed on the majority of the parcel, then the parcel is considered agricultural regardless of size. Although the county does not have a written policy in place to define agricultural or non-agricultural land, there is no reason to believe that the county is not considering the primary use of the parcel to identify and value agricultural land.

Equalization

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

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

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

2016 Agricultural Correlation for Keya Paha County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	11	70.11	70.90	64.09	19.98	110.63
1	11	70.11	70.90	64.09	19.98	110.63
<u>Grass</u>						
County	34	75.38	72.00	63.22	25.25	113.89
1	34	75.38	72.00	63.22	25.25	113.89
<u>ALL</u>						
	54	70.19	68.92	55.81	28.51	119.91

Level of Value

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

2016 Opinions of the Property Tax Administrator for Keya Paha County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Keya Paha County

Residential Real Property - Current

Number of Sales	11	Median	88.55
Total Sales Price	\$335,500	Mean	178.03
Total Adj. Sales Price	\$335,500	Wgt. Mean	75.71
Total Assessed Value	\$254,010	Average Assessed Value of the Base	\$23,909
Avg. Adj. Sales Price	\$30,500	Avg. Assessed Value	\$23,092

Confidence Interval - Current

95% Median C.I	51.67 to 261.60
95% Wgt. Mean C.I	38.24 to 113.19
95% Mean C.I	-2.83 to 358.89
% of Value of the Class of all Real Property Value in the	2.27
% of Records Sold in the Study Period	2.64
% of Value Sold in the Study Period	2.55

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	11	100	88.13
2014	12	100	91.85
2013	11	97	97.00
2012	8		106.73

2016 Commission Summary for Keya Paha County

Commercial Real Property - Current

Number of Sales	6	Median	75.83
Total Sales Price	\$210,100	Mean	205.26
Total Adj. Sales Price	\$210,100	Wgt. Mean	90.74
Total Assessed Value	\$190,640	Average Assessed Value of the Base	\$33,692
Avg. Adj. Sales Price	\$35,017	Avg. Assessed Value	\$31,773

Confidence Interval - Current

95% Median C.I	54.93 to 843.88
95% Wgt. Mean C.I	44.84 to 136.64
95% Mean C.I	-123.94 to 534.46
% of Value of the Class of all Real Property Value in the County	0.53
% of Records Sold in the Study Period	8.70
% of Value Sold in the Study Period	8.20

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	6	100	71.27
2014	5	100	84.14
2013	6		98.41
2012	2		104.57

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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 : 11
 Total Sales Price : 335,500
 Total Adj. Sales Price : 335,500
 Total Assessed Value : 254,010
 Avg. Adj. Sales Price : 30,500
 Avg. Assessed Value : 23,092

MEDIAN : 89
 WGT. MEAN : 76
 MEAN : 178
 COD : 131.45
 PRD : 235.15

COV : 151.23
 STD : 269.23
 Avg. Abs. Dev : 116.40
 MAX Sales Ratio : 969.20
 MIN Sales Ratio : 43.71

95% Median C.I. : 51.67 to 261.60
 95% Wgt. Mean C.I. : 38.24 to 113.19
 95% Mean C.I. : -2.83 to 358.89

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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
Qtrrs											
01-OCT-13 To 31-DEC-13	1	67.50	67.50	67.50	00.00	100.00	67.50	67.50	N/A	10,000	6,750
01-JAN-14 To 31-MAR-14	3	261.60	424.84	202.00	117.93	210.32	43.71	969.20	N/A	7,167	14,477
01-APR-14 To 30-JUN-14	1	121.60	121.60	121.60	00.00	100.00	121.60	121.60	N/A	5,000	6,080
01-JUL-14 To 30-SEP-14	3	88.55	94.99	100.73	13.91	94.30	79.73	116.69	N/A	23,333	23,503
01-OCT-14 To 31-DEC-14	3	52.07	69.91	55.56	34.78	125.83	51.67	106.00	N/A	76,333	42,413
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
Study Yrs											
01-OCT-13 To 30-SEP-14	8	102.62	218.57	119.03	144.90	183.63	43.71	969.20	43.71 to 969.20	13,313	15,846
01-OCT-14 To 30-SEP-15	3	52.07	69.91	55.56	34.78	125.83	51.67	106.00	N/A	76,333	42,413
Calendar Yrs											
01-JAN-14 To 31-DEC-14	10	97.28	189.08	75.96	129.46	248.92	43.71	969.20	51.67 to 261.60	32,550	24,726
ALL	11	88.55	178.03	75.71	131.45	235.15	43.71	969.20	51.67 to 261.60	30,500	23,092

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
03	1	52.07	52.07	52.07	00.00	100.00	52.07	52.07	N/A	190,000	98,940
04	10	97.28	190.63	106.58	127.87	178.86	43.71	969.20	51.67 to 261.60	14,550	15,507
ALL	11	88.55	178.03	75.71	131.45	235.15	43.71	969.20	51.67 to 261.60	30,500	23,092

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	10	84.14	183.67	75.02	148.25	244.83	43.71	969.20	51.67 to 261.60	33,050	24,793
06											
07	1	121.60	121.60	121.60	00.00	100.00	121.60	121.60	N/A	5,000	6,080
ALL	11	88.55	178.03	75.71	131.45	235.15	43.71	969.20	51.67 to 261.60	30,500	23,092

52 Keya Paha
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 : 11
Total Sales Price : 335,500
Total Adj. Sales Price : 335,500
Total Assessed Value : 254,010
Avg. Adj. Sales Price : 30,500
Avg. Assessed Value : 23,092

MEDIAN : 89
WGT. MEAN : 76
MEAN : 178
COD : 131.45
PRD : 235.15

COV : 151.23
STD : 269.23
Avg. Abs. Dev : 116.40
MAX Sales Ratio : 969.20
MIN Sales Ratio : 43.71

95% Median C.I. : 51.67 to 261.60
95% Wgt. Mean C.I. : 38.24 to 113.19
95% Mean C.I. : -2.83 to 358.89

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	969.20	969.20	969.20	00.00	100.00	969.20	969.20	N/A	2,500	24,230	
Less Than 15,000	5	121.60	292.72	154.14	184.14	189.91	43.71	969.20	N/A	7,300	11,252	
Less Than 30,000	9	88.55	198.84	103.38	152.56	192.34	43.71	969.20	51.67 to 261.60	12,278	12,692	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	10	84.14	98.91	69.00	47.52	143.35	43.71	261.60	51.67 to 121.60	33,300	22,978	
Greater Than 14,999	6	84.14	82.45	66.14	25.31	124.66	51.67	116.69	51.67 to 116.69	49,833	32,958	
Greater Than 29,999	2	84.38	84.38	62.12	38.29	135.83	52.07	116.69	N/A	112,500	69,890	
<u>Incremental Ranges</u>												
0 TO 4,999	1	969.20	969.20	969.20	00.00	100.00	969.20	969.20	N/A	2,500	24,230	
5,000 TO 14,999	4	94.55	123.60	94.21	71.92	131.20	43.71	261.60	N/A	8,500	8,008	
15,000 TO 29,999	4	84.14	81.49	78.34	18.77	104.02	51.67	106.00	N/A	18,500	14,493	
30,000 TO 59,999	1	116.69	116.69	116.69	00.00	100.00	116.69	116.69	N/A	35,000	40,840	
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999	1	52.07	52.07	52.07	00.00	100.00	52.07	52.07	N/A	190,000	98,940	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	11	88.55	178.03	75.71	131.45	235.15	43.71	969.20	51.67 to 261.60	30,500	23,092	

52 Keya Paha

COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 6
 Total Sales Price : 210,100
 Total Adj. Sales Price : 210,100
 Total Assessed Value : 190,640
 Avg. Adj. Sales Price : 35,017
 Avg. Assessed Value : 31,773

MEDIAN : 76
 WGT. MEAN : 91
 MEAN : 205
 COD : 188.96
 PRD : 226.21

COV : 152.80
 STD : 313.64
 Avg. Abs. Dev : 143.29
 MAX Sales Ratio : 843.88
 MIN Sales Ratio : 54.93

95% Median C.I. : 54.93 to 843.88
 95% Wgt. Mean C.I. : 44.84 to 136.64
 95% Mean C.I. : -123.94 to 534.46

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrrs</u>											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	1	84.14	84.14	84.14	00.00	100.00	84.14	84.14	N/A	43,000	36,180
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	1	117.63	117.63	117.63	00.00	100.00	117.63	117.63	N/A	40,000	47,050
01-APR-14 To 30-JUN-14	1	54.93	54.93	54.93	00.00	100.00	54.93	54.93	N/A	16,750	9,200
01-JUL-14 To 30-SEP-14	1	67.52	67.52	67.52	00.00	100.00	67.52	67.52	N/A	50,000	33,760
01-OCT-14 To 31-DEC-14	1	843.88	843.88	843.88	00.00	100.00	843.88	843.88	N/A	3,350	28,270
01-JAN-15 To 31-MAR-15	1	63.47	63.47	63.47	00.00	100.00	63.47	63.47	N/A	57,000	36,180
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	1	84.14	84.14	84.14	00.00	100.00	84.14	84.14	N/A	43,000	36,180
01-OCT-13 To 30-SEP-14	3	67.52	80.03	84.32	30.95	94.91	54.93	117.63	N/A	35,583	30,003
01-OCT-14 To 30-SEP-15	2	453.68	453.68	106.79	86.01	424.83	63.47	843.88	N/A	30,175	32,225
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	1	84.14	84.14	84.14	00.00	100.00	84.14	84.14	N/A	43,000	36,180
01-JAN-14 To 31-DEC-14	4	92.58	270.99	107.43	226.58	252.25	54.93	843.88	N/A	27,525	29,570
<u>ALL</u>	6	75.83	205.26	90.74	188.96	226.21	54.93	843.88	54.93 to 843.88	35,017	31,773

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	6	75.83	205.26	90.74	188.96	226.21	54.93	843.88	54.93 to 843.88	35,017	31,773
<u>ALL</u>	6	75.83	205.26	90.74	188.96	226.21	54.93	843.88	54.93 to 843.88	35,017	31,773

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	6	75.83	205.26	90.74	188.96	226.21	54.93	843.88	54.93 to 843.88	35,017	31,773
04											
<u>ALL</u>	6	75.83	205.26	90.74	188.96	226.21	54.93	843.88	54.93 to 843.88	35,017	31,773

**52 Keya Paha
COMMERCIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 6
 Total Sales Price : 210,100
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 Avg. Adj. Sales Price : 35,017
 Avg. Assessed Value : 31,773

MEDIAN : 76
 WGT. MEAN : 91
 MEAN : 205
 COD : 188.96
 PRD : 226.21

COV : 152.80
 STD : 313.64
 Avg. Abs. Dev : 143.29
 MAX Sales Ratio : 843.88
 MIN Sales Ratio : 54.93

95% Median C.I. : 54.93 to 843.88
 95% Wgt. Mean C.I. : 44.84 to 136.64
 95% Mean C.I. : -123.94 to 534.46

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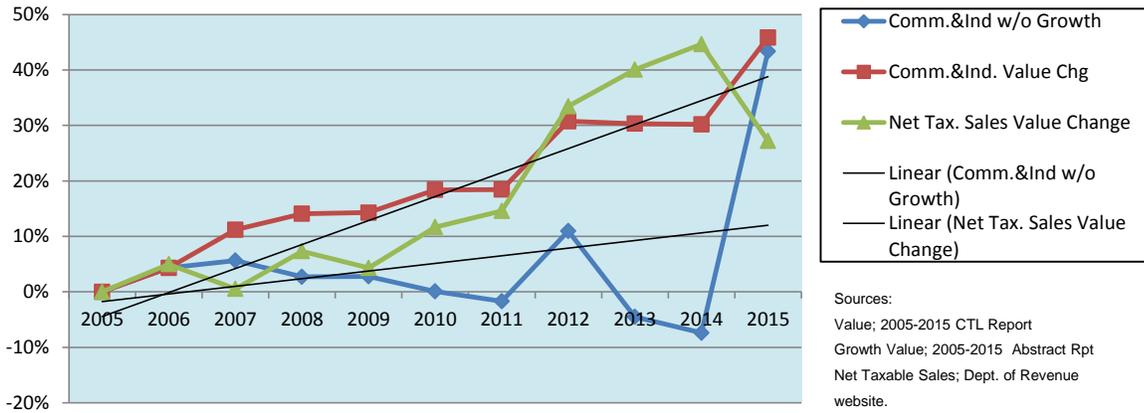
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	843.88	843.88	843.88	00.00	100.00	843.88	843.88	N/A	3,350	28,270
Less Than 15,000	1	843.88	843.88	843.88	00.00	100.00	843.88	843.88	N/A	3,350	28,270
Less Than 30,000	2	449.41	449.41	186.42	87.78	241.07	54.93	843.88	N/A	10,050	18,735
Ranges Excl. Low \$											
Greater Than 4,999	5	67.52	77.54	78.53	24.69	98.74	54.93	117.63	N/A	41,350	32,474
Greater Than 14,999	5	67.52	77.54	78.53	24.69	98.74	54.93	117.63	N/A	41,350	32,474
Greater Than 29,999	4	75.83	83.19	80.62	23.34	103.19	63.47	117.63	N/A	47,500	38,293
Incremental Ranges											
0 TO 4,999	1	843.88	843.88	843.88	00.00	100.00	843.88	843.88	N/A	3,350	28,270
5,000 TO 14,999											
15,000 TO 29,999	1	54.93	54.93	54.93	00.00	100.00	54.93	54.93	N/A	16,750	9,200
30,000 TO 59,999	4	75.83	83.19	80.62	23.34	103.19	63.47	117.63	N/A	47,500	38,293
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	6	75.83	205.26	90.74	188.96	226.21	54.93	843.88	54.93 to 843.88	35,017	31,773

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	843.88	843.88	843.88	00.00	100.00	843.88	843.88	N/A	3,350	28,270
326	1	54.93	54.93	54.93	00.00	100.00	54.93	54.93	N/A	16,750	9,200
442	2	73.81	73.81	72.36	14.01	102.00	63.47	84.14	N/A	50,000	36,180
526	1	117.63	117.63	117.63	00.00	100.00	117.63	117.63	N/A	40,000	47,050
554	1	67.52	67.52	67.52	00.00	100.00	67.52	67.52	N/A	50,000	33,760
ALL	6	75.83	205.26	90.74	188.96	226.21	54.93	843.88	54.93 to 843.88	35,017	31,773

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	\$ 1,594,030	\$ 55,704	3.49%	\$ 1,538,326	-	\$ 2,087,492	-
2006	\$ 1,662,880	\$ -	0.00%	\$ 1,662,880	4.32%	\$ 2,191,233	4.97%
2007	\$ 1,772,260	\$ 88,280	4.98%	\$ 1,683,980	1.27%	\$ 2,098,789	-4.22%
2008	\$ 1,818,540	\$ 181,670	9.99%	\$ 1,636,870	-7.64%	\$ 2,240,137	6.73%
2009	\$ 1,821,750	\$ 183,230	10.06%	\$ 1,638,520	-9.90%	\$ 2,177,657	-2.79%
2010	\$ 1,887,380	\$ 292,200	15.48%	\$ 1,595,180	-12.44%	\$ 2,331,459	7.06%
2011	\$ 1,887,810	\$ 320,900	17.00%	\$ 1,566,910	-16.98%	\$ 2,392,235	2.61%
2012	\$ 2,084,380	\$ 315,830	15.15%	\$ 1,768,550	-6.32%	\$ 2,786,049	16.46%
2013	\$ 2,077,380	\$ 555,260	26.73%	\$ 1,522,120	-26.97%	\$ 2,923,708	4.94%
2014	\$ 2,075,270	\$ 599,080	28.87%	\$ 1,476,190	-28.94%	\$ 3,019,835	3.29%
2015	\$ 2,324,730	\$ 39,670	1.71%	\$ 2,285,060	10.11%	\$ 2,655,059	-12.08%
Ann %chg	3.85%			Average	-9.35%	4.19%	2.70%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	4.32%	4.32%	4.97%
2007	5.64%	11.18%	0.54%
2008	2.69%	14.08%	7.31%
2009	2.79%	14.29%	4.32%
2010	0.07%	18.40%	11.69%
2011	-1.70%	18.43%	14.60%
2012	10.95%	30.76%	33.46%
2013	-4.51%	30.32%	40.06%
2014	-7.39%	30.19%	44.66%
2015	43.35%	45.84%	27.19%

County Number: 52
 County Name: Keya Paha

52 Keya Paha
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 : 54
Total Sales Price : 84,757,507
Total Adj. Sales Price : 83,999,857
Total Assessed Value : 46,877,168
Avg. Adj. Sales Price : 1,555,553
Avg. Assessed Value : 868,096

MEDIAN : 70
WGT. MEAN : 56
MEAN : 67
COD : 28.51
PRD : 119.91

COV : 37.21
STD : 24.90
Avg. Abs. Dev : 20.01
MAX Sales Ratio : 137.10
MIN Sales Ratio : 18.32

95% Median C.I. : 52.24 to 75.55
95% Wgt. Mean C.I. : 52.25 to 59.36
95% Mean C.I. : 60.28 to 73.56

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-12 To 31-DEC-12	11	52.24	64.77	54.28	44.79	119.33	29.90	113.23	37.03 to 111.57	712,585	386,795	
01-JAN-13 To 31-MAR-13	3	93.62	94.77	104.09	11.53	91.05	79.16	111.53	N/A	100,099	104,190	
01-APR-13 To 30-JUN-13	3	53.49	57.56	53.31	15.65	107.97	47.04	72.14	N/A	714,923	381,156	
01-JUL-13 To 30-SEP-13	1	42.59	42.59	42.59	00.00	100.00	42.59	42.59	N/A	165,000	70,280	
01-OCT-13 To 31-DEC-13	5	77.80	85.14	71.57	18.56	118.96	62.56	112.08	N/A	276,720	198,045	
01-JAN-14 To 31-MAR-14	4	65.29	63.00	67.93	18.09	92.74	43.68	77.73	N/A	1,259,107	855,288	
01-APR-14 To 30-JUN-14	5	52.20	50.62	48.08	33.30	105.28	18.32	91.71	N/A	488,754	234,976	
01-JUL-14 To 30-SEP-14	2	70.13	70.13	70.00	00.20	100.19	69.99	70.27	N/A	594,701	416,310	
01-OCT-14 To 31-DEC-14	5	70.11	76.56	66.95	39.22	114.35	28.91	137.10	N/A	258,734	173,226	
01-JAN-15 To 31-MAR-15	4	74.52	67.89	67.15	19.52	101.10	33.52	89.01	N/A	1,965,871	1,320,128	
01-APR-15 To 30-JUN-15	5	45.24	48.59	48.77	17.93	99.63	35.28	71.43	N/A	1,050,675	512,413	
01-JUL-15 To 30-SEP-15	6	80.30	72.25	52.90	10.71	136.58	51.70	81.18	51.70 to 81.18	8,181,271	4,328,088	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	18	62.82	67.33	55.33	37.01	121.69	29.90	113.23	43.49 to 82.97	580,472	321,170	
01-OCT-13 To 30-SEP-14	16	70.13	66.94	63.85	24.81	104.84	18.32	112.08	52.20 to 77.80	628,325	401,180	
01-OCT-14 To 30-SEP-15	20	70.77	66.54	54.61	27.13	121.85	28.91	137.10	47.69 to 80.34	3,174,908	1,733,862	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	12	76.54	77.10	63.01	23.84	122.36	42.59	112.08	53.49 to 97.96	332,806	209,712	
01-JAN-14 To 31-DEC-14	16	64.35	64.26	63.18	31.61	101.71	18.32	137.10	43.68 to 77.73	622,704	393,424	
<u>ALL</u>	54	70.19	66.92	55.81	28.51	119.91	18.32	137.10	52.24 to 75.55	1,555,553	868,096	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	54	70.19	66.92	55.81	28.51	119.91	18.32	137.10	52.24 to 75.55	1,555,553	868,096	
<u>ALL</u>	54	70.19	66.92	55.81	28.51	119.91	18.32	137.10	52.24 to 75.55	1,555,553	868,096	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Irrigated</u>												
County	1	62.56	62.56	62.56	00.00	100.00	62.56	62.56	N/A	905,400	566,406	
1	1	62.56	62.56	62.56	00.00	100.00	62.56	62.56	N/A	905,400	566,406	
<u>Grass</u>												
County	27	75.88	75.33	67.45	24.67	111.68	29.90	137.10	58.68 to 81.18	206,202	139,087	
1	27	75.88	75.33	67.45	24.67	111.68	29.90	137.10	58.68 to 81.18	206,202	139,087	
<u>ALL</u>	54	70.19	66.92	55.81	28.51	119.91	18.32	137.10	52.24 to 75.55	1,555,553	868,096	

52 Keya Paha
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 : 54
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 Total Assessed Value : 46,877,168
 Avg. Adj. Sales Price : 1,555,553
 Avg. Assessed Value : 868,096

MEDIAN : 70
 WGT. MEAN : 56
 MEAN : 67
 COD : 28.51
 PRD : 119.91

COV : 37.21
 STD : 24.90
 Avg. Abs. Dev : 20.01
 MAX Sales Ratio : 137.10
 MIN Sales Ratio : 18.32

95% Median C.I. : 52.24 to 75.55
 95% Wgt. Mean C.I. : 52.25 to 59.36
 95% Mean C.I. : 60.28 to 73.56

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	11	70.11	70.90	64.09	19.98	110.63	41.06	113.23	45.24 to 91.71	1,136,029	728,049
1	11	70.11	70.90	64.09	19.98	110.63	41.06	113.23	45.24 to 91.71	1,136,029	728,049
_____Grass_____											
County	34	75.38	72.00	63.22	25.25	113.89	29.90	137.10	53.49 to 80.34	532,331	336,530
1	34	75.38	72.00	63.22	25.25	113.89	29.90	137.10	53.49 to 80.34	532,331	336,530
_____ALL_____	54	70.19	66.92	55.81	28.51	119.91	18.32	137.10	52.24 to 75.55	1,555,553	868,096

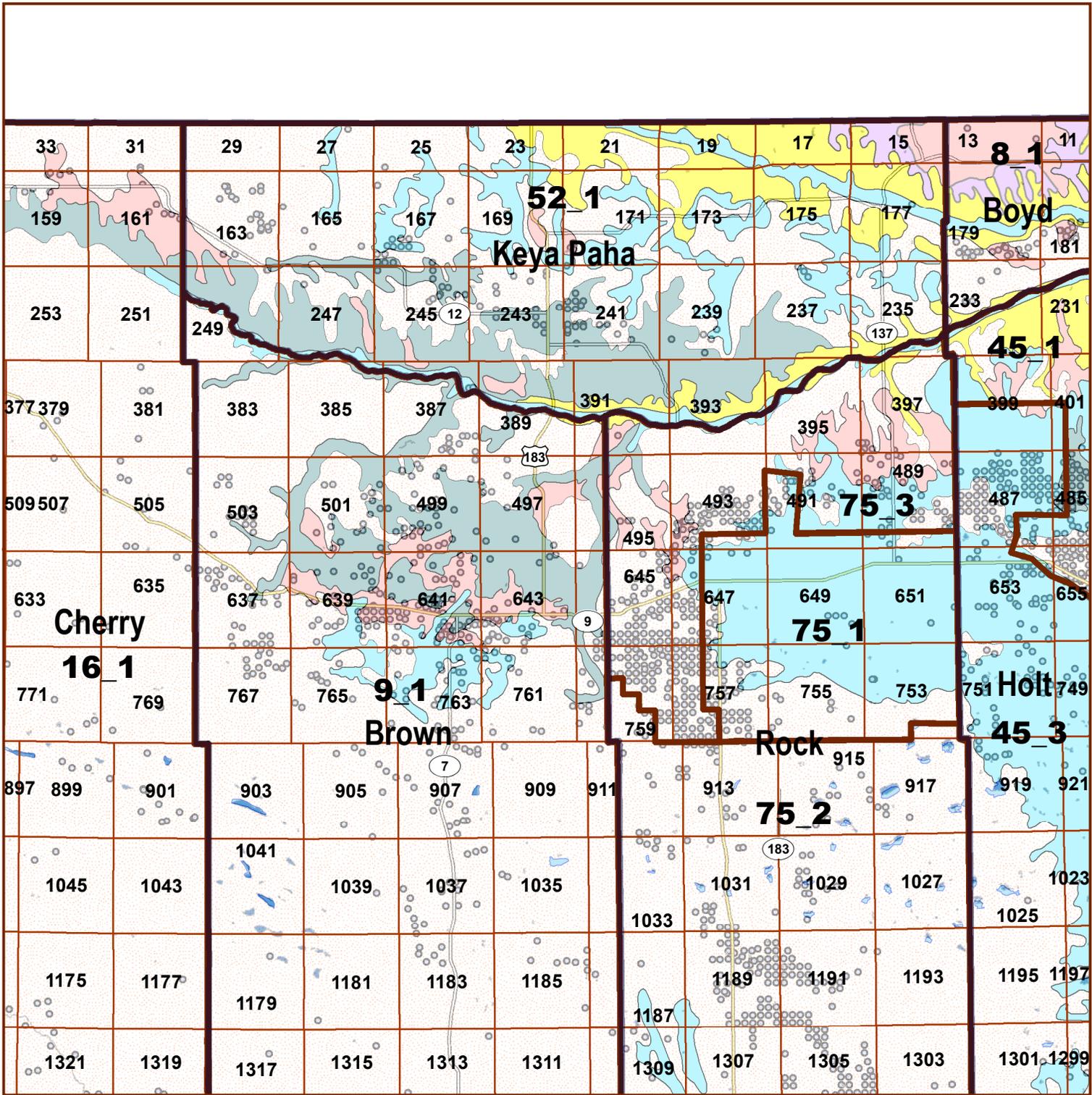
Keya Paha County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keya Paha	1	3,200	3,200	3,100	3,099	2,800	2,800	2,700	2,700	2,852
Rock	3	n/a	3,700	3,600	3,600	3,500	3,493	3,249	2,718	3,385
Brown	1	n/a	3,885	3,866	3,841	3,099	2,968	2,587	2,779	3,354
Cherry	1	n/a	2,300	2,300	2,299	2,088	2,069	2,093	2,100	2,138
Boyd	1	3,470	3,470	3,260	3,260	3,080	3,080	2,820	2,820	3,086
Holt	1	4,800	4,800	4,800	4,800	4,587	4,600	4,396	4,398	4,619

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keya Paha	1	1,000	1,000	950	950	920	920	870	870	937
Rock	3	n/a	1,000	975	975	875	840	780	725	849
Brown	1	n/a	1,090	1,090	1,090	995	810	810	810	962
Cherry	1	n/a	725	725	725	725	725	725	725	725
Boyd	1	2,310	2,310	2,050	2,050	1,850	1,850	1,670	1,670	2,062
Holt	1	1,800	1,800	1,800	1,800	1,800	1,799	1,800	1,800	1,800

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keya Paha	1	770	770	770	710	700	700	690	690	695
Rock	3	n/a	1,000	940	944	860	813	710	605	731
Brown	1	n/a	915	914	915	860	695	525	525	567
Cherry	1	n/a	700	670	645	599	535	375	370	403
Boyd	1	1,380	1,380	1,240	1,240	1,160	1,160	1,150	1,150	1,172
Holt	1	1,401	1,400	1,303	1,300	1,300	1,301	1,200	1,035	1,181

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



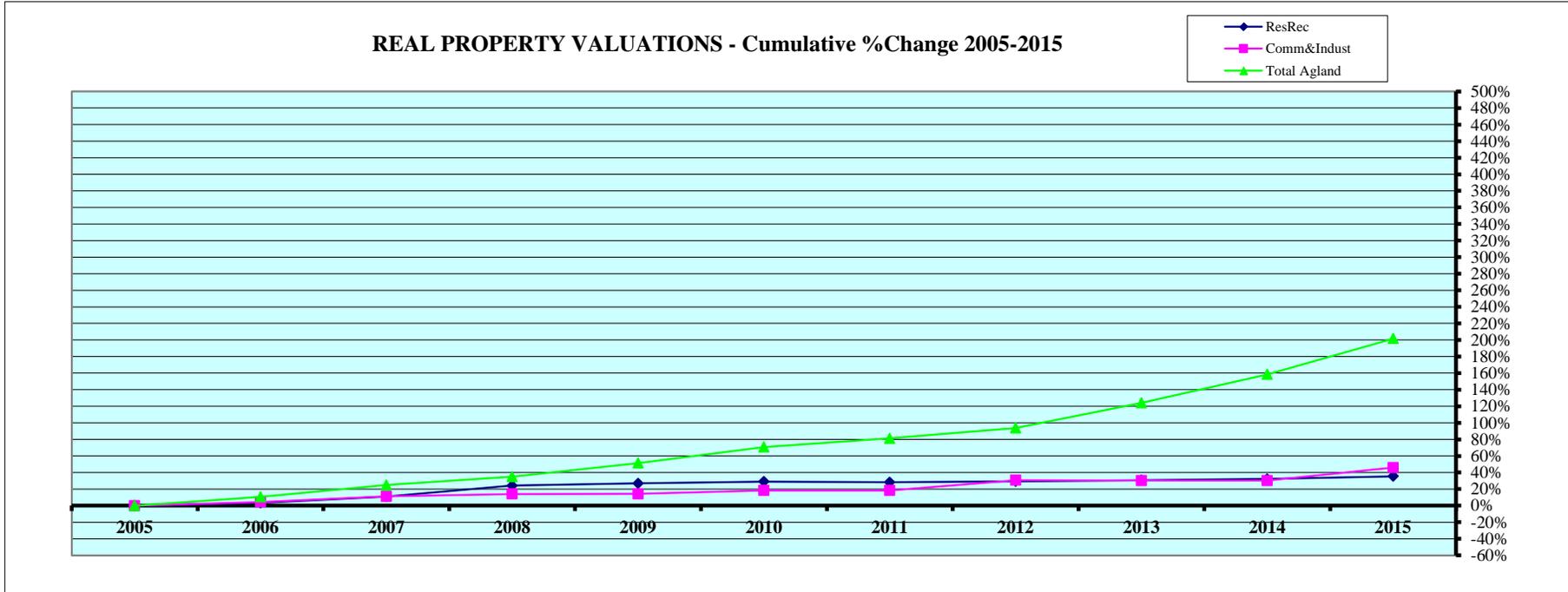
Legend

- 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

Keya Paha County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	7,005,850	--	--	--	1,594,030	--	--	--	120,165,930	--	--	--
2006	7,232,660	226,810	3.24%	3.24%	1,662,880	68,850	4.32%	4.32%	132,888,970	12,723,040	10.59%	10.59%
2007	7,767,530	534,870	7.40%	10.87%	1,772,260	109,380	6.58%	11.18%	150,164,860	17,275,890	13.00%	24.96%
2008	8,696,600	929,070	11.96%	24.13%	1,818,540	46,280	2.61%	14.08%	162,268,690	12,103,830	8.06%	35.04%
2009	8,889,530	192,930	2.22%	26.89%	1,821,750	3,210	0.18%	14.29%	181,918,310	19,649,620	12.11%	51.39%
2010	9,040,280	150,750	1.70%	29.04%	1,887,380	65,630	3.60%	18.40%	205,210,210	23,291,900	12.80%	70.77%
2011	8,983,980	-56,300	-0.62%	28.24%	1,887,810	430	0.02%	18.43%	217,884,820	12,674,610	6.18%	81.32%
2012	9,067,880	83,900	0.93%	29.43%	2,084,380	196,570	10.41%	30.76%	232,749,660	14,864,840	6.82%	93.69%
2013	9,152,350	84,470	0.93%	30.64%	2,077,380	-7,000	-0.34%	30.32%	269,345,780	36,596,120	15.72%	124.14%
2014	9,268,370	116,020	1.27%	32.29%	2,075,270	-2,110	-0.10%	30.19%	310,697,740	41,351,960	15.35%	158.56%
2015	9,484,700	216,330	2.33%	35.38%	2,324,730	249,460	12.02%	45.84%	362,418,710	51,720,970	16.65%	201.60%

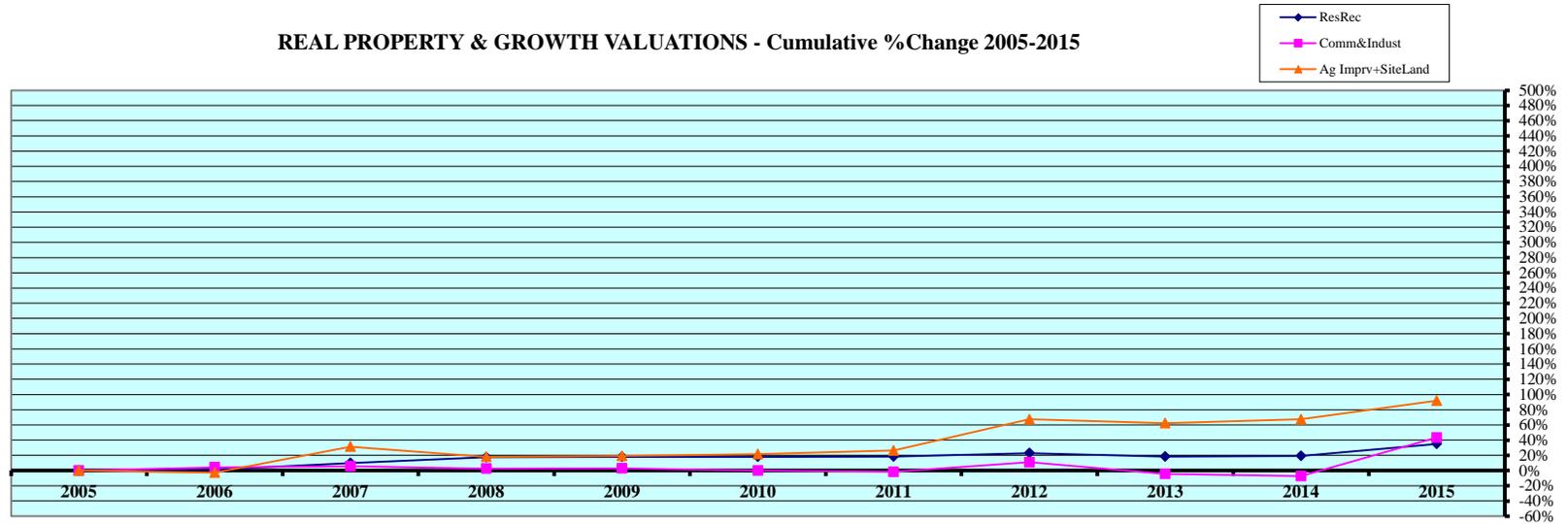
Rate Annual %chg: Residential & Recreational 3.08% Commercial & Industrial 3.85% Agricultural Land 11.67%

Cnty# 52
 County KEYA PAHA

CHART 1 EXHIBIT 52B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	7,005,850	280,620	4.01%	6,725,230	--	--	1,594,030	55,704	3.49%	1,538,326	--	--	
2006	7,232,660	147,410	2.04%	7,085,250	1.13%	1.13%	1,662,880	0	0.00%	1,662,880	4.32%	4.32%	
2007	7,767,530	71,590	0.92%	7,695,940	6.41%	9.85%	1,772,260	88,280	4.98%	1,683,980	1.27%	5.64%	
2008	8,696,600	455,525	5.24%	8,241,075	6.10%	17.63%	1,818,540	181,670	9.99%	1,636,870	-7.64%	2.69%	
2009	8,889,530	619,715	6.97%	8,269,815	-4.91%	18.04%	1,821,750	183,230	10.06%	1,638,520	-9.90%	2.79%	
2010	9,040,280	772,265	8.54%	8,268,015	-6.99%	18.02%	1,887,380	292,200	15.48%	1,595,180	-12.44%	0.07%	
2011	8,983,980	681,935	7.59%	8,302,045	-8.17%	18.50%	1,887,810	320,900	17.00%	1,566,910	-16.98%	-1.70%	
2012	9,067,880	451,490	4.98%	8,616,390	-4.09%	22.99%	2,084,380	315,830	15.15%	1,768,550	-6.32%	10.95%	
2013	9,152,350	861,555	9.41%	8,290,795	-8.57%	18.34%	2,077,380	555,260	26.73%	1,522,120	-26.97%	-4.51%	
2014	9,268,370	907,770	9.79%	8,360,600	-8.65%	19.34%	2,075,270	599,080	28.87%	1,476,190	-28.94%	-7.39%	
2015	9,484,700	13,060	0.14%	9,471,640	2.19%	35.20%	2,324,730	39,670	1.71%	2,285,060	10.11%	43.35%	
Rate Ann%chg	3.08%			Resid & Rec. w/o growth			-2.55%			C & I w/o growth			-9.35%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	7,286,590	3,490,380	10,776,970	364,995	3.39%	10,411,975	--
2006	7,320,040	3,678,340	10,998,380	511,740	4.65%	10,486,640	-2.69%
2007	10,415,160	3,755,620	14,170,780	0	0.00%	14,170,780	28.84%
2008	10,758,110	3,924,750	14,682,860	1,950,456	13.28%	12,732,404	-10.15%
2009	11,033,040	5,364,440	16,397,480	3,553,841	21.67%	12,843,639	-12.53%
2010	11,469,780	5,623,350	17,093,130	3,968,451	23.22%	13,124,679	-19.96%
2011	12,150,080	5,808,900	17,958,980	4,342,211	24.18%	13,616,769	-20.34%
2012	12,495,670	6,118,520	18,614,190	573,438	3.08%	18,040,752	0.46%
2013	12,112,590	6,199,400	18,311,990	815,813	4.46%	17,496,177	-6.01%
2014	12,978,120	6,794,960	19,773,080	1,732,363	8.76%	18,040,717	-1.48%
2015	14,105,780	7,972,140	22,077,920	1,389,350	6.29%	20,688,570	4.63%
Rate Ann%chg	6.83%	8.61%	7.44%	Ag Imprv+Site w/o growth		-3.92%	

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

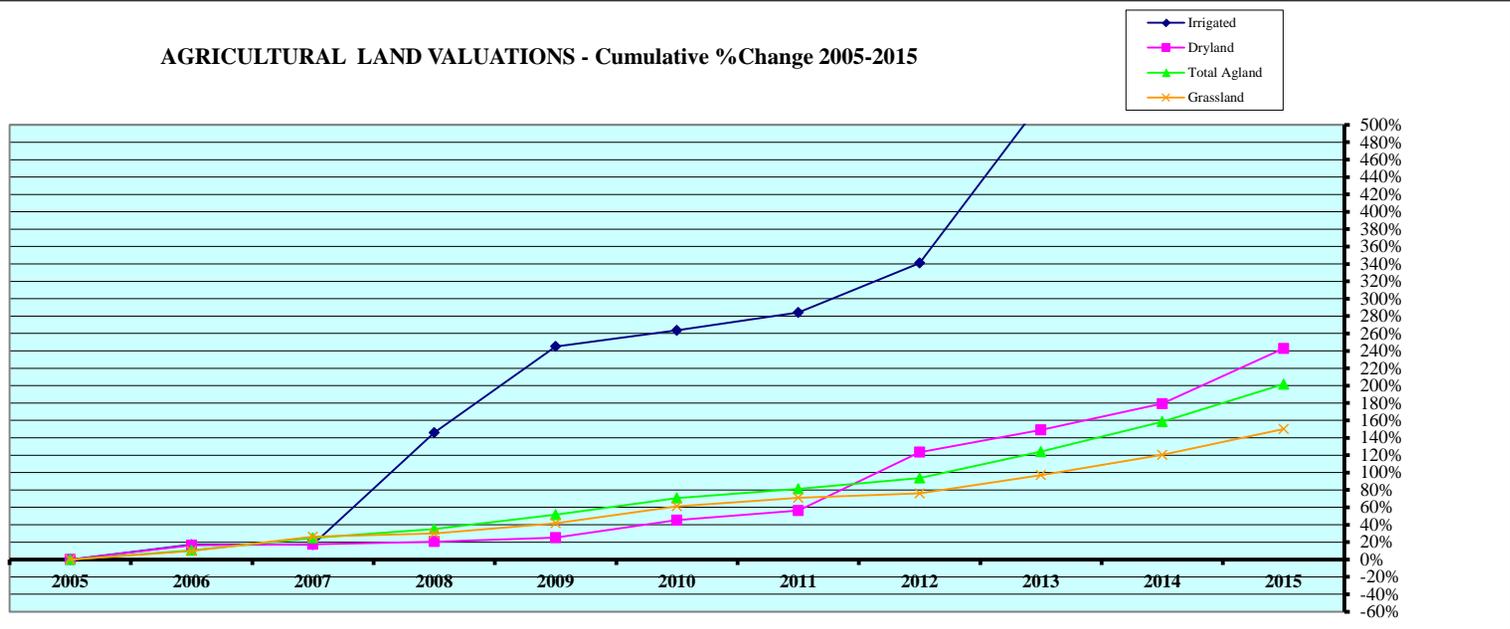
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 52
County KEYA PAHA

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	6,442,110	--	--	--	9,269,560	--	--	--	104,433,650	--	--	--
2006	7,542,410	1,100,300	17.08%	17.08%	10,781,210	1,511,650	16.31%	16.31%	114,544,140	10,110,490	9.68%	9.68%
2007	7,549,800	7,390	0.10%	17.19%	10,888,220	107,010	0.99%	17.46%	131,705,940	17,161,800	14.98%	26.11%
2008	15,843,500	8,293,700	109.85%	145.94%	11,177,880	289,660	2.66%	20.59%	135,745,270	4,039,330	3.07%	29.98%
2009	22,228,250	6,384,750	40.30%	245.05%	11,605,470	427,590	3.83%	25.20%	148,063,400	12,318,130	9.07%	41.78%
2010	23,424,330	1,196,080	5.38%	263.61%	13,464,670	1,859,200	16.02%	45.26%	168,278,870	20,215,470	13.65%	61.13%
2011	24,738,900	1,314,570	5.61%	284.02%	14,487,730	1,023,060	7.60%	56.29%	178,615,850	10,336,980	6.14%	71.03%
2012	28,412,660	3,673,760	14.85%	341.05%	20,715,140	6,227,410	42.98%	123.47%	183,847,530	5,231,680	2.93%	76.04%
2013	40,297,560	11,884,900	41.83%	525.53%	23,078,600	2,363,460	11.41%	148.97%	205,757,590	21,910,060	11.92%	97.02%
2014	54,364,840	14,067,280	34.91%	743.90%	25,888,180	2,809,580	12.17%	179.28%	230,191,350	24,433,760	11.88%	120.42%
2015	69,120,790	14,755,950	27.14%	972.95%	31,762,130	5,873,950	22.69%	242.65%	261,126,560	30,935,210	13.44%	150.04%

Rate Ann.%chg: Irrigated **26.78%** Dryland **13.11%** Grassland **9.60%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	20,610	--	--	--	0	--	--	--	120,165,930	--	--	--
2006	20,570	-40	-0.19%	-0.19%	640	640			132,888,970	12,723,040	10.59%	10.59%
2007	21,100	530	2.58%	2.38%	(200)	-840	-131.25%		150,164,860	17,275,890	13.00%	24.96%
2008	21,190	90	0.43%	2.81%	(519,150)	-518,950			162,268,690	12,103,830	8.06%	35.04%
2009	21,190	0	0.00%	2.81%	0	519,150			181,918,310	19,649,620	12.11%	51.39%
2010	42,340	21,150	99.81%	105.43%	0	0			205,210,210	23,291,900	12.80%	70.77%
2011	42,340	0	0.00%	105.43%	0	0			217,884,820	12,674,610	6.18%	81.32%
2012	212,280	169,940	401.37%	929.99%	(437,950)	-437,950			232,749,660	14,864,840	6.82%	93.69%
2013	212,030	-250	-0.12%	928.77%	0	437,950			269,345,780	36,596,120	15.72%	124.14%
2014	253,370	41,340	19.50%	1129.35%	0	0			310,697,740	41,351,960	15.35%	158.56%
2015	261,770	8,400	3.32%	1170.11%	147,460	147,460			362,418,710	51,720,970	16.65%	201.60%

Cnty# **52**
County **KEYA PAHA**

Rate Ann.%chg: Total Agric Land **11.67%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	6,481,800	18,178	357			9,243,310	35,901	257			104,444,960	428,445	244		
2006	7,468,660	19,338	386	8.31%	8.31%	10,737,370	34,936	307	19.37%	19.37%	115,111,520	428,297	269	10.25%	10.25%
2007	7,478,060	19,517	383	-0.79%	7.45%	10,884,970	35,032	311	1.10%	20.68%	131,792,050	428,027	308	14.56%	26.31%
2008	14,552,540	20,280	718	87.28%	101.24%	11,628,910	34,930	333	7.14%	29.31%	135,878,010	427,303	318	3.27%	30.44%
2009	22,351,730	24,155	925	28.96%	159.52%	11,585,750	32,413	357	7.37%	38.83%	148,029,590	425,943	348	9.29%	42.56%
2010	23,424,330	24,023	975	5.37%	173.46%	13,464,670	32,463	415	16.04%	61.10%	168,279,680	426,023	395	13.66%	62.03%
2011	24,710,330	24,023	1,029	5.49%	188.47%	14,487,730	32,463	446	7.60%	73.34%	178,627,520	426,021	419	6.15%	72.00%
2012	28,244,720	24,022	1,176	14.31%	229.74%	20,628,250	36,773	561	25.70%	117.88%	183,843,740	418,842	439	4.68%	80.06%
2013	40,114,260	25,159	1,594	35.61%	347.15%	23,126,020	37,553	616	9.78%	139.19%	205,686,470	416,958	493	12.39%	102.36%
2014	54,132,420	26,531	2,040	27.97%	472.21%	25,890,490	37,200	696	13.01%	170.32%	230,109,350	415,850	553	12.17%	126.99%
2015	69,044,210	27,359	2,524	23.69%	607.76%	31,758,470	36,705	865	24.32%	236.07%	261,006,710	415,423	628	13.54%	157.73%

Rate Annual %chg Average Value/Acre: 21.62%

12.89%

9.93%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	20,610	2,059	10			0	0				120,190,680	484,584	248		
2006	20,610	2,059	10	0.00%	0.00%	0	0				133,338,160	484,630	275	10.93%	10.93%
2007	20,570	2,055	10	0.00%	0.00%	0	0				150,175,650	484,631	310	12.63%	24.94%
2008	21,190	2,117	10	-0.03%	-0.03%	0	0				162,080,650	484,631	334	7.93%	34.84%
2009	21,190	2,117	10	0.00%	-0.03%	0	0				181,988,260	484,629	376	12.28%	51.40%
2010	42,340	2,117	20	99.81%	99.76%	0	0				205,211,020	484,627	423	12.76%	70.72%
2011	42,340	2,117	20	0.00%	99.76%	0	0				217,867,920	484,625	450	6.17%	81.25%
2012	232,310	4,784	49	142.86%	385.14%	790	16	51			232,949,810	484,437	481	6.96%	93.88%
2013	212,410	4,383	48	-0.21%	384.10%	128,340	440	292	473.90%		269,267,500	484,493	556	15.58%	124.08%
2014	253,430	4,377	58	19.49%	478.44%	128,000	439	292	0.11%		310,513,690	484,396	641	15.34%	158.45%
2015	261,820	4,376	60	3.33%	497.73%	431,590	581	743	154.67%		362,502,800	484,443	748	16.73%	201.69%

52
KEYA PAHA

Rate Annual %chg Average Value/Acre: 11.68%

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

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
824	KEYA PAHA	21,890,680	464,324	229,014	9,484,700	2,324,730	0	0	362,418,710	14,105,780	7,972,140	0	418,890,078
cnty sectorvalue % of total value:		5.23%	0.11%	0.05%	2.26%	0.55%			86.52%	3.37%	1.90%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
10	BURTON	0	0	0	128,480	53,070	0	0	0	0	0	0	181,550
1.21%	%sector of county sector				1.35%	2.28%							0.04%
	%sector of municipality				70.77%	29.23%							100.00%
242	SPRINGVIEW	2,899,326	108,964	55,153	5,144,560	1,351,200	0	0	25,230	0	15,130	0	9,599,563
29.37%	%sector of county sector	13.24%	23.47%	24.08%	54.24%	58.12%			0.01%		0.19%		2.29%
	%sector of municipality	30.20%	1.14%	0.57%	53.59%	14.08%			0.26%		0.16%		100.00%
252	Total Municipalities	2,899,326	108,964	55,153	5,273,040	1,404,270	0	0	25,230	0	15,130	0	9,781,113
30.58%	%all municip.sect of cnty	13.24%	23.47%	24.08%	55.60%	60.41%			0.01%		0.19%		2.34%

Cnty#	County
52	KEYA PAHA

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

CHART 5

EXHIBIT

52B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 2,499	Value : 437,964,850	Growth 1,643,885	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	109	164,460	0	0	36	211,740	145	376,200	
02. Res Improve Land	170	540,550	0	0	31	384,710	201	925,260	
03. Res Improvements	176	4,561,770	0	0	95	4,082,740	271	8,644,510	
04. Res Total	285	5,266,780	0	0	131	4,679,190	416	9,945,970	423,920
% of Res Total	68.51	52.95	0.00	0.00	31.49	47.05	16.65	2.27	25.79
05. Com UnImp Land	5	15,020	1	3,500	1	5,500	7	24,020	
06. Com Improve Land	45	133,840	2	107,070	5	83,710	52	324,620	
07. Com Improvements	47	1,236,170	2	321,800	13	418,120	62	1,976,090	
08. Com Total	52	1,385,030	3	432,370	14	507,330	69	2,324,730	0
% of Com Total	75.36	59.58	4.35	18.60	20.29	21.82	2.76	0.53	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	285	5,266,780	0	0	131	4,679,190	416	9,945,970	423,920
% of Res & Rec Total	68.51	52.95	0.00	0.00	31.49	47.05	16.65	2.27	25.79
Com & Ind Total	52	1,385,030	3	432,370	14	507,330	69	2,324,730	0
% of Com & Ind Total	75.36	59.58	4.35	18.60	20.29	21.82	2.76	0.53	0.00
17. Taxable Total	337	6,651,810	3	432,370	145	5,186,520	485	12,270,700	423,920
% of Taxable Total	69.48	54.21	0.62	3.52	29.90	42.27	19.41	2.80	25.79

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	43	5	108	156

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	3	189,530	1,592	301,073,660	1,595	301,263,190
28. Ag-Improved Land	1	3,500	3	416,180	398	102,843,590	402	103,263,270
29. Ag Improvements	1	5,700	3	220,710	415	20,941,280	419	21,167,690
30. Ag Total							2,014	425,694,150

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	1	1.00	3,500	3	3.20	11,200	
37. FarmSite Improvements	1	0.00	5,700	3	0.00	220,710	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.99	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	7	7.00	35,000	7	7.00	35,000	
32. HomeSite Improv Land	270	290.97	1,448,850	270	290.97	1,448,850	
33. HomeSite Improvements	302	281.97	13,385,510	302	281.97	13,385,510	1,219,965
34. HomeSite Total				309	297.97	14,869,360	
35. FarmSite UnImp Land	16	48.95	124,330	16	48.95	124,330	
36. FarmSite Improv Land	122	305.63	998,620	126	309.83	1,013,320	
37. FarmSite Improvements	371	0.00	7,555,770	375	0.00	7,782,180	0
38. FarmSite Total				391	358.78	8,919,830	
39. Road & Ditches	0	3,376.96	0	0	3,377.95	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				700	4,034.70	23,789,190	1,219,965

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	7	1,325.01	878,760	7	1,325.01	878,760

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	170	43,568.38	32,434,220	170	43,568.38	32,434,220
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	170.11	0.62%	544,340	0.70%	3,199.93
46. 1A	745.49	2.72%	2,385,540	3.05%	3,199.96
47. 2A1	2,636.96	9.63%	8,174,590	10.47%	3,100.01
48. 2A	4,383.21	16.01%	13,583,480	17.39%	3,098.98
49. 3A1	1,685.93	6.16%	4,720,570	6.04%	2,799.98
50. 3A	7,453.96	27.22%	20,871,120	26.72%	2,800.00
51. 4A1	6,180.31	22.57%	16,686,880	21.36%	2,700.01
52. 4A	4,127.52	15.07%	11,144,440	14.27%	2,700.03
53. Total	27,383.49	100.00%	78,110,960	100.00%	2,852.48
Dry					
54. 1D1	538.70	1.47%	538,700	1.57%	1,000.00
55. 1D	5,920.87	16.21%	5,920,870	17.30%	1,000.00
56. 2D1	3,956.50	10.83%	3,758,730	10.98%	950.01
57. 2D	10,461.80	28.63%	9,938,720	29.04%	950.00
58. 3D1	2,648.10	7.25%	2,436,300	7.12%	920.02
59. 3D	6,191.72	16.95%	5,695,920	16.64%	919.93
60. 4D1	3,722.94	10.19%	3,239,010	9.46%	870.01
61. 4D	3,096.31	8.47%	2,693,880	7.87%	870.03
62. Total	36,536.94	100.00%	34,222,130	100.00%	936.64
Grass					
63. 1G1	909.26	0.22%	700,110	0.24%	769.98
64. 1G	4,776.45	1.15%	3,677,960	1.27%	770.02
65. 2G1	5,511.87	1.33%	4,244,200	1.47%	770.01
66. 2G	23,449.06	5.64%	16,649,000	5.76%	710.01
67. 3G1	16,142.16	3.88%	11,299,900	3.91%	700.02
68. 3G	75,297.76	18.12%	52,709,770	18.24%	700.02
69. 4G1	82,378.92	19.82%	56,841,640	19.67%	690.00
70. 4G	207,125.21	49.84%	142,916,330	49.45%	690.00
71. Total	415,590.69	100.00%	289,038,910	100.00%	695.49
Irrigated Total					
	27,383.49	5.65%	78,110,960	19.44%	2,852.48
Dry Total					
	36,536.94	7.54%	34,222,130	8.51%	936.64
Grass Total					
	415,590.69	85.79%	289,038,910	71.92%	695.49
72. Waste	4,374.85	0.90%	261,770	0.07%	59.84
73. Other	555.37	0.11%	271,190	0.07%	488.31
74. Exempt	381.60	0.08%	0	0.00%	0.00
75. Market Area Total	484,441.34	100.00%	401,904,960	100.00%	829.63

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	196.12	542,390	27,187.37	77,568,570	27,383.49	78,110,960
77. Dry Land	0.00	0	6.68	5,940	36,530.26	34,216,190	36,536.94	34,222,130
78. Grass	0.00	0	66.89	46,180	415,523.80	288,992,730	415,590.69	289,038,910
79. Waste	0.00	0	0.00	0	4,374.85	261,770	4,374.85	261,770
80. Other	0.00	0	0.00	0	555.37	271,190	555.37	271,190
81. Exempt	14.48	0	0.00	0	367.12	0	381.60	0
82. Total	0.00	0	269.69	594,510	484,171.65	401,310,450	484,441.34	401,904,960

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	27,383.49	5.65%	78,110,960	19.44%	2,852.48
Dry Land	36,536.94	7.54%	34,222,130	8.51%	936.64
Grass	415,590.69	85.79%	289,038,910	71.92%	695.49
Waste	4,374.85	0.90%	261,770	0.07%	59.84
Other	555.37	0.11%	271,190	0.07%	488.31
Exempt	381.60	0.08%	0	0.00%	0.00
Total	484,441.34	100.00%	401,904,960	100.00%	829.63

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 Brocksburg	3	1,500	1	300	1	300	4	2,100	0
83.2 Burton	31	10,080	5	1,730	6	145,680	37	157,490	29,010
83.3 Jamison	15	14,640	3	3,600	4	27,830	19	46,070	0
83.4 Meadville	17	67,010	8	55,940	8	1,017,970	25	1,140,920	0
83.5 Mills	5	910	0	0	0	0	5	910	0
83.6 Norden	34	23,270	6	4,500	7	143,470	41	171,240	48,610
83.7 Rural	14	141,850	16	311,940	80	2,758,410	94	3,212,200	339,410
83.8 Springview	26	116,940	162	547,250	165	4,550,850	191	5,215,040	6,890
84 Residential Total	145	376,200	201	925,260	271	8,644,510	416	9,945,970	423,920

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	Burton	0	0	1	600	1	52,470	1	53,070	0
85.2	Jamison	0	0	1	1,040	1	3,520	1	4,560	0
85.3	Meadville	0	0	1	2,520	1	16,030	1	18,550	0
85.4	Mills	0	0	1	2,030	1	18,990	1	21,020	0
85.5	Rural	1	5,500	5	184,760	12	686,070	13	876,330	0
85.6	Springview	6	18,520	43	133,670	46	1,199,010	52	1,351,200	0
86	Commercial Total	7	24,020	52	324,620	62	1,976,090	69	2,324,730	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	909.26	0.22%	700,110	0.24%	769.98
88. 1G	4,776.45	1.15%	3,677,960	1.27%	770.02
89. 2G1	5,511.87	1.33%	4,244,200	1.47%	770.01
90. 2G	23,449.06	5.64%	16,649,000	5.76%	710.01
91. 3G1	16,142.16	3.88%	11,299,900	3.91%	700.02
92. 3G	75,297.76	18.12%	52,709,770	18.24%	700.02
93. 4G1	82,378.92	19.82%	56,841,640	19.67%	690.00
94. 4G	207,125.21	49.84%	142,916,330	49.45%	690.00
95. Total	415,590.69	100.00%	289,038,910	100.00%	695.49
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	415,590.69	100.00%	289,038,910	100.00%	695.49
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	415,590.69	100.00%	289,038,910	100.00%	695.49

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

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	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	9,484,700	9,945,970	461,270	4.86%	423,920	0.39%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	14,105,780	14,869,360	763,580	5.41%	1,219,965	-3.24%
04. Total Residential (sum lines 1-3)	23,590,480	24,815,330	1,224,850	5.19%	1,643,885	-1.78%
05. Commercial	2,324,730	2,324,730	0	0.00%	0	0.00%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	7,972,140	8,919,830	947,690	11.89%	0	11.89%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	10,296,870	11,244,560	947,690	9.20%	0	9.20%
10. Total Non-Agland Real Property	33,887,350	36,059,890	2,172,540	6.41%	1,643,885	1.56%
11. Irrigated	69,120,790	78,110,960	8,990,170	13.01%		
12. Dryland	31,762,130	34,222,130	2,460,000	7.75%		
13. Grassland	261,126,560	289,038,910	27,912,350	10.69%		
14. Wasteland	261,770	261,770	0	0.00%		
15. Other Agland	147,460	271,190	123,730	83.91%		
16. Total Agricultural Land	362,418,710	401,904,960	39,486,250	10.90%		
17. Total Value of all Real Property (Locally Assessed)	396,306,060	437,964,850	41,658,790	10.51%	1,643,885	10.10%

2016 Assessment Survey for Keya Paha County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$48,100
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$30,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$6,500 for CAMA system and \$5,500 for GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Other miscellaneous funds:
	\$3,000
13.	Amount of last year's assessor's budget not used:
	\$37,675 which stays in for the next year.

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters formally Terra Scan
2.	CAMA software:
	Thomson Reuters formally Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and Deputy
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes – keyapaha.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop with input from the assessor
8.	Personal Property software:
	Thomson Reuters formally Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	1995

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal as needed
2.	GIS Services:
	GIS Workshop
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, as needed.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Meet the qualifications of the NE Real Property Appraiser Board.
4.	Have the existing contracts been approved by the PTA?
	There have been no contracts as of late.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	When they're used they provide a value subject to assessor's opinion.

2016 Residential Assessment Survey for Keya Paha County

1.	Valuation data collection done by:												
	Assessor, staff and appraiser when needed.												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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>Burton, Jamison, Mills & Norden: all improved and unimproved properties located within these villages. These villages contain very few livable houses.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Meadville: all improved and unimproved properties located within the Village of Meadville. Approximately 20-25 lots with 10-15 having improvements. The village is located on the Niobrara River and contains a Bar/Grill/Store. Also located next to the river is a village park for camping that is privately owned.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Rural: all improved and unimproved properties located outside the village limits in the rural areas.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Springview: all improved and unimproved properties located within the Village of Springview. Population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Burton, Jamison, Mills & Norden: all improved and unimproved properties located within these villages. These villages contain very few livable houses.	02	Meadville: all improved and unimproved properties located within the Village of Meadville. Approximately 20-25 lots with 10-15 having improvements. The village is located on the Niobrara River and contains a Bar/Grill/Store. Also located next to the river is a village park for camping that is privately owned.	03	Rural: all improved and unimproved properties located outside the village limits in the rural areas.	04	Springview: all improved and unimproved properties located within the Village of Springview. Population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.	Ag	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
01	Burton, Jamison, Mills & Norden: all improved and unimproved properties located within these villages. These villages contain very few livable houses.												
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Ag	Agricultural homes and outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	Depreciation studies are based on local market information.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Yes												
6.	Describe the methodology used to determine the residential lot values?												
	The lot values were established by completing a sales study using a price per square foot analysis.												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	All lots are treated the same, currently there is no difference.												

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2013	2005	2009	2014
	02	2013	2005	2009	2014
	03	2011	2005	2011	2012
	04	2013	2005	2013	2013
	Ag	2011	2005	2011	2012

2016 Commercial Assessment Survey for Keya Paha County

1.	Valuation data collection done by:			
	Assessor, staff and appraiser when needed.			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Burton, Jamison, Mills, Norden, Meadville, Rural and Springview: all improved and unimproved properties located within these villages. The old school house in Burton is now a taxidermy business. Norden has the county fairgrounds along with a Dance Hall. Meadville has a bar/grill/general store. Rural area consists of a Coop, canoe outfitters and hair salons. Springview has a population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Unique properties are valued by the contract appraisal company when needed.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	Depreciation studies are based on local market information.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	One is used for all commercial.			
6.	Describe the methodology used to determine the commercial lot values.			
	The lot values were established by completing a sales study using a price per square foot analysis.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2013	2005	2009
				<u>Date of Last Inspection</u>
				2014

2016 Agricultural Assessment Survey for Keya Paha County

1.	Valuation data collection done by:						
	Assessor, staff and appraiser when needed.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; 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>Soils, land use and geographic characteristics.</td> <td style="text-align: center;">2014-2015</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Soils, land use and geographic characteristics.	2014-2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Soils, land use and geographic characteristics.	2014-2015					
3.	Describe the process used to determine and monitor market areas.						
	Each year agricultural sales and characteristics are studied and plotted to see if the market is showing any trend that may say a market area or areas are needed.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E. Sales are reviewed and inspected before a determination is made as to usage.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	N/A						
	<i><u>If your county has special value applications, please answer the following</u></i>						
7a.	How many special valuation applications are on file?						
	21						
7b.	What process was used to determine if non-agricultural influences exist in the county?						
	Sales are monitored and studied on a yearly basis to see if there are any non-agricultural characteristics.						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
7c.	Describe the non-agricultural influences recognized within the county.						
	N/A						
7d.	Where is the influenced area located within the county?						
	N/A						
7e.	Describe in detail how the special values were arrived at in the influenced area(s).						
	N/A						

**Keya Paha County Plan of Assessment
Assessment Years 2016, 2017 & 2018
October 2015**

INTRODUCTION

The Plan of Assessment is a required documentation of the assessor to the Property Tax Administrator and the County Board of Equalization to help them understand the plans and workings of the Keya Paha County Assessor's Office. This plan is to be submitted by July 31st to the CBOE and October 31st to PA&T.

LEVEL OF VALUE

The level of value for Keya Paha for the 2014 year is as follows:

Residential Class Not Applicable - lack of enough sales
Commercial Class Not Applicable - lack of enough sales
Agricultural Class is 70%

PARCEL COUNT

The 2014 County Abstract record shows 2,493 parcels.

STAFF AND EQUIPMENT

The Keya Paha County Assessor is also the County Clerk and has one full time deputy to perform all the duties of the ex-officio office. The Assessor and Deputy attend schooling and workshops offered by the Department of Property Assessment and Taxation and are also taking online classes offered by IAAO. Working around board meetings and workload is a juggling act to work in the required continuing education hours, especially during an election year. A weeklong class is a burden for the office, having one person gone makes it difficult to clerk commissioners meetings, answering phone and etc. The Deputy has her Assessor certificate.

The Assessor budget submitted for the 2014-2015 year is \$48,100 which would include a percentage of the office personnel salaries on a shared basis with all of the positions. There is \$30,000 budgeted for appraisal and another \$4,500 for cost of maintaining GIS in Keya Paha County. This year the County will be updating the Tera Scan program

The property record cards are very well kept and always current. They contain all pertinent information required plus some extra information. They include: name, address, legal, acres, and current land use and value. The record also includes historic information dating back at least 15 years.

The records are kept in pull out file cabinets that are very well marked with townships and ranges so that anyone can easily access a file. The folders have a metal clasp so that all records are secure and kept in the same order for each record so that similar information can easily be compared to other parcels.

The Marshall & Swift pricing for all improvements is done with the use of Terra Scan. Keya Paha County has all assessment information available on GIS and a website.

PROCEEDURES MANUAL

The Property Tax Division's "Assessor Reference Manual" is the main book of reference for filing deadlines and reposts. A policy and procedure manual was developed in 2002. It describes the steps taken in the office when changes are made and values are set. It outlines real and personal property procedures in the office.

REPORT GENERATION

The reports required by the State are all filed in a timely manner from the Terra Scan program. The Assessor completes and files all of the reports. The reports are generated as well as supporting documents to compare that all information is correct. The reports are kept in chronological order and easily accessible. The tax corrections are in a bound book and numbered. The Treasurer is also on Terra Scan so all tax rolls are easily delivered to her and both have the same information available at all times.

REAL PROPERTY

Discovery is done by building permits from the Zoning Administrator, Village Clerk and personal knowledge of county officials and employees.

When new improvements are discovered through sales process, building permits, and information received there is a list compiled for the appraiser. The appraiser does the data collection and measurements, along with the yearly review of property according to the 5 year plan of reappraisal.

The Real Estate Transfer Statements are received with the Deeds at the time of recording. This office is also the Register of Deeds and Clerk so there is no waiting to receive them. The property record cards are changed and updated along with the recording process. The Assessor does the 521's monthly and the 521's are scanned and e-mailed to the Department of Revenue with the revenue mailed in.

Each 521 is reviewed along with the Property Record Card. After a deed is recorded the property record card is left with the 521 until the sale is reviewed. The sale properties are not physically reviewed at the time of the sale, as this is a small county the Assessor and Deputy are familiar with most properties in the county. The Assessor and Deputy visit about the sale as the review is conducted. All pertinent sales information is put into a binder containing all the sales for that year. We also have a sales map on display in the office that has a different color for each year and a flag stating the book and page of recording as well as the price per acre. The map is placed where the public can easily see it and it is a great point of interest to most visitors in the office.

After the sales are added to the sales file and the preliminary statistics are released by PA&T the valuation studies are done on all classes of property. Use is determined and ag studies are done. The market approach is applied to all sales properties as well as unsold properties. A review of improvements is done on the 5 year cycle depending on the study that is to be done that year.

Valuation change notices are mailed timely after the abstract is submitted and the report and opinion is rendered and no shoe cause hearing changes any value. The appeal process for valuation protest is as prescribed by law. Taxpayer fills the appropriate forms for protest and

submits them to the County Clerk and a schedule of hearing dates is set up for the County Board of Equalization hearings. Hearings are held on protests and a final review and determination is made by the CBOE. The Clerk notifies the taxpayer of the CBOE decision as prescribed by law within the time allowed.

Taxpayers may then appeal to the TERC if not satisfied by the CBOE's decision. The Assessor attends any hearings and show cause hearings to defend values and preparation of any defense of that value.

PERSONAL PROPERTY

Non residents as well as new taxpayers are sent a postcard to let them know about Nebraska personal property law. The personal property files are included in the Terra Scan program and easily and quickly accessed by the staff. A personal property roster is printed as soon after the 1st of January as possible. This roster includes the schedule number, name and all property that was listed the prior year. The roster also includes the type, year, adjusted basis, recovery, depreciation percent and tax value. The roster is compared to the depreciation sheets as the taxpayer is in the office so that they do not have to make follow-up trips to the office. Every effort is made to get everything done for them to file in a timely manner with only one trip to the courthouse. Follow up reminders are sent after the filing deadline in June and August to get all the schedules filed and all the personal property in the county listed. The schedules are filed in alphabetical order as received and kept in a secure place as personal property lists are not available to the public. The roster printed for the office use is shredded after the taxpayer files.

PLAN BREAKDOWN BY YEAR

2016—All Pick-Up Work will be completed

2017—Rural Reappraisal

2018—Village of Springview Reappraisal

CONCLUSION

We continue to struggle to get all things accomplished in our ex-officio office. The coming year is an election year and will be exceptionally challenging to keep up with the work of the Clerk, Assessor, Register of Deeds, Clerk of the District Court and the Election Commissioner.

A market study was done on rural parcels that have sold to help set the value and depreciation adjustment needed to have the improvements valued at market value. The pick-up work is kept up on a yearly basis.

The three year plan, that of reviewing the property classes on a 5 year cycle, would also include continued growth in knowledge and implementation of the changes that need to be made to keep the level, quality, and uniformity of assessment equal to statutory and administrative guidelines.

Suzy Wentworth, Assessor

Date

2016 Methodology Report for Special Valuation

Keya Paha County

There is nothing at this time to indicate implementing special value. The parcels approved for special value are no different than the rest of the agricultural land.

The 17 applications on file were received from 2004 to 2006. At that time and each year there after all sales are examined thoroughly. The sales study determined there is no difference in the market to show a reason for special value.

Suzy Wentworth

Keya Paha County Assessor