



2016 REPORTS & OPINIONS

KIMBALL COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA

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

April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Kimball 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 Kimball 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 cursive script that reads "Ruth A. Sorensen".

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

cc: Sherry Winstrom, Kimball 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.

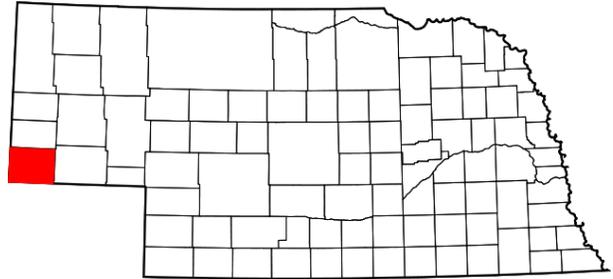
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

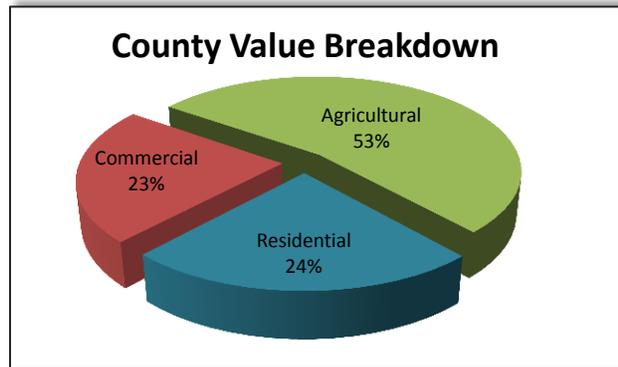
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 952 square miles, Kimball had 3,713 residents, per the Census Bureau Quick Facts for 2014, a 3% population decline from the 2010 US Census. In a review of the past fifty years, Kimball has seen a steady drop in population of 53% (Nebraska Department of Economic Development). Reports indicated that 67% of county residents were homeowners and 85% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Kimball convene in and around Kimball, the county seat. Per the latest information available from the U.S. Census Bureau, there were 952 employer establishments in Kimball. County-wide employment was at 2,192 people, an 8% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Kimball that has fortified the local rural area economies. Kimball is included in the South Platte Natural Resources District (NRD). Grass land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Kimball ranks second in winter heat for grain, proso millet, and all wheat for grain. In value of sales by commodity group, Kimball ranks tenth in other crops and hay (USDA AgCensus).

Kimball County Quick Facts

Founded	1888
Namesake	Union Pacific Railroad official Thomas L. Kimball
Region	Panhandle
County Seat	Kimball
Other Communities	Bushnell Dix
Most Populated	Kimball (2,425) -3% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Kimball County

Assessment Actions

For the current assessment year, the county assessor began by reviewing the property characteristics of style, quality and condition of all residential parcels—since concerns had been noted by both the county assessor and the Division during the 2015 tax year. Additional depreciation that was applied to several neighborhoods within VG 10 (Kimball) due to water damage issues from approximately a decade ago was removed due to the lack of current market. Because the cost index for the residential class is ten years old, the county assessor conducted a “dry-run” application of a newer cost index and both a market-derived and CAMA-derived depreciation, but in the process discovered that further disparity in property listings rendered it virtually impossible to achieve equitable values for both sold and unsold properties.

After reviewing site acre values and comparing these to current costs and neighboring counties, the county assessor raised the first acre (home site) value by roughly \$5,000 and subsequently raised rural improvements by 5%. Additionally, all pickup work was completed.

Description of Analysis

Valuation Grouping	Description
10	All residential parcels within the city of Kimball.
20	Residential within the village of Bushnell.
30	Residential within the village of Dix.
80	Rural—the remaining residential parcels not located in the above groupings.

Residential parcels are valued utilizing only four valuation groupings that are based solely on the geographic location of the parcel. Either the parcel is located within the city of Kimball or the two villages, or it is deemed rural. Analysis of the statistical profile reveals an adequate sample and the coefficient of dispersion qualitative statistic appears to be reasonable. On the surface, this would tend to suggest that the residential property class is overvalued merely by the median and the mean. However, the residential market in the Panhandle is as a whole slightly appreciating, and while the Kimball Assessor made no significant valuation changes to the class overall, the statistics suggest a level of value that is not corresponding to other factors in the residential market.

One of these factors involves the analysis of the historical valuation changes by county that indicates that comparable counties’ valuations (excluding growth) have increased on an average of about 3% per year over the past ten years. Kimball County valuations have only increased roughly 0.32% during the same timeframe. This analysis that shows valuations have not kept

2016 Residential Correlation for Kimball County

pace with the regional market directly contradicts the “overvaluation” suggested by the statistical profile.

Panhandle 10 Yr Avg w/o growth	Kimball only 10 Yr Avg w/o growth
3.15%	0.32%

Data in table derived from History Chart 2 for all eleven Panhandle counties.

Further review of the statistics by value strata (sale price, assessed value by comparable year built, quality and condition) indicate large disparity in assessment levels. This indicates that the valuation model utilized for the residential class has produced results that are not uniformly high as suggested by the overall statistics. Rather, there exists a mix of valuation levels that are both below and above the acceptable range.

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Kimball County Assessor’s process consists of a mailed questionnaire sent to both the buyer and seller of all sales transactions for all three property classes. In the case of non-responses, the county assessor or a staff member will attempt to contact either the buyer, seller or in some cases the realtor. Due to Kimball’s relatively small size, personal knowledge is also relied upon. The Division’s review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation—and the county assessor is to be commended for her documentation process. The review of Kimball County revealed that no apparent bias existed in the qualification determination and that all arm’s-length sales were made available for the measurement of real property.

The county’s inspection and review cycle for all real property was discussed with the county assessor. All three property classes have been stated to have been physically inspected during the first six-year review cycle. However, the county assessor has noted that some properties appear to only have been “drive-by” reviewed by a predecessor with updates to photographs. The county assessor’s plan is to review all properties on-site, and when possible to conduct an interior inspection if allowed—or at least an interview with the resident.

2016 Residential Correlation for Kimball County

Valuation groups were also 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.

Although the county assessor has made progress toward improving the assessment practices noted by the Division during tax year 2015, she has still to implement a valuation model that sufficiently addresses the uniformity concerns that were identified.

Equalization and Quality of Assessment

A comprehensive analysis of both the statistical profile and assessment practices suggest that the residential class is not overvalued, but still continues to indicate disparity in residential valuations. Assessment practices have improved in the past year—however these efforts have not yet produced valuations that uniformly correspond to the market.

RESIDENTIAL IMPROVED		Type : Q	
		Date Range : 10/01/2013 to	
Number of Sales :	92	Median :	102
Total Sales Price :	7,294,400	Wgt. Mean :	97
Total Adj. Sales Price :	7,288,900	Mean :	108
Total Assessed Value :	7,106,155		
Avg. Adj. Sales Price :	79,227	COD :	23.66
Avg. Assessed Value :	77,241	PRD :	110.90

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10	71	102.32	108.60	100.37	23.37	108.20
20	7	96.68	102.41	93.19	18.10	109.89
30	3	117.00	131.85	115.54	33.75	114.12
80	11	101.78	102.14	88.33	23.31	115.63
_____ ALL _____						
10/01/2013 To 09/30/2015	92	102.05	108.12	97.49	23.66	110.90

Level of Value

Although the median measure of central tendency suggests that the residential class is overvalued, an examination of all available information instead suggests that residential values are actually lagging the overall market. For these reasons, coupled with the need for an improvement in developing a consistent valuation model, there is not enough reliable information available from which a level of value can accurately be established.

2016 Commercial Correlation for Kimball County

Assessment Actions

For the current assessment year, the county assessor worked with her administrative database provider to address some of the issues with pricing commercial parcels that have two occupancy codes. Some occupancy codes were corrected when they were found to have changed. The county completed all pickup work, including on-site inspections of any remodeling and new additions.

Description of Analysis

Valuation Grouping	Definition
10	Commercial parcels within the city of Kimball.
20	All commercial properties within the village of Bushnell.
30	All commercial properties within the village of Dix.
80	Rural: all commercial parcels outside of the towns and villages; would also include suburban.

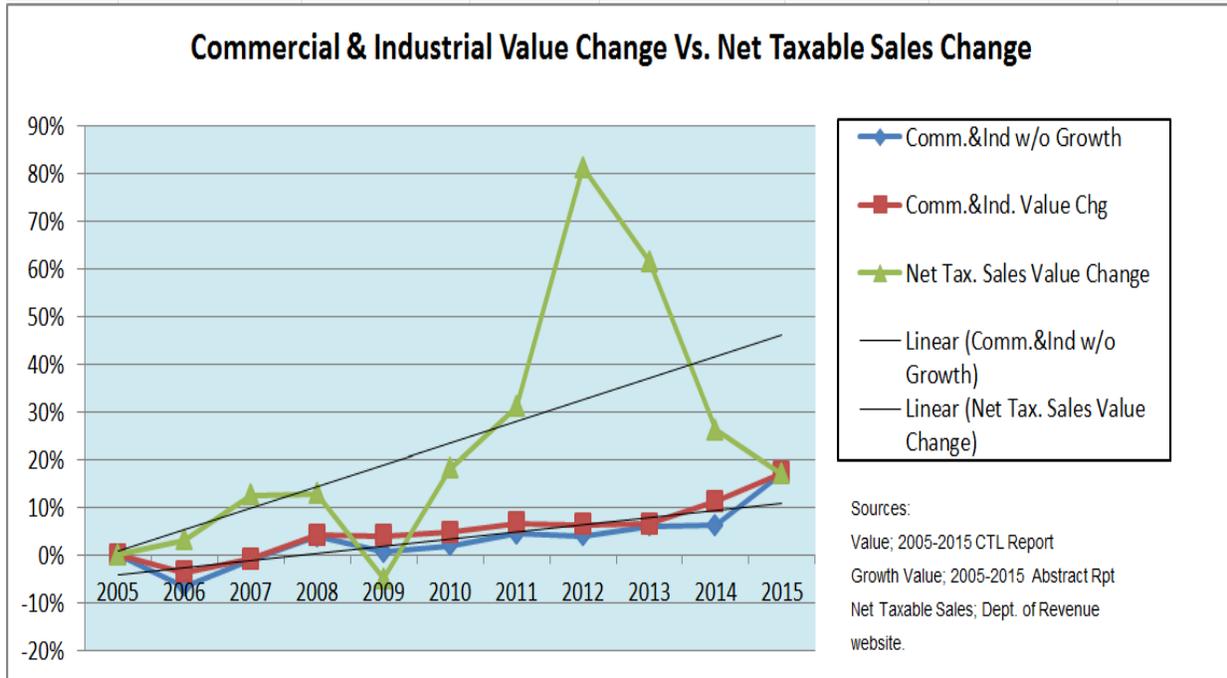
Commercial parcels in Kimball County are valued utilizing four valuation groupings based primarily on “Assessor Location.” A review of the commercial statistical profile indicates nineteen sales deemed qualified by the county assessor. Three of the four valuation groupings are represented in the current sales sample (VG 20 has no sales, and only VG 10 has an adequate sample). None of the three measures of central tendency for this valuation group are within acceptable range. There are thirteen different occupancy codes represented in the sales sample. These codes were condensed into five occupancy series in order to potentially create a subclass based on primary use of the parcels. None of the series exhibits an adequate amount of sales in order to draw conclusions for a particular subclass.

The statistical profile of the nineteen sales indicates wide dispersion, and none of the values are within acceptable range either overall or by the largest valuation grouping represented in the sample (VG 10). Other than pickup work, no assessment actions to adjust valuation have been undertaken by the County for the last three years. While this might suggest that the county is low in valuation compared to the commercial market, it should be noted that of the nineteen sales contained in the sample, five exhibit assessment to sale ratios above 100%, only two are within acceptable range, and the remaining twelve are below the acceptable range. There is no significant group either by occupancy code or by valuation grouping that could be adjusted by a percentage to improve the uniformity of commercial property valuation within the county.

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

2016 Commercial Correlation for Kimball County

business classification is comprised of fourteen codes—from Agriculture to Public Administration. The three largest business classifications in Kimball County that provide the majority of Net Taxable Sales are: Retail Trade, Other Services and Accommodation and Food Services.



Net Taxable Sales for the last eleven years indicates an average of 3.02% net increase over this period of time. Comparing this figure to the Annual Percent Change in Assessed Value shown in Chart 2 of Exhibit 53B (-.26% annual percent change excluding growth for the same time period) indicates more than a three-point difference. This would suggest that commercial valuations have overall not kept up with the market. When compared with the ten year average annual percent change excluding growth of the Panhandle counties, only Kimball and Banner counties reveal a negative value.

Panhandle 10 Yr Avg w/o growth	Kimball only 10 Yr Avg w/o growth
3.84%	-0.26%

However, it must be kept in mind that the last three years of Net Taxable Sales have shown rather significant declines from the height of 2012—and this is no doubt in large part due to the fact that the Highway 71 bypass eliminates the need to enter the city of Kimball, unless the traveler desires to connect with I-80 West, or travel south to Brush, or Fort Morgan, Colorado.

Although the “Percent Change Excluding Growth” column for total commercial property taken from the “2016 County Abstract of Assessment for Real Property, Form 45 Compared with the

2016 Commercial Correlation for Kimball County

2015 Certificate of Taxes Levied,” indicates a rather large overall negative number, it should be noted that this figure is skewed by the 45% drop in mineral value.

05. Commercial	30,839,415	30,860,000	20,585	0.07%	121,475	-0.33%
06. Industrial	39,609,314	39,620,714	11,400	0.03%	57,605	-0.12%
07. Ag-Farmsite Land, Outbuildings	9,926,475	11,133,043	1,206,568	12.16%	656,800	5.54%
08. Minerals	60,990,745	33,247,309	-27,743,436	-45.49	0	-45.49
09. Total Commercial (sum lines 5-8)	141,365,949	114,861,066	-26,504,883	-18.75%	835,880	-19.34%

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Kimball County Assessor’s process consists of a mailed questionnaire sent to both the buyer and seller of all sales transactions for all three property classes. In the case of non-responses, the county assessor or a staff member will attempt to contact the buyer, seller or, in some cases, the realtor. Due to Kimball’s relatively small size, personal knowledge is also relied upon. The Division’s review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation—and the county assessor is to be commended for her documentation process. The review of Kimball County revealed that no apparent bias existed in the qualification determination and that all arm’s-length sales were made available for the measurement of real property.

The county’s inspection and review cycle for all real property was discussed with the county assessor. All three property classes have been stated to have been physically inspected during the first six-year review cycle. However, the county assessor has noted that some properties appear to only have been “drive-by” reviewed by a predecessor with updates to photographs. Her plan is to review all properties on-site and, when possible, to conduct an interior inspection if allowed. At the very least an interview with the resident will be conducted.

Valuation groups were also 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 commercial property class.

2016 Commercial Correlation for Kimball County

Although the county assessor has made progress toward improving the assessment practices noted by the Division during tax year 2015, she has yet to implement a valuation model for both residential and commercial property that sufficiently addresses the uniformity concerns that were identified.

Equalization and Quality of Assessment

A comprehensive analysis of both the statistical profile and assessment practices suggests that the commercial class is not uniformly valued and indicates a general disparity in commercial valuations. Assessment practices have improved in the past year—however these efforts have not yet produced valuations that uniformly correspond to the market.

Level of Value

Although the median measure of central tendency suggests that the commercial class of property is undervalued, a review of all available information suggests that there is no significant group, either by occupancy code or by valuation grouping that could be adjusted by a percentage to improve the uniformity of commercial property valuation within the county. Coupled with the need for an improvement in developing a systematic and consistent valuation model, there is not enough reliable data available from which a level of value can be accurately established.

2016 Agricultural Correlation for Kimball County

Assessment Actions

For assessment year 2016, the county assessor addressed agricultural land in the following manner: the home site acre was raised for both the agricultural and rural residential parcels; overall grassland was raised about 2% to closer match 75% of market. All pickup work of agricultural dwellings and outbuildings was completed.

Description of Analysis

Kimball County has developed two clearly defined agricultural market areas based on topography, soil type and water availability. Market Area 1 comprises the southern portion of the county and Market Area 2 consists of the northern one-third (approximately) and has some of the better irrigated land within the county.

Neighboring counties to Kimball are Banner to the north, Cheyenne to the east, the State of Colorado to the south, and the State of Wyoming to the west. Of these neighboring counties, comparable soil similarity is closest to the southern portion of Banner County and the western portion of Cheyenne County. To supplement majority land use, six comparable sales from the two bordering counties were added to the sample.

The agricultural statistical sample of eighty-three sales reveals that the median measure of central tendency is within range. By market area, each has a significant number of sales in the sample and a median within acceptable range. A review of the statistical profile for the 80% MLU by Market Area indicates that for the dry class of land, both areas are within acceptable. Grass in Market Area 1 with twenty-three sales appears to be within range (however, nine are land enrolled in CRP), and the ten grass sales in Market Area 2 seem to indicate a median that is above the upper limit of range, but, it should be noted that of these ten sales, only two are truly 80% MLU grass, one is about 50% grass—the remainder are sales with land enrolled in Conservation Reserve Program (CRP). Analysis of CRP sales across the Panhandle region supports that CRP will typically bring at least as much as grass land, and in areas where cropping is more feasible CRP will typically sell between the market value of dry and grass land. Comparing this analysis specifically with Kimball County indicates that both grass and CRP are acceptable.

Assessment Practice Review

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

One assessment practice reviewed is that of sales qualification and verification. Kimball County's process consists of a mailed questionnaire sent to both parties to an agricultural

2016 Agricultural Correlation for Kimball County

transaction (the buyer and seller). In cases of non-response, the county assessor or a staff member attempts to contact either party (or in some case the realtor). Due to the county's small size, personal knowledge of the county assessor and her staff are also relied upon. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented. The review also includes a dialogue with the county assessor and a consideration of verification documentation. It is the practice of the county assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land.

The inspection and review cycle for all real property was also examined. Within the agricultural class rural dwellings and outbuildings are reviewed at the same time as the rural residential review. Therefore, the last review of agricultural improvements was completed in assessment year 2014. Land use is currently updated by Farm Service Agency (FSA) maps submitted by taxpayers.

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

Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. The county assessor's process consists of a determination of predominant use and the returned sales questionnaire is utilized. Recreational use of land has not been seen within the county at this time.

Equalization

All dwellings located on both agricultural and residential-use land are valued using the same cost index and depreciation schedule. Farm home sites carry the same value as rural residential home sites, because the county assessor believes there are very minimal market differences between them.

Agricultural land values appear to be equalized at uniform portions of market value. The quality of assessment of agricultural land in Kimball County complies with professionally accepted mass appraisal standards.

<u>AREA (MARKET)</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
1	50	73.99	83.88	86.40	28.80	97.08
2	33	75.26	74.91	63.47	21.90	118.02

2016 Agricultural Correlation for Kimball County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	2	60.07	60.07	51.35	31.00	116.98
1	1	78.68	78.68	78.68		100.00
2	1	41.45	41.45	41.45		100.00
<u> Dry </u>						
County	28	72.10	77.05	67.00	25.78	115.00
1	14	72.10	71.89	72.19	15.88	99.58
2	14	70.18	82.20	63.78	36.66	128.88
<u> Grass </u>						
County	33	71.05	76.99	74.54	24.14	103.29
1	23	70.94	79.41	77.53	28.78	102.42
2	10	76.60	71.44	68.27	11.23	104.64
<u> ALL </u>						
10/01/2012 To 09/30/2015	83	74.97	80.31	76.31	25.86	105.24

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Kimball County is 75%.

2016 Opinions of the Property Tax Administrator for Kimball 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	*NEI	Does not meet generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Does not meet generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Kimball County

Residential Real Property - Current

Number of Sales	92	Median	102.05
Total Sales Price	\$7,294,400	Mean	108.12
Total Adj. Sales Price	\$7,288,900	Wgt. Mean	97.49
Total Assessed Value	\$7,106,155	Average Assessed Value of the Base	\$55,325
Avg. Adj. Sales Price	\$79,227	Avg. Assessed Value	\$77,241

Confidence Interval - Current

95% Median C.I	94.72 to 109.08
95% Wgt. Mean C.I	91.96 to 103.03
95% Mean C.I	100.89 to 115.35
% of Value of the Class of all Real Property Value in the	20.01
% of Records Sold in the Study Period	5.05
% of Value Sold in the Study Period	7.05

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	114		102.39
2014	103	99	98.78
2013	86	97	97.33
2012	71	95	95.11

2016 Commission Summary for Kimball County

Commercial Real Property - Current

Number of Sales	19	Median	78.54
Total Sales Price	\$1,768,300	Mean	87.68
Total Adj. Sales Price	\$1,762,900	Wgt. Mean	72.32
Total Assessed Value	\$1,274,920	Average Assessed Value of the Base	\$133,486
Avg. Adj. Sales Price	\$92,784	Avg. Assessed Value	\$67,101

Confidence Interval - Current

95% Median C.I	67.45 to 102.02
95% Wgt. Mean C.I	54.60 to 90.03
95% Mean C.I	71.57 to 103.79
% of Value of the Class of all Real Property Value in the County	13.99
% of Records Sold in the Study Period	3.60
% of Value Sold in the Study Period	1.81

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	20		89.30
2014	20	100	84.52
2013	19		93.74
2012	17	95	95.00

**53 Kimball
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 : 92
 Total Sales Price : 7,294,400
 Total Adj. Sales Price : 7,288,900
 Total Assessed Value : 7,106,155
 Avg. Adj. Sales Price : 79,227
 Avg. Assessed Value : 77,241

MEDIAN : 102
 WGT. MEAN : 97
 MEAN : 108
 COD : 23.66
 PRD : 110.90

COV : 32.71
 STD : 35.37
 Avg. Abs. Dev : 24.14
 MAX Sales Ratio : 260.14
 MIN Sales Ratio : 51.26

95% Median C.I. : 94.72 to 109.08
 95% Wgt. Mean C.I. : 91.96 to 103.03
 95% Mean C.I. : 100.89 to 115.35

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	15	100.07	105.69	103.30	13.01	102.31	84.43	143.20	92.41 to 115.18	90,033	93,001
01-JAN-14 To 31-MAR-14	7	99.34	105.10	94.27	17.57	111.49	71.51	143.40	71.51 to 143.40	94,214	88,820
01-APR-14 To 30-JUN-14	11	108.83	111.33	102.82	25.50	108.28	58.44	206.76	62.34 to 151.22	58,655	60,308
01-JUL-14 To 30-SEP-14	12	108.28	117.85	99.28	24.27	118.70	61.80	207.66	92.96 to 123.51	91,600	90,941
01-OCT-14 To 31-DEC-14	14	90.32	109.22	92.63	34.11	117.91	65.73	260.14	72.25 to 123.80	82,114	76,066
01-JAN-15 To 31-MAR-15	14	101.38	100.36	98.57	16.97	101.82	51.26	141.89	78.15 to 118.77	69,314	68,324
01-APR-15 To 30-JUN-15	8	91.94	105.06	94.81	27.89	110.81	61.80	189.18	61.80 to 189.18	57,688	54,691
01-JUL-15 To 30-SEP-15	11	112.13	110.22	91.89	25.94	119.95	57.78	175.39	71.46 to 162.34	86,636	79,610
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	45	105.12	110.22	100.45	20.24	109.73	58.44	207.66	97.19 to 112.48	83,431	83,810
01-OCT-14 To 30-SEP-15	47	100.97	106.10	94.35	26.49	112.45	51.26	260.14	90.26 to 113.05	75,202	70,951
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	44	102.48	111.45	96.84	27.02	115.09	58.44	260.14	91.64 to 114.94	80,761	78,213
<u>ALL</u>	92	102.05	108.12	97.49	23.66	110.90	51.26	260.14	94.72 to 109.08	79,227	77,241

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	71	102.32	108.60	100.37	23.37	108.20	51.26	260.14	93.97 to 111.12	73,185	73,452
20	7	96.68	102.41	93.19	18.10	109.89	66.60	143.20	66.60 to 143.20	38,000	35,412
30	3	117.00	131.85	115.54	33.75	114.12	80.04	198.50	N/A	36,100	41,712
80	11	101.78	102.14	88.33	23.31	115.63	61.80	162.34	71.46 to 136.17	156,227	138,003
<u>ALL</u>	92	102.05	108.12	97.49	23.66	110.90	51.26	260.14	94.72 to 109.08	79,227	77,241

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	92	102.05	108.12	97.49	23.66	110.90	51.26	260.14	94.72 to 109.08	79,227	77,241
06											
07											
<u>ALL</u>	92	102.05	108.12	97.49	23.66	110.90	51.26	260.14	94.72 to 109.08	79,227	77,241

**53 Kimball
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

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 Avg. Adj. Sales Price : 79,227
 Avg. Assessed Value : 77,241

MEDIAN : 102
 WGT. MEAN : 97
 MEAN : 108
 COD : 23.66
 PRD : 110.90

COV : 32.71
 STD : 35.37
 Avg. Abs. Dev : 24.14
 MAX Sales Ratio : 260.14
 MIN Sales Ratio : 51.26

95% Median C.I. : 94.72 to 109.08
 95% Wgt. Mean C.I. : 91.96 to 103.03
 95% Mean C.I. : 100.89 to 115.35

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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												
Less Than 15,000	2	183.65	183.65	211.63	41.66	86.78	107.15	260.14	N/A	10,250	21,693	
Less Than 30,000	13	143.20	151.87	147.72	32.67	102.81	72.25	260.14	96.68 to 206.76	19,985	29,522	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	92	102.05	108.12	97.49	23.66	110.90	51.26	260.14	94.72 to 109.08	79,227	77,241	
Greater Than 14,999	90	101.38	106.44	97.17	22.54	109.54	51.26	207.66	93.97 to 109.08	80,760	78,475	
Greater Than 29,999	79	100.07	100.92	95.64	18.61	105.52	51.26	189.18	92.41 to 107.47	88,976	85,093	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	2	183.65	183.65	211.63	41.66	86.78	107.15	260.14	N/A	10,250	21,693	
15,000 TO 29,999	11	143.20	146.09	142.25	28.90	102.70	72.25	207.66	90.60 to 206.76	21,755	30,945	
30,000 TO 59,999	28	110.94	112.60	111.51	17.77	100.98	65.73	189.18	99.65 to 119.16	42,186	47,039	
60,000 TO 99,999	26	96.02	96.10	96.08	19.66	100.02	51.26	151.22	87.50 to 111.12	75,150	72,204	
100,000 TO 149,999	15	97.19	96.14	96.70	11.95	99.42	58.44	120.43	85.62 to 109.08	117,533	113,658	
150,000 TO 249,999	8	89.86	91.70	90.23	17.95	101.63	71.46	123.51	71.46 to 123.51	183,875	165,907	
250,000 TO 499,999	2	72.80	72.80	75.13	15.11	96.90	61.80	83.79	N/A	330,000	247,915	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	92	102.05	108.12	97.49	23.66	110.90	51.26	260.14	94.72 to 109.08	79,227	77,241	

53 Kimball
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 : 19
Total Sales Price : 1,768,300
Total Adj. Sales Price : 1,762,900
Total Assessed Value : 1,274,920
Avg. Adj. Sales Price : 92,784
Avg. Assessed Value : 67,101

MEDIAN : 79
WGT. MEAN : 72
MEAN : 88
COD : 27.51
PRD : 121.24

COV : 38.12
STD : 33.42
Avg. Abs. Dev : 21.61
MAX Sales Ratio : 194.35
MIN Sales Ratio : 32.81

95% Median C.I. : 67.45 to 102.02
95% Wgt. Mean C.I. : 54.60 to 90.03
95% Mean C.I. : 71.57 to 103.79

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	4	72.19	76.85	77.29	18.60	99.43	61.01	102.02	N/A	59,625	46,081
01-JAN-13 To 31-MAR-13	2	68.17	68.17	62.21	11.62	109.58	60.25	76.08	N/A	163,800	101,908
01-APR-13 To 30-JUN-13	2	98.86	98.86	95.41	15.52	103.62	83.52	114.20	N/A	20,900	19,940
01-JUL-13 To 30-SEP-13	1	70.38	70.38	70.38	00.00	100.00	70.38	70.38	N/A	98,000	68,970
01-OCT-13 To 31-DEC-13	1	77.21	77.21	77.21	00.00	100.00	77.21	77.21	N/A	7,000	5,405
01-JAN-14 To 31-MAR-14	1	105.88	105.88	105.88	00.00	100.00	105.88	105.88	N/A	65,000	68,820
01-APR-14 To 30-JUN-14	1	194.35	194.35	194.35	00.00	100.00	194.35	194.35	N/A	13,000	25,265
01-JUL-14 To 30-SEP-14	1	83.57	83.57	83.57	00.00	100.00	83.57	83.57	N/A	75,000	62,680
01-OCT-14 To 31-DEC-14	1	122.26	122.26	122.26	00.00	100.00	122.26	122.26	N/A	60,000	73,355
01-JAN-15 To 31-MAR-15	1	77.36	77.36	77.36	00.00	100.00	77.36	77.36	N/A	305,000	235,945
01-APR-15 To 30-JUN-15	1	95.17	95.17	95.17	00.00	100.00	95.17	95.17	N/A	12,000	11,420
01-JUL-15 To 30-SEP-15	3	67.45	66.08	56.74	32.20	116.46	32.81	97.97	N/A	173,333	98,347
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	9	76.08	79.09	70.41	17.64	112.33	60.25	114.20	61.01 to 102.02	78,433	55,221
01-OCT-13 To 30-SEP-14	4	94.73	115.25	101.36	36.80	113.70	77.21	194.35	N/A	40,000	40,543
01-OCT-14 To 30-SEP-15	6	86.27	82.17	68.65	26.61	119.69	32.81	122.26	32.81 to 122.26	149,500	102,627
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	6	76.65	80.27	67.05	14.83	119.72	60.25	114.20	60.25 to 114.20	79,067	53,012
01-JAN-14 To 31-DEC-14	4	114.07	126.52	108.04	27.87	117.10	83.57	194.35	N/A	53,250	57,530
<u>ALL</u>	19	78.54	87.68	72.32	27.51	121.24	32.81	194.35	67.45 to 102.02	92,784	67,101

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	15	78.54	87.46	71.82	29.36	121.78	32.81	194.35	65.84 to 102.02	113,180	81,291
30	1	77.21	77.21	77.21	00.00	100.00	77.21	77.21	N/A	7,000	5,405
80	3	95.17	92.27	86.18	16.37	107.07	67.45	114.20	N/A	19,400	16,718
<u>ALL</u>	19	78.54	87.68	72.32	27.51	121.24	32.81	194.35	67.45 to 102.02	92,784	67,101

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	18	81.03	88.25	71.27	28.06	123.82	32.81	194.35	67.45 to 102.02	80,994	57,721
04	1	77.36	77.36	77.36	00.00	100.00	77.36	77.36	N/A	305,000	235,945
<u>ALL</u>	19	78.54	87.68	72.32	27.51	121.24	32.81	194.35	67.45 to 102.02	92,784	67,101

53 Kimball
COMMERCIAL

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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	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	3	95.17	122.24	131.53	41.03	92.94	77.21	194.35	N/A	10,667	14,030	
Less Than 30,000	4	104.69	120.23	125.71	32.52	95.64	77.21	194.35	N/A	12,050	15,148	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	19	78.54	87.68	72.32	27.51	121.24	32.81	194.35	67.45 to 102.02	92,784	67,101	
Greater Than 14,999	16	77.95	81.20	71.22	22.19	114.01	32.81	122.26	65.84 to 102.02	108,181	77,052	
Greater Than 29,999	15	77.36	79.00	70.82	20.68	111.55	32.81	122.26	65.84 to 97.97	114,313	80,955	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	3	95.17	122.24	131.53	41.03	92.94	77.21	194.35	N/A	10,667	14,030	
15,000 TO 29,999	1	114.20	114.20	114.20	00.00	100.00	114.20	114.20	N/A	16,200	18,500	
30,000 TO 59,999	6	71.77	75.99	75.85	15.63	100.18	61.01	102.02	61.01 to 102.02	37,450	28,406	
60,000 TO 99,999	4	94.73	95.52	91.89	19.58	103.95	70.38	122.26	N/A	74,500	68,456	
100,000 TO 149,999	1	78.54	78.54	78.54	00.00	100.00	78.54	78.54	N/A	110,000	86,395	
150,000 TO 249,999	1	97.97	97.97	97.97	00.00	100.00	97.97	97.97	N/A	175,000	171,450	
250,000 TO 499,999	3	60.25	56.81	56.47	24.65	100.60	32.81	77.36	N/A	302,333	170,742	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	19	78.54	87.68	72.32	27.51	121.24	32.81	194.35	67.45 to 102.02	92,784	67,101	

53 Kimball
COMMERCIAL

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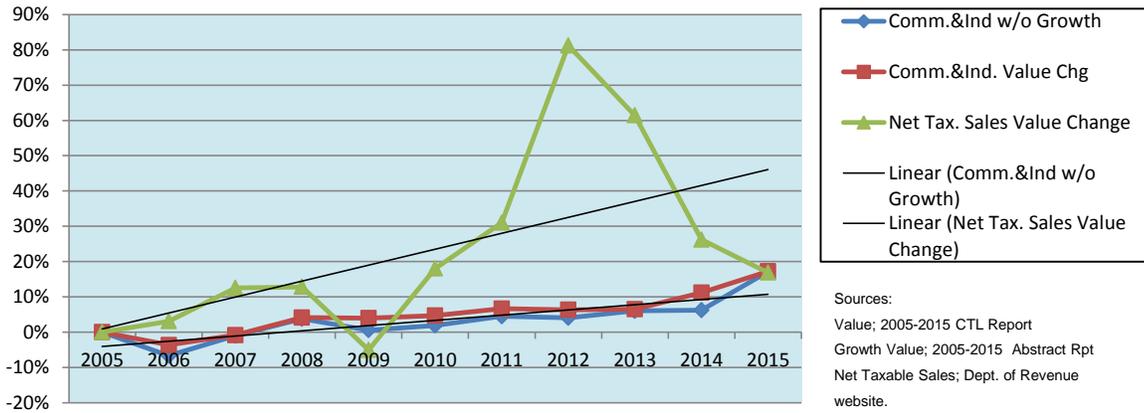
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	95.17	95.17	95.17	00.00	100.00	95.17	95.17	N/A	12,000	11,420
306	1	97.97	97.97	97.97	00.00	100.00	97.97	97.97	N/A	175,000	171,450
326	3	76.08	71.43	69.79	07.10	102.35	61.01	77.21	N/A	27,533	19,217
336	1	105.88	105.88	105.88	00.00	100.00	105.88	105.88	N/A	65,000	68,820
341	1	70.38	70.38	70.38	00.00	100.00	70.38	70.38	N/A	98,000	68,970
344	1	60.25	60.25	60.25	00.00	100.00	60.25	60.25	N/A	287,000	172,925
352	3	83.57	72.80	48.29	27.61	150.76	32.81	102.02	N/A	143,833	69,458
353	2	130.10	130.10	91.54	49.39	142.12	65.84	194.35	N/A	32,500	29,750
384	1	122.26	122.26	122.26	00.00	100.00	122.26	122.26	N/A	60,000	73,355
386	1	78.54	78.54	78.54	00.00	100.00	78.54	78.54	N/A	110,000	86,395
406	1	67.45	67.45	67.45	00.00	100.00	67.45	67.45	N/A	30,000	20,235
408	1	83.52	83.52	83.52	00.00	100.00	83.52	83.52	N/A	25,600	21,380
409	1	114.20	114.20	114.20	00.00	100.00	114.20	114.20	N/A	16,200	18,500
494	1	77.36	77.36	77.36	00.00	100.00	77.36	77.36	N/A	305,000	235,945
<u>ALL</u>	19	78.54	87.68	72.32	27.51	121.24	32.81	194.35	67.45 to 102.02	92,784	67,101

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	\$ 60,095,882	\$ 233,920	0.39%	\$ 59,861,962	-	\$ 23,073,481	-
2006	\$ 57,910,742	\$ 1,824,145	3.15%	\$ 56,086,597	-6.67%	\$ 23,791,791	3.11%
2007	\$ 59,601,577	\$ 111,569	0.19%	\$ 59,490,008	2.73%	\$ 25,969,285	9.15%
2008	\$ 62,574,426	\$ 209,355	0.33%	\$ 62,365,071	4.64%	\$ 26,038,219	0.27%
2009	\$ 62,481,862	\$ 2,043,704	3.27%	\$ 60,438,158	-3.41%	\$ 21,915,679	-15.83%
2010	\$ 62,908,152	\$ 1,662,293	2.64%	\$ 61,245,859	-1.98%	\$ 27,243,598	24.31%
2011	\$ 64,082,610	\$ 1,293,559	2.02%	\$ 62,789,051	-0.19%	\$ 30,225,252	10.94%
2012	\$ 63,918,386	\$ 1,395,984	2.18%	\$ 62,522,402	-2.43%	\$ 41,818,055	38.35%
2013	\$ 64,017,288	\$ 299,811	0.47%	\$ 63,717,477	-0.31%	\$ 37,249,144	-10.93%
2014	\$ 66,834,472	\$ 2,997,645	4.49%	\$ 63,836,827	-0.28%	\$ 29,122,936	-21.82%
2015	\$ 70,448,729	\$ 58,498	0.08%	\$ 70,390,231	5.32%	\$ 26,974,951	-7.38%
Ann %chg	1.60%			Average	-0.26%	2.62%	3.02%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-6.67%	-3.64%	3.11%
2007	-1.01%	-0.82%	12.55%
2008	3.78%	4.12%	12.85%
2009	0.57%	3.97%	-5.02%
2010	1.91%	4.68%	18.07%
2011	4.48%	6.63%	31.00%
2012	4.04%	6.36%	81.24%
2013	6.03%	6.53%	61.44%
2014	6.22%	11.21%	26.22%
2015	17.13%	17.23%	16.91%

County Number
 County Name

53 Kimball
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 : 83
Total Sales Price : 23,645,827
Total Adj. Sales Price : 23,250,827
Total Assessed Value : 17,742,686
Avg. Adj. Sales Price : 280,130
Avg. Assessed Value : 213,767

MEDIAN : 75
WGT. MEAN : 76
MEAN : 80
COD : 25.86
PRD : 105.24

COV : 34.99
STD : 28.10
Avg. Abs. Dev : 19.39
MAX Sales Ratio : 182.51
MIN Sales Ratio : 41.45

95% Median C.I. : 70.51 to 78.65
95% Wgt. Mean C.I. : 65.35 to 87.27
95% Mean C.I. : 74.26 to 86.36

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	9	76.33	88.31	72.85	28.80	121.22	51.66	182.51	67.22 to 105.03	253,916	184,976
01-JAN-13 To 31-MAR-13	4	69.52	71.01	68.07	26.29	104.32	47.62	97.38	N/A	275,500	187,528
01-APR-13 To 30-JUN-13	8	98.64	99.12	115.61	21.02	85.74	67.50	143.89	67.50 to 143.89	339,313	392,275
01-JUL-13 To 30-SEP-13	5	72.07	73.89	70.55	18.93	104.73	49.43	104.14	N/A	313,700	221,330
01-OCT-13 To 31-DEC-13	5	74.97	88.02	98.43	27.33	89.42	63.44	126.21	N/A	438,560	431,657
01-JAN-14 To 31-MAR-14	6	73.69	86.44	60.89	44.92	141.96	41.45	151.50	41.45 to 151.50	418,454	254,805
01-APR-14 To 30-JUN-14	6	62.12	70.19	67.65	19.45	103.75	54.27	111.29	54.27 to 111.29	263,246	178,096
01-JUL-14 To 30-SEP-14	11	71.05	72.22	69.84	18.33	103.41	52.28	105.85	57.37 to 97.67	254,136	177,494
01-OCT-14 To 31-DEC-14	7	75.92	70.69	63.68	16.50	111.01	50.98	91.49	50.98 to 91.49	238,711	152,003
01-JAN-15 To 31-MAR-15	8	64.07	69.23	65.08	23.40	106.38	50.54	111.48	50.54 to 111.48	254,125	165,397
01-APR-15 To 30-JUN-15	7	78.68	75.43	75.42	06.77	100.01	64.76	82.48	64.76 to 82.48	203,129	153,199
01-JUL-15 To 30-SEP-15	7	77.04	96.25	66.50	41.82	144.74	53.49	160.85	53.49 to 160.85	196,600	130,746
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	26	78.50	86.20	86.83	26.92	99.27	47.62	182.51	70.51 to 97.38	295,009	256,144
01-OCT-13 To 30-SEP-14	28	71.59	77.66	73.89	26.92	105.10	41.45	151.50	61.60 to 76.33	324,232	239,576
01-OCT-14 To 30-SEP-15	29	75.92	77.60	67.28	22.43	115.34	50.54	160.85	61.22 to 81.61	224,210	150,856
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	22	79.92	85.75	94.40	25.86	90.84	47.62	143.89	67.50 to 104.14	344,445	325,148
01-JAN-14 To 31-DEC-14	30	71.59	74.30	65.61	24.49	113.24	41.45	151.50	59.38 to 76.33	285,223	187,129
<u>ALL</u>	83	74.97	80.31	76.31	25.86	105.24	41.45	182.51	70.51 to 78.65	280,130	213,767

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	50	73.99	83.88	86.40	28.80	97.08	46.47	182.51	70.51 to 89.42	260,438	225,006
2	33	75.26	74.91	63.47	21.90	118.02	41.45	151.50	61.22 to 78.65	309,967	196,739
<u>ALL</u>	83	74.97	80.31	76.31	25.86	105.24	41.45	182.51	70.51 to 78.65	280,130	213,767

53 Kimball
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

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95% Wgt. Mean C.I. : 65.35 to 87.27
95% Mean C.I. : 74.26 to 86.36

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	78.68	78.68	78.68	00.00	100.00	78.68	78.68	N/A	435,000	342,245
1	1	78.68	78.68	78.68	00.00	100.00	78.68	78.68	N/A	435,000	342,245
_____Dry_____											
County	21	70.51	76.50	67.01	27.09	114.16	46.47	151.50	59.38 to 78.35	277,640	186,061
1	10	71.29	70.78	74.01	15.11	95.64	46.47	105.03	54.27 to 80.19	206,945	153,151
2	11	65.10	81.70	63.17	40.20	129.33	47.62	151.50	49.43 to 131.86	341,909	215,979
_____Grass_____											
County	30	71.00	76.78	67.20	24.25	114.26	50.54	160.85	62.48 to 78.65	213,378	143,381
1	20	69.42	79.45	66.38	30.27	119.69	50.54	160.85	59.09 to 89.42	181,618	120,557
2	10	76.60	71.44	68.27	11.23	104.64	54.46	81.91	59.75 to 81.40	276,900	189,030
_____ALL_____	83	74.97	80.31	76.31	25.86	105.24	41.45	182.51	70.51 to 78.65	280,130	213,767

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	2	60.07	60.07	51.35	31.00	116.98	41.45	78.68	N/A	817,500	419,815
1	1	78.68	78.68	78.68	00.00	100.00	78.68	78.68	N/A	435,000	342,245
2	1	41.45	41.45	41.45	00.00	100.00	41.45	41.45	N/A	1,200,000	497,385
_____Dry_____											
County	28	72.10	77.05	67.00	25.78	115.00	46.47	151.50	61.60 to 80.19	245,302	164,351
1	14	72.10	71.89	72.19	15.88	99.58	46.47	105.03	54.27 to 82.48	187,782	135,565
2	14	70.18	82.20	63.78	36.66	128.88	47.62	151.50	51.66 to 126.21	302,822	193,137
_____Grass_____											
County	33	71.05	76.99	74.54	24.14	103.29	50.54	160.85	62.48 to 78.65	259,844	193,681
1	23	70.94	79.41	77.53	28.78	102.42	50.54	160.85	59.09 to 89.42	252,428	195,703
2	10	76.60	71.44	68.27	11.23	104.64	54.46	81.91	59.75 to 81.40	276,900	189,030
_____ALL_____	83	74.97	80.31	76.31	25.86	105.24	41.45	182.51	70.51 to 78.65	280,130	213,767

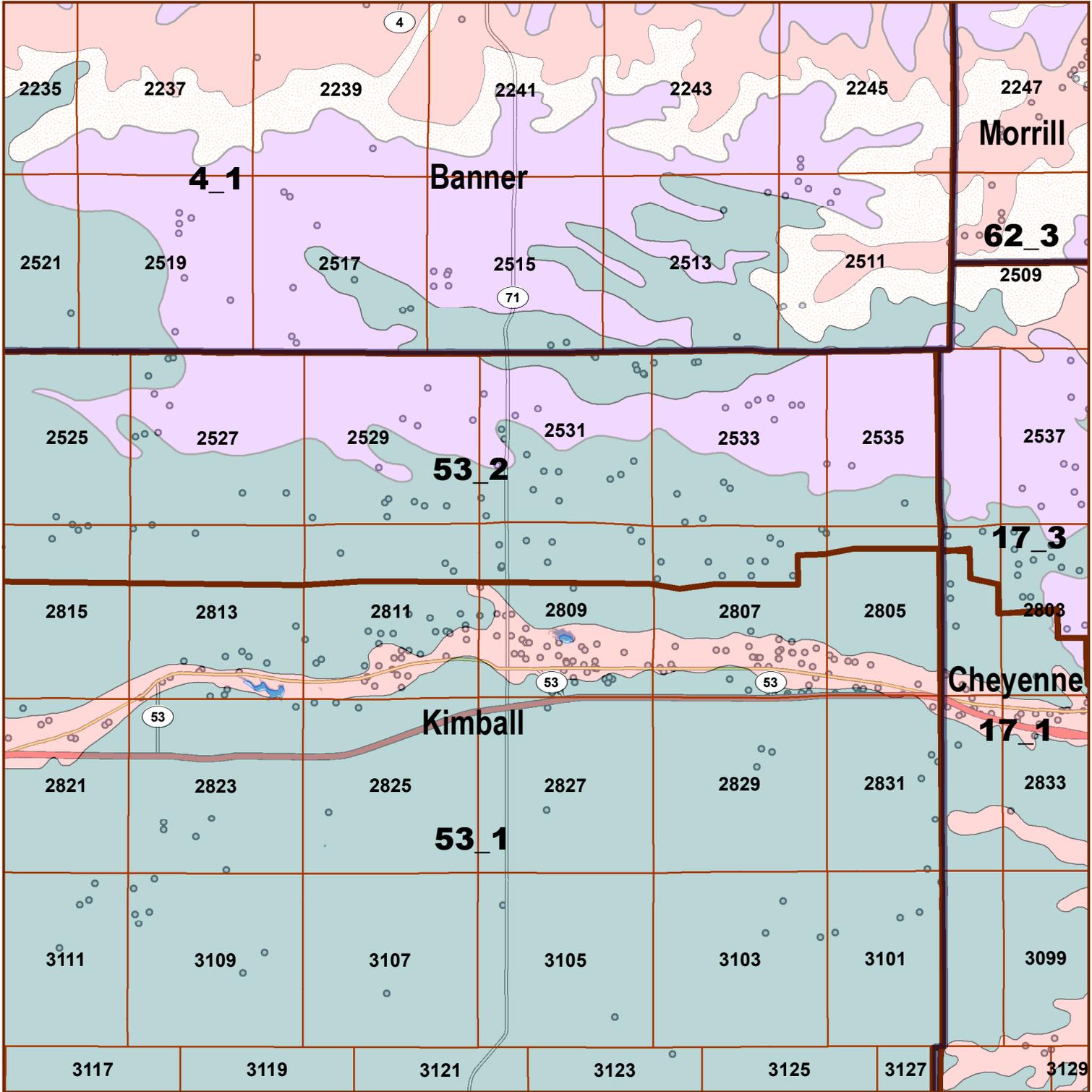
53 Kimball County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kimball	1	n/a	1,650	1,645	1,640	1,625	1,625	1,500	1,500	1,599
Kimball	2	n/a	1,975	1,975	1,625	1,625	1,625	1,625	1,500	1,712
Banner	1	n/a	2,000	1,900	1,800	1,800	1,800	1,600	1,291	1,734
Cheyenne	1	n/a	2,460	2,450	2,445	2,440	2,335	2,100	1,950	2,412
Cheyenne	3	n/a	2,780	2,775	2,770	2,765	2,600	2,525	2,480	2,751

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kimball	1	n/a	565	525	490	415	390	19,371	340	420
Kimball	2	n/a	565	525	505	415	390	2,280	345	452
Banner	1	n/a	620	590	580	550	500	4,454	430	560
Cheyenne	1	n/a	739	572	637	703	618	1,259	487	685
Cheyenne	3	n/a	940	935	875	865	850	1,515	825	921

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kimball	1	n/a	415	345	335	315	295	280	280	292
Kimball	2	n/a	435	365	345	325	300	300	300	310
Banner	1	n/a	460	450	420	400	370	360	332	360
Cheyenne	1	n/a	436	430	392	381	378	367	300	346
Cheyenne	3	n/a	636	611	606	600	551	551	325	453

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



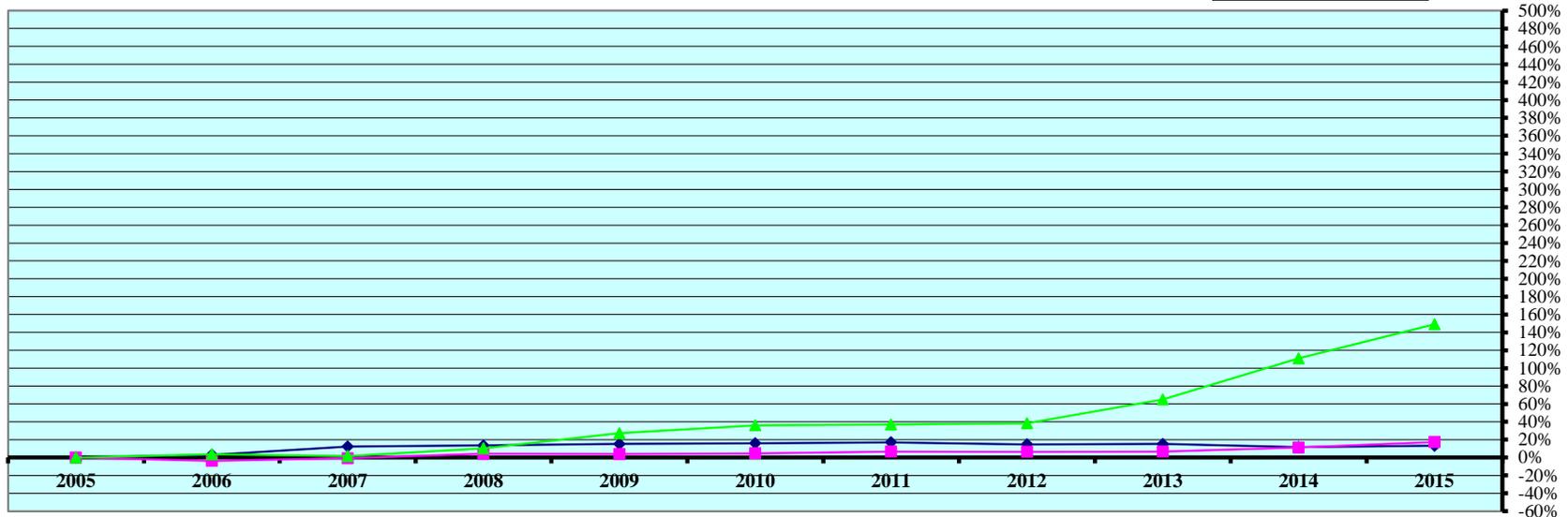
Legend

- 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

Kimball 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	87,159,043	--	--	--	60,095,882	--	--	--	107,487,820	--	--	--
2006	89,756,001	2,596,958	2.98%	2.98%	57,910,742	-2,185,140	-3.64%	-3.64%	111,451,190	3,963,370	3.69%	3.69%
2007	97,810,682	8,054,681	8.97%	12.22%	59,601,577	1,690,835	2.92%	-0.82%	109,304,100	-2,147,090	-1.93%	1.69%
2008	98,912,727	1,102,045	1.13%	13.49%	62,574,426	2,972,849	4.99%	4.12%	118,685,045	9,380,945	8.58%	10.42%
2009	100,400,251	1,487,524	1.50%	15.19%	62,481,862	-92,564	-0.15%	3.97%	136,745,790	18,060,745	15.22%	27.22%
2010	101,056,185	655,934	0.65%	15.94%	62,908,152	426,290	0.68%	4.68%	146,213,685	9,467,895	6.92%	36.03%
2011	101,908,479	852,294	0.84%	16.92%	64,082,610	1,174,458	1.87%	6.63%	147,243,290	1,029,605	0.70%	36.99%
2012	99,993,598	-1,914,881	-1.88%	14.73%	63,918,386	-164,224	-0.26%	6.36%	148,812,495	1,569,205	1.07%	38.45%
2013	100,391,923	398,325	0.40%	15.18%	64,017,288	98,902	0.15%	6.53%	177,290,150	28,477,655	19.14%	64.94%
2014	97,270,002	-3,121,921	-3.11%	11.60%	66,834,472	2,817,184	4.40%	11.21%	226,836,315	49,546,165	27.95%	111.03%
2015	98,618,227	1,348,225	1.39%	13.15%	70,448,729	3,614,257	5.41%	17.23%	267,630,609	40,794,294	17.98%	148.99%

Rate Annual %chg: Residential & Recreational 1.24%

Commercial & Industrial 1.60%

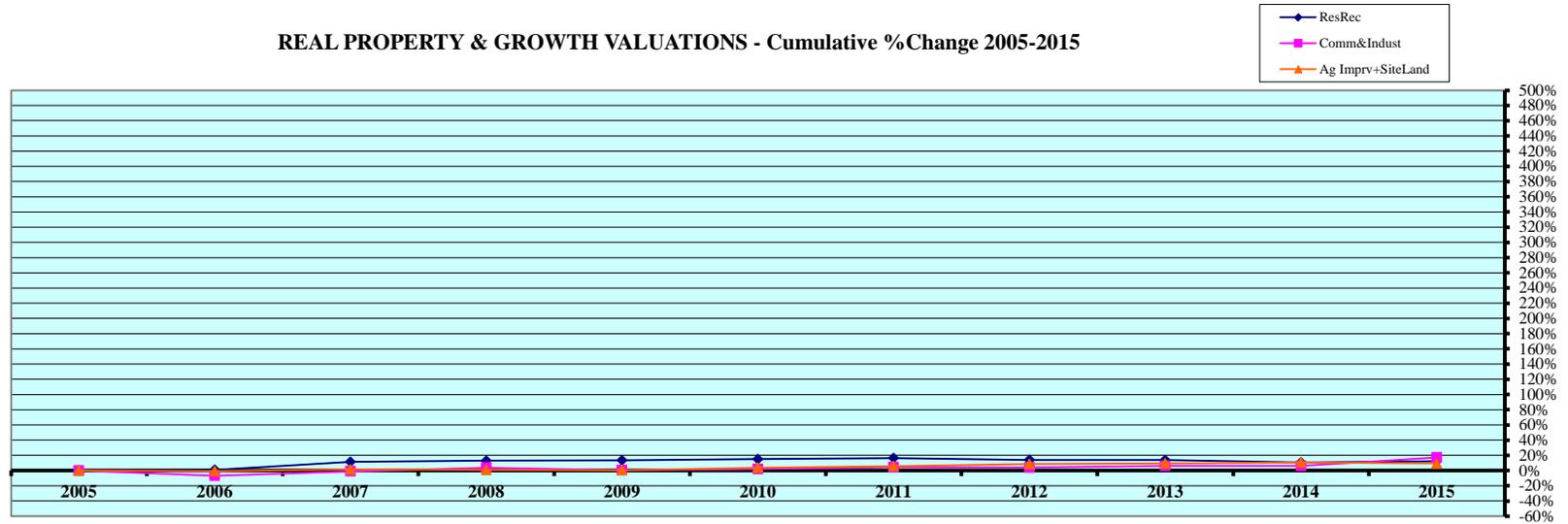
Agricultural Land 9.55%

Cnty# 53
 County KIMBALL

CHART 1 EXHIBIT 53B 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	87,159,043	1,763,337	2.02%	85,395,706	--	--	60,095,882	233,920	0.39%	59,861,962	--	--	
2006	89,756,001	1,879,980	2.09%	87,876,021	0.82%	0.82%	57,910,742	1,824,145	3.15%	56,086,597	-6.67%	-6.67%	
2007	97,810,682	598,668	0.61%	97,212,014	8.31%	11.53%	59,601,577	111,569	0.19%	59,490,008	2.73%	-1.01%	
2008	98,912,727	498,068	0.50%	98,414,659	0.62%	12.91%	62,574,426	209,355	0.33%	62,365,071	4.64%	3.78%	
2009	100,400,251	1,584,104	1.58%	98,816,147	-0.10%	13.37%	62,481,862	2,043,704	3.27%	60,438,158	-3.41%	0.57%	
2010	101,056,185	800,642	0.79%	100,255,543	-0.14%	15.03%	62,908,152	1,662,293	2.64%	61,245,859	-1.98%	1.91%	
2011	101,908,479	524,764	0.51%	101,383,715	0.32%	16.32%	64,082,610	1,293,559	2.02%	62,789,051	-0.19%	4.48%	
2012	99,993,598	547,460	0.55%	99,446,138	-2.42%	14.10%	63,918,386	1,395,984	2.18%	62,522,402	-2.43%	4.04%	
2013	100,391,923	1,173,094	1.17%	99,218,829	-0.77%	13.84%	64,017,288	299,811	0.47%	63,717,477	-0.31%	6.03%	
2014	97,270,002	825,128	0.85%	96,444,874	-3.93%	10.65%	66,834,472	2,997,645	4.49%	63,836,827	-0.28%	6.22%	
2015	98,618,227	836,045	0.85%	97,782,182	0.53%	12.19%	70,448,729	58,498	0.08%	70,390,231	5.32%	17.13%	
Rate Ann%chg	1.24%			Resid & Rec. w/o growth			1.60%			C & I w/o growth			-0.26%

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	Value Exclud. Growth		
2005	14,522,200	8,425,831	22,948,031	520,064	2.27%	22,427,967	--	--
2006	14,907,158	8,471,597	23,378,755	606,838	2.60%	22,771,917	-0.77%	-0.77%
2007	14,934,608	8,724,133	23,658,741	341,753	1.44%	23,316,988	-0.26%	1.61%
2008	15,009,350	8,675,026	23,684,376	564,070	2.38%	23,120,306	-2.28%	0.75%
2009	15,315,348	8,686,793	24,002,141	923,131	3.85%	23,079,010	-2.56%	0.57%
2010	15,914,631	8,978,149	24,892,780	1,080,148	4.34%	23,812,632	-0.79%	3.77%
2011	15,838,411	9,197,497	25,035,908	758,825	3.03%	24,277,083	-2.47%	5.79%
2012	15,872,307	9,196,756	25,069,063	182,468	0.73%	24,886,595	-0.60%	8.45%
2013	16,229,268	9,274,938	25,504,206	379,173	1.49%	25,125,033	0.22%	9.49%
2014	16,218,396	9,455,267	25,673,663	308,843	1.20%	25,364,820	-0.55%	10.53%
2015	15,995,524	9,926,475	25,921,999	853,435	3.29%	25,068,564	-2.36%	9.24%
Rate Ann%chg	0.97%	1.65%	1.23%	Ag Imprv+Site w/o growth			-1.24%	

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

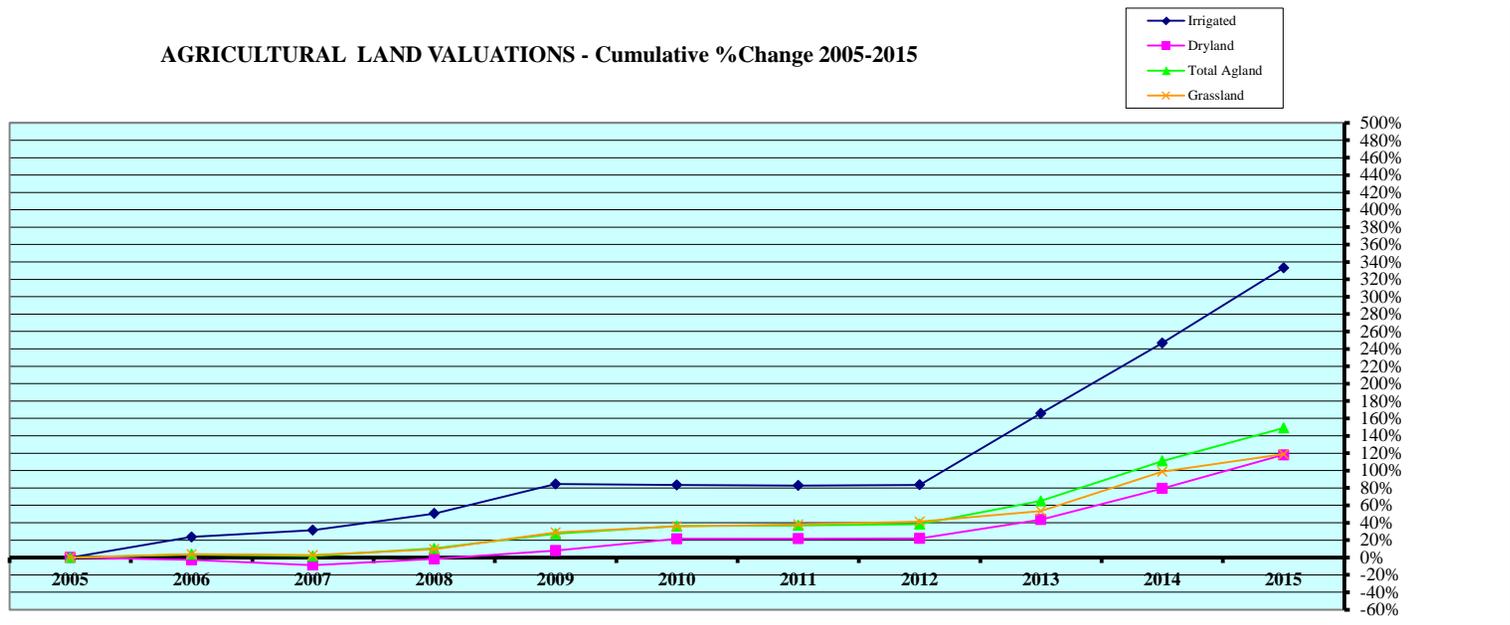
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 53
County KIMBALL

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	15,410,160	--	--	--	48,338,595	--	--	--	43,627,030	--	--	--
2006	19,045,830	3,635,670	23.59%	23.59%	46,977,720	-1,360,875	-2.82%	-2.82%	45,315,605	1,688,575	3.87%	3.87%
2007	20,272,655	1,226,825	6.44%	31.55%	44,120,405	-2,857,315	-6.08%	-8.73%	44,799,900	-515,705	-1.14%	2.69%
2008	23,209,715	2,937,060	14.49%	50.61%	47,526,985	3,406,580	7.72%	-1.68%	47,802,515	3,002,615	6.70%	9.57%
2009	28,410,690	5,200,975	22.41%	84.36%	52,174,370	4,647,385	9.78%	7.94%	56,160,730	8,358,215	17.48%	28.73%
2010	28,246,780	-163,910	-0.58%	83.30%	58,711,030	6,536,660	12.53%	21.46%	59,255,875	3,095,145	5.51%	35.82%
2011	28,176,190	-70,590	-0.25%	82.84%	58,816,510	105,480	0.18%	21.68%	60,250,590	994,715	1.68%	38.10%
2012	28,290,670	114,480	0.41%	83.58%	58,927,725	111,215	0.19%	21.91%	61,594,100	1,343,510	2.23%	41.18%
2013	40,961,985	12,671,315	44.79%	165.81%	69,442,615	10,514,890	17.84%	43.66%	66,885,550	5,291,450	8.59%	53.31%
2014	53,436,430	12,474,445	30.45%	246.76%	86,719,185	17,276,570	24.88%	79.40%	86,680,700	19,795,150	29.60%	98.69%
2015	66,747,407	13,310,977	24.91%	333.14%	105,402,902	18,683,717	21.55%	118.05%	95,479,080	8,798,380	10.15%	118.85%

Rate Ann.%chg: Irrigated **15.79%** Dryland **8.11%** Grassland **8.15%**

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	108,845	--	--	--	3,190	--	--	--	107,487,820	--	--	--
2006	108,845	0	0.00%	0.00%	3,190	0	0.00%	0.00%	111,451,190	3,963,370	3.69%	3.69%
2007	107,950	-895	-0.82%	-0.82%	3,190	0	0.00%	0.00%	109,304,100	-2,147,090	-1.93%	1.69%
2008	107,905	-45	-0.04%	-0.86%	37,925	34,735	1088.87%	1088.87%	118,685,045	9,380,945	8.58%	10.42%
2009	0	-107,905	-100.00%	-100.00%	0	-37,925	-100.00%	-100.00%	136,745,790	18,060,745	15.22%	27.22%
2010	0	0	-100.00%	-100.00%	0	0	-100.00%	-100.00%	146,213,685	9,467,895	6.92%	36.03%
2011	0	0	-100.00%	-100.00%	0	0	-100.00%	-100.00%	147,243,290	1,029,605	0.70%	36.99%
2012	0	0	-100.00%	-100.00%	0	0	-100.00%	-100.00%	148,812,495	1,569,205	1.07%	38.45%
2013	0	0	-100.00%	-100.00%	0	0	-100.00%	-100.00%	177,290,150	28,477,655	19.14%	64.94%
2014	0	0	-100.00%	-100.00%	0	0	-100.00%	-100.00%	226,836,315	49,546,165	27.95%	111.03%
2015	0	0	-100.00%	-100.00%	1,220	1,220	-61.76%	-61.76%	267,630,609	40,794,294	17.98%	148.99%

Cnty# **53**
County **KIMBALL**

Rate Ann.%chg: Total Agric Land **9.55%**

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	15,403,530	39,484	390			48,341,970	261,313	185			43,636,160	282,892	154		
2006	18,944,030	40,073	473	21.18%	21.18%	47,056,845	259,169	182	-1.85%	-1.85%	45,240,735	284,351	159	3.15%	3.15%
2007	20,272,660	40,452	501	6.01%	28.46%	44,120,770	255,340	173	-4.83%	-6.60%	44,806,120	287,669	156	-2.10%	0.98%
2008	23,277,835	40,458	575	14.81%	47.48%	47,638,170	254,161	187	8.47%	1.32%	47,638,280	288,407	165	6.05%	7.08%
2009	28,233,025	40,913	690	19.94%	76.89%	52,216,480	251,922	207	10.58%	12.04%	56,165,660	295,718	190	14.99%	23.13%
2010	28,246,875	40,932	690	0.00%	76.89%	58,828,295	253,681	232	11.88%	25.35%	59,157,910	293,803	201	6.01%	30.54%
2011	28,176,190	40,810	690	0.05%	76.98%	58,816,780	250,487	235	1.26%	26.93%	60,250,360	297,122	203	0.71%	31.46%
2012	28,290,670	40,808	693	0.41%	77.70%	58,896,400	246,237	239	1.86%	29.29%	61,610,920	301,106	205	0.91%	32.65%
2013	40,775,695	40,810	999	44.12%	156.11%	69,433,880	245,582	283	18.21%	52.83%	66,879,230	301,537	222	8.40%	43.79%
2014	53,434,805	40,611	1,316	31.69%	237.27%	86,719,280	243,118	357	26.16%	92.81%	86,679,810	304,195	285	28.47%	84.73%
2015	66,814,280	40,612	1,645	25.03%	321.71%	105,406,350	244,303	431	20.96%	133.22%	95,479,080	302,827	315	10.65%	104.40%

Rate Annual %chg Average Value/Acre: 15.48%

8.84%

7.41%

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	108,860	7,251	15			3,190	80	40			107,493,710	591,020	182		
2006	108,845	7,250	15	0.00%	0.00%	3,190	80	40	0.00%	0.00%	111,353,645	590,922	188	3.61%	3.61%
2007	107,950	7,191	15	0.00%	0.00%	3,190	80	40	0.00%	0.00%	109,310,690	590,732	185	-1.80%	1.74%
2008	107,905	7,189	15	-0.01%	-0.01%	3,190	80	40	0.00%	0.00%	118,665,380	590,295	201	8.64%	10.53%
2009	0	0				0	0				136,615,165	588,553	232	15.47%	27.62%
2010	0	0				0	0				146,233,080	588,416	249	7.07%	36.64%
2011	0	0				0	0				147,243,330	588,418	250	0.69%	37.58%
2012	0	0				0	0				148,797,990	588,151	253	1.10%	39.10%
2013	0	0				0	0				177,088,805	587,930	301	19.06%	65.61%
2014	0	0				0	0				226,833,895	587,925	386	28.09%	112.13%
2015	0	0				0	0				267,699,710	587,743	455	18.05%	150.43%

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KIMBALL

Rate Annual %chg Average Value/Acre: 9.61%

(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
3,821	KIMBALL	45,778,655	70,621,920	75,027,101	98,618,227	30,839,415	39,609,314	0	267,630,609	15,995,524	9,926,475	60,990,745	715,037,985
cnty sectorvalue % of total value:		6.40%	9.88%	10.49%	13.79%	4.31%	5.54%		37.43%	2.24%	1.39%	8.53%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
124	BUSHNELL	96,139	462,591	1,394,598	3,289,600	450,878	0	0	0	0	2,465	0	5,696,271
3.25%	%sector of county sector	0.21%	0.66%	1.86%	3.34%	1.46%					0.02%		0.80%
	%sector of municipality	1.69%	8.12%	24.48%	57.75%	7.92%					0.04%		100.00%
255	DIX	175,038	456,671	1,165,735	5,683,770	846,275	0	0	0	0	0	0	8,327,489
6.67%	%sector of county sector	0.38%	0.65%	1.55%	5.76%	2.74%							1.16%
	%sector of municipality	2.10%	5.48%	14.00%	68.25%	10.16%							100.00%
2,496	KIMBALL	9,684,468	2,574,892	5,791,392	63,146,610	20,688,000	5,490,619	0	0	0	0	33,600	107,409,581
65.32%	%sector of county sector	21.15%	3.65%	7.72%	64.03%	67.08%	13.86%					0.06%	15.02%
	%sector of municipality	9.02%	2.40%	5.39%	58.79%	19.26%	5.11%					0.03%	100.00%
2,875	Total Municipalities	9,955,645	3,494,154	8,351,725	72,119,980	21,985,153	5,490,619	0	0	0	2,465	33,600	121,433,341
75.24%	%all municip.sect of cnty	21.75%	4.95%	11.13%	73.13%	71.29%	13.86%				0.02%	0.06%	16.98%

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

Cnty#	County
53	KIMBALL

CHART 5

EXHIBIT

53B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,860	Value : 503,948,279	Growth 1,560,635	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	147	502,865	15	93,840	35	318,600	197	915,305	
02. Res Improve Land	1,275	7,394,010	87	1,494,630	162	3,587,790	1,524	12,476,430	
03. Res Improvements	1,330	64,481,368	101	7,798,375	195	15,186,890	1,626	87,466,633	
04. Res Total	1,477	72,378,243	116	9,386,845	230	19,093,280	1,823	100,858,368	655,050
% of Res Total	81.02	71.76	6.36	9.31	12.62	18.93	37.51	20.01	41.97
05. Com UnImp Land	53	299,735	17	57,695	11	61,720	81	419,150	
06. Com Improve Land	317	3,167,768	41	278,634	33	147,647	391	3,594,049	
07. Com Improvements	330	18,431,845	57	7,840,994	50	573,962	437	26,846,801	
08. Com Total	383	21,899,348	74	8,177,323	61	783,329	518	30,860,000	121,475
% of Com Total	73.94	70.96	14.29	26.50	11.78	2.54	10.66	6.12	7.78
09. Ind UnImp Land	0	0	0	0	1	110,650	1	110,650	
10. Ind Improve Land	7	213,795	1	15,245	1	81,585	9	310,625	
11. Ind Improvements	7	5,004,145	1	259,184	1	33,936,110	9	39,199,439	
12. Ind Total	7	5,217,940	1	274,429	2	34,128,345	10	39,620,714	57,605
% of Ind Total	70.00	13.17	10.00	0.69	20.00	86.14	0.21	7.86	3.69
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	1,477	72,378,243	116	9,386,845	230	19,093,280	1,823	100,858,368	655,050
% of Res & Rec Total	81.02	71.76	6.36	9.31	12.62	18.93	37.51	20.01	41.97
Com & Ind Total	390	27,117,288	75	8,451,752	63	34,911,674	528	70,480,714	179,080
% of Com & Ind Total	73.86	38.47	14.20	11.99	11.93	49.53	10.86	13.99	11.47
17. Taxable Total	1,867	99,495,531	191	17,838,597	293	54,004,954	2,351	171,339,082	834,130
% of Taxable Total	79.41	58.07	8.12	10.41	12.46	31.52	48.37	34.00	53.45

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	26,398	1,515,431	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	26,398	1,515,431
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	26,398	1,515,431

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	2	141,550	244	32,975,840	246	33,117,390	0
24. Non-Producing	0	0	0	0	271	129,919	271	129,919	0
25. Total	0	0	2	141,550	515	33,105,759	517	33,247,309	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	135	68	291	494

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	31	2,189,240	1,471	191,048,680	1,502	193,237,920
28. Ag-Improved Land	0	0	36	4,376,400	477	75,888,445	513	80,264,845
29. Ag Improvements	0	0	26	1,911,835	464	23,947,288	490	25,859,123
30. Ag Total							1,992	299,361,888

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	7	9.00	76,200	
32. HomeSite Improv Land	0	0.00	0	15	32.49	324,940	
33. HomeSite Improvements	0	0.00	0	15	0.00	1,380,920	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	6	9.29	7,045	
36. FarmSite Improv Land	0	0.00	0	19	79.70	20,035	
37. FarmSite Improvements	0	0.00	0	24	0.00	530,915	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	41	55.33	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	44	46.00	446,240	51	55.00	522,440	
32. HomeSite Improv Land	190	217.05	2,004,740	205	249.54	2,329,680	
33. HomeSite Improvements	199	0.00	14,024,415	214	0.00	15,405,335	69,705
34. HomeSite Total				265	304.54	18,257,455	
35. FarmSite UnImp Land	63	224.18	133,245	69	233.47	140,290	
36. FarmSite Improv Land	384	1,947.49	518,930	403	2,027.19	538,965	
37. FarmSite Improvements	461	0.00	9,922,873	485	0.00	10,453,788	656,800
38. FarmSite Total				554	2,260.66	11,133,043	
39. Road & Ditches	1,466	5,303.16	0	1,507	5,358.49	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				819	7,923.69	29,390,498	726,505

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	2,804.06	11.66%	4,626,665	12.03%	1,649.99
47. 2A1	7,441.19	30.93%	12,240,655	31.82%	1,644.99
48. 2A	3,760.75	15.63%	6,167,585	16.03%	1,639.99
49. 3A1	1,128.16	4.69%	1,833,250	4.77%	1,624.99
50. 3A	1,701.70	7.07%	2,765,230	7.19%	1,624.98
51. 4A1	5,847.42	24.31%	8,771,080	22.80%	1,499.99
52. 4A	1,374.58	5.71%	2,061,835	5.36%	1,499.97
53. Total	24,057.86	100.00%	38,466,300	100.00%	1,598.91
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,389.87	4.75%	4,175,260	6.39%	565.00
56. 2D1	15,898.99	10.21%	8,346,940	12.78%	525.00
57. 2D	34,386.28	22.09%	16,849,200	25.79%	490.00
58. 3D1	30,975.62	19.90%	12,854,835	19.68%	415.00
59. 3D	1,608.10	1.03%	627,155	0.96%	390.00
60. 4D1	46,050.34	29.58%	15,887,185	24.32%	345.00
61. 4D	19,371.22	12.44%	6,586,160	10.08%	340.00
62. Total	155,680.42	100.00%	65,326,735	100.00%	419.62
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,111.12	2.16%	2,454,310	3.29%	480.19
65. 2G1	13,685.26	5.77%	5,445,140	7.29%	397.88
66. 2G	21,113.04	8.91%	8,279,640	11.09%	392.16
67. 3G1	13,946.15	5.88%	4,830,690	6.47%	346.38
68. 3G	16,228.82	6.85%	4,855,650	6.50%	299.20
69. 4G1	80,698.32	34.04%	24,151,915	32.34%	299.29
70. 4G	86,269.69	36.39%	24,657,510	33.02%	285.82
71. Total	237,052.40	100.00%	74,674,855	100.00%	315.01
Irrigated Total					
Irrigated Total	24,057.86	5.77%	38,466,300	21.55%	1,598.91
Dry Total					
Dry Total	155,680.42	37.35%	65,326,735	36.60%	419.62
Grass Total					
Grass Total	237,052.40	56.88%	74,674,855	41.84%	315.01
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	416,790.68	100.00%	178,467,890	100.00%	428.20

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,886.34	11.35%	3,725,490	13.10%	1,974.98
47. 2A1	2,455.59	14.78%	4,849,785	17.05%	1,975.00
48. 2A	5,031.14	30.29%	8,175,525	28.75%	1,624.98
49. 3A1	253.53	1.53%	412,005	1.45%	1,625.07
50. 3A	1,041.61	6.27%	1,692,615	5.95%	1,625.00
51. 4A1	5,354.48	32.23%	8,700,915	30.59%	1,624.98
52. 4A	589.77	3.55%	884,620	3.11%	1,499.94
53. Total	16,612.46	100.00%	28,440,955	100.00%	1,712.03
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	11,911.93	13.21%	6,730,160	16.51%	564.99
56. 2D1	8,016.67	8.89%	4,208,730	10.33%	525.00
57. 2D	31,873.55	35.35%	16,096,005	39.49%	505.00
58. 3D1	3,686.32	4.09%	1,529,810	3.75%	415.00
59. 3D	1,825.93	2.03%	712,125	1.75%	390.01
60. 4D1	30,563.24	33.90%	10,697,065	26.24%	350.00
61. 4D	2,279.99	2.53%	786,550	1.93%	344.98
62. Total	90,157.63	100.00%	40,760,445	100.00%	452.10
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,898.87	2.96%	984,970	4.42%	518.71
65. 2G1	3,292.96	5.13%	1,545,305	6.93%	469.28
66. 2G	9,022.83	14.06%	3,813,440	17.10%	422.64
67. 3G1	3,169.55	4.94%	1,130,265	5.07%	356.60
68. 3G	3,133.10	4.88%	1,031,915	4.63%	329.36
69. 4G1	24,095.63	37.55%	7,858,045	35.23%	326.12
70. 4G	19,564.77	30.49%	5,938,160	26.63%	303.51
71. Total	64,177.71	100.00%	22,302,100	100.00%	347.51
Irrigated Total					
Irrigated Total	16,612.46	9.72%	28,440,955	31.08%	1,712.03
Dry Total					
Dry Total	90,157.63	52.74%	40,760,445	44.55%	452.10
Grass Total					
Grass Total	64,177.71	37.54%	22,302,100	24.37%	347.51
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	170,947.80	100.00%	91,503,500	100.00%	535.27

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	2,736.03	4,453,965	37,934.29	62,453,290	40,670.32	66,907,255
77. Dry Land	0.00	0	1,123.21	527,255	244,714.84	105,559,925	245,838.05	106,087,180
78. Grass	0.00	0	3,913.02	1,156,200	297,317.09	95,820,755	301,230.11	96,976,955
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	7,772.26	6,137,420	579,966.22	263,833,970	587,738.48	269,971,390

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	40,670.32	6.92%	66,907,255	24.78%	1,645.11
Dry Land	245,838.05	41.83%	106,087,180	39.30%	431.53
Grass	301,230.11	51.25%	96,976,955	35.92%	321.94
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	587,738.48	100.00%	269,971,390	100.00%	459.34

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 Bushnell	38	150,755	89	407,835	95	2,746,155	133	3,304,745	380
83.2 Dix	38	46,305	131	313,290	138	5,322,279	176	5,681,874	0
83.3 Kimball	71	305,805	1,055	6,677,420	1,097	56,538,139	1,168	63,521,364	333,790
83.4 Rural	50	412,440	249	5,077,885	296	22,860,060	346	28,350,385	320,880
84 Residential Total	197	915,305	1,524	12,476,430	1,626	87,466,633	1,823	100,858,368	655,050

Schedule XII : Commercial 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>	
85.1	Bushnell	20	53,695	32	100,080	37	293,603	57	447,378	0
85.2	Dix	2	1,765	25	59,165	27	785,805	29	846,735	460
85.3	Kimball	34	274,650	269	3,268,438	276	22,667,971	310	26,211,059	156,535
85.4	Rural	26	199,690	74	476,991	106	42,298,861	132	42,975,542	22,085
86	Commercial Total	82	529,800	400	3,904,674	446	66,046,240	528	70,480,714	179,080

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,596.40	2.02%	1,492,505	2.88%	415.00
89. 2G1	9,161.56	5.16%	3,160,675	6.09%	344.99
90. 2G	10,619.24	5.98%	3,557,430	6.85%	335.00
91. 3G1	7,212.73	4.06%	2,271,995	4.38%	315.00
92. 3G	15,253.72	8.58%	4,499,750	8.67%	294.99
93. 4G1	56,751.61	31.94%	15,890,360	30.62%	280.00
94. 4G	75,109.94	42.27%	21,030,605	40.52%	280.00
95. Total	177,705.20	100.00%	51,903,320	100.00%	292.08
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1,514.72	2.55%	961,805	4.22%	634.97
98. 2C1	4,523.70	7.62%	2,284,465	10.03%	505.00
99. 2C	10,493.80	17.68%	4,722,210	20.74%	450.00
100. 3C1	6,733.42	11.35%	2,558,695	11.24%	380.00
101. 3C	975.10	1.64%	355,900	1.56%	364.99
102. 4C1	23,946.71	40.35%	8,261,555	36.28%	345.00
103. 4C	11,159.75	18.80%	3,626,905	15.93%	325.00
104. Total	59,347.20	100.00%	22,771,535	100.00%	383.70
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	177,705.20	74.96%	51,903,320	69.51%	292.08
CRP Total	59,347.20	25.04%	22,771,535	30.49%	383.70
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	237,052.40	100.00%	74,674,855	100.00%	315.01

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	1,104.16	3.22%	480,320	4.52%	435.01
89. 2G1	840.23	2.45%	306,670	2.89%	364.98
90. 2G	2,350.91	6.86%	811,060	7.63%	345.00
91. 3G1	1,348.46	3.93%	438,255	4.12%	325.00
92. 3G	1,717.60	5.01%	515,265	4.85%	299.99
93. 4G1	10,108.75	29.48%	3,032,595	28.53%	300.00
94. 4G	16,814.57	49.04%	5,044,355	47.46%	300.00
95. Total	34,284.68	100.00%	10,628,520	100.00%	310.01
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	794.71	2.66%	504,650	4.32%	635.01
98. 2C1	2,452.73	8.21%	1,238,635	10.61%	505.00
99. 2C	6,671.92	22.32%	3,002,380	25.72%	450.00
100. 3C1	1,821.09	6.09%	692,010	5.93%	380.00
101. 3C	1,415.50	4.74%	516,650	4.43%	364.99
102. 4C1	13,986.88	46.79%	4,825,450	41.34%	345.00
103. 4C	2,750.20	9.20%	893,805	7.66%	325.00
104. Total	29,893.03	100.00%	11,673,580	100.00%	390.51
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	34,284.68	53.42%	10,628,520	47.66%	310.01
CRP Total	29,893.03	46.58%	11,673,580	52.34%	390.51
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	64,177.71	100.00%	22,302,100	100.00%	347.51

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

53 Kimball

	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	98,618,227	100,858,368	2,240,141	2.27%	655,050	1.61%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	15,995,524	18,257,455	2,261,931	14.14%	69,705	13.71%
04. Total Residential (sum lines 1-3)	114,613,751	119,115,823	4,502,072	3.93%	724,755	3.30%
05. Commercial	30,839,415	30,860,000	20,585	0.07%	121,475	-0.33%
06. Industrial	39,609,314	39,620,714	11,400	0.03%	57,605	-0.12%
07. Ag-Farmsite Land, Outbuildings	9,926,475	11,133,043	1,206,568	12.16%	656,800	5.54%
08. Minerals	60,990,745	33,247,309	-27,743,436	-45.49	0	-45.49
09. Total Commercial (sum lines 5-8)	141,365,949	114,861,066	-26,504,883	-18.75%	835,880	-19.34%
10. Total Non-Agland Real Property	255,979,700	233,976,889	-22,002,811	-8.60%	1,560,635	-9.21%
11. Irrigated	66,747,407	66,907,255	159,848	0.24%		
12. Dryland	105,402,902	106,087,180	684,278	0.65%		
13. Grassland	95,479,080	96,976,955	1,497,875	1.57%		
14. Wasteland	0	0	0			
15. Other Agland	1,220	0	-1,220	-100.00%		
16. Total Agricultural Land	267,630,609	269,971,390	2,340,781	0.87%		
17. Total Value of all Real Property (Locally Assessed)	523,610,309	503,948,279	-19,662,030	-3.76%	1,560,635	-4.05%

2016 Assessment Survey for Kimball County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Three
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$135,894
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$58,377
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:
	\$12,650--\$6,825 of this is for GIS support.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,000
12.	Other miscellaneous funds:
	None.
13.	Amount of last year's assessor's budget not used:
	\$33,488

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes, in conjunction with GIS.
4.	If so, who maintains the Cadastral Maps?
	The Assessor and her staff.
5.	Does the county have GIS software?
	Yes.
6.	Is GIS available to the public? If so, what is the web address?
	Yes, both property records and maps. The web address is http://kimball.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop and the Assessor.
8.	Personal Property software:
	MIPS

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?
	City of Kimball, villages of Bushnell and Dix.
4.	When was zoning implemented?
	County zoning was implemented in 2010. It is unknown when the municipalities zoning was implemented.

D. Contracted Services

1.	Appraisal Services:
	The physical inspection and valuation for all three property classes are done in-house. Pritchard & Abbott is the contracted appraisal service for all oil, gas and mineral interests.
2.	GIS Services:
	GIS Workshop.
3.	Other services:
	MIPS for administrative, CAMA and personal property software.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Pritchard & Abbott for oil, gas and mineral interests. Stanard Appraisal for Clean Harbors only.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	Expertise in the appraisal of oil, gas and mineral interests. For Stanard Appraisal, certification to appraise industrial properties. Must comply with Reg 50.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes for the interests appraised.

2016 Residential Assessment Survey for Kimball County

1.	Valuation data collection done by:																																	
	In house by the Assessor and her staff.																																	
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Kimball: all residential parcels within the City of Kimball.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Bushnell: the residential parcels within the village of Bushnell</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Dix: all residential parcels within the village of Dix.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban.</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>	10	Kimball: all residential parcels within the City of Kimball.	20	Bushnell: the residential parcels within the village of Bushnell	30	Dix: all residential parcels within the village of Dix.	80	Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban.	AG	Agricultural homes and outbuildings.																		
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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.																																	
	Replacement cost new minus depreciation.																																	
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																																	
	The tables provided by the CAMA vendor.																																	
5.	Are individual depreciation tables developed for each valuation grouping?																																	
	No.																																	
6.	Describe the methodology used to determine the residential lot values?																																	
	The market approach (in 2007). Sales are analyzed and then values are determined on a square foot basis.																																	
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																	
	The Assessor is not aware of any vacant lots being held for sale or resale.																																	
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2005</td> <td style="text-align: center;">2006</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">2005</td> <td style="text-align: center;">2006</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">30</td> <td style="text-align: center;">2005</td> <td style="text-align: center;">2006</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2005</td> <td style="text-align: center;">2006</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2005</td> <td style="text-align: center;">2006</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	10	2005	2006	2007	2013	20	2005	2006	2007	2013	30	2005	2006	2007	2013	80	2005	2006	2016	2013	AG	2005	2006	2016	2013
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20	2005	2006	2007	2013																														
30	2005	2006	2007	2013																														
80	2005	2006	2016	2013																														
AG	2005	2006	2016	2013																														

2016 Commercial Assessment Survey for Kimball County

1.	Valuation data collection done by:			
	The Kimball Assessor's staff.			
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>		
	10	Kimball: all commercial properties within the city of Kimball and the commercial properties considered to be suburban, since there is no separate suburban commercial market.		
	20	Bushnell: commercial parcels within the village of Bushnell.		
	30	Dix: commercial parcels within the village of Dix.		
	80	Rural: all commercial parcels not within the above valuation groupings.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The cost approach.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The County previously contracted with Stanard Appraisal to perform unique industrial property appraisals—such as Clean Harbors.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	The County utilizes the 2007 depreciation tables provided by the CAMA vendor.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	No.			
6.	Describe the methodology used to determine the commercial lot values.			
	Utilizing vacant commercial lot sales, these are priced per square foot for the valuation groupings.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	10	2007	2006	2008
	20	2007	2006	2008
	30	2007	2006	2008
	80	2007	2006	2008
				<u>Date of Last Inspection</u>
				2013
				2013
				2013
				2013

2016 Agricultural Assessment Survey for Kimball County

1.	Valuation data collection done by:										
	In-house by the Assessor and her staff.										
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>This Market Area is a combination of what were formerly areas one and two. This area is in the southern portion of the County, and is bordered by the State of Wyoming on the west and the State of Colorado on the south.</td> <td style="text-align: center;">2011</td> </tr> <tr> <td style="text-align: center;">2</td> <td>This Market Area is a combination of former market areas three and four in the northern portion of the county. Banner County borders this area to the north and Cheyenne County borders to the east. This area has some of the better irrigated land within the County.</td> <td style="text-align: center;">2011</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	This Market Area is a combination of what were formerly areas one and two. This area is in the southern portion of the County, and is bordered by the State of Wyoming on the west and the State of Colorado on the south.	2011	2	This Market Area is a combination of former market areas three and four in the northern portion of the county. Banner County borders this area to the north and Cheyenne County borders to the east. This area has some of the better irrigated land within the County.	2011
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	This Market Area is a combination of what were formerly areas one and two. This area is in the southern portion of the County, and is bordered by the State of Wyoming on the west and the State of Colorado on the south.	2011									
2	This Market Area is a combination of former market areas three and four in the northern portion of the county. Banner County borders this area to the north and Cheyenne County borders to the east. This area has some of the better irrigated land within the County.	2011									
	CRP is updated annually by letters sent to taxpayers who currently have CRP contracts.										
3.	Describe the process used to determine and monitor market areas.										
	Market activity, as shown by sales within the agricultural areas are reviewed yearly to determine the need for any changes to the areas' geographic composition or other possible trends.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Primary use of the land is used to distinguish both rural residential and recreational land from agricultural land. Rural residential land (other than the home and first acre farm site) is valued by market comparison with other similar parcels. Recreational use of land has not been seen within the County at this time.										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	Yes, they are valued the same.										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	There are currently no parcels enrolled in the Wetland Reserve Program.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
7a.	How many special valuation applications are on file?										
	N/A										
7b.	What process was used to determine if non-agricultural influences exist in the county?										
	N/A										
	<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

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

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (hereinafter referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 of each year.

General Description of Real Property in Kimball County:

According to the 2015 County Abstract, Kimball County consists of the following real property types:

<u>Base</u>	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value</u>
Residential	1827	37.69	18.99
Commercial	519	10.71	5.17
Industrial	11	.23	7.07
Recreational	0		
Minerals	514	10.60	11.69
Agricultural	1977	40.78	56.31

Kimball County has 587,724.58 acres of agricultural land; comprised of 6.91% irrigated land, 41.56% dryland, and 51.52% grassland.

New Property: For assessment year 2015, several building permits and/or Information Statements were filed for new property construction/additions in the county. Our yearly pickup work incorporated these permits and Information Statements and included newly constructed buildings, improvements, removed or deteriorated improvements, updating land uses, etc. A reappraisal was done on Frenchman Valley Cooperative, IOS and Clean Harbors. Kimball County had an estimated \$2,286,568 in growth for 2015.

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

Current Resources:

Staff:

Deputy Assessor and three clerks.

Budget: For 2014-2015 the assessor's office and reappraisal budget request was \$215,615. The adopted budget was \$215,615.

Assessment Actions Planned for Assessment Year 2016:

Residential Property:

We had computer software conversion done in late 2014. Not all of our data transferred correctly. We are in the process of double checking all the data with our hard copies to ensure accuracy in our information. Physical inspections will be made on properties where the data may differ. A new market study will be done when all of the data is correct. All of our residential houses will have new cost tables and depreciation applied to them for 2016.

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. It is assigned a partial value for the amount of construction completed. Residential real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property and adjusted as necessary to reflect market values.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

Commercial Property:

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. It is assigned a partial value for the amount of construction completed. Commercial real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

Agricultural Land:

As real estate transfers are received, we send out a questionnaire confirming the land use. We obtain a list from our local FSA office of CRP participants that have received a payment. (The FSA furnishes names after the program payments are received.) We send a letter to all landowners on the list and request an FSA map. A majority of them provide it. We then update our records from this information. We also use GIS imagery and field inspections to try to determine land use.

Ratio studies will be conducted by market areas for each class and subclass of land. With sales

information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

Assessment Actions Planned for Assessment Year 2017:

Residential Property:

Inspection and review of residential improvements on agricultural parcels and farm buildings will continue. I plan to complete the inspection of Township/Range 15-53 through 15-59 (excluding 15-55) and 16-56 through 16-59 in 2015. New pictures will be taken and compared with the old pictures in the file. Changes will be noted on the write-ups that are kept in the property record card. If the property owner is at home, data collectors will ask whether any changes have been made to the property and review the interior to determine the condition of the home. Necessary adjustments to valuation will be made once the review is completed.

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. It is assigned a partial value for the amount of construction completed. Residential real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property and adjusted as necessary to reflect market values.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

Commercial Property:

Data will be looked over for the commercial properties. We will double check all the data with our hard copies to ensure accuracy in our information. Physical inspections will be made on properties where the data may differ. A new market study will be done when all of the data is correct.

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. It is assigned a partial value for the amount of construction completed. Commercial real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

Agricultural Land:

As real estate transfers are received, we send out a questionnaire confirming the land use. We obtain a list from our local FSA office of CRP participants that have received a payment. (The FSA furnishes names after the program payments are received.) We send a letter to all landowners on the list and request an FSA map. A majority of them provide it. We then update

our records from this information. We also use GIS imagery and field inspections to try to determine land use.

Ratio studies will be conducted by market areas for each class and subclass of land. With sales information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

Assessment Actions Planned for Assessment Year 2018:

Residential Property:

We will continue the inspection and review of residential improvements on agricultural parcels, farm buildings and rural residential parcels with the inspection of Township/Range 15-55. We will also inspect and review residential property in the City of Kimball from Chestnut Street to the west side of town. New pictures will be taken and compared with the old pictures in the file. Changes will be noted on the write-ups that are kept in the property record card. If the property owner is at home, data collectors will review the property with the owner and ask whether any changes have been made to the property and review in interior to determine the condition of the home. Necessary adjustments to valuation will be made once the review is completed.

Pickup work will also be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, and notes observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. It is assigned a partial value for the amount of construction completed. Residential real estate sales will be monitored for the median level. Ratio studies will be conducted for each class and subclass of property and adjustments made as necessary to reflect market values.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

Commercial Property:

We will inspect and review the commercial property in the City of Kimball. New pictures will be taken and compared with the old pictures in the file. Changes will be noted on the write-ups that are kept in the property record card. Property owners will be asked whether any changes have been made to the property. If the property is vacant, a property questionnaire is sent. Necessary adjustments to valuation will be made once the review is completed.

Pickup work will also be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. It is assigned a partial value for the amount of construction completed. Commercial real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

Agricultural Land:

As real estate transfers are received, we send out a questionnaire confirming the land use. We obtain a list from our local FSA office of CRP participants that have received a payment. (The FSA furnishes names after the program payments are received.) We send a letter to all landowners on the list and request an FSA map. A majority of them provide it. We then update our records from this information. We also use GIS imagery and field inspections to try to determine land use.

Ratio studies will be conducted by market areas for each class and subclass of land. With sales information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

Other functions performed by the assessor's office including, but not limited to:

1. Personal Property: Assist taxpayers with preprinted schedules mailed to them and prepare new schedules when there are changes. Prepare notices of failure to file, penalties, unsigned returns, etc. as required.
2. Homestead Exemption Program: Assist applicants with forms. Send reminders or telephone previous year applicants that haven't filed by June 15th. Process the applications before mailing to State.
3. Annually prepare and file administrative reports as required by law or regulation with the Property Tax Administrator including:
 - Real Property Abstract
 - Annual Plan of Assessment
 - Assessor Survey
 - School District Taxable Value Report
 - Average Residential Value for Homestead Exemption purposes
 - Homestead Exemption Tax Loss Report
 - Certificate of Taxes Levied Report
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Annual review of government owned property not used for a public purpose and send notice of intent to tax.
6. Certify values to Political Subdivisions.
7. Record maintenance, mapping updates, and ownership changes.
8. On or before June 1st send Notices of Valuation Change to owners of record.
9. Centrally Assessed: review of valuations of entities as certified by PAD for railroad and public service entities. Establish assessment records for each subdivision taxed to each company and tax billing for tax list provided to the County Treasurer.
10. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Two parcels for each TIF property, one real estate card with the base value and one for the excess value of the property are maintained.
11. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
12. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
13. Tax List Corrections: prepare tax list correction documents for county board approval.

14. Annual Inventory: update report designating personal property of the assessor's office by August 25th each year.
15. County Board of Equalization: attend all County Board of Equalization meetings. Assemble and provide information for valuation protests.
16. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC.
17. TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC.
18. Pull real estate cards, make copies, and answer questions in person, over the phone or through email. Among those we assist are appraisers, realtors, lending institutions, property owners, attorneys, surveyors, general public and other county offices.
19. Education: Assessor and Deputy Assessor must attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

We strive to operate a well-organized, non-adversarial, congenial office that serves the public and educates them about the assessment process. Our aim is equalization and uniformity of valuation of all property in the county and completing the duties and responsibilities required of the assessor by Nebraska Statutes, Regulations and Directives.

Respectfully submitted to the Kimball County Board of Equalization:

Sherry Winstrom
Kimball County Assessor
July 29, 2015