



2016 REPORTS & OPINIONS

LOUP 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 Loup 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 Loup 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,

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

cc: Debbie Postany, Loup 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.

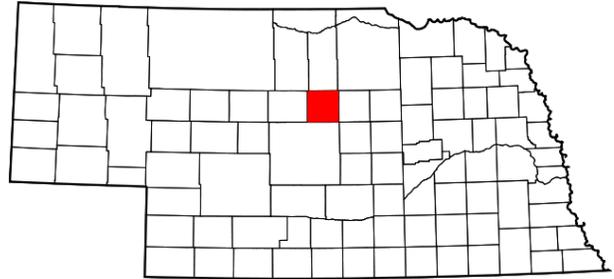
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

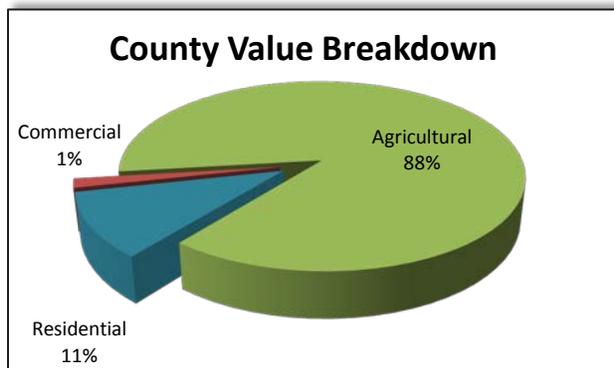
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 568 square miles, Loup had 588 residents, per the Census Bureau Quick Facts for 2014, a 7% decline from the 2010 US Census. In a review of the past fifty years, Loup has seen a steady drop in population of 46% (Nebraska Department of Economic Development). Reports indicated that 78% of county residents were homeowners and 91% 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 eight employer establishments in Loup. Countywide employment was at 364 people, a 5% gain relative to the 2010 Census (Nebraska Department of Labor).



The agricultural economy has remained the strong anchor for Loup that has fortified the local rural area economies. Loup is included in the Lower Loup Natural Resources District (NRD). Grassland makes up the majority of the land in the county.

Loup County is also home to Calamus Reservoir. The lake is located on the eastern side of the county and is shared with neighboring Garfield County. Calamus Lake offers some of the state’s finest recreational opportunities including camping, fishing, boating, and hunting.

Loup County Quick Facts	
Founded	1883
Namesake	Loup (“wolf” in French)
Region	Central
County Seat	Taylor
Other Communities	
Most Populated	Taylor (174) -9% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Loup County

Assessment Actions

For the current assessment year, Loup County completed a physical inspection of the village of Taylor and Calamus Lake residential properties. The county created a separate home site value for rural residential and farm home sites surrounding the lake. The county assessor also increased secondary home site acres countywide. Additionally, all pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

Valuation Grouping	Description
01	Calamus Lake- Mobile Homes
02	Calamus Lake- Stick Built Homes
03	Calamus Lake- Vacant Lots
04	Loup River
05	Rural
06	Taylor

Six valuation groupings have been established for the residential class in Loup County. Of those six valuation groupings, only three have been represented in the sample of 17 sales. A comparison of the sales file to the population of the county indicates that the sample is generally representative of the county. However, once the seventeen sales are divided into the three different valuation groupings, each grouping has too few sales to be considered adequate to be statistically reliable.

Although the statistics are not being used to call a level of value, they are a general indicator of the assessment practices within the county. Within the overall statistics, two of the three measures of central tendency fall within the acceptable range with the coefficient of dispersion indicating uniform and equitable assessment of properties within the residential class. The assessment actions reported and the County's abstract parallel the changes to the residential sales sample.

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 Residential Correlation for Loup County

One of the areas addressed included sales qualification and verification. The Loup County Assessor prefers to contact taxpayers via telephone instead of mailing out sales questionnaires. If unable to contact an individual directly, a sales questionnaire is mailed out at that time. The Division's review inspects non-qualified sales to confirm the reasons for disqualifying the sales were supported and well documented. The review of Loup County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for measurement of real property.

An additional review of the Real Estate Transfer Statements filed by the county has proven to be filed both timely and accurately. Assessed values were also reported accurately. The quality reporting demonstrates the reliability of the source information used in the Division's measurement process.

The county's inspection and review cycle for all real property was discussed with the county assessor. For residential property, the county is on track with the six-year inspection and review cycle. The County has started the second cycle with the physical review of the village of Taylor and Calamus Lake for the 2016 assessment year. The rural portions of the county will be physically inspected over the next few years.

Valuation groups were examined to ensure that the groupings were defined by economic differences that would affect the market value. Six valuation groupings have been developed within the residential class. The review and analysis indicates that the County has adequately identified economic areas.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in compliance.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	3	92.69	84.99	81.84	20.52	103.85
02	4	86.79	85.24	82.23	09.92	103.66
06	10	98.08	104.01	97.85	13.44	106.30
_____ ALL _____						
10/01/2013 To 09/30/2015	17	94.57	96.23	83.95	14.98	114.63

2016 Residential Correlation for Loup County

Level of Value

Based on analysis of all available information, the level of value of the residential class in Loup County is determined to be at the statutory level of 100% of market value.

2016 Commercial Correlation for Loup County

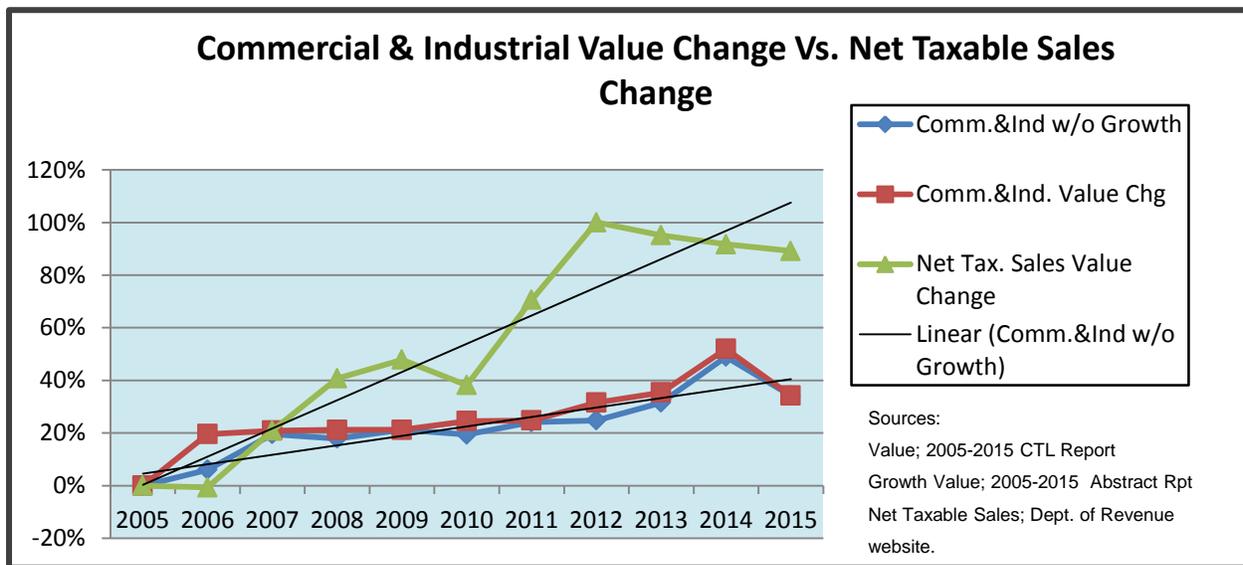
Assessment Actions

For the current assessment year in Loup County, routine maintenance was completed for the commercial class.

Description of Analysis

In the commercial class, there are only 41 commercial parcels in Loup County. Many of the parcels are empty buildings that no longer operate as a business but are generally used for storage. A review of the sales file reveals that only two sales occurred in the three-year study period. The sample is considered insufficient for a viable statistical analysis.

Analysis of the change in net taxable sales over time compared to the assessed value change is a modest indication of the economics in Loup County. The county's commercial market relies heavily on the agricultural market and the recreational influence of Calamus Lake. Although there is a spike in the net taxable sales during the 2010-2012 year, there are few commercial parcels within the county. With only 41 commercial parcels, there is very little commercial activity outside the agricultural 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 three property classes, and any incongruities are noted and discussed with the county assessor for further action.

2016 Commercial Correlation for Loup County

One of the areas addressed included sales qualification and verification. The Loup County Assessor has a consistent procedure for both sales qualification and verification. The Division’s review analyzed the sales utilization rate and non-qualified. The review of Loup County revealed that no apparent bias 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. The county reviewed the commercial class in the 2012-2013 assessment years. The county is in compliance with the six-year inspection and review cycle requirements.

Valuation groups were also examined to ensure that the area or group defined is equally subject to a set of economic forces that affect the market value. The county has identified three groupings for the commercial class. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class.

Valuation Grouping	Description
03	Calamus Lake Area
05	Rural
06	Taylor

Equalization and Quality of Assessment

Based on all available information and a review of the county’s assessment practices, the quality of assessment of the commercial class is in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
03	1	92.77	92.77	92.77		100.00
06	1	78.63	78.63	78.63		100.00
<u>ALL</u>						
10/01/2012 TO 09/30/2015	2	85.70	85.70	89.27	08.25	96.00

Level of Value

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

2016 Agricultural Correlation Section For Loup County

Assessment Actions

Within the agricultural class, a systematic land review of the county was conducted for the 2016 assessment year. The land use review was conducted using aerial imagery along with the use of the USDA CropScape, Farm Service Agency maps requested from the taxpayer and irrigation changes were monitored in cooperation with the local Natural Resources District. The county assessor also sent letters to the taxpayers asking for cooperation in verifying current land use.

A sales analysis was conducted; as a result, grassland values increased approximately 25% throughout the county with the lower land classes of dryland, waste, and shelterbelt increasing at a similar rate. Other classes of cropland remained the same.

Description of Analysis

Loup County is located in the Sand Hills Region of Nebraska. The county is primarily comprised of pasture. Areas in the southeast of the county and along the river are feasible for growing crops. The majority of the cropland is located in these areas. Currently, there are no defined market areas in the county. The surrounding counties of Blaine, Brown, Rock, Garfield, and Northern Custer County all share similar characteristics that make them comparable to the subject county.

Analysis of the sales within the county indicated that the sample was disproportionate when stratified by study period. The sample was expanded with sales from surrounding comparable counties. The profile contains a proportionate and representative group of sales for both the grassland and irrigated subclasses, although the sample of irrigated sales remains somewhat small.

The calculated statistics support that the values are within the acceptable range for the overall area, and for both the grassland and irrigated subclasses. There is very little dryland within the county and although the subclass is not recognized in the sample, the assessor has continued to increase dryland values similarly to irrigated land over the last few years. Additionally, the values established by the county are generally comparable to the surrounding counties. For these reasons, dryland values are also believed to be acceptable.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all

2016 Agricultural Correlation Section For Loup County

three property classes. Any incongruities are noted and discussed with the County Assessor for further action.

The Real Estate Transfer Statements filed by the county were reviewed and have proven to be filed both timely and accurately. Assessed values were also randomly reviewed and were found to be reported accurately.

One of the areas addressed was sales qualification and verification. A review of the non-qualified sales supported that the county has used all available sales for the measurement of agricultural property. The process used by the county to gather sufficient information appears adequate to make qualification determinations. This along with the acceptable usability rates indicate that usability decisions have been made without a bias. The Division also reviewed agricultural land values to ensure uniform application and confirmed that sold properties are valued similarly to unsold properties.

Currently there are no separate market areas within Loup County. The majority of the land is homogenous in nature with the southeast region of the county containing the better farm ground. There is no market evidence to suggest that separate market areas need to be established in Loup County.

The physical inspection process was reviewed to ensure that the process was timely and captured all characteristics that affect market value. The review of Loup County was determined to be systematic and comprehensive. Land use was reviewed for the 2016 assessment year using resources available to the assessor. Additionally, land use questionnaires were sent to the landowners within the county to help gather information regarding conservation programs and current use of the parcels. Inspections of agricultural improvements were completed within the six-year cycle using online aerial imagery. The county has started their secondary review cycle and will be physically inspecting over the course of the next few years.

Equalization

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

2016 Agricultural Correlation Section For Loup County

<u>80%MLU By Market Area</u>				
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN
<u>Irrigated</u>				
County	6	71.83	91.21	72.17
1	6	71.83	91.21	72.17
<u>Grass</u>				
County	28	69.42	69.97	68.33
1	28	69.42	69.97	68.33
<u>ALL</u>				
10/01/2012 To 09/30/2015	40	69.81	72.75	68.74

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

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

Level of Value

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

2016 Opinions of the Property Tax Administrator for Loup County

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

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

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Loup County

Residential Real Property - Current

Number of Sales	17	Median	94.57
Total Sales Price	\$1,582,758	Mean	96.23
Total Adj. Sales Price	\$1,580,258	Wgt. Mean	83.95
Total Assessed Value	\$1,326,650	Average Assessed Value of the Base	\$48,176
Avg. Adj. Sales Price	\$92,956	Avg. Assessed Value	\$78,038

Confidence Interval - Current

95% Median C.I	83.92 to 102.76
95% Wgt. Mean C.I	74.03 to 93.87
95% Mean C.I	83.30 to 109.16
% of Value of the Class of all Real Property Value in the	7.63
% of Records Sold in the Study Period	3.24
% of Value Sold in the Study Period	5.26

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	18	100	97.77
2014	13	100	96.80
2013	12		69.81
2012	10		68.96

2016 Commission Summary for Loup County

Commercial Real Property - Current

Number of Sales	2	Median	85.70
Total Sales Price	\$262,500	Mean	85.70
Total Adj. Sales Price	\$262,500	Wgt. Mean	89.27
Total Assessed Value	\$234,330	Average Assessed Value of the Base	\$40,880
Avg. Adj. Sales Price	\$131,250	Avg. Assessed Value	\$117,165

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	-4.14 to 175.54
% of Value of the Class of all Real Property Value in the County	0.54
% of Records Sold in the Study Period	4.55
% of Value Sold in the Study Period	13.03

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	2	100	85.70
2014	2	100	85.70
2013	2		65.47
2012	2		65.61

**58 Loup
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 : 17
 Total Sales Price : 1,582,758
 Total Adj. Sales Price : 1,580,258
 Total Assessed Value : 1,326,650
 Avg. Adj. Sales Price : 92,956
 Avg. Assessed Value : 78,038

MEDIAN : 95
 WGT. MEAN : 84
 MEAN : 96
 COD : 14.98
 PRD : 114.63

COV : 26.14
 STD : 25.15
 Avg. Abs. Dev : 14.17
 MAX Sales Ratio : 177.83
 MIN Sales Ratio : 52.61

95% Median C.I. : 83.92 to 102.76
 95% Wgt. Mean C.I. : 74.03 to 93.87
 95% Mean C.I. : 83.30 to 109.16

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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-13 To 31-DEC-13	1	104.70	104.70	104.70	00.00	100.00	104.70	104.70	N/A	27,000	28,270
01-JAN-14 To 31-MAR-14	3	92.69	91.38	86.46	04.89	105.69	83.92	97.52	N/A	165,167	142,807
01-APR-14 To 30-JUN-14	3	89.66	93.65	92.32	10.43	101.44	81.62	109.68	N/A	95,986	88,612
01-JUL-14 To 30-SEP-14	6	98.33	106.38	80.11	20.37	132.79	69.34	177.83	69.34 to 177.83	106,667	85,448
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	1	94.57	94.57	94.57	00.00	100.00	94.57	94.57	N/A	18,800	17,780
01-APR-15 To 30-JUN-15	2	70.68	70.68	59.91	25.57	117.98	52.61	88.74	N/A	47,000	28,160
01-JUL-15 To 30-SEP-15	1	102.00	102.00	102.00	00.00	100.00	102.00	102.00	N/A	17,000	17,340
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	13	97.52	99.85	85.16	14.41	117.25	69.34	177.83	83.92 to 104.70	111,574	95,016
01-OCT-14 To 30-SEP-15	4	91.66	84.48	70.45	15.07	119.91	52.61	102.00	N/A	32,450	22,860
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	12	95.11	99.45	84.79	15.38	117.29	69.34	177.83	83.92 to 102.76	118,622	100,578
<u>ALL</u>	17	94.57	96.23	83.95	14.98	114.63	52.61	177.83	83.92 to 102.76	92,956	78,038

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	3	92.69	84.99	81.84	20.52	103.85	52.61	109.68	N/A	70,153	57,412
02	4	86.79	85.24	82.23	09.92	103.66	69.34	98.02	N/A	297,500	244,621
06	10	98.08	104.01	97.85	13.44	106.30	81.62	177.83	88.74 to 104.70	17,980	17,593
<u>ALL</u>	17	94.57	96.23	83.95	14.98	114.63	52.61	177.83	83.92 to 102.76	92,956	78,038

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	17	94.57	96.23	83.95	14.98	114.63	52.61	177.83	83.92 to 102.76	92,956	78,038
06											
07											
<u>ALL</u>	17	94.57	96.23	83.95	14.98	114.63	52.61	177.83	83.92 to 102.76	92,956	78,038

**58 Loup
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 : 17
 Total Sales Price : 1,582,758
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 Total Assessed Value : 1,326,650
 Avg. Adj. Sales Price : 92,956
 Avg. Assessed Value : 78,038

MEDIAN : 95
 WGT. MEAN : 84
 MEAN : 96
 COD : 14.98
 PRD : 114.63

COV : 26.14
 STD : 25.15
 Avg. Abs. Dev : 14.17
 MAX Sales Ratio : 177.83
 MIN Sales Ratio : 52.61

95% Median C.I. : 83.92 to 102.76
 95% Wgt. Mean C.I. : 74.03 to 93.87
 95% Mean C.I. : 83.30 to 109.16

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SALE PRICE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	177.83	177.83	177.83	00.00	100.00	177.83	177.83	N/A	3,000	5,335
Less Than 15,000	3	102.76	120.74	102.91	31.21	117.33	81.62	177.83	N/A	7,333	7,547
Less Than 30,000	9	98.64	104.73	97.92	14.72	106.95	81.62	177.83	88.74 to 104.70	16,367	16,026
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	16	93.63	91.14	83.77	10.52	108.80	52.61	109.68	83.92 to 102.00	98,579	82,582
Greater Than 14,999	14	93.63	90.98	83.68	10.41	108.72	52.61	109.68	83.92 to 102.00	111,304	93,144
Greater Than 29,999	8	91.18	86.68	82.52	14.04	105.04	52.61	109.68	52.61 to 109.68	179,120	147,802
<u>Incremental Ranges</u>											
0 TO 4,999	1	177.83	177.83	177.83	00.00	100.00	177.83	177.83	N/A	3,000	5,335
5,000 TO 14,999	2	92.19	92.19	91.08	11.47	101.22	81.62	102.76	N/A	9,500	8,653
15,000 TO 29,999	6	96.61	96.72	97.04	05.24	99.67	88.74	104.70	88.74 to 104.70	20,883	20,266
30,000 TO 59,999	2	103.60	103.60	104.41	05.87	99.22	97.52	109.68	N/A	37,479	39,133
60,000 TO 99,999	2	72.65	72.65	74.80	27.58	97.13	52.61	92.69	N/A	84,000	62,833
100,000 TO 149,999											
150,000 TO 249,999	2	93.84	93.84	93.28	04.45	100.60	89.66	98.02	N/A	207,500	193,563
250,000 TO 499,999	2	76.63	76.63	76.30	09.51	100.43	69.34	83.92	N/A	387,500	295,680
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	17	94.57	96.23	83.95	14.98	114.63	52.61	177.83	83.92 to 102.76	92,956	78,038

58 Loup
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 : 262,500
Total Adj. Sales Price : 262,500
Total Assessed Value : 234,330
Avg. Adj. Sales Price : 131,250
Avg. Assessed Value : 117,165

MEDIAN : 86
WGT. MEAN : 89
MEAN : 86
COD : 08.25
PRD : 96.00

COV : 11.67
STD : 10.00
Avg. Abs. Dev : 07.07
MAX Sales Ratio : 92.77
MIN Sales Ratio : 78.63

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -4.14 to 175.54

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Qtrrs											
01-OCT-12 To 31-DEC-12	1	92.77	92.77	92.77	00.00	100.00	92.77	92.77	N/A	197,500	183,220
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	1	78.63	78.63	78.63	00.00	100.00	78.63	78.63	N/A	65,000	51,110
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
Study Yrs											
01-OCT-12 To 30-SEP-13	1	92.77	92.77	92.77	00.00	100.00	92.77	92.77	N/A	197,500	183,220
01-OCT-13 To 30-SEP-14											
01-OCT-14 To 30-SEP-15	1	78.63	78.63	78.63	00.00	100.00	78.63	78.63	N/A	65,000	51,110
Calendar Yrs											
01-JAN-13 To 31-DEC-13											
01-JAN-14 To 31-DEC-14											
ALL	2	85.70	85.70	89.27	08.25	96.00	78.63	92.77	N/A	131,250	117,165

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
03	1	92.77	92.77	92.77	00.00	100.00	92.77	92.77	N/A	197,500	183,220
06	1	78.63	78.63	78.63	00.00	100.00	78.63	78.63	N/A	65,000	51,110
ALL	2	85.70	85.70	89.27	08.25	96.00	78.63	92.77	N/A	131,250	117,165

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	85.70	85.70	89.27	08.25	96.00	78.63	92.77	N/A	131,250	117,165
04											
ALL	2	85.70	85.70	89.27	08.25	96.00	78.63	92.77	N/A	131,250	117,165

**58 Loup
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 : 262,500
 Total Adj. Sales Price : 262,500
 Total Assessed Value : 234,330
 Avg. Adj. Sales Price : 131,250
 Avg. Assessed Value : 117,165

MEDIAN : 86
 WGT. MEAN : 89
 MEAN : 86
 COD : 08.25
 PRD : 96.00

COV : 11.67
 STD : 10.00
 Avg. Abs. Dev : 07.07
 MAX Sales Ratio : 92.77
 MIN Sales Ratio : 78.63

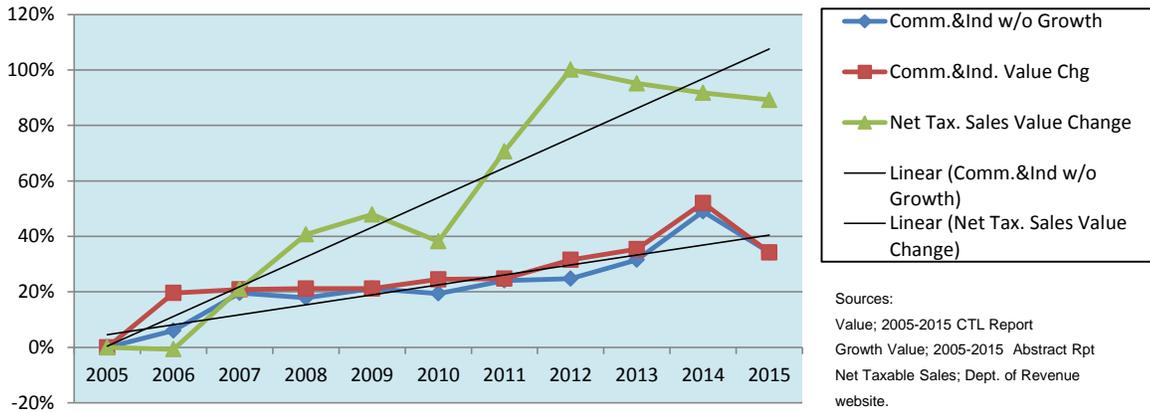
95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : -4.14 to 175.54

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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											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	2	85.70	85.70	89.27	08.25	96.00	78.63	92.77	N/A	131,250	117,165
Greater Than 14,999	2	85.70	85.70	89.27	08.25	96.00	78.63	92.77	N/A	131,250	117,165
Greater Than 29,999	2	85.70	85.70	89.27	08.25	96.00	78.63	92.77	N/A	131,250	117,165
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	78.63	78.63	78.63	00.00	100.00	78.63	78.63	N/A	65,000	51,110
100,000 TO 149,999											
150,000 TO 249,999	1	92.77	92.77	92.77	00.00	100.00	92.77	92.77	N/A	197,500	183,220
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	2	85.70	85.70	89.27	08.25	96.00	78.63	92.77	N/A	131,250	117,165

OCCUPANCY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
442	1	78.63	78.63	78.63	00.00	100.00	78.63	78.63	N/A	65,000	51,110
467	1	92.77	92.77	92.77	00.00	100.00	92.77	92.77	N/A	197,500	183,220
<u>ALL</u>	2	85.70	85.70	89.27	08.25	96.00	78.63	92.77	N/A	131,250	117,165

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	\$ 990,300	\$ -	0.00%	\$ 990,300	-	\$ 638,912	-
2006	\$ 1,184,395	\$ 134,535	11.36%	\$ 1,049,860	6.01%	\$ 634,360	-0.71%
2007	\$ 1,197,135	\$ 12,740	1.06%	\$ 1,184,395	0.00%	\$ 772,731	21.81%
2008	\$ 1,200,085	\$ 32,490	2.71%	\$ 1,167,595	-2.47%	\$ 899,149	16.36%
2009	\$ 1,200,085	\$ -	0.00%	\$ 1,200,085	0.00%	\$ 944,945	5.09%
2010	\$ 1,233,005	\$ 50,695	4.11%	\$ 1,182,310	-1.48%	\$ 883,014	-6.55%
2011	\$ 1,235,815	\$ 6,820	0.55%	\$ 1,228,995	-0.33%	\$ 1,090,136	23.46%
2012	\$ 1,302,535	\$ 66,720	5.12%	\$ 1,235,815	0.00%	\$ 1,278,296	17.26%
2013	\$ 1,341,130	\$ 38,230	2.85%	\$ 1,302,900	0.03%	\$ 1,246,806	-2.46%
2014	\$ 1,505,295	\$ 30,105	2.00%	\$ 1,475,190	10.00%	\$ 1,225,036	-1.75%
2015	\$ 1,329,070	\$ -	0.00%	\$ 1,329,070	-11.71%	\$ 1,208,771	-1.33%
Ann %chg	2.99%			Average	0.01%	7.50%	7.12%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	6.01%	19.60%	-0.71%
2007	19.60%	20.89%	20.94%
2008	17.90%	21.18%	40.73%
2009	21.18%	21.18%	47.90%
2010	19.39%	24.51%	38.21%
2011	24.10%	24.79%	70.62%
2012	24.79%	31.53%	100.07%
2013	31.57%	35.43%	95.15%
2014	48.96%	52.00%	91.74%
2015	34.21%	34.21%	89.19%

County Number	58
County Name	Loup

58 Loup
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 : 40
Total Sales Price : 33,280,644
Total Adj. Sales Price : 40,947,644
Total Assessed Value : 28,145,534
Avg. Adj. Sales Price : 1,023,691
Avg. Assessed Value : 703,638

MEDIAN : 70
WGT. MEAN : 69
MEAN : 73
COD : 24.60
PRD : 105.83

COV : 37.53
STD : 27.30
Avg. Abs. Dev : 17.17
MAX Sales Ratio : 202.57
MIN Sales Ratio : 36.09

95% Median C.I. : 58.53 to 77.70
95% Wgt. Mean C.I. : 59.18 to 78.29
95% Mean C.I. : 64.29 to 81.21

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-12 To 31-DEC-12	5	94.16	107.97	93.83	31.58	115.07	73.17	202.57	N/A	364,765	342,248	
01-JAN-13 To 31-MAR-13	3	57.59	63.41	69.85	16.95	90.78	51.68	80.96	N/A	2,022,523	1,412,708	
01-APR-13 To 30-JUN-13	4	79.81	80.67	67.21	30.77	120.03	53.68	109.37	N/A	566,448	380,705	
01-JUL-13 To 30-SEP-13												
01-OCT-13 To 31-DEC-13	6	61.93	61.35	64.41	15.74	95.25	44.53	77.79	44.53 to 77.79	788,219	507,654	
01-JAN-14 To 31-MAR-14	4	73.44	67.78	65.18	14.83	103.99	42.40	81.84	N/A	1,040,458	678,196	
01-APR-14 To 30-JUN-14	1	88.44	88.44	88.44	00.00	100.00	88.44	88.44	N/A	194,040	171,600	
01-JUL-14 To 30-SEP-14	1	74.09	74.09	74.09	00.00	100.00	74.09	74.09	N/A	11,500,000	8,519,873	
01-OCT-14 To 31-DEC-14	4	63.63	71.03	63.07	21.42	112.62	54.73	102.14	N/A	451,647	284,836	
01-JAN-15 To 31-MAR-15	9	67.54	65.02	59.83	19.50	108.67	36.09	87.37	43.26 to 80.00	778,498	465,777	
01-APR-15 To 30-JUN-15	3	57.66	62.01	64.06	15.63	96.80	50.67	77.70	N/A	464,068	297,277	
01-JUL-15 To 30-SEP-15												
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	12	78.15	87.73	73.57	33.36	119.25	51.68	202.57	57.59 to 101.08	846,432	622,682	
01-OCT-13 To 30-SEP-14	12	69.85	66.81	70.20	16.26	95.17	42.40	88.44	53.59 to 77.79	1,715,432	1,204,181	
01-OCT-14 To 30-SEP-15	16	66.72	65.96	60.98	19.66	108.17	36.09	102.14	53.96 to 79.44	637,830	388,948	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	13	58.53	67.77	67.42	24.57	100.52	44.53	109.37	53.59 to 80.96	1,004,821	677,451	
01-JAN-14 To 31-DEC-14	10	72.73	71.78	71.02	17.37	101.07	42.40	102.14	54.73 to 88.44	1,766,246	1,254,360	
<u>ALL</u>	40	69.81	72.75	68.74	24.60	105.83	36.09	202.57	58.53 to 77.70	1,023,691	703,638	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	40	69.81	72.75	68.74	24.60	105.83	36.09	202.57	58.53 to 77.70	1,023,691	703,638	
<u>ALL</u>	40	69.81	72.75	68.74	24.60	105.83	36.09	202.57	58.53 to 77.70	1,023,691	703,638	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Irrigated</u>												
County	2	70.48	70.48	59.69	23.96	118.08	53.59	87.37	N/A	695,624	415,218	
1	2	70.48	70.48	59.69	23.96	118.08	53.59	87.37	N/A	695,624	415,218	
<u>Grass</u>												
County	20	73.40	71.73	66.12	22.74	108.48	36.09	109.37	57.59 to 81.84	856,727	566,487	
1	20	73.40	71.73	66.12	22.74	108.48	36.09	109.37	57.59 to 81.84	856,727	566,487	
<u>ALL</u>	40	69.81	72.75	68.74	24.60	105.83	36.09	202.57	58.53 to 77.70	1,023,691	703,638	

58 Loup
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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MEDIAN : 70
 WGT. MEAN : 69
 MEAN : 73
 COD : 24.60
 PRD : 105.83

COV : 37.53
 STD : 27.30
 Avg. Abs. Dev : 17.17
 MAX Sales Ratio : 202.57
 MIN Sales Ratio : 36.09

95% Median C.I. : 58.53 to 77.70
 95% Wgt. Mean C.I. : 59.18 to 78.29
 95% Mean C.I. : 64.29 to 81.21

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	6	71.83	91.21	72.17	42.53	126.38	53.59	202.57	53.59 to 202.57	682,835	492,773
1	6	71.83	91.21	72.17	42.53	126.38	53.59	202.57	53.59 to 202.57	682,835	492,773
_____Grass_____											
County	28	69.42	69.97	68.33	22.90	102.40	36.09	109.37	57.59 to 79.44	1,231,901	841,738
1	28	69.42	69.97	68.33	22.90	102.40	36.09	109.37	57.59 to 79.44	1,231,901	841,738
_____ALL_____	40	69.81	72.75	68.74	24.60	105.83	36.09	202.57	58.53 to 77.70	1,023,691	703,638

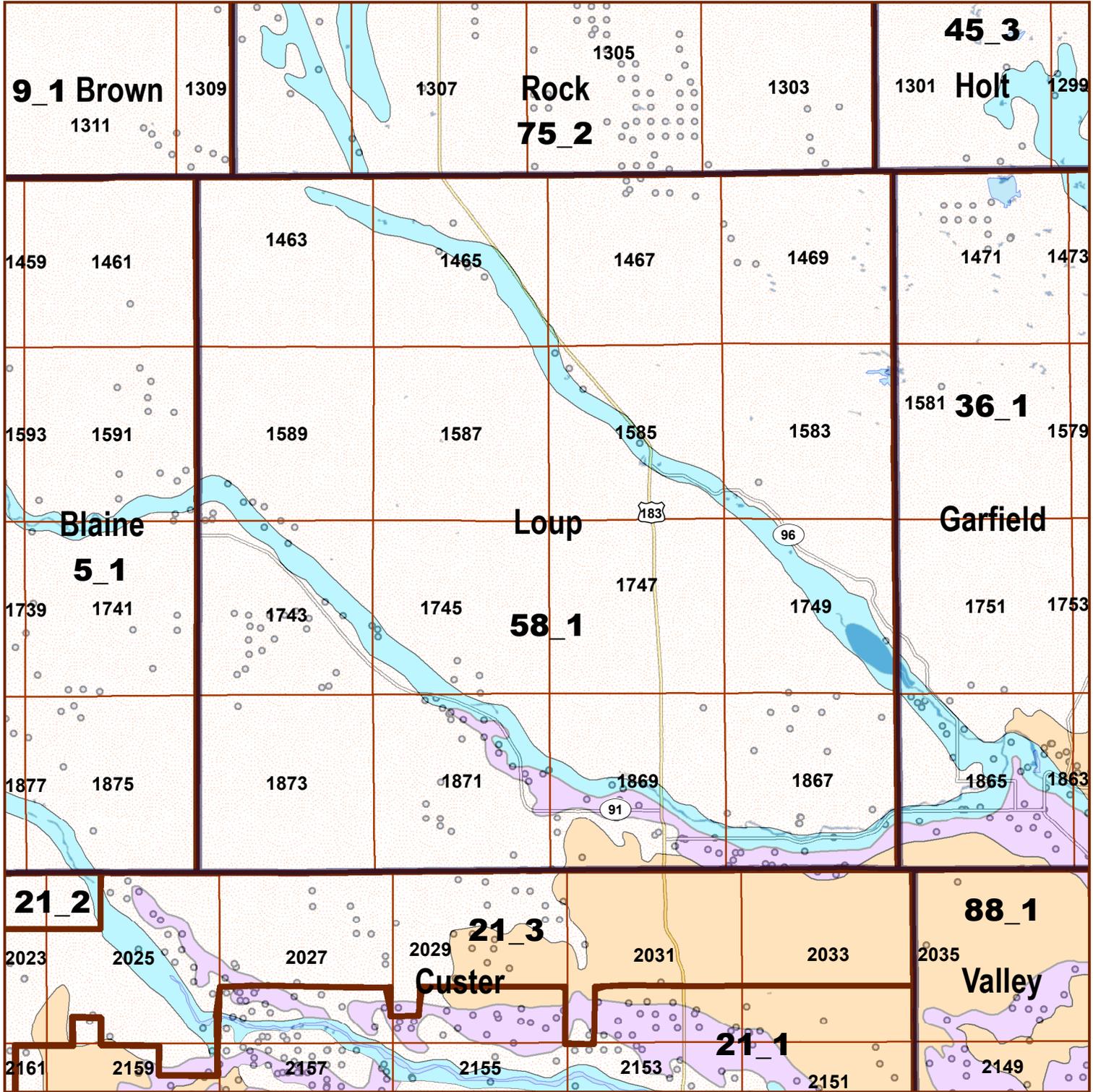
Loup County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Loup	1	n/a	4,000	n/a	3,500	3,500	3,100	3,100	2,000	3,389
Rock	2	n/a	2,700	n/a	2,600	2,500	2,400	2,350	2,200	2,366
Holt	3	n/a	2,682	2,683	2,700	2,500	2,500	2,299	2,291	2,404
Garfield	1	n/a	4,265	4,265	3,640	3,640	3,225	3,225	2,760	3,492
Valley	1	n/a	5,060	5,060	4,350	4,110	4,110	3,360	3,360	4,411
Custer	3	n/a	4,171	3,775	3,553	3,290	3,188	2,366	2,358	3,144
Blaine	1	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100	2,100
Brown	1	n/a	3,885	3,866	3,841	3,099	2,968	2,587	2,779	3,354

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Loup	1	n/a	925	n/a	925	865	780	780	780	856
Rock	2	n/a	n/a	n/a	n/a	875	840	780	725	802
Holt	3	n/a	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Garfield	1	n/a	1,770	1,770	1,550	1,550	1,290	1,290	1,110	1,435
Valley	1	n/a	2,150	2,150	2,150	2,115	2,115	2,115	1,980	2,096
Custer	3	n/a	1,335	1,325	1,325	1,315	1,315	1,310	1,310	1,319
Blaine	1	n/a	720	n/a	n/a	n/a	720	720	720	720
Brown	1	n/a	1,090	1,090	1,090	995	810	810	810	962

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Loup	1	n/a	900	n/a	900	715	715	715	715	716
Rock	2	n/a	1,000	940	941	860	811	710	580	692
Holt	3	1,400	1,406	1,306	1,308	1,303	1,302	1,202	794	1,125
Garfield	1	n/a	1,165	1,165	1,165	1,080	1,025	900	741	800
Valley	1	n/a	1,331	1,332	1,304	1,330	1,274	1,115	1,093	1,122
Custer	3	n/a	905	908	900	906	900	881	752	787
Blaine	1	n/a	720	n/a	720	720	720	545	545	549
Brown	1	n/a	915	914	915	860	695	525	525	567

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



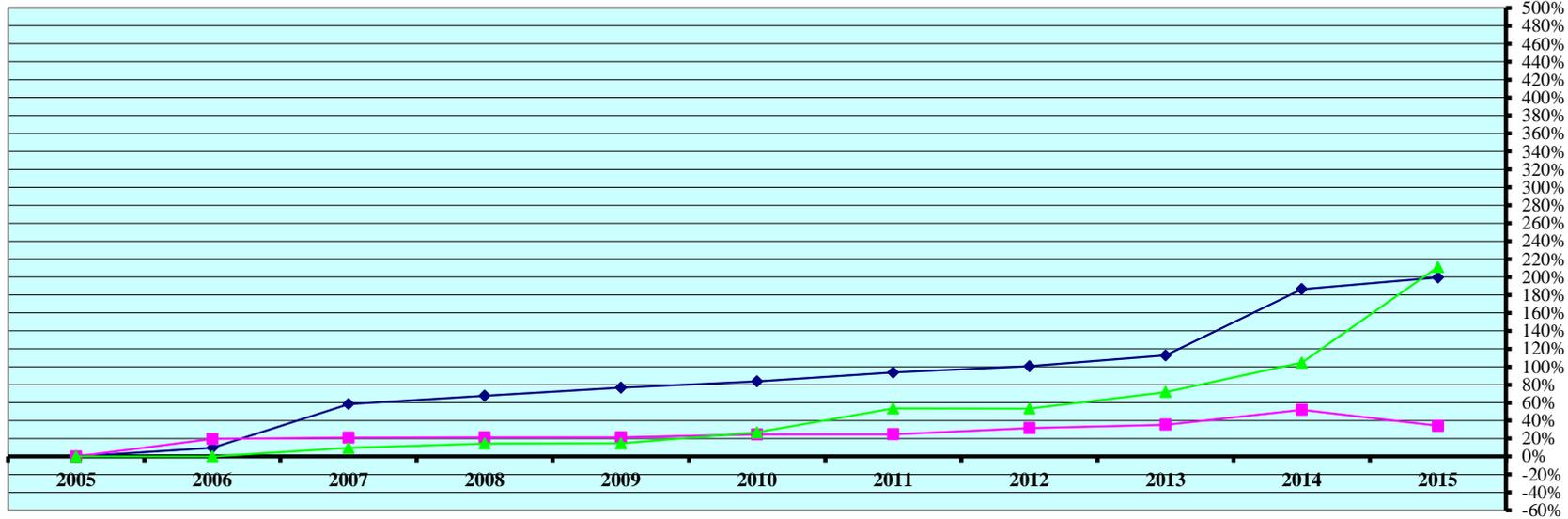
Legend

- 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

Loup County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	7,761,365	--	--	--	990,300	--	--	--	78,151,370	--	--	--
2006	8,519,900	758,535	9.77%	9.77%	1,184,395	194,095	19.60%	19.60%	78,215,820	64,450	0.08%	0.08%
2007	12,293,715	3,773,815	44.29%	58.40%	1,197,135	12,740	1.08%	20.89%	85,647,530	7,431,710	9.50%	9.59%
2008	13,020,020	726,305	5.91%	67.75%	1,200,085	2,950	0.25%	21.18%	89,381,850	3,734,320	4.36%	14.37%
2009	13,713,505	693,485	5.33%	76.69%	1,200,085	0	0.00%	21.18%	89,500,360	118,510	0.13%	14.52%
2010	14,259,570	546,065	3.98%	83.73%	1,233,005	32,920	2.74%	24.51%	99,155,700	9,655,340	10.79%	26.88%
2011	15,024,350	764,780	5.36%	93.58%	1,235,815	2,810	0.23%	24.79%	120,009,325	20,853,625	21.03%	53.56%
2012	15,571,510	547,160	3.64%	100.63%	1,302,535	66,720	5.40%	31.53%	119,951,255	-58,070	-0.05%	53.49%
2013	16,505,220	933,710	6.00%	112.66%	1,341,130	38,595	2.96%	35.43%	134,292,740	14,341,485	11.96%	71.84%
2014	22,243,060	5,737,840	34.76%	186.59%	1,505,295	164,165	12.24%	52.00%	159,877,720	25,584,980	19.05%	104.57%
2015	23,242,915	999,855	4.50%	199.47%	1,329,070	-176,225	-11.71%	34.21%	243,040,345	83,162,625	52.02%	210.99%

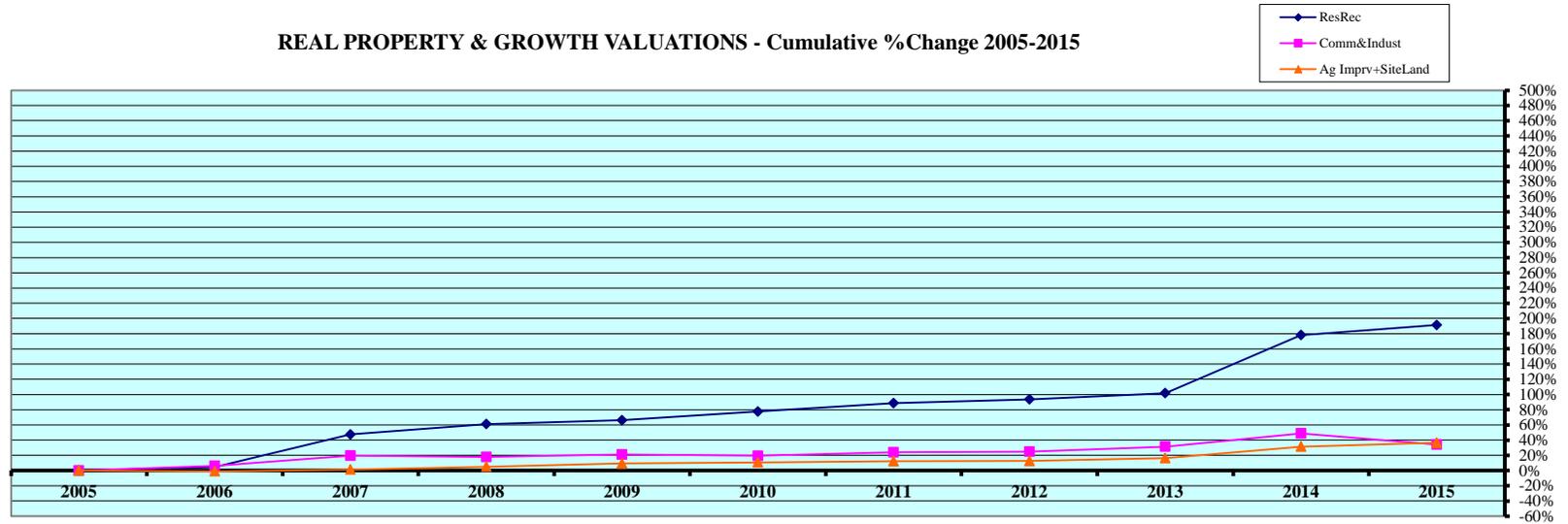
Rate Annual %chg: Residential & Recreational **11.59%** Commercial & Industrial **2.99%** Agricultural Land **12.01%**

Cnty# **58**
County **LOUP**

CHART 1 EXHIBIT 58B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	7,761,365	601,085	7.74%	7,160,280	--	--	990,300	0	0.00%	990,300	--	--	
2006	8,519,900	403,435	4.74%	8,116,465	4.58%	4.58%	1,184,395	134,535	11.36%	1,049,860	6.01%	6.01%	
2007	12,293,715	845,685	6.88%	11,448,030	34.37%	47.50%	1,197,135	12,740	1.06%	1,184,395	0.00%	19.60%	
2008	13,020,020	506,785	3.89%	12,513,235	1.79%	61.22%	1,200,085	32,490	2.71%	1,167,595	-2.47%	17.90%	
2009	13,713,505	817,155	5.96%	12,896,350	-0.95%	66.16%	1,200,085	0	0.00%	1,200,085	0.00%	21.18%	
2010	14,259,570	482,265	3.38%	13,777,305	0.47%	77.51%	1,233,005	50,695	4.11%	1,182,310	-1.48%	19.39%	
2011	15,024,350	373,750	2.49%	14,650,600	2.74%	88.76%	1,235,815	6,820	0.55%	1,228,995	-0.33%	24.10%	
2012	15,571,510	554,380	3.56%	15,017,130	-0.05%	93.49%	1,302,535	66,720	5.12%	1,235,815	0.00%	24.79%	
2013	16,505,220	849,415	5.15%	15,655,805	0.54%	101.71%	1,341,130	38,230	2.85%	1,302,900	0.03%	31.57%	
2014	22,243,060	654,180	2.94%	21,588,880	30.80%	178.16%	1,505,295	30,105	2.00%	1,475,190	10.00%	48.96%	
2015	23,242,915	626,395	2.69%	22,616,520	1.68%	191.40%	1,329,070	0	0.00%	1,329,070	-11.71%	34.21%	
Rate Ann%chg	11.59%			Resid & Rec. w/o growth			2.99%			C & I w/o growth			0.01%

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	6,947,810	2,085,450	9,033,260	186,955	2.07%	8,846,305	--	--
2006	6,969,950	2,139,735	9,109,685	166,745	1.83%	8,942,940	-1.00%	-1.00%
2007	7,143,795	2,152,585	9,296,380	131,430	1.41%	9,164,950	0.61%	1.46%
2008	7,287,310	2,385,925	9,673,235	176,435	1.82%	9,496,800	2.16%	5.13%
2009	7,550,785	2,408,850	9,959,635	88,390	0.89%	9,871,245	2.05%	9.28%
2010	7,688,135	2,429,535	10,117,670	115,455	1.14%	10,002,215	0.43%	10.73%
2011	7,724,530	2,492,635	10,217,165	72,520	0.71%	10,144,645	0.27%	12.30%
2012	7,946,120	2,566,180	10,512,300	330,175	3.14%	10,182,125	-0.34%	12.72%
2013	8,103,835	2,601,155	10,704,990	183,085	1.71%	10,521,905	0.09%	16.48%
2014	9,709,920	2,840,350	12,550,270	674,370	5.37%	11,875,900	10.94%	31.47%
2015	10,275,770	2,816,595	13,092,365	756,525	5.78%	12,335,840	-1.71%	36.56%
Rate Ann%chg	3.99%	3.05%	3.78%	Ag Imprv+Site w/o growth			1.35%	

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

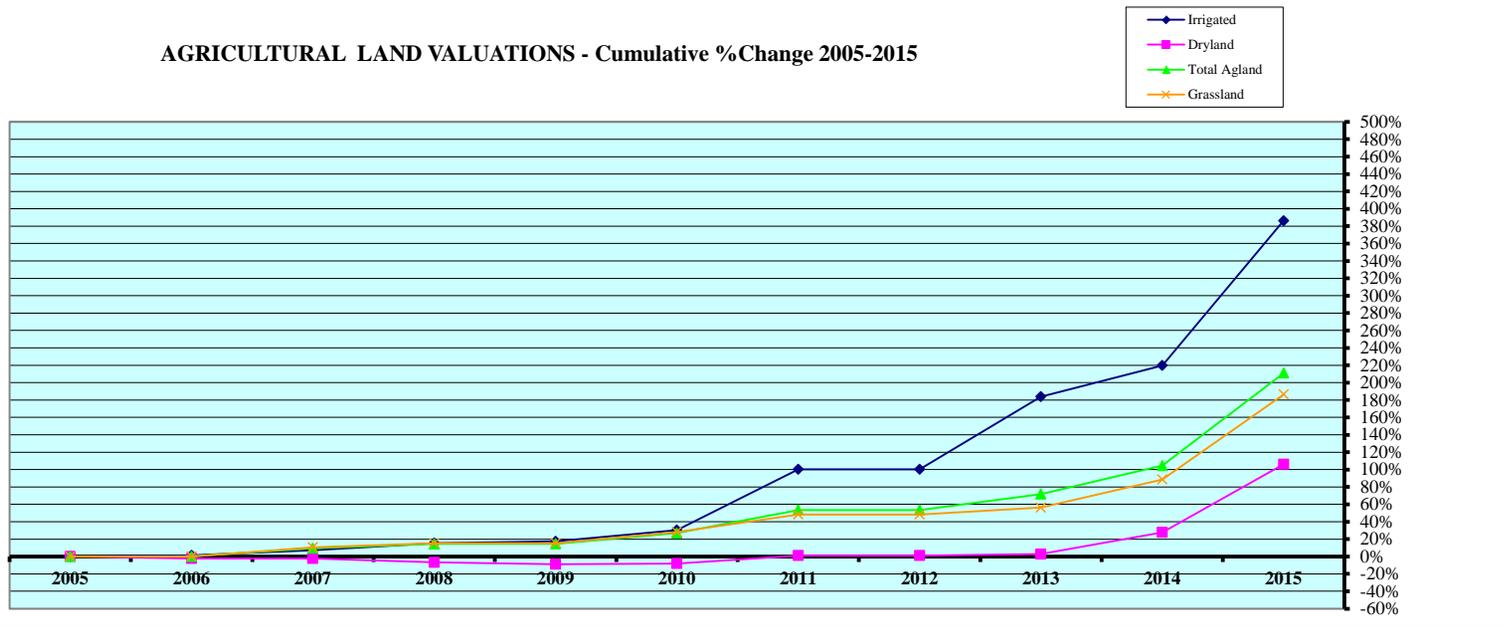
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 58
County LOUP

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	10,841,160	--	--	--	3,288,260	--	--	--	63,871,920	--	--	--
2006	10,992,095	150,935	1.39%	1.39%	3,212,045	-76,215	-2.32%	-2.32%	63,861,620	-10,300	-0.02%	-0.02%
2007	11,613,490	621,395	5.65%	7.12%	3,215,170	3,125	0.10%	-2.22%	70,668,585	6,806,965	10.66%	10.64%
2008	12,515,000	901,510	7.76%	15.44%	3,068,675	-146,495	-4.56%	-6.68%	73,648,600	2,980,015	4.22%	15.31%
2009	12,725,970	210,970	1.69%	17.39%	2,991,555	-77,120	-2.51%	-9.02%	73,633,480	-15,120	-0.02%	15.28%
2010	14,138,525	1,412,555	11.10%	30.42%	3,022,610	31,055	1.04%	-8.08%	81,860,830	8,227,350	11.17%	28.16%
2011	21,717,085	7,578,560	53.60%	100.32%	3,325,425	302,815	10.02%	1.13%	94,743,935	12,883,105	15.74%	48.33%
2012	21,717,085	0	0.00%	100.32%	3,324,695	-730	-0.02%	1.11%	94,686,595	-57,340	-0.06%	48.24%
2013	30,785,785	9,068,700	41.76%	183.97%	3,378,010	53,315	1.60%	2.73%	99,883,550	5,196,955	5.49%	56.38%
2014	34,670,970	3,885,185	12.62%	219.81%	4,204,860	826,850	24.48%	27.87%	120,479,445	20,595,895	20.62%	88.63%
2015	52,714,670	18,043,700	52.04%	386.25%	6,778,365	2,573,505	61.20%	106.14%	182,968,435	62,488,990	51.87%	186.46%

Rate Ann.%chg: Irrigated Dryland Grassland

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	104,825	--	--	--	45,205	--	--	--	78,151,370	--	--	--
2006	104,855	30	0.03%	0.03%	45,205	0	0.00%	0.00%	78,215,820	64,450	0.08%	0.08%
2007	105,080	225	0.21%	0.24%	45,205	0	0.00%	0.00%	85,647,530	7,431,710	9.50%	9.59%
2008	104,715	-365	-0.35%	-0.10%	44,860	-345	-0.76%	-0.76%	89,381,850	3,734,320	4.36%	14.37%
2009	104,535	-180	-0.17%	-0.28%	44,820	-40	-0.09%	-0.85%	89,500,360	118,510	0.13%	14.52%
2010	88,905	-15,630	-14.95%	-15.19%	44,830	10	0.02%	-0.83%	99,155,700	9,655,340	10.79%	26.88%
2011	148,170	59,265	66.66%	41.35%	74,710	29,880	66.65%	65.27%	120,009,325	20,853,625	21.03%	53.56%
2012	148,170	0	0.00%	41.35%	74,710	0	0.00%	65.27%	119,951,255	-58,070	-0.05%	53.49%
2013	163,200	15,030	10.14%	55.69%	82,195	7,485	10.02%	81.83%	134,292,740	14,341,485	11.96%	71.84%
2014	222,225	59,025	36.17%	112.00%	300,220	218,025	265.25%	564.13%	159,877,720	25,584,980	19.05%	104.57%
2015	235,615	13,390	6.03%	124.77%	343,260	43,040	14.34%	659.34%	243,040,345	83,162,625	52.02%	210.99%

Cnty#
County

Rate Ann.%chg: Total Agric Land

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	10,841,160	13,948	777			3,288,260	9,796	336			63,872,115	320,911	199		
2006	10,992,095	14,203	774	-0.43%	-0.43%	3,212,045	9,533	337	0.38%	0.38%	63,861,620	320,842	199	0.01%	0.01%
2007	11,613,490	14,058	826	6.74%	6.29%	3,215,170	9,538	337	0.04%	0.42%	70,668,585	320,860	220	10.65%	10.66%
2008	12,515,000	14,798	846	2.37%	8.81%	3,068,675	9,217	333	-1.23%	-0.81%	73,648,600	320,453	230	4.35%	15.47%
2009	12,725,970	15,117	842	-0.46%	8.31%	2,991,555	8,947	334	0.43%	-0.39%	73,633,480	320,395	230	0.00%	15.47%
2010	14,152,885	15,343	922	9.57%	18.68%	3,022,610	8,775	344	3.02%	2.62%	81,860,855	320,959	255	10.98%	28.14%
2011	21,717,085	15,332	1,416	53.56%	82.24%	3,325,425	8,795	378	9.77%	12.64%	94,752,725	320,808	295	15.80%	48.40%
2012	21,717,085	15,332	1,416	0.00%	82.24%	3,324,695	8,792	378	0.01%	12.66%	94,685,185	320,777	295	-0.06%	48.30%
2013	30,785,785	15,530	1,982	39.95%	155.04%	3,378,010	8,552	395	4.45%	17.67%	99,883,550	320,798	311	5.48%	56.44%
2014	34,670,970	15,506	2,236	12.80%	187.68%	4,204,860	8,627	487	23.39%	45.19%	120,479,445	320,743	376	20.64%	88.72%
2015	52,714,660	15,554	3,389	51.57%	336.04%	6,780,935	8,587	790	62.03%	135.26%	182,990,465	320,736	571	51.89%	186.65%

Rate Annual %chg Average Value/Acre: 15.87%

8.93%

11.11%

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	104,825	3,494	30			45,205	1,507	30			78,151,565	349,656	224		
2006	104,855	3,495	30	0.00%	0.00%	45,205	1,507	30	0.00%	0.00%	78,215,820	349,580	224	0.10%	0.10%
2007	105,080	3,503	30	0.00%	0.00%	45,205	1,507	30	0.00%	0.00%	85,647,530	349,466	245	9.54%	9.65%
2008	104,715	3,490	30	0.00%	0.00%	44,860	1,495	30	0.00%	0.00%	89,381,850	349,453	256	4.36%	14.44%
2009	104,535	3,484	30	0.00%	0.00%	44,820	1,494	30	0.00%	0.00%	89,500,360	349,437	256	0.14%	14.59%
2010	88,905	2,963	30	0.00%	0.01%	44,830	1,494	30	0.02%	0.02%	99,170,085	349,535	284	10.77%	26.94%
2011	148,170	2,963	50	66.66%	66.67%	74,710	1,494	50	66.65%	66.69%	120,018,115	349,392	344	21.07%	53.69%
2012	148,170	2,963	50	0.00%	66.67%	74,710	1,494	50	0.00%	66.69%	119,949,845	349,358	343	-0.05%	53.61%
2013	163,200	2,967	55	10.00%	83.34%	82,195	1,494	55	10.02%	83.39%	134,292,740	349,342	384	11.96%	71.99%
2014	222,225	2,963	75	36.37%	150.02%	300,220	1,501	200	263.55%	566.72%	159,877,720	349,341	458	19.05%	104.76%
2015	237,020	2,963	80	6.66%	166.67%	344,875	1,499	230	15.00%	666.72%	243,067,955	349,339	696	52.03%	211.30%

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LOUP

Rate Annual %chg Average Value/Acre: 12.03%

(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
632	LOUP	6,710,285	887,480	146,295	23,242,915	1,329,070	0	0	243,040,345	10,275,770	2,816,595	0	288,448,755
cnty sectorvalue % of total value:		2.33%	0.31%	0.05%	8.06%	0.46%			84.26%	3.56%	0.98%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
190	TAYLOR	75,170	91,885	5,705	2,895,115	448,100	0	0	0	0	0	0	3,515,975
30.06%	%sector of county sector	1.12%	10.35%	3.90%	12.46%	33.72%							1.22%
	%sector of municipality	2.14%	2.61%	0.16%	82.34%	12.74%							100.00%
190	Total Municipalities	75,170	91,885	5,705	2,895,115	448,100	0	0	0	0	0	0	3,515,975
30.06%	%all municip.sect of cnty	1.12%	10.35%	3.90%	12.46%	33.72%							1.22%

Cnty#	County
58	LOUP

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

58B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 1,982	Value : 330,692,525	Growth 1,825,395
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	37	36,960	0	0	205	2,644,235	242	2,681,195	
02. Res Improve Land	116	208,015	0	0	162	2,788,225	278	2,996,240	
03. Res Improvements	117	2,691,815	0	0	165	16,875,020	282	19,566,835	
04. Res Total	154	2,936,790	0	0	370	22,307,480	524	25,244,270	1,083,470
% of Res Total	29.39	11.63	0.00	0.00	70.61	88.37	26.44	7.63	59.36
05. Com UnImp Land	3	565	0	0	0	0	3	565	
06. Com Improve Land	23	31,420	0	0	15	117,145	38	148,565	
07. Com Improvements	23	416,115	0	0	18	1,233,465	41	1,649,580	
08. Com Total	26	448,100	0	0	18	1,350,610	44	1,798,710	415,240
% of Com Total	59.09	24.91	0.00	0.00	40.91	75.09	2.22	0.54	22.75
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	154	2,936,790	0	0	370	22,307,480	524	25,244,270	1,083,470
% of Res & Rec Total	29.39	11.63	0.00	0.00	70.61	88.37	26.44	7.63	59.36
Com & Ind Total	26	448,100	0	0	18	1,350,610	44	1,798,710	415,240
% of Com & Ind Total	59.09	24.91	0.00	0.00	40.91	75.09	2.22	0.54	22.75
17. Taxable Total	180	3,384,890	0	0	388	23,658,090	568	27,042,980	1,498,710
% of Taxable Total	31.69	12.52	0.00	0.00	68.31	87.48	28.66	8.18	82.10

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	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	35	0	98	133

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,164	232,472,225	1,164	232,472,225
28. Ag-Improved Land	0	0	0	0	237	59,353,520	237	59,353,520
29. Ag Improvements	0	0	0	0	250	11,823,800	250	11,823,800
30. Ag Total							1,414	303,649,545

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	3	3.00	16,500	3	3.00	16,500	
32. HomeSite Improv Land	167	182.51	1,051,555	167	182.51	1,051,555	
33. HomeSite Improvements	179	0.00	9,237,140	179	0.00	9,237,140	74,965
34. HomeSite Total				182	185.51	10,305,195	
35. FarmSite UnImp Land	5	11.00	10,505	5	11.00	10,505	
36. FarmSite Improv Land	216	704.32	672,740	216	704.32	672,740	
37. FarmSite Improvements	236	0.00	2,586,660	236	0.00	2,586,660	251,720
38. FarmSite Total				241	715.32	3,269,905	
39. Road & Ditches	439	1,017.40	0	439	1,017.40	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				423	1,918.23	13,575,100	326,685

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	9	1,320.00	976,860	9	1,320.00	976,860

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	4,944.88	31.79%	19,779,520	37.52%	4,000.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	3,171.20	20.39%	11,099,200	21.06%	3,500.00
49. 3A1	535.53	3.44%	1,874,355	3.56%	3,500.00
50. 3A	2,530.12	16.27%	7,843,385	14.88%	3,100.01
51. 4A1	3,067.37	19.72%	9,508,850	18.04%	3,100.00
52. 4A	1,304.68	8.39%	2,609,360	4.95%	2,000.00
53. Total	15,553.78	100.00%	52,714,670	100.00%	3,389.19
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	828.32	11.45%	766,210	12.37%	925.02
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	2,652.23	36.66%	2,453,375	39.61%	925.02
58. 3D1	543.89	7.52%	470,475	7.60%	865.02
59. 3D	458.63	6.34%	357,730	5.78%	780.00
60. 4D1	2,049.34	28.33%	1,598,485	25.81%	780.00
61. 4D	701.83	9.70%	547,420	8.84%	779.99
62. Total	7,234.24	100.00%	6,193,695	100.00%	856.16
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	431.71	0.13%	388,585	0.17%	900.11
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	1,107.61	0.34%	998,360	0.43%	901.36
67. 3G1	2,248.71	0.70%	1,607,860	0.70%	715.01
68. 3G	9,624.22	2.99%	6,881,525	2.99%	715.02
69. 4G1	62,238.13	19.34%	44,506,315	19.31%	715.10
70. 4G	246,193.60	76.49%	176,056,095	76.40%	715.11
71. Total	321,843.98	100.00%	230,438,740	100.00%	716.00
Irrigated Total	15,553.78	4.46%	52,714,670	18.17%	3,389.19
Dry Total	7,234.24	2.07%	6,193,695	2.14%	856.16
Grass Total	321,843.98	92.20%	230,438,740	79.44%	716.00
72. Waste	2,945.22	0.84%	294,525	0.10%	100.00
73. Other	1,492.46	0.43%	432,815	0.15%	290.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	349,069.68	100.00%	290,074,445	100.00%	830.99

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	15,553.78	52,714,670	15,553.78	52,714,670
77. Dry Land	0.00	0	0.00	0	7,234.24	6,193,695	7,234.24	6,193,695
78. Grass	0.00	0	0.00	0	321,843.98	230,438,740	321,843.98	230,438,740
79. Waste	0.00	0	0.00	0	2,945.22	294,525	2,945.22	294,525
80. Other	0.00	0	0.00	0	1,492.46	432,815	1,492.46	432,815
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	349,069.68	290,074,445	349,069.68	290,074,445

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	15,553.78	4.46%	52,714,670	18.17%	3,389.19
Dry Land	7,234.24	2.07%	6,193,695	2.14%	856.16
Grass	321,843.98	92.20%	230,438,740	79.44%	716.00
Waste	2,945.22	0.84%	294,525	0.10%	100.00
Other	1,492.46	0.43%	432,815	0.15%	290.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	349,069.68	100.00%	290,074,445	100.00%	830.99

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 Calamus Lake Mh	0	0	20	283,730	20	724,780	20	1,008,510	7,885
83.2 Calamus Lake Sb	0	0	113	2,277,305	115	14,621,850	115	16,899,155	955,625
83.3 Calamus Lake Vacant	169	2,610,360	1	15,000	1	50,000	170	2,675,360	50,000
83.4 Loup River	4	14,100	10	107,345	10	558,380	14	679,825	45,695
83.5 Rural	32	19,775	18	104,845	19	920,010	51	1,044,630	0
83.6 Taylor	37	36,960	116	208,015	117	2,691,815	154	2,936,790	24,265
84 Residential Total	242	2,681,195	278	2,996,240	282	19,566,835	524	25,244,270	1,083,470

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	Calamus Lake C	0	0	5	62,560	7	522,535	7	585,095	0
85.2	Loup River	0	0	0	0	1	30,105	1	30,105	0
85.3	Rural	0	0	10	54,585	10	680,825	10	735,410	415,240
85.4	Taylor	3	565	23	31,420	23	416,115	26	448,100	0
86	Commercial Total	3	565	38	148,565	41	1,649,580	44	1,798,710	415,240

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	429.71	0.13%	386,735	0.17%	899.99
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	1,047.44	0.33%	942,695	0.41%	900.00
91. 3G1	2,248.71	0.70%	1,607,860	0.70%	715.01
92. 3G	9,624.22	2.99%	6,881,525	2.99%	715.02
93. 4G1	62,166.63	19.33%	44,450,545	19.30%	715.02
94. 4G	246,152.60	76.52%	176,024,115	76.43%	715.10
95. Total	321,669.31	100.00%	230,293,475	100.00%	715.93
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	2.00	1.15%	1,850	1.27%	925.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	60.17	34.45%	55,665	38.32%	925.13
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	71.50	40.93%	55,770	38.39%	780.00
103. 4C	41.00	23.47%	31,980	22.01%	780.00
104. Total	174.67	100.00%	145,265	100.00%	831.65
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	321,669.31	99.95%	230,293,475	99.94%	715.93
CRP Total	174.67	0.05%	145,265	0.06%	831.65
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	321,843.98	100.00%	230,438,740	100.00%	716.00

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

58 Loup

	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	23,242,915	25,244,270	2,001,355	8.61%	1,083,470	3.95%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	10,275,770	10,305,195	29,425	0.29%	74,965	-0.44%
04. Total Residential (sum lines 1-3)	33,518,685	35,549,465	2,030,780	6.06%	1,158,435	2.60%
05. Commercial	1,329,070	1,798,710	469,640	35.34%	415,240	4.09%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	2,816,595	3,269,905	453,310	16.09%	251,720	7.16%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	4,145,665	5,068,615	922,950	22.26%	666,960	6.17%
10. Total Non-Agland Real Property	37,664,350	40,618,080	2,953,730	7.84%	1,825,395	3.00%
11. Irrigated	52,714,670	52,714,670	0	0.00%		
12. Dryland	6,778,365	6,193,695	-584,670	-8.63%		
13. Grassland	182,968,435	230,438,740	47,470,305	25.94%		
14. Wasteland	235,615	294,525	58,910	25.00%		
15. Other Agland	343,260	432,815	89,555	26.09%		
16. Total Agricultural Land	243,040,345	290,074,445	47,034,100	19.35%		
17. Total Value of all Real Property (Locally Assessed)	280,704,695	330,692,525	49,987,830	17.81%	1,825,395	17.16%

2016 Assessment Survey for Loup County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	No deputies on staff. One full-time clerk who does not hold an assessor's certificate.
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$9350.00
7.	Adopted budget, or granted budget if different from above:
	Same as above.
8.	Amount of the total assessor's budget set aside for appraisal work:
	The assessor's budget does not cover appraisal work. Appraisal is a function under the General Fund and \$20,000 is set aside for appraisal/pickup/review work.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	See question #8 above.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$1,650.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2000.00
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$2589.81

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	None, the assessor prices all improvements via the Marshall Swift program which is installed on her computer.
3.	Are cadastral maps currently being used?
	Yes. Said maps are from 1969 but are kept up to date with ownership changes including landowner names, ownership lines, legal descriptions and acreage amounts.
4.	If so, who maintains the Cadastral Maps?
	The assessor maintains the cadastral maps. She has added sheets where and when necessary to accommodate the addition of the lake subdivisions.
5.	Does the county have GIS software?
	No
6.	Is GIS available to the public? If so, what is the web address?
	N/A
7.	Who maintains the GIS software and maps?
	N/A
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?
	The Village of Taylor is zoned, it being the only incorporated municipality within Loup County.
4.	When was zoning implemented?
	October 10, 2001.

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	N/A
3.	Other services:
	An agreement for Consulting and Training Services with William E. Kaiser was signed on October 10, 2012. The scope of this agreement can be found in said document on file with the State of Nebraska Property Tax Department.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	I use a local person to list all new improvements for my office.
2.	If so, is the appraisal or listing service performed under contract?
	This service is not performed under a contract and I have used the same person for over 10 years. She is very familiar with the county, the people and the improvements.
3.	What appraisal certifications or qualifications does the County require?
	The county would require any appraisal certifications and/or qualifications as established by statute and the Nebraska Appraisal Board.
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No, the local lister obtains data including but not limited to: measurements, construction date, heating/cooling, percent complete at the time of listing, construction materials (siding, roof, etc.), number of bathrooms/fixtures/rough-ins, and any and all other information required to get an accurate pricing using the Marshall & Swift program.

2016 Residential Assessment Survey for Loup County

1.	Valuation data collection done by:														
	County assessor, part-time local lister														
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;">01</td> <td>Calamus Lake Area MH - This includes the three mobile home subdivisions (Mike's Meadows #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Calamus Lake Area SB - This valuation group includes all "stick built" homes located within the following Calamus Lake subdivisions (Aggie's Acres #1, #2, #3, #4, #5, #6, and #7, Glenridge, Quail Ridge, Moses Shoals, and Goodenow). Any rural residential sites with stick built homes located in this area are included in this valuation grouping.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Calamus Lake Area Vacant - This includes all vacant lots within the foregoing Calamus Lake Subdivisions and any unimproved rural residential sites in this area.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Loup River - All improved and unimproved properties bordering the North Loup River are included in this grouping. At this time a very, very small number of sales occur as these lands are owned by farm and ranches and they are not willing to sell these properties.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural - This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm home/farm sites. Sales within the unincorporated Village of Almeria are included in this group.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Taylor - All improved and unimproved properties within the Village of Taylor are included in this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a recently opened gift shop.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Calamus Lake Area MH - This includes the three mobile home subdivisions (Mike's Meadows #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.	02	Calamus Lake Area SB - This valuation group includes all "stick built" homes located within the following Calamus Lake subdivisions (Aggie's Acres #1, #2, #3, #4, #5, #6, and #7, Glenridge, Quail Ridge, Moses Shoals, and Goodenow). Any rural residential sites with stick built homes located in this area are included in this valuation grouping.	03	Calamus Lake Area Vacant - This includes all vacant lots within the foregoing Calamus Lake Subdivisions and any unimproved rural residential sites in this area.	04	Loup River - All improved and unimproved properties bordering the North Loup River are included in this grouping. At this time a very, very small number of sales occur as these lands are owned by farm and ranches and they are not willing to sell these properties.	05	Rural - This grouping includes all improved and unimproved properties located in rural areas of the county which are not associated with agricultural land/farm/farm home/farm sites. Sales within the unincorporated Village of Almeria are included in this group.	06	Taylor - All improved and unimproved properties within the Village of Taylor are included in this grouping. Said village is located along Highway 183 and Highway 91 and while small, boasts the following businesses and/or government properties: Loup County Public Schools (K-12), post office, bank, bar/grill, city park, county courthouse, Region #26 dispatch center, and a recently opened gift shop.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
01	Calamus Lake Area MH - This includes the three mobile home subdivisions (Mike's Meadows #1, #2 and #3) within in view of the Calamus Lake. It also includes any rural residential sites with mobile homes located within the Calamus Lake area.														
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3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The cost approach is used with Marshall and Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. While said information is not located within the property record cards, due to lack of space in the fire proof file cabinet, it can be accessed by interested individuals desiring to obtain the data.														
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?														
	Loup County does not have a CAMA vendor so depreciation studies were developed based on local market information.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														

The Sales Comparison Approach was used to determine residential lot values for the Village of Taylor. A square foot value was established, based on sales, and applied with \$1000 being added for a well on improved lots as the Village of does not have city water but does have city sewer. The same method is applied to the lake subdivision lots. Unsold vacant lots within the Calamus Lake Area receive a “developer discount”. When the lots are sold they go to full value and once improved, \$5000 is added to the lot value for water/sewer. Lot values were established in the same method as above for the 2015 assessment year and the amount to be added for a well in the Village of Taylor and for water/sewer in the Calamus Lake area was reviewed to see if said amount needed to be increased or decreased. It was determined that said added value should remain the same.

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

Unsold vacant lots within the Calamus Lake Area being held for sale receive a “developer discount”. The “developer discount” is arrived at by using a discounted cash flow method with the appraiser ascertaining the selling price the developer would realize for the entire remaining unsold development as a whole. The number of unsold lots is then divided into this price to determine the “developer discount” per said lot. Once sold, the lots go to full value and once improved, \$5000 is added to the lot value for water/sewer.

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2013	9/2012	2013	2015
02	2013	9/2012	2013	2015
03	N/A	N/A	2013	2015
04	2013	9/2012	2013	2012-2013
05	2013	9/2012	2013	2012-2013
06	2013	9/2012	2013	2015

An online review of the residential properties in the county was conducted in 2012 and 2013. If any discrepancies were noted the property was physically inspected. Prior to that the previous physical review was in 2008. The county has resumed physically inspecting the county in 2015 with the help of a part time lister.

2016 Commercial Assessment Survey for Loup County

1.	Valuation data collection done by:										
	County Assessor, part-time local lister.										
2.	List the valuation groupings recognized in 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;">03</td> <td>Calamus Lake Area - This includes all commercial properties located at or near the proximity of the Calamus Lake, whether located in a subdivision or within the immediate lake area.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural - All improved and unimproved commercial properties in the rural areas of Loup County.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Taylor - This includes all commercial properties within the Village of Taylor and within a one mile radius. The 2010 census assesses the population of the village at 190 (up from the 186 noted in the 2000 census). Highways 183 and 91 divide the town. Businesses include a bar/grill and the bank. The K-12 school is located on the southwest edge of town. A post office (whose hours will be cut in 2014) and the Region #26 dispatch center which serves eight counties is located around the town square (city park).</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>	03	Calamus Lake Area - This includes all commercial properties located at or near the proximity of the Calamus Lake, whether located in a subdivision or within the immediate lake area.	05	Rural - All improved and unimproved commercial properties in the rural areas of Loup County.	06	Taylor - This includes all commercial properties within the Village of Taylor and within a one mile radius. The 2010 census assesses the population of the village at 190 (up from the 186 noted in the 2000 census). Highways 183 and 91 divide the town. Businesses include a bar/grill and the bank. The K-12 school is located on the southwest edge of town. A post office (whose hours will be cut in 2014) and the Region #26 dispatch center which serves eight counties is located around the town square (city park).	AG	Outbuildings-Structures located on rural parcels throughout the county
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AG	Outbuildings-Structures located on rural parcels throughout the county										
3.	List and describe the approach(es) used to estimate the market value of commercial properties.										
	The cost approach is used with Marshall and Swift costing and depreciation. An effective age for all residential properties is established based on a market study of sold properties and life expectancy. Local market data is also used to develop an economic depreciation as needed. Lack of sales continues to be a problem.										
3a.	Describe the process used to determine the value of unique commercial properties.										
	Loup County has no properties which I would describe as unique.										
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?										
	Loup County does not use a CAMA vendor, therefore depreciation studies are based on local market information.										
5.	Are individual depreciation tables developed for each valuation grouping?										
	Yes, individual depreciation tables are developed for each valuation grouping.										
6.	Describe the methodology used to determine the commercial lot values.										
	The market and sales comparison approach to value is used by separating each sale of unimproved commercial lots (extremely limited number) into comparable groups to further analyze sales of similar sold properties within the current study period.										

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	03	2013	1/2014	2013	2015
	05	2013	1/2014	2013	2012
	06	2013	1/2014	2013	2015
	AG	2013	5/2011	2013	2012-2013

2016 Agricultural Assessment Survey for Loup County

1.	Valuation data collection done by:							
	County Assessor and part time local lister							
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="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Loup County has only one market area at the current time for agricultural properties. With the limited number of sales I have, I cannot detect a definite pattern that would indicate any additional market areas are needed. Sales around the lake, if purchased for agricultural purposes, are not selling substantially higher than the other areas in the county. I don't feel establishing market areas would be defensible to my agricultural producers or in a court of law. While the use of sales from adjoining counties may aid in determining market value, it would not be helpful in establishing market areas.</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Loup County has only one market area at the current time for agricultural properties. With the limited number of sales I have, I cannot detect a definite pattern that would indicate any additional market areas are needed. Sales around the lake, if purchased for agricultural purposes, are not selling substantially higher than the other areas in the county. I don't feel establishing market areas would be defensible to my agricultural producers or in a court of law. While the use of sales from adjoining counties may aid in determining market value, it would not be helpful in establishing market areas.	2015	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
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	Currently the assessor does not have a gis system. The assessor completed a land use review for the 2016 assessment year. FSA Maps requested from the taxpayer, USDA CropScape, the local NRD and aerial imagery were a few of the resources used to complete this task. The assessor also sent letters to land owners asking for their cooperation in verifying current land use.							
3.	Describe the process used to determine and monitor market areas.							
	Class or subclass includes, but not limited to, the classifications of agricultural land listed in Neb. Rev. Statutes 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The Loup County Board of Equalization adopted a resolution on July 15, 2010, defining non-agricultural/non-horticultural land in Loup County. Rural residential land and recreational land (of which Loup County has none) shall mean any land classified as rural and not used for the commercial production of agricultural or horticultural products in an economically viable amount to sustain the amount of income to support the area of parcel. A parcel must be smaller than forty (40) acres, not zoned for uses other than agricultural, agricultural residential or rural conservation. Parcels of land that are contiguous to agricultural properties, under the same ownership, less than 40 acres, and not directly accessible from a county or state road will be classified as agricultural or horticultural.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Farm home sites carry the same value as rural residential home sites. One acre is valued at \$5500 on both the farm home sites and rural residential home sites. A different home site value was created for an area surrounding the lake as defined by the lake zoning boundaries for rural residential and farm home sites outside the subdivisions of the lake.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							

**2015 PLAN OF ASSESSMENT
for
LOUP COUNTY
Assessment Years 2016, 2017, and 2018
Date: June 15, 2015**

INTRODUCTION

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15th of each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31st each year, the assessor shall present the plan to the county board of equalization and 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 Revenue, Property Assessment Division on or before October 31st each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land for 2015; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

GENERAL DESCRIPTION of REAL PROPERTY in LOUP COUNTY

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	507	25.71%	8.36%
Commercial	39	1.98%	.47%
Industrial	0	0	0
Recreational	0	0	0
Agricultural	1426	72.31%	91.17%
Special Value	0	0	0
TOTAL	1972	100%	100%

	Acres	% of Agland Total
Agricultural taxable acres:	349,273.33	100%
Grass	320,698.20	91.82%
Irrigated	15,553.78	4.45%
Dryland	8,583.67	2.46%
Waste	2,945.22	.84%
Shelterbelts	1,492.46	.43%

****2015 ABSTRACT:** *Please note the above figures may vary from the Abstract submitted as ALL Loup County records have now been entered online with MIPS and it changed some codings and distributions.*

Loup County is mainly an agricultural county. However, the construction of the Calamus Dam and subsequent Calamus Lake resulted in the loss of close to 8,000 acres of farm and ranch land. This has been replaced with sixteen rural residential developments (a new one has been added) and numerous small rural residential sites, with the possibility of the subdividing and creation of several more developments. These subdivisions have more than replaced the agricultural valuation lost to the lake. The northern half of the county consists of mainly large cattle operations containing many acres of grassland with some acres of cropland. The southern half of the county is a mix of smaller owned operations combining livestock and farming, with a mix of grassland, dry and irrigated cropland. The Village of Taylor, the only incorporated village in the county, lies in the southeast portion of the county and serves as the county seat.

New Property

The County had an estimated twenty-four (24) zoning permits for new construction/additions for 2015. New construction was county-wide and not confined to the lake. This number is close to the twenty-five (25) zoning permits for 2014.

CURRENT RESOURCES

STAFFING, BUDGET AND TRAINING

Staffing

The office is staffed by one full-time clerk and the County Clerk, who also serves as Register of Deeds, Clerk of the District Court, Assessor and Election Commissioner. Loup County does not have a Deputy Assessor, the County Clerk, ex-officio

Assessor, hereafter referred to as assessor, is the only employee in the office holding the necessary certificate. The assessor does all the Assessor duties with regards to real estate records, maintenance and valuations, personal property filings, administrative reports and processing of Homestead Exemption Applications.

Training

The assessor is required to obtain sixty hours of continuing education within a four year period. Her current certificate will expired on December 31, 2014. She will begin obtaining the necessary hours through IAAO courses and Assessor Workshops in 2015.

Budget

As she serves as ex-officio Assessor, most of the budget is contained within the County Clerk budget. Beginning in the year 2007, the County Clerk started receiving compensation for the ex-officio Assessor position in the amount of \$3000.00 additional salary per year with an annual cost of living increase on same. During the prior twenty-seven years, no additional compensation was paid for that ex-officio position. The Board set the additional compensation for the Assessor position beginning with the year 2015 at \$5,700.00 with an annual 2% increase per year. The Board has set the additional compensation for the ex-officio Assessor position at \$5700.00 beginning in 2015 with an annual 2% cost of living raise. The County Clerk's 2014-2015 budget is \$68,705.00 and her clerk salary plus the ex-officio salary is covered in this budget. Her one full-time clerk's salary comes from the County Clerk budget. However, she does maintain a small Assessor office budget in the amount of \$8,350.00. This budget covers education and travel expense, supplies and postage required by the Assessor's office. No salaries are taken from the Assessor budget. The appraisal budget for 2014-2015 was again set at \$20,000.00.

This budget is used to pay for the annual pickup work and for the ongoing review of all improved properties and consultation fees to Kaiser Appraisal Service.

CADASTRAL AND AERIAL MAPS

The cadastral maps are kept current by the assessor with new ownership lines, acres, and property owner's names being done as changes occur. If only an ownership change has occurred the office clerk makes that change. However, the maps are from 1969 and new maps are desperately needed due to the many changes over the years to keep them up to date. As new subdivisions have been added, the assessor has added sheets to the cadastral map book. She has plans to create a separate cadastral book for the lake subdivisions so they can be maintained in a more accessible and neat manner. This will be done as time and finances allow.

In 2014, she looked into obtaining GIS despite the fact that there are no grants available. The Board of Commissioners decided against GIS due to the extreme cost. GIS has stayed in contact with the Assessor and have said they could/would possibly make the program available at a more palatable cost. The fact that GIS would eliminate the need for the outdated cadastral books would be a plus and also help offset the cost.

Land use, as well as ownership lines, are kept on the aerial maps. The assessor does all the record maintenance of the aerial maps including but not limited to mapping, ownership changes, land splits, land use changes, etc.. The assessor is working with 1999 aerial maps. The assessor draws in ownership lines when irregular tracts have sold. She first enters the description into Deed Plotter+ for Windows, and then prints the resulting map to any scale desired and transfers the resulting information onto the cadastral and aerial maps. Plans to implement GIS remain contingent upon funding but said program would aid in all of the above actions.

Property Record Cards

The assessor maintains the record cards with ownership and splits kept up to date. We use folder type color coded record cards, using green folders for agricultural, white for village and commercial, blue for exempt and yellow for rural subdivisions. Said cards contain current pictures of the house and any other major improvements, ownership and mailing addresses, physical addresses, classification, school and tax district codes, as well as land classifications and values for improvements and land. The county does maintain E911 addresses (physical) on all properties. New residences are assigned an E911 address by the communication director and updates are emailed to the assessor.

All properties with more than one improvement contain a ground sketch for the locations of each improvement. Scale drawings of all houses can be found on the cards. Pricing information is contained within the folder for ease in identifying how the value was established. Value information for at least the previous five years can be found on the front of each property record card.

SOFTWARE

For the first time, beginning in April 2015, the assessor will using MIPS for the all record keeping including all notices, tax receipts, pricing and administrative reports, etc.. No web based access exists for records in Loup County but if the Board allows the Assessor to implement GIS this will make records available online.

CURRENT ASSESSMENT PROCEDURES for REAL PROPERTY

Discovery, Listing and Inventory of All Property

As the County Clerk is also the ex-officio Assessor, the Real Estate Transfer Statement starts and stops in her office. She uses the information obtained from the Form 521 to ascertain the selling price of the property, whether any personal property was included in the sale, and characteristics of the sale based on the information at hand. From this information, it is determined if further investigation of the sale need occur. If deemed so, the assessor will talk with the buyer and/or seller, the real estate agent, or if this is not possible, will resort to the sending of questionnaires. The zoning administrator is also the full-time clerk in the assessor's office and willingly shares all zoning permit applications with the assessor, which is of great benefit in tracking new construction.

Data Collection

Data collection is done by a local person who has done extensive work with a Nebraska appraisal company in the listing of properties for reappraisal. She lists the necessary data to price all new improvements, measures the improvement and shows the improvement location on the current ground sketch. All market and income data is collected and processed by Kaiser Appraisal Service of Omaha, Nebraska. The assessor then prices all new improvements with computer programs using Marshall Swift data. She also enters all information concerning the new improvement on the appropriate record card including but not limited to sketches, reasons for change, etc..

Loup County has implemented a complete online review and re-pricing of all properties. The resulting value changes for all lake properties, Village of Taylor and rural properties were put on in 2014. Commercial properties were also re-priced

using the latest available Marshall Swift pricing and those new values were placed on the 2014 tax rolls. This re-pricing included an online inspection of all properties and included re-measuring when there was an obvious discrepancy with the previous information in hand. Square footage was figured based on the drawings and appraiser's notes and figures.

Following is the breakdown of the timeline for the yearly review. Physical inspections of rural agricultural properties will be done in order to meet the six year requirement. For the 2013 physical inspection, the assessor used two different programs, Google Earth and ArcGIS Explorer. In the future, all properties will be physically visited.

Physical Reviews:

Lake Subdivisions: 2015

Village of Taylor: 2015

All of T24N: 2016

All of T23N: 2016

All of T22N: 2017

All of T21N: 2018

All houses were re-priced on a new Marshall Swift database with new depreciations applied.

Review assessment of sales ratio studies before assessment actions

I do my own Assessment/Ratio studies beginning in January by removing the sales which will be out of the current study period and adding in the newest available year's sales for each study group, residential, commercial and agricultural as the sales become of record. I have spread sheets on my computer listing the sales and the necessary information so I can then process the data for P.R.D., C.O.D., median,

etc.. for each class of property. I share this information, which lists sales, buyer/seller, selling price, and value for assessment, as well as statistics, with my County Board prior to deciding on any action necessary to bring the statistics into compliance for the next assessment year. I also review all preliminary data provided by my field liaison and discuss necessary actions with her. I also discuss what, if any, changes need to be made to residential and commercial with Referee Bill Kaiser.

Approaches to Value

All three approaches to value were developed with the help of Referee Bill Kaiser.

- 1) He did a market approach using sales comparisons. If not enough sales were available for Loup County, he borrowed from other counties.
- 2) The cost approach is from the 2014 Marshall Swift manual, in computer format, and the latest depreciation study was completed by Referee Bill Kaiser in 2013 and is being used to date, as a yearly analysis, so far, does not indicate a change.
- 3) Referee Bill Kaiser also completed an income and expense analysis at the time of the reappraisal. He has all information and data used to compile this study in a computer format, available for inspection.
- 4) The ex-officio assessor conducts all land valuation studies by reviewing the current data available of sales which have occurred in Loup County. The Property Assessment Department adds sales from neighboring counties. At this time no market areas have been established and Loup County has no special value on any agricultural land. Both market areas and special value may be established in the future if a need is shown.

Reconciliation of Final Value and Documentation

Reconciliation of final value is done by the assessor using acceptable assessment practices. Documentation of pricing is contained in the Real Property card folders, while depreciation factors can be found in the reappraisal file available for public inspection.

Review assessment sales ratio studies after assessment actions

Once the assessment process has been completed the assessor puts the new information into her sales file data and redoes the ratio statistics.

Notices and Public Relations

Once the above assessment processes are complete, the assessor mails evaluation notices to all taxpayers whose value has changed. Such notices contain all information as prescribed by state statute, including but not limited to, prior and current year's values, ownership and legal description, date for filing protests, and dates during which the Board of Equalization will be in session. She also includes a review of assessment actions to each class of property for the current year. If agricultural land values are changed, she includes a numbered map indicating where sales have occurred. These numbers correspond to a sheet detailing each sale as to name of buyer/seller, date of sale, number of acres, percentage of acres to each land class (irrigated, dry and grass), and the sale price per acre.

She publishes a Notice in the legal newspaper notifying the public that the annual revision of the assessment rolls is complete and on file, on or before June 1st. Said

notice also contains the dates during which protests may be filed and the meeting dates of the Board of Equalization.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2015

<u>Property Class</u>	<u>Median</u>	<u>C.O.D.</u>	<u>P.R.D.</u>
Residential	100	*	*
Commercial	100	*	*
Agricultural	71	*	*

*TERC did not publish statistical numbers for these measurements.

RESIDENTIAL: This class had a total of eighteen (18) improved sales. Insufficient number of sales in any one of the Assessor Locations to establish statistics and the Tax Equalization and Review Commission certified 100% for this class. Two sales were Calamus Lake Mobile Homes, six were Calamus Lake Stick Built and ten were in the Village of Taylor.

COMMERCIAL: The commercial statistics, based on two (2) sales, makes the resulting stats very unreliable. Due to the lack of sales, the Tax Equalization and Review Commission certified 100% for this class. It is hard to establish or justify changes to value based on the small number of sales. Also, commercial sales in this county involve use changes as businesses close and the property is subsequently purchased for storage.

AGRICULTURAL: This class saw twenty (20) sales for the current study period for Loup County. After looking at the preliminary stats, the assessor increased values on irrigated ground by approximately 54%, dryland by 58% and grassland by 41% for

2015. The overall increase in agricultural land was 52.49%. The resulting stats on the twenty sales were a median of 75, a C.O.D. of 33.16 and a P.R.D. of 109.84. The Property Assessment Department then added one sale from Blaine County, four sales from Rock County, one sale from Custer County and five sales from Garfield County. The resulting stats on the thirty-one sales was a median of 71, a C.O.D. of 36.34 and a P.R.D. of 109.17. The median is within the accepted range. The P.R.D. and C.O.D. are outside the acceptable range. The statistics were better before the additional eleven sales from outside counties were added.

ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2016

RESIDENTIAL: Annual pickup work will be done and statistics reviewed for any needed changes to depreciations and values. E911 addresses will be added to new property cards as they become available to the assessor. All improved properties within the Village of Taylor were reviewed online prior to the re-pricing in 2013. The assessor has purchased the most current Marshall Swift pricing for this class of property and all properties will be priced and depreciations applied as mentioned above in the third paragraph on page 9. The assessor hopes to update the pricing for this class using the most current Marshall Swift costing as all data is now in the system.

RESIDENTIAL/Lake Properties and Subdivisions: Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Referee Bill Kaiser as more improved sales occur in the area. Referee Kaiser will work with the assessor to establish more accurate values of improved and unimproved properties within the lake subdivisions as more sales occur to make this study possible. An online review and re-pricing of these properties was done in

2013 with resulting values being added in 2014. The assessor has purchased the most current Marshall Swift pricing for this class of property and all properties will be priced and depreciations applied. The assessor hopes to update the pricing for this class using the most current Marshall Swift costing as all data is now in the system. All residential will be re-priced and depreciated with the most current Marshall Swift program available.

COMMERCIAL: Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations are acceptable. An online review and re-pricing was conducted in 2013 with resulting values being added in 2014. The assessor has purchased the most current Marshall Swift pricing for this class of property and all properties will be priced and depreciations applied.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. As many pivots have been placed on previously gravity irrigated land, through use of the local Farm Service Agency (F.S.A.) information and drawings, changes have been made to correct the type of irrigation and the resulting changes in irrigated acres. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

The assessor has added any new irrigated acres that were found through the N.R.D. required review with irrigators. She has copied the FSA maps provided by the irrigators for her records as she has been unable to obtain these herself from the local F.S.A. office. Irrigated acres continue to change as the N.R.D. processes applications for increased irrigated acres which are subsequently reported to the assessor.

The assessor will try to review all agricultural lands by using online tools to compare the current year to past years.

ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2017

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation. All of this residential class will be re-priced and depreciated using the most current Marshall Swift Pricing available.

RESIDENTIAL/Lake Properties and Subdivisions: Any new subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area.

COMMERCIAL: Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2018

RESIDENTIAL: Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation.

RESIDENTIAL/Lake Properties and Subdivisions: Any new subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area.

COMMERCIAL: Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

AGRICULTURAL: Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE

RECORD MAINTENANCE, MAPPING UPDATES, OWNERSHIP CHANGES: The assessor does the records maintenance with regards to ownership changes, mapping updates required and record maintenance as needed. All changes are updated regularly and generally within two weeks of the change.

ADMINISTRATIVE REPORTS: The assessor completes all reports including but not limited to the following and files same on a timely basis with the appropriate officials: the *Abstract of Real Property*, *Assessor Survey*, and *Assessed Value Update* on or before March 19th, the *Certification of Values* on or before August 20th, the *School District Taxable Value Report* on or before August 25th, the *Average Assessed Value of Single-Family Residential Property* on or before September 1st, the *Annual Plan of Assessment* with the Board of Equalization on or before July 31st and PA & T on or before October 31st, the *Annual Tax Roll* on or before November 22nd, the *Homestead Exemption Summary Certificate Form 458S* on or before November 30th, the *Certificate of Taxes Levied* on or before December 1st, the *Legal Description and Owner of all property owned by the State or governmental subdivisions of the State* on or before December 1, 2004 and every fourth December thereafter, and the *Report of current values of properties owned by the Board of Educational Lands and Funds*.

PERSONAL PROPERTY: The assessor administers the timely filing of approximately one hundred thirty (130) personal property schedules each year. As a courtesy reminder, in the middle of February, she mails postcards to everyone who filed the previous year and those who will be new filers for the current year. Another reminder is sent the middle of April to those who haven't yet filed. Those who fail to file on or before May 1st are penalized according to state statute.

PERMISSIVE EXEMPTIONS: The assessor completes the basic information on the appropriate permissive exemption forms and mails those forms to the filers in November. Once the filings are returned she makes determinations as to their new and/or continued exempt use and advises the Board of Equalization of her recommendations. In 451 application years, notices are sent to all filers ten days prior to the exemption hearing. Notices are also sent in the case of a continuation of exemption being denied.

TAXABLE GOVERNMENT OWNED PROPERTY: An annual review is made of government owned property not used for public purposes. At this time, Loup County has no such government property but reviews government owned property each year to find any that may qualify and be taxed.

HOMESTEAD EXEMPTIONS: The Nebraska Department of Revenue (DOR) sends pre-printed Homestead Exemption (HSE) Application Forms to the assessor. The assessor then prepares mailings to all those still qualifying, consisting of a brief letter from the office explaining the contents of the mailing and instructions, DOR instructions, pre-printed HSE Forms 458, Nebraska Schedule I (Income Statement) and instructions and the United States Citizenship Attestation. The assessor also fills out the necessary information on HSE Form 458 for those persons requesting applications for the current year who were not eligible for exemption in prior years and sends them all necessary information. Approximately thirty applications are processed each year. The assessor assists all applicants who need help with completing the forms.

TAX DISTRICTS, TAX RATES, TAX LISTS, TAX LIST CORRECTIONS: The assessor checks that all tax districts and valuations are correct and balanced. As she also serves as the County Clerk she sets the tax rates and verifies that they are correct.

The assessor prepares and certifies the annual tax roll to the treasurer for all real, centrally assessed, personal property and in-lieu of taxes. She also prepares all necessary tax list corrections and presents them to the County Board for action and to the Treasurer for collection or refund as the case may be.

COUNTY BOARD OF EQUALIZATION, TERC APPEALS: The county assessor provides copies to the Board of Equalization members of all protests with her recommendation noted thereon and copies of all information she has concerning valuation of the protested property prior to the protest hearings. She defends values before the TERC board with written testimony.

EDUCATION: Please see *Training*, page 4 of this document.

CONCLUSION

The budget requests aforementioned (see *Budget*, page 4 and 5 in this document) are sufficient to maintain the current assessment practices and cover the annual pickup work and annual physical inspection of one fifth of the county each year.

Respectfully submitted:

_____ Date: _____
Debbie Postany, Loup County Assessor