



## **2016 REPORTS & OPINIONS**

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### **LOGAN COUNTY**



**Pete Ricketts**  
Governor

**STATE OF NEBRASKA**  
DEPARTMENT OF REVENUE  
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Logan 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 Logan County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

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

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

cc: Debbie Myers, Logan County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

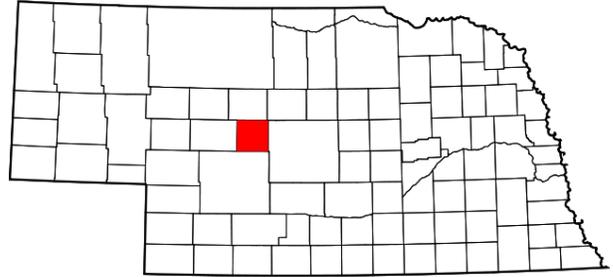
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

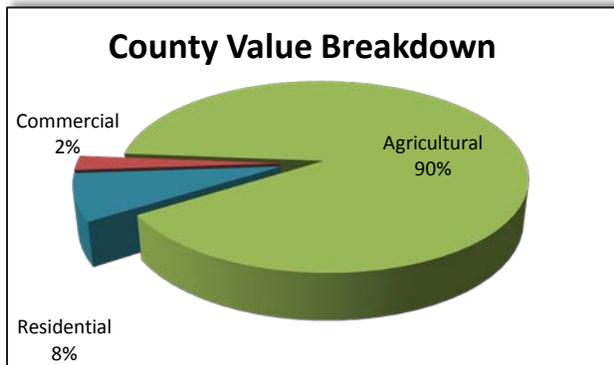
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 571 square miles, Logan had 750 residents, per the Census Bureau Quick Facts for 2014, a slight decline from the 2010 US Census. In a review of the past fifty years, Logan has seen a steady drop in population of 32% (Nebraska Department of Economic Development). Reports indicated that 69% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



Per the latest information available from the U.S. Census Bureau, there were twenty-three employer establishments in Logan. County-wide employment was at 487, a 4% gain relative to the 2010 Census (Nebraska Department of Labor).



The agricultural economy has remained a strong anchor for Logan that has fortified the local rural area economies. Logan is included in the Upper Loup Natural Resources District (NRD). Grass land makes up a majority of the land. Cattle production is the primary agricultural activity in Logan County. (USDA CropScape).

### Logan County Quick Facts

Founded	1885
Namesake	American Civil War General John Alexander Logan
Region	West Central
County Seat	Stapleton
Other Communities	Gandy

Most Populated	Stapleton (307) -1% from 2010 US Census
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Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

# 2016 Residential Correlation for Logan County

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## *Assessment Actions*

For the current assessment year, the county physically inspected the rural residential parcels. Pick-up and permit work was completed in a timely fashion.

## *Description of Analysis*

There is only one valuation grouping within the county. No unique characteristics have been defined in the market that would warrant more than one valuation grouping. The residential market seems to be somewhat stable acknowledging the influences of the larger trade center to the south.

The statistical profile shows that there are eleven qualified sales within the two-year study period. The sample is considered reliable and satisfactory for measurement of the residential class of real property in Logan County. Two of the three measures of central tendency are within the acceptable parameter set by professionally accepted mass appraisal techniques. The coefficient of dispersion is also within the acceptable range. The price related differential is slightly higher than acceptable but still indicates uniformity of assessment.

The assessment actions state that the rural residential was re-inspected for the 2016 assessment year. Changes to the abstract of assessment and sales file reflect the listing changes to the rural residential. The county will update costing and depreciation with the review of the villages in the following assessment year.

## *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 whether valuation processes result in the uniform and proportionate valuation of real property.

One of the areas addressed included sales qualification and verification. As an ex-officio officer the assessor is able to communicate with realtors and titles companies when they are filing the deeds or researching the property. The county assessor also utilizes a sales questionnaire that is sent to both the buyer and seller. The Division's review inspects the non-qualified sales to ensure that the grounds for non-qualifying sales are supports and documented. The review of Logan County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for measurement purposes.

The county's inspection and review cycle for all real property was discussed with the county assessor. The physical inspection of the villages was last completed in 2011 according to the date stamps on photos. During the review this summer it was discovered that the rural residential properties had no evidence of being systematically reviewed, although it was believed that the

## 2016 Residential Correlation for Logan County

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properties had been reviewed at some point in the cycle. The county assessor took action and hired a contract appraiser to review the rural areas in the fall to meet the criteria of the six-year inspection and review process. It is believed that the county is now in compliance with the inspection and review requirements.

Several reviews are conducted throughout the year to test the accuracy of the data being submitted to the State and to ensure that sales are being timely submitted as well. The Real Estate Transfer Statements reviewed were accurately reported in the State sales file. A review was conducted of the assessed values updated in the sales file and compared to the county's property record card to ensure that values are being properly updated. Lastly, an examination of the electronic tracking file indicated that the county was timely submitting sales to the state. It is believed that the county complies with data submission timelines and that the sales and value information is accurate as well.

Valuation groups were examined to ensure that the groupings defined are equally subject to a similar set of economic forces that impact market value. The county has adequately identified that there are no distinct economic factors that affect the market, and therefore the county only has one valuation grouping for the residential class.

### *Equalization and Quality of Assessment*

A review of the statistics and assessment practices suggest that assessments within the county are uniformly assessed and considered equalized. The overall quality of assessment in the county is considered in compliance. Based on the assessment practices review, the quality of assessment in Logan County is in compliance with professionally accepted mass appraisal standards.

<b>VALUATION GROUPING</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	11	97.31	94.04	90.42	09.92	104.00
----- ALL -----						
10/01/2013 To 09/30/2015	11	97.31	94.04	90.42	09.92	104.00

### *Level of Value*

Based on the review of all available information, the level of value of residential property in Logan County is 97%.

# 2016 Commercial Correlation for Logan County

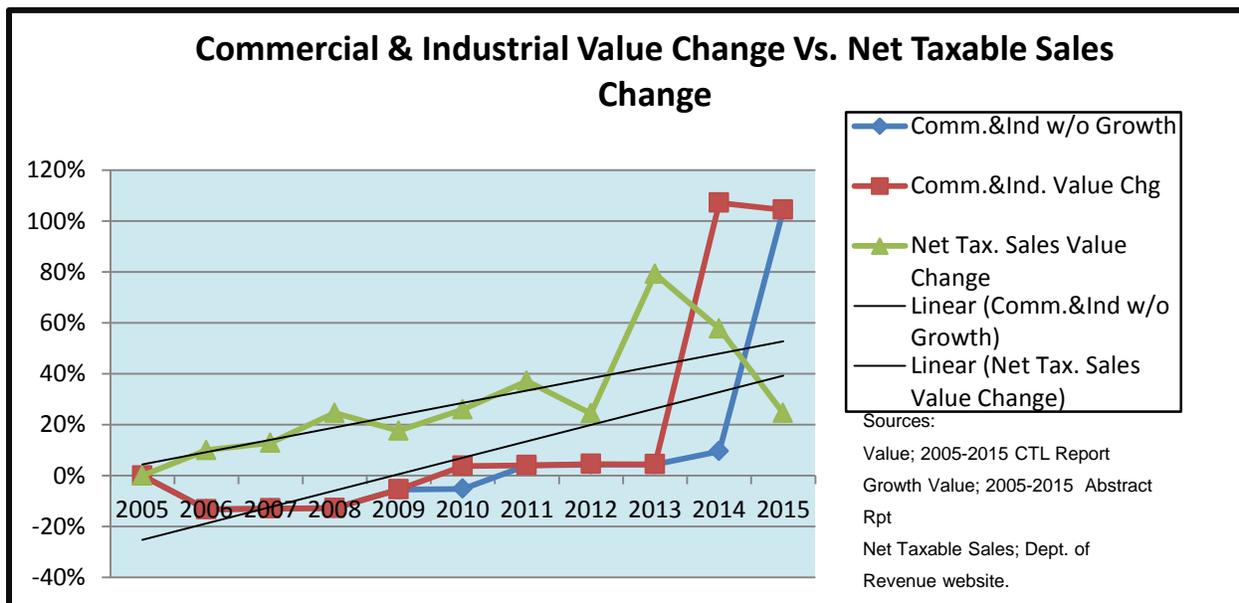
## Assessment Actions

For the current assessment year, the commercial class as a whole was physically inspected and pick up work was completed timely.

## Description of Analysis

For the commercial property class, there are thirty-six improved commercial parcels countywide. The parcels are found in twelve different occupancy codes. Most of the occupancy codes have only one or two parcels per code. There are currently two qualified sales during the current study period. The sample contains an insufficient number of sales for a statistical analysis to be meaningful.

Additional analysis of the Net Taxable Sales compared to the Assessed Value Change can be used to gauge the commercial market activity. The Chart shows sharp spikes and dips over the years indicating an erratic commercial market. Logan County makes up a portion of the North Platte, NE Micropolitan Statistical Area along with McPherson County. Stapleton is 25 miles from North Platte and residents within the county rely on the goods, services, and job opportunities offered in and around North Platte. The economics within the county do not support an organized commercial market.



## 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

## 2016 Commercial Correlation for Logan County

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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 Logan County assessor utilizes a sales question that is sent to both the buyer and the seller. The county assessor is also the Register of Deeds and has the opportunity to communicate with individuals when the deed is filed. A review was conducted to inspect the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review of Logan 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 physical inspection and review cycle for all real property was discussed with the county assessor. All commercial parcels were inspected for the 2016 assessment year. The county is in compliance with the inspection and review cycle.

Valuation groups were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. With so few commercial parcels within the county and a lack of differing economic factors, the county has only one valuation group for the commercial class.

### *Equalization and Quality of Assessment*

With so few commercial sales, the statistics should not be relied upon to measure a level of value. A review of the assessment practices suggest that assessments within the county are uniformly assessed and considered equalized. The overall quality of assessment in the county is considered in compliance.

<b>VALUATION GROUPING</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	2	94.06	94.06	97.98	04.59	96.00
ALL						
10/01/2012 To 09/30/2015	2	94.06	94.06	97.98	04.59	96.00

### *Level of Value*

Based on an analysis of all available information, the level of value of the commercial class of real property in Logan County is determined to be at the statutory level of 100% of market value.

## 2016 Agricultural Correlation for Logan County

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### *Assessment Actions*

A sales analysis was completed, as a result, grass land values increased approximately 25% throughout the county, and crop land values were unchanged for 2016.

### *Description of Analysis*

Logan County is located in the Nebraska Sandhills and Loess Hills region of Nebraska. The majority of the county is comprised of Sandhill's soils. A branch of the South Loup River runs through the southernmost portion of the county creating a transition between the Sandhills to the north and the Loess Hills to the south. The county is mainly comprised of grass land. The surrounding counties of Blaine, Thomas, Lincoln (Market Area 2), McPherson and parts of Custer County are considered to be comparable.

Analysis of the sales files indicated that the sample was disproportionate when stratified by sale date and contained an inadequate number of sales. The samples were expanded with sales from the comparable counties. The sample contains a proportionate and representative group of sales with adequate sample of grassland, but few irrigated or dry sales.

The sample of the irrigated class is remains small and unbalanced. True comparability does not exist with the surrounding counties. Logan County is a transitional area that transitions from the sandhills to better cropland into Custer and Dawson County. The county structures values through the LCGS as to recognize the Sandhills region without creating market areas. Adjustments to the midpoint in the irrigated class would make the individual LCG values higher than that of Custer, which is illogical. The irrigated market has been stable in the region, the assessor took a market increase to the irrigated class of 3%. Although there is very little dry land in the county, historically the county assessor has raised dry land at a similar rate as irrigated land. The values set by the county assessor transition well with the surrounding counties and are believed to be acceptable.

The calculated statistics supports that values are within the acceptable range for grass land subclasses. The overall median is being affected by the irrigated sales and is outside the range. Whereas the county is primarily made up of grass, the 95% majority land use median of the grass land is considered the best indicator of the level of value for the county.

### *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.

## 2016 Agricultural Correlation for Logan County

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The Real Estate Transfer Statements were reviewed and were confirmed to be filed both timely and accurately. Assessed values were also found to be reported accurately. The quality reporting demonstrates the reliability of the source information used in the Division's measurement process.

The sales qualification and verification review is completed by the Division annually for all counties. This involves a review of the non-qualified sales to ensure that reasons for disqualifying the sales were substantiated and documented. No apparent bias existed in the qualification determinations and it is believed that all arm's-length transactions were made available for measurement purposes.

Although there are separate and distinct geographical differences in the county, there are no separate market areas. The county addresses these differences using in the valuation structure of the cropland LCG's. The county adequately addresses market differences through valuation of the LCG structures.

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that impact market value. The review in Logan County was determined to be systematic and comprehensive; land use was last completed in 2014 utilizing aerial imagery. Inspection of agricultural improvements is completed within the six-year cycle using an onsite inspection process that was completed for the 2016 assessment year.

### *Equalization*

The analysis supports that the county has achieved equalization; comparison of Logan County values compared the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value.

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

<u>95%MLU By Market Area</u>				
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN
<u>Irrigated</u>				
County	1	93.48	93.48	93.48
1	1	93.48	93.48	93.48
<u>Grass</u>				
County	17	69.91	81.10	75.51
1	17	69.91	81.10	75.51
<u>ALL</u>				
10/01/2012 To 09/30/2015	29	63.26	72.67	66.65

## **2016 Agricultural Correlation for Logan County**

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

### ***Level of Value***

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

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

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>97</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2016 Commission Summary for Logan County

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### Residential Real Property - Current

Number of Sales	11	Median	97.31
Total Sales Price	\$650,413	Mean	94.04
Total Adj. Sales Price	\$650,413	Wgt. Mean	90.42
Total Assessed Value	\$588,101	Average Assessed Value of the Base	\$46,287
Avg. Adj. Sales Price	\$59,128	Avg. Assessed Value	\$53,464

### Confidence Interval - Current

95% Median C.I	83.18 to 110.82
95% Wgt. Mean C.I	79.92 to 100.92
95% Mean C.I	84.73 to 103.35
% of Value of the Class of all Real Property Value in the	4.12
% of Records Sold in the Study Period	3.94
% of Value Sold in the Study Period	4.55

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	12	99	99.08
2014	13	96	95.54
2013	11	92	91.72
2012	7		97.65

## 2016 Commission Summary for Logan County

### Commercial Real Property - Current

Number of Sales	2	Median	94.06
Total Sales Price	\$229,000	Mean	94.06
Total Adj. Sales Price	\$229,000	Wgt. Mean	97.98
Total Assessed Value	\$224,370	Average Assessed Value of the Base	\$79,443
Avg. Adj. Sales Price	\$114,500	Avg. Assessed Value	\$112,185

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	39.25 to 148.87
% of Value of the Class of all Real Property Value in the County	1.17
% of Records Sold in the Study Period	4.35
% of Value Sold in the Study Period	6.14

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	0	100	00.00
2014	1	100	118.98
2013	2		191.06
2012	1		118.98

**57 Logan**  
**RESIDENTIAL**

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

Qualified

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

Number of Sales : 11  
Total Sales Price : 650,413  
Total Adj. Sales Price : 650,413  
Total Assessed Value : 588,101  
Avg. Adj. Sales Price : 59,128  
Avg. Assessed Value : 53,464

MEDIAN : 97  
WGT. MEAN : 90  
MEAN : 94  
COD : 09.92  
PRD : 104.00

COV : 14.74  
STD : 13.86  
Avg. Abs. Dev : 09.65  
MAX Sales Ratio : 115.26  
MIN Sales Ratio : 64.18

95% Median C.I. : 83.18 to 110.82  
95% Wgt. Mean C.I. : 79.92 to 100.92  
95% Mean C.I. : 84.73 to 103.35

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	1	92.28	92.28	92.28	00.00	100.00	92.28	92.28	N/A	32,000	29,531
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	3	97.38	98.61	95.12	10.98	103.67	83.18	115.26	N/A	57,667	54,853
01-JUL-14 To 30-SEP-14	2	99.08	99.08	99.05	00.05	100.03	99.03	99.13	N/A	83,000	82,211
01-OCT-14 To 31-DEC-14	1	91.71	91.71	91.71	00.00	100.00	91.71	91.71	N/A	62,413	57,242
01-JAN-15 To 31-MAR-15	2	104.07	104.07	104.98	06.50	99.13	97.31	110.82	N/A	18,500	19,421
01-APR-15 To 30-JUN-15	1	64.18	64.18	64.18	00.00	100.00	64.18	64.18	N/A	90,000	57,761
01-JUL-15 To 30-SEP-15	1	84.16	84.16	84.16	00.00	100.00	84.16	84.16	N/A	90,000	75,744
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	6	98.21	97.71	96.63	06.88	101.12	83.18	115.26	83.18 to 115.26	61,833	59,752
01-OCT-14 To 30-SEP-15	5	91.71	89.64	82.17	13.04	109.09	64.18	110.82	N/A	55,883	45,918
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	6	98.21	97.62	96.22	06.99	101.45	83.18	115.26	83.18 to 115.26	66,902	64,371
<u>ALL</u>	11	97.31	94.04	90.42	09.92	104.00	64.18	115.26	83.18 to 110.82	59,128	53,464

<b>VALUATION GROUPING</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	11	97.31	94.04	90.42	09.92	104.00	64.18	115.26	83.18 to 110.82	59,128	53,464
<u>ALL</u>	11	97.31	94.04	90.42	09.92	104.00	64.18	115.26	83.18 to 110.82	59,128	53,464

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	11	97.31	94.04	90.42	09.92	104.00	64.18	115.26	83.18 to 110.82	59,128	53,464
06											
07											
<u>ALL</u>	11	97.31	94.04	90.42	09.92	104.00	64.18	115.26	83.18 to 110.82	59,128	53,464

**57 Logan**  
**RESIDENTIAL**

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

Qualified

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

Number of Sales : 11  
Total Sales Price : 650,413  
Total Adj. Sales Price : 650,413  
Total Assessed Value : 588,101  
Avg. Adj. Sales Price : 59,128  
Avg. Assessed Value : 53,464

MEDIAN : 97  
WGT. MEAN : 90  
MEAN : 94  
COD : 09.92  
PRD : 104.00

COV : 14.74  
STD : 13.86  
Avg. Abs. Dev : 09.65  
MAX Sales Ratio : 115.26  
MIN Sales Ratio : 64.18

95% Median C.I. : 83.18 to 110.82  
95% Wgt. Mean C.I. : 79.92 to 100.92  
95% Mean C.I. : 84.73 to 103.35

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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												
Less Than 30,000	3	110.82	107.80	109.50	05.40	98.45	97.31	115.26	N/A	22,000	24,089	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	11	97.31	94.04	90.42	09.92	104.00	64.18	115.26	83.18 to 110.82	59,128	53,464	
Greater Than 14,999	11	97.31	94.04	90.42	09.92	104.00	64.18	115.26	83.18 to 110.82	59,128	53,464	
Greater Than 29,999	8	92.00	88.88	88.27	08.77	100.69	64.18	99.13	64.18 to 99.13	73,052	64,479	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	3	110.82	107.80	109.50	05.40	98.45	97.31	115.26	N/A	22,000	24,089	
30,000 TO 59,999	2	95.71	95.71	95.76	03.58	99.95	92.28	99.13	N/A	32,500	31,122	
60,000 TO 99,999	5	84.16	84.12	83.30	09.92	100.98	64.18	97.38	N/A	77,283	64,376	
100,000 TO 149,999	1	99.03	99.03	99.03	00.00	100.00	99.03	99.03	N/A	133,000	131,710	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	11	97.31	94.04	90.42	09.92	104.00	64.18	115.26	83.18 to 110.82	59,128	53,464	

**57 Logan**  
**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 : 2  
Total Sales Price : 229,000  
Total Adj. Sales Price : 229,000  
Total Assessed Value : 224,370  
Avg. Adj. Sales Price : 114,500  
Avg. Assessed Value : 112,185

MEDIAN : 94  
WGT. MEAN : 98  
MEAN : 94  
COD : 04.59  
PRD : 96.00

COV : 06.49  
STD : 06.10  
Avg. Abs. Dev : 04.32  
MAX Sales Ratio : 98.37  
MIN Sales Ratio : 89.74

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 39.25 to 148.87

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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											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	2	94.06	94.06	97.98	04.59	96.00	89.74	98.37	N/A	114,500	112,185
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13											
01-OCT-13 To 30-SEP-14											
01-OCT-14 To 30-SEP-15	2	94.06	94.06	97.98	04.59	96.00	89.74	98.37	N/A	114,500	112,185
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13											
01-JAN-14 To 31-DEC-14											
<u>ALL</u>	2	94.06	94.06	97.98	04.59	96.00	89.74	98.37	N/A	114,500	112,185

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	2	94.06	94.06	97.98	04.59	96.00	89.74	98.37	N/A	114,500	112,185
<u>ALL</u>	2	94.06	94.06	97.98	04.59	96.00	89.74	98.37	N/A	114,500	112,185

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	2	94.06	94.06	97.98	04.59	96.00	89.74	98.37	N/A	114,500	112,185
04											
<u>ALL</u>	2	94.06	94.06	97.98	04.59	96.00	89.74	98.37	N/A	114,500	112,185

**57 Logan**  
**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 : 2  
Total Sales Price : 229,000  
Total Adj. Sales Price : 229,000  
Total Assessed Value : 224,370  
Avg. Adj. Sales Price : 114,500  
Avg. Assessed Value : 112,185

MEDIAN : 94  
WGT. MEAN : 98  
MEAN : 94  
COD : 04.59  
PRD : 96.00

COV : 06.49  
STD : 06.10  
Avg. Abs. Dev : 04.32  
MAX Sales Ratio : 98.37  
MIN Sales Ratio : 89.74

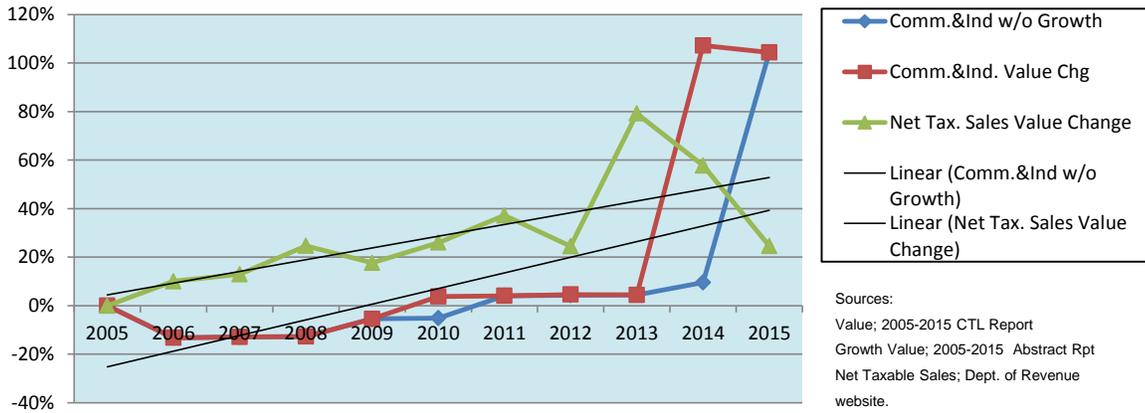
95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 39.25 to 148.87

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<b>SALE PRICE *</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	89.74	89.74	89.74	00.00	100.00	89.74	89.74	N/A	10,500	9,423
Less Than 30,000	1	89.74	89.74	89.74	00.00	100.00	89.74	89.74	N/A	10,500	9,423
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	2	94.06	94.06	97.98	04.59	96.00	89.74	98.37	N/A	114,500	112,185
Greater Than 14,999	1	98.37	98.37	98.37	00.00	100.00	98.37	98.37	N/A	218,500	214,947
Greater Than 29,999	1	98.37	98.37	98.37	00.00	100.00	98.37	98.37	N/A	218,500	214,947
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	89.74	89.74	89.74	00.00	100.00	89.74	89.74	N/A	10,500	9,423
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	1	98.37	98.37	98.37	00.00	100.00	98.37	98.37	N/A	218,500	214,947
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	2	94.06	94.06	97.98	04.59	96.00	89.74	98.37	N/A	114,500	112,185

<b>OCCUPANCY CODE</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	89.74	89.74	89.74	00.00	100.00	89.74	89.74	N/A	10,500	9,423
406	1	98.37	98.37	98.37	00.00	100.00	98.37	98.37	N/A	218,500	214,947
<u>ALL</u>	2	94.06	94.06	97.98	04.59	96.00	89.74	98.37	N/A	114,500	112,185

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2005	\$ 1,786,201	\$ 9,689	0.54%	\$ 1,776,512	-	\$ 2,257,527	-
2006	\$ 1,550,126	\$ -	0.00%	\$ 1,550,126	-13.22%	\$ 2,483,750	10.02%
2007	\$ 1,555,244	\$ -	0.00%	\$ 1,555,244	0.33%	\$ 2,549,371	2.64%
2008	\$ 1,558,942	\$ -	0.00%	\$ 1,558,942	0.24%	\$ 2,813,689	10.37%
2009	\$ 1,689,783	\$ -	0.00%	\$ 1,689,783	8.39%	\$ 2,655,827	-5.61%
2010	\$ 1,854,763	\$ 160,367	8.65%	\$ 1,694,396	0.27%	\$ 2,844,687	7.11%
2011	\$ 1,859,019	\$ -	0.00%	\$ 1,859,019	0.23%	\$ 3,097,309	8.88%
2012	\$ 1,868,258	\$ 4,381	0.23%	\$ 1,863,877	0.26%	\$ 2,810,403	-9.26%
2013	\$ 1,865,795	\$ -	0.00%	\$ 1,865,795	-0.13%	\$ 4,046,679	43.99%
2014	\$ 3,701,585	\$ 1,743,718	47.11%	\$ 1,957,867	4.93%	\$ 3,561,406	-11.99%
2015	\$ 3,651,447	\$ -	0.00%	\$ 3,651,447	-1.35%	\$ 2,813,232	-21.01%
<b>Ann %chg</b>	7.41%			<b>Average</b>	<b>0.00%</b>	<b>5.20%</b>	<b>3.51%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-13.22%	-13.22%	10.02%
2007	-12.93%	-12.93%	12.93%
2008	-12.72%	-12.72%	24.64%
2009	-5.40%	-5.40%	17.64%
2010	-5.14%	3.84%	26.01%
2011	4.08%	4.08%	37.20%
2012	4.35%	4.59%	24.49%
2013	4.46%	4.46%	79.25%
2014	9.61%	107.23%	57.76%
2015	104.43%	104.43%	24.62%

County Number   
 County Name

**57 Logan**  
**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 : 29  
Total Sales Price : 20,262,775  
Total Adj. Sales Price : 20,387,775  
Total Assessed Value : 13,589,383  
Avg. Adj. Sales Price : 703,027  
Avg. Assessed Value : 468,599

MEDIAN : 63  
WGT. MEAN : 67  
MEAN : 73  
COD : 35.00  
PRD : 109.03

COV : 39.44  
STD : 28.66  
Avg. Abs. Dev : 22.14  
MAX Sales Ratio : 130.88  
MIN Sales Ratio : 25.94

95% Median C.I. : 53.22 to 86.47  
95% Wgt. Mean C.I. : 53.12 to 80.19  
95% Mean C.I. : 61.77 to 83.57

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	3	43.13	66.07	54.59	79.76	121.03	25.94	129.14	N/A	1,040,200	567,828
01-JAN-13 To 31-MAR-13	1	61.55	61.55	61.55	00.00	100.00	61.55	61.55	N/A	130,000	80,011
01-APR-13 To 30-JUN-13	5	93.48	96.02	109.06	18.24	88.04	69.91	130.88	N/A	470,250	512,850
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13	3	123.41	111.20	115.17	10.06	96.55	86.47	123.71	N/A	352,000	405,396
01-JAN-14 To 31-MAR-14	4	58.01	64.96	60.89	21.58	106.68	47.30	96.51	N/A	537,616	327,348
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	2	68.61	68.61	72.23	22.43	94.99	53.22	84.00	N/A	323,840	233,902
01-OCT-14 To 31-DEC-14	4	63.81	67.77	66.86	15.04	101.36	53.08	90.38	N/A	1,015,308	678,796
01-JAN-15 To 31-MAR-15	3	46.37	47.00	46.86	02.01	100.30	45.91	48.71	N/A	1,561,500	731,681
01-APR-15 To 30-JUN-15	3	57.33	55.26	61.26	12.65	90.21	43.35	65.11	N/A	711,667	435,949
01-JUL-15 To 30-SEP-15	1	59.13	59.13	59.13	00.00	100.00	59.13	59.13	N/A	51,048	30,184
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	9	80.77	82.21	77.61	35.50	105.93	25.94	130.88	43.13 to 129.14	622,428	483,083
01-OCT-13 To 30-SEP-14	9	84.00	81.18	77.67	28.25	104.52	47.30	123.71	53.22 to 123.41	428,238	332,598
01-OCT-14 To 30-SEP-15	11	57.33	57.91	57.16	16.62	101.31	43.35	90.38	45.91 to 65.11	993,798	568,023
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	9	93.48	97.25	109.14	21.91	89.11	61.55	130.88	69.91 to 123.71	393,028	428,939
01-JAN-14 To 31-DEC-14	10	60.85	66.81	65.49	21.18	102.02	47.30	96.51	53.08 to 90.38	685,938	449,238
<u>ALL</u>	29	63.26	72.67	66.65	35.00	109.03	25.94	130.88	53.22 to 86.47	703,027	468,599

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	29	63.26	72.67	66.65	35.00	109.03	25.94	130.88	53.22 to 86.47	703,027	468,599
<u>ALL</u>	29	63.26	72.67	66.65	35.00	109.03	25.94	130.88	53.22 to 86.47	703,027	468,599

<b>95%MLU By Market Area</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Irrigated</u>											
County	1	93.48	93.48	93.48	00.00	100.00	93.48	93.48	N/A	310,000	289,798
1	1	93.48	93.48	93.48	00.00	100.00	93.48	93.48	N/A	310,000	289,798
<u>Grass</u>											
County	17	69.91	81.10	75.51	35.17	107.40	45.91	130.88	57.58 to 123.41	616,736	465,670
1	17	69.91	81.10	75.51	35.17	107.40	45.91	130.88	57.58 to 123.41	616,736	465,670
<u>ALL</u>	29	63.26	72.67	66.65	35.00	109.03	25.94	130.88	53.22 to 86.47	703,027	468,599

**57 Logan**  
**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

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 Avg. Adj. Sales Price : 703,027  
 Avg. Assessed Value : 468,599

MEDIAN : 63  
 WGT. MEAN : 67  
 MEAN : 73  
 COD : 35.00  
 PRD : 109.03

COV : 39.44  
 STD : 28.66  
 Avg. Abs. Dev : 22.14  
 MAX Sales Ratio : 130.88  
 MIN Sales Ratio : 25.94

95% Median C.I. : 53.22 to 86.47  
 95% Wgt. Mean C.I. : 53.12 to 80.19  
 95% Mean C.I. : 61.77 to 83.57

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**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	7	57.33	63.53	55.67	27.18	114.12	43.13	93.48	43.13 to 93.48	1,001,730	557,639
1	7	57.33	63.53	55.67	27.18	114.12	43.13	93.48	43.13 to 93.48	1,001,730	557,639
<b>_____Dry_____</b>											
County	1	43.35	43.35	43.35	00.00	100.00	43.35	43.35	N/A	235,000	101,867
1	1	43.35	43.35	43.35	00.00	100.00	43.35	43.35	N/A	235,000	101,867
<b>_____Grass_____</b>											
County	19	69.91	81.07	75.03	33.84	108.05	45.91	130.88	58.44 to 105.05	654,894	491,342
1	19	69.91	81.07	75.03	33.84	108.05	45.91	130.88	58.44 to 105.05	654,894	491,342
<b>_____ALL_____</b>											
	29	63.26	72.67	66.65	35.00	109.03	25.94	130.88	53.22 to 86.47	703,027	468,599

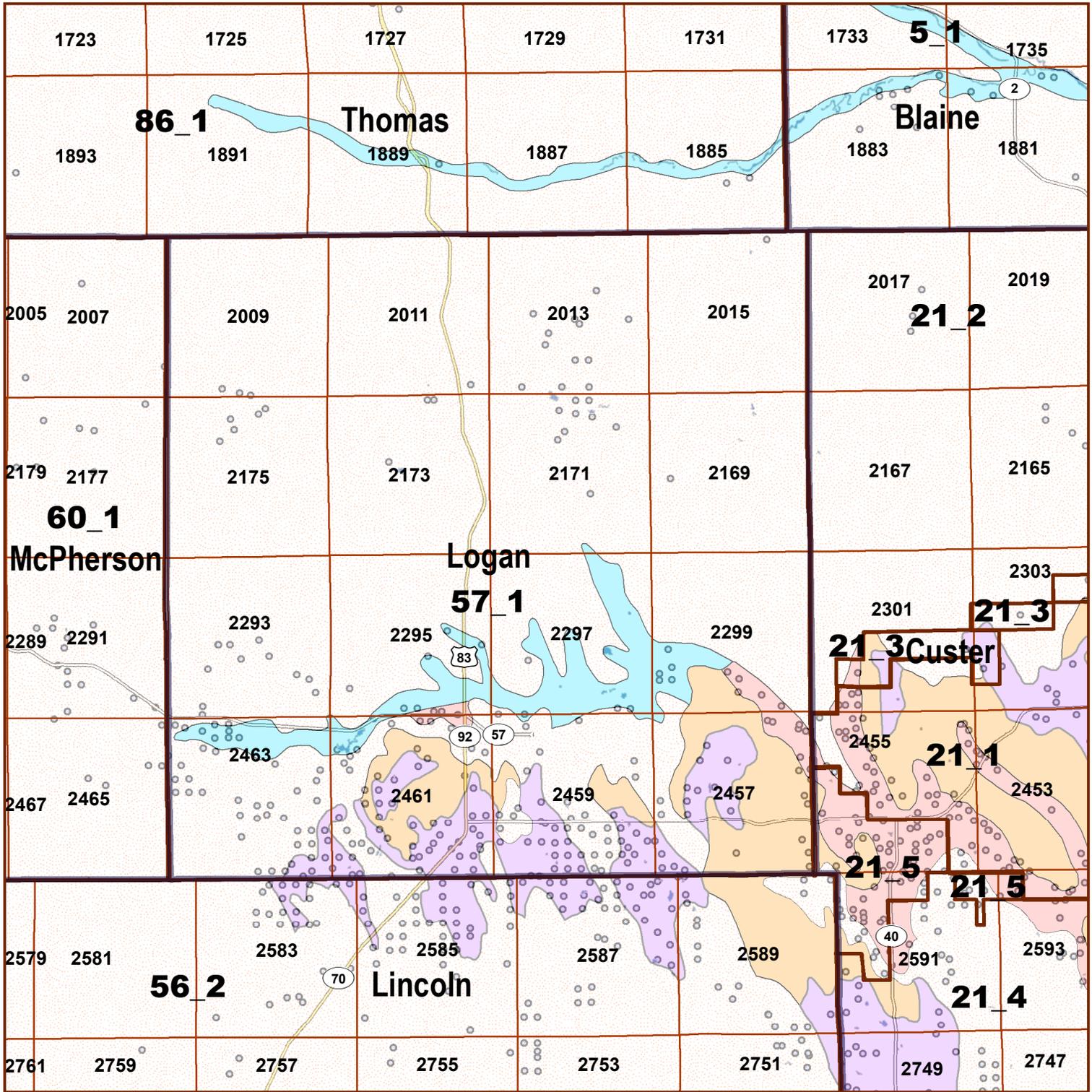
## Logan County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Logan	1	n/a	3,740	3,600	3,460	2,955	2,955	2,600	2,485	<b>3,100</b>
Lincoln	2	2,500	2,500	2,471	2,500	2,500	2,462	2,490	2,489	<b>2,489</b>
Blaine	1	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	<b>2,100</b>
Thomas	1	n/a	n/a	2,100	2,100	n/a	2,100	2,100	2,100	<b>2,100</b>
McPherson	1	n/a	n/a	2,100	2,100	n/a	2,100	2,100	2,100	<b>2,100</b>
Custer	4	n/a	4,855	4,456	3,762	3,482	3,365	3,156	2,962	<b>3,993</b>
Custer	5	n/a	4,839	4,445	3,749	3,467	3,355	3,145	2,952	<b>4,115</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Logan	1	n/a	1,625	1,560	1,560	1,440	1,440	1,210	1,210	<b>1,441</b>
Lincoln	2	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	<b>1,350</b>
Blaine	1	n/a	720	n/a	n/a	n/a	720	720	720	<b>720</b>
Thomas	1	n/a	<b>n/a</b>							
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	<b>725</b>
Custer	4	n/a	2,095	1,910	1,610	1,495	1,445	1,355	1,275	<b>1,666</b>
Custer	5	n/a	2,095	1,910	1,610	1,495	1,445	1,355	1,275	<b>1,688</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Logan	1	n/a	525	525	525	525	526	527	525	<b>525</b>
Lincoln	2	525	525	525	525	525	465	465	464	<b>465</b>
Blaine	1	n/a	720	n/a	720	720	720	545	545	<b>549</b>
Thomas	1	n/a	n/a	417	417	n/a	417	417	417	<b>417</b>
McPherson	1	n/a	n/a	370	370	n/a	370	370	370	<b>370</b>
Custer	4	n/a	1,040	1,035	1,035	1,030	1,030	960	821	<b>870</b>
Custer	5	n/a	1,050	1,036	1,038	1,036	1,030	1,022	963	<b>975</b>

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



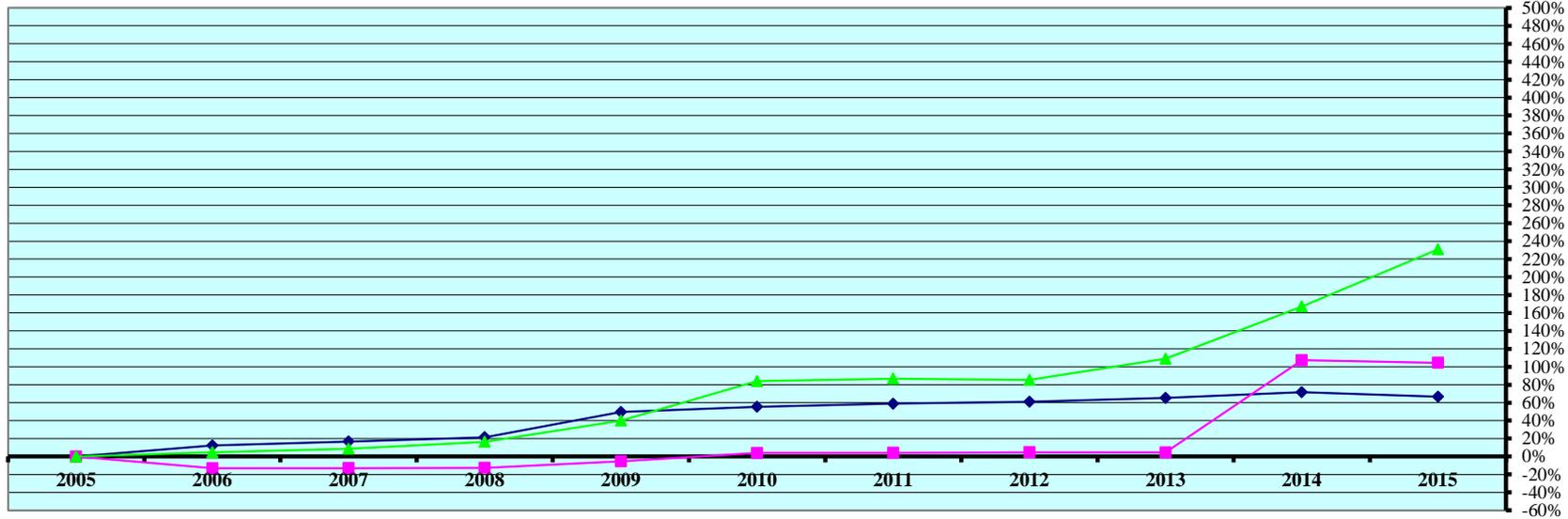
**Legend**

- 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

## Logan County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	7,860,439	--	--	--	1,786,201	--	--	--	73,414,962	--	--	--
2006	8,823,476	963,037	12.25%	12.25%	1,550,126	-236,075	-13.22%	-13.22%	76,764,580	3,349,618	4.56%	4.56%
2007	9,178,253	354,777	4.02%	16.77%	1,555,244	5,118	0.33%	-12.93%	79,840,020	3,075,440	4.01%	8.75%
2008	9,544,888	366,635	3.99%	21.43%	1,558,942	3,698	0.24%	-12.72%	85,480,795	5,640,775	7.07%	16.44%
2009	11,761,277	2,216,389	23.22%	49.63%	1,689,783	130,841	8.39%	-5.40%	102,799,124	17,318,329	20.26%	40.02%
2010	12,216,144	454,867	3.87%	55.41%	1,854,763	164,980	9.76%	3.84%	135,177,802	32,378,678	31.50%	84.13%
2011	12,486,998	270,854	2.22%	58.86%	1,859,019	4,256	0.23%	4.08%	137,138,972	1,961,170	1.45%	86.80%
2012	12,648,149	161,151	1.29%	60.91%	1,868,258	9,239	0.50%	4.59%	136,111,173	-1,027,799	-0.75%	85.40%
2013	12,985,303	337,154	2.67%	65.20%	1,865,795	-2,463	-0.13%	4.46%	153,373,829	17,262,656	12.68%	108.91%
2014	13,499,708	514,405	3.96%	71.74%	3,701,585	1,835,790	98.39%	107.23%	196,172,358	42,798,529	27.90%	167.21%
2015	13,103,383	-396,325	-2.94%	66.70%	3,651,447	-50,138	-1.35%	104.43%	242,985,551	46,813,193	23.86%	230.98%

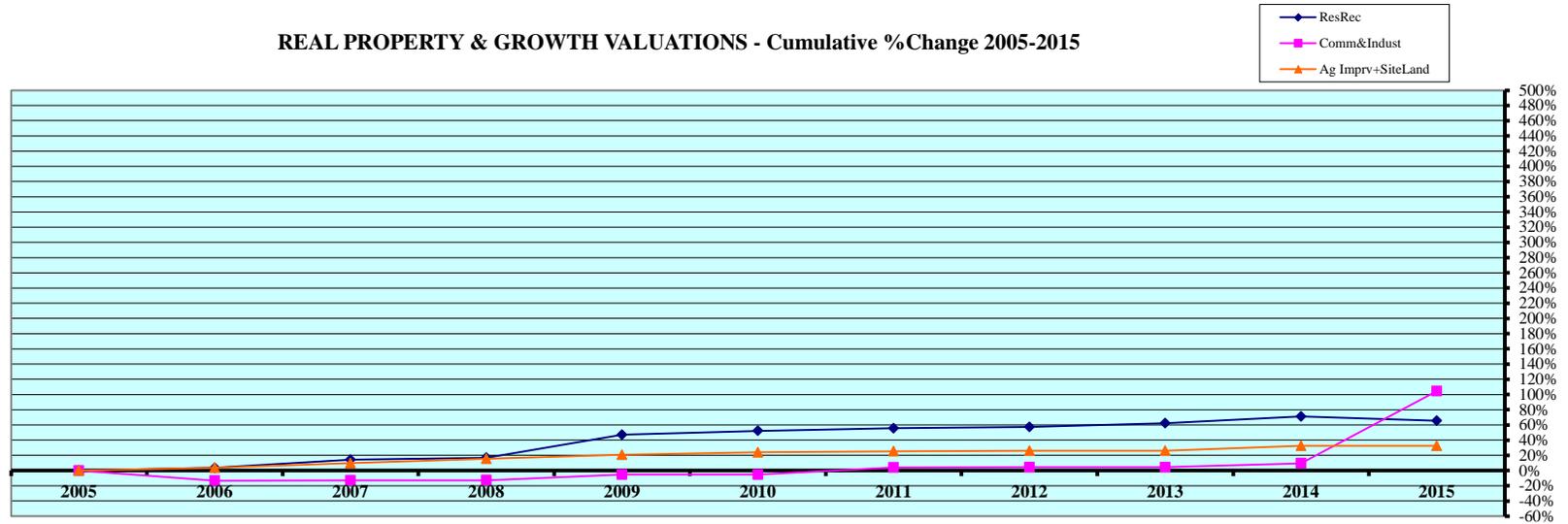
Rate Annual %chg: Residential & Recreational 5.24% Commercial & Industrial 7.41% Agricultural Land 12.71%

Cnty# 57  
 County LOGAN

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	7,860,439	140,671	1.79%	7,719,768	--	--	1,786,201	9,689	0.54%	1,776,512	--	--	
2006	8,823,476	675,830	7.66%	8,147,646	3.65%	3.65%	1,550,126	0	0.00%	1,550,126	-13.22%	-13.22%	
2007	9,178,253	201,038	2.19%	8,977,215	1.74%	14.21%	1,555,244	0	0.00%	1,555,244	0.33%	-12.93%	
2008	9,544,888	359,228	3.76%	9,185,660	0.08%	16.86%	1,558,942	0	0.00%	1,558,942	0.24%	-12.72%	
2009	11,761,277	188,424	1.60%	11,572,853	21.25%	47.23%	1,689,783	0	0.00%	1,689,783	8.39%	-5.40%	
2010	12,216,144	250,557	2.05%	11,965,587	1.74%	52.23%	1,854,763	160,367	8.65%	1,694,396	0.27%	-5.14%	
2011	12,486,998	253,582	2.03%	12,233,416	0.14%	55.63%	1,859,019	0	0.00%	1,859,019	0.23%	4.08%	
2012	12,648,149	281,900	2.23%	12,366,249	-0.97%	57.32%	1,868,258	4,381	0.23%	1,863,877	0.26%	4.35%	
2013	12,985,303	234,970	1.81%	12,750,333	0.81%	62.21%	1,865,795	0	0.00%	1,865,795	-0.13%	4.46%	
2014	13,499,708	44,800	0.33%	13,454,908	3.62%	71.17%	3,701,585	1,743,718	47.11%	1,957,867	4.93%	9.61%	
2015	13,103,383	94,372	0.72%	13,009,011	-3.63%	65.50%	3,651,447	0	0.00%	3,651,447	-1.35%	104.43%	
Rate Ann%chg	5.24%			Resid & Rec. w/o growth			7.41%			C & I w/o growth			0.00%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	7,958,641	3,215,366	11,174,007	84,905	0.76%	--	--
2006	9,601,081	2,402,855	12,003,936	399,721	3.33%	3.85%	3.85%
2007	10,549,677	2,459,974	13,009,651	743,018	5.71%	2.19%	9.78%
2008	10,476,852	2,481,275	12,958,127	48,687	0.38%	-0.77%	15.53%
2009	11,401,836	2,625,826	14,027,662	530,376	3.78%	4.16%	20.79%
2010	11,325,197	2,694,205	14,019,402	151,143	1.08%	-1.14%	24.11%
2011	11,224,377	2,832,975	14,057,352	45,619	0.32%	-0.05%	25.40%
2012	11,219,511	3,000,013	14,219,524	144,467	1.02%	0.13%	25.96%
2013	11,173,766	3,164,244	14,338,010	251,197	1.75%	-0.93%	26.07%
2014	11,636,428	3,160,710	14,797,138	0	0.00%	3.20%	32.42%
2015	11,552,714	3,690,697	15,243,411	449,108	2.95%	-0.02%	32.40%
Rate Ann%chg	3.80%	1.39%	3.15%	Ag Imprv+Site w/o growth		1.06%	

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

Sources:

Value; 2005 - 2015 CTL

Growth Value; 2005-2015 Abstract of Asmnt Rpt.

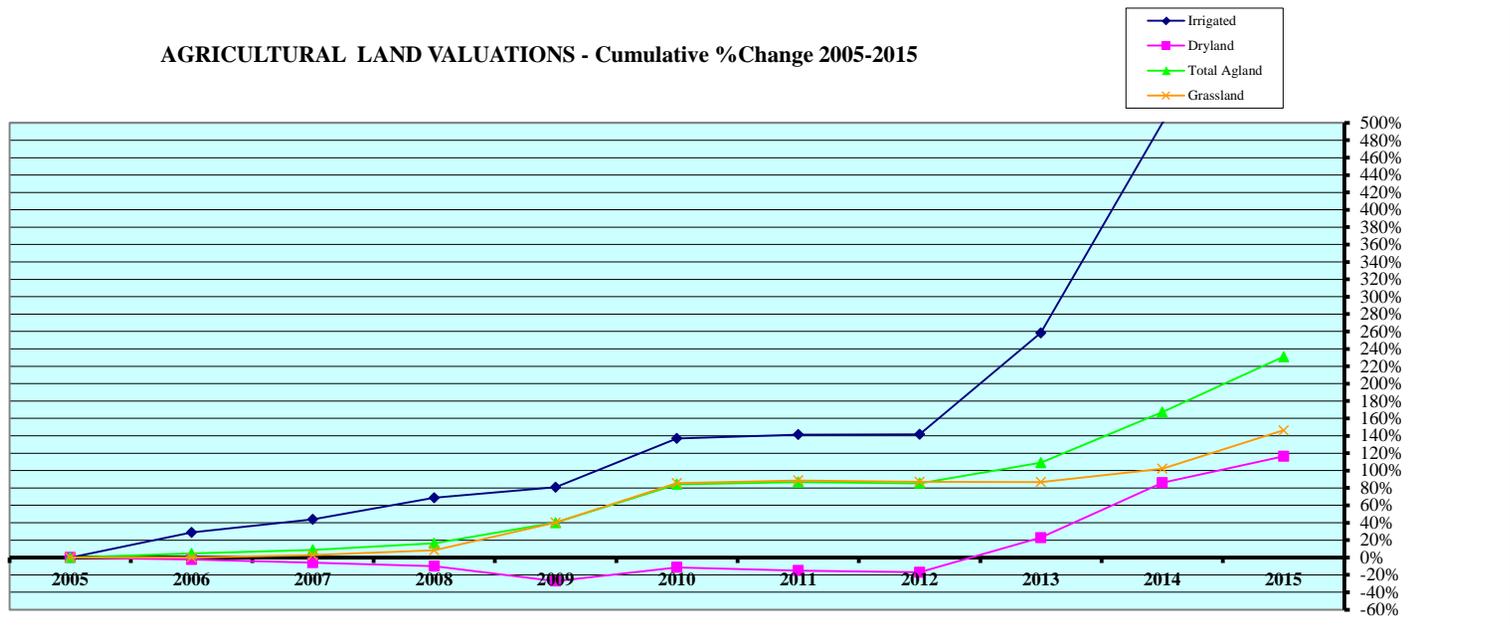
NE Dept. of Revenue, Property Assessment Division

Prepared as of 03/01/2016

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County LOGAN

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**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	12,328,856	--	--	--	7,637,926	--	--	--	53,436,271	--	--	--
2006	15,889,445	3,560,589	28.88%	28.88%	7,455,024	-182,902	-2.39%	-2.39%	53,408,202	-28,069	-0.05%	-0.05%
2007	17,749,352	1,859,907	11.71%	43.97%	7,171,529	-283,495	-3.80%	-6.11%	54,907,230	1,499,028	2.81%	2.75%
2008	20,790,143	3,040,791	17.13%	68.63%	6,872,790	-298,739	-4.17%	-10.02%	57,806,303	2,899,073	5.28%	8.18%
2009	22,279,091	1,488,948	7.16%	80.71%	5,568,980	-1,303,810	-18.97%	-27.09%	74,916,952	17,110,649	29.60%	40.20%
2010	29,207,484	6,928,393	31.10%	136.90%	6,772,502	1,203,522	21.61%	-11.33%	99,163,640	24,246,688	32.36%	85.57%
2011	29,770,163	562,679	1.93%	141.47%	6,494,171	-278,331	-4.11%	-14.97%	100,840,462	1,676,822	1.69%	88.71%
2012	29,811,201	41,038	0.14%	141.80%	6,338,738	-155,433	-2.39%	-17.01%	99,929,208	-911,254	-0.90%	87.01%
2013	44,187,428	14,376,227	48.22%	258.41%	9,379,697	3,040,959	47.97%	22.80%	99,774,960	-154,248	-0.15%	86.72%
2014	73,978,165	29,790,737	67.42%	500.04%	14,200,866	4,821,169	51.40%	85.93%	107,961,583	8,186,623	8.21%	102.04%
2015	94,809,628	20,831,463	28.16%	669.01%	16,531,173	2,330,307	16.41%	116.44%	131,612,799	23,651,216	21.91%	146.30%

Rate Ann.%chg: Irrigated **22.63%** Dryland **8.03%** Grassland **9.43%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	11,666	--	--	--	243	--	--	--	73,414,962	--	--	--
2006	11,666	0	0.00%	0.00%	243	0	0.00%	0.00%	76,764,580	3,349,618	4.56%	4.56%
2007	11,666	0	0.00%	0.00%	243	0	0.00%	0.00%	79,840,020	3,075,440	4.01%	8.75%
2008	11,316	-350	-3.00%	-3.00%	243	0	0.00%	0.00%	85,480,795	5,640,775	7.07%	16.44%
2009	33,858	22,542	199.20%	190.23%	243	0	0.00%	0.00%	102,799,124	17,318,329	20.26%	40.02%
2010	33,933	75	0.22%	190.87%	243	0	0.00%	0.00%	135,177,802	32,378,678	31.50%	84.13%
2011	33,933	0	0.00%	190.87%	243	0	0.00%	0.00%	137,138,972	1,961,170	1.45%	86.80%
2012	31,838	-2,095	-6.17%	172.91%	188	-55	-22.63%	-22.63%	136,111,173	-1,027,799	-0.75%	85.40%
2013	31,556	-282	-0.89%	170.50%	188	0	0.00%	-22.63%	153,373,829	17,262,656	12.68%	108.91%
2014	31,556	0	0.00%	170.50%	188	0	0.00%	-22.63%	196,172,358	42,798,529	27.90%	167.21%
2015	31,763	207	0.66%	172.27%	188	0	0.00%	-22.63%	242,985,551	46,813,193	23.86%	230.98%

Cnty# **57**  
County **LOGAN**

Rate Ann.%chg: Total Agric Land **12.71%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	12,339,144	21,522	573			7,636,271	20,798	367			53,431,469	320,725	167		
2006	16,361,455	22,513	727	26.76%	26.76%	7,267,447	19,930	365	-0.68%	-0.68%	53,402,867	320,593	167	-0.01%	-0.01%
2007	17,749,352	22,722	781	7.48%	36.24%	7,171,529	20,039	358	-1.86%	-2.53%	54,907,570	320,273	171	2.92%	2.91%
2008	20,470,615	24,161	847	8.46%	47.77%	7,003,865	19,646	357	-0.38%	-2.90%	57,820,463	319,292	181	5.63%	8.70%
2009	22,279,091	25,765	865	2.06%	50.82%	5,568,980	18,454	302	-15.35%	-17.81%	74,917,704	318,799	235	29.77%	41.06%
2010	29,207,484	26,154	1,117	29.15%	94.78%	7,133,762	18,092	394	30.66%	7.40%	98,810,714	318,744	310	31.91%	86.08%
2011	29,767,963	26,660	1,117	-0.02%	94.75%	6,639,416	16,593	400	1.48%	8.98%	100,717,526	319,738	315	1.61%	89.08%
2012	29,811,201	26,706	1,116	-0.03%	94.70%	6,338,312	15,732	403	0.69%	9.73%	99,923,909	317,218	315	0.00%	89.08%
2013	44,167,210	28,344	1,558	39.59%	171.79%	9,438,680	14,680	643	59.59%	75.12%	99,746,072	316,654	315	0.00%	89.08%
2014	73,828,292	29,907	2,469	58.42%	330.56%	15,580,715	13,370	1,165	81.25%	217.40%	107,565,707	316,370	340	7.94%	104.09%
2015	94,809,627	31,108	3,048	23.46%	431.57%	16,531,126	11,471	1,441	23.66%	292.51%	131,613,219	317,043	415	22.10%	149.18%

Rate Annual %chg Average Value/Acre: 18.18%

14.65%

9.56%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	11,666	2,333	5			243	49	5			73,418,793	365,427	201		
2006	11,666	2,333	5	0.00%	0.00%	243	49	5	0.00%	0.00%	77,043,678	365,417	211	4.94%	4.94%
2007	11,666	2,333	5	0.00%	0.00%	243	49	5	0.00%	0.00%	79,840,360	365,416	218	3.63%	8.75%
2008	11,316	2,263	5	0.00%	0.00%	243	49	5	0.00%	0.00%	85,306,502	365,411	233	6.85%	16.20%
2009	33,858	2,257	15	200.00%	200.00%	243	49	5	0.00%	0.00%	102,799,876	365,323	281	20.54%	40.06%
2010	33,978	2,265	15	0.00%	200.00%	243	49	5	0.00%	0.00%	135,186,181	365,304	370	31.51%	84.19%
2011	33,933	2,262	15	0.00%	200.00%	243	49	5	0.00%	0.00%	137,159,081	365,302	375	1.46%	86.88%
2012	31,838	2,122	15	0.00%	200.01%	188	38	5	0.12%	0.12%	136,105,448	361,816	376	0.19%	87.23%
2013	31,556	2,104	15	0.00%	200.02%	188	38	5	0.00%	0.12%	153,383,706	361,819	424	12.69%	111.00%
2014	31,556	2,104	15	0.00%	200.02%	188	38	5	0.00%	0.12%	197,006,458	361,788	545	28.45%	171.03%
2015	31,763	2,107	15	0.50%	201.53%	188	38	5	0.00%	0.12%	242,985,923	361,766	672	23.35%	234.31%

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Rate Annual %chg Average Value/Acre: 12.83%

(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
763	LOGAN	14,181,711	998,110	165,561	13,103,383	3,651,447	0	0	242,985,551	11,552,714	3,690,697	860	290,330,034
cnty sectorvalue % of total value:		4.88%	0.34%	0.06%	4.51%	1.26%			83.69%	3.98%	1.27%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
32	GANDY	0	0	0	796,143	10,075	0	0	0	0	0	0	806,218
4.19%	%sector of county sector				6.08%	0.28%							0.28%
	%sector of municipality				98.75%	1.25%							100.00%
305	STAPLETON	95,324	182,822	10,785	7,671,874	1,260,145	0	0	0	0	0	0	9,220,950
39.97%	%sector of county sector	0.67%	18.32%	6.51%	58.55%	34.51%							3.18%
	%sector of municipality	1.03%	1.98%	0.12%	83.20%	13.67%							100.00%
337	Total Municipalities	95,324	182,822	10,785	8,468,017	1,270,220	0	0	0	0	0	0	10,027,168
44.17%	%all municip.sect of cnty	0.67%	18.32%	6.51%	64.62%	34.79%							3.45%

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

CHART 5

EXHIBIT

57B

Page 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 1,483</b>	<b>Value : 313,664,606</b>	<b>Growth 679,980</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	67	159,376	0	0	6	1,425	73	160,801	
<b>02. Res Improve Land</b>	168	830,050	0	0	38	731,313	206	1,561,363	
<b>03. Res Improvements</b>	168	7,466,466	0	0	38	3,725,367	206	11,191,833	
<b>04. Res Total</b>	235	8,455,892	0	0	44	4,458,105	279	12,913,997	50,944
<b>% of Res Total</b>	84.23	65.48	0.00	0.00	15.77	34.52	18.81	4.12	7.49
<b>05. Com UnImp Land</b>	10	68,168	0	0	0	0	10	68,168	
<b>06. Com Improve Land</b>	33	126,438	0	0	3	144,660	36	271,098	
<b>07. Com Improvements</b>	33	1,078,542	0	0	3	2,236,567	36	3,315,109	
<b>08. Com Total</b>	43	1,273,148	0	0	3	2,381,227	46	3,654,375	0
<b>% of Com Total</b>	93.48	34.84	0.00	0.00	6.52	65.16	3.10	1.17	0.00
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	235	8,455,892	0	0	44	4,458,105	279	12,913,997	50,944
<b>% of Res &amp; Rec Total</b>	84.23	65.48	0.00	0.00	15.77	34.52	18.81	4.12	7.49
<b>Com &amp; Ind Total</b>	43	1,273,148	0	0	3	2,381,227	46	3,654,375	0
<b>% of Com &amp; Ind Total</b>	93.48	34.84	0.00	0.00	6.52	65.16	3.10	1.17	0.00
<b>17. Taxable Total</b>	278	9,729,040	0	0	47	6,839,332	325	16,568,372	50,944
<b>% of Taxable Total</b>	85.54	58.72	0.00	0.00	14.46	41.28	21.92	5.28	7.49

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	14	860	14	860	0
25. Total	0	0	0	0	14	860	14	860	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	24	0	8	32

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	951	225,795,291	951	225,795,291
28. Ag-Improved Land	0	0	0	0	183	56,963,751	183	56,963,751
29. Ag Improvements	0	0	0	0	193	14,336,332	193	14,336,332
30. Ag Total							1,144	297,095,374

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	2	2.00	10,000	2	2.00	10,000	
32. HomeSite Improv Land	147	162.10	810,500	147	162.10	810,500	
33. HomeSite Improvements	149	155.10	10,667,003	149	155.10	10,667,003	629,036
34. HomeSite Total				<b>151</b>	<b>164.10</b>	<b>11,487,503</b>	
35. FarmSite UnImp Land	2	2.00	1,000	2	2.00	1,000	
36. FarmSite Improv Land	162	174.00	105,761	162	174.00	105,761	
37. FarmSite Improvements	180	0.00	3,669,329	180	0.00	3,669,329	0
38. FarmSite Total				<b>182</b>	<b>176.00</b>	<b>3,776,090</b>	
39. Road & Ditches	0	1,588.53	0	0	1,588.53	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>333</b>	<b>1,928.63</b>	<b>15,263,593</b>	<b>629,036</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	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	6,035.51	18.79%	22,572,807	22.67%	3,740.00
47. 2A1	3,977.49	12.38%	14,318,964	14.38%	3,600.00
48. 2A	4,397.22	13.69%	15,214,373	15.28%	3,460.00
49. 3A1	2,806.07	8.74%	8,291,941	8.33%	2,955.00
50. 3A	2,934.00	9.13%	8,669,977	8.71%	2,955.00
51. 4A1	6,637.29	20.66%	17,256,954	17.33%	2,600.00
52. 4A	5,334.38	16.61%	13,255,943	13.31%	2,485.00
53. Total	32,121.96	100.00%	99,580,959	100.00%	3,100.09
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,729.10	24.21%	4,434,823	27.31%	1,625.01
56. 2D1	1,002.53	8.90%	1,563,947	9.63%	1,560.00
57. 2D	1,509.00	13.39%	2,354,039	14.50%	1,560.00
58. 3D1	1,823.63	16.18%	2,626,019	16.17%	1,440.00
59. 3D	733.72	6.51%	1,056,559	6.51%	1,440.00
60. 4D1	2,573.28	22.83%	3,113,682	19.18%	1,210.01
61. 4D	899.24	7.98%	1,088,085	6.70%	1,210.01
62. Total	11,270.50	100.00%	16,237,154	100.00%	1,440.68
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,201.85	0.38%	631,003	0.38%	525.03
65. 2G1	2,135.61	0.68%	1,121,224	0.68%	525.01
66. 2G	4,281.00	1.36%	2,247,581	1.35%	525.01
67. 3G1	854.39	0.27%	448,574	0.27%	525.02
68. 3G	10,617.95	3.36%	5,580,576	3.36%	525.58
69. 4G1	28,027.84	8.87%	14,761,641	8.89%	526.68
70. 4G	268,811.38	85.09%	141,191,291	85.06%	525.24
71. Total	315,930.02	100.00%	165,981,890	100.00%	525.38
<b>Irrigated Total</b>					
	32,121.96	8.89%	99,580,959	35.33%	3,100.09
<b>Dry Total</b>					
	11,270.50	3.12%	16,237,154	5.76%	1,440.68
<b>Grass Total</b>					
	315,930.02	87.40%	165,981,890	58.89%	525.38
72. Waste	2,105.84	0.58%	31,590	0.01%	15.00
73. Other	37.51	0.01%	188	0.00%	5.01
74. Exempt	10.04	0.00%	0	0.00%	0.00
75. Market Area Total	361,465.83	100.00%	281,831,781	100.00%	779.69

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	32,121.96	99,580,959	32,121.96	99,580,959
<b>77. Dry Land</b>	0.00	0	0.00	0	11,270.50	16,237,154	11,270.50	16,237,154
<b>78. Grass</b>	0.00	0	0.00	0	315,930.02	165,981,890	315,930.02	165,981,890
<b>79. Waste</b>	0.00	0	0.00	0	2,105.84	31,590	2,105.84	31,590
<b>80. Other</b>	0.00	0	0.00	0	37.51	188	37.51	188
<b>81. Exempt</b>	0.00	0	0.00	0	10.04	0	10.04	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>361,465.83</b>	<b>281,831,781</b>	<b>361,465.83</b>	<b>281,831,781</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	32,121.96	8.89%	99,580,959	35.33%	3,100.09
<b>Dry Land</b>	11,270.50	3.12%	16,237,154	5.76%	1,440.68
<b>Grass</b>	315,930.02	87.40%	165,981,890	58.89%	525.38
<b>Waste</b>	2,105.84	0.58%	31,590	0.01%	15.00
<b>Other</b>	37.51	0.01%	188	0.00%	5.01
<b>Exempt</b>	10.04	0.00%	0	0.00%	0.00
<b>Total</b>	<b>361,465.83</b>	<b>100.00%</b>	<b>281,831,781</b>	<b>100.00%</b>	<b>779.69</b>

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 Gandy	55	101,932	20	108,567	20	604,075	75	814,574	0
83.2 Rural	6	1,425	38	731,313	38	3,725,367	44	4,458,105	50,944
83.3 Stapleton	12	57,444	148	721,483	148	6,862,391	160	7,641,318	0
84 Residential Total	73	160,801	206	1,561,363	206	11,191,833	279	12,913,997	50,944

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	Gandy	0	0	2	7,820	2	2,255	2	10,075	0
85.2	Rural	0	0	3	144,660	3	2,236,567	3	2,381,227	0
85.3	Stapleton	10	68,168	31	118,618	31	1,076,287	41	1,263,073	0
86	Commercial Total	10	68,168	36	271,098	36	3,315,109	46	3,654,375	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	1,201.85	0.38%	631,003	0.38%	525.03
89. 2G1	2,135.61	0.68%	1,121,224	0.68%	525.01
90. 2G	4,281.00	1.36%	2,247,581	1.35%	525.01
91. 3G1	854.39	0.27%	448,574	0.27%	525.02
92. 3G	10,617.95	3.36%	5,580,576	3.36%	525.58
93. 4G1	28,027.84	8.87%	14,761,641	8.89%	526.68
94. 4G	268,811.38	85.09%	141,191,291	85.06%	525.24
95. Total	315,930.02	100.00%	165,981,890	100.00%	525.38
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	315,930.02	100.00%	165,981,890	100.00%	525.38
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	315,930.02	100.00%	165,981,890	100.00%	525.38

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

57 Logan

	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	13,103,383	12,913,997	-189,386	-1.45%	50,944	-1.83%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	11,552,714	11,487,503	-65,211	-0.56%	629,036	-6.01%
<b>04. Total Residential (sum lines 1-3)</b>	<b>24,656,097</b>	<b>24,401,500</b>	<b>-254,597</b>	<b>-1.03%</b>	<b>679,980</b>	<b>-3.79%</b>
05. Commercial	3,651,447	3,654,375	2,928	0.08%	0	0.08%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	3,690,697	3,776,090	85,393	2.31%	0	2.31%
08. Minerals	860	860	0	0.00	0	0.00
<b>09. Total Commercial (sum lines 5-8)</b>	<b>7,343,004</b>	<b>7,431,325</b>	<b>88,321</b>	<b>1.20%</b>	<b>0</b>	<b>1.20%</b>
<b>10. Total Non-Agland Real Property</b>	<b>31,999,101</b>	<b>31,832,825</b>	<b>-166,276</b>	<b>-0.52%</b>	<b>679,980</b>	<b>-2.64%</b>
11. Irrigated	94,809,628	99,580,959	4,771,331	5.03%		
12. Dryland	16,531,173	16,237,154	-294,019	-1.78%		
13. Grassland	131,612,799	165,981,890	34,369,091	26.11%		
14. Wasteland	31,763	31,590	-173	-0.54%		
15. Other Agland	188	188	0	0.00%		
<b>16. Total Agricultural Land</b>	<b>242,985,551</b>	<b>281,831,781</b>	<b>38,846,230</b>	<b>15.99%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>274,984,652</b>	<b>313,664,606</b>	<b>38,679,954</b>	<b>14.07%</b>	<b>679,980</b>	<b>13.82%</b>

## 2016 Assessment Survey for Logan County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$ 72,000
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$ 25,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Not applicable.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$13,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$ 4,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	N/A
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$ 22,194.37

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	TerraScan (owned by Thomson Reuters)
2.	<b>CAMA software:</b>
	TerraScan (owned by Thomson Reuters)
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	<a href="http://www.logan.gisworkshop.com">www.logan.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop
8.	<b>Personal Property software:</b>
	TerraScan (owned by Thomson Reuters)

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	No - only the rural area is zoned.
3.	<b>What municipalities in the county are zoned?</b>
	None
4.	<b>When was zoning implemented?</b>
	2003

### D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	Tax Valuation Inc
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop
<b>3.</b>	<b>Other services:</b>
	TerraScan (owned by Thomson Reuters)

### E. Appraisal /Listing Services

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, Tax Valuation Inc
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Credentialed and professional experience in the appraisal field.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	The appraisal firm completes the listing work and helps create the depreciation tables but ultimately the appraiser sets the values

## 2016 Residential Assessment Survey for Logan County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	a contract appraisal firm																		
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Consists of Stapleton, Gandy, and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings- structures located on rural parcels throughout the county</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Consists of Stapleton, Gandy, and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.	AG	Outbuildings- structures located on rural parcels throughout the county									
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
1	Consists of Stapleton, Gandy, and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.																		
AG	Outbuildings- structures located on rural parcels throughout the county																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																		
	Sales were used to establish depreciation as it pertains to the cost approach. However, there are not enough residential sales to adequately utilize the sales comparison or income approaches.																		
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	County develops the depreciation study based on local market information.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	No																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																		
	Market and then a square foot cost is applied.																		
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																		
	N/A																		
<b>8.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2009</td> <td style="text-align: center;">2011-2015</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2006</td> <td style="text-align: center;">2015</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>	1	2014	2012	2009	2011-2015	AG	2014	2012	2006	2015
<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>															
1	2014	2012	2009	2011-2015															
AG	2014	2012	2006	2015															
	Rural Residential and outbuildings were physically inspected for the 2016 assessment year by a contract appraisal firm.																		

## 2016 Commercial Assessment Survey for Logan County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	a contract appraisal firm			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	1	Consists of Stapleton, Gandy, and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	The cost approach, supported by comparable sales using the sales price per square foot. There is not enough data or commercial sales to utilize the income approach.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	A contracted appraiser will be hired to value unique commercial properties.			
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>			
	Depreciation is based on the local market information.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	No			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	Market and a square foot cost are applied.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2008	2008	2009
				<u>Date of Last Inspection</u>
				2015

## 2016 Agricultural Assessment Survey for Logan County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	Assessor and deputy.	
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	0	Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.
	<u>Year Land Use Completed</u>	2014
	GIS was reviewed in 2014 to capture the irrigated acres and changes in land use throughout the county.	
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>	
	Not applicable.	
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	The county follows the zoning manual in identifying rural residential land as no more than 20 acres. There is no recreational at this time.	
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>	
	Rural home sites are valued at \$5000 for the first acre and the building site is \$500. Values for 4500 (rural residential) parcels are the first acre \$5000, \$2395 up to ten acres and \$2395 up to twenty acres. These values are used for the whole county.	
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>	
	With lack of market evidence, WRP is valued at 100% market value of grass.	

## **LOGAN COUNTY 3-YEAR PLAN OF ASSESSMENT JUNE 17, 2015**

Logan County has 278 residential properties, 46 Commercial Properties and 1140 agricultural properties. There are an estimated 150 personal property filings each year and estimated 36 homestead exemptions.

Logan County has an official and one full-time clerical that deal with listing of properties, determining of values, and filing personal property schedules. The county also will hire an appraiser as needed. The official handles most of the computer work such as data entry, sketching, record changes, and running necessary reports. The official has final responsibility of setting values for all classes of property.

The County assessor maintains the cadastral mapping system at the time of the recording of a deed. The records have current ownership and land depreciation.

Aerials were taken 2001-2002. Actions that were completed for 2015 are as follows: Ag-land sales were studied and adjusted value according to sales for dryland, grass and irrigated classes. Added new irrigated acres. Reviewed and took pictures of surrounding areas as we done our pickup work for rural residential properties and added to Terrascan System. We did a review of residential properties in Gandy Village. No change for village lots in Gandy Village for 2015. Gandy Commercial lot values for 2015 weren't changed from 2007. We did a review of residential properties in Stapleton Village. No change for Stapleton Village Lots for 2015. Stapleton Commercial land values and improvements were not changed in 2015. Planning are revaluating commercial improvements for 2016. Rural Commercial land remained the same as 2007. A new 2015 Depreciation schedule was used for residential property rural, Stapleton Village and Gandy Village. 2014 Marshall Swift Pricing for Rural, Gandy Village and Stapleton was used for 2015. 2008 Marshall Swift pricing, with 2009 depreciation for rural outbuildings, for improvements that are not included on Marshall Swift Pricing, planning on looking at rural outbuildings for 2016. The new 2015 depreciation schedule for Mobile Homes located in rural and villages was used for 2015, same as residential 2015 depreciation, small number of mobile homes located in Logan County. Ag sites for 4000 were not changed. Rural Ag sites 4500 for 2009 were redefined and revalued same value that was used in 2009 for 2015.

We start our pickup work as time allows. We list all pickup work in a notebook. This work is completed timely according to statute. In 2015-2017 we plan to drive the County and review all property. Work on the assessor's record files. Study Ag-land and take pictures of rural improvements to insert in Terrascan system. We reviewed quality and condition classifications for improved residential property in 2015 and updated Marshall Swift Pricing for Rural, Gandy Village and Stapleton Village to 2014 and worked up a new depreciation schedules for Rural, Gandy Village and Stapleton Village in 2015. We plan on reviewing our commercial improvements and outbuildings for 2016, using Marshall Swift 2014 pricing and working up a new depreciation schedule.

Assessor completes 521 data as soon as possible.

Reports of the Logan County Assessor are filed on time.

Homestead Exemption applications are filed on or before June 30. State Statute.

State Statutes, rules and regulations are followed in filing personal property schedules and abstracts are filed on time.

Debbie Myers  
Logan County Assessor