



2016 REPORTS & OPINIONS

MCPHERSON 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 McPherson 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 McPherson County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Judy Dailey, McPherson 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.

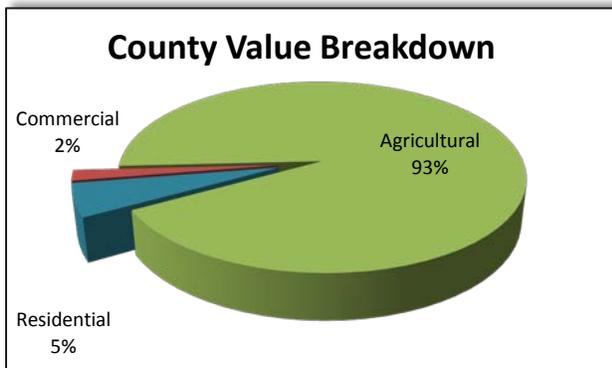
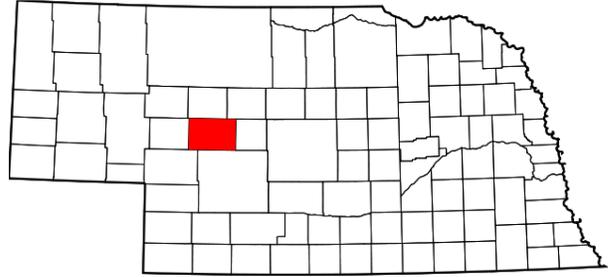
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on 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 859 square miles, McPherson had 498 residents, per the Census Bureau Quick Facts for 2014, an 8% population decline from the 2010 US Census. In a review of the past fifty years, McPherson has seen a steady drop in population of 32% (Nebraska Department of Economic Development). Reports indicated that 69% of county residents were homeowners and 98% 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 six employer establishments in McPherson. County-wide employment was at 367 people, a 7% gain relative to the 2010 Census (Nebraska Department of Labor).

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

McPherson County Quick Facts	
Founded	1890
Namesake	American Civil War General James Bridseye McPherson
Region	West Central
County Seat	Tryon
Other Communities	
Most Populated	Tryon (157)

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for McPherson County

Assessment Actions

For the current assessment year, the county completed a re-appraisal of the residential class. This included the physical inspection of all residential parcels. Pick-up and permit work was also completed in a timely fashion.

Description of Analysis

There are no incorporated villages in McPherson County and very few sales occur in the residential class; therefore, only one valuation group exists. The statistical profile contains only four sales and is not adequate to reliably measure the level of value using the statistics.

A complete reappraisal was conducted with the help of a hired appraisal firm. All properties were physically inspected and a new depreciation model was applied using current sales. With so few sales available, almost every sale will have an impact on the depreciation model. The sales file and county's abstract of assessment affirm the reported assessment actions.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One of the areas addressed included sales qualification and verification. As an ex-officio officer, the county assessor has the opportunity to discuss the transactions with the parties involved when the deed is filed or property is being researched. The county assessor prefers to call individuals directly as opposed to sending out a sales questionnaire. The county considers all sales arm's-length transactions unless proven otherwise. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review of McPherson County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. Review work is completed an appraisal firm hired by the county. The county inspects their residential class once every six-years as required by statute. The inspection includes an exterior inspection of the property and an attempt at an interior inspection. The county was reviewed for the 2016 assessment year. Review of property record cards support that the inspection work is timely completed and thoroughly documented.

Several reviews are conducted throughout the year to test the accuracy of the data being submitted to the State and to ensure that sales are being timely submitted as well. The Real

2016 Residential Correlation for McPherson County

Estate Transfer Statements reviewed were accurately reported in the State sales file. A review was conducted of the assessed values updated in the sales file is compared to the county's property record card to ensure that values are being properly updated. Lastly, an examination of the electronic tracking file indicated that the county was generally submitting sales to the State. In a small county such as this, there may be a few months out of the year when no sales occurred within the county. It is believed that the county complies with data submission timelines and that the sales and value information is accurate as well.

Valuation groups were examined to ensure that the groupings defined are equally subject to a similar set of economic forces that impact market value. There appears to be no economic facts that would suggest the creation of more than one valuation grouping. The county assessor has done an adequate job of identifying if separate groupings were needed.

Equalization and Quality of Assessment

The residential market in McPherson County remains erratic and unorganized. Although the median falls within the acceptable range, with an insufficient number of sales the statistics should not be relied upon to determine a level of value. A review of the assessment practices suggest that assessments within the county are uniformly assessed and considered equalized. The overall quality of assessment in the county is considered in compliance.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	4	100.30	107.99	102.28	09.08	105.58
<u>ALL</u>						
10/01/2013 To 09/30/2015	4	100.30	107.99	102.28	09.08	105.58

Based on the assessment practices review, the quality of assessment in McPherson County is in compliance with professionally accepted mass appraisal standards.

Level of Value

Based on the review of all available information, the level of value of residential property in McPherson County is determined to be at the statutory level of 100% of market value.

2016 Commercial Correlation for McPherson County

Assessment Actions

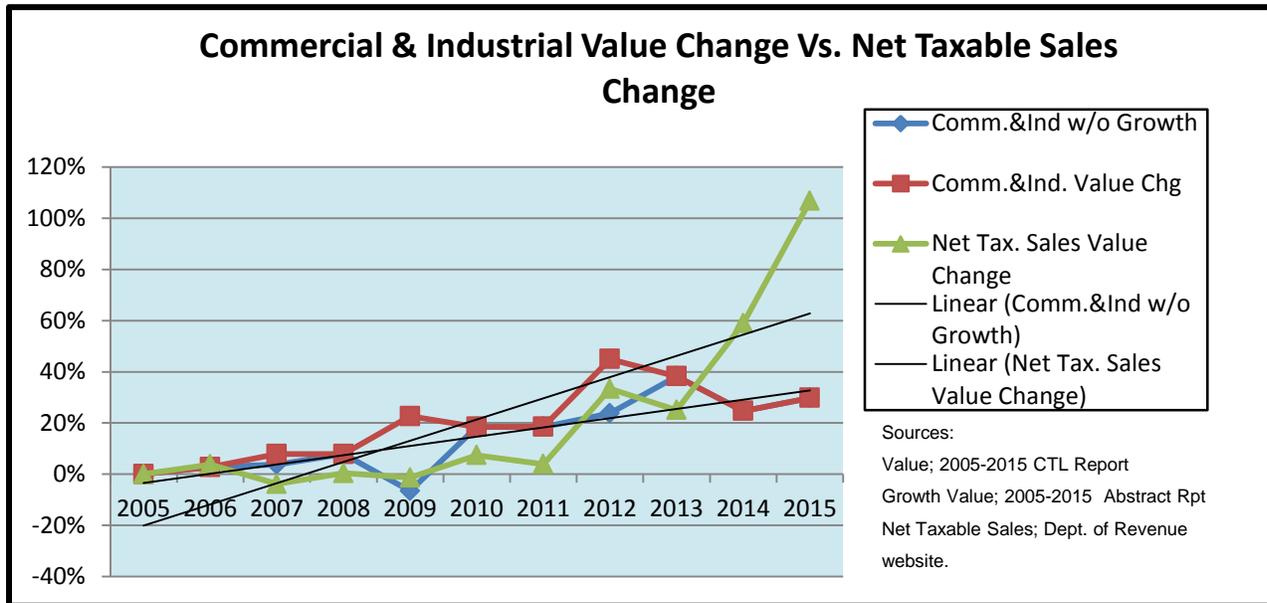
For the current assessment year, the county completed a reappraisal of the commercial class. This included a physical inspection of all parcels. New depreciation models were created and costing tables were updated. All pick-up work was also completed in a timely manner.

Description of Analysis

In the commercial class, there are no sales to analyze within the current study period. There are only eight commercial properties within the county.

The county assessor hired a contract appraiser to complete a reappraisal for the current assessment cycle. The abstract compared to the Certificate of Taxes Levied revealed a 20% increase overall to the commercial class. This reflects the assessment actions reported by the county assessor.

Analysis of the change in net taxable sales over time compared to the assessed value change could be an indicator of the commercial economic trends in McPherson County. The county's commercial market is very reliant on the current agricultural market as displayed by the volatility in individual years. The sharp spike in the net taxable sales in recent years may be an indication of the strong cattle market. Overall, the commercial market in McPherson County is sporadic.



Assessment Practice Review

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

2016 Commercial Correlation for McPherson County

three property classes, and any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The county assessor prefers to call individuals directly via telephone as opposed to sending out a sales questionnaire. Very few questionnaires were returned to the office when sent out. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review of McPherson County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. Review work was completed an appraisal firm hired by the county. The county inspects their commercial class once every six-years as required by statute. The inspection includes an exterior inspection of the property. The county was reviewed for the 2016 assessment year. Review of property record cards support that the inspection work is timely completed and thoroughly documented.

Several reviews are conducted throughout the year to test the accuracy of the data being submitted to the state and to ensure that sales are being timely submitted as well. The Real Estate Transfer Statements (521s) reviewed were accurately reported in the state sales file. A review was conducted of the assessed values updated in the sales file is compared to the county's property record card to ensure that values are being properly updated. Lastly, an examination of the electronic tracking file indicated that the county was relatively submitting sales to the state as required in Regulation. In a small county such as this, there may be a few months out of the year when no sales occurred within the county. It is believed that the county complies with data submission timelines and that the sales and value information is accurate as well.

Valuation groups were examined to ensure that the groupings defined are equally subject to a similar set of economic forces that impact market value. With so few commercial properties within the county, there is no need for separate valuation groupings. The county assessor has done an adequate job of identifying if separate groupings were needed.

Equalization and Quality of Assessment

The economics of McPherson County do not support a viable commercial market. A review of the assessment practices suggest that assessments within the county are uniformly assessed and considered equalized. The overall quality of assessment in the county is considered in compliance. Based on the assessment practices review, the quality of assessment in McPherson County is in compliance with professionally accepted mass appraisal standards.

2016 Commercial Correlation for McPherson County

Level of Value

Based on the review of all available information, the level of value of commercial property in McPherson County is determined to be at the statutory level of 100% of market value.

2016 Agricultural Correlation for McPherson County

Assessment Actions

Within the agricultural class, a physical inspection of the agricultural improvements in the county was completed this year. The agricultural improvements were also revalued this year with updated costing and depreciation.

A systematic review of land use was conducted this year. The review was conducted using aerial imagery; along with a physical inspection of the land conducted by the hired contractors. The county also monitors changes to the irrigated acres with the help of the local Natural Resources District.

A sales analysis was completed, as a result, grassland values increased approximately 12% throughout the county, and cropland values were unchanged for 2016.

Description of Analysis

McPherson County is part of the Sandhills region. The region is comprised of primarily pastureland. McPherson County is 96% grassland with very little cropland. The surrounding counties of Arthur, Keith, Lincoln (market area 2), and portions of Logan, Thomas and Hooker are also located in the Sandhills and are considered comparable to McPherson County.

Analysis of the sales file revealed that the sample once stratified by sales date, did not contain a sufficient number of sales. Sales were brought in from surrounding counties to help balance and expand the sample. The 95% grassland majority land use is the most representative of the composition of the county and should be used to statistically measure the level of value in McPherson County.

The statistics support that the values set by the county assessor are within the acceptable range for the grass subclasses. The region saw a substantial increase in the grass market in 2014-2015. The county recognized the market by increasing grass values 12%. The number of irrigated sales is insufficient to statistically measure; therefore, a separate analysis of irrigated sales in the Sandhills region was conducted. The results indicated that no adjustment was warranted for the irrigated class. Although the overall median is affected by the irrigated sales and is not within the acceptable range, adjustments to the classes mirror the surrounding counties and the values are believed to be uniformly and acceptably assessed.

Assessment Practice Review

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

2016 Agricultural Correlation for McPherson County

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 found to be reported accurately.

For McPherson County, the review supported that the county has used all available sales for the measurement of agricultural property. The process used by the county gathers sufficient information to adequately make qualification determinations. Grounds for non-qualifying sales were supported and thoroughly documented. There appears to be no bias in the qualification determinations. The Division also reviewed agricultural land values to ensure uniform application and confirmed that sold properties are valued similarly to unsold properties.

Another aspect of the review was the physical inspection process. A systematic land use review was conducted for the 2016 assessment year. The review included the use of aerial imagery and physical inspection by a hired appraiser during the rural review. Inspection of agricultural improvements has been completed within the six year cycle using an onsite inspection process that includes interior inspections when permitted.

Equalization

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

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

<u>95%MLU By Market Area</u>				
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN
<u>Irrigated</u>				
County	2	57.40	57.40	57.01
1	2	57.40	57.40	57.01
<u>Grass</u>				
County	18	69.16	69.44	49.50
1	18	69.16	69.44	49.50
<u>ALL</u>				
10/01/2012 To 09/30/2015	24	65.47	65.21	50.17

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

2016 Agricultural Correlation for McPherson County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in McPherson County is 69%.

2016 Opinions of the Property Tax Administrator for McPherson 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	69	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 McPherson County

Residential Real Property - Current

Number of Sales	4	Median	100.30
Total Sales Price	\$325,200	Mean	107.99
Total Adj. Sales Price	\$325,200	Wgt. Mean	102.28
Total Assessed Value	\$332,623	Average Assessed Value of the Base	\$38,364
Avg. Adj. Sales Price	\$81,300	Avg. Assessed Value	\$83,156

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	80.59 to 135.39
% of Value of the Class of all Real Property Value in the	1.84
% of Records Sold in the Study Period	3.39
% of Value Sold in the Study Period	7.35

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	7	100	97.26
2014	4	100	113.35
2013	8		83.43
2012	7		90.81

2016 Commission Summary for McPherson County

Commercial Real Property - Current

Number of Sales	0	Median	00.00
Total Sales Price	\$0	Mean	00.00
Total Adj. Sales Price	\$0	Wgt. Mean	00.00
Total Assessed Value	\$0	Average Assessed Value of the Base	\$52,976
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.26
% of Records Sold in the Study Period	0.00
% of Value Sold in the Study Period	0.00

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	0	100	00.00
2014	0	100	00.00
2013	0		00.00
2012	0		00.00

60 McPherson

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 : 4
 Total Sales Price : 325,200
 Total Adj. Sales Price : 325,200
 Total Assessed Value : 332,623
 Avg. Adj. Sales Price : 81,300
 Avg. Assessed Value : 83,156

MEDIAN : 100
 WGT. MEAN : 102
 MEAN : 108
 COD : 09.08
 PRD : 105.58

COV : 15.95
 STD : 17.22
 Avg. Abs. Dev : 09.11
 MAX Sales Ratio : 133.75
 MIN Sales Ratio : 97.60

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 80.59 to 135.39

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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											
01-JAN-14 To 31-MAR-14	1	100.44	100.44	100.44	00.00	100.00	100.44	100.44	N/A	89,000	89,391
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	100.16	100.16	100.16	00.00	100.00	100.16	100.16	N/A	157,000	157,255
01-APR-15 To 30-JUN-15	1	133.75	133.75	133.75	00.00	100.00	133.75	133.75	N/A	24,000	32,101
01-JUL-15 To 30-SEP-15	1	97.60	97.60	97.60	00.00	100.00	97.60	97.60	N/A	55,200	53,876
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	1	100.44	100.44	100.44	00.00	100.00	100.44	100.44	N/A	89,000	89,391
01-OCT-14 To 30-SEP-15	3	100.16	110.50	102.98	12.03	107.30	97.60	133.75	N/A	78,733	81,077
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	1	100.44	100.44	100.44	00.00	100.00	100.44	100.44	N/A	89,000	89,391
<u>ALL</u>	4	100.30	107.99	102.28	09.08	105.58	97.60	133.75	N/A	81,300	83,156

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	4	100.30	107.99	102.28	09.08	105.58	97.60	133.75	N/A	81,300	83,156
<u>ALL</u>	4	100.30	107.99	102.28	09.08	105.58	97.60	133.75	N/A	81,300	83,156

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	4	100.30	107.99	102.28	09.08	105.58	97.60	133.75	N/A	81,300	83,156
06											
07											
<u>ALL</u>	4	100.30	107.99	102.28	09.08	105.58	97.60	133.75	N/A	81,300	83,156

60 McPherson

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 : 4
 Total Sales Price : 325,200
 Total Adj. Sales Price : 325,200
 Total Assessed Value : 332,623
 Avg. Adj. Sales Price : 81,300
 Avg. Assessed Value : 83,156

MEDIAN : 100
 WGT. MEAN : 102
 MEAN : 108
 COD : 09.08
 PRD : 105.58

COV : 15.95
 STD : 17.22
 Avg. Abs. Dev : 09.11
 MAX Sales Ratio : 133.75
 MIN Sales Ratio : 97.60

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 80.59 to 135.39

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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	1	133.75	133.75	133.75	00.00	100.00	133.75	133.75	N/A	24,000	32,101	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	4	100.30	107.99	102.28	09.08	105.58	97.60	133.75	N/A	81,300	83,156	
Greater Than 14,999	4	100.30	107.99	102.28	09.08	105.58	97.60	133.75	N/A	81,300	83,156	
Greater Than 29,999	3	100.16	99.40	99.77	00.95	99.63	97.60	100.44	N/A	100,400	100,174	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	133.75	133.75	133.75	00.00	100.00	133.75	133.75	N/A	24,000	32,101	
30,000 TO 59,999	1	97.60	97.60	97.60	00.00	100.00	97.60	97.60	N/A	55,200	53,876	
60,000 TO 99,999	1	100.44	100.44	100.44	00.00	100.00	100.44	100.44	N/A	89,000	89,391	
100,000 TO 149,999												
150,000 TO 249,999	1	100.16	100.16	100.16	00.00	100.00	100.16	100.16	N/A	157,000	157,255	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	4	100.30	107.99	102.28	09.08	105.58	97.60	133.75	N/A	81,300	83,156	

60 McPherson

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 : 0
 Total Sales Price : 0
 Total Adj. Sales Price : 0
 Total Assessed Value : 0
 Avg. Adj. Sales Price : 0
 Avg. Assessed Value : 0

MEDIAN : 0
 WGT. MEAN : 0
 MEAN : 0
 COD : 00.00
 PRD : 00.00

COV : 00.00
 STD : 00.00
 Avg. Abs. Dev : 00.00
 MAX Sales Ratio : 00.00
 MIN Sales Ratio : 00.00

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

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13											
01-OCT-13 To 30-SEP-14											
01-OCT-14 To 30-SEP-15											
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13											
01-JAN-14 To 31-DEC-14											
<u>ALL</u>											

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											
04											
<u>ALL</u>											

60 McPherson
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 : 0
Total Sales Price : 0
Total Adj. Sales Price : 0
Total Assessed Value : 0
Avg. Adj. Sales Price : 0
Avg. Assessed Value : 0

MEDIAN : 0
WGT. MEAN : 0
MEAN : 0
COD : 00.00
PRD : 00.00

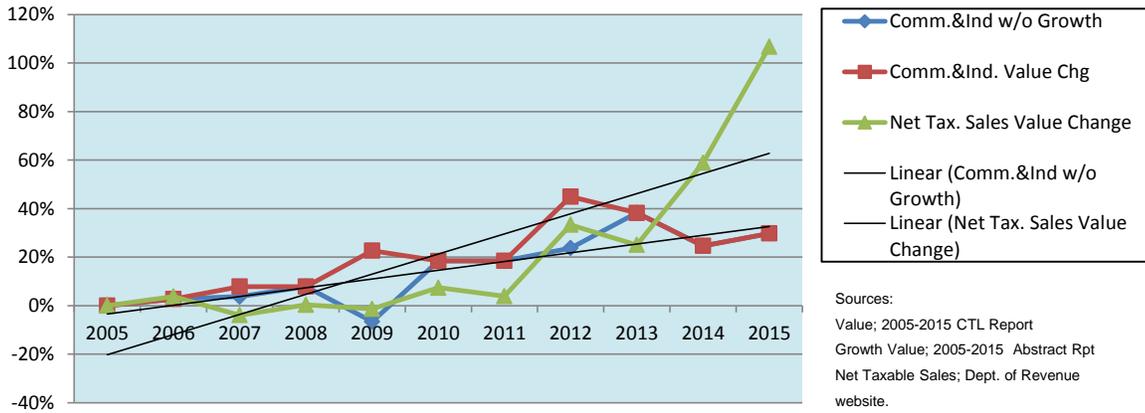
COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 00.00
MIN Sales Ratio : 00.00

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

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than	5,000											
Less Than	15,000											
Less Than	30,000											
___ Ranges Excl. Low \$ ___												
Greater Than	4,999											
Greater Than	14,999											
Greater Than	29,999											
___ Incremental Ranges ___												
0 TO	4,999											
5,000 TO	14,999											
15,000 TO	29,999											
30,000 TO	59,999											
60,000 TO	99,999											
100,000 TO	149,999											
150,000 TO	249,999											
250,000 TO	499,999											
500,000 TO	999,999											
1,000,000 +												
___ ALL ___												

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	\$ 407,539	\$ 50,000	12.27%	\$ 357,539	-	\$ 399,410	-
2006	\$ 418,709	\$ -	0.00%	\$ 418,709	2.74%	\$ 414,476	3.77%
2007	\$ 439,514	\$ 16,775	3.82%	\$ 422,739	0.96%	\$ 383,836	-7.39%
2008	\$ 439,514	\$ -	0.00%	\$ 439,514	0.00%	\$ 400,877	4.44%
2009	\$ 499,845	\$ 119,250	23.86%	\$ 380,595	-13.41%	\$ 393,893	-1.74%
2010	\$ 482,669	\$ -	0.00%	\$ 482,669	-3.44%	\$ 429,011	8.92%
2011	\$ 483,005	\$ 336	0.07%	\$ 482,669	0.00%	\$ 415,110	-3.24%
2012	\$ 590,635	\$ 86,383	14.63%	\$ 504,252	4.40%	\$ 532,589	28.30%
2013	\$ 563,415	\$ -	0.00%	\$ 563,415	-4.61%	\$ 499,489	-6.21%
2014	\$ 508,084	\$ -	0.00%	\$ 508,084	-9.82%	\$ 634,591	27.05%
2015	\$ 528,919	\$ -	0.00%	\$ 528,919	4.10%	\$ 825,874	30.14%
Ann %chg	2.64%			Average	-1.91%	5.28%	8.40%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	2.74%	2.74%	3.77%
2007	3.73%	7.85%	-3.90%
2008	7.85%	7.85%	0.37%
2009	-6.61%	22.65%	-1.38%
2010	18.44%	18.44%	7.41%
2011	18.44%	18.52%	3.93%
2012	23.73%	44.93%	33.34%
2013	38.25%	38.25%	25.06%
2014	24.67%	24.67%	58.88%
2015	29.78%	29.78%	106.77%

County Number
 County Name

60 McPherson
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 : 24
Total Sales Price : 25,624,455
Total Adj. Sales Price : 26,385,455
Total Assessed Value : 13,237,444
Avg. Adj. Sales Price : 1,099,394
Avg. Assessed Value : 551,560

MEDIAN : 65
WGT. MEAN : 50
MEAN : 65
COD : 27.14
PRD : 129.98

COV : 33.20
STD : 21.65
Avg. Abs. Dev : 17.77
MAX Sales Ratio : 98.56
MIN Sales Ratio : 32.36

95% Median C.I. : 49.02 to 82.22
95% Wgt. Mean C.I. : 43.09 to 57.25
95% Mean C.I. : 56.07 to 74.35

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	2	95.33	95.33	96.68	02.97	98.60	92.50	98.16	N/A	487,400	471,195
01-JAN-13 To 31-MAR-13	2	66.94	66.94	66.93	00.46	100.01	66.63	67.24	N/A	351,025	234,946
01-APR-13 To 30-JUN-13	1	92.24	92.24	92.24	00.00	100.00	92.24	92.24	N/A	992,000	915,010
01-JUL-13 To 30-SEP-13	2	77.24	77.24	80.00	08.66	96.55	70.55	83.93	N/A	203,860	163,087
01-OCT-13 To 31-DEC-13	2	54.36	54.36	50.51	11.99	107.62	47.84	60.87	N/A	586,250	296,107
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	5	64.31	67.03	53.70	15.32	124.82	50.70	82.22	N/A	1,396,354	749,792
01-JUL-14 To 30-SEP-14	2	83.17	83.17	82.70	18.52	100.57	67.77	98.56	N/A	430,799	356,259
01-OCT-14 To 31-DEC-14	5	44.53	52.05	39.03	35.30	133.36	33.55	98.13	N/A	1,968,403	768,330
01-JAN-15 To 31-MAR-15	2	34.32	34.32	33.08	05.71	103.75	32.36	36.28	N/A	1,725,500	570,795
01-APR-15 To 30-JUN-15	1	54.71	54.71	54.71	00.00	100.00	54.71	54.71	N/A	1,000,000	547,050
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	7	83.93	81.61	86.25	13.36	94.62	66.63	98.16	66.63 to 98.16	439,510	379,066
01-OCT-13 To 30-SEP-14	9	64.31	67.80	56.05	18.46	120.96	47.84	98.56	50.70 to 82.22	1,001,763	561,521
01-OCT-14 To 30-SEP-15	8	40.41	47.95	38.69	33.78	123.93	32.36	98.13	32.36 to 98.13	1,786,627	691,286
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	7	67.24	69.90	70.35	15.17	99.36	47.84	92.24	47.84 to 92.24	467,753	329,041
01-JAN-14 To 31-DEC-14	12	62.20	63.48	46.95	28.92	135.21	33.55	98.56	44.53 to 82.22	1,473,782	691,927
<u>ALL</u>	24	65.47	65.21	50.17	27.14	129.98	32.36	98.56	49.02 to 82.22	1,099,394	551,560

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	24	65.47	65.21	50.17	27.14	129.98	32.36	98.56	49.02 to 82.22	1,099,394	551,560
<u>ALL</u>	24	65.47	65.21	50.17	27.14	129.98	32.36	98.56	49.02 to 82.22	1,099,394	551,560

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	57.40	57.40	57.01	04.69	100.68	54.71	60.09	N/A	875,000	498,866
1	2	57.40	57.40	57.01	04.69	100.68	54.71	60.09	N/A	875,000	498,866
<u>Grass</u>											
County	18	69.16	69.44	49.50	27.17	140.28	32.36	98.56	47.84 to 92.24	959,368	474,861
1	18	69.16	69.44	49.50	27.17	140.28	32.36	98.56	47.84 to 92.24	959,368	474,861
<u>ALL</u>	24	65.47	65.21	50.17	27.14	129.98	32.36	98.56	49.02 to 82.22	1,099,394	551,560

60 McPherson
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 : 24
 Total Sales Price : 25,624,455
 Total Adj. Sales Price : 26,385,455
 Total Assessed Value : 13,237,444
 Avg. Adj. Sales Price : 1,099,394
 Avg. Assessed Value : 551,560

MEDIAN : 65
 WGT. MEAN : 50
 MEAN : 65
 COD : 27.14
 PRD : 129.98

COV : 33.20
 STD : 21.65
 Avg. Abs. Dev : 17.77
 MAX Sales Ratio : 98.56
 MIN Sales Ratio : 32.36

95% Median C.I. : 49.02 to 82.22
 95% Wgt. Mean C.I. : 43.09 to 57.25
 95% Mean C.I. : 56.07 to 74.35

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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	4	57.40	57.03	56.05	09.01	101.75	49.02	64.31	N/A	745,457	417,807
1	4	57.40	57.03	56.05	09.01	101.75	49.02	64.31	N/A	745,457	417,807
_____Grass_____											
County	18	69.16	69.44	49.50	27.17	140.28	32.36	98.56	47.84 to 92.24	959,368	474,861
1	18	69.16	69.44	49.50	27.17	140.28	32.36	98.56	47.84 to 92.24	959,368	474,861
_____ALL_____	24	65.47	65.21	50.17	27.14	129.98	32.36	98.56	49.02 to 82.22	1,099,394	551,560

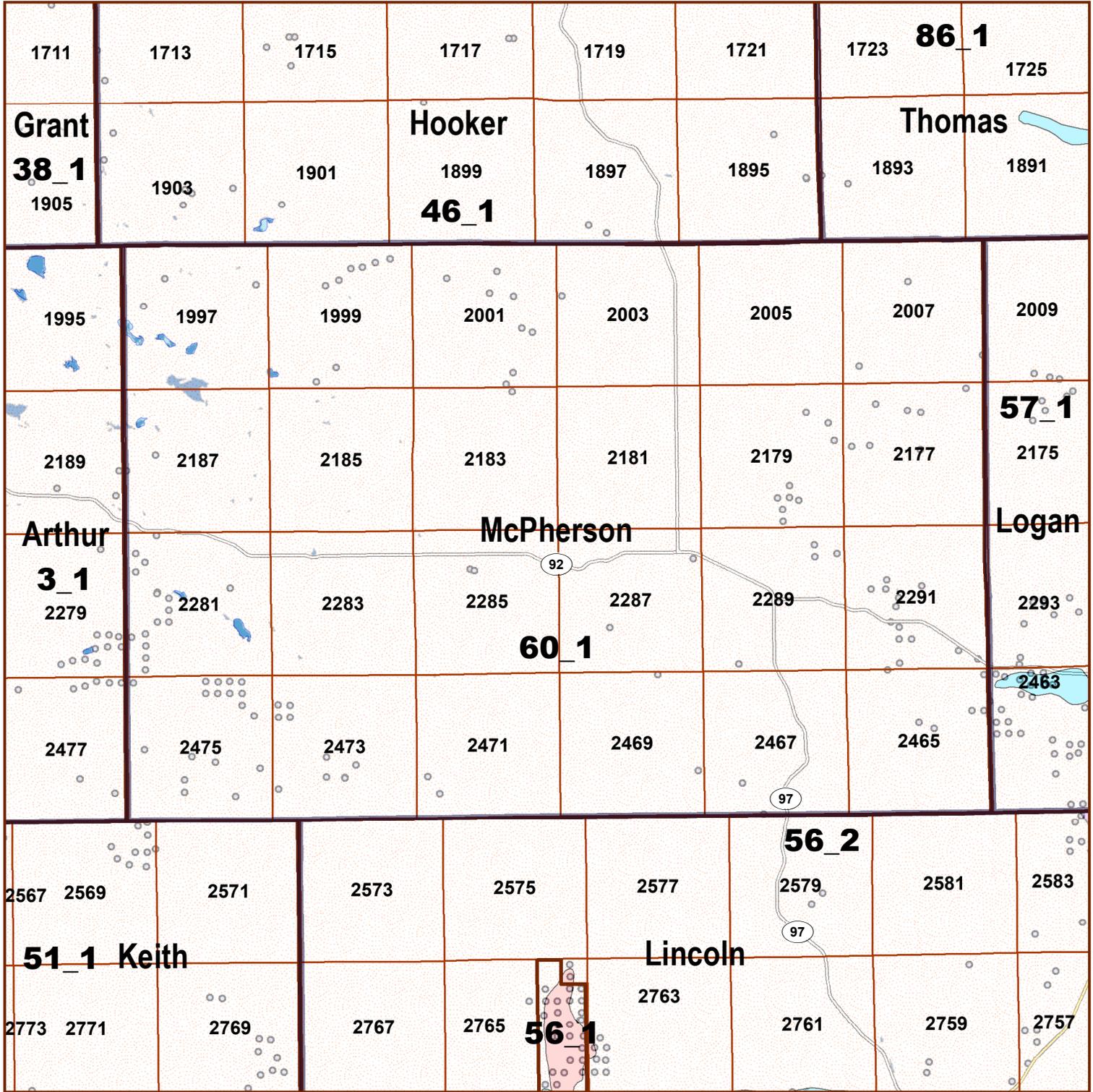
McPherson County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
McPherson	1	n/a	n/a	2,100	2,100	n/a	2,100	2,100	2,100	2,100
Arthur	1	n/a	n/a	2,100	n/a	2,100	2,100	2,100	2,100	2,100
Grant	1	n/a	n/a	n/a	n/a	n/a	1,500	1,500	1,500	1,500
Hooker	1	n/a	n/a	n/a	n/a	n/a	1,750	1,750	1,750	1,750
Thomas	1	n/a	n/a	2,100	2,100	n/a	2,100	2,100	2,100	2,100
Logan	1	n/a	3,740	3,600	3,460	2,955	2,955	2,600	2,485	3,100
Lincoln	2	2,500	2,500	2,471	2,500	2,500	2,462	2,490	2,489	2,489
Keith	1	n/a	2,101	n/a	2,100	2,100	2,100	2,100	2,100	2,100

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Arthur	1	n/a	n/a							
Grant	1	n/a	n/a							
Hooker	1	n/a	n/a							
Thomas	1	n/a	n/a							
Logan	1	n/a	1,625	1,560	1,560	1,440	1,440	1,210	1,210	1,441
Lincoln	2	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350
Keith	1	n/a	625	n/a	625	600	600	600	600	608

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
McPherson	1	n/a	n/a	370	370	n/a	370	370	370	370
Arthur	1	n/a	n/a	380	n/a	380	380	380	380	380
Grant	1	n/a	n/a	n/a	n/a	n/a	365	365	365	365
Hooker	1	n/a	n/a	n/a	n/a	380	380	375	375	375
Thomas	1	n/a	n/a	417	417	n/a	417	417	417	417
Logan	1	n/a	525	525	525	525	526	527	525	525
Lincoln	2	525	525	525	525	525	465	465	464	465
Keith	1	n/a	470	n/a	440	400	400	390	390	390

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



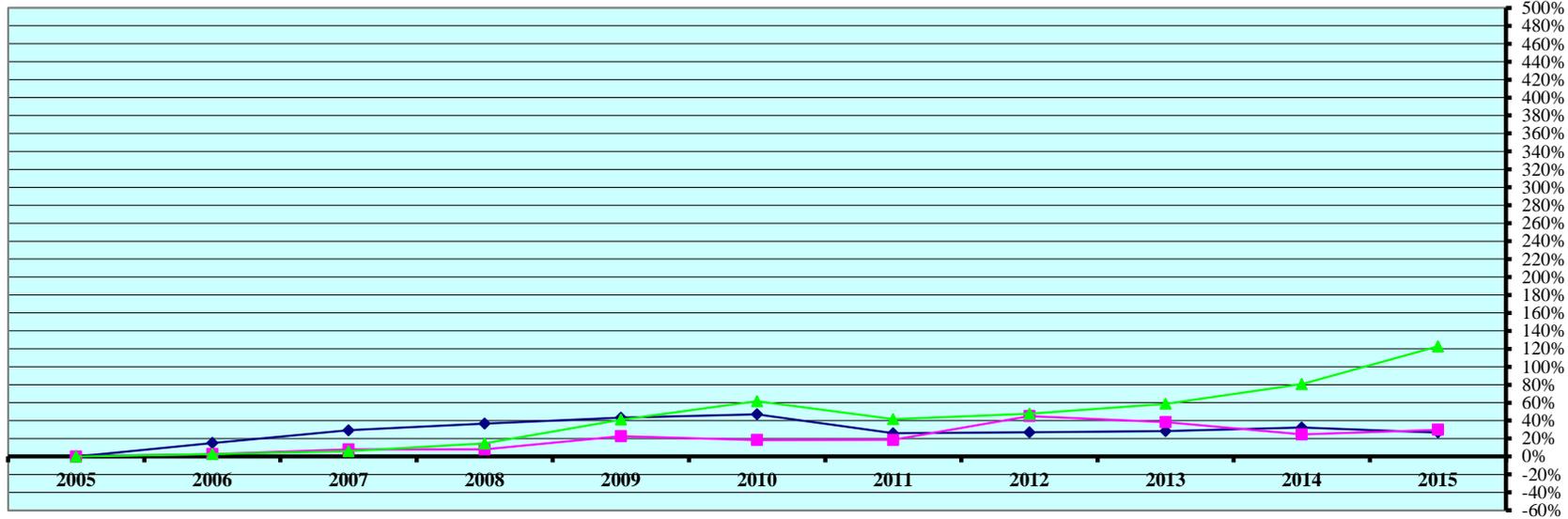
Legend

- 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

McPherson 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	3,231,655	--	--	--	407,539	--	--	--	93,024,398	--	--	--
2006	3,714,298	482,643	14.93%	14.93%	418,709	11,170	2.74%	2.74%	95,568,055	2,543,657	2.73%	2.73%
2007	4,174,906	460,608	12.40%	29.19%	439,514	20,805	4.97%	7.85%	98,420,915	2,852,860	2.99%	5.80%
2008	4,417,895	242,989	5.82%	36.71%	439,514	0	0.00%	7.85%	106,608,569	8,187,654	8.32%	14.60%
2009	4,627,155	209,260	4.74%	43.18%	499,845	60,331	13.73%	22.65%	131,198,316	24,589,747	23.07%	41.04%
2010	4,750,090	122,935	2.66%	46.99%	482,669	-17,176	-3.44%	18.44%	150,319,202	19,120,886	14.57%	61.59%
2011	4,065,845	-684,245	-14.40%	25.81%	483,005	336	0.07%	18.52%	131,824,344	-18,494,858	-12.30%	41.71%
2012	4,099,805	33,960	0.84%	26.86%	590,635	107,630	22.28%	44.93%	137,372,380	5,548,036	4.21%	47.67%
2013	4,147,884	48,079	1.17%	28.35%	563,415	-27,220	-4.61%	38.25%	147,696,342	10,323,962	7.52%	58.77%
2014	4,271,814	123,930	2.99%	32.19%	508,084	-55,331	-9.82%	24.67%	168,164,749	20,468,407	13.86%	80.77%
2015	4,095,618	-176,196	-4.12%	26.73%	528,919	20,835	4.10%	29.78%	207,087,300	38,922,551	23.15%	122.62%

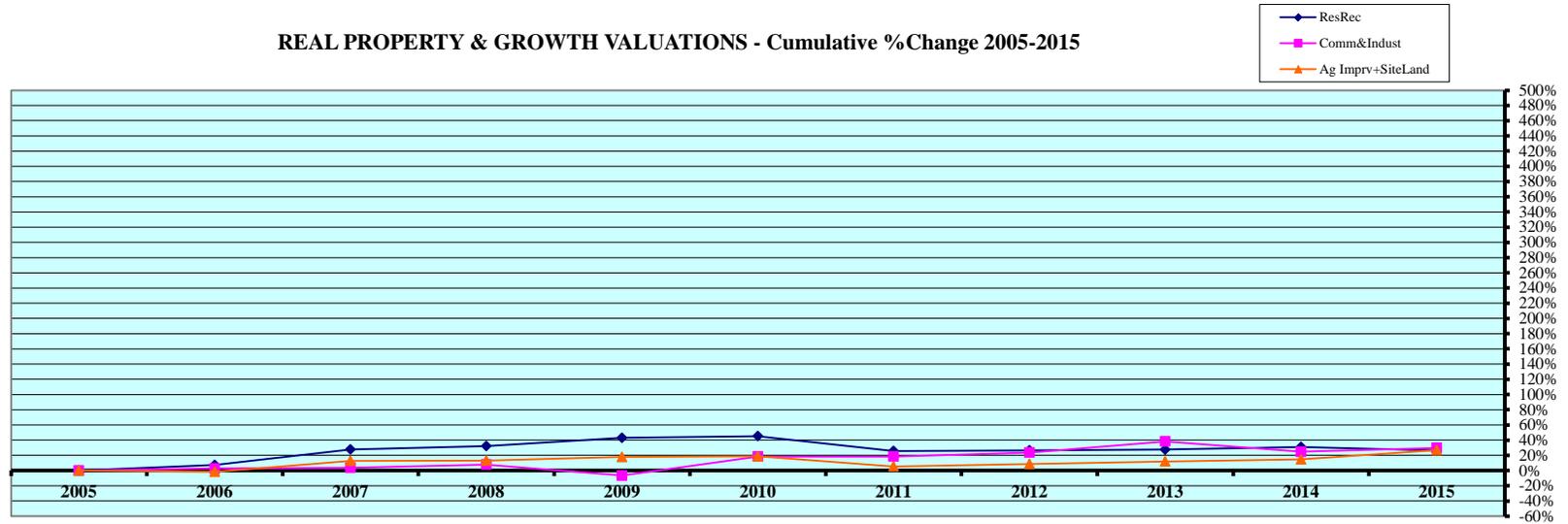
Rate Annual %chg: Residential & Recreational **2.40%** Commercial & Industrial **2.64%** Agricultural Land **8.33%**

Cnty# **60**
County **MCPHERSON**

CHART 1 EXHIBIT 60B 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	3,231,655	115,282	3.57%	3,116,373	--	--	407,539	50,000	12.27%	357,539	--	--	
2006	3,714,298	246,096	6.63%	3,468,202	7.32%	7.32%	418,709	0	0.00%	418,709	2.74%	2.74%	
2007	4,174,906	42,669	1.02%	4,132,237	11.25%	27.87%	439,514	16,775	3.82%	422,739	0.96%	3.73%	
2008	4,417,895	145,836	3.30%	4,272,059	2.33%	32.19%	439,514	0	0.00%	439,514	0.00%	7.85%	
2009	4,627,155	5,625	0.12%	4,621,530	4.61%	43.01%	499,845	119,250	23.86%	380,595	-13.41%	-6.61%	
2010	4,750,090	56,880	1.20%	4,693,210	1.43%	45.23%	482,669	0	0.00%	482,669	-3.44%	18.44%	
2011	4,065,845	4,453	0.11%	4,061,392	-14.50%	25.68%	483,005	336	0.07%	482,669	0.00%	18.44%	
2012	4,099,805	10,990	0.27%	4,088,815	0.56%	26.52%	590,635	86,383	14.63%	504,252	4.40%	23.73%	
2013	4,147,884	26,580	0.64%	4,121,304	0.52%	27.53%	563,415	0	0.00%	563,415	-4.61%	38.25%	
2014	4,271,814	40,800	0.96%	4,231,014	2.00%	30.92%	508,084	0	0.00%	508,084	-9.82%	24.67%	
2015	4,095,618	1,873	0.05%	4,093,745	-4.17%	26.68%	528,919	0	0.00%	528,919	4.10%	29.78%	
Rate Ann%chg	2.40%			Resid & Rec. w/o growth			2.64%			C & I w/o growth			-1.91%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	6,252,218	1,809,434	8,061,652	292,531	3.63%	7,769,121	--
2006	6,127,510	1,835,457	7,962,967	30,922	0.39%	7,932,045	-1.61%
2007	7,244,730	1,852,111	9,096,841	5,015	0.06%	9,091,826	14.18%
2008	7,304,982	1,944,331	9,249,313	119,032	1.29%	9,130,281	0.37%
2009	7,609,196	1,958,680	9,567,876	69,120	0.72%	9,498,756	2.70%
2010	7,733,977	2,104,642	9,838,619	269,822	2.74%	9,568,797	0.01%
2011	6,722,688	2,280,785	9,003,473	497,367	5.52%	8,506,106	-13.54%
2012	6,762,316	2,162,487	8,924,803	153,752	1.72%	8,771,051	-2.58%
2013	7,020,480	2,268,503	9,288,983	261,872	2.82%	9,027,111	1.15%
2014	7,206,684	2,432,029	9,638,713	404,223	4.19%	9,234,490	-0.59%
2015	7,725,890	2,599,596	10,325,486	85,143	0.82%	10,240,343	6.24%
Rate Ann%chg	2.14%	3.69%	2.51%	Ag Imprv+Site w/o growth		0.63%	

(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.

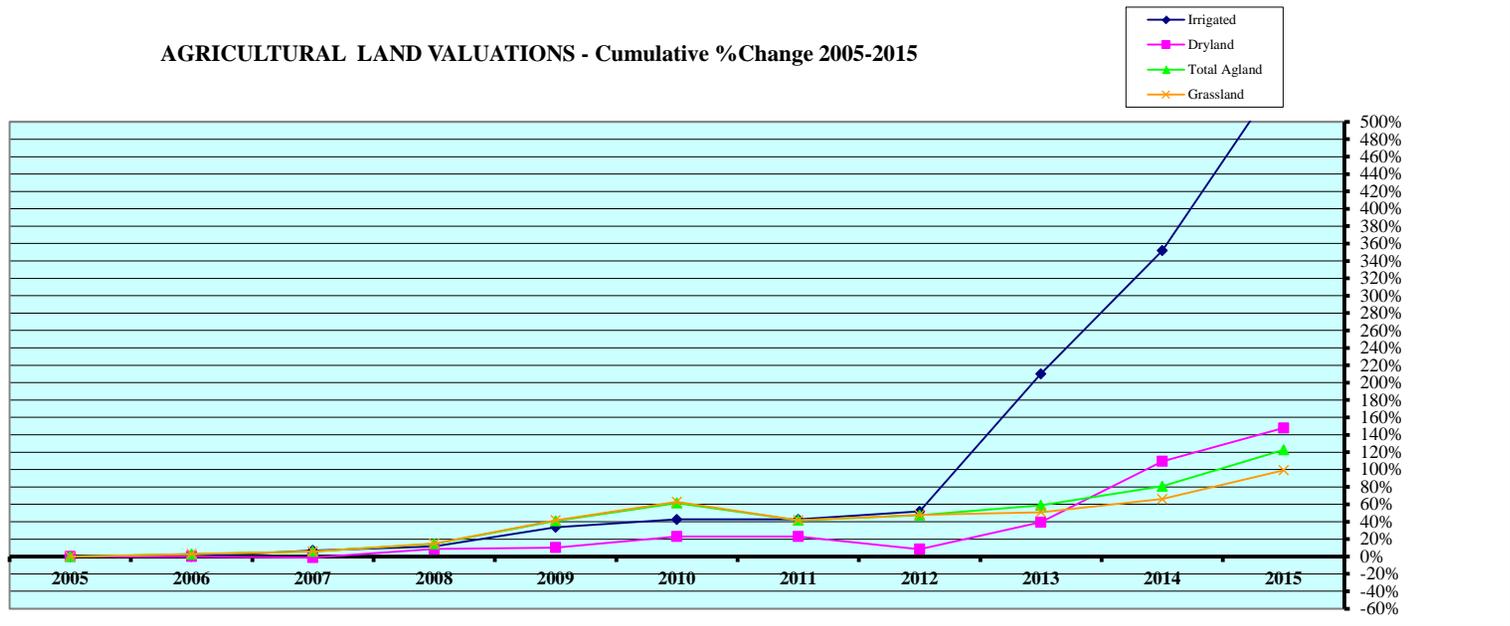
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 60
County MCPHERSON

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	4,675,140	--	--	--	781,919	--	--	--	87,545,291	--	--	--
2006	4,675,140	0	0.00%	0.00%	781,919	0	0.00%	0.00%	90,088,988	2,543,697	2.91%	2.91%
2007	5,002,930	327,790	7.01%	7.01%	772,669	-9,250	-1.18%	-1.18%	92,623,268	2,534,280	2.81%	5.80%
2008	5,212,476	209,546	4.19%	11.49%	849,100	76,431	9.89%	8.59%	100,502,899	7,879,631	8.51%	14.80%
2009	6,242,825	1,030,349	19.77%	33.53%	862,584	13,484	1.59%	10.32%	124,048,813	23,545,914	23.43%	41.70%
2010	6,669,436	426,611	6.83%	42.66%	961,987	99,403	11.52%	23.03%	142,647,510	18,598,697	14.99%	62.94%
2011	6,669,436	0	0.00%	42.66%	961,987	0	0.00%	23.03%	124,152,652	-18,494,858	-12.97%	41.82%
2012	7,096,113	426,677	6.40%	51.78%	847,614	-114,373	-11.89%	8.40%	129,388,384	5,235,732	4.22%	47.80%
2013	14,497,430	7,401,317	104.30%	210.10%	1,090,621	243,007	28.67%	39.48%	132,068,022	2,679,638	2.07%	50.86%
2014	21,125,389	6,627,959	45.72%	351.87%	1,638,543	547,922	50.24%	109.55%	145,360,548	13,292,526	10.06%	66.04%
2015	30,757,083	9,631,694	45.59%	557.89%	1,937,368	298,825	18.24%	147.77%	174,352,580	28,992,032	19.94%	99.16%

Rate Ann.%chg: Irrigated **20.73%** Dryland **9.50%** Grassland **7.13%**

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	22,048	--	--	--	0	--	--	--	93,024,398	--	--	--
2006	22,008	-40	-0.18%	-0.18%	0	0			95,568,055	2,543,657	2.73%	2.73%
2007	22,048	40	0.18%	0.00%	0	0			98,420,915	2,852,860	2.99%	5.80%
2008	44,094	22,046	99.99%	99.99%	0	0			106,608,569	8,187,654	8.32%	14.60%
2009	44,094	0	0.00%	99.99%	0	0			131,198,316	24,589,747	23.07%	41.04%
2010	40,269	-3,825	-8.67%	82.64%	0	0			150,319,202	19,120,886	14.57%	61.59%
2011	40,269	0	0.00%	82.64%	0	0			131,824,344	-18,494,858	-12.30%	41.71%
2012	40,269	0	0.00%	82.64%	0	0			137,372,380	5,548,036	4.21%	47.67%
2013	40,269	0	0.00%	82.64%	0	0			147,696,342	10,323,962	7.52%	58.77%
2014	40,269	0	0.00%	82.64%	0	0			168,164,749	20,468,407	13.86%	80.77%
2015	40,269	0	0.00%	82.64%	0	0			207,087,300	38,922,551	23.15%	122.62%

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Rate Ann.%chg: Total Agric Land **8.33%**

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	4,675,140	12,987	360			781,919	4,227	185			87,661,126	528,407	166		
2006	4,675,140	12,987	360	0.00%	0.00%	781,919	4,227	185	0.00%	0.00%	90,091,538	527,847	171	2.88%	2.88%
2007	4,997,834	13,328	375	4.17%	4.17%	772,669	4,177	185	0.00%	0.00%	92,626,346	527,928	175	2.80%	5.76%
2008	5,260,836	13,489	390	4.00%	8.33%	832,300	4,162	200	8.11%	8.11%	100,494,899	527,688	190	8.54%	14.80%
2009	6,242,825	13,873	450	15.38%	25.00%	862,584	3,594	240	20.00%	29.73%	124,050,928	527,876	235	23.40%	41.65%
2010	6,669,436	13,895	480	6.67%	33.33%	961,987	3,498	275	14.58%	48.65%	142,648,843	528,329	270	14.89%	62.75%
2011	6,669,436	13,895	480	0.00%	33.33%	961,987	3,498	275	0.00%	48.65%	124,152,631	528,309	235	-12.96%	41.65%
2012	7,096,113	14,482	490	2.08%	36.11%	847,614	3,082	275	0.00%	48.65%	129,388,628	528,117	245	4.26%	47.68%
2013	14,541,940	14,542	1,000	104.08%	177.78%	1,090,621	2,908	375	36.36%	102.70%	132,056,893	528,228	250	2.04%	50.70%
2014	21,707,425	14,717	1,475	47.50%	309.72%	1,756,033	2,903	605	61.33%	227.02%	145,209,902	528,036	275	10.00%	65.77%
2015	30,757,083	14,646	2,100	42.37%	483.33%	1,937,368	2,672	725	19.83%	291.89%	174,356,374	528,353	330	20.00%	98.92%

Rate Annual %chg Average Value/Acre: 19.29%

14.63%

7.12%

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	22,048	4,409	5			0	0				93,140,233	550,029	169		
2006	22,008	4,401	5	0.00%	0.00%	0	0				95,570,605	549,461	174	2.72%	2.72%
2007	22,048	4,409	5	0.00%	0.00%	0	0				98,418,897	549,841	179	2.91%	5.70%
2008	44,094	4,409	10	99.99%	99.99%	0	0				106,632,129	549,749	194	8.36%	14.54%
2009	44,094	4,409	10	0.00%	99.99%	0	0				131,200,431	549,753	239	23.04%	40.93%
2010	40,269	4,027	10	0.00%	99.99%	0	0				150,320,535	549,749	273	14.57%	61.47%
2011	40,269	4,027	10	0.00%	99.99%	0	0				131,824,323	549,729	240	-12.30%	41.61%
2012	40,269	4,027	10	0.00%	99.99%	0	0				137,372,624	549,708	250	4.21%	47.58%
2013	40,269	4,027	10	0.00%	99.99%	0	0				147,729,723	549,705	269	7.54%	58.70%
2014	40,269	4,027	10	0.00%	99.99%	0	0				168,713,629	549,682	307	14.21%	81.25%
2015	40,269	4,027	10	0.00%	99.99%	0	0				207,091,094	549,698	377	22.74%	122.48%

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MCPHERSON

Rate Annual %chg Average Value/Acre: 8.32%

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 1,596	Value : 246,496,513	Growth 450,386
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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	0	0	0	0	32	171,698	32	171,698	
02. Res Improve Land	0	0	0	0	84	387,488	84	387,488	
03. Res Improvements	0	0	0	0	86	3,967,799	86	3,967,799	
04. Res Total	0	0	0	0	118	4,526,985	118	4,526,985	43,248
% of Res Total	0.00	0.00	0.00	0.00	100.00	100.00	7.39	1.84	9.60
05. Com UnImp Land	0	0	0	0	4	10,659	4	10,659	
06. Com Improve Land	0	0	0	0	8	34,370	8	34,370	
07. Com Improvements	0	0	0	0	8	590,683	8	590,683	
08. Com Total	0	0	0	0	12	635,712	12	635,712	0
% of Com Total	0.00	0.00	0.00	0.00	100.00	100.00	0.75	0.26	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	0	0	0	0	118	4,526,985	118	4,526,985	43,248
% of Res & Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	7.39	1.84	9.60
Com & Ind Total	0	0	0	0	12	635,712	12	635,712	0
% of Com & Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.75	0.26	0.00
17. Taxable Total	0	0	0	0	130	5,162,697	130	5,162,697	43,248
% of Taxable Total	0.00	0.00	0.00	0.00	100.00	100.00	8.15	2.09	9.60

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	0	1	33	34

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,283	192,786,698	1,283	192,786,698
28. Ag-Improved Land	0	0	0	0	178	36,669,110	178	36,669,110
29. Ag Improvements	0	0	0	0	183	11,878,008	183	11,878,008
30. Ag Total							1,466	241,333,816

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	1	1.00	4,000	1	1.00	4,000	
32. HomeSite Improv Land	124	142.00	568,000	124	142.00	568,000	
33. HomeSite Improvements	118	131.00	8,432,186	118	131.00	8,432,186	407,138
34. HomeSite Total				119	143.00	9,004,186	
35. FarmSite UnImp Land	4	16.00	5,920	4	16.00	5,920	
36. FarmSite Improv Land	172	590.00	248,970	172	590.00	248,970	
37. FarmSite Improvements	179	0.00	3,445,822	179	0.00	3,445,822	0
38. FarmSite Total				183	606.00	3,700,712	
39. Road & Ditches	0	1,611.03	0	0	1,611.03	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				302	2,360.03	12,704,898	407,138

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	55.00	0.37%	115,500	0.37%	2,100.00
48. 2A	1,379.60	9.26%	2,897,160	9.26%	2,100.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	3,756.70	25.23%	7,889,070	25.23%	2,100.00
51. 4A1	4,579.83	30.75%	9,617,643	30.75%	2,100.00
52. 4A	5,120.50	34.39%	10,753,050	34.39%	2,100.00
53. Total	14,891.63	100.00%	31,272,423	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	591.30	22.13%	428,694	22.13%	725.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	550.80	20.61%	399,331	20.61%	725.00
60. 4D1	548.80	20.54%	397,882	20.54%	725.00
61. 4D	981.32	36.72%	711,461	36.72%	725.00
62. Total	2,672.22	100.00%	1,937,368	100.00%	725.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	251.00	0.05%	92,870	0.05%	370.00
66. 2G	3,869.83	0.73%	1,431,837	0.73%	370.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	21,054.39	3.99%	7,790,125	3.99%	370.00
69. 4G1	50,149.34	9.50%	18,555,256	9.50%	370.00
70. 4G	452,724.37	85.74%	167,508,020	85.74%	370.00
71. Total	528,048.93	100.00%	195,378,108	100.00%	370.00
Irrigated Total	14,891.63	2.71%	31,272,423	13.68%	2,100.00
Dry Total	2,672.22	0.49%	1,937,368	0.85%	725.00
Grass Total	528,048.93	96.06%	195,378,108	85.46%	370.00
72. Waste	4,101.94	0.75%	41,019	0.02%	10.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	13.63	0.00%	0	0.00%	0.00
75. Market Area Total	549,714.72	100.00%	228,628,918	100.00%	415.90

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	14,891.63	31,272,423	14,891.63	31,272,423
77. Dry Land	0.00	0	0.00	0	2,672.22	1,937,368	2,672.22	1,937,368
78. Grass	0.00	0	0.00	0	528,048.93	195,378,108	528,048.93	195,378,108
79. Waste	0.00	0	0.00	0	4,101.94	41,019	4,101.94	41,019
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	13.63	0	13.63	0
82. Total	0.00	0	0.00	0	549,714.72	228,628,918	549,714.72	228,628,918

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	14,891.63	2.71%	31,272,423	13.68%	2,100.00
Dry Land	2,672.22	0.49%	1,937,368	0.85%	725.00
Grass	528,048.93	96.06%	195,378,108	85.46%	370.00
Waste	4,101.94	0.75%	41,019	0.02%	10.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	13.63	0.00%	0	0.00%	0.00
Total	549,714.72	100.00%	228,628,918	100.00%	415.90

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 Rural	32	171,698	84	387,488	86	3,967,799	118	4,526,985	43,248
84 Residential Total	32	171,698	84	387,488	86	3,967,799	118	4,526,985	43,248

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Rural	4	10,659	8	34,370	8	590,683	12	635,712	0
86 Commercial Total	4	10,659	8	34,370	8	590,683	12	635,712	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	251.00	0.05%	92,870	0.05%	370.00
90. 2G	3,869.83	0.73%	1,431,837	0.73%	370.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	21,054.39	3.99%	7,790,125	3.99%	370.00
93. 4G1	50,149.34	9.50%	18,555,256	9.50%	370.00
94. 4G	452,724.37	85.74%	167,508,020	85.74%	370.00
95. Total	528,048.93	100.00%	195,378,108	100.00%	370.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	528,048.93	100.00%	195,378,108	100.00%	370.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	528,048.93	100.00%	195,378,108	100.00%	370.00

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

60 McPherson

	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	4,095,618	4,526,985	431,367	10.53%	43,248	9.48%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	7,725,890	9,004,186	1,278,296	16.55%	407,138	11.28%
04. Total Residential (sum lines 1-3)	11,821,508	13,531,171	1,709,663	14.46%	450,386	10.65%
05. Commercial	528,919	635,712	106,793	20.19%	0	20.19%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	2,599,596	3,700,712	1,101,116	42.36%	0	42.36%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	3,128,515	4,336,424	1,207,909	38.61%	0	38.61%
10. Total Non-Agland Real Property	14,950,023	17,867,595	2,917,572	19.52%	450,386	16.50%
11. Irrigated	30,757,083	31,272,423	515,340	1.68%		
12. Dryland	1,937,368	1,937,368	0	0.00%		
13. Grassland	174,352,580	195,378,108	21,025,528	12.06%		
14. Wasteland	40,269	41,019	750	1.86%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	207,087,300	228,628,918	21,541,618	10.40%		
17. Total Value of all Real Property (Locally Assessed)	222,037,323	246,496,513	24,459,190	11.02%	450,386	10.81%

2016 Assessment Survey for McPherson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	38,440
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	12118
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 4,000
11.	Amount of the assessor's budget set aside for education/workshops:
	900
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	4,291

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan owned by Thomson Reuters
2.	CAMA software:
	TerraScan owned by Thomson Reuters
3.	Are cadastral maps currently being used?
	No – a wall map is updated and kept current.
4.	If so, who maintains the Cadastral Maps?
	Not applicable.
5.	Does the county have GIS software?
	No - the Web Soil Survey/Natural Resource Conservation Service is utilized.
6.	Is GIS available to the public? If so, what is the web address?
	Not applicable.
7.	Who maintains the GIS software and maps?
	Not applicable.
8.	Personal Property software:
	TerraScan owned by Thomson Reuters

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 unincorporated Village of Tryon has been zoned as a transitional area including a two mile radius around the village, the remainder of the county is zoned agricultural.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Tax Valuation, Inc conducted a re-appraisal of the county this year and also completed pick up work.
2.	GIS Services:
	None
3.	Other services:
	TerraScan owned by Thomson Reuters

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, when needed.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Must be a certified appraiser that is knowledgeable in all phases of appraisal work.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	All work will be discussed and the assessor will consider any suggestions before making the final decision of value.

2016 Residential Assessment Survey for McPherson County

1.	Valuation data collection done by:																		
	contract appraisers																		
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;">1</td> <td>Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings-Structures located on rural parcels</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.	AG	Outbuildings-Structures located on rural parcels									
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
1	Everything in the county is considered rural, even the village of Tryon, since it is unincorporated.																		
AG	Outbuildings-Structures located on rural parcels																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	The cost approach, sales will be utilized in the development of a depreciation table. There are normally not enough sales to do a true sales comparison or income approach that would be meaningful.																		
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?																		
	Local market information is used.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No																		
6.	Describe the methodology used to determine the residential lot values?																		
	A per square foot cost was developed from the few sales and information provided in the analysis.																		
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																		
	N/A																		
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">6/2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">NA</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2015	6/2014	2014	2015	AG	2013	NA	2014	2015
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2015	6/2014	2014	2015															
AG	2013	NA	2014	2015															

2016 Commercial Assessment Survey for McPherson County

1.	Valuation data collection done by:			
	contract appraisers			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	1	There are seldom any commercial sales in McPherson County.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	With only 7 commercial properties in McPherson County, the cost approach carries the most weight. A true sales comparison cannot be relied upon; however the sales are utilized to develop depreciation. Neither is there enough income and expense data available in this area to make the income approach reliable.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	A contracted appraiser will be consulted. There are currently no unique commercial properties at this time.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	Depreciation is based on market information.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	No			
6.	Describe the methodology used to determine the commercial lot values.			
	Vacant lot sales are rare, primarily relied on experience and information provided by the contracted appraiser in valuing similar lots in counties similar to McPherson County. A square foot cost is utilized.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2015	6/2014	2012
				<u>Date of Last Inspection</u>
				2015

2016 Agricultural Assessment Survey for McPherson County

1.	Valuation data collection done by:							
	a contract appraiser/ assessor							
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>Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.</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	Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.	2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Due to the fact that McPherson County is very homogenous in makeup there is only one countywide market area.	2015						
	The county does not have a GIS system. The assessor works closely with the local NRDs to track and monitor irrigated acres and also uses the websoil survey as a discovery tool. The contract appraisers hired by the county also physically inspected the land for land use changes during their rural inspection process.							
3.	Describe the process used to determine and monitor market areas.							
	Sales studies are done to see if there is a difference in the market within the county. Thus far, there have been none, so one countywide market area is sufficient.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	This area is primarily ranch land. Small acreages that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. There have been no non-agricultural influences have not been identified that would cause a parcel to be considered recreational.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes, farm home sites are priced comparably to the residential home sites in the Village of Tryon.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Not applicable.							

McPHERSON COUNTY
2015 PLAN OF ASSESSMENT
(FOR THE YEARS 2016, 2017, 2018)

Nebraska State Law establishes the framework within which the assessor must operate. However, a real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is repeated. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establishes taxpayer confidence in local government and enables the local government to serve its citizens more effectively. The important role the assessment practices play in local government cannot be overstated.

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and the two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization 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 amendment shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of the County:

McPherson County has 1,595 parcels of taxable real property and 34 parcels of exempt property. The residential parcel count is approximately 7% of the total taxable parcels, commercial is 1% and agricultural is 92%. Exempt parcels represent 2% of the total county parcels. The taxable value of real property in the County for the 2015 year was \$222,066,187, with approximately .023% attributed to residential .003% to Commercial and 99.97% to agricultural.

McPherson County has 549,693.02 acres of taxable agricultural land. Of that 96.1% consists primarily of grassland. For assessment 2015, there were 8 building permits and/or information statements filed for new property construction and additions to existing improvements in the county.

Staff/Training/Budget

Due to the population of the county, the McPherson County Clerk is required to be an Ex-officio County official, who must also hold the office of Assessor, Register of Deeds, Clerk of District Court and Election Commissioner. A valid Nebraska Assessor's Certificate is required in order to file for or assume the elected position of County Clerk. Statutes also now require the completion of 60 hours of continuing education within the four year term of office, in order to hold the Assessor's Certificate.

The County Clerk/Assessor has held this position since being elected in 1982 and assuming the office in 1983. The office has one employee who helps with all the many duties of the County Clerk's position. Due to the combination of the many offices and duties, it is impossible for the County Clerk to devote 100% of her time to the duties of assessing. Each office held has its own share of duties, reports and deadlines which must be met. The County Clerk is also responsible for conducting the County Elections on election years.

The McPherson County has contracted with the company Tax Valuation Inc. to assist the Assessor in a county wide complete reappraisal of all county improvements, including compilation of a new depreciation schedule to be used on all residential properties in the county, to review all McPherson County sold properties, complete the annual pick-up work, analyze the statistical measures used by the Department of Property Assessment and Taxation, & provide opinions of the planned actions to be taken by the Assessor's office for the current assessment of all county real property, in order to allow McPherson County to remain within state law guidelines.

Normal office hours are 35 hours a week, normal working hours for the County Clerk are 50 hours a week. The Clerk/Assessor has attended IAAO courses and attends the annual workshops & training provided by the Department of Property Assessment & Taxation. The Assessor's general budget for 2014-2015 is \$32,220 including \$6,618 for Appraisal Fees.

Responsibilities

Record Maintenance/Procedure Manual

The record cards are in hardcopy format and they contain the required information such as ownership, legal description, classification codes, building lists and measurements, parcel identification number, land size, value and annual value posting. The records also show any splits or sales of the parcel including the book and page of the transferring deed and prior owner. Current pictures and land summary is included on each record. The record cards are also in an electronic format.

Mapping/Software

The County has contracted with ASI/Terra Scan computer services through Manित्रon. All residential improvements have been entered into the CAMA program. Future plans are to utilize the sketching program. Sales have been entered into the sales file on the system and statistical information is received from the Department of Revenue. The County has a set of cadastral maps dated 1955 which have not been fully utilized, however the assessor does have 2 large wall maps on which ownership and splits are kept current. Zoning was adopted in McPherson County in 2000. The Village of Tryon is unincorporated but was included in the transition area of the Comprehensive Plan.

Reports

Assessor is responsible for the timely filings of the additional following schedules & reports:

Personal Property	Certificate of Taxes Levied
County Abstract	Generate the County Tax Roll
Certification of Values to Subdivisions	Tax List Corrections as needed
School District Taxable Value Report	Administer Homestead Exemptions

Sales Review

The Assessor considers all sales to be arm's length, unless through the verification process, it is proven to be otherwise. Along with her personal knowledge, the sales are verified with the buyer if at all possible; the seller or real estate agent may also be contacted if the buyer cannot be reached. Most of the verification is done by personal contact or by telephone. Since the Assessor is also the Register of Deeds, any special financing arrangements are known to her at the time the Deeds and Mortgages are filed in her office. If the sale involves personal property or is an outlying sale, an extended effort is made to verify the sale. No sale is qualified or disqualified based on a particular percentage above or below the acceptable range. The Real Estate Transfer Statements are completed on a monthly basis and filed timely with the Department of Revenue.

County Progress for the Three Property Classes:

Residential: A county-wide inspection, review & reappraisal, is being conducted on all residential properties and mobile homes in 2015. It consisted of data collection and new pictures as needed. A new depreciation schedule, derived from the sales is in progress, and will be applied to all residences and mobile homes in the County. The RCN has been updated, using the June 2014 Marshall Swift costing index. New reappraisal values will be applied to all rural and residential outbuildings in the county. Property record cards will be updated. Market studies are done each year on Residential Property sales. Adjustments are made, if needed, or a county wide revaluation will be implemented if warranted.

Commercial: There are a total of 9 Commercial properties in McPherson County. A reappraisal of all commercial property in the county, was conducted by Tax Valuation Inc. in 2015 with the new values being applied to all commercial property for the 2016 year. New listings were made with re-measuring and new data collected, and property cards were updated. Pictures of the commercial property were also updated. Market studies are done each year on any Commercial Property sales.

Agricultural:

The new 2009 soil survey was implemented in 2010. Soil types and land valuation groups are entered and captured on the Terra Scan Computer system. The County has established one market area for the entire county. Market studies are done on all agricultural sales each year. Land usage for all ag parcels were reviewed & updated as needed. Land values were set based on market value. New reappraisal values will be applied to all rural and residential outbuildings in the county. A county-wide inspection & review is in progress on all ag residences and mobile homes in 2015. It consisted of data collection and new pictures as needed. A new depreciation schedule, derived from the sales is in progress, and will be applied to all residences and mobile homes in the County. The RCN has been updated, using the June/2014 Marshall Swift costing index. Property record cards were updated.

Pickup Work:

New Improvements are added to the tax roll each year. Publications are made each year in the local paper informing patrons of the need to report new and improved structures. Building permits are required for all residential improvements and all other non-Ag improvements. Information Statements are also received in the Assessor's office for any new improvements not requiring a building permit. Pickup work commences as soon as the project is reported and all values are established for the new improvements in a timely manner each year prior to the March 19th deadline.

Future Appraisal Plans:

2016: Add new improvements to the property record cards. The new soil survey & conversion has been implemented. Terra Scan records & Property Record cards were updated with the new information. A county-wide inspection & review was completed on all residential properties, mobile homes, and commercial property. It consisted of data collection and new pictures as needed. New values, based on a new residential depreciation schedule compiled, using the updated RCN of June/2014 Marshall Swift costing index, will be applied to all homes & mobile homes, countywide. Review market study on mobile homes & acreages, and residential properties and set values accordingly. Conduct a market study on all classes of Agricultural land, (dryland, irrigated & grass) and set values to be within compliance of the statutory statistical requirements. Conduct ongoing visual inspection of McPherson County properties when picking up new improvements.

2017: Add new improvements to the property record cards. Conduct a market study on all classes of Agricultural land and set the values to be within the required statistical measures. Review sales study on mobile homes, residential property & Commercial property. Conduct ongoing visual inspection of McPherson County property when picking up new improvements.

2018: Add new improvements to the property record cards. Review sales statistical measures to determine if any adjustments are needed to bring county residential properties into the required range of value. Conduct a market study on Agricultural land (dryland, grassland and irrigated) and set values accordingly. Conduct ongoing visual inspection of McPherson County property when picking up new improvements.

These are tentative plans. Some of the reappraisals and adjustments to property classes may be done sooner if the market dictates changes need to be done earlier than planned.

This report is submitted June 15, 2015.

JUDY M. DAILEY
McPherson County Clerk/Assessor