

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

**2018 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**ARTHUR COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Arthur 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 Arthur 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: Becky Swanson, Arthur County Assessor

**Property Assessment Division**  
Ruth A Sorensen, Administrator  
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## Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that 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 PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

## **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 (PRD) and Coefficient of Variation (COV). 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 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% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 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 Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO’s recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

**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 mass appraisal methods are used in the county assessor’s effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds’ records is audited 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 ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the groupings and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review 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.

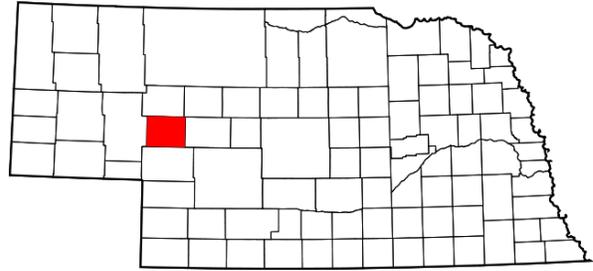
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified 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.

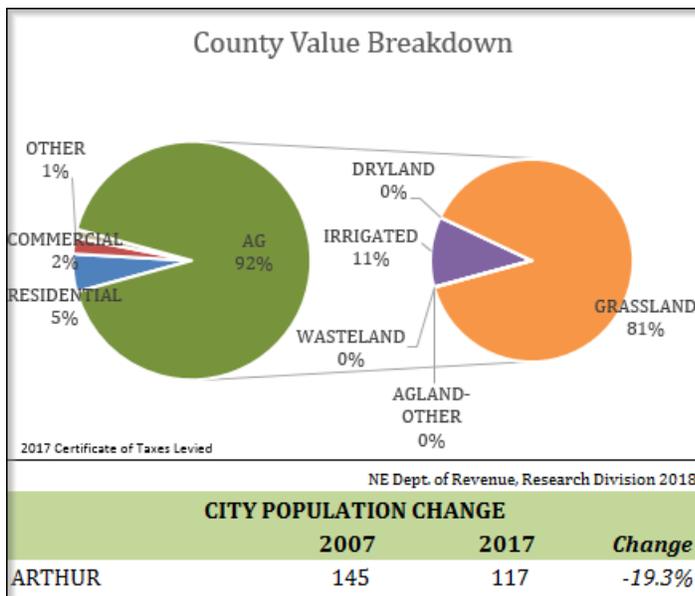
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 715 miles, Arthur County has 469 residents, per the Census Bureau Quick Facts for 2016, a 2% population increase from the 2010 U.S. Census. Reports indicate that 62% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Arthur County are located in and around Arthur, the county seat. According to the latest information available from the U.S. Census Bureau, there are nine employer establishments with total employment of 62.



An overwhelming majority of the county's valuation base comes from agricultural land. Grassland makes up the majority of the land in the county. Arthur County is included in the Twin Platte Natural Resource District (NRD).

# 2018 Residential Correlation for Arthur County

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## *Assessment Actions*

Arthur County completed a reappraisal with on-site inspections of residential property for the current assessment year. Stanard Appraisal was hired to complete the reappraisal.

## *Description of Analysis*

With only one village in the county, there is no evidence to warrant more than one valuation group. In the current study period, Arthur County had six residential sales. The sample size is too small to adequately represent the level of value of residential property in the county; however, a COD of only 5% implies a precision in the valuation methodology that is not realistic in a small rural market. The appraisal work resulted in a 9% adjustment to the class, providing a solid indication that the unsold properties were adjusted along with the sold properties. The Division will review residential assessments and the valuation methodology to ensure properties are uniformly assessed. Based on the small sample and the low COD, the median will not be used to represent the level of value in the county.

## *Assessment Practice Review*

In 2017, the Division's annual assessment practice review focused on the submission of sales data as well as all aspects of the valuation process. The first portion of the review examines how the county submits and codes sales data in the state sales file. The review supported that the county accurately submits sales information and that sales data is routinely submitted in accordance with regulatory requirements. The county assessor tries to utilize as many sales as possible. Review of the sales utilization history indicates that the county uses approximately 75% of residential transactions.

All properties in the county are reviewed at the same time; this work is completed once every six years by a contract appraisal firm. All properties are inspected on-site; property owners are interviewed when possible to gather information on the interior of properties. The review confirmed that in recent years the county assessor has only made maintenance adjustments to properties outside the six-year review cycle.

## *Equalization and Quality of Assessment*

Although the COD is too low to support uniformity, six sales are not an adequate representation of the residential class of property. The Division will work with the county assessor to determine whether properties have been uniformly assessed.

## 2018 Residential Correlation for Arthur County

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VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
01	8	101.34	101.41	98.78	05.08	102.66
____ALL____	8	101.34	101.41	98.78	05.08	102.66

### *Level of Value*

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

## **2018 Commercial Correlation for Arthur County**

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### ***Assessment Actions***

Arthur County completed a reappraisal in 2017 of all commercial property. Stanard Appraisal was hired to complete the reappraisal. The appraisal process involved an on-site inspection of all commercial property within the county, with interior inspections where possible. The valuation models were updated, as were the cost tables.

### ***Description of Analysis***

Nearly all of the commercial property in the county is located within the Village of Arthur, so the county does not have multiple valuation groups for the commercial class of property. There are no qualified sales in the current study period to measure the level of value of commercial property. Review of the history value chart indicates that while values have been relatively flat for the past decade, there is some positive value increase over time; the current year reappraisal continued this trend with a 1% overall increase to the class. This is typical when compared to Grant and McPherson Counties with similar populations and general economic conditions.

### ***Assessment Practice Review***

There are only 26 improved commercial parcels in Arthur County, and there has not been a qualified commercial sale in the county since 2011. Statistically measuring a level of value of commercial property in the county is not feasible, so the Division's annual assessment practice review is the basis for the level of value conclusion.

Although there are no commercial sales, routine audits have confirmed that the county assessor timely and accurately submits sales data to the state sales file. There are four non-qualified transactions in the study period. Two of the transactions were business transactions, which included inventory, personal property, and business value; one was a gift; and the remainder was a small parcel of agricultural land with a centrally assessed cell tower on it. Review of these transactions with the county assessor indicated that she was knowledgeable of the transactions and had qualified sales without a bias.

With no useful sales for valuation purposes, the county's valuation process relies heavily on a contract appraiser who will use an expanded study period and sales data from similar areas outside the county to develop values. The county has routinely contracted the inspection and revaluation on a six-year cycle, in accordance with statute. Commercial land values are the same as residential values within the county.

### ***Equalization and Quality of Assessment***

Based on the review of assessment practices the county complies with professionally accepted mass appraisal practices.

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

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

## 2018 Agricultural Correlation for Arthur County

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### *Assessor Actions*

Arthur County completed a reappraisal of all agriculture homes and outbuildings for the current assessment year. Stanard Appraisal was hired to complete the reappraisal, which included a physical inspection and updated value for all agricultural improvements. The county assessor continually monitors aerial imagery for land use changes and improvements.

For unimproved agricultural land, a sales study was completed and it was determined that agricultural land was in compliance without adjustment for the current year.

### *Description of Analysis*

The homogenous nature of the land in Arthur County does not constitute more than one market area for agricultural property. The county is approximately 97% percent grassland, with primarily Valentine Sand soils.

Review of the statistical profile reveals that although there is a small sample of sales within the county, the COD is only 7%, indicating that the market of agricultural land is stable within the county and supporting the that the county has achieved an acceptable level of value. Due to the low volume of sales, the median will not be used to represent the level of value.

In comparison to adjoining counties, Arthur County's agricultural land values are equalized and the county assessor's decision to make no changes to agricultural land values is consistent with the region.

### *Assessment Practice Review*

In the agricultural land class, the Division's annual review of assessment practices focuses primarily on sales qualification, the classification and valuation of agricultural land, and the assessment of agricultural outbuildings.

With few agricultural land sales, the county has a history of utilizing as many sales as possible. Actual utilization rates vary because of the low volume of sales, but the county has consistently used 55% or more of the agricultural sales each year. Both the qualified and nonqualified sales were reviewed with the county assessor, who demonstrated knowledge of the transactions in the county, and qualified sales without a bias.

Agricultural land is reviewed periodically for land use; since the land is very homogenous, there is little differentiation in the agricultural land values; cropland is only feasible with irrigation. Smaller tracts are reviewed for land use, and are classified rural residential if the land is not primarily used for agricultural purposes. Agricultural improvements are inspected at the same time that residential and commercial parcels are inspected, and are valued using the same appraisal tables.

## 2018 Agricultural Correlation for Arthur County

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### *Equalization*

Since the agricultural homes and outbuildings are valued using the same process and appraisal tables that the rest of the improved properties in the county use, they are determined to be equalized at an acceptable level of value.

Based on the statistical analysis and comparison of adjoining county values, agricultural land in the county is also equalized both within the county and with adjoining counties. The quality of assessment of agricultural land in Arthur County complies with professionally accepted mass appraisal standards.

95%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	1	75.68	75.68	75.68	00.00	100.00
1	1	75.68	75.68	75.68	00.00	100.00
<u>    Grass    </u>						
County	7	69.62	67.85	68.77	07.41	98.66
1	7	69.62	67.85	68.77	07.41	98.66
<u>    ALL    </u>						
	8	71.23	68.83	69.20	07.40	99.47

### *Level of Value*

Based on the review of all available information, the level of value of agricultural property in Arthur County is determined to be at the statutory level of 75% of market value.

## 2018 Opinions of the Property Tax Administrator for Arthur 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 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>75</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2018 Commission Summary for Arthur County

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### Residential Real Property - Current

Number of Sales	6	Median	101.34
Total Sales Price	\$173,000	Mean	101.41
Total Adj. Sales Price	\$177,000	Wgt. Mean	98.78
Total Assessed Value	\$174,840	Average Assessed Value of the Base	\$40,485
Avg. Adj. Sales Price	\$29,500	Avg. Assessed Value	\$29,140

### Confidence Interval - Current

95% Median C.I	92.50 to 110.63
95% Wgt. Mean C.I	
95% Mean C.I	94.66 to 108.16
% of Value of the Class of all Real Property Value in the County	2.37
% of Records Sold in the Study Period	4.62
% of Value Sold in the Study Period	3.32

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	7	100	76.53
2016	4	100	79.54
2015	3	100	84.93
2014	2	100	91.20

## 2018 Commission Summary for Arthur County

### Commercial Real Property - Current

Number of Sales	0	Median	00.00
Total Sales Price	\$0	Mean	00.00
Total Adj. Sales Price	\$0	Wgt. Mean	00.00
Total Assessed Value	\$0	Average Assessed Value of the Base	\$129,336
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	2.27
% of Records Sold in the Study Period	0.00
% of Value Sold in the Study Period	0.00

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	0	100	00.00
2016	0	100	00.00
2015	0	100	00.00
2014	1	100	89.67

**03 Arthur**  
**RESIDENTIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 6  
Total Sales Price : 173,000  
Total Adj. Sales Price : 177,000  
Total Assessed Value : 174,840  
Avg. Adj. Sales Price : 29,500  
Avg. Assessed Value : 29,140

MEDIAN : 101  
WGT. MEAN : 99  
MEAN : 101  
COD : 05.08  
PRD : 102.66

COV : 06.34  
STD : 06.43  
Avg. Abs. Dev : 05.15  
MAX Sales Ratio : 110.63  
MIN Sales Ratio : 92.50

95% Median C.I. : 92.50 to 110.63  
95% Wgt. Mean C.I. :  
95% Mean C.I. : 94.66 to 108.16

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	3	98.79	98.39	98.05	03.85	100.35	92.50	103.89	N/A	49,333	48,373
01-JAN-16 To 31-MAR-16	1	97.50	97.50	97.50	00.00	100.00	97.50	97.50	N/A	13,000	12,675
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	1	105.17	105.17	105.17	00.00	100.00	105.17	105.17	N/A	12,000	12,620
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	1	110.63	110.63	110.63	00.00	100.00	110.63	110.63	N/A	4,000	4,425
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	5	98.79	99.57	98.51	03.86	101.08	92.50	105.17	N/A	34,600	34,083
01-OCT-16 To 30-SEP-17	1	110.63	110.63	110.63	00.00	100.00	110.63	110.63	N/A	4,000	4,425
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	2	101.34	101.34	101.18	03.79	100.16	97.50	105.17	N/A	12,500	12,648
<u>ALL</u>	6	101.34	101.41	98.78	05.08	102.66	92.50	110.63	92.50 to 110.63	29,500	29,140

<b>VALUATION GROUPING</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	6	101.34	101.41	98.78	05.08	102.66	92.50	110.63	92.50 to 110.63	29,500	29,140
<u>ALL</u>	6	101.34	101.41	98.78	05.08	102.66	92.50	110.63	92.50 to 110.63	29,500	29,140

<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	6	101.34	101.41	98.78	05.08	102.66	92.50	110.63	92.50 to 110.63	29,500	29,140
06											
07											
<u>ALL</u>	6	101.34	101.41	98.78	05.08	102.66	92.50	110.63	92.50 to 110.63	29,500	29,140

**03 Arthur  
RESIDENTIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 6  
 Total Sales Price : 173,000  
 Total Adj. Sales Price : 177,000  
 Total Assessed Value : 174,840  
 Avg. Adj. Sales Price : 29,500  
 Avg. Assessed Value : 29,140

MEDIAN : 101  
 WGT. MEAN : 99  
 MEAN : 101  
 COD : 05.08  
 PRD : 102.66

COV : 06.34  
 STD : 06.43  
 Avg. Abs. Dev : 05.15  
 MAX Sales Ratio : 110.63  
 MIN Sales Ratio : 92.50

95% Median C.I. : 92.50 to 110.63  
 95% Wgt. Mean C.I. :  
 95% Mean C.I. : 94.66 to 108.16

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	2	101.34	101.34	101.18	03.79	100.16	97.50	105.17	N/A	12,500	12,648	
Less Than 30,000	3	103.89	102.19	102.61	02.46	99.59	97.50	105.17	N/A	17,667	18,128	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	5	98.79	99.57	98.51	03.86	101.08	92.50	105.17	N/A	34,600	34,083	
Greater Than 14,999	3	98.79	98.39	98.05	03.85	100.35	92.50	103.89	N/A	49,333	48,373	
Greater Than 29,999	2	95.65	95.65	96.69	03.29	98.92	92.50	98.79	N/A	60,000	58,015	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	2	101.34	101.34	101.18	03.79	100.16	97.50	105.17	N/A	12,500	12,648	
15,000 TO 29,999	1	103.89	103.89	103.89	00.00	100.00	103.89	103.89	N/A	28,000	29,090	
30,000 TO 59,999	1	92.50	92.50	92.50	00.00	100.00	92.50	92.50	N/A	40,000	37,000	
60,000 TO 99,999	1	98.79	98.79	98.79	00.00	100.00	98.79	98.79	N/A	80,000	79,030	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	6	101.34	101.41	98.78	05.08	102.66	92.50	110.63	92.50 to 110.63	29,500	29,140	

**03 Arthur  
COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 0	MEDIAN : 0	COV : 00.00	95% Median C.I. : N/A
Total Sales Price : 0	WGT. MEAN : 0	STD : 00.00	95% Wgt. Mean C.I. : N/A
Total Adj. Sales Price : 0	MEAN : 0	Avg. Abs. Dev : 00.00	95% Mean C.I. : N/A
Total Assessed Value : 0			
Avg. Adj. Sales Price : 0	COD : 00.00	MAX Sales Ratio : 00.00	
Avg. Assessed Value : 0	PRD : 00.00	MIN Sales Ratio : 00.00	

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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>Qtrrs</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15											
01-OCT-15 To 30-SEP-16											
01-OCT-16 To 30-SEP-17											
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15											
01-JAN-16 To 31-DEC-16											
<u>ALL</u>											

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03											
04											
<u>ALL</u>											

**03 Arthur**  
**COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

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

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

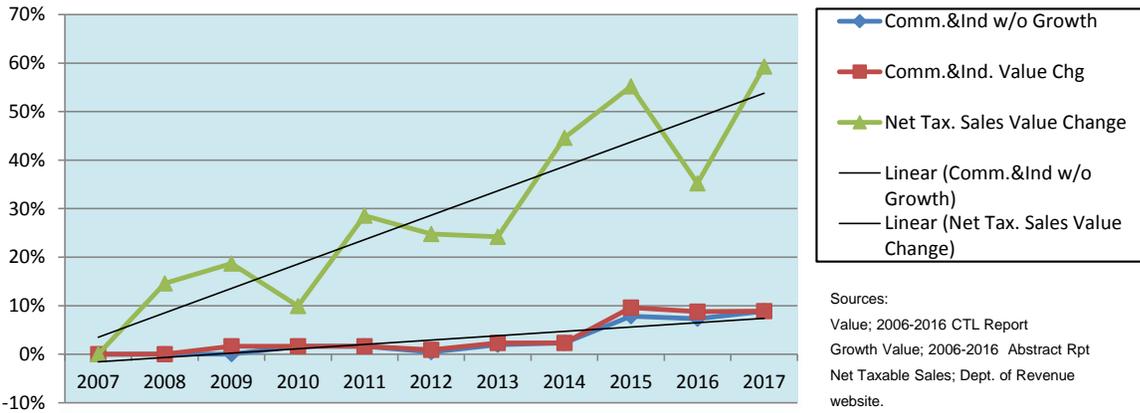
COV : 00.00  
STD : 00.00  
Avg. Abs. Dev : 00.00  
MAX Sales Ratio : 00.00  
MIN Sales Ratio : 00.00

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

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

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 4,495,735	\$ -	0.00%	\$ 4,495,735	-	\$ 1,061,444	-
2008	\$ 4,496,750	\$ -	0.00%	\$ 4,496,750	0.02%	\$ 1,216,513	14.61%
2009	\$ 4,568,617	\$ 71,770	1.57%	\$ 4,496,847	0.00%	\$ 1,260,020	3.58%
2010	\$ 4,570,106	\$ -	0.00%	\$ 4,570,106	0.03%	\$ 1,167,081	-7.38%
2011	\$ 4,568,906	\$ -	0.00%	\$ 4,568,906	-0.03%	\$ 1,364,346	16.90%
2012	\$ 4,535,750	\$ 19,890	0.44%	\$ 4,515,860	-1.16%	\$ 1,324,427	-2.93%
2013	\$ 4,600,220	\$ 17,315	0.38%	\$ 4,582,905	1.04%	\$ 1,318,328	-0.46%
2014	\$ 4,601,308	\$ -	0.00%	\$ 4,601,308	0.02%	\$ 1,534,862	16.42%
2015	\$ 4,928,166	\$ 79,560	1.61%	\$ 4,848,606	5.37%	\$ 1,647,422	7.33%
2016	\$ 4,891,342	\$ 67,480	1.38%	\$ 4,823,862	-2.12%	\$ 1,435,129	-12.89%
2017	\$ 4,894,202	\$ -	0.00%	\$ 4,894,202	0.06%	\$ 1,690,615	17.80%
<b>Ann %chg</b>	0.85%			<b>Average</b>	<b>0.32%</b>	<b>3.41%</b>	<b>5.30%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	0.02%	0.02%	14.61%
2009	0.02%	1.62%	18.71%
2010	1.65%	1.65%	9.95%
2011	1.63%	1.63%	28.54%
2012	0.45%	0.89%	24.78%
2013	1.94%	2.32%	24.20%
2014	2.35%	2.35%	44.60%
2015	7.85%	9.62%	55.21%
2016	7.30%	8.80%	35.21%
2017	8.86%	8.86%	59.28%

County Number	3
County Name	Arthur

**03 Arthur**  
**AGRICULTURAL LAND**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 8  
Total Sales Price : 6,802,044  
Total Adj. Sales Price : 6,802,044  
Total Assessed Value : 4,706,726  
Avg. Adj. Sales Price : 850,256  
Avg. Assessed Value : 588,341

MEDIAN : 71  
WGT. MEAN : 69  
MEAN : 69  
COD : 07.40  
PRD : 99.47

COV : 10.40  
STD : 07.16  
Avg. Abs. Dev : 05.27  
MAX Sales Ratio : 75.68  
MIN Sales Ratio : 54.11

95% Median C.I. : 54.11 to 75.68  
95% Wgt. Mean C.I. : 62.96 to 75.43  
95% Mean C.I. : 62.84 to 74.82

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<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	2	64.00	64.00	70.82	15.45	90.37	54.11	73.88	N/A	1,290,216	913,734	
01-JAN-15 To 31-MAR-15												
01-APR-15 To 30-JUN-15	1	72.83	72.83	72.83	00.00	100.00	72.83	72.83	N/A	355,200	258,709	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15												
01-JAN-16 To 31-MAR-16												
01-APR-16 To 30-JUN-16												
01-JUL-16 To 30-SEP-16	4	71.81	71.02	70.28	05.32	101.05	64.78	75.68	N/A	434,097	305,102	
01-OCT-16 To 31-DEC-16	1	65.73	65.73	65.73	00.00	100.00	65.73	65.73	N/A	2,130,025	1,400,141	
01-JAN-17 To 31-MAR-17												
01-APR-17 To 30-JUN-17												
01-JUL-17 To 30-SEP-17												
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	3	72.83	66.94	71.06	09.05	94.20	54.11	73.88	N/A	978,544	695,392	
01-OCT-15 To 30-SEP-16	4	71.81	71.02	70.28	05.32	101.05	64.78	75.68	N/A	434,097	305,102	
01-OCT-16 To 30-SEP-17	1	65.73	65.73	65.73	00.00	100.00	65.73	65.73	N/A	2,130,025	1,400,141	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	1	72.83	72.83	72.83	00.00	100.00	72.83	72.83	N/A	355,200	258,709	
01-JAN-16 To 31-DEC-16	5	69.62	69.96	67.78	05.50	103.22	64.78	75.68	N/A	773,283	524,110	
<u>ALL</u>	8	71.23	68.83	69.20	07.40	99.47	54.11	75.68	54.11 to 75.68	850,256	588,341	

<b>AREA (MARKET)</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	8	71.23	68.83	69.20	07.40	99.47	54.11	75.68	54.11 to 75.68	850,256	588,341	
<u>ALL</u>	8	71.23	68.83	69.20	07.40	99.47	54.11	75.68	54.11 to 75.68	850,256	588,341	

<b>95%MLU By Market Area</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Irrigated</u>												
County	1	75.68	75.68	75.68	00.00	100.00	75.68	75.68	N/A	418,750	316,898	
1	1	75.68	75.68	75.68	00.00	100.00	75.68	75.68	N/A	418,750	316,898	
<u>Grass</u>												
County	7	69.62	67.85	68.77	07.41	98.66	54.11	74.00	54.11 to 74.00	911,899	627,118	
1	7	69.62	67.85	68.77	07.41	98.66	54.11	74.00	54.11 to 74.00	911,899	627,118	
<u>ALL</u>	8	71.23	68.83	69.20	07.40	99.47	54.11	75.68	54.11 to 75.68	850,256	588,341	

**03 Arthur**  
**AGRICULTURAL LAND**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 8  
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 Total Adj. Sales Price : 6,802,044  
 Total Assessed Value : 4,706,726  
 Avg. Adj. Sales Price : 850,256  
 Avg. Assessed Value : 588,341

MEDIAN : 71  
 WGT. MEAN : 69  
 MEAN : 69  
 COD : 07.40  
 PRD : 99.47

COV : 10.40  
 STD : 07.16  
 Avg. Abs. Dev : 05.27  
 MAX Sales Ratio : 75.68  
 MIN Sales Ratio : 54.11

95% Median C.I. : 54.11 to 75.68  
 95% Wgt. Mean C.I. : 62.96 to 75.43  
 95% Mean C.I. : 62.84 to 74.82

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**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	1	75.68	75.68	75.68	00.00	100.00	75.68	75.68	N/A	418,750	316,898
1	1	75.68	75.68	75.68	00.00	100.00	75.68	75.68	N/A	418,750	316,898
<b>_____Grass_____</b>											
County	7	69.62	67.85	68.77	07.41	98.66	54.11	74.00	54.11 to 74.00	911,899	627,118
1	7	69.62	67.85	68.77	07.41	98.66	54.11	74.00	54.11 to 74.00	911,899	627,118
<b>_____ALL_____</b>											
	8	71.23	68.83	69.20	07.40	99.47	54.11	75.68	54.11 to 75.68	850,256	588,341

## Arthur County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Arthur	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	<b>2100</b>
Grant	1	n/a	n/a	n/a	n/a	n/a	1500	1500	1500	<b>1500</b>
Hooker	1	n/a	n/a	n/a	n/a	n/a	1800	1800	1800	<b>1800</b>
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	<b>2100</b>
Keith	1	n/a	2101	n/a	2100	2100	2100	2100	2100	<b>2100</b>
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	<b>2205</b>

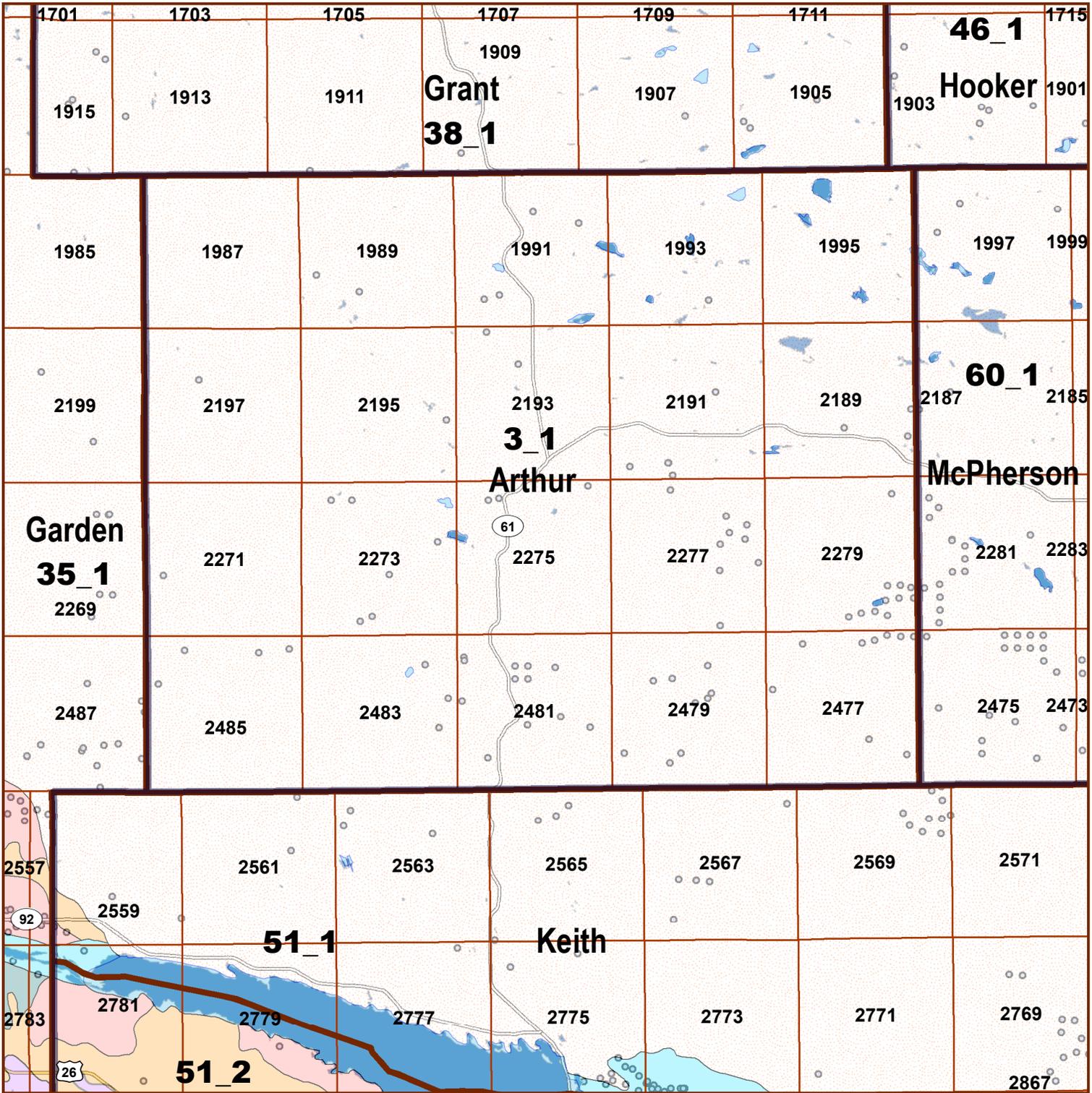
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Arthur	1	n/a	<b>n/a</b>							
Grant	1	n/a	<b>n/a</b>							
Hooker	1	n/a	<b>n/a</b>							
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	<b>725</b>
Keith	1	n/a	625	n/a	625	600	600	600	600	<b>608</b>
Garden	1	n/a	755	755	750	750	750	730	730	<b>752</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	<b>407</b>
Grant	1	n/a	n/a	n/a	n/a	n/a	404	404	404	<b>404</b>
Hooker	1	n/a	n/a	n/a	n/a	n/a	450	450	450	<b>450</b>
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	<b>450</b>
Keith	1	n/a	540	n/a	505	460	460	450	450	<b>450</b>
Garden	1	n/a	415	415	415	410	410	405	405	<b>405</b>

County	Mkt Area	CRP	TIMBER	WASTE
Arthur	1	n/a	n/a	10
Grant	1	n/a	n/a	10
Hooker	1	n/a	n/a	9
McPherson	1	725	n/a	10
Keith	1	710	n/a	265
Garden	1	745	n/a	50

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



**Legend**

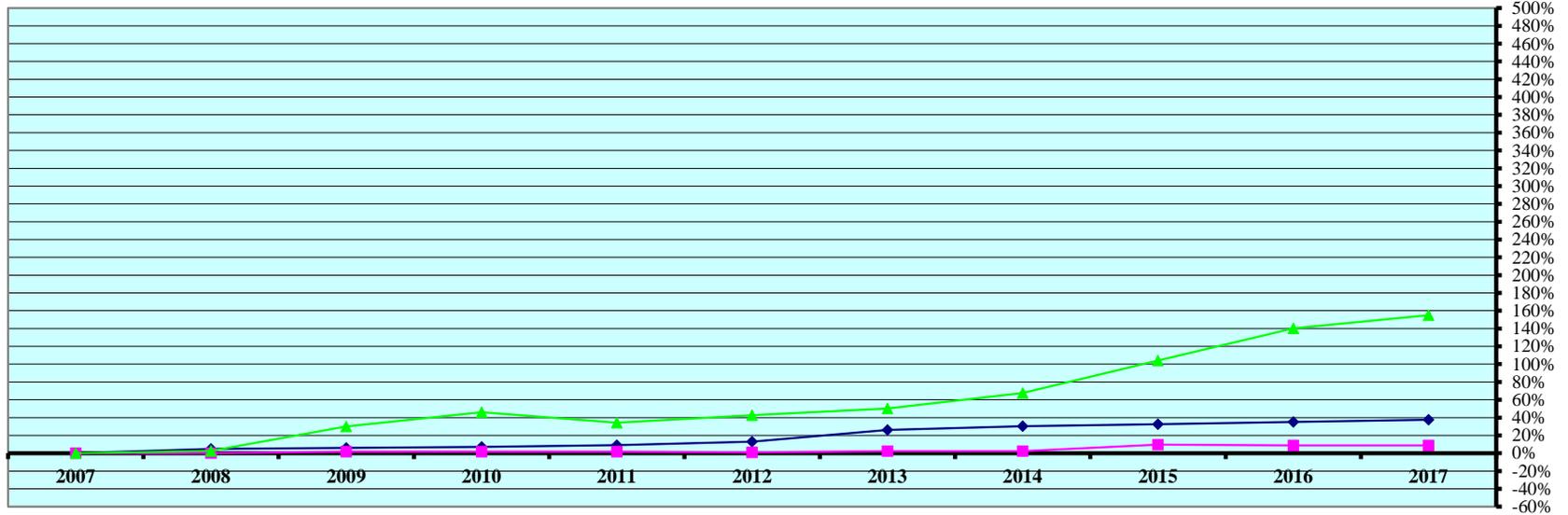
- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium 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

## Arthur County Map



**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017**

ResRec  
Comm&Indust  
Total Agland



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	3,489,190	--	--	--	4,495,735	--	--	--	79,297,905	--	--	--
2008	3,655,205	166,015	4.76%	4.76%	4,496,750	1,015	0.02%	0.02%	81,418,665	2,120,760	2.67%	2.67%
2009	3,693,628	38,423	1.05%	5.86%	4,568,617	71,867	1.60%	1.62%	103,114,840	21,696,175	26.65%	30.03%
2010	3,736,924	43,296	1.17%	7.10%	4,570,106	1,489	0.03%	1.65%	115,729,015	12,614,175	12.23%	45.94%
2011	3,807,440	70,516	1.89%	9.12%	4,568,906	-1,200	-0.03%	1.63%	106,522,462	-9,206,553	-7.96%	34.33%
2012	3,944,306	136,866	3.59%	13.04%	4,535,750	-33,156	-0.73%	0.89%	113,123,896	6,601,434	6.20%	42.66%
2013	4,400,315	456,009	11.56%	26.11%	4,600,220	64,470	1.42%	2.32%	119,118,735	5,994,839	5.30%	50.22%
2014	4,550,635	150,320	3.42%	30.42%	4,601,308	1,088	0.02%	2.35%	132,895,142	13,776,407	11.57%	67.59%
2015	4,625,503	74,868	1.65%	32.57%	4,928,166	326,858	7.10%	9.62%	161,725,380	28,830,238	21.69%	103.95%
2016	4,718,177	92,674	2.00%	35.22%	4,891,342	-36,824	-0.75%	8.80%	190,454,210	28,728,830	17.76%	140.18%
2017	4,800,443	82,266	1.74%	37.58%	4,894,202	2,860	0.06%	8.86%	202,231,879	11,777,669	6.18%	155.03%

Rate Annual %chg: Residential & Recreational **3.24%**

Commercial & Industrial **0.85%**

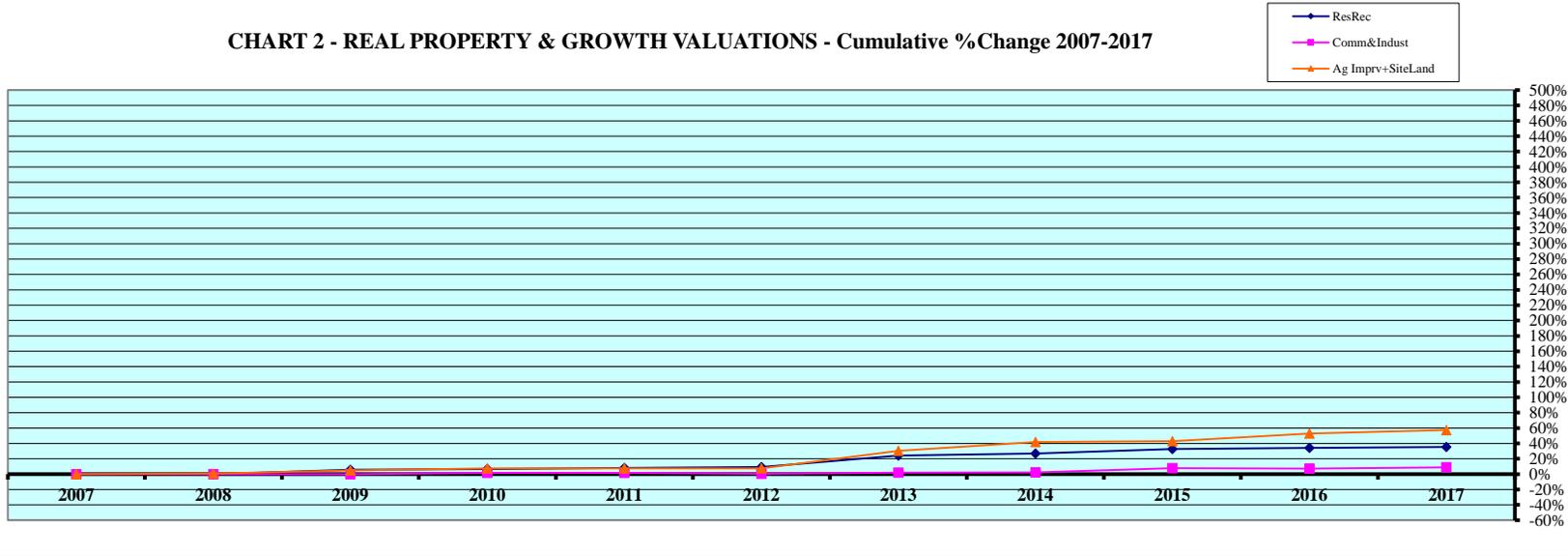
Agricultural Land **9.81%**

Cnty# **3**  
County **ARTHUR**

**CHART 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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	3,489,190	60,570	1.74%	3,428,620	--	--	4,495,735	0	0.00%	4,495,735	--	--
2008	3,655,205	166,180	4.55%	3,489,025	0.00%	0.00%	4,496,750	0	0.00%	4,496,750	0.02%	0.02%
2009	3,693,628	0	0.00%	3,693,628	1.05%	5.86%	4,568,617	71,770	1.57%	4,496,847	0.00%	0.02%
2010	3,736,924	15,255	0.41%	3,721,669	0.76%	6.66%	4,570,106	0	0.00%	4,570,106	0.03%	1.65%
2011	3,807,440	37,970	1.00%	3,769,470	0.87%	8.03%	4,568,906	0	0.00%	4,568,906	-0.03%	1.63%
2012	3,944,306	127,530	3.23%	3,816,776	0.25%	9.39%	4,535,750	19,890	0.44%	4,515,860	-1.16%	0.45%
2013	4,400,315	69,155	1.57%	4,331,160	9.81%	24.13%	4,600,220	17,315	0.38%	4,582,905	1.04%	1.94%
2014	4,550,635	122,540	2.69%	4,428,095	0.63%	26.91%	4,601,308	0	0.00%	4,601,308	0.02%	2.35%
2015	4,625,503	0	0.00%	4,625,503	1.65%	32.57%	4,928,166	79,560	1.61%	4,848,606	5.37%	7.85%
2016	4,718,177	40,955	0.87%	4,677,222	1.12%	34.05%	4,891,342	67,480	1.38%	4,823,862	-2.12%	7.30%
2017	4,800,443	78,105	1.63%	4,722,338	0.09%	35.34%	4,894,202	0	0.00%	4,894,202	0.06%	8.86%
Rate Ann%chg	3.24%				1.62%		0.85%			C & I w/o growth 0.32%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	4,015,270	1,557,410	5,572,680	110,050	1.97%	5,462,630	--	--
2008	4,084,395	1,718,925	5,803,320	194,030	3.34%	5,609,290	0.66%	0.66%
2009	4,201,705	1,786,051	5,987,756	141,665	2.37%	5,846,091	0.74%	4.91%
2010	4,259,365	1,797,175	6,056,540	68,265	1.13%	5,988,275	0.01%	7.46%
2011	4,217,760	1,784,791	6,002,551	7,930	0.13%	5,994,621	-1.02%	7.57%
2012	4,434,670	1,850,317	6,284,987	294,666	4.69%	5,990,321	-0.20%	7.49%
2013	5,847,081	2,073,832	7,920,913	656,697	8.29%	7,264,216	15.58%	30.35%
2014	5,874,831	2,087,399	7,962,230	55,910	0.70%	7,906,320	-0.18%	41.88%
2015	6,236,181	2,211,855	8,448,036	486,240	5.76%	7,961,796	-0.01%	42.87%
2016	6,375,261	2,354,707	8,729,968	213,450	2.45%	8,516,518	0.81%	52.83%
2017	6,540,001	2,436,677	8,976,678	204,800	2.28%	8,771,878	0.48%	57.41%
Rate Ann%chg	5.00%	4.58%	4.88%			Ag Imprv+Site w/o growth	1.69%	

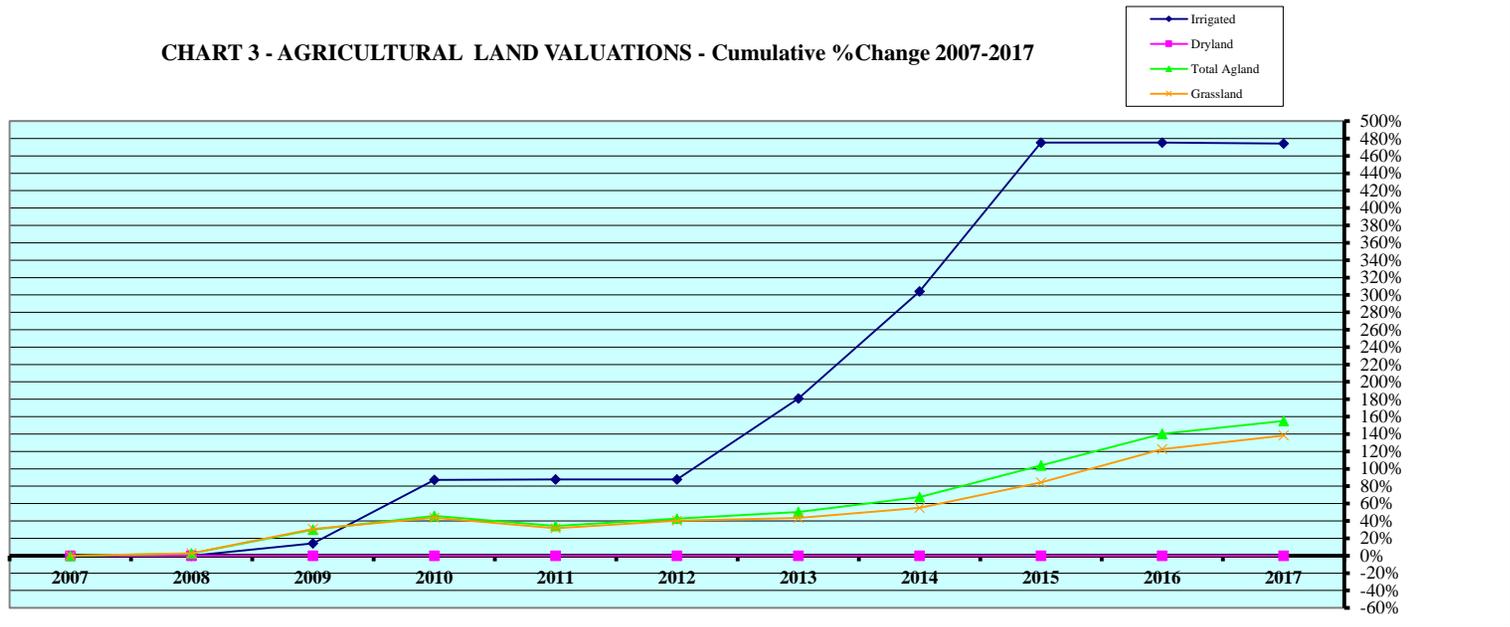
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2007 - 2017 CTL Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

Cnty# 3  
County ARTHUR

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



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
2007	3,971,100	--	--	--	0	--	--	--	75,285,395	--	--	--
2008	3,971,100	0	0.00%	0.00%	0	0	0		77,406,155	2,120,760	2.82%	2.82%
2009	4,538,400	567,300	14.29%	14.29%	0	0			98,535,030	21,128,875	27.30%	30.88%
2010	7,431,630	2,893,230	63.75%	87.14%	0	0			108,255,975	9,720,945	9.87%	43.79%
2011	7,453,887	22,257	0.30%	87.70%	0	0			99,029,454	-9,226,521	-8.52%	31.54%
2012	7,453,887	0	0.00%	87.70%	0	0			105,630,888	6,601,434	6.67%	40.31%
2013	11,152,400	3,698,513	49.62%	180.84%	0	0			107,919,999	2,289,111	2.17%	43.35%
2014	16,046,658	4,894,258	43.89%	304.09%	0	0			116,802,148	8,882,149	8.23%	55.15%
2015	22,846,026	6,799,368	42.37%	475.31%	0	0			138,840,233	22,038,085	18.87%	84.42%
2016	22,846,026	0	0.00%	475.31%	0	0			167,569,063	28,728,830	20.69%	122.58%
2017	22,796,865	-49,161	-0.22%	474.07%	0	0			179,395,893	11,826,830	7.06%	138.29%

Rate Ann.%chg: Irrigated  Dryland  Grassland

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	41,410	--	--	--	0	--	--	--	79,297,905	--	--	--
2008	41,410	0	0.00%	0.00%	0	0			81,418,665	2,120,760	2.67%	2.67%
2009	41,410	0	0.00%	0.00%	0	0			103,114,840	21,696,175	26.65%	30.03%
2010	41,410	0	0.00%	0.00%	0	0			115,729,015	12,614,175	12.23%	45.94%
2011	39,121	-2,289	-5.53%	-5.53%	0	0			106,522,462	-9,206,553	-7.96%	34.33%
2012	39,121	0	0.00%	-5.53%	0	0			113,123,896	6,601,434	6.20%	42.66%
2013	39,121	0	0.00%	-5.53%	7,215	7,215			119,118,735	5,994,839	5.30%	50.22%
2014	39,121	0	0.00%	-5.53%	7,215	0	0.00%		132,895,142	13,776,407	11.57%	67.59%
2015	39,121	0	0.00%	-5.53%	0	-7,215	-100.00%		161,725,380	28,830,238	21.69%	103.95%
2016	39,121	0	0.00%	-5.53%	0	0			190,454,210	28,728,830	17.76%	140.18%
2017	39,121	0	0.00%	-5.53%	0	0			202,231,879	11,777,669	6.18%	155.03%

Cnty#   
County

Rate Ann.%chg: Total Agric Land

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017** (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	4,005,400	11,444	350			0	0				75,268,265	441,831	170		
2008	3,971,100	11,346	350	0.00%	0.00%	0	0				77,406,155	441,871	175	2.83%	2.83%
2009	4,538,400	11,346	400	14.29%	14.29%	0	0				98,537,260	441,871	223	27.30%	30.90%
2010	7,431,630	11,346	655	63.75%	87.14%	0	0				108,255,975	441,861	245	9.87%	43.82%
2011	7,453,887	11,380	655	0.00%	87.14%	0	0				99,029,785	440,130	225	-8.16%	32.08%
2012	7,453,887	11,380	655	0.00%	87.14%	0	0				105,754,800	440,645	240	6.67%	40.88%
2013	11,152,400	11,152	1,000	52.67%	185.71%	0	0				107,910,340	440,450	245	2.08%	43.82%
2014	16,046,658	10,879	1,475	47.50%	321.43%	0	0				116,802,148	440,762	265	8.16%	55.56%
2015	22,846,026	10,879	2,100	42.37%	500.00%	0	0				138,840,233	440,762	315	18.87%	84.91%
2016	22,846,026	10,879	2,100	0.00%	500.00%	0	0				167,569,063	440,971	380	20.63%	123.06%
2017	22,796,865	10,856	2,100	0.00%	500.00%	0	0				179,395,893	440,776	407	7.11%	138.91%

Rate Annual %chg Average Value/Acre: 19.62%

9.10%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	41,410	4,141	10			0	0				79,315,075	457,416	173		
2008	41,410	4,141	10	0.00%	0.00%	0	0				81,418,665	457,358	178	2.67%	2.67%
2009	41,410	4,141	10	0.00%	0.00%	0	0				103,117,070	457,358	225	26.65%	30.03%
2010	41,410	4,141	10	0.00%	0.00%	0	0				115,729,015	457,348	253	12.23%	45.93%
2011	39,121	3,911	10	0.03%	0.03%	0	0				106,522,793	455,421	234	-7.57%	34.89%
2012	39,121	3,911	10	0.00%	0.03%	0	0				113,247,808	455,936	248	6.19%	43.25%
2013	39,121	3,911	10	0.00%	0.03%	0	0				119,101,861	455,513	261	5.27%	50.79%
2014	39,121	3,911	10	0.00%	0.03%	0	0				132,887,927	455,552	292	11.57%	68.23%
2015	39,121	3,911	10	0.00%	0.03%	0	0				161,725,380	455,552	355	21.70%	104.74%
2016	39,121	3,911	10	0.00%	0.03%	0	0				190,454,210	455,761	418	17.71%	141.00%
2017	39,121	3,911	10	0.00%	0.03%	0	0				202,231,879	455,543	444	6.23%	156.02%

3  
**ARTHUR**

Rate Annual %chg Average Value/Acre: 9.86%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

**CHART 4**



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 1,117</b>	<b>Value : 222,399,977</b>	<b>Growth 348,230</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	12	33,775	4	722	4	11,537	20	46,034	
<b>02. Res Improve Land</b>	82	318,965	12	100,649	10	64,944	104	484,558	
<b>03. Res Improvements</b>	83	2,849,680	14	1,000,045	13	882,670	110	4,732,395	
<b>04. Res Total</b>	95	3,202,420	18	1,101,416	17	959,151	130	5,262,987	12,210
<b>% of Res Total</b>	73.08	60.85	13.85	20.93	13.08	18.22	11.64	2.37	3.51
<b>05. Com UnImp Land</b>	11	36,250	1	3,550	1	7,098	13	46,898	
<b>06. Com Improve Land</b>	21	78,550	3	13,659	2	28,793	26	121,002	
<b>07. Com Improvements</b>	21	563,490	3	245,145	2	4,067,550	26	4,876,185	
<b>08. Com Total</b>	32	678,290	4	262,354	3	4,103,441	39	5,044,085	103,510
<b>% of Com Total</b>	82.05	13.45	10.26	5.20	7.69	81.35	3.49	2.27	29.72
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	95	3,202,420	18	1,101,416	17	959,151	130	5,262,987	12,210
<b>% of Res &amp; Rec Total</b>	73.08	60.85	13.85	20.93	13.08	18.22	11.64	2.37	3.51
<b>Com &amp; Ind Total</b>	32	678,290	4	262,354	3	4,103,441	39	5,044,085	103,510
<b>% of Com &amp; Ind Total</b>	82.05	13.45	10.26	5.20	7.69	81.35	3.49	2.27	29.72
<b>17. Taxable Total</b>	127	3,880,710	22	1,363,770	20	5,062,592	169	10,307,072	115,720
<b>% of Taxable Total</b>	75.15	37.65	13.02	13.23	11.83	49.12	15.13	4.63	33.23

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	3	0	1	4

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	65,083	825	173,323,937	826	173,389,020
28. Ag-Improved Land	0	0	2	75,629	116	29,312,871	118	29,388,500
29. Ag Improvements	0	0	2	50,525	120	9,264,860	122	9,315,385
30. Ag Total							948	212,092,905

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	1	1.00	3,000	
33. HomeSite Improvements	0	0.00	0	1	0.00	35,880	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	5.00	2,750	
37. FarmSite Improvements	0	0.00	0	2	0.00	14,645	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	1	4.01	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	7	7.00	21,000	7	7.00	21,000	
32. HomeSite Improv Land	97	97.00	291,000	98	98.00	294,000	
33. HomeSite Improvements	98	0.00	6,683,735	99	0.00	6,719,615	22,200
34. HomeSite Total				<b>106</b>	<b>105.00</b>	<b>7,034,615</b>	
35. FarmSite UnImp Land	6	24.00	13,200	6	24.00	13,200	
36. FarmSite Improv Land	111	408.47	224,659	113	413.47	227,409	
37. FarmSite Improvements	116	0.00	2,581,125	118	0.00	2,595,770	210,310
38. FarmSite Total				<b>124</b>	<b>437.47</b>	<b>2,836,379</b>	
39. Road & Ditches	344	1,950.85	0	345	1,954.86	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>230</b>	<b>2,497.33</b>	<b>9,870,994</b>	<b>232,510</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	21.85	0.20%	45,885	0.20%	2,100.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	475.64	4.38%	998,844	4.38%	2,100.00
50. 3A	2,532.78	23.33%	5,318,838	23.33%	2,100.00
51. 4A1	3,276.84	30.19%	6,881,364	30.19%	2,100.00
52. 4A	4,548.54	41.90%	9,551,934	41.90%	2,100.00
<b>53. Total</b>	<b>10,855.65</b>	<b>100.00%</b>	<b>22,796,865</b>	<b>100.00%</b>	<b>2,100.00</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
<b>62. Total</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	308.18	0.07%	125,428	0.07%	407.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	774.53	0.18%	315,233	0.18%	407.00
68. 3G	17,634.11	4.00%	7,177,081	4.00%	407.00
69. 4G1	37,552.13	8.52%	15,283,717	8.52%	407.00
70. 4G	384,482.74	87.23%	156,484,466	87.23%	407.00
<b>71. Total</b>	<b>440,751.69</b>	<b>100.00%</b>	<b>179,385,925</b>	<b>100.00%</b>	<b>407.00</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>10,855.65</b>	<b>2.38%</b>	<b>22,796,865</b>	<b>11.27%</b>	<b>2,100.00</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>440,751.69</b>	<b>96.76%</b>	<b>179,385,925</b>	<b>88.71%</b>	<b>407.00</b>
72. Waste	3,911.00	0.86%	39,121	0.02%	10.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>455,518.34</b>	<b>100.00%</b>	<b>202,221,911</b>	<b>100.00%</b>	<b>443.94</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	10,855.65	22,796,865	10,855.65	22,796,865
<b>77. Dry Land</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>78. Grass</b>	0.00	0	331.60	134,962	440,420.09	179,250,963	440,751.69	179,385,925
<b>79. Waste</b>	0.00	0	0.00	0	3,911.00	39,121	3,911.00	39,121
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>331.60</b>	<b>134,962</b>	<b>455,186.74</b>	<b>202,086,949</b>	<b>455,518.34</b>	<b>202,221,911</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	10,855.65	2.38%	22,796,865	11.27%	2,100.00
<b>Dry Land</b>	0.00	0.00%	0	0.00%	0.00
<b>Grass</b>	440,751.69	96.76%	179,385,925	88.71%	407.00
<b>Waste</b>	3,911.00	0.86%	39,121	0.02%	10.00
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>455,518.34</b>	<b>100.00%</b>	<b>202,221,911</b>	<b>100.00%</b>	<b>443.94</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Arthur	12	33,775	82	318,965	83	2,849,680	95	3,202,420	12,210
83.2 Rural	8	12,259	22	165,593	27	1,882,715	35	2,060,567	0
84 Residential Total	20	46,034	104	484,558	110	4,732,395	130	5,262,987	12,210

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Arthur	11	36,250	21	78,550	21	563,490	32	678,290	0
85.2	Rural	2	10,648	5	42,452	5	4,312,695	7	4,365,795	103,510
86	Commercial Total	13	46,898	26	121,002	26	4,876,185	39	5,044,085	103,510

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	308.18	0.07%	125,428	0.07%	407.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	774.53	0.18%	315,233	0.18%	407.00
92. 3G	17,634.11	4.00%	7,177,081	4.00%	407.00
93. 4G1	37,552.13	8.52%	15,283,717	8.52%	407.00
94. 4G	384,482.74	87.23%	156,484,466	87.23%	407.00
95. Total	440,751.69	100.00%	179,385,925	100.00%	407.00
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	440,751.69	100.00%	179,385,925	100.00%	407.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	440,751.69	100.00%	179,385,925	100.00%	407.00

**2018 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

03 Arthur

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	4,800,443	5,262,987	462,544	9.64%	12,210	9.38%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	6,540,001	7,034,615	494,614	7.56%	22,200	7.22%
<b>04. Total Residential (sum lines 1-3)</b>	<b>11,340,444</b>	<b>12,297,602</b>	<b>957,158</b>	<b>8.44%</b>	<b>34,410</b>	<b>8.14%</b>
05. Commercial	4,894,202	5,044,085	149,883	3.06%	103,510	0.95%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>4,894,202</b>	<b>5,044,085</b>	<b>149,883</b>	<b>3.06%</b>	<b>103,510</b>	<b>0.95%</b>
08. Ag-Farmsite Land, Outbuildings	2,436,677	2,836,379	399,702	16.40%	210,310	7.77%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>2,436,677</b>	<b>2,836,379</b>	<b>399,702</b>	<b>16.40%</b>	<b>210,310</b>	<b>7.77%</b>
12. Irrigated	22,796,865	22,796,865	0	0.00%		
13. Dryland	0	0	0			
14. Grassland	179,395,893	179,385,925	-9,968	-0.01%		
15. Wasteland	39,121	39,121	0	0.00%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>202,231,879</b>	<b>202,221,911</b>	<b>-9,968</b>	<b>0.00%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>220,903,202</b>	<b>222,399,977</b>	<b>1,496,775</b>	<b>0.68%</b>	<b>348,230</b>	<b>0.52%</b>

## 2018 Assessment Survey for Arthur County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$24,450
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same as above
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$18,500
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$4,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,300
<b>12.</b>	<b>Other miscellaneous funds:</b>
	N/A
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$472

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	No
4.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
5.	<b>Does the county have GIS software?</b>
	Yes, GIS Workshop. The county received a bid to map the village, and will look at budgeting for implementation next year.
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	<a href="http://www.arthur.gisworkshop.com">www.arthur.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	No
3.	<b>What municipalities in the county are zoned?</b>
	None
4.	<b>When was zoning implemented?</b>
	Zoning was implemented in 1999, with the exception of the Village of Arthur.

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Stanard Appraisal Service is hired by the county for pickup work and for the six-year inspection and review cycle.
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>
	None

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, Stanard Appraisal Service is hired by the county for appraisal and listing services.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Not currently.
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	The county requires appraisal knowledge and experience, familiarity with CAMA system, and knowledge of the county itself.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Not at this time.
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	The appraiser will review all data obtained with the county assessor and may make recommendations; however, final value estimates are determined by the county assessor.

## 2018 Residential Assessment Survey for Arthur County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	The county assessor and a contracted appraiser.																		
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>There are no unique definable characteristics that would warrant the use of more than one valuation grouping.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings - structures located on rural parcels throughout the county</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	There are no unique definable characteristics that would warrant the use of more than one valuation grouping.	AG	Outbuildings - structures located on rural parcels throughout the county									
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
1	There are no unique definable characteristics that would warrant the use of more than one valuation grouping.																		
AG	Outbuildings - structures located on rural parcels throughout the county																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																		
	The cost approach is used to determined residential property values in the county. Sales will be utilized in the development of a depreciation table for those properties. Since there are few residential sales in this county other approaches to value would not be meaningful.																		
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	Depreciation tables are set when the contracted appraisal company builds the costing models for the county.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	N/A																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																		
	Lot values are set at \$3,000 per residential lot, regardless of the size of the lot. There are several large acreages on the outskirts of Arthur that have a varying acre breakdown. The first acre is \$3,000, and the 2nd through 9th acre are \$500, with any extra land over 10 acres valued at \$315 per acre.																		
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																		
	There are no vacant lots being held for sale or resale in Arthur County. If there were they would be valued the same as the vacant lots.																		
<b>8.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2011</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2017	2017	2012	2017	AG	2011	2011	2012	2011
<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	2017	2017	2012	2017															
AG	2011	2011	2012	2011															
	A lot value study was done to complete the reappraisal.																		

## 2018 Commercial Assessment Survey for Arthur County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	The county assessor and contracted appraiser.				
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>				
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>			
	1	There are no unique definable characteristics that would warrant the use of more than one valuation grouping.			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	Primarily the cost approach is used to value commercial property in the county. There are not enough sales to utilize a sales comparison approach and meaningful income and expense information is not available.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	A contract appraiser will be hired to properly value those properties considered to be unique commercial properties.				
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>				
	Depreciation tables are developed based on local market experience and information provided by the contracted appraiser.				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>				
	N/A				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	Vacant lot sales are rare, but values are primarily relied on experience and information provided by the contracted appraiser in valuing similar lots in counties similar to Arthur County. A standard per lot value is placed on every lot.				
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2017	2017	2011	2017

## 2018 Agricultural Assessment Survey for Arthur County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	The county assessor.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Arthur County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-seven percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Arthur County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-seven percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Arthur County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-seven percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.	2017						
	The county assessor works very closely with the local NRD annually to monitor irrigated acres throughout the county.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	N/A							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	This area is primarily ranch land. Small acreages that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. Non-agricultural influences have not been identified that would cause a parcel to be considered recreational.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>							
	The value is the same as market differences cannot be identified.							
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	N/A							
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>							
<b>7a.</b>	<b>How many special valuation applications are on file?</b>							
	N/A							
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	N/A							
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>							
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>							
	N/A							
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>							

	N/A
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

2017 Plan of Assessment for Arthur County  
Assessment Years 2017, 2018, 2019  
June 15, 2017

Plan of Assessment Requirements

Pursuant to Neb Laws 2005, LB263, Section 9, on or before June 15 of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The assessment plan shall indicate 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 of each year, the assessor may amend the assessment plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation by October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 75% of actual value for agricultural land and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Arthur County

Per the 2017 County Abstract, Arthur County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	126	11%	4%
Commercial	38	3%	.5%
Agricultural	946	86%	95.5%

There is approximately 455,419 vacant acres in Arthur County and only about 3% of that is irrigated. I would estimate there will be approximately 2 building permits filed for new construction and additions.

Current Resources

- A. The 2017-18 budget has not been prepared. The assessor budget will increase this year as we are doing the 6 year review. I am asking for \$24450 this fiscal year. The cost of the software program increases annually also.

- B. I am required to get 60 hours of continuing education as set out in REG.71-0062A. Most of the hours are obtained at workshops and meetings. I will take an approved on-line IAAO course this winter to earn more hours.

I have contracted with GIS Workshop to provide support services and maintenance for Arthur County. We have Assessor GIS and WebGIS services. GIS Workshop has made county information more accessible to everyone since it is on the web.

- D. New property record cards for all classes of property were put into use in 2004. New record cards are not in place at this time.

Current Assessment Procedures for Real Property

- A. Discover, List & Inventory: I am also county clerk. I handle the real estate transfer statements that are filed with the deeds. So I am immediately able to change ownership on the record cards. Building permits are reviewed as well as phone calls made to the buyers or sellers. I also visit with real estate agents or an abstractor about some of the sales.
- B. Data Collection: I sometimes inspect the property that has been sold. More often I visit with the buyer to find the condition and quality of the property they purchased.
- C. Review assessment sales ratio studies before assessment actions: I consistently work with the field liaison, Chelsey Fessler, on the analysis of the assessment sales ratio studies. I review preliminary statistics to help me determine what the values should be.
- D. Approaches to Value: The cost approach to value is the only approach that seems feasible to use in Arthur County.

Notice of value changes were sent by the 1<sup>st</sup> of June, 2017. I publish in the local paper when homestead exemption and personal property schedules are due. I follow up with a reminder by phone.

Level of Value, Quality and Uniformity for Assessment Year 2017:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	N/A	N/A	N/A
Commercial	N/A	N/A	N/A
Agriculture	69%	16.15	103.56

Assessment Actions Planned for Assessment Year 2017

Residential: Sales will be reviewed. I plan on reviewing the properties that have been sold. All residential properties were reviewed by Stanard Appraisal in October, 2011. The data entry was completed and the new values were applied in 2013. I will continue to do the annual pick up work. I used the June 2011 cost tables for 2016 values. The physical review process has begun. Stanard Appraisal is doing the review. I will be using June 2017 cost tables.

Commercials: There are minimal commercial properties in Arthur County. I will continue to do the pick-up work with the help of an appraisal firm. We implemented the new cost table and depreciation tables in 2016. The physical review process has begun this year.

Agricultural: Sales will be reviewed. The field liaison will help me gather information from surrounding counties to expand the sales base for Arthur County if necessary. Property record cards will be kept current. GIS Workshop will help Arthur County keep the agricultural parcels updated and current as far as land splits, ownership and land use. I have reviewed all vacant land using GIS Workshop earlier in 2017.

#### Assessment Actions Planned for Assessment Year 2018

Residential: The sales will be reviewed. Annual pick up work will be done by the county assessor and an appraisal firm. We will continue working on the physical inspection .

Commercials: Pick up work will be done by the assessor and an appraisal firm. The new cost table and depreciation tables were in place in 2015. We have been working on the physical inspection of commercial properties.

Agricultural: Sales will be reviewed. Surrounding counties sales will be used if necessary to expand the sales base. Property record cards will be kept current. GIS Workshop will help keep the agricultural parcels updated and current as far as land splits, ownership and land use. We have started working on the physical inspection of agriculture properties. With the help of GIS Workshop, the new soils will be applied.

#### Assessment Actions Planned for Assessment Year 2019

Residential: Sales will be reviewed. Pick up work will be done by the assessor and an appraisal firm. Building permits will be reviewed. Physical inspection information and updates will be applied .

Commercials: Pick up work will be done. Sales will be reviewed. Physical inspection data will be applied and ready for the 2018 abstract.

Agricultural: Sales will be reviewed. I will work with the field liaison to expand the sales files with sales from surrounding counties. GIS Workshop will help keep the agricultural parcels updated and current.

#### Other functions performed by the Assessor's Office

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file the administrative reports required by law/regulation
  - a. Abstracts
  - b. Assessor Survey

- c. Sales information to PA&T rosters and annually value update with abstract
  - d. Certification of value to political subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report
  - g. Certificate of Taxes Levied
  - h. Report exempt properties
  - i. Annual Plan of Assessment Report
3. Personal Property-administer annual filing of all personal property schedules.
  4. Permissive Exemptions: Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
  5. Homestead Exemptions-Administer the annual filings of applications of homesteads, notify taxpayers and assist taxpayers with the paperwork.
  6. Centrally Assessed-Review valuations as certified by PA&T for public service entities, establish assessment records and tax billing for tax list.
  7. Tax District and Tax Rates- Manage school district and other tax entity boundary changes as necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
  8. Tax Lists-prepare and certify tax lists to county treasurer for real, personal and centrally assessed properties.
  9. Tax List Corrections-prepare tax list correction documents for county board approval.
  10. County Board of Equalization-attend board of equalization meetings for valuation protests; assemble and provide information.
  11. Education-Attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain certification.

### Conclusion

I have been using Stanard Appraisal to help with Arthur County's pick-up work and also to do the physical inspection that needs to be done this year.

Respectfully Submitted:

Becky Swanson  
Arthur Co. Assessor  
06/15/2017