



2016 REPORTS & OPINIONS

SAUNDERS 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 Saunders 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 Saunders 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: Cathy Gusman, Saunders 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.

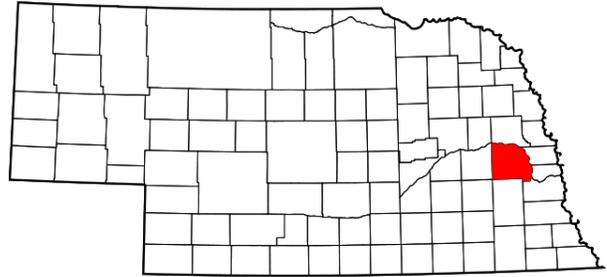
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

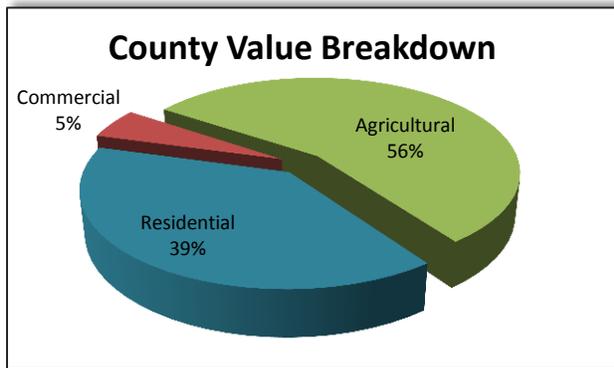
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 750 square miles, Saunders had 20,780 residents, per the Census Bureau Quick Facts for 2014, a slight population increase over the 2010 US Census. In a review of the past fifty years, Saunders has seen a steady rise in population of 21% (Nebraska Department of Economic Development). Reports indicated that 79% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Saunders convene in and around Wahoo, the county seat, as well as Ashland, due to Ashland’s proximity to the interstate. Per the latest information available from the U.S. Census Bureau, there were 524 employer establishments in Saunders. County-wide employment was at 10,845 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Saunders that has fortified the local rural area economies. Saunders is included in both the Lower Platte North and Lower Platte South Natural Resources Districts (NRD). Dry land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Saunders ranks second in soybeans for grain. In value of sales by commodity group, Saunders ranks fourth in fruits, tree nuts, and berries. Nationally, Saunders ranks eightieth for poultry and eggs (USDA AgCensus).

Saunders County Quick Facts		
Founded	1866	
Namesake	Former Nebraska Territory Governor Alvin Saunders	
Region	Southeast	
County Seat	Wahoo	
Other Communities	Ashland	Mead
	Cedar Bluffs	Memphis
	Ceresco	Morse Bluff
	Colon	Prague
	Ithaca	Valparaiso
	Leshara	Weston
	Malmo	Yutan
Most Populated	Wahoo (4,512) Steady since 2010 US Census	

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Saunders County

Assessment Actions

Within the residential class of Saunders County (County), the physical inspection of residential properties is broken up among the six years of the inspection and review cycle. For the current year, the county assessor physically inspected residential parcels in Yutan and the surrounding sub-divisions. Those sub-divisions include: Estates Provence, Medlex Sub, Otoe Ridge, Briarwood Estates, Far Hills, Championship Lake Estates, Palmquist, Witte's Osage Acres, TSL Farms, Dry Creek, Hansen's, Rustic Island, Evergreen Hills, Sunset Acres, Sauer's Estates. Two rural residential areas on the West side of Saunders were inspected. Additionally, S Lake and T Lake in the Woodcliff sub-division were inspected, as were Ceresco and the surrounding sub-divisions, which include Country Estates, Countryside Acres, and Brent Hill. New values will be placed on all inspected properties in the next assessment year. A new costing table will be implemented at that time as well. Finally, the county assessor's office inspected residential parcels in other areas of the county on an as needed basis. In addition to inspections and valuation changes, the county's valuation groupings were reviewed. Based on that review, the areas contained in the, now former, unincorporated areas valuation grouping were placed in existing valuation groupings that more accurately shared similarities.

Description of Analysis

Residential parcels have been stratified by the county assessor into fourteen valuation groupings. Three valuation groupings held the majority of the sales, with Wahoo containing nearly 50% more sales than the next largest valuation grouping.

Valuation Grouping	Description
1	Ashland Lake/River Area
2	Ashland
3	Ceresco
4	East Lake/River
5	North end of the county
6	Lakes and Rivers
7	Mead and Cedar Bluffs
8	Small Town Wahoo
9	Valparaiso
10	Wahoo
11	West Small Towns
12	Woodcliff
13	Yutan
14	Rural Residential

A review of the county's statistical analysis showed 588 residential sales, representing all of the fourteen valuation groupings. The stratification by valuation grouping revealed twelve groups

2016 Residential Correlation for Saunders County

with sufficient numbers of sales to perform measurement on and all were within the acceptable range.

The qualitative measures and measures of central tendency for the residential class as a whole revealed no outliers. Further, the individual valuation groupings also contained no outliers. All were relatively close to the prescribed parameters for each measurement.

The Division initiated an examination of Saunders's residential market trends. While the overall number of qualified sales and represented valuation groupings were relatively stable with very little fluctuation between the two years of the current study period, as evidenced by the study year statistics below, the overall trend over the past five years in the county has been one of increased sales. Compared to assessment year 2012, there were 35% more sales in assessment year 2016.

Study Yrs						
01-OCT-13 To 30-SEP-14	292	96.28	96.80	94.81	10.92	102.10
01-OCT-14 To 30-SEP-15	296	94.66	95.78	91.41	14.91	104.78

The valuation grouping of Wahoo has also seen progressively more residential construction over the same five year period. There are several new sub-divisions being built and additional phases being introduced to existing sub-divisions. Compared to assessment year 2012, there were almost 30% more sales in assessment year 2016.

If the market were increasing or decreasing, in addition to qualified sale fluctuations, the expectation would be a statistical measurement difference between the two years of the study period. Based on these observations, the residential market is determined to be solidly increasing in the county.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, the valuation groupings of the county, and the county's inspection and review processes.

The county assessor's office reviews all sales and a questionnaire is provided to both the seller and buyer of a sold property, as deemed necessary, to gather additional information. Once the seller and/or buyer return the questionnaire to the county assessor's office, it is considered as part of the qualification determination for that property. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. Additionally, all sales that required an explanation as to the qualification determination reached

2016 Residential Correlation for Saunders County

were examined and it was found that all of those sales contained an explanation. The county assessor's office continuously works to provide more detail in the qualification explanations.

Market characteristic similarities organize the valuation groupings in the county. Town and geographic regions are typically considered valuation groupings as they have unique residential markets. Valuation groupings are reviewed annually to ensure that they continue to be accurate representations for the county's market. Based on the review for the current assessment year, the county assessor elected to put certain areas into groups that better aligned with those areas. Updated descriptions of these valuation groupings, which can be found in the residential appraisal survey, provide further distinguishing information.

The county has made inspections a priority in recent years, working to establish a process that will allow them to complete a county review within six years. Every year has provided experiences that the county has used as learning opportunities to determine an ideal inspection cycle that will work for the county and the county's individual nuanced differences. In this assessment year, the county inspected all residential properties within three valuation groupings. The county continues to evaluate the results of their selected inspection areas for the year and revise their future plans based on that evaluation. As inspections are completed, records are updated. A point of concern in the past, the county's cost tables and depreciation tables are now scheduled to be updated when new values are put on all inspected areas of a valuation grouping.

Equalization and Quality of Assessment

In anticipation of new values in 2017, the adjustments made for the year were minimal, but guided by sales and market reviews. The inspections completed for this year will only continue to aid in the equalization process by lending themselves for easier comparability.

VALUATION GROUPING							
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	
01	9	94.87	97.51	94.89	12.78	102.98	
02	87	98.03	98.91	97.50	07.13	101.45	
03	31	97.82	100.18	99.31	06.47	100.88	
04	3	73.08	72.48	66.93	10.70	108.29	
05	12	95.16	95.44	94.83	11.74	100.64	
06	1	94.87	94.87	94.87	00.00	100.00	
07	36	94.23	92.46	89.83	15.66	102.93	
08	23	92.51	89.83	88.09	16.50	101.98	
09	20	94.63	94.67	95.95	18.24	98.67	
10	149	94.46	97.62	92.75	16.26	105.25	
11	20	99.44	102.61	96.52	22.00	106.31	
12	42	93.07	92.77	91.87	06.03	100.98	
13	54	96.55	97.58	97.41	06.42	100.17	
14	101	92.76	94.25	89.74	15.77	105.03	
ALL	588	95.30	96.29	93.12	12.97	103.40	

2016 Residential Correlation for Saunders County

Based on a review of all relevant information, the quality of assessment of the residential class in the county has been determined to be in compliance with generally accepted mass appraisal standards.

Level of Value

Based on a review of all available information discussed in this report, the level of value of the residential class of real property in Saunders County is 95%.

2016 Commercial Correlation for Saunders County

Assessment Actions

Within the commercial class of Saunders County (County), all commercial properties in the county were physically inspected by the county assessor's office during 2015 for the current assessment year. This was done to ensure compliance with the six-year inspection and review guidelines. With all properties inspected for this assessment year, new values will be placed on the properties in the next assessment year. A new costing table will be implemented as well. A sales study and market analysis for all commercial valuation groupings was conducted by the county assessor's office to see if adjustments or further studies were warranted and a 6% increase to all Ceresco commercial properties occurred. Further, the county assessor made changes to the valuation groupings in the county. Formerly, two valuation groupings existed for parcels located outside the towns of Ashland and Wahoo: one for the Northern half of the county and one for the Southern half. Upon further review and study, the county assessor made the determination that the county would be better served to have valuation groupings that ran West to East rather than North to South.

Description of Analysis

Commercial parcels have been stratified by the county assessor into four valuation groupings. Although the commercial hub for Saunders is evenly disbursed around the county with the majority of the sales occurring in Wahoo and Ashland, for the current assessment year, the majority of the sales in the county occurred in Wahoo.

Valuation Grouping	Description
1	Ashland
2	East
3	West
4	Wahoo

A review of the county's statistical analysis showed sixty-two commercial sales, representing all of the four valuation groupings. The qualitative measurements and the measures of central tendency were in the acceptable range for the commercial class as a whole. No extreme outliers were noted in any valuation grouping.

Commercial sales in the county were stratified by occupancy code. Occupancy codes identify the type of business currently occupying the commercial parcel. This stratification was completed to determine whether any sales trends could be identified in the county. The stratification showed that twenty-one occupancy codes were represented in the county's qualified sales for the current assessment year. Two occupancy codes (353 and 406) achieved a sample size large enough to warrant further analysis. Occupancy code 353, retail stores, reflected statistics that did not fall within the acceptable range. Conversely, occupancy code 406, storage warehouses, reflected statistics that did fall within the acceptable range. Further cross stratification revealed that

2016 Commercial Correlation for Saunders County

occupancy code 353 was broken up among each of the valuation groupings, while the majority of occupancy code 406 lies within the town of Wahoo. The county looks at inter-valuation grouping occupancy codes, but does not look at intra-valuation grouping occupancy codes. As a result, these results are expected and normal.

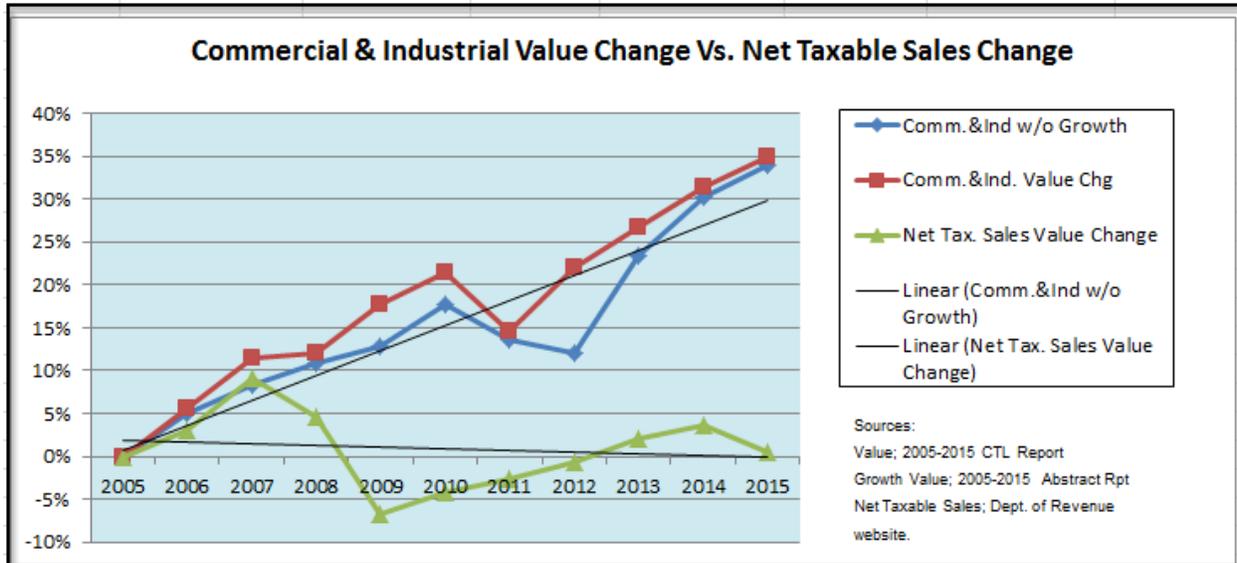
The Division initiated an examination of the county’s commercial market trends. While there were six less sales in 2016 than in 2015, the overall trend observed over the past five years in county has been one of increased sales. Compared to assessment year 2012, there were almost 50% more sales for assessment year 2016.

If the market were increasing or decreasing, in addition to qualified sale fluctuations, the expectation would be a statistical measurement difference between the three years of the study period. The study year statistics below demonstrate that difference. Based on those observations, the commercial market continues to increase following a year that saw a large market increase.

Study Yrs						
01-OCT-12 To 30-SEP-13	19	98.30	165.82	108.92	94.15	152.24
01-OCT-13 To 30-SEP-14	27	92.53	96.18	93.86	26.26	102.47
01-OCT-14 To 30-SEP-15	17	91.13	103.32	92.89	36.04	111.23

Further, an analysis of the change in Net Taxable Sales and Commercial and Industrial Assessed Value also provides insight into market trends, both individually and relative to one another. The data supports that assessed values have a relationship with the general economic trends in the county as they have responded to those trends over time. Following a downward point in the net taxable sales value, the assessed values also experienced a downward point. They have continued to follow that net taxable sales value change increase in the last several years. As can also be observed in Chart 2 of Exhibit 4B, the commercial market has taken a downward turn in 2015. This drop in the percent of change in Net Taxable Sales is in large part due to the main reliance on the agricultural economy. The collection of sales tax for the repair and parts of agricultural equipment became exempt from collection as of October 1, 2014, due to a legislative change, and several news sources report that this has resulted in a decline in sales tax receipts.

2016 Commercial Correlation for Saunders County



With the completion of the Wahoo Bypass in August 2015, there may be notable changes to the net taxable sales for the county in years to come. A three and a half mile portion of U.S. 77, the roadway had been discussed and planned for approximately forty years before coming to fruition. It may encourage new businesses to open in the area, given the projected number of motorists that will be using it. This could mean additional increases to both the net tax sales value and the assessed values for the county. And the economics of Wahoo could be affected directly as the bypass was designed to guide motorists away from the town. The effects of the new bypass are being studied and analyzed by many in the county, including the county assessor.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in the county. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county’s sales verification and qualification process, the valuation groupings of the county, and the county’s inspection and review processes.

The county assessor’s office reviews all sales and a questionnaire is provided to both the seller and buyer of a sold property, as deemed necessary, to gather additional information. Once the seller and/or buyer return the questionnaire to the county assessor’s office, it is considered as part of the qualification determination for that property. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. Additionally, all sales that required an explanation as to the qualification determination reached were examined and it was found that all of those sales contained an explanation. The county assessor’s office continuously works to provide more detail in the qualification explanations.

2016 Commercial Correlation for Saunders County

Town and geographic regions organize the valuation groupings in the county. The two largest towns in the county are each separate valuation groupings as they have independent and unique commercial markets. The other two valuation groupings, newly re-organized by the county assessor, are classified together by geographic location. The county assessor believes that each of these two areas of the county share similar characteristics and their commercial markets are guided by the same factors. Updated descriptions of these valuation groupings, which can be found in the commercial appraisal survey, provide further distinguishing information.

The county has made inspections a priority in recent years, working to establish a process that will allow them to complete a county review within six years. Every year has provided experiences that the county has used as learning opportunities to determine an ideal inspection cycle that will work for the county and the county's individual nuances. In this assessment year, the county inspected all commercial properties. This was the first time the county has undertaken an entire commercial property review in one year and is now analyzing whether that is something to continue into the future. As inspections are completed, records are updated. A point of concern in the past, the county's cost tables and depreciation tables are now scheduled to be updated when new values are put on all inspected areas of a valuation grouping.

Equalization and Quality of Assessment

In anticipation of new values in 2017, the adjustments made for the year in the county were minimal, but guided by sales and market reviews. The inspections completed for this year lend themselves to easier comparability for equalization purposes because the county assessor inspected all valuation groupings, geographic locations, and occupancy codes in the same year.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	10	94.12	95.74	83.06	33.39	115.27
02	18	96.89	103.78	94.89	35.10	109.37
03	6	92.44	102.74	94.73	43.78	108.46
04	28	93.75	93.52	93.34	18.18	100.19
____ALL____	62	94.84	97.75	92.13	28.06	106.10

Based on a review of all relevant information, the quality of assessment of the commercial class in county has been determined to be in compliance with generally accepted mass appraisal standards.

Level of Value

Based on a review of all available information discussed in this report, the level of the commercial class of real property in Saunders County is determined to be 95% of market value.

2016 Agricultural Correlation Section for Saunders County

Assessment Actions

Within the agricultural class of Saunders County (County), agricultural improvement parcels were reviewed by market area using a combination of aerial imagery maps and onsite inspections. Parcels located in market areas not scheduled for inspection in the current assessment year were inspected by the county on an as needed basis based on permits, improvement statements, and aerial imagery reviews. Those market areas will be inspected and reviewed this year and all agricultural improvements will receive new values in the assessment year 2017.

A river corridor review was begun by the county assessor's office in 2015 and continued into 2016. The review included cooperation with both the Register of Deeds office as well as the county surveyor. Agricultural use was reviewed and updated for the 2016 tax year. A market analysis was conducted and home sites and farm sites were updated accordingly. A sales analysis was completed. As a result, values increased 2% for irrigated, 7% for dry, and 19% for grass on average throughout the county.

Description of Analysis

Special valuation applications have been filed with the county assessor. The county has completed a sales analysis and made the determination that non-agricultural influences are present in the county. Questionnaires have provided insight into the type of influence present. Residential and commercial influence are among the types of influence present in agricultural land surrounding towns and cities, while recreational influence is among the influence located along the river corridor of the county.

A review of the county's statistical analysis showed 118 sales, broken up among three market Areas, after ensuring that the acceptable thresholds for adequacy, sale date, and majority land use (MLU) were met. The sample contained a proportionate and representative group of sales for irrigated, dry, and grassland.

Using the values provided by the county, the statistics were calculated for the agricultural land in the county. The results suggested that the county measured within the acceptable overall median range. Additionally, each MLU subclass in each market area with a proportionate number of sales also measured within the acceptable range.

2016 Agricultural Correlation Section for Saunders County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	15	68.17	69.76	67.16	10.59	103.87
2	9	70.23	70.83	68.89	12.26	105.89
3	6	66.18	68.16	67.57	07.25	100.87
<u>Dry</u>						
County	74	70.32	73.27	71.16	16.08	102.97
1	13	72.37	72.60	70.46	15.13	103.04
2	6	72.65	72.10	71.87	14.00	100.32
3	55	69.71	73.56	71.26	16.38	103.23
<u>Grass</u>						
County	8	60.33	64.69	60.66	19.92	106.64
1	7	59.59	65.21	60.62	22.71	107.57
3	1	61.06	61.06	61.06	00.00	100.00
<u>ALL</u>	118	69.14	72.78	69.44	18.04	104.81

While the dry MLU subclass in Market Area One fell within the acceptable median range, the overall measurement of Market Area One fell outside of that acceptable range. However, the dry sales in Market Area One constitute an overwhelming majority of all sales with an 80% MLU in that market area. Further, the values in Market Area One, received notably larger increases than the other two market areas. In particular, dryland values in Market Area One on average increased 11%, compared to Market Areas Two and Three increases of 3% in each. This resulted in average values in Market Area One that aligned with both of the other market areas in the county. Given this, the dryland measurement is considered the best measurement of Market Area 1 and it lies exactly at the midpoint of the acceptable range.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, the market areas of the county, and the county's inspection and review processes for both land use and primary use.

The county assessor's office reviews all sales and a questionnaire is provided to both the seller and buyer of a sold property, as deemed necessary, to gather additional information. Once the seller and/or buyer return the questionnaire to the county assessor's office, it is considered as part of the qualification determination for that property. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. Additionally, all sales that required an explanation as to the qualification determination reached were examined and it was found that all of those sales contained an explanation. The county assessor's office continuously works to provide more detail in the qualification explanations.

2016 Agricultural Correlation Section for Saunders County

The county has concluded that market characteristic differences exist within the county based on agricultural land, current use, intended use, and sales analysis. As a result, the county has created three measurable market areas to better represent these differences.

Market Area	Description
1	Western 1/3 of the county consisting of mainly dryland hills
2	Todd Valley; level area with substantial irrigation and top quality soils
3	Central and eastern part of the county consisting of irrigation

The Division reviewed the county assessor's criteria for establishing the three market areas within the county against the sales in the study period. While notable differences were observed in Market Area Two, the differences in market value between Market Area One and Market Area Three were minimal. While this may suggest those market areas could reasonably be combined for valuation, the valuation differences are minimal and are generally equalized.

The county has implemented an inspection and review plan for agricultural land and improvements in the county. The agricultural improvements are inspected in a two year cycle. The labor-intensive agricultural land use and primary use inspection was recently completed. The county plans to stay current on those reviews by incorporating them into their agricultural improvements review schedule and undertaking both reviews simultaneously prior to implementing any changes. The Division found that the county has been working diligently to maintain a current agricultural inspection and review cycle.

Equalization

After first ensuring that the county measured at an appropriate level for their agricultural land, the county's resulting values were then compared with the average assessed values of the adjoining and comparable counties. Saunders shares market characteristics with a number of counties. Comparable counties are used for specific market area and land use comparisons. The counties considered most similar, though not identical are: Washington, Douglas, Sarpy, Cass, Lancaster, Dodge, Seward, Butler, Fillmore, Polk, York. This determination was made using geographic information, soil maps, and other available information. While all neighboring counties are studied, Dodge County and Colfax County, considered comparable to one another, are not similar enough to the county in all respects to be considered a complete comparable county. The analysis supports that the county has achieved equalization; all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value.

2016 Agricultural Correlation Section for Saunders County

AREA (MARKET) RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	25	68.37	74.32	71.95	22.52	103.29
2	21	70.23	70.00	63.10	18.19	110.94
3	72	69.36	73.05	71.13	18.93	102.70
____ALL____	118	69.14	72.78	69.44	18.04	104.81

The 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.

Based on all of the above-mentioned information, the quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

Level of Value

Based on a review of all available information discussed in this report, the level of value of agricultural land in Saunders County is 69%.

Special Valuation

A review of agricultural land value in Saunders County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in areas of the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 69%.

2016 Opinions of the Property Tax Administrator for Saunders 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	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of 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 Saunders County

Residential Real Property - Current

Number of Sales	588	Median	95.30
Total Sales Price	\$96,778,554	Mean	96.29
Total Adj. Sales Price	\$97,006,430	Wgt. Mean	93.12
Total Assessed Value	\$90,329,560	Average Assessed Value of the Base	\$138,557
Avg. Adj. Sales Price	\$164,977	Avg. Assessed Value	\$153,622

Confidence Interval - Current

95% Median C.I	94.51 to 96.13
95% Wgt. Mean C.I	91.89 to 94.35
95% Mean C.I	94.57 to 98.01
% of Value of the Class of all Real Property Value in the	35.00
% of Records Sold in the Study Period	6.72
% of Value Sold in the Study Period	7.45

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	543	96	96.03
2014	501	96	96.26
2013	454	96	96.35
2012	381	96	95.76

2016 Commission Summary for Saunders County

Commercial Real Property - Current

Number of Sales	62	Median	94.84
Total Sales Price	\$6,924,602	Mean	97.75
Total Adj. Sales Price	\$6,924,602	Wgt. Mean	92.13
Total Assessed Value	\$6,379,680	Average Assessed Value of the Base	\$145,466
Avg. Adj. Sales Price	\$111,687	Avg. Assessed Value	\$102,898

Confidence Interval - Current

95% Median C.I	86.03 to 99.18
95% Wgt. Mean C.I	83.86 to 100.40
95% Mean C.I	86.67 to 108.83
% of Value of the Class of all Real Property Value in the County	3.68
% of Records Sold in the Study Period	7.08
% of Value Sold in the Study Period	5.01

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	69	100	96.20
2014	50	96	95.96
2013	50	93	92.93
2012	32	93	92.51

78 Saunders

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 : 588
 Total Sales Price : 96,778,554
 Total Adj. Sales Price : 97,006,430
 Total Assessed Value : 90,329,560
 Avg. Adj. Sales Price : 164,977
 Avg. Assessed Value : 153,622

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 96
 COD : 12.97
 PRD : 103.40

COV : 22.15
 STD : 21.33
 Avg. Abs. Dev : 12.36
 MAX Sales Ratio : 257.10
 MIN Sales Ratio : 19.78

95% Median C.I. : 94.51 to 96.13
 95% Wgt. Mean C.I. : 91.89 to 94.35
 95% Mean C.I. : 94.57 to 98.01

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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	69	95.81	96.08	93.72	09.38	102.52	66.36	141.42	93.90 to 98.27	173,580	162,678
01-JAN-14 To 31-MAR-14	35	96.86	100.31	98.38	07.78	101.96	81.67	145.72	95.72 to 101.65	171,957	169,168
01-APR-14 To 30-JUN-14	94	95.91	95.07	94.11	11.31	101.02	19.78	151.70	92.52 to 98.62	179,522	168,955
01-JUL-14 To 30-SEP-14	94	95.86	97.75	95.04	12.86	102.85	49.21	257.10	92.44 to 98.39	147,971	140,638
01-OCT-14 To 31-DEC-14	62	95.14	95.26	91.96	12.50	103.59	53.05	242.93	92.90 to 98.01	144,429	132,819
01-JAN-15 To 31-MAR-15	45	95.75	97.38	93.12	12.56	104.57	46.00	195.75	93.67 to 98.83	162,638	151,444
01-APR-15 To 30-JUN-15	95	94.72	96.06	90.86	16.47	105.72	60.32	252.75	90.40 to 96.50	192,143	174,585
01-JUL-15 To 30-SEP-15	94	91.88	95.09	90.85	16.16	104.67	56.42	199.71	89.36 to 95.12	145,742	132,414
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	292	96.28	96.80	94.81	10.92	102.10	19.78	257.10	94.87 to 97.53	167,054	158,381
01-OCT-14 To 30-SEP-15	296	94.66	95.78	91.41	14.91	104.78	46.00	252.75	92.90 to 95.65	162,928	148,926
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	285	96.33	96.64	94.54	11.61	102.22	19.78	257.10	94.73 to 97.53	160,552	151,780
<u>ALL</u>	588	95.30	96.29	93.12	12.97	103.40	19.78	257.10	94.51 to 96.13	164,977	153,622

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	9	94.87	97.51	94.69	12.78	102.98	66.15	152.71	88.02 to 101.51	343,625	325,376
02	87	98.03	98.91	97.50	07.13	101.45	66.75	148.05	96.27 to 98.89	143,208	139,626
03	31	97.82	100.18	99.31	06.47	100.88	89.16	140.03	95.82 to 101.68	117,714	116,905
04	3	73.08	72.48	66.93	10.70	108.29	60.45	83.92	N/A	224,333	150,157
05	12	95.16	95.44	94.83	11.74	100.64	77.33	112.95	80.00 to 109.16	206,858	196,158
06	1	94.87	94.87	94.87	00.00	100.00	94.87	94.87	N/A	60,000	56,920
07	36	94.23	92.46	89.83	15.66	102.93	19.78	139.29	87.55 to 101.07	93,008	83,551
08	23	92.51	89.83	88.09	16.50	101.98	46.00	123.93	79.87 to 98.89	82,322	72,519
09	20	94.63	94.67	95.95	18.24	98.67	56.42	141.42	84.54 to 100.07	90,085	86,438
10	149	94.46	97.62	92.75	16.26	105.25	60.32	252.75	91.55 to 96.48	135,830	125,981
11	20	99.44	102.61	96.52	22.00	106.31	49.21	257.10	93.53 to 107.64	73,277	70,730
12	42	93.07	92.77	91.87	06.03	100.98	68.38	110.31	90.90 to 95.07	338,633	311,092
13	54	96.55	97.58	97.41	06.42	100.17	77.11	121.96	94.71 to 98.45	177,862	173,257
14	101	92.76	94.25	89.74	15.77	105.03	53.05	195.75	88.43 to 94.67	217,975	195,608
<u>ALL</u>	588	95.30	96.29	93.12	12.97	103.40	19.78	257.10	94.51 to 96.13	164,977	153,622

**78 Saunders
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 : 588
 Total Sales Price : 96,778,554
 Total Adj. Sales Price : 97,006,430
 Total Assessed Value : 90,329,560
 Avg. Adj. Sales Price : 164,977
 Avg. Assessed Value : 153,622

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 96
 COD : 12.97
 PRD : 103.40

COV : 22.15
 STD : 21.33
 Avg. Abs. Dev : 12.36
 MAX Sales Ratio : 257.10
 MIN Sales Ratio : 19.78

95% Median C.I. : 94.51 to 96.13
 95% Wgt. Mean C.I. : 91.89 to 94.35
 95% Mean C.I. : 94.57 to 98.01

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	585	95.33	96.12	93.11	12.65	103.23	19.78	257.10	94.60 to 96.13	165,590	154,183
06											
07	3	79.88	129.68	96.96	81.92	133.75	56.42	252.75	N/A	45,500	44,117
<u>ALL</u>	588	95.30	96.29	93.12	12.97	103.40	19.78	257.10	94.51 to 96.13	164,977	153,622

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											
Less Than 15,000	2	135.43	135.43	126.37	46.84	107.17	72.00	198.86	N/A	12,250	15,480
Less Than 30,000	15	110.67	123.89	121.18	28.43	102.24	72.00	252.75	92.96 to 141.42	21,747	26,352
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	588	95.30	96.29	93.12	12.97	103.40	19.78	257.10	94.51 to 96.13	164,977	153,622
Greater Than 14,999	586	95.30	96.15	93.11	12.79	103.26	19.78	257.10	94.51 to 96.13	165,498	154,093
Greater Than 29,999	573	95.22	95.56	93.02	12.35	102.73	19.78	257.10	94.46 to 96.02	168,726	156,953
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	135.43	135.43	126.37	46.84	107.17	72.00	198.86	N/A	12,250	15,480
15,000 TO 29,999	13	110.67	122.11	120.76	23.98	101.12	72.99	252.75	92.96 to 141.42	23,208	28,025
30,000 TO 59,999	39	109.04	113.50	112.24	28.65	101.12	46.00	257.10	88.47 to 123.93	42,735	47,967
60,000 TO 99,999	96	97.11	101.19	100.56	15.58	100.63	57.80	199.71	94.87 to 98.87	79,121	79,565
100,000 TO 149,999	195	95.69	93.27	93.11	09.56	100.17	19.78	154.56	94.73 to 96.92	124,489	115,914
150,000 TO 249,999	133	93.73	93.52	93.27	09.61	100.27	62.51	152.71	91.54 to 95.49	195,702	182,540
250,000 TO 499,999	101	94.44	90.76	90.18	09.23	100.64	53.05	113.17	90.62 to 95.22	314,221	283,360
500,000 TO 999,999	9	92.63	91.54	91.57	04.50	99.97	73.45	102.31	89.11 to 95.24	597,556	547,208
1,000,000 +											
<u>ALL</u>	588	95.30	96.29	93.12	12.97	103.40	19.78	257.10	94.51 to 96.13	164,977	153,622

78 Saunders
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 : 62
Total Sales Price : 6,924,602
Total Adj. Sales Price : 6,924,602
Total Assessed Value : 6,379,680
Avg. Adj. Sales Price : 111,687
Avg. Assessed Value : 102,898

MEDIAN : 95
WGT. MEAN : 92
MEAN : 98
COD : 28.06
PRD : 106.10

COV : 45.52
STD : 44.50
Avg. Abs. Dev : 26.61
MAX Sales Ratio : 334.43
MIN Sales Ratio : 22.20

95% Median C.I. : 86.03 to 99.18
95% Wgt. Mean C.I. : 83.86 to 100.40
95% Mean C.I. : 86.67 to 108.83

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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>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	7	98.30	92.46	103.20	17.47	89.59	22.20	127.13	22.20 to 127.13	75,929	78,361
01-JAN-13 To 31-MAR-13	2	119.14	119.14	108.02	17.62	110.29	98.15	140.13	N/A	85,000	91,820
01-APR-13 To 30-JUN-13	4	93.67	100.34	71.79	38.39	139.77	58.55	155.46	N/A	108,444	77,850
01-JUL-13 To 30-SEP-13	5	78.73	84.04	82.78	22.27	101.52	48.87	115.39	N/A	138,180	114,380
01-OCT-13 To 31-DEC-13	8	93.46	101.89	87.63	35.02	116.27	50.28	207.24	50.28 to 207.24	77,441	67,865
01-JAN-14 To 31-MAR-14	7	67.28	78.45	79.89	27.72	98.20	52.43	127.73	52.43 to 127.73	97,429	77,840
01-APR-14 To 30-JUN-14	4	92.87	114.16	114.19	35.19	99.97	72.51	198.39	N/A	102,625	117,188
01-JUL-14 To 30-SEP-14	8	95.97	97.00	97.99	10.77	98.99	79.70	111.49	79.70 to 111.49	151,955	148,904
01-OCT-14 To 31-DEC-14	5	91.13	126.60	92.02	73.74	137.58	38.04	334.43	N/A	106,953	98,418
01-JAN-15 To 31-MAR-15	2	98.32	98.32	93.49	11.20	105.17	87.31	109.33	N/A	98,000	91,620
01-APR-15 To 30-JUN-15	6	100.69	96.82	102.38	15.36	94.57	62.61	124.10	62.61 to 124.10	122,500	125,420
01-JUL-15 To 30-SEP-15	4	77.63	86.47	83.49	27.88	103.57	60.99	129.64	N/A	176,250	147,145
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	18	98.23	94.84	88.46	23.37	107.21	22.20	155.46	78.03 to 115.39	101,454	89,748
01-OCT-13 To 30-SEP-14	27	92.53	96.18	93.86	26.26	102.47	50.28	207.24	79.70 to 107.59	108,432	101,770
01-OCT-14 To 30-SEP-15	17	91.13	103.32	92.89	36.04	111.23	38.04	334.43	64.88 to 109.33	127,692	118,614
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	19	94.38	98.68	84.10	31.14	117.34	48.87	207.24	70.21 to 117.13	100,747	84,729
01-JAN-14 To 31-DEC-14	24	90.79	100.62	94.87	33.45	106.06	38.04	334.43	72.51 to 104.50	118,454	112,373
<u>ALL</u>	62	94.84	97.75	92.13	28.06	106.10	22.20	334.43	86.03 to 99.18	111,687	102,898

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	10	94.12	95.74	83.06	33.39	115.27	48.87	155.46	58.55 to 129.64	114,568	95,155
02	18	96.89	103.78	94.89	35.10	109.37	38.04	334.43	68.67 to 111.46	81,654	77,483
03	6	92.44	102.74	94.73	43.78	108.46	22.20	207.24	22.20 to 207.24	133,917	126,865
04	28	93.75	93.52	93.34	18.18	100.19	50.28	198.39	86.03 to 98.82	125,202	116,866
<u>ALL</u>	62	94.84	97.75	92.13	28.06	106.10	22.20	334.43	86.03 to 99.18	111,687	102,898

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	62	94.84	97.75	92.13	28.06	106.10	22.20	334.43	86.03 to 99.18	111,687	102,898
04											
<u>ALL</u>	62	94.84	97.75	92.13	28.06	106.10	22.20	334.43	86.03 to 99.18	111,687	102,898

78 Saunders
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 : 62
 Total Sales Price : 6,924,602
 Total Adj. Sales Price : 6,924,602
 Total Assessed Value : 6,379,680
 Avg. Adj. Sales Price : 111,687
 Avg. Assessed Value : 102,898

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 98
 COD : 28.06
 PRD : 106.10

COV : 45.52
 STD : 44.50
 Avg. Abs. Dev : 26.61
 MAX Sales Ratio : 334.43
 MIN Sales Ratio : 22.20

95% Median C.I. : 86.03 to 99.18
 95% Wgt. Mean C.I. : 83.86 to 100.40
 95% Mean C.I. : 86.67 to 108.83

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	155.46	155.46	155.46	00.00	100.00	155.46	155.46	N/A	3,776	5,870	
Less Than 15,000	5	98.30	89.00	80.60	35.24	110.42	22.20	155.46	N/A	9,655	7,782	
Less Than 30,000	8	101.40	107.08	116.02	40.33	92.29	22.20	207.24	22.20 to 207.24	13,910	16,138	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	61	94.38	96.80	92.10	27.59	105.10	22.20	334.43	86.03 to 98.82	113,456	104,489	
Greater Than 14,999	57	94.38	98.52	92.21	27.37	106.84	38.04	334.43	86.03 to 99.18	120,637	111,242	
Greater Than 29,999	54	93.75	96.37	91.74	25.96	105.05	38.04	334.43	86.03 to 98.82	126,173	115,751	
<u>Incremental Ranges</u>												
0 TO 4,999	1	155.46	155.46	155.46	00.00	100.00	155.46	155.46	N/A	3,776	5,870	
5,000 TO 14,999	4	81.43	72.39	74.25	35.63	97.49	22.20	104.50	N/A	11,125	8,260	
15,000 TO 29,999	3	124.67	137.20	143.16	34.10	95.84	79.70	207.24	N/A	21,000	30,063	
30,000 TO 59,999	11	98.82	96.87	95.90	22.53	101.01	52.43	140.13	62.61 to 127.73	45,500	43,634	
60,000 TO 99,999	10	95.09	117.62	113.04	44.66	104.05	50.28	334.43	68.67 to 129.64	79,239	89,570	
100,000 TO 149,999	21	95.29	93.37	92.08	19.16	101.40	48.87	198.39	84.40 to 101.48	123,781	113,978	
150,000 TO 249,999	8	74.12	79.35	78.29	28.91	101.35	38.04	124.10	38.04 to 124.10	187,255	146,608	
250,000 TO 499,999	4	87.19	91.63	91.96	09.20	99.64	80.64	111.49	N/A	355,750	327,130	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	62	94.84	97.75	92.13	28.06	106.10	22.20	334.43	86.03 to 99.18	111,687	102,898	

78 Saunders
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 : 62
Total Sales Price : 6,924,602
Total Adj. Sales Price : 6,924,602
Total Assessed Value : 6,379,680
Avg. Adj. Sales Price : 111,687
Avg. Assessed Value : 102,898

MEDIAN : 95
WGT. MEAN : 92
MEAN : 98
COD : 28.06
PRD : 106.10

COV : 45.52
STD : 44.50
Avg. Abs. Dev : 26.61
MAX Sales Ratio : 334.43
MIN Sales Ratio : 22.20

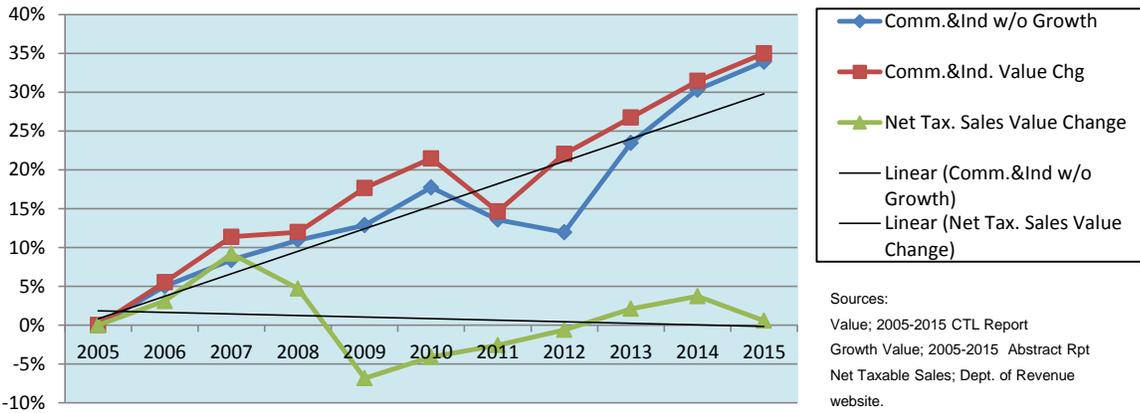
95% Median C.I. : 86.03 to 99.18
95% Wgt. Mean C.I. : 83.86 to 100.40
95% Mean C.I. : 86.67 to 108.83

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	124.10	124.10	124.10	00.00	100.00	124.10	124.10	N/A	155,000	192,360
309	2	119.66	119.66	119.19	06.25	100.39	112.18	127.13	N/A	80,000	95,350
326	2	80.46	80.46	70.51	22.18	114.11	62.61	98.30	N/A	30,500	21,505
336	1	60.99	60.99	60.99	00.00	100.00	60.99	60.99	N/A	145,000	88,440
337	1	104.50	104.50	104.50	00.00	100.00	104.50	104.50	N/A	10,000	10,450
344	2	192.36	192.36	190.20	73.86	101.14	50.28	334.43	N/A	66,000	125,535
350	3	108.44	101.98	101.44	07.82	100.53	86.03	111.46	N/A	117,333	119,020
352	6	97.69	96.51	93.69	15.33	103.01	70.21	115.39	70.21 to 115.39	274,400	257,072
353	17	79.70	95.62	80.27	40.60	119.12	48.87	207.24	64.55 to 127.73	67,957	54,552
386	1	78.03	78.03	78.03	00.00	100.00	78.03	78.03	N/A	210,000	163,860
390	1	84.40	84.40	84.40	00.00	100.00	84.40	84.40	N/A	139,000	117,310
391	1	104.32	104.32	104.32	00.00	100.00	104.32	104.32	N/A	116,000	121,010
406	14	94.84	88.18	86.97	09.95	101.39	51.19	101.48	78.73 to 98.15	106,797	92,885
426	1	105.95	105.95	105.95	00.00	100.00	105.95	105.95	N/A	145,000	153,630
430	1	22.20	22.20	22.20	00.00	100.00	22.20	22.20	N/A	10,000	2,220
434	1	90.45	90.45	90.45	00.00	100.00	90.45	90.45	N/A	120,000	108,540
442	2	115.63	115.63	108.75	21.19	106.33	91.13	140.13	N/A	55,625	60,490
459	1	109.33	109.33	109.33	00.00	100.00	109.33	109.33	N/A	55,000	60,130
470	1	97.83	97.83	97.83	00.00	100.00	97.83	97.83	N/A	145,000	141,850
531	2	118.22	118.22	92.12	67.82	128.33	38.04	198.39	N/A	148,257	136,575
543	1	80.64	80.64	80.64	00.00	100.00	80.64	80.64	N/A	265,000	213,700
<u>ALL</u>	<u>62</u>	<u>94.84</u>	<u>97.75</u>	<u>92.13</u>	<u>28.06</u>	<u>106.10</u>	<u>22.20</u>	<u>334.43</u>	<u>86.03 to 99.18</u>	<u>111,687</u>	<u>102,898</u>

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	\$ 91,688,300	\$ 5,761,890	6.28%	\$ 85,926,410	-	\$ 98,177,513	-
2006	\$ 96,744,710	\$ 465,020	0.48%	\$ 96,279,690	5.01%	\$ 101,210,620	3.09%
2007	\$ 102,112,130	\$ 2,741,530	2.68%	\$ 99,370,600	2.71%	\$ 107,204,762	5.92%
2008	\$ 102,667,780	\$ 939,330	0.91%	\$ 101,728,450	-0.38%	\$ 102,796,325	-4.11%
2009	\$ 107,884,100	\$ 4,400,700	4.08%	\$ 103,483,400	0.79%	\$ 91,472,978	-11.02%
2010	\$ 111,355,830	\$ 3,412,560	3.06%	\$ 107,943,270	0.05%	\$ 94,156,616	2.93%
2011	\$ 105,104,030	\$ 964,240	0.92%	\$ 104,139,790	-6.48%	\$ 95,646,937	1.58%
2012	\$ 111,896,364	\$ 9,244,392	8.26%	\$ 102,651,972	-2.33%	\$ 97,570,002	2.01%
2013	\$ 116,195,356	\$ 3,000,117	2.58%	\$ 113,195,239	1.16%	\$ 100,240,909	2.74%
2014	\$ 120,522,686	\$ 1,044,151	0.87%	\$ 119,478,535	2.83%	\$ 101,830,618	1.59%
2015	\$ 123,782,846	\$ 982,419	0.79%	\$ 122,800,427	1.89%	\$ 98,739,342	-3.04%
Ann %chg	3.05%			Average	0.53%	0.41%	0.17%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	5.01%	5.51%	3.09%
2007	8.38%	11.37%	9.19%
2008	10.95%	11.97%	4.70%
2009	12.86%	17.66%	-6.83%
2010	17.73%	21.45%	-4.10%
2011	13.58%	14.63%	-2.58%
2012	11.96%	22.04%	-0.62%
2013	23.46%	26.73%	2.10%
2014	30.31%	31.45%	3.72%
2015	33.93%	35.00%	0.57%

County Number: 78
 County Name: Saunders

78 Saunders
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 : 118
Total Sales Price : 73,959,889
Total Adj. Sales Price : 73,919,889
Total Assessed Value : 51,330,483
Avg. Adj. Sales Price : 626,440
Avg. Assessed Value : 435,004

MEDIAN : 69
WGT. MEAN : 69
MEAN : 73
COD : 18.04
PRD : 104.81

COV : 23.81
STD : 17.33
Avg. Abs. Dev : 12.47
MAX Sales Ratio : 139.23
MIN Sales Ratio : 35.29

95% Median C.I. : 66.96 to 71.96
95% Wgt. Mean C.I. : 66.44 to 72.44
95% Mean C.I. : 69.65 to 75.91

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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	26	74.61	77.15	75.71	15.65	101.90	53.74	107.17	69.28 to 84.83	573,324	434,080
01-JAN-13 To 31-MAR-13	7	62.99	60.16	59.95	10.80	100.35	45.89	74.45	45.89 to 74.45	794,999	476,640
01-APR-13 To 30-JUN-13	4	78.89	75.06	77.92	08.14	96.33	58.92	83.54	N/A	510,861	398,057
01-JUL-13 To 30-SEP-13	2	73.45	73.45	75.37	29.93	97.45	51.47	95.43	N/A	515,000	388,150
01-OCT-13 To 31-DEC-13	12	70.23	71.69	72.15	13.88	99.36	53.35	90.16	61.18 to 81.75	574,392	414,440
01-JAN-14 To 31-MAR-14	13	77.96	90.46	86.16	24.73	104.99	63.87	139.23	68.88 to 116.93	553,273	476,721
01-APR-14 To 30-JUN-14	12	69.40	72.24	69.42	13.86	104.06	53.83	93.12	61.98 to 90.06	535,245	371,555
01-JUL-14 To 30-SEP-14	3	78.04	74.06	71.39	07.33	103.74	63.49	80.66	N/A	420,585	300,276
01-OCT-14 To 31-DEC-14	17	62.80	61.97	58.18	11.67	106.51	43.34	83.78	54.62 to 69.44	844,353	491,215
01-JAN-15 To 31-MAR-15	9	68.04	70.51	64.24	14.61	109.76	54.37	103.56	58.63 to 84.80	775,952	498,454
01-APR-15 To 30-JUN-15	11	68.09	67.70	67.85	12.42	99.78	46.27	90.92	56.27 to 85.10	616,592	418,363
01-JUL-15 To 30-SEP-15	2	77.71	77.71	76.40	54.59	101.71	35.29	120.12	N/A	242,500	185,260
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	39	73.32	73.70	72.16	16.75	102.13	45.89	107.17	63.39 to 78.36	603,714	435,669
01-OCT-13 To 30-SEP-14	40	72.52	78.13	75.93	18.30	102.90	53.35	139.23	68.37 to 79.26	544,249	413,254
01-OCT-14 To 30-SEP-15	39	64.35	66.37	62.26	16.02	106.60	35.29	120.12	59.34 to 68.30	733,464	456,648
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	25	65.01	69.14	68.75	16.87	100.57	45.89	95.43	61.18 to 78.36	621,246	427,132
01-JAN-14 To 31-DEC-14	45	68.88	73.75	68.10	19.11	108.30	43.34	139.23	63.87 to 73.08	649,583	442,389
<u>ALL</u>	118	69.14	72.78	69.44	18.04	104.81	35.29	139.23	66.96 to 71.96	626,440	435,004

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	25	68.37	74.32	71.95	22.52	103.29	45.89	139.23	62.05 to 77.54	518,417	372,985
2	21	70.23	70.00	63.10	16.19	110.94	43.34	100.71	59.17 to 78.04	804,136	507,421
3	72	69.36	73.05	71.13	16.93	102.70	35.29	122.74	66.96 to 73.32	612,119	435,417
<u>ALL</u>	118	69.14	72.78	69.44	18.04	104.81	35.29	139.23	66.96 to 71.96	626,440	435,004

78 Saunders
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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MEDIAN : 69
 WGT. MEAN : 69
 MEAN : 73
 COD : 18.04
 PRD : 104.81

COV : 23.81
 STD : 17.33
 Avg. Abs. Dev : 12.47
 MAX Sales Ratio : 139.23
 MIN Sales Ratio : 35.29

95% Median C.I. : 66.96 to 71.96
 95% Wgt. Mean C.I. : 66.44 to 72.44
 95% Mean C.I. : 69.65 to 75.91

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	3	74.45	71.53	71.14	05.55	100.55	63.87	76.26	N/A	536,333	381,539
2	1	63.87	63.87	63.87	00.00	100.00	63.87	63.87	N/A	582,500	372,040
3	2	75.36	75.36	75.26	01.21	100.13	74.45	76.26	N/A	513,250	386,289
_____Dry_____											
County	52	69.14	72.06	70.27	15.55	102.55	53.35	122.74	63.85 to 73.08	623,281	437,952
1	10	67.21	69.63	67.71	15.46	102.84	53.83	101.84	56.27 to 77.54	617,821	418,318
2	6	72.65	72.10	71.87	14.00	100.32	55.30	92.77	55.30 to 92.77	502,237	360,939
3	36	68.94	72.73	70.74	15.68	102.81	53.35	122.74	63.85 to 77.93	644,972	456,241
_____Grass_____											
County	7	59.59	64.96	60.15	22.29	108.00	45.89	103.56	45.89 to 103.56	326,667	196,496
1	6	59.26	65.61	60.04	25.73	109.28	45.89	103.56	45.89 to 103.56	337,778	202,786
3	1	61.06	61.06	61.06	00.00	100.00	61.06	61.06	N/A	260,000	158,759
_____ALL_____	118	69.14	72.78	69.44	18.04	104.81	35.29	139.23	66.96 to 71.96	626,440	435,004

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	15	68.17	69.76	67.16	10.59	103.87	54.37	92.36	63.87 to 74.45	757,854	508,951
2	9	70.23	70.83	66.89	12.26	105.89	54.37	92.36	58.63 to 84.83	769,117	514,457
3	6	66.18	68.16	67.57	07.25	100.87	61.87	76.26	61.87 to 76.26	740,958	500,693
_____Dry_____											
County	74	70.32	73.27	71.16	16.08	102.97	51.60	122.74	68.12 to 73.98	614,965	437,627
1	13	72.37	72.60	70.46	15.13	103.04	53.83	101.84	61.98 to 83.78	602,477	424,502
2	6	72.65	72.10	71.87	14.00	100.32	55.30	92.77	55.30 to 92.77	502,237	360,939
3	55	69.71	73.56	71.26	16.38	103.23	51.60	122.74	66.96 to 76.66	630,214	449,095
_____Grass_____											
County	8	60.33	64.69	60.66	19.92	106.64	45.89	103.56	45.89 to 103.56	353,071	214,179
1	7	59.59	65.21	60.62	22.71	107.57	45.89	103.56	45.89 to 103.56	366,367	222,096
3	1	61.06	61.06	61.06	00.00	100.00	61.06	61.06	N/A	260,000	158,759
_____ALL_____	118	69.14	72.78	69.44	18.04	104.81	35.29	139.23	66.96 to 71.96	626,440	435,004

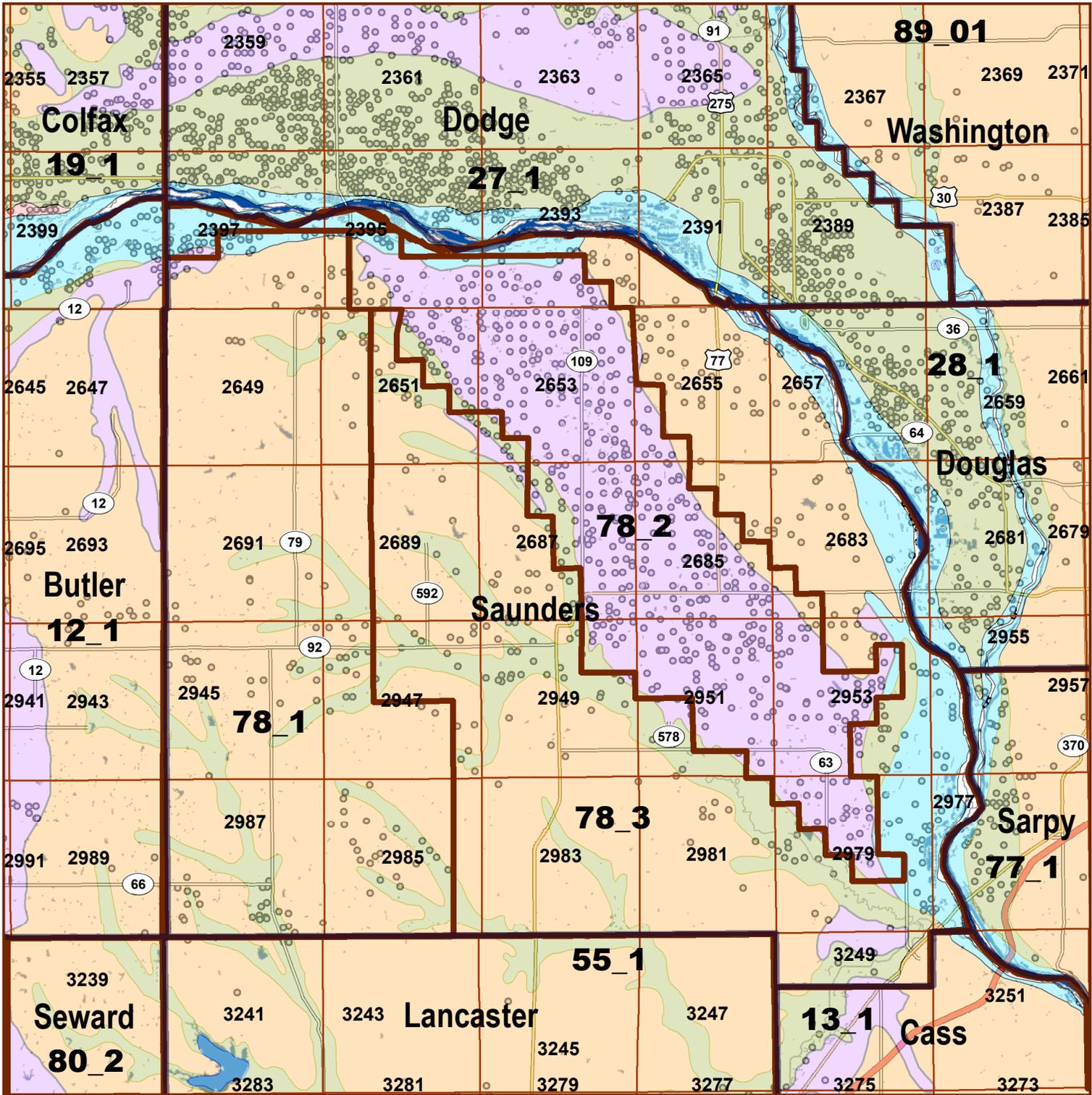
Saunders County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Saunders	1	6,320	6,103	5,844	5,455	5,270	4,870	3,942	3,670	5,006
Saunders	2	6,660	6,515	6,174	5,720	5,490	5,182	4,628	4,490	6,334
Saunders	3	6,510	6,285	6,065	5,551	5,390	5,050	4,222	3,810	5,539
Burt	1	6,646	6,685	5,899	5,895	4,690	5,030	4,450	3,106	5,412
Butler	1	7,324	6,525	6,317	6,174	6,171	6,107	5,298	5,164	6,603
Cass	1	6,610	6,390	5,125	5,625	3,710	5,105	3,887	4,303	5,316
Dodge	1	6,737	6,521	6,302	6,100	5,695	5,670	5,455	5,240	6,175
Douglas	1	6,400	6,250	6,100	5,950	5,700	5,025	4,700	4,425	5,858
Fillmore	1	7,300	7,200	7,100	7,000	6,700	n/a	6,300	6,150	7,074
Lancaster	1	7,500	7,124	6,728	6,368	5,623	5,207	4,870	4,497	6,414
Polk	1	7,493	6,797	6,364	5,968	5,514	5,395	5,212	4,621	6,846
Saline	1	4,350	4,323	3,499	3,500	3,474	3,475	3,325	3,325	3,894
Saline	3	7,248	7,247	7,141	6,893	6,196	5,150	5,144	4,920	6,889
Seward	1	7,600	7,500	7,200	7,149	6,900	n/a	5,300	4,789	7,068
Washington	1	6,720	6,690	6,095	5,905	5,655	5,565	4,470	3,470	5,774
York	1	7,300	7,100	6,940	6,940	6,380	n/a	6,200	6,200	7,035

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Saunders	1	5,953	5,713	5,509	4,944	4,754	4,312	3,504	3,253	4,335
Saunders	2	6,405	6,291	5,967	5,539	5,219	5,034	3,894	3,765	5,995
Saunders	3	6,185	5,954	5,721	5,302	5,086	4,670	3,802	3,570	4,908
Burt	1	6,764	6,515	5,545	5,790	4,830	4,875	4,425	3,004	5,304
Butler	1	6,300	5,300	5,199	5,083	4,599	4,299	3,400	3,300	4,794
Cass	1	5,418	5,269	5,144	4,758	4,306	4,649	4,514	3,930	4,872
Dodge	1	6,634	6,411	6,205	5,454	5,593	5,559	5,344	5,132	5,989
Douglas	1	6,200	6,150	5,975	5,800	5,600	4,950	4,600	4,350	5,535
Fillmore	1	4,255	4,215	4,115	4,065	3,895	n/a	3,620	3,555	4,102
Lancaster	1	5,990	5,624	5,241	4,871	4,502	3,747	3,377	3,400	4,766
Polk	1	5,635	5,336	4,040	4,040	3,680	3,580	3,470	3,470	4,918
Saline	1	3,797	3,797	3,522	3,522	3,297	3,079	2,999	2,916	3,542
Saline	3	4,693	4,688	4,224	4,140	4,043	3,523	3,517	3,347	4,260
Seward	1	5,900	5,800	5,300	5,300	5,300	3,850	3,800	2,900	5,213
Washington	1	6,690	6,654	6,065	5,845	5,625	5,530	4,435	3,409	5,758
York	1	5,376	5,376	4,900	4,900	4,700	n/a	4,600	4,600	5,100

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Saunders	1	1,863	2,544	2,004	2,400	2,019	2,142	1,758	1,907	1,906
Saunders	2	2,611	2,547	1,995	2,513	2,285	2,162	1,674	2,011	2,187
Saunders	3	1,701	2,554	1,867	2,484	2,202	2,164	1,915	1,934	2,090
Burt	1	2,470	2,380	1,859	1,965	1,873	1,830	1,765	1,581	1,864
Butler	1	2,649	2,599	2,571	2,543	2,500	2,448	2,380	2,347	2,423
Cass	1	2,300	2,248	2,133	2,065	1,995	2,004	1,719	1,464	1,803
Dodge	1	2,460	2,460	2,355	2,355	2,245	2,245	2,144	2,140	2,273
Douglas	1	2,400	2,325	2,250	2,200	2,100	2,050	1,975	1,925	2,106
Fillmore	1	1,660	1,641	1,580	1,520	1,532	n/a	1,401	1,400	1,489
Lancaster	1	2,682	2,912	2,792	2,521	2,184	1,817	1,433	1,369	2,046
Polk	1	1,910	1,910	1,910	1,910	1,910	1,910	1,790	1,790	1,854
Saline	1	1,940	1,948	1,924	1,924	1,874	1,653	1,649	1,540	1,747
Saline	3	1,925	1,950	1,923	1,924	1,875	1,673	1,649	1,548	1,751
Seward	1	2,091	2,082	1,970	1,944	1,761	1,800	1,696	1,599	1,738
Washington	1	2,544	2,575	1,965	2,283	2,385	1,996	2,032	1,775	2,164
York	1	2,119	2,045	1,804	1,801	1,684	n/a	1,564	1,559	1,670

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



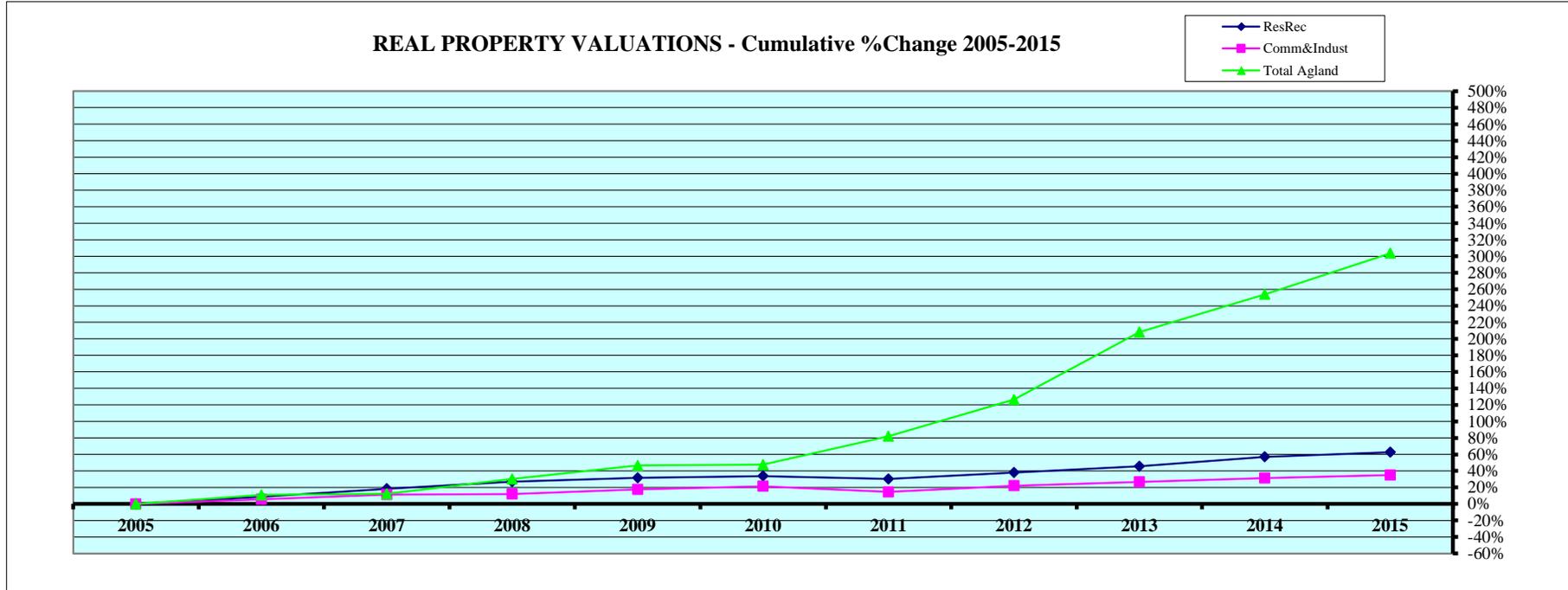
Legend

- 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

Saunders 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	720,730,370	--	--	--	91,688,300	--	--	--	455,611,600	--	--	--
2006	783,271,190	62,540,820	8.68%	8.68%	96,744,710	5,056,410	5.51%	5.51%	505,129,990	49,518,390	10.87%	10.87%
2007	853,414,960	70,143,770	8.96%	18.41%	102,112,130	5,367,420	5.55%	11.37%	511,288,040	6,158,050	1.22%	12.22%
2008	914,254,200	60,839,240	7.13%	26.85%	102,667,780	555,650	0.54%	11.97%	593,403,970	82,115,930	16.06%	30.24%
2009	948,955,450	34,701,250	3.80%	31.67%	107,884,100	5,216,320	5.08%	17.66%	667,521,530	74,117,560	12.49%	46.51%
2010	964,166,860	15,211,410	1.60%	33.78%	111,355,830	3,471,730	3.22%	21.45%	672,189,460	4,667,930	0.70%	47.54%
2011	938,420,030	-25,746,830	-2.67%	30.20%	105,104,030	-6,251,800	-5.61%	14.63%	829,089,030	156,899,570	23.34%	81.97%
2012	994,227,376	55,807,346	5.95%	37.95%	111,896,364	6,792,334	6.46%	22.04%	1,030,859,090	201,770,060	24.34%	126.26%
2013	1,048,918,386	54,691,010	5.50%	45.54%	116,195,356	4,298,992	3.84%	26.73%	1,403,780,775	372,921,685	36.18%	208.11%
2014	1,132,435,461	83,517,075	7.96%	57.12%	120,522,686	4,327,330	3.72%	31.45%	1,611,811,725	208,030,950	14.82%	253.77%
2015	1,172,506,599	40,071,138	3.54%	62.68%	123,782,846	3,260,160	2.71%	35.00%	1,839,128,300	227,316,575	14.10%	303.66%

Rate Annual %chg: Residential & Recreational 4.99%

Commercial & Industrial 3.05%

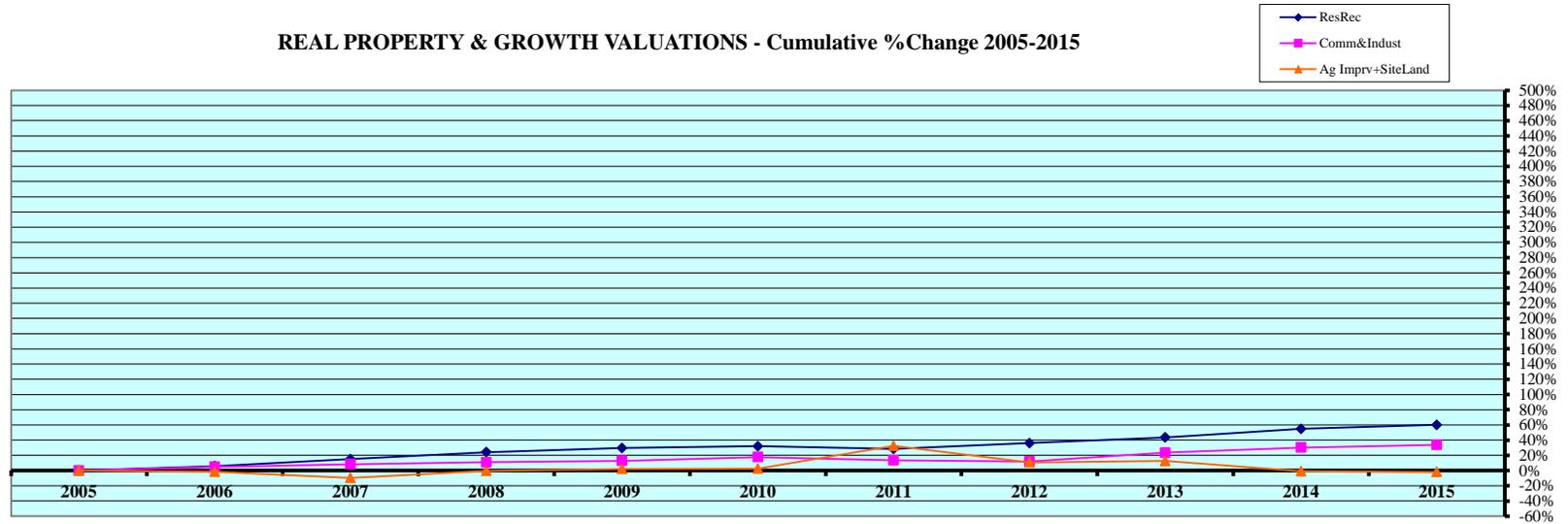
Agricultural Land 14.97%

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CHART 1 EXHIBIT 78B 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	720,730,370	16,879,030	2.34%	703,851,340	--	--	91,688,300	5,761,890	6.28%	85,926,410	--	--	
2006	783,271,190	21,407,185	2.73%	761,864,005	5.71%	5.71%	96,744,710	465,020	0.48%	96,279,690	5.01%	5.01%	
2007	853,414,960	24,182,412	2.83%	829,232,548	5.87%	15.05%	102,112,130	2,741,530	2.68%	99,370,600	2.71%	8.38%	
2008	914,254,200	19,290,240	2.11%	894,963,960	4.87%	24.17%	102,667,780	939,330	0.91%	101,728,450	-0.38%	10.95%	
2009	948,955,450	14,461,613	1.52%	934,493,837	2.21%	29.66%	107,884,100	4,400,700	4.08%	103,483,400	0.79%	12.86%	
2010	964,166,860	12,935,119	1.34%	951,231,741	0.24%	31.98%	111,355,830	3,412,560	3.06%	107,943,270	0.05%	17.73%	
2011	938,420,030	12,135,720	1.29%	926,284,310	-3.93%	28.52%	105,104,030	964,240	0.92%	104,139,790	-6.48%	13.58%	
2012	994,227,376	13,710,544	1.38%	980,516,832	4.49%	36.04%	111,896,364	9,244,392	8.26%	102,651,972	-2.33%	11.96%	
2013	1,048,918,386	13,769,809	1.31%	1,035,148,577	4.12%	43.62%	116,195,356	3,000,117	2.58%	113,195,239	1.16%	23.46%	
2014	1,132,435,461	16,696,624	1.47%	1,115,738,837	6.37%	54.81%	120,522,686	1,044,151	0.87%	119,478,535	2.83%	30.31%	
2015	1,172,506,599	18,644,745	1.59%	1,153,861,854	1.89%	60.10%	123,782,846	982,419	0.79%	122,800,427	1.89%	33.93%	
Rate Ann%chg	4.99%			Resid & Rec. w/o growth			3.18%			C & I w/o growth			0.53%

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	151,286,890	43,567,560	194,854,450	6,589,270	3.38%	188,265,180	--
2006	153,379,050	43,342,350	196,721,400	4,960,260	2.52%	191,761,140	-1.59%
2007	137,718,780	41,169,190	178,887,970	3,108,650	1.74%	175,779,320	-9.79%
2008	160,812,670	37,254,850	198,067,520	3,967,650	2.00%	194,099,870	-0.39%
2009	162,296,380	37,816,620	200,113,000	872,545	0.44%	199,240,455	2.25%
2010	164,921,620	39,245,700	204,167,320	4,060,527	1.99%	200,106,793	2.70%
2011	196,353,575	67,243,580	263,597,155	5,266,140	2.00%	258,331,015	32.58%
2012	165,841,031	55,870,180	221,711,211	6,045,320	2.73%	215,665,891	10.68%
2013	164,912,920	58,695,180	223,608,100	4,212,095	1.88%	219,396,005	12.59%
2014	143,657,060	53,000,680	196,657,740	3,400,380	1.73%	193,257,360	-0.82%
2015	143,569,015	51,282,250	194,851,265	3,583,077	1.84%	191,268,188	-1.84%
Rate Ann%chg	-0.52%	1.64%	0.00%	Ag Imprv+Site w/o growth		-1.22%	

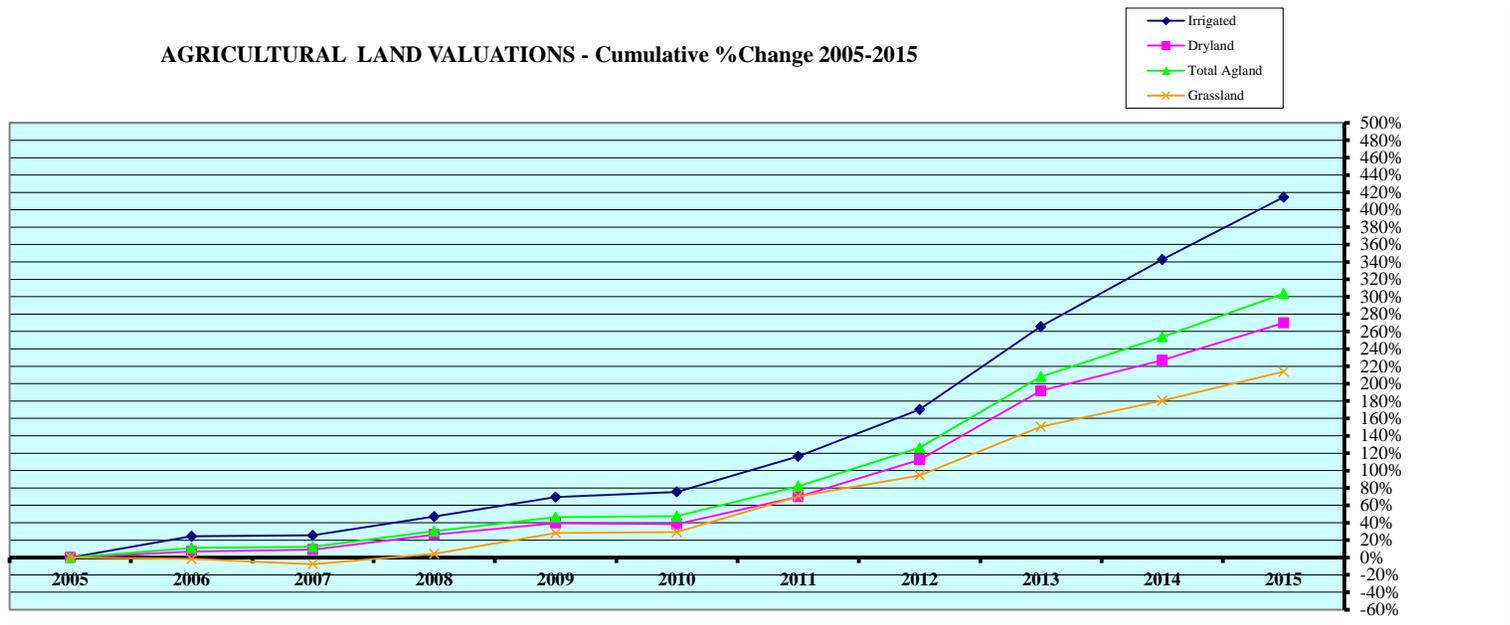
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Sources:
 Value; 2005 - 2015 CTL
 Growth Value; 2005-2015 Abstract of Asmnt Rpt.
 NE Dept. of Revenue, Property Assessment Division
 Prepared as of 03/01/2016

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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	119,718,760	--	--	--	304,132,310	--	--	--	30,276,750	--	--	--
2006	148,984,270	29,265,510	24.45%	24.45%	325,184,720	21,052,410	6.92%	6.92%	29,749,610	-527,140	-1.74%	-1.74%
2007	150,143,640	1,159,370	0.78%	25.41%	332,019,410	6,834,690	2.10%	9.17%	27,962,560	-1,787,050	-6.01%	-7.64%
2008	175,988,390	25,844,750	17.21%	47.00%	384,548,860	52,529,450	15.82%	26.44%	31,550,880	3,588,320	12.83%	4.21%
2009	202,975,340	26,986,950	15.33%	69.54%	424,446,250	39,897,390	10.38%	39.56%	38,762,470	7,211,590	22.86%	28.03%
2010	210,080,030	7,104,690	3.50%	75.48%	421,313,180	-3,133,070	-0.74%	38.53%	39,063,870	301,400	0.78%	29.02%
2011	259,193,540	49,113,510	23.38%	116.50%	516,886,630	95,573,450	22.68%	69.95%	51,586,720	12,522,850	32.06%	70.38%
2012	323,515,340	64,321,800	24.82%	170.23%	646,183,400	129,296,770	25.01%	112.47%	58,856,750	7,270,030	14.09%	94.40%
2013	437,789,345	114,274,005	35.32%	265.68%	887,587,000	241,403,600	37.36%	191.84%	75,785,440	16,928,690	28.76%	150.31%
2014	529,881,575	92,092,230	21.04%	342.61%	994,113,800	106,526,800	12.00%	226.87%	84,880,890	9,095,450	12.00%	180.35%
2015	615,839,520	85,957,945	16.22%	414.41%	1,125,192,240	131,078,440	13.19%	269.97%	95,017,620	10,136,730	11.94%	213.83%

Rate Ann.%chg: Irrigated **17.80%** Dryland **13.98%** Grassland **12.12%**

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	1,483,780	--	--	--	0	--	--	--	455,611,600	--	--	--
2006	1,211,390	-272,390	-18.36%	-18.36%	0	0			505,129,990	49,518,390	10.87%	10.87%
2007	1,162,430	-48,960	-4.04%	-21.66%	0	0			511,288,040	6,158,050	1.22%	12.22%
2008	1,315,840	153,410	13.20%	-11.32%	0	0			593,403,970	82,115,930	16.06%	30.24%
2009	1,337,470	21,630	1.64%	-9.86%	0	0			667,521,530	74,117,560	12.49%	46.51%
2010	1,732,380	394,910	29.53%	16.75%	0	0			672,189,460	4,667,930	0.70%	47.54%
2011	1,422,140	-310,240	-17.91%	-4.15%	0	0			829,089,030	156,899,570	23.34%	81.97%
2012	1,443,770	21,630	1.52%	-2.70%	859,830	859,830			1,030,859,090	201,770,060	24.34%	126.26%
2013	1,552,380	108,610	7.52%	4.62%	1,066,610	206,780	24.05%		1,403,780,775	372,921,685	36.18%	208.11%
2014	1,537,900	-14,680	-0.95%	3.63%	1,397,760	331,150	31.05%		1,611,811,725	208,030,950	14.82%	253.77%
2015	1,618,740	81,240	5.28%	9.11%	1,459,980	62,220	4.45%		1,839,128,300	227,316,575	14.10%	303.66%

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Rate Ann.%chg: Total Agric Land **14.97%**

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	117,605,130	75,991	1,548			307,314,070	276,348	1,112			30,632,380	59,843	512		
2006	149,318,320	90,723	1,646	6.35%	6.35%	327,057,300	268,777	1,217	9.42%	9.42%	30,198,070	55,227	547	6.82%	6.82%
2007	150,815,850	91,223	1,653	0.45%	6.83%	333,493,430	266,199	1,253	2.96%	12.66%	28,147,080	55,215	510	-6.77%	-0.41%
2008	176,441,230	92,394	1,910	15.51%	23.39%	384,865,880	264,354	1,456	16.21%	30.92%	32,135,120	55,420	580	13.75%	13.28%
2009	203,765,010	93,132	2,188	14.57%	41.37%	426,217,070	263,829	1,616	10.96%	45.27%	39,192,770	55,511	706	21.76%	37.93%
2010	209,726,890	94,544	2,218	1.39%	43.34%	421,912,070	262,090	1,610	-0.35%	44.76%	39,022,590	55,653	701	-0.69%	36.98%
2011	258,340,000	95,473	2,706	21.98%	74.84%	514,269,390	260,978	1,971	22.41%	77.20%	50,288,760	55,627	904	28.93%	76.61%
2012	322,995,520	95,946	3,366	24.41%	117.52%	638,314,580	260,290	2,452	24.45%	120.52%	58,604,680	54,974	1,066	17.92%	108.26%
2013	437,166,070	98,107	4,456	32.37%	187.93%	888,491,870	257,553	3,450	40.67%	210.21%	76,604,800	54,933	1,395	30.81%	172.43%
2014	517,428,785	101,014	5,122	14.95%	230.98%	1,006,650,220	253,368	3,973	15.17%	257.27%	85,201,250	54,267	1,570	12.59%	206.72%
2015	616,565,720	108,014	5,708	11.44%	268.84%	1,124,861,020	246,913	4,556	14.66%	309.66%	93,510,420	53,790	1,738	10.73%	239.62%

Rate Annual %chg Average Value/Acre: 13.94%

15.14%

13.01%

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	1,520,930	11,258	135			0	0				457,072,510	423,439	1,079		
2006	1,255,900	7,664	164	21.30%	21.30%	0	0				507,829,590	422,391	1,202	11.38%	11.38%
2007	1,193,260	7,662	156	-4.96%	15.27%	0	0				513,649,620	420,300	1,222	1.65%	13.22%
2008	1,341,040	8,207	163	4.92%	20.95%	0	0				594,783,270	420,375	1,415	15.77%	31.08%
2009	1,395,410	8,336	167	2.44%	23.90%	0	0				670,570,260	420,808	1,594	12.63%	47.63%
2010	1,735,820	8,336	208	24.40%	54.14%	0	0				672,397,370	420,623	1,599	0.32%	48.09%
2011	1,375,100	7,779	177	-15.11%	30.85%	0	0				824,273,250	419,857	1,963	22.81%	81.88%
2012	1,456,510	8,174	178	0.79%	31.89%	0	0				1,021,371,290	419,384	2,435	24.05%	125.62%
2013	1,564,000	8,250	190	6.39%	40.31%	0	0				1,403,826,740	418,844	3,352	37.62%	210.50%
2014	1,517,380	8,352	182	-4.16%	34.48%	0	0				1,610,797,635	417,001	3,863	15.25%	257.86%
2015	1,633,610	8,451	193	6.40%	43.08%	137,620	30	4,635			1,836,708,390	417,197	4,402	13.97%	307.85%

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SAUNDERS

Rate Annual %chg Average Value/Acre: 15.09%

(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
20,780	SAUNDERS	129,756,587	19,362,716	41,599,750	1,166,876,469	123,782,846	0	5,630,130	1,839,128,300	143,569,015	51,282,250	0	3,520,988,063
cnty sectorvalue % of total value:		3.69%	0.55%	1.18%	33.14%	3.52%		0.16%	52.23%	4.08%	1.46%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,453	ASHLAND	2,019,740	1,289,019	1,317,332	88,204,575	21,737,610	0	0	0	0	0	0	114,568,276
11.80%	%sector of county sector	1.56%	6.66%	3.17%	7.56%	17.56%							3.25%
	%sector of municipality	1.76%	1.13%	1.15%	76.99%	18.97%							100.00%
610	CEDAR BLUFFS	1,557,592	53,175	11,411	17,359,510	2,116,300	0	0	0	0	35,550	0	21,133,538
2.94%	%sector of county sector	1.20%	0.27%	0.03%	1.49%	1.71%					0.07%		0.80%
	%sector of municipality	7.37%	0.25%	0.05%	82.14%	10.01%					0.17%		100.00%
889	CERESCO	564,200	214,525	120,976	35,945,650	6,465,770	0	0	0	0	0	0	43,311,121
4.28%	%sector of county sector	0.43%	1.11%	0.29%	3.06%	5.22%							1.23%
	%sector of municipality	1.30%	0.50%	0.28%	82.99%	14.93%							100.00%
110	COLON	139,252	35,282	7,571	2,976,130	469,340	0	0	0	0	0	0	3,627,575
0.53%	%sector of county sector	0.11%	0.18%	0.02%	0.26%	0.38%							0.10%
	%sector of municipality	3.84%	0.97%	0.21%	82.04%	12.94%							100.00%
148	ITHACA	19,334	33,120	7,107	4,066,550	251,540	0	0	0	0	0	0	4,377,651
0.71%	%sector of county sector	0.01%	0.17%	0.02%	0.35%	0.20%							0.12%
	%sector of municipality	0.44%	0.76%	0.16%	92.89%	5.75%							100.00%
112	LESHARA	4,498	95,818	404,795	3,458,050	80,940	0	0	0	0	0	0	4,044,101
0.54%	%sector of county sector	0.00%	0.49%	0.97%	0.30%	0.07%							0.11%
	%sector of municipality	0.11%	2.37%	10.01%	85.51%	2.00%							100.00%
120	MALMO	352,984	0	0	3,266,085	339,870	0	0	0	0	0	0	3,958,839
0.58%	%sector of county sector	0.27%			0.28%	0.27%							0.11%
	%sector of municipality	8.92%			82.50%	8.58%							100.00%
569	MEAD	596,508	219,391	411,781	19,237,180	7,125,225	0	0	356,050	0	0	0	27,946,135
2.74%	%sector of county sector	0.46%	1.13%	0.99%	1.65%	5.76%			0.02%				0.79%
	%sector of municipality	2.13%	0.79%	1.47%	68.84%	25.50%			1.27%				100.00%
114	MEMPHIS	16,531	1,332	286	2,439,540	104,000	0	0	0	0	0	0	2,561,689
0.55%	%sector of county sector	0.01%	0.01%	0.00%	0.21%	0.08%							0.07%
	%sector of municipality	0.65%	0.05%	0.01%	95.23%	4.06%							100.00%
135	MORSE BLUFF	1,307,503	0	0	3,088,560	483,075	0	0	0	0	0	0	4,879,138
0.65%	%sector of county sector	1.01%			0.26%	0.39%							0.14%
	%sector of municipality	26.80%			63.30%	9.90%							100.00%
303	PRAGUE	690,635	0	0	7,611,440	1,446,460	0	0	0	0	0	0	9,748,535
1.46%	%sector of county sector	0.53%			0.65%	1.17%							0.28%
	%sector of municipality	7.06%			78.06%	14.84%							100.00%
570	VALPARAISO	1,168,876	314,955	1,098,349	26,580,740	2,240,250	0	0	0	0	0	0	31,403,170
2.74%	%sector of county sector	0.90%	1.63%	2.64%	2.28%	1.81%							0.89%
	%sector of municipality	3.72%	1.00%	3.50%	84.64%	7.13%							100.00%
4510	WAHOO	14,860,828	897,869	1,362,706	182,993,594	49,131,595	0	0	609,230	0	0	0	249,855,822
21.70%	%sector of county sector	11.45%	4.64%	3.28%	15.68%	39.69%			0.03%				7.10%
	%sector of municipality	5.95%	0.36%	0.55%	73.24%	19.66%			0.24%				100.00%
324	WESTON	757,743	125,171	581,371	7,604,920	1,037,790	0	0	0	0	0	0	10,106,995
1.56%	%sector of county sector	0.58%	0.65%	1.40%	0.65%	0.84%							0.29%
	%sector of municipality	7.50%	1.24%	5.75%	75.24%	10.27%							100.00%
1174	YUTAN	473,926	561,013	703,713	50,873,320	2,932,820	0	0	0	0	0	0	55,544,792
5.65%	%sector of county sector	0.37%	2.90%	1.69%	4.36%	2.37%							1.58%
	%sector of municipality	0.85%	1.01%	1.27%	91.59%	5.28%							100.00%
12,141	Total Municipalities	24,530,150	3,840,670	6,027,398	455,705,844	95,962,585	0	0	965,280	0	35,550	0	587,967,477
58.43%	%all municip.sect of cnty	18.90%	19.84%	14.49%	39.05%	77.52%			0.05%		0.07%		16.67%

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

Cnty#	County
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CHART 5

EXHIBIT

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Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 15,878	Value : 3,464,349,872	Growth 20,469,282	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	445	5,269,620	213	5,070,550	364	16,919,190	1,022	27,259,360	
02. Res Improve Land	4,358	79,658,690	1,262	83,779,900	2,047	130,299,180	7,667	293,737,770	
03. Res Improvements	4,358	351,941,983	1,262	201,686,491	2,047	331,672,887	7,667	885,301,361	
04. Res Total	4,803	436,870,293	1,475	290,536,941	2,411	478,891,257	8,689	1,206,298,491	14,067,361
% of Res Total	55.28	36.22	16.98	24.08	27.75	39.70	54.72	34.82	68.72
05. Com UnImp Land	110	2,921,180	19	716,720	26	1,940,040	155	5,577,940	
06. Com Improve Land	599	13,043,090	69	2,021,190	53	3,980,210	721	19,044,490	
07. Com Improvements	599	79,780,331	69	14,773,825	53	8,251,855	721	102,806,011	
08. Com Total	709	95,744,601	88	17,511,735	79	14,172,105	876	127,428,441	4,376,128
% of Com Total	80.94	75.14	10.05	13.74	9.02	11.12	5.52	3.68	21.38
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	8	298,830	34	3,647,180	42	3,946,010	
14. Rec Improve Land	0	0	2	42,900	17	1,357,330	19	1,400,230	
15. Rec Improvements	0	0	2	48,320	17	679,180	19	727,500	
16. Rec Total	0	0	10	390,050	51	5,683,690	61	6,073,740	0
% of Rec Total	0.00	0.00	16.39	6.42	83.61	93.58	0.38	0.18	0.00
Res & Rec Total	4,803	436,870,293	1,485	290,926,991	2,462	484,574,947	8,750	1,212,372,231	14,067,361
% of Res & Rec Total	54.89	36.03	16.97	24.00	28.14	39.97	55.11	35.00	68.72
Com & Ind Total	709	95,744,601	88	17,511,735	79	14,172,105	876	127,428,441	4,376,128
% of Com & Ind Total	80.94	75.14	10.05	13.74	9.02	11.12	5.52	3.68	21.38
17. Taxable Total	5,512	532,614,894	1,573	308,438,726	2,541	498,747,052	9,626	1,339,800,672	18,443,489
% of Taxable Total	57.26	39.75	16.34	23.02	26.40	37.23	60.62	38.67	90.10

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	28	149,900	1,244,090	32	275,500	4,129,520
19. Commercial	11	1,574,430	21,470,180	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	1	250,305	286,695	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	60	425,400	5,373,610
19. Commercial	0	0	0	11	1,574,430	21,470,180
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	1	250,305	286,695
22. Total Sch II				72	2,250,135	27,130,485

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	408	199	368	975

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	1,612,015	444	115,133,080	4,265	1,298,220,840	4,716	1,414,965,935
28. Ag-Improved Land	0	0	128	51,503,600	1,331	505,987,110	1,459	557,490,710
29. Ag Improvements	14	35,550	136	14,487,010	1,386	137,569,995	1,536	152,092,555
30. Ag Total							6,252	2,124,549,200

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	3.00	79,000	
32. HomeSite Improv Land	0	0.00	0	87	94.24	2,431,620	
33. HomeSite Improvements	0	0.00	0	87	0.00	11,145,680	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	14	16.67	75,110	
36. FarmSite Improv Land	0	0.00	0	125	261.40	1,145,310	
37. FarmSite Improvements	14	0.00	35,550	133	0.00	3,341,330	
38. FarmSite Total							
39. Road & Ditches	0	7.33	0	0	622.51	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	19	13.90	351,800	22	16.90	430,800	
32. HomeSite Improv Land	968	1,002.86	24,904,880	1,055	1,097.10	27,336,500	
33. HomeSite Improvements	968	0.00	108,411,210	1,055	0.00	119,556,890	1,939,893
34. HomeSite Total				1,077	1,114.00	147,324,190	
35. FarmSite UnImp Land	196	692.39	1,971,460	210	709.06	2,046,570	
36. FarmSite Improv Land	1,288	3,532.11	14,981,630	1,413	3,793.51	16,126,940	
37. FarmSite Improvements	1,343	0.00	29,158,785	1,490	0.00	32,535,665	85,900
38. FarmSite Total				1,700	4,502.57	50,709,175	
39. Road & Ditches	0	8,579.71	0	0	9,209.55	0	
40. Other- Non Ag Use	0	686.00	1,322,360	0	686.00	1,322,360	
41. Total Section VI				2,777	15,512.12	199,355,725	2,025,793

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	10	704.22	1,746,400	10	704.22	1,746,400

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	193.07	1,114,620	527	32,964.10	175,126,330
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	5,395	389,377.22	1,887,297,645	5,923	422,534.39	2,063,538,595
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	643.61	4.19%	4,067,600	5.29%	6,319.98
46. 1A	1,423.08	9.26%	8,685,650	11.29%	6,103.42
47. 2A1	4,910.95	31.95%	28,700,890	37.30%	5,844.26
48. 2A	636.48	4.14%	3,471,960	4.51%	5,454.94
49. 3A1	800.49	5.21%	4,218,580	5.48%	5,270.00
50. 3A	434.10	2.82%	2,114,050	2.75%	4,869.96
51. 4A1	6,443.31	41.93%	25,401,240	33.01%	3,942.27
52. 4A	76.42	0.50%	280,450	0.36%	3,669.85
53. Total	15,368.44	100.00%	76,940,420	100.00%	5,006.39
Dry					
54. 1D1	1,455.93	1.59%	8,667,470	2.18%	5,953.22
55. 1D	6,869.17	7.49%	39,240,960	9.88%	5,712.62
56. 2D1	23,364.30	25.49%	128,714,670	32.40%	5,509.03
57. 2D	141.35	0.15%	698,900	0.18%	4,944.46
58. 3D1	6,036.46	6.59%	28,697,040	7.22%	4,753.95
59. 3D	3,868.10	4.22%	16,679,840	4.20%	4,312.15
60. 4D1	48,661.85	53.09%	170,523,000	42.92%	3,504.24
61. 4D	1,258.04	1.37%	4,092,300	1.03%	3,252.92
62. Total	91,655.20	100.00%	397,314,180	100.00%	4,334.88
Grass					
63. 1G1	121.69	0.42%	248,180	0.48%	2,039.44
64. 1G	1,820.17	6.24%	3,825,150	7.46%	2,101.53
65. 2G1	3,263.16	11.19%	7,172,220	14.00%	2,197.94
66. 2G	15.95	0.05%	30,900	0.06%	1,937.30
67. 3G1	3,577.34	12.26%	7,722,920	15.07%	2,158.84
68. 3G	1,224.10	4.20%	1,627,650	3.18%	1,329.67
69. 4G1	11,996.93	41.13%	22,691,450	44.28%	1,891.44
70. 4G	7,147.74	24.51%	7,928,050	15.47%	1,109.17
71. Total	29,167.08	100.00%	51,246,520	100.00%	1,757.00
Irrigated Total					
	15,368.44	11.00%	76,940,420	14.62%	5,006.39
Dry Total					
	91,655.20	65.58%	397,314,180	75.52%	4,334.88
Grass Total					
	29,167.08	20.87%	51,246,520	9.74%	1,757.00
72. Waste	3,565.77	2.55%	631,550	0.12%	177.11
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	139,756.49	100.00%	526,132,670	100.00%	3,764.64

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,103.36	29.90%	107,253,130	31.44%	6,660.30
46. 1A	18,239.69	33.86%	118,833,290	34.83%	6,515.09
47. 2A1	14,456.90	26.84%	89,257,985	26.16%	6,174.08
48. 2A	243.15	0.45%	1,390,830	0.41%	5,720.05
49. 3A1	1,247.99	2.32%	6,851,820	2.01%	5,490.28
50. 3A	1,889.01	3.51%	9,787,950	2.87%	5,181.52
51. 4A1	1,678.51	3.12%	7,768,700	2.28%	4,628.33
52. 4A	6.82	0.01%	30,620	0.01%	4,489.74
53. Total	53,865.43	100.00%	341,174,325	100.00%	6,333.83
Dry					
54. 1D1	6,842.71	24.67%	43,828,330	26.36%	6,405.11
55. 1D	9,123.89	32.90%	57,396,920	34.52%	6,290.84
56. 2D1	7,193.88	25.94%	42,925,390	25.82%	5,966.93
57. 2D	567.45	2.05%	3,142,840	1.89%	5,538.53
58. 3D1	971.24	3.50%	5,069,120	3.05%	5,219.22
59. 3D	1,826.39	6.59%	9,194,630	5.53%	5,034.32
60. 4D1	1,190.73	4.29%	4,636,390	2.79%	3,893.74
61. 4D	15.97	0.06%	60,120	0.04%	3,764.56
62. Total	27,732.26	100.00%	166,253,740	100.00%	5,994.96
Grass					
63. 1G1	189.67	6.20%	495,290	7.88%	2,611.32
64. 1G	504.05	16.47%	1,166,030	18.54%	2,313.32
65. 2G1	467.88	15.29%	937,640	14.91%	2,004.02
66. 2G	249.22	8.14%	607,680	9.66%	2,438.33
67. 3G1	321.90	10.52%	740,030	11.77%	2,298.94
68. 3G	654.81	21.40%	1,285,100	20.44%	1,962.55
69. 4G1	443.87	14.51%	753,450	11.98%	1,697.46
70. 4G	228.70	7.47%	302,570	4.81%	1,323.00
71. Total	3,060.10	100.00%	6,287,790	100.00%	2,054.77
Irrigated Total					
	53,865.43	63.23%	341,174,325	66.37%	6,333.83
Dry Total					
	27,732.26	32.56%	166,253,740	32.34%	5,994.96
Grass Total					
	3,060.10	3.59%	6,287,790	1.22%	2,054.77
72. Waste	503.26	0.59%	183,670	0.04%	364.96
73. Other	24.82	0.03%	124,100	0.02%	5,000.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	85,185.87	100.00%	514,023,625	100.00%	6,034.14

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,044.51	10.27%	26,329,880	12.07%	6,510.03
46. 1A	2,962.24	7.52%	18,617,380	8.54%	6,284.90
47. 2A1	13,847.00	35.17%	83,984,340	38.51%	6,065.17
48. 2A	5,569.21	14.14%	30,915,090	14.18%	5,551.07
49. 3A1	746.49	1.90%	4,023,640	1.85%	5,390.08
50. 3A	3,289.94	8.36%	16,614,240	7.62%	5,050.01
51. 4A1	8,814.55	22.39%	37,211,560	17.06%	4,221.61
52. 4A	98.69	0.25%	376,040	0.17%	3,810.32
53. Total	39,372.63	100.00%	218,072,170	100.00%	5,538.67
Dry					
54. 1D1	5,694.19	4.47%	35,216,100	5.63%	6,184.57
55. 1D	9,432.37	7.41%	56,156,610	8.98%	5,953.61
56. 2D1	45,338.94	35.60%	259,381,480	41.49%	5,720.94
57. 2D	7,728.91	6.07%	40,977,190	6.55%	5,301.81
58. 3D1	2,094.33	1.64%	10,652,010	1.70%	5,086.12
59. 3D	6,777.40	5.32%	31,653,390	5.06%	4,670.43
60. 4D1	49,709.98	39.03%	188,998,770	30.23%	3,802.03
61. 4D	590.81	0.46%	2,109,140	0.34%	3,569.91
62. Total	127,366.93	100.00%	625,144,690	100.00%	4,908.22
Grass					
63. 1G1	95.92	0.44%	168,980	0.41%	1,761.68
64. 1G	853.95	3.93%	1,839,340	4.49%	2,153.92
65. 2G1	3,143.38	14.47%	6,235,820	15.24%	1,983.79
66. 2G	2,701.70	12.44%	6,317,810	15.44%	2,338.46
67. 3G1	2,031.83	9.35%	4,524,950	11.06%	2,227.03
68. 3G	4,056.14	18.67%	7,401,390	18.09%	1,824.74
69. 4G1	5,146.74	23.69%	10,231,570	25.00%	1,987.97
70. 4G	3,692.38	17.00%	4,201,300	10.27%	1,137.83
71. Total	21,722.04	100.00%	40,921,160	100.00%	1,883.85
Irrigated Total					
	39,372.63	20.44%	218,072,170	24.64%	5,538.67
Dry Total					
	127,366.93	66.11%	625,144,690	70.63%	4,908.22
Grass Total					
	21,722.04	11.27%	40,921,160	4.62%	1,883.85
72. Waste	4,205.53	2.18%	899,160	0.10%	213.80
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	192,667.13	100.00%	885,037,180	100.00%	4,593.61

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	208.26	1,082,335	10,445.40	62,980,190	97,952.84	572,124,390	108,606.50	636,186,915
77. Dry Land	90.40	518,170	18,687.94	94,616,260	227,976.05	1,093,578,180	246,754.39	1,188,712,610
78. Grass	11.01	11,500	2,972.42	5,105,430	50,965.79	93,338,540	53,949.22	98,455,470
79. Waste	0.01	10	852.47	203,760	7,422.08	1,510,610	8,274.56	1,714,380
80. Other	0.00	0	0.00	0	24.82	124,100	24.82	124,100
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	309.68	1,612,015	32,958.23	162,905,640	384,341.58	1,760,675,820	417,609.49	1,925,193,475

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	108,606.50	26.01%	636,186,915	33.05%	5,857.72
Dry Land	246,754.39	59.09%	1,188,712,610	61.75%	4,817.39
Grass	53,949.22	12.92%	98,455,470	5.11%	1,824.97
Waste	8,274.56	1.98%	1,714,380	0.09%	207.19
Other	24.82	0.01%	124,100	0.01%	5,000.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	417,609.49	100.00%	1,925,193,475	100.00%	4,610.03

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	Ashland City	96	2,085,810	903	17,720,680	903	87,437,953	999	107,244,443	1,161,390
83.2	Ashland Comm	2	32,140	0	0	0	0	2	32,140	0
83.3	Ashland Lake/river	186	10,054,160	284	36,090,120	284	67,988,495	470	114,132,775	4,208,354
83.4	Ashland Rural Subs	8	332,950	71	3,079,060	71	13,960,270	79	17,372,280	47,433
83.5	Cedar Bluffs City	23	337,700	247	2,626,920	247	14,986,300	270	17,950,920	219,370
83.6	Cedar Bluffs Rur Sub	2	12,500	6	295,950	6	969,700	8	1,278,150	20,840
83.7	Ceresco City	22	509,710	329	7,372,600	329	31,411,610	351	39,293,920	31,990
83.8	Ceresco Rur Subs	0	0	5	200,480	5	852,470	5	1,052,950	0
83.9	Colon City	22	111,790	57	446,170	57	2,409,810	79	2,967,770	0
83.10	East Lake/river	9	506,850	34	1,146,080	34	4,285,670	43	5,938,600	0
83.11	Fremont Rural Subs	39	866,030	257	9,377,610	257	45,418,620	296	55,662,260	233,647
83.12	Ithaca City	9	55,530	61	382,050	61	3,568,160	70	4,005,740	0
83.13	Leshara	9	64,460	50	563,560	50	2,830,030	59	3,458,050	0
83.14	Malmo City	12	87,500	56	395,940	56	2,782,885	68	3,266,325	0
83.15	Mb Lake/river	21	427,960	72	2,760,000	72	6,260,125	93	9,448,085	312,593
83.16	Mead City	10	129,860	202	2,849,630	202	15,979,080	212	18,958,570	193,067
83.17	Mead Rural Subs	6	59,260	29	395,970	29	2,403,130	35	2,858,360	27,260
83.18	Memphis City	17	79,600	60	220,740	60	2,246,110	77	2,546,450	0
83.19	Morse Bluff	14	85,600	65	438,340	65	2,891,390	79	3,415,330	73,049
83.20	Morse Bluff Rur Subs	20	621,070	41	2,986,260	41	8,570,480	61	12,177,810	0
83.21	Northeast Rural	10	815,680	78	4,410,650	78	11,430,120	88	16,656,450	138,620
83.22	Northwest Rural	16	566,170	227	13,148,600	227	31,552,875	243	45,267,645	1,219,572
83.23	Prague City	17	137,480	139	1,005,080	139	6,553,830	156	7,696,390	90,470
83.24	Rural Res Central	11	393,550	485	26,360,620	485	64,635,915	496	91,390,085	863,545
83.25	Rural Res East	11	509,870	407	22,207,380	407	58,662,848	418	81,380,098	467,175
83.26	Rural Res Nw	3	50,370	87	3,135,310	87	8,933,795	90	12,119,475	204,595
83.27	Rural Res Southwest	0	0	108	5,193,790	108	13,131,395	108	18,325,185	58,380
83.28	South Central Rural	62	5,565,030	61	4,398,510	61	8,940,395	123	18,903,935	153,760
83.29	Southwest Rural	29	907,920	198	11,742,750	198	29,949,612	227	42,600,282	633,595
83.30	Swedeberg City	11	107,510	19	216,130	19	1,827,040	30	2,150,680	0
83.31	Touhy City	11	1,940	10	8,960	10	214,780	21	225,680	0
83.32	Valparaiso City	47	622,460	254	3,980,230	254	22,399,700	301	27,002,390	436,710
83.33	Wahoo City	179	2,500,110	1,584	37,320,820	1,584	145,761,185	1,763	185,582,115	1,623,211
83.34	Wahoo Rural Subs	15	393,000	31	1,443,390	31	8,832,510	46	10,668,900	214,294
83.35	Wann City	7	3,400	11	6,500	11	284,340	18	294,240	0
83.36	Weston City	20	95,480	138	854,550	138	6,847,180	158	7,797,210	0
83.37	Woodcliff Sub	11	660,000	427	52,157,500	427	71,214,133	438	124,031,633	147,313
83.38	Yutan City	60	321,720	460	10,013,270	460	43,585,660	520	53,920,650	17,560
83.39	Yutan Rural Subs	17	1,093,200	133	8,185,800	133	34,019,260	150	43,298,260	1,269,568

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>	
84	Residential Total	1,064	31,205,370	7,686	295,138,000	7,686	886,028,861	8,750	1,212,372,231	14,067,361

Schedule XII : Commercial Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	Ashland City	7	248,800	25	1,106,590	25	3,907,805	32	5,263,195	599,220
85.2	Ashland Comm	7	80,990	86	1,795,340	86	15,943,400	93	17,819,730	0
85.3	Cedar Bluffs City	5	31,850	30	161,750	30	2,231,550	35	2,425,150	0
85.4	Ceresco City	5	91,560	41	638,600	41	5,811,550	46	6,541,710	2,041,980
85.5	Colon City	3	3,310	10	41,900	10	424,130	13	469,340	0
85.6	Fremont Rural Subs	0	0	1	27,740	1	83,380	1	111,120	0
85.7	Ithaca City	7	20,110	8	29,650	8	201,780	15	251,540	0
85.8	Leshara	0	0	4	31,960	4	64,780	4	96,740	0
85.9	Malmo City	2	14,670	17	87,130	17	259,540	19	361,340	0
85.10	Mead City	7	75,860	38	526,055	38	7,522,850	45	8,124,765	63,100
85.11	Memphis City	0	0	6	21,700	6	82,300	6	104,000	0
85.12	Morse Bluff	4	10,860	11	34,910	11	437,505	15	483,275	0
85.13	Northeast Rural	1	15,840	6	158,320	6	1,244,385	7	1,418,545	0
85.14	Northwest Rural	8	493,320	31	2,612,105	31	9,024,236	39	12,129,661	0
85.15	Prague City	6	17,930	22	160,860	22	1,737,530	28	1,916,320	469,610
85.16	South Central Rural	16	1,499,800	22	2,164,420	22	4,154,065	38	7,818,285	35,790
85.17	Southwest Rural	8	227,790	12	717,120	12	2,654,440	20	3,599,350	0
85.18	Swedeburg City	0	0	1	8,550	1	9,300	1	17,850	0
85.19	Touhy City	1	1,000	2	5,290	2	26,300	3	32,590	0
85.20	Valparaiso City	4	13,820	31	230,490	31	1,936,150	35	2,180,460	0
85.21	Wahoo City	48	2,292,470	248	7,304,570	248	40,197,155	296	49,794,195	1,166,428
85.22	Wahoo Rural Subs	5	315,540	5	353,340	5	181,080	10	849,960	0
85.23	Wann City	0	0	2	6,200	2	20,600	2	26,800	0
85.24	Weston City	3	13,410	20	104,980	20	939,460	23	1,057,850	0
85.25	Woodcliff Sub	4	73,040	6	265,000	6	875,940	10	1,213,980	0
85.26	Yutan City	4	35,970	36	449,920	36	2,834,800	40	3,320,690	0
86	Commercial Total	155	5,577,940	721	19,044,490	721	102,806,011	876	127,428,441	4,376,128

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	105.98	0.59%	197,390	0.58%	1,862.52
88. 1G	1,113.82	6.25%	2,833,720	8.34%	2,544.15
89. 2G1	2,469.41	13.85%	4,948,670	14.57%	2,003.99
90. 2G	11.85	0.07%	28,440	0.08%	2,400.00
91. 3G1	2,539.67	14.24%	5,128,490	15.10%	2,019.35
92. 3G	397.59	2.23%	851,550	2.51%	2,141.78
93. 4G1	9,103.13	51.06%	16,005,860	47.11%	1,758.28
94. 4G	2,087.17	11.71%	3,979,560	11.71%	1,906.68
95. Total	17,828.62	100.00%	33,973,680	100.00%	1,905.57
CRP					
96. 1C1	15.71	0.30%	50,790	0.40%	3,232.97
97. 1C	213.37	4.07%	618,780	4.82%	2,900.03
98. 2C1	793.75	15.14%	2,223,550	17.31%	2,801.32
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1,037.67	19.80%	2,594,430	20.19%	2,500.25
101. 3C	132.26	2.52%	317,430	2.47%	2,400.05
102. 4C1	2,893.80	55.21%	6,685,590	52.04%	2,310.32
103. 4C	155.09	2.96%	356,770	2.78%	2,300.41
104. Total	5,241.65	100.00%	12,847,340	100.00%	2,451.01
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	492.98	8.09%	372,650	8.42%	755.91
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	4.10	0.07%	2,460	0.06%	600.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	694.25	11.39%	458,670	10.36%	660.67
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	4,905.48	80.46%	3,591,720	81.16%	732.19
113. Total	6,096.81	100.00%	4,425,500	100.00%	725.87
<hr/>					
Grass Total	17,828.62	61.13%	33,973,680	66.29%	1,905.57
CRP Total	5,241.65	17.97%	12,847,340	25.07%	2,451.01
Timber Total	6,096.81	20.90%	4,425,500	8.64%	725.87
<hr/>					
114. Market Area Total	29,167.08	100.00%	51,246,520	100.00%	1,757.00

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	189.67	6.98%	495,290	8.34%	2,611.32
88. 1G	426.66	15.70%	1,086,550	18.29%	2,546.64
89. 2G1	462.62	17.03%	922,910	15.53%	1,994.96
90. 2G	239.46	8.81%	601,820	10.13%	2,513.24
91. 3G1	300.87	11.07%	687,440	11.57%	2,284.84
92. 3G	554.06	20.39%	1,197,930	20.16%	2,162.09
93. 4G1	427.16	15.72%	715,010	12.03%	1,673.87
94. 4G	116.64	4.29%	234,580	3.95%	2,011.15
95. Total	2,717.14	100.00%	5,941,530	100.00%	2,186.69
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1.41	2.47%	4,090	2.91%	2,900.71
98. 2C1	5.26	9.20%	14,730	10.48%	2,800.38
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	21.03	36.77%	52,590	37.43%	2,500.71
101. 3C	12.78	22.35%	30,670	21.83%	2,399.84
102. 4C1	16.71	29.22%	38,440	27.36%	2,300.42
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	57.19	100.00%	140,520	100.00%	2,457.07
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	75.98	26.59%	75,660	36.73%	995.79
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	9.76	3.42%	5,860	2.84%	600.41
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	87.97	30.78%	56,500	27.43%	642.26
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	112.06	39.21%	67,990	33.00%	606.73
113. Total	285.77	100.00%	206,010	100.00%	720.89
<hr/>					
Grass Total	2,717.14	88.79%	5,941,530	94.49%	2,186.69
CRP Total	57.19	1.87%	140,520	2.23%	2,457.07
Timber Total	285.77	9.34%	206,010	3.28%	720.89
<hr/>					
114. Market Area Total	3,060.10	100.00%	6,288,060	100.00%	2,054.85

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	91.41	0.58%	155,450	0.47%	1,700.58
88. 1G	548.98	3.45%	1,402,090	4.22%	2,553.99
89. 2G1	2,755.18	17.33%	5,145,170	15.49%	1,867.45
90. 2G	2,300.66	14.47%	5,714,480	17.20%	2,483.84
91. 3G1	1,859.64	11.70%	4,094,430	12.32%	2,201.73
92. 3G	2,869.37	18.05%	6,208,950	18.69%	2,163.87
93. 4G1	4,197.76	26.41%	8,038,330	24.20%	1,914.91
94. 4G	1,273.46	8.01%	2,462,830	7.41%	1,933.97
95. Total	15,896.46	100.00%	33,221,730	100.00%	2,089.88
CRP					
96. 1C1	4.51	0.23%	13,530	0.28%	3,000.00
97. 1C	89.47	4.63%	259,480	5.41%	2,900.19
98. 2C1	388.20	20.07%	1,090,650	22.72%	2,809.51
99. 2C	94.05	4.86%	249,260	5.19%	2,650.29
100. 3C1	172.19	8.90%	430,520	8.97%	2,500.26
101. 3C	183.03	9.46%	439,260	9.15%	2,399.93
102. 4C1	948.98	49.06%	2,193,240	45.69%	2,311.16
103. 4C	54.03	2.79%	124,290	2.59%	2,300.39
104. Total	1,934.46	100.00%	4,800,230	100.00%	2,481.43
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	215.50	5.54%	177,770	6.13%	824.92
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	306.99	7.89%	354,070	12.21%	1,153.36
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	1,003.74	25.80%	753,180	25.98%	750.37
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	2,364.89	60.78%	1,614,180	55.68%	682.56
113. Total	3,891.12	100.00%	2,899,200	100.00%	745.08
<hr/>					
Grass Total	15,896.46	73.18%	33,221,730	81.18%	2,089.88
CRP Total	1,934.46	8.91%	4,800,230	11.73%	2,481.43
Timber Total	3,891.12	17.91%	2,899,200	7.08%	745.08
<hr/>					
114. Market Area Total	21,722.04	100.00%	40,921,160	100.00%	1,883.85

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

78 Saunders

	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	1,166,876,469	1,206,298,491	39,422,022	3.38%	14,067,361	2.17%
02. Recreational	5,630,130	6,073,740	443,610	7.88%	0	7.88%
03. Ag-Homesite Land, Ag-Res Dwelling	143,569,015	147,324,190	3,755,175	2.62%	1,939,893	1.26%
04. Total Residential (sum lines 1-3)	1,316,075,614	1,359,696,421	43,620,807	3.31%	16,007,254	2.10%
05. Commercial	123,782,846	127,428,441	3,645,595	2.95%	4,376,128	-0.59%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	51,282,250	50,709,175	-573,075	-1.12%	85,900	-1.28%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	175,065,096	178,137,616	3,072,520	1.76%	4,462,028	-0.79%
10. Total Non-Agland Real Property	1,491,140,710	1,539,156,397	48,015,687	3.22%	20,469,282	1.85%
11. Irrigated	615,839,520	636,186,915	20,347,395	3.30%		
12. Dryland	1,125,192,240	1,188,712,610	63,520,370	5.65%		
13. Grassland	95,017,620	98,455,470	3,437,850	3.62%		
14. Wasteland	1,618,940	1,714,380	95,440	5.90%		
15. Other Agland	1,459,980	124,100	-1,335,880	-91.50%		
16. Total Agricultural Land	1,839,128,300	1,925,193,475	86,065,175	4.68%		
17. Total Value of all Real Property (Locally Assessed)	3,330,269,010	3,464,349,872	134,080,862	4.03%	20,469,282	3.41%

2016 Assessment Survey for Saunders County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	1 and 1 appraiser assistant
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$237,010 (all software, contracts, and computer-related items moved to Board's misc. line items)
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	
10.	Part of the assessor's budget that is dedicated to the computer system:
	N/A
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,900
12.	Other miscellaneous funds:
	N/A
13.	

B. Computer, Automation Information and GIS

1.	Administrative software:
	Orion
2.	CAMA software:
	Orion
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.saunders.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	Orion

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?
	Ashland, Cedar Bluffs, Ceresco, Colon, Ithaca, Leshara, Mead, Memphis, Morse Bluff, Prague, Valparaiso, Wahoo, Weston, and Yutan
4.	When was zoning implemented?
	Zoning was originally implemented in 1966, but the comprehensive plan has been updated since originally implemented

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Pictometry Agri Data Inc. is contracted for counting the acres of the various soils as the county worked to implement the most recent soil survey from the USDA

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
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?
	N/A

2016 Residential Assessment Survey for Saunders County

1.	Valuation data collection done by:														
	Appraiser and Assistant														
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center; padding: 5px;"><u>Valuation Grouping</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">1</td> <td style="padding: 5px;">Ashland Lake/River Area - The Ashland area is surrounded by many lakes as well as sub-divisions along the river. The area established lake areas, as well as three new developments. There are many spacious homes in this area where some provide year round living and others provide weekend entertainment. This area is an easy drive from the Omaha and Lincoln areas using the nearby I-80.</td> </tr> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">2</td> <td style="padding: 5px;">Ashland - The City of Ashland is tucked in the south eastern corner of Saunders County. Ashland has a population of 2,453 (2010 census). It is made up of older homes, many which has been updated, as well as new homes. The downtown area has had lots of renovations and is made up of quaint little shops. Ashland has a newer high school and has had updates to the grade school. The major employer in Ashland is the new assisted living facility on the northern part of the city. Easy access to Omaha and Lincoln on the nearby I-80 also provides residence with other employment opportunities.</td> </tr> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">3</td> <td style="padding: 5px;">Ceresco - The village of Ceresco is located on the south central border of Saunders County. Ceresco has a population of 889 (2010 census). It has many older homes that have been updates, as well as a large sub-division of split level homes. There is some commercial properties in Ceresco, with the newest along the 4 lane. The downtown area consists mainly of Ernie's furniture store, which is the largest employer in the village. Ceresco has a grade school in town, with the high school in the rural area. Ceresco is a bedroom community for many Lincoln commuters.</td> </tr> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">4</td> <td style="padding: 5px;">East Lake/River - This area consists of the subdivisions of Championship Lake, Rustic Island, Shunk and Williams, Wentworth and Cottonwood Cove. These smaller subdivisions are more secluded than other lake properties on the east side of the county. They have easy access to west Omaha and/or Fremont. They don't sell the same as the other lake/river properties. 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7	Mead and Cedar Bluffs - The towns of Mead (population 569 per 2010 census) and Cedar Bluffs (population 889 per 2010 census) are grouped together because of several similarities. Older homes and well as a few newer ones will be found in the two towns. Both have a grade school and high school right in town and have co-oped with each other in teachers and sharing of a technology bond in the last few years. Both towns have limited employment within the town, but is in close proximity to larger cities with easy access to Fremont and west Omaha.
8	Small Town Wahoo - The small towns in this valuation grouping consists of Colon population 110, Ithaca population 148, Malmo population 120, Leshara, population 112, Swedeburg, an unincorporated village. These small towns do not have a school and very limited employment opportunities. The residence consist of mainly older homes, some of which have been updated. There is very limited "downtown" in the areas, and most have seen a decline in population. The towns do have a close proximity to the larger cities in the county and are in the middle to eastern part of the county with easy access to Omaha and Lincoln.
9	Valparaiso – The village of Valparaiso is located on the southwestern corner of Saunders County tucked within the beautiful Bohemian Alps. Valparaiso has a population of 570 (2010 census). It has many older homes that have been updates, as well a few newer homes. There is some commercial properties in Valparaiso. The downtown area consists mainly small “mom and pop” operations. Valparaiso has a grade school in town, with the high school in the rural area. Valparaiso is a bedroom community for many Lincoln commuters on Highway 79.
10	Wahoo – The city of Wahoo is located in the middle of Saunders County is the county seat. Wahoo has a population of 2,453 (2010 census). Wahoo has many older home, which many has been updated. They also have several sub-divisions on the northern and southern part of the city with new homes. Wahoo has a newer public grade school and high school, as well as a parochial grade school and high school. There are several employment opportunities within Wahoo with the Saunders County Medical, two nursing home facilities, Denver Plastics, Saunders County and the newest being Omaha Steel. Lake Wanahoo provides a variety of outdoor activities, from hiking, camping, fishing and biking. Other recreational opportunities in Wahoo can be found at the water park and the civic center. A recently completed 4 lane highway provides quick access to Lincoln and
11	West Small Towns – This area consists of the towns of Morse Bluff with a population of 135, Prague, population 303, Weston, population 324 and the unincorporated town of Touhy. These towns and unincorporated Touhy no are in the western part of the county. They are further away from the Metro communities, have very little employment opportunities in the town. These communities no longer have a school in the communities. The downtown areas in the communities are on a decline and have many empty buildings.
12	Woodcliff subdivision area – The Woodcliff subdivision is the counties third largest “town” and actually only a sub-division with 449 parcels. This area consists of two lakes, a skiing lake and a fishing lake. Permanent and weekend residence surround the lakes, which is just off the Platte River. This area is just over the county line and is in close proximity to Fremont. It also has easy access to west Omaha on highway 275. This area continues to be a popular area with strong sales. The area residence are either in the Fremont or Cedar Bluffs School districts, which both provide either newly updated or brand new schools. Woodcliff also has some commercial properties consisting of a couple of restaurants, a convenience store and a community center.
13	Yutan – The town of Yutan has a population 1,174. Yutan has had many new homes build recently in a new area on the north part of town. Yutan has little employment opportunities right in the city limits, but with its proximity to west Omaha about 15 minutes away, has become the perfect bedroom community for commuters. The downtown area has seen updates, as well as a new strip mall area built this year. Many of the older homes are seeing updates, as well as the area with many split level homes. Yutan has a school located in the city.
14	Rural Residential - This area consists of all the rural homes and rural residences throughout the county. They are not in any rural sub-division.

	Ag	agricultural homes and outbuildings
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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 in the county with market defined depreciation

4. If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?

The County uses local market information

5. Are individual depreciation tables developed for each valuation grouping?

Yes, depreciation schedules exist for neighborhoods within many of the valuation groupings

6. Describe the methodology used to determine the residential lot values?

The county uses vacant lot sales to determine residential lot values

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

Lot values are set by using vacant lots in the area and other comparable areas

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>
	1	2014	2012	2014	2012-2013
	2	2014	2012	2014	2014
	3	2015	2015	2015	2015
	4	2006	2012	2006	2015
	5	2014	2012	2014	2013
	6	2007	2012	2007	2012
	7	2006	2012	2006	2010-2013
	8	2005	2012	2005	2005-2015
	9	2007	2012	2007	2005
	10	2014	2012	2014	2008-2013
	11	2007	2012	2007	2014
	12	2015	2015	2015	2015
	13	2015	2015	2015	2015
	14	2007	2012	2007	2004-2015
	Ag	2014	2014	2014	2011-2014

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

2016 Commercial Assessment Survey for Saunders County

1.	Valuation data collection done by:										
	Appraiser and Staff										
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:										
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The eastern side of the county has towns with more robust commercial area. The towns are located closer to Omaha, Fremont and, in some cases, Lincoln. The downtown areas commercial business is steady t oincreasing and have had upgrades to some of the deteriorating buildings. Traffic from the larger cities often draws in more commercial business.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>West (changed from South 92 with the dividing line being the range line between 6 and 7) - The commercial properties in this group consists of the towns of Weston, Malmo, Prague, Valparaiso and Morse Bluff, and rural commercial properties in the area. The western side of the county has towns with stagnant commercial areas. Except for the very southern Valparaiso, the towns are located a good distance from Omaha, Fremont and Lincoln. 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3.	List and describe the approach(es) used to estimate the market value of commercial properties.										
	A market sale approach is used. A cost approach is used with depreciation established from sale information and an income approach is used when sufficient data is available.										
3a.	Describe the process used to determine the value of unique commercial properties.										
	The county looks outside of the county for comparable sales										
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?										
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5.	Are individual depreciation tables developed for each valuation grouping?																												
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2016 Agricultural Assessment Survey for Saunders County

1.	Valuation data collection done by:													
	Appraiser and Staff													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
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3.	Describe the process used to determine and monitor market areas.													
	The county monitors the sales activity for agricultural land and forms the boundaries based on similar activity within each area.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	The county identifies small tracts of land that sell in the rural areas and does not use them in the agricultural land analysis. The recreational properties are discovered during land use verification.													
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?													
	Yes													
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.													
	Saunders County has had sales that are used to determine the value of the Wetland Reserve parcels.													
	<i><u>If your county has special value applications, please answer the following</u></i>													
7a.	How many special valuation applications are on file?													
	6,804													
7b.	What process was used to determine if non-agricultural influences exist in the county?													
	Sales are monitored and questionnaires are reviewed to determine the types of influences present. The county also considers sales from uninfluenced areas outside the county as a comparison to the sale prices within Saunders County to gauge the degree of influence.													
	<i><u>If your county recognizes a special value, please answer the following</u></i>													
7c.	Describe the non-agricultural influences recognized within the county.													
	The non-agricultural influences in Saunders County are residential, some commercial and recreational.													

7d.	Where is the influenced area located within the county?
	Influences are found throughout Saunders county, however the majority of the Influences are found on county borders, around the two cities of Wahoo and Ashland, as well as along the river corridor.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Sales within the county are studied to determine if there were influences in the sale price. Those local sales deemed to be non-influenced are used, and other counties with similar characteristics (soils, water availability) are used to substantiate the values.

**2015 PLAN OF ASSESSMENT
FOR
SAUNDERS COUNTY
By Cathy Gusman**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (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 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 amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 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 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 (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; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Saunders County: Per the 2015 County Abstract, Saunders County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
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Agricultural land - taxable acres **417,197.26**

Other pertinent facts: *39.14% of Saunders County value comes from agricultural parcels. 58.22% of the agricultural acres are in dry farming, 25.89% is irrigated and 12.89% is in grasslands. Saunders County has 6622 parcels in special value. The county consists of two smaller cities and 13 villages. The commercial properties are limited to mainly small operations.*

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

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The total budget for Saunders County for 2014-2015 was \$3292,183.56. Included in the total are funds for the Orion CAMA/assessment administration package, and appraisal work with continuing education.

The assessor is required to obtain 60 hours of continuing education every 4 years. The assessor is working on educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

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Along with voluntary educational classes, the Appraiser attends classes throughout the year to maintain current licenses.

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E. Web based – property record information access

Property record cards are available online.

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Step 4-The value generated for each property is compared to similar properties in the area, for equalization purposes.

Step 5-Permits are closed and notes are made in the file to roll the value for the following assessment year.

B. Data Collection.

All relevant sales are gathered, analyzed, and separated into groupings. These groupings are properties in similar areas with similar characteristics, purchased at similar rates. A study is conducted to determine if there are patterns, or similarities in sales prices etc, market areas are then developed. Once the market area is determined sales data is analyzed to ascertain what aspects of real property affects value. This information is carefully studied and a model is created to assist in determining property values. At the conclusion of the value generation, a ratio study is conducted to measure the viability of the new valuations. Individual property information is gathered in the same manner as properties that have building permits.

C. Review assessment sales ratio studies before assessment actions.

Part of market analysis and data collection. Market areas are reviewed on a yearly basis.

1) Approaches to Value;

All three approaches are considered when determining market values. The extent each approach is used depends upon the property type and market data available. The cost approach is most heavily relied upon in the initial evaluation process. All relevant sales are gathered, and analyzed to develop a market generated depreciation table. The market approach is used to support the value generated by the cost approach, broken down price per square foot. Commercial properties are valued in a manner similar to residential properties; however each classification is broken down into a value per square foot in the initial stage of valuation. Comparable agricultural sales from non-influenced counties are used to determine land values. The income approach is used to support agricultural land values in special value areas, properties under rent restrictions, and used to affirm property values for small downtown commercial shops, apartment complexes and income producing properties that are commonly leased or where lease information is available.

2) Market Approach; sales comparisons, See above

3) Cost Approach; cost manual used & date of manual and latest depreciation study:

6/1/2012 for residential and 7/1/2012 for commercial

4) Income Approach; income and expense data collection/analysis from the market,

See above

5) Land valuation studies, establish market areas, special value for agricultural land

All relevant sales are gathered, analyzed, and separated into groupings. These groupings are properties in similar areas with similar characteristics, purchased at similar rates. When setting agricultural land values, sales are gathered from the entire county. A study is conducted to determine if there are patterns, or similarities in soil classification, sales prices etc. Market areas are then developed and values generated using sales from each market area. Once the market area is determined sales data is analyzed to ascertain what aspects of real property affects value. This information is carefully studied and a model is created to assist in determining property values. At the conclusion of the value generation, a ratio study is conducted to measure the viability of the new valuations.

Special value generation: Sales from comparable areas from non-influenced counties are used to set agricultural values. To support this value, a study is conducted to determine market rental rates for each market area. This information is compared to the study conducted by the Bruce Johnson from the University of Nebraska (using land and funds information). Using market rent

information, a rent value is assigned to each soil classification. A capitalization rate is supplied by the Department of Revenue. Using this capitalization rate and the market rental rates, a value is generated for each property in the market area. At the conclusion of the value generation, a comparison study is conducted to measure the viability of the new valuations.

D. Reconciliation of Final Value and documentation See above

E. Review assessment sales ratio studies after assessment actions. See above

F. Notices and Public Relations

A new valuation notice is mailed to any property that experiences a valuation change on or before June 1 of each year. The protest process then begins. In the beginning of the process, informal meetings are conducted with individual taxpayers to discuss individual property valuations. Information is provided to each taxpayer both written and verbal, explaining current property valuations. Next step in the process, written and verbal communication is presented to the county boards. A portion of those values need to be later defended in an informal court situation at the Tax Equalization & Review Commission. A more in-depth report is supplied for this process and verbal testimony presented defending each property value in question. On occasion written communication or an explanation of a property value is prepared for the Governor’s office or a State Senator.

Level of Value, Quality, and Uniformity for assessment year 2015:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96	na	na
Commercial	100	na	na
Agricultural Land	na	na	na
Special Value Agland	na	na	na

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2015 Reports & Opinions.

Saunders County recently converted to the Orion software system provided by Tyler Technologies out of Plano, Texas. The appraisal conversion will take quite some time to clean up to make this a usable tool. Workable sketches did not convert very well and most will have to be re-sketched. Our previous vendor did not have the appraisal data connect directly with Marshall and Swift, but replicated it. Our current vendor connects directly with Marshall and Swift and will require each building in the county to be reviewed in the system to have new values calculate with the new system.

Assessment Actions Planned for Assessment Year 2014:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential: Review residential properties in 2014-2015 in Ashland and the surrounding sub-divisions, Malmo, Weston, Prague, Morse Bluff, Ithaca, Swedeburg, and rural residential area 14. New values will be in place for the 2015 tax year.

Commercial: Review commercial properties in 2014-2015 will be a review of the gravel/sand pits in the county.

Agricultural Land: Review for 2014-2015, study and review of ag use layer in GIS map to go live for 2015. This will also update records to the new soil conversion.

The staff will continue to do data cleanup and re-sketching in the Orion system and GIS mapping as needed.

Assessment Actions Planned for Assessment Year 2015:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review for 2015-2016 Ceresco, Yutan their surrounding sub-divisions and rural area 13. New values will be put into place for 2016.

Commercial: Review for 2015-2016 small towns of Prague, Weston, Morse Bluff, Ithaca Ceresco, Yutan and the surrounding subdivisions as well as area 13. New values in will be put into place for 2016.

Agland- Verify ag use on agricultural properties and special value.

The staff will continue to do data cleanup and re-sketching in the Orion system and GIS mapping as needed.

Due to the current appraiser leaving and the hiring and training of a replacement, this could slow the review process down until the replacement is up and going.

Assessment Actions Planned for Assessment Year 2016:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review for 2016-2017 will include the towns of Colon, Leshara and the surrounding sub-divisions as well as Wahoo, and rural area 11 & 13.

Commercial: Review the towns of Ceresco, Valparaiso, Mead and Yutan.

Agland- Verify ag use on agricultural properties and special value. Continue review of rural homes and outbuildings.

The staff will continue to do data cleanup and re-sketching in the Orion system and GIS mapping as needed.

Assessment Actions Planned for Assessment Year 2017:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review for 2016-2017 will include the towns of Mead and surrounding sub-divisions, Yutan and surrounding sub-divisions.

Commercial: Review the towns of Wahoo and Ashland.

Agland- Verify ag use on agricultural properties and special value. Review of rural homes and outbuildings.

The staff will continue to do data cleanup and re-sketching in the Orion system and GIS mapping as needed.

Assessment Actions Planned for Assessment Year 2018:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review for 2017-2018 will include the towns of Mead, Valparaiso and surrounding sub-divisions, as well as rural sub-divisions of Beartooth Ridge Ranches, D R Ranches, Oop Sub, Apple alley Sub, Foxcross Farms, Hillrise Farms and Lyddon's Sub.

Commercial:

Agland- Verify ag use on agricultural properties and special value. Review of rural homes and outbuildings.

The staff will continue to do data cleanup and re-sketching in the Orion system and GIS mapping as needed.

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

1. Record Maintenance, Mapping updates, & Ownership changes

Deeds are received daily from the Register of Deeds office. Sales are updated in the computer and in the cadastral maps. Splits and new subdivisions are also completed in the computer system, cadastral maps updated for ownership and parcel size accordingly. The County Surveyor provides assistance to the office when needed.

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:

- a. Real Property Abstract
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 1564 personal property returns, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Reminder personal property postcards are mailed each year to those that filed a return the prior year, as well as any new businesses/agricultural equipment owners that are discovered by the assessment office. Notice was given in 2010 to all preprinted recipients that due to budgetary constraints, this would be the last year that preprinted returns would be sent and a postcard reminder would be sent in the future as access to blank forms is available on the Department of Revenue website.

4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Saunders County currently has 82 approved permissive exemption applications on file.

5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

Reminder notices are sent annually each year to political subdivisions who own property to notify them of their requirements on new or updated contracts for leases they may have.

6. Homestead Exemptions; administer 773 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

The Saunders County Board of Equalization annually extends the filing deadline for those applicants that request an extension for homestead exemptions as allowed by Nebraska Statute 77-3512.

7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

Information provided by PAD is reviewed and verified for accuracy in balancing with the county.

8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Saunders County has 9 Tax Increment Financing projects throughout the county; one each in Mead and Yutan and seven in Wahoo. The projects affect 47 parcels in the county.

9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

The assessor works with both the Treasurer and the Clerk to ensure accuracy.

10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

The Saunders County Treasurer and Assessor are not on the same computer systems. A conversion must be done each year with the two vendors for the tax list and tax bills to be completed.

11. Tax List Corrections – prepare tax list correction documents for county board approval.

Tax list corrections are prepared and given to the County Clerk to be put on the Board of Equalizations agenda. Assessment manager or representative meets with the Board during the meeting and offers explanation of correction(s)

12. County Board of Equalization - attends county board of equalization meetings for valuation protests – assemble and provide information.

Due to budgetary constraints, this year Saunders County is asking each protester if they would like to request a referee hearing, or allow Saunders County Board of Equalization with assistance from the assessment office to determine whether a change in the valuation is warranted or not for their property. A representative from the appraisal staff or the assessment manager sits in on referee hearings at the time of protest if deemed necessary. The appraisal staff assists the referees as requested on information needed for protests.

Assessor and head appraiser attend the final hearings of all protests, providing any additional information as requested by the Board.

13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

The appraiser meets with the County Attorney prior to the hearing to prepare exhibits and work on case matters.

14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Appraiser and Assessor work directly with liaison and applicable staff members from PAD in preparation of evidence to bring forward to the commission.

15. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc.

The Assessor is currently working on education requirements to maintain her assessor certification.

Conclusion:

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Cathy Gusman 6-14-2015
Saunders County Assessor

**2015 PLAN OF ASSESSMENT
FOR
SAUNDERS COUNTY
By Cathy Gusman**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (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 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 amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 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 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 (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; and
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*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2015 Reports & Opinions.

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Agricultural Land: Review for 2014-2015, study and review of ag use layer in GIS map to go live for 2015. This will also update records to the new soil conversion.

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Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review for 2015-2016 Ceresco, Yutan their surrounding sub-divisions New values will be put into place for 2016.

Commercial: Review for 2015-2016 all commercial properties. New values in will be put into place for 2017. If time allows, new values may be in place in Wahoo and Ashland for 2016.

Agland- Verify ag use on agricultural properties and special value. Reviewed the area along the river for parcel outline accuracy on GIS. This involved pulling many deeds and visits with the County Surveyor. Some of the parcels saw acre changes, both increase and decrease. Three small parcels were identified as not on the tax rolls and will be added for 2016.

The staff will continue to do data cleanup and re-sketching in the Orion system and GIS mapping as needed.

Due to the current appraiser leaving and the hiring and training of a replacement, this could slow the review process down until the replacement is up and going.

Assessment Actions Planned for Assessment Year 2016:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review for 2016-2017 will include the towns of Colon, Leshara and the surrounding sub-divisions as well as Wahoo, and rural area 11 & 13.

Commercial: New values in place for commercial properties.

Agland- Verify ag use on agricultural properties and special value. Continue review of rural homes and outbuildings.

The staff will continue to do data cleanup and re-sketching in the Orion system and GIS mapping as needed.

Assessment Actions Planned for Assessment Year 2017:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

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Agland- Verify ag use on agricultural properties and special value. Review of rural homes and outbuildings.

The staff will continue to do data cleanup and re-sketching in the Orion system and GIS mapping as needed.

Assessment Actions Planned for Assessment Year 2018:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review for 2017-2018 will include the towns of Mead, Valparaiso and surrounding sub-divisions, as well as rural sub-divisions of Beartooth Ridge Ranches, D R Ranches, Oop Sub, Apple alley Sub, Foxcross Farms, Hillrise Farms and Lyddon's Sub.

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 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 1564 personal property returns, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Reminder personal property postcards are mailed each year to those that filed a return the prior year, as well as any new businesses/agricultural equipment owners that are discovered by the assessment office. Notice was given in 2010 to all preprinted recipients that due to budgetary constraints, this would be the last year that preprinted returns would be sent and a postcard reminder would be sent in the future as access to blank forms is available on the Department of Revenue website.

4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Saunders County currently has 82 approved permissive exemption applications on file.

5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

Reminder notices are sent annually each year to political subdivisions who own property to notify them of their requirements on new or updated contracts for leases they may have.

6. Homestead Exemptions; administer 773 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

The Saunders County Board of Equalization annually extends the filing deadline for those applicants that request an extension for homestead exemptions as allowed by Nebraska Statute 77-3512.

7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

Information provided by PAD is reviewed and verified for accuracy in balancing with the county.

8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Saunders County has 9 Tax Increment Financing projects throughout the county; one each in Mead and Yutan and seven in Wahoo. The projects affect 47 parcels in the county.

9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

The assessor works with both the Treasurer and the Clerk to ensure accuracy.

10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

The Saunders County Treasurer and Assessor are not on the same computer systems. A conversion must be done each year with the two vendors for the tax list and tax bills to be completed.

11. Tax List Corrections – prepare tax list correction documents for county board approval.

Tax list corrections are prepared and given to the County Clerk to be put on the Board of Equalizations agenda. Assessment manager or representative meets with the Board during the meeting and offers explanation of correction(s)

12. County Board of Equalization - attends county board of equalization meetings for valuation protests – assemble and provide information.

Due to budgetary constraints, this year Saunders County is asking each protester if they would like to request a referee hearing, or allow Saunders County Board of Equalization with assistance from the assessment office to determine whether a change in the valuation

is warranted or not for their property. A representative from the appraisal staff or the assessment manager sits in on referee hearings at the time of protest if deemed necessary. The appraisal staff assists the referees as requested on information needed for protests. Assessor and head appraiser attend the final hearings of all protests, providing any additional information as requested by the Board.

13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

The appraiser meets with the County Attorney prior to the hearing to prepare exhibits and work on case matters.

14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Appraiser and Assessor work directly with liaison and applicable staff members from PAD in preparation of evidence to bring forward to the commission.

15. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc.

The Assessor is currently working on education requirements to maintain her assessor certification.

Conclusion:

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Cathy Gusman 6-14-2015

Saunders County Assessor

To BOE 7-28-2015 Emailed Bridget 7-28-2015 Revision to Bridget 10-30-2015

2016

Methodology for Special Valuation

Saunders County

Saunders County submits this report pursuant to Title 350, Neb. R. & Regs., Reg-11-005.004. The following methodologies are used to value agricultural land that is influenced by market factors other than purely agricultural or horticultural purposes. The following non-agricultural influences have been identified: Residential, Commercial and Recreational. The office maintains a file of all data used for determining the special and actual valuation. This file shall be available for inspection at the Saunders County Assessor's office by any interested person.

A. Identification of the influenced area:

The assumption is made that there is influence on agricultural sales in Saunders County. There are five market areas. There are three areas of special valuation for Saunders County.

Area 1 is the far western part of the county. Area 1 has least productive soils in the county and the least influence from sales other than ag. Area 1 has some irrigation but it is limited in both quality and quantity. Area 1 has some pasture grass, CRP and hay production. However, most of the land is row crop production.

Area 2 is Todd Valley. Todd Valley is the old Platte River bed. This silted-in area has created an excellent agricultural production area. The Todd Valley area wanders diagonally throughout the county and is totally surrounded by the other market areas in the county. Topographically, Todd Valley is mainly a flat area consisting of better quality soils with unlimited irrigation. Area 2 consists of mostly row crop production of corn and soybeans.

Area 3 is the central part of the county. Area 3 has more irrigation than Area 1.

Area 4 is properties bordering the Platte River, located on the east and north boundaries of the county. This area has a considerable amount of lake sub-divisions and recreational parcels.

Area 5 is the area directly northeast of Todd Valley lying south and west of the Platte River. Area 5 is second only to Todd Valley in irrigation usage and quality soils.

Areas 3, 4 and 5 where the better soils are located, carry the same special value. Area 1 and 2 carry their own special value.

B. Describe the highest and best use of the properties in the influenced area, and how this was determined:

Residential acreages, rural suburbs and recreational usage are the highest and best use of properties in Saunders County. There are several highways connecting the county to Lincoln, Omaha and Fremont. Highways 77, 63 and 92 run through these areas making it easily accessible for outside residential use. The Platte River provides opportunities for recreational uses such as fishing, boating and hunting. Saunders County's close proximity to Omaha, Fremont, Lincoln places influences on sales with future development in mind.

C. Describe the valuation models used in arriving at the value estimates, and explain why and how they were selected:

Two methods of valuation were analyzed for determining special valuation. The County's uninfluenced comparable sales of farm ground from uninfluenced counties and an income valuation method using cash rents and a cap rate from the market were considered. Sales of farm ground from the County's own uninfluenced sales and sales from uninfluenced counties were selected as the most accurate and reliable method of special valuation for Saunders County cropland.

D. Describe which market areas were analyzed, both in the County and in any county deemed comparable:

Comparable sales used are from Butler County and the western part of Dodge County and well as the County's uninfluenced sales.

E. Describe any adjustments made to sales to reflect current cash equivalency of typical market conditions. Include how this affects the actual and special value:

No adjustments were made to sales for any reason.

F. Describe any estimates of economic rent or net operating income used in an income capitalization approach. Include estimates of yields, commodity prices, typical crop share:

We have studied cash rents for these properties and the information is insufficient.

G. Describe the typical expenses allowed in an income capitalization approach. Include how this affects the actual and special value:

We have studied the income approach for these properties and the information is insufficient.

H. Describe the overall capitalization rate used in an income capitalization approach. Include how this affects the actual and special value:

We have studied the income approach for these properties and the information is insufficient.

I. Describe any other information used in supporting the estimate of actual and special value. Include how this affects the actual and special value:

Equalization with neighboring counties was also considered when determining the special values for Saunders County. We have several political sub-divisions crossing into other counties, as well as Saunders County property owners with property in neighboring counties.

Cathy Gusman
Saunders County Assessor

Kyle Morgan
Saunders County Appraiser