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DEPARTMENT OF REVENUE

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

BANNER COUNTY



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 Banner 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 Banner 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: Sharon Sandberg, Banner 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 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.

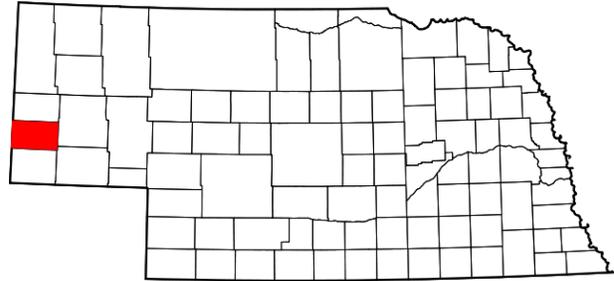
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

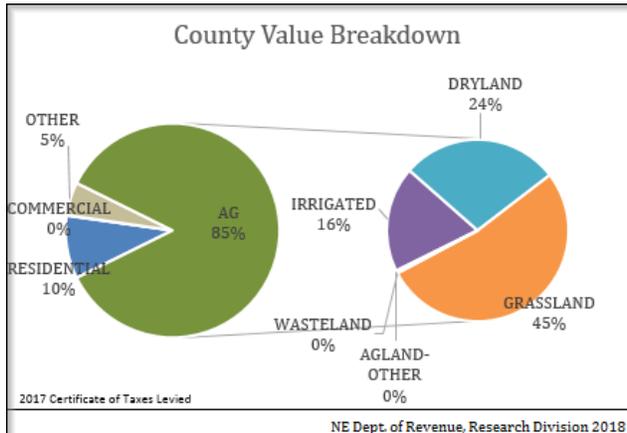
**Further information may be found in Exhibit 94*

County Overview

With a total area of 746 miles, Banner County has 798 residents, per the Census Bureau Quick Facts for 2016, reflecting 1% growth on the preceding year and an overall population increase over the 2010 US Census of almost 16%. Reports indicate that 66% 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 Banner County are evenly disbursed in rural locations around the county. According to the latest information available from the U.S. Census Bureau, there are nine employer establishments with total employment of 36 people



Agricultural land contributes the majority of value to the county, with grassland making up the majority of the land in the county. Banner County is included in the North Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Banner County ranks sixth in both wheat for grain and winter wheat for grain, seventh in dry edible beans, and ninth in bison (USDA AgCensus).

2018 Residential Correlation for Banner County

Assessment Actions

The Banner County assessor addressed the residential property class by conducting a physical review of all residential improvements in Range 58W (valuation grouping 80) of the county, as well as implementing a 2017 cost index and CAMA-derived depreciation. The county assessor also unified additional acre values for rural residential (other than the home site or farm site) to \$500 per additional acre.

Description of Analysis

Two valuation groupings have been established, based solely on assessor location, and these are described in the table below:

Valuation Grouping	Description
10	Residential parcels within the village of Harrisburg.
80	All Rural residential parcels—that is all parcels outside of the village proper of Harrisburg.

The residential market within Banner County is neither active nor viable, as evidenced by the low number of sales that occur during the two-year period coupled with the fact that the county's real property value consists of approximately 98% agricultural, about 2% residential and the remaining fractional part of less than 1% commercial. Only eight qualified residential sales took place during the study period. Five occurred during the first year of the study and the remaining three occurred during the second year. The sales are however, distributed evenly between the two Valuation Groups.

The sample is quite small and is highly weighted by the first year sales. Eight sales do not constitute a reliable sample for an accurate point estimate of the residential population. This is further illustrated by the extremely wide range of assessment to sale price ratios (70.93% to 125.51%). The statistical profile appears to indicate a disparity between the ratios for the four Harrisburg sales (Valuation Group 10) that appear to be above range compared to the Rural sales (Valuation Group 80) that show that they are in range. Again, the small sample cannot be relied upon, and an examination of the assessment practices is necessary to ensure assessment equity and uniformity.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

2018 Residential Correlation for Banner County

One area addressed is sales qualification and verification. Banner County's sales verification process consists of a questionnaire mailed to both the seller and buyer of all residential, commercial and agricultural property in which the recorded transactions contain documentary tax stamps. The response rate is approximately one-third of those mailed, and for those who do not respond a second questionnaire is sent. The county assessor utilizes information collected from the questionnaires, conversations with taxpayers, as well as her personal knowledge of the county to enhance the qualification process.

Non-qualified sales were also reviewed to ensure that the basis for disqualifying sales are supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. All of the non-qualified sales were supported and documented. Therefore, there does not appear to be any apparent bias in the qualification determination.

Another important part of the review was the examination of the six-year inspection cycle. The county assessor conducts the physical inspections while her staff member remains in the office to help taxpayers. Usually, at least one Range (and at times two) are reviewed per assessment year. The county assessor will be on schedule for the current six-year inspection and review cycle with next year's review of Harrisburg.

Valuation groups are another area reviewed to determine if they are established using unique, value-driven characteristics. With only two possible geographic locations—either the village of Harrisburg or Rural—this delineation is realistic.

Equalization and Quality of Assessment

Lot values in Harrisburg were analyzed for consistency. Since there is no sewer system in Harrisburg, all improved lots have their own well and septic system, and are therefore valued the same as the first acre of the rural home site—due to the initial cost and upkeep of a well and septic system.

A review of the last two columns under the "Valuation Grouping" heading show that the average adjusted assessed value compared to the average adjusted sale price is quite reasonable for both groups. The above two facts coupled with the new uniform value applied to all additional acres (above the home and farm site acres) is another assessment practice that indicates a consistency applied to all residential property.

2018 Residential Correlation for Banner County

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	4	117.36	107.79	97.21	14.29	110.88	70.93	125.51	N/A	75,875	73,762
60	4	92.16	94.19	92.12	08.73	102.25	80.52	111.91	N/A	127,000	116,995
___ALL___	8	101.84	100.99	94.03	16.74	107.40	70.93	125.51	70.93 to 125.51	101,438	95,378

Level of Value

Based on analysis of all available information, Banner County has achieved the statutory level of value of 100% for the residential property class.

2018 Commercial Correlation for Banner County

Assessment Actions

For the current assessment year, Stanard Appraisal reviewed and revalued the commercial feedlots in the county. The county assessor also updated the cost index and CAMA-derived depreciation to 2017.

Description of Analysis

The county assessor uses two valuation groupings to value commercial property within the county and these are based solely on assessor location.

Valuation Grouping	Description
10	Commercial parcels within the village of Harrisburg.
80	Rural—all remaining commercial parcels not within the village of Harrisburg.

There are only eight commercial parcels within Banner County. Only two have occupancy codes (the bank and the re-opened café). The remaining six consist of a closed wrecking yard, Wyrulec sites and a communications tower. With commercial constituting less than a fraction of 1% of county value, the last time commercial value had a positive change (see Commercial & Industrial Value Change Chart Vs Net Taxable Sales) was when the 2014-cost index was implemented in assessment year 2015.

The statistical profile indicates no qualified commercial sales occurring during the three-year timeframe of the sales study.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

One area addressed is sales qualification and verification. Banner County's sales verification process consists of a questionnaire mailed to both the seller and buyer of all residential, commercial and agricultural property in which the recorded transactions contain documentary tax stamps. The response rate is approximately one-third of those mailed, and for those who do not respond a second questionnaire is sent. The county assessor utilizes information collected from the questionnaires, conversations with taxpayers, as well as her personal knowledge of the county to enhance the qualification process.

2018 Commercial Correlation for Banner County

Non-qualified sales were also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. There were no non-qualified commercial sales. Therefore, the Division does not believe that any apparent bias existed in the qualification determination.

The timeliness and accuracy of sales data submitted was also reviewed and it was determined that the sales are currently timely submitted and sales transactions are reported accurately.

Another important part of the review was the examination of the six-year inspection cycle. The county assessor conducts the physical inspections while her staff member remains in the office to help taxpayers. Usually, at least one Range (and at times two) are reviewed per assessment year. The county assessor should be on schedule for the current six-year inspection and review cycle with next year's review of the open businesses (since commercial feedlots were completed this year).

Valuation groupings are another area reviewed to determine if they are established using unique, value-driven characteristics. With so few commercial parcels and almost non-existent commercial activity, the county's division of commercial property into two valuation groupings (based on location) is reasonable.

Equalization and Quality of Assessment

For measurement purposes, there are no commercial sales available. The assessment practices indicate nothing that would suggest commercial property is not in compliance with generally accepted mass appraisal standards.

Level of Value

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

2018 Agricultural Correlation for Banner County

Assessment Actions

Assessment actions taken by the Banner County assessor to address agricultural land for assessment year 2018 included a review of the qualified sales data and the general agricultural market that includes neighboring counties. This resulted in decreased dry values by slightly over 1%, increased grass values approximately 2.4%; increased land enrolled that resulted in CRP by 6%, and line 16 "Other Agland" as shown in the 2018 County Abstract of Assessment, Form 45 Compared with the 2017 CTL has an increase of 12%. This is the additional land associated with feedlots.

Description of Analysis

Banner County has determined that there is only one countywide market area used to value agricultural land. The three neighboring counties have more than one market area (Scotts Bluff to the north, Morrill to the east and Kimball to the south). Agricultural land within the county is comprised of about 66% grass (of which, about 12.5% of CRP is included), approximately 27% dry and only 5% irrigated. The remaining consists mostly of waste and other agricultural land.

Analysis of the sample reveals forty-five qualified sales, with all three overall measures of central tendency within range. The sample generally reflects the percentage of the agricultural population for each land classification. Further, the median is not significantly affected by the removal of the lowest and highest outliers. The sample is considered adequate for measurement purposes.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

One area addressed is sales qualification and verification. Banner County's sales verification process consists of a questionnaire mailed to both the seller and buyer of all residential, commercial and agricultural property in which the recorded transactions contain documentary tax stamps. The response rate is approximately one-third of those mailed, and for those who do not respond a second questionnaire is sent. The county assessor utilizes information collected from the questionnaires, conversations with taxpayers, as well as her personal knowledge of the county to enhance the qualification process.

Non-qualified sales were also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. All of the non-qualified sales were supported and documented. Therefore, the Division does not believe that any apparent bias existed in the qualification determination.

2018 Agricultural Correlation for Banner County

The Division also examined the county’s inspection and review cycle for agricultural land and improvements. The last complete land use was completed this year, and the last review of agricultural improvements occurred during assessment year 2013.

Another assessment practice review examines the current use or non-use of agricultural market areas to ensure that the area defined is subject to a set of economic forces that affect the value of land within the described area. After discussion with the county assessor and a review of market activity within the county, the use of only one countywide market area is deemed appropriate.

Equalization

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites, determined by the quality of amenities on the site (such as well, septic, and electricity).

The 80% majority land use (MLU) by Market Area statistical heading indicates that dry and grass classifications have medians within acceptable range that are supported by their respective COD. It needs to be noted that the grass sample includes land enrolled in CRP that is similar to Banner’s immediate neighbor to the south (Kimball).

It is believed that the quality of assessment of agricultural land within Banner County is compliant with generally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	128.11	128.11	128.11	00.00	100.00
1	1	128.11	128.11	128.11	00.00	100.00
<u>Dry</u>						
County	20	74.41	73.74	68.29	20.31	107.98
1	20	74.41	73.74	68.29	20.31	107.98
<u>Grass</u>						
County	16	68.63	68.99	66.45	13.35	103.82
1	16	68.63	68.99	66.45	13.35	103.82
<u>ALL</u>	48	73.25	75.47	70.45	22.57	107.13

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Banner County is 73%.

2018 Opinions of the Property Tax Administrator for Banner 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
Residential Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	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.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Banner County

Residential Real Property - Current

Number of Sales	8	Median	101.84
Total Sales Price	\$811,500	Mean	100.99
Total Adj. Sales Price	\$811,500	Wgt. Mean	94.03
Total Assessed Value	\$763,025	Average Assessed Value of the Base	\$33,279
Avg. Adj. Sales Price	\$101,438	Avg. Assessed Value	\$95,378

Confidence Interval - Current

95% Median C.I	70.93 to 125.51
95% Wgt. Mean C.I	79.92 to 108.13
95% Mean C.I	84.23 to 117.75
% of Value of the Class of all Real Property Value in the County	2.07
% of Records Sold in the Study Period	4.85
% of Value Sold in the Study Period	13.90

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	8		85.56
2016	10		63.77
2015	10	100	72.27
2014	8	100	62.22

2018 Commission Summary for Banner 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	\$22,046
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.07
% 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	0	100	00.00

04 Banner
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 : 8
 Total Sales Price : 811,500
 Total Adj. Sales Price : 811,500
 Total Assessed Value : 763,025
 Avg. Adj. Sales Price : 101,438
 Avg. Assessed Value : 95,378

MEDIAN : 102
 WGT. MEAN : 94
 MEAN : 101
 COD : 16.74
 PRD : 107.40

COV : 19.85
 STD : 20.05
 Avg. Abs. Dev : 17.05
 MAX Sales Ratio : 125.51
 MIN Sales Ratio : 70.93

95% Median C.I. : 70.93 to 125.51
 95% Wgt. Mean C.I. : 79.92 to 108.13
 95% Mean C.I. : 84.23 to 117.75

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-OCT-15 To 31-DEC-15	1	111.11	111.11	111.11	00.00	100.00	111.11	111.11	N/A	51,000	56,664
01-JAN-16 To 31-MAR-16	1	80.52	80.52	80.52	00.00	100.00	80.52	80.52	N/A	90,000	72,468
01-APR-16 To 30-JUN-16	2	81.34	81.34	83.22	12.80	97.74	70.93	91.75	N/A	173,750	144,588
01-JUL-16 To 30-SEP-16	1	125.51	125.51	125.51	00.00	100.00	125.51	125.51	N/A	70,000	87,857
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	2	117.76	117.76	116.94	04.97	100.70	111.91	123.61	N/A	46,500	54,379
01-APR-17 To 30-JUN-17	1	92.56	92.56	92.56	00.00	100.00	92.56	92.56	N/A	160,000	148,103
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	5	91.75	95.96	90.63	18.56	105.88	70.93	125.51	N/A	111,700	101,233
01-OCT-16 To 30-SEP-17	3	111.91	109.36	101.53	09.25	107.71	92.56	123.61	N/A	84,333	85,620
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	4	86.14	92.18	88.57	19.10	104.08	70.93	125.51	N/A	126,875	112,375
<u>ALL</u>	8	101.84	100.99	94.03	16.74	107.40	70.93	125.51	70.93 to 125.51	101,438	95,378

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	4	117.36	107.79	97.21	14.29	110.88	70.93	125.51	N/A	75,875	73,762
80	4	92.16	94.19	92.12	08.73	102.25	80.52	111.91	N/A	127,000	116,995
<u>ALL</u>	8	101.84	100.99	94.03	16.74	107.40	70.93	125.51	70.93 to 125.51	101,438	95,378

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	8	101.84	100.99	94.03	16.74	107.40	70.93	125.51	70.93 to 125.51	101,438	95,378
06											
07											
<u>ALL</u>	8	101.84	100.99	94.03	16.74	107.40	70.93	125.51	70.93 to 125.51	101,438	95,378

04 Banner
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 : 8
 Total Sales Price : 811,500
 Total Adj. Sales Price : 811,500
 Total Assessed Value : 763,025
 Avg. Adj. Sales Price : 101,438
 Avg. Assessed Value : 95,378

MEDIAN : 102
 WGT. MEAN : 94
 MEAN : 101
 COD : 16.74
 PRD : 107.40

COV : 19.85
 STD : 20.05
 Avg. Abs. Dev : 17.05
 MAX Sales Ratio : 125.51
 MIN Sales Ratio : 70.93

95% Median C.I. : 70.93 to 125.51
 95% Wgt. Mean C.I. : 79.92 to 108.13
 95% Mean C.I. : 84.23 to 117.75

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SALE PRICE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8	101.84	100.99	94.03	16.74	107.40	70.93	125.51	70.93 to 125.51	101,438	95,378
Greater Than 14,999	8	101.84	100.99	94.03	16.74	107.40	70.93	125.51	70.93 to 125.51	101,438	95,378
Greater Than 29,999	8	101.84	100.99	94.03	16.74	107.40	70.93	125.51	70.93 to 125.51	101,438	95,378
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	3	111.91	115.54	114.88	03.73	100.57	111.11	123.61	N/A	48,000	55,140
60,000 TO 99,999	2	103.02	103.02	100.20	21.84	102.81	80.52	125.51	N/A	80,000	80,163
100,000 TO 149,999	1	70.93	70.93	70.93	00.00	100.00	70.93	70.93	N/A	142,500	101,082
150,000 TO 249,999	2	92.16	92.16	92.11	00.44	100.05	91.75	92.56	N/A	182,500	168,099
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	8	101.84	100.99	94.03	16.74	107.40	70.93	125.51	70.93 to 125.51	101,438	95,378

04 Banner
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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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>											

04 Banner
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

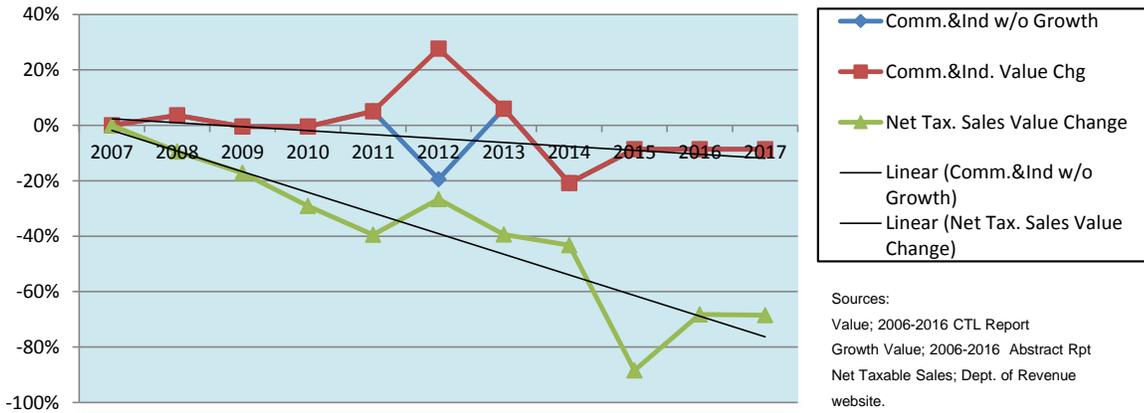
COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 00.00
MIN Sales Ratio : 00.00

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	\$ 193,042	\$ -	0.00%	\$ 193,042	-	\$ 437,503	-
2008	\$ 200,074	\$ -	0.00%	\$ 200,074	3.64%	\$ 396,012	-9.48%
2009	\$ 192,215	\$ -	0.00%	\$ 192,215	-3.93%	\$ 362,315	-8.51%
2010	\$ 192,215	\$ -	0.00%	\$ 192,215	0.00%	\$ 310,125	-14.40%
2011	\$ 202,841	\$ -	0.00%	\$ 202,841	5.53%	\$ 264,995	-14.55%
2012	\$ 246,399	\$ 90,917	36.90%	\$ 155,482	-23.35%	\$ 320,865	21.08%
2013	\$ 204,690	\$ -	0.00%	\$ 204,690	-16.93%	\$ 265,283	-17.32%
2014	\$ 152,917	\$ -	0.00%	\$ 152,917	-25.29%	\$ 248,184	-6.45%
2015	\$ 176,394	\$ -	0.00%	\$ 176,394	15.35%	\$ 50,636	-79.60%
2016	\$ 176,394	\$ -	0.00%	\$ 176,394	0.00%	\$ 138,882	174.28%
2017	\$ 176,394	\$ -	0.00%	\$ 176,394	0.00%	\$ 138,007	-0.63%
Ann %chg	-0.90%			Average	-4.50%	-11.97%	4.44%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	3.64%	3.64%	-9.48%
2009	-0.43%	-0.43%	-17.19%
2010	-0.43%	-0.43%	-29.11%
2011	5.08%	5.08%	-39.43%
2012	-19.46%	27.64%	-26.66%
2013	6.03%	6.03%	-39.36%
2014	-20.79%	-20.79%	-43.27%
2015	-8.62%	-8.62%	-88.43%
2016	-8.62%	-8.62%	-68.26%
2017	-8.62%	-8.62%	-68.46%

County Number: 4
 County Name: Banner

04 Banner
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 : 48
Total Sales Price : 14,665,519
Total Adj. Sales Price : 14,665,519
Total Assessed Value : 10,331,495
Avg. Adj. Sales Price : 305,532
Avg. Assessed Value : 215,239

MEDIAN : 73
WGT. MEAN : 70
MEAN : 75
COD : 22.57
PRD : 107.13

COV : 32.94
STD : 24.86
Avg. Abs. Dev : 16.53
MAX Sales Ratio : 171.51
MIN Sales Ratio : 44.88

95% Median C.I. : 64.00 to 79.33
95% Wgt. Mean C.I. : 63.63 to 77.27
95% Mean C.I. : 68.44 to 82.50

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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-14 To 31-DEC-14	2	65.06	65.06	64.33	04.92	101.13	61.86	68.26	N/A	602,500	387,600
01-JAN-15 To 31-MAR-15	3	79.69	71.66	72.51	14.29	98.83	50.56	84.72	N/A	227,333	164,830
01-APR-15 To 30-JUN-15	3	69.14	65.96	67.44	05.02	97.81	59.17	69.57	N/A	251,260	169,457
01-JUL-15 To 30-SEP-15	7	58.37	68.41	66.00	26.61	103.65	44.88	107.36	44.88 to 107.36	174,686	115,301
01-OCT-15 To 31-DEC-15	2	72.49	72.49	69.60	08.54	104.15	66.30	78.67	N/A	375,000	260,998
01-JAN-16 To 31-MAR-16	4	74.41	69.14	67.15	12.05	102.96	45.96	81.77	N/A	136,709	91,797
01-APR-16 To 30-JUN-16	4	65.77	67.25	61.95	11.74	108.56	55.52	81.96	N/A	929,525	575,809
01-JUL-16 To 30-SEP-16	5	84.11	86.27	90.74	06.73	95.07	77.03	99.19	N/A	109,400	99,272
01-OCT-16 To 31-DEC-16	4	72.05	66.70	71.66	13.00	93.08	45.66	77.03	N/A	291,250	208,719
01-JAN-17 To 31-MAR-17	7	64.00	84.27	84.71	46.84	99.48	48.21	153.48	48.21 to 153.48	350,286	296,737
01-APR-17 To 30-JUN-17	4	86.59	104.20	88.01	32.73	118.40	72.11	171.51	N/A	144,500	127,175
01-JUL-17 To 30-SEP-17	3	59.75	68.49	60.94	21.02	112.39	54.02	91.69	N/A	348,333	212,274
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	15	68.26	68.12	66.91	17.77	101.81	44.88	107.36	56.59 to 79.33	257,572	172,344
01-OCT-15 To 30-SEP-16	15	77.03	74.79	66.32	12.87	112.77	45.96	99.19	66.30 to 82.45	370,796	245,918
01-OCT-16 To 30-SEP-17	18	73.61	82.16	77.43	32.74	106.11	45.66	171.51	56.24 to 91.69	291,111	225,420
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	15	69.14	69.11	68.41	18.04	101.02	44.88	107.36	56.59 to 79.33	227,239	155,464
01-JAN-16 To 31-DEC-16	17	75.11	73.16	66.95	13.75	109.28	45.66	99.19	63.54 to 82.45	351,584	235,392
<u>ALL</u>	48	73.25	75.47	70.45	22.57	107.13	44.88	171.51	64.00 to 79.33	305,532	215,239

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	48	73.25	75.47	70.45	22.57	107.13	44.88	171.51	64.00 to 79.33	305,532	215,239
<u>ALL</u>	48	73.25	75.47	70.45	22.57	107.13	44.88	171.51	64.00 to 79.33	305,532	215,239

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
<u>Dry</u>											
County	14	73.25	74.56	66.48	24.41	112.15	44.88	171.51	54.43 to 81.77	191,186	127,096
1	14	73.25	74.56	66.48	24.41	112.15	44.88	171.51	54.43 to 81.77	191,186	127,096
<u>Grass</u>											
County	12	69.07	70.39	65.71	13.71	107.12	48.21	86.29	59.75 to 81.96	266,523	175,127
1	12	69.07	70.39	65.71	13.71	107.12	48.21	86.29	59.75 to 81.96	266,523	175,127
<u>ALL</u>	48	73.25	75.47	70.45	22.57	107.13	44.88	171.51	64.00 to 79.33	305,532	215,239

04 Banner
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 : 48
 Total Sales Price : 14,665,519
 Total Adj. Sales Price : 14,665,519
 Total Assessed Value : 10,331,495
 Avg. Adj. Sales Price : 305,532
 Avg. Assessed Value : 215,239

MEDIAN : 73
 WGT. MEAN : 70
 MEAN : 75
 COD : 22.57
 PRD : 107.13

COV : 32.94
 STD : 24.86
 Avg. Abs. Dev : 16.53
 MAX Sales Ratio : 171.51
 MIN Sales Ratio : 44.88

95% Median C.I. : 64.00 to 79.33
 95% Wgt. Mean C.I. : 63.63 to 77.27
 95% Mean C.I. : 68.44 to 82.50

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	128.11	128.11	128.11	00.00	100.00	128.11	128.11	N/A	370,000	474,017
1	1	128.11	128.11	128.11	00.00	100.00	128.11	128.11	N/A	370,000	474,017
_____Dry_____											
County	20	74.41	73.74	68.29	20.31	107.98	44.88	171.51	59.17 to 78.67	194,580	132,878
1	20	74.41	73.74	68.29	20.31	107.98	44.88	171.51	59.17 to 78.67	194,580	132,878
_____Grass_____											
County	16	68.63	68.99	66.45	13.35	103.82	48.21	86.29	59.75 to 79.69	359,118	238,651
1	16	68.63	68.99	66.45	13.35	103.82	48.21	86.29	59.75 to 79.69	359,118	238,651
_____ALL_____											
	48	73.25	75.47	70.45	22.57	107.13	44.88	171.51	64.00 to 79.33	305,532	215,239

Banner County 2018 Average Acre Value Comparison

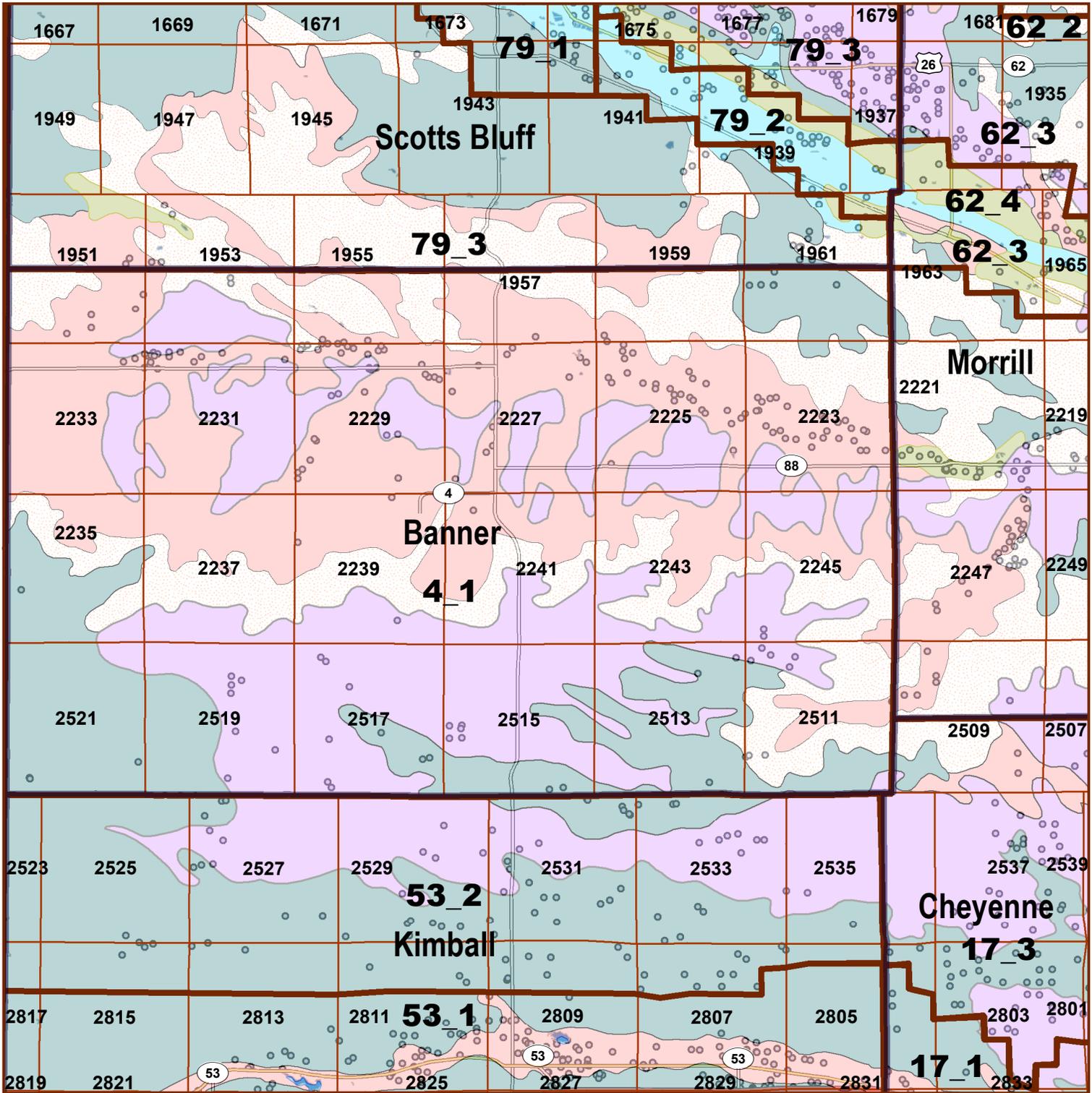
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Banner	1	n/a	2000	1900	1800	1800	1800	1600	1289	1734
ScottsBluff	3	n/a	n/a	2597	2600	2090	1630	1630	1630	2254
Morrill	3	n/a	2200	2200	2200	2095	2095	2095	2095	2149
Kimball	2	n/a	1975	1975	1625	1625	1625	1625	1500	1712

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Banner	1	n/a	530	530	510	490	450	440	420	496
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	427
Morrill	3	n/a	525	525	475	475	475	475	475	488
Kimball	2	n/a	565	525	505	415	390	350	345	453

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Banner	1	n/a	470	460	440	410	400	400	356	388
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	341
Morrill	3	n/a	460	450	410	375	375	375	375	380
Kimball	2	n/a	420	355	335	315	290	290	290	301

County	Mkt Area	CRP	TIMBER	WASTE
Banner	1	400	n/a	40
ScottsBluff	3	342	n/a	100
Morrill	3	479	n/a	34
Kimball	2	364	n/a	n/a

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

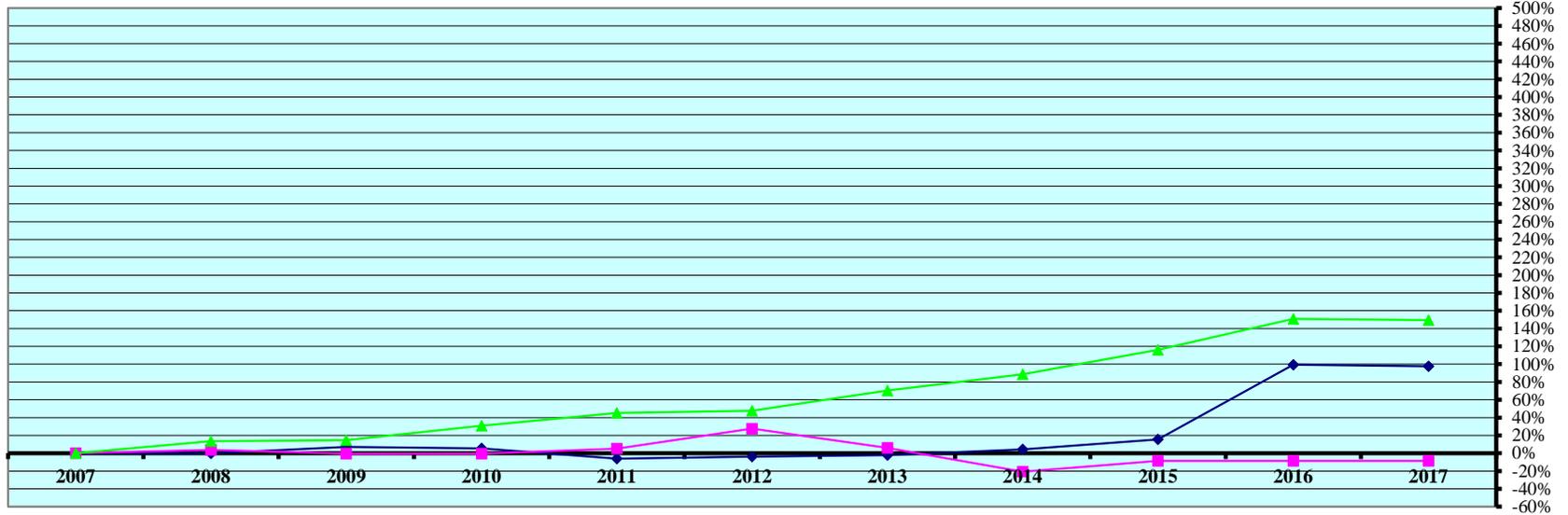
- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium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

Banner County Map



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

ResRec
Comm&Indust
Total Agland



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
2007	2,790,976	--	--	--	193,042	--	--	--	88,860,329	--	--	--
2008	2,782,430	-8,546	-0.31%	-0.31%	200,074	7,032	3.64%	3.64%	100,963,386	12,103,057	13.62%	13.62%
2009	2,990,418	207,988	7.48%	7.15%	192,215	-7,859	-3.93%	-0.43%	101,903,886	940,500	0.93%	14.68%
2010	2,944,294	-46,124	-1.54%	5.49%	192,215	0	0.00%	-0.43%	116,264,850	14,360,964	14.09%	30.84%
2011	2,620,253	-324,041	-11.01%	-6.12%	202,841	10,626	5.53%	5.08%	128,916,441	12,651,591	10.88%	45.08%
2012	2,680,581	60,328	2.30%	-3.96%	246,399	43,558	21.47%	27.64%	131,326,929	2,410,488	1.87%	47.79%
2013	2,729,749	49,168	1.83%	-2.19%	204,690	-41,709	-16.93%	6.03%	151,428,941	20,102,012	15.31%	70.41%
2014	2,910,139	180,390	6.61%	4.27%	152,917	-51,773	-25.29%	-20.79%	167,734,823	16,305,882	10.77%	88.76%
2015	3,219,784	309,645	10.64%	15.36%	176,394	23,477	15.35%	-8.62%	192,086,964	24,352,141	14.52%	116.17%
2016	5,565,849	2,346,065	72.86%	99.42%	176,394	0	0.00%	-8.62%	222,929,331	30,842,367	16.06%	150.88%
2017	5,511,633	-54,216	-0.97%	97.48%	176,394	0	0.00%	-8.62%	221,589,099	-1,340,232	-0.60%	149.37%

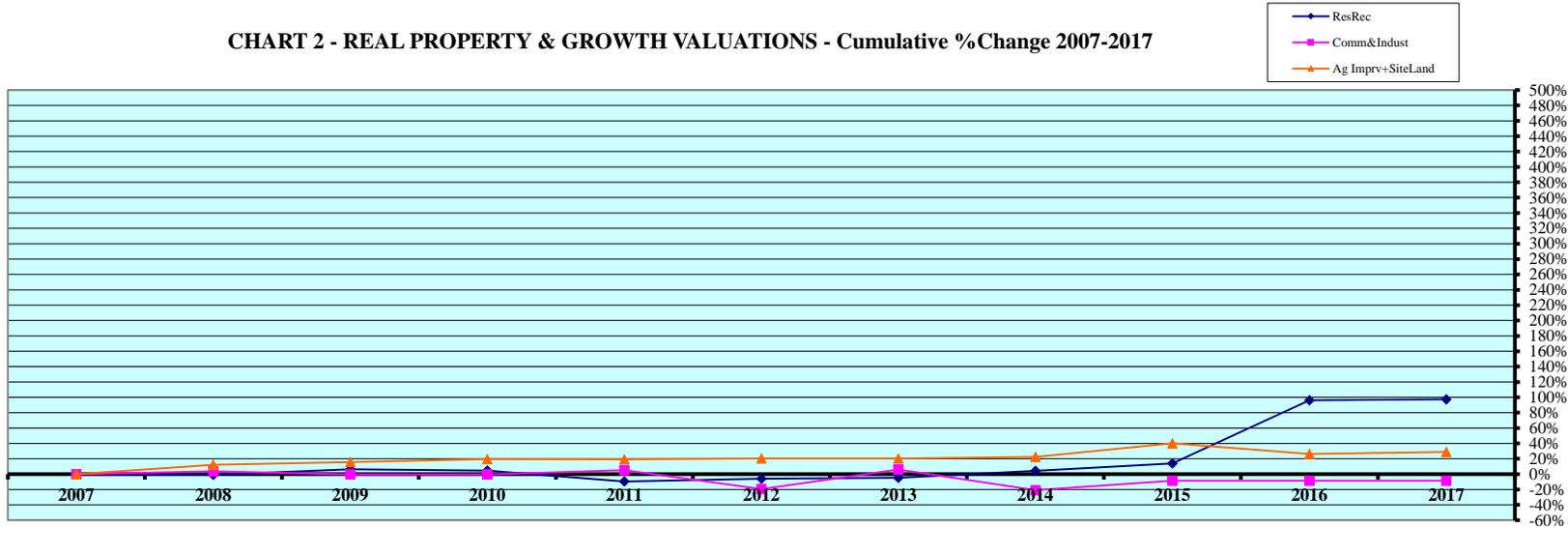
Rate Annual %chg: Residential & Recreational **7.04%** Commercial & Industrial **-0.90%** Agricultural Land **9.57%**

Cnty# **4**
County **BANNER**

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.
Source: 2007 - 2017 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

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



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			
2007	2,790,976	0	0.00%	2,790,976	--	--	193,042	0	0.00%	193,042	--	--			
2008	2,782,430	22,190	0.80%	2,760,240	-1.10%	-1.10%	200,074	0	0.00%	200,074	3.64%	3.64%			
2009	2,990,418	22,190	0.74%	2,968,228	6.68%	6.35%	192,215	0	0.00%	192,215	-3.93%	-0.43%			
2010	2,944,294	22,190	0.75%	2,922,104	-2.28%	4.70%	192,215	0	0.00%	192,215	0.00%	-0.43%			
2011	2,620,253	96,355	3.68%	2,523,898	-14.28%	-9.57%	202,841	0	0.00%	202,841	5.53%	5.08%			
2012	2,680,581	57,514	2.15%	2,623,067	0.11%	-6.02%	246,399	90,917	36.90%	155,482	-23.35%	-19.46%			
2013	2,729,749	70,177	2.57%	2,659,572	-0.78%	-4.71%	204,690	0	0.00%	204,690	-16.93%	6.03%			
2014	2,910,139	0	0.00%	2,910,139	6.61%	4.27%	152,917	0	0.00%	152,917	-25.29%	-20.79%			
2015	3,219,784	37,290	1.16%	3,182,494	9.36%	14.03%	176,394	0	0.00%	176,394	15.35%	-8.62%			
2016	5,565,849	93,132	1.67%	5,472,717	69.97%	96.09%	176,394	0	0.00%	176,394	0.00%	-8.62%			
2017	5,511,633	0	0.00%	5,511,633	-0.97%	97.48%	176,394	0	0.00%	176,394	0.00%	-8.62%			
Rate Ann%chg	7.04%						7.33%	-0.90%						C & I w/o growth	-4.50%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			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	15,488,937	4,161,380	19,650,317	144,657	0.74%	19,505,660	--	--
2008	17,273,778	5,022,450	22,296,228	233,436	1.05%	22,062,792	12.28%	12.28%
2009	17,596,915	5,351,883	22,948,798	233,435	1.02%	22,715,363	1.88%	15.60%
2010	18,099,795	5,600,999	23,700,794	233,435	0.98%	23,467,359	2.26%	19.42%
2011	17,868,742	5,730,432	23,599,174	149,289	0.63%	23,449,885	-1.06%	19.34%
2012	18,059,370	5,799,807	23,859,177	229,144	0.96%	23,630,033	0.13%	20.25%
2013	18,143,375	6,088,532	24,231,907	561,163	2.32%	23,670,744	-0.79%	20.46%
2014	18,063,087	6,070,135	24,133,222	91,193	0.38%	24,042,029	-0.78%	22.35%
2015	20,673,660	7,039,328	27,712,988	175,162	0.63%	27,537,826	14.11%	40.14%
2016	18,721,413	6,612,279	25,333,692	548,305	2.16%	24,785,387	-10.56%	26.13%
2017	19,237,804	6,614,477	25,852,281	506,618	1.96%	25,345,663	0.05%	28.98%
Rate Ann%chg	2.19%	4.74%	2.78%	Ag Imprv+Site w/o growth			1.75%	

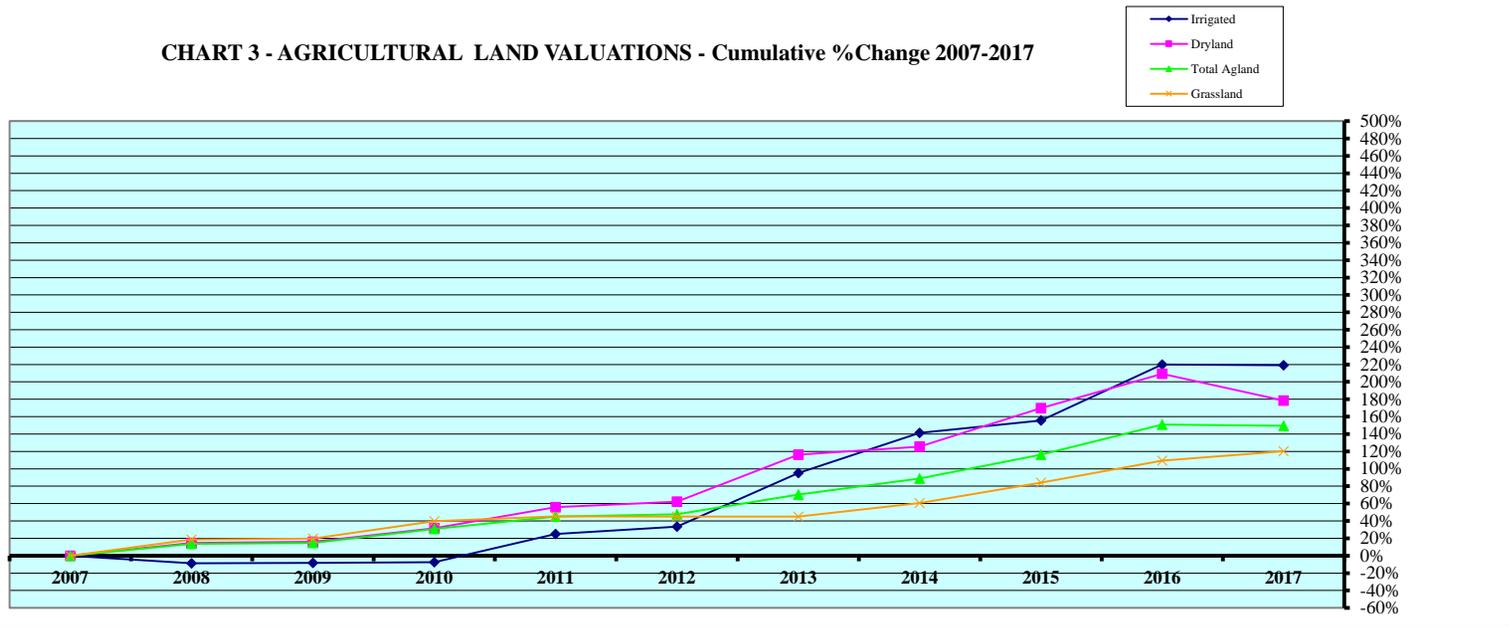
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 4
County BANNER

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	13,041,444	--	--	--	22,360,091	--	--	--	52,954,122	--	--	--
2008	11,908,268	-1,133,176	-8.69%	-8.69%	25,658,232	3,298,141	14.75%	14.75%	62,828,934	9,874,812	18.65%	18.65%
2009	11,979,310	71,042	0.60%	-8.14%	25,933,316	275,084	1.07%	15.98%	63,424,024	595,090	0.95%	19.77%
2010	12,064,769	85,459	0.71%	-7.49%	29,446,248	3,512,932	13.55%	31.69%	74,016,079	10,592,055	16.70%	39.77%
2011	16,298,278	4,233,509	35.09%	24.97%	34,849,007	5,402,759	18.35%	55.85%	76,931,854	2,915,775	3.94%	45.28%
2012	17,396,226	1,097,948	6.74%	33.39%	36,281,845	1,432,838	4.11%	62.26%	76,807,665	-124,189	-0.16%	45.05%
2013	25,446,508	8,050,282	46.28%	95.12%	48,358,230	12,076,385	33.28%	116.27%	76,802,449	-5,216	-0.01%	45.04%
2014	31,456,553	6,010,045	23.62%	141.20%	50,396,682	2,038,452	4.22%	125.39%	85,034,241	8,231,792	10.72%	60.58%
2015	33,314,960	1,858,407	5.91%	155.45%	60,327,110	9,930,428	19.70%	169.80%	97,510,024	12,475,783	14.67%	84.14%
2016	41,734,295	8,419,335	25.27%	220.01%	69,151,305	8,824,195	14.63%	209.26%	110,951,701	13,441,677	13.78%	109.52%
2017	41,619,279	-115,016	-0.28%	219.13%	62,278,931	-6,872,374	-9.94%	178.53%	116,601,826	5,650,125	5.09%	120.19%

Rate Ann.%chg: Irrigated **12.30%** Dryland **10.79%** Grassland **8.21%**

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
2007	126,128	--	--	--	378,544	--	--	--	88,860,329	--	--	--
2008	157,544	31,416	24.91%	24.91%	410,408	31,864	8.42%	8.42%	100,963,386	12,103,057	13.62%	13.62%
2009	156,557	-987	-0.63%	24.13%	410,679	271	0.07%	8.49%	101,903,886	940,500	0.93%	14.68%
2010	188,006	31,449	20.09%	49.06%	549,748	139,069	33.86%	45.23%	116,264,850	14,360,964	14.09%	30.84%
2011	223,036	35,030	18.63%	76.83%	614,266	64,518	11.74%	62.27%	128,916,441	12,651,591	10.88%	45.08%
2012	225,869	2,833	1.27%	79.08%	615,324	1,058	0.17%	62.55%	131,326,929	2,410,488	1.87%	47.79%
2013	216,714	-9,155	-4.05%	71.82%	605,040	-10,284	-1.67%	59.83%	151,428,941	20,102,012	15.31%	70.41%
2014	232,520	15,806	7.29%	84.35%	614,827	9,787	1.62%	62.42%	167,734,823	16,305,882	10.77%	88.76%
2015	260,936	28,416	12.22%	106.88%	673,934	59,107	9.61%	78.03%	192,086,964	24,352,141	14.52%	116.17%
2016	326,379	65,443	25.08%	158.77%	765,651	91,717	13.61%	102.26%	222,929,331	30,842,367	16.06%	150.88%
2017	323,005	-3,374	-1.03%	156.09%	766,058	407	0.05%	102.37%	221,589,099	-1,340,232	-0.60%	149.37%

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Rate Ann.%chg: Total Agric Land **9.57%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017 (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
2007	13,091,256	25,291	518			22,367,913	119,153	188			52,827,651	315,866	167		
2008	11,908,266	24,688	482	-6.82%	-6.82%	25,656,825	119,684	214	14.20%	14.20%	62,631,739	315,875	198	18.56%	18.56%
2009	12,893,728	25,855	499	3.39%	-3.66%	25,503,958	115,820	220	2.72%	17.30%	63,396,137	319,194	199	0.17%	18.75%
2010	12,062,063	24,187	499	0.00%	-3.66%	29,486,767	118,184	249	13.30%	32.91%	74,014,510	318,445	232	17.02%	38.97%
2011	16,170,241	23,801	679	36.24%	31.25%	34,982,918	121,547	288	15.36%	53.32%	76,804,324	313,665	245	5.35%	46.41%
2012	17,396,226	23,919	727	7.05%	40.50%	36,342,444	122,014	298	3.49%	58.67%	76,756,286	312,946	245	0.17%	46.65%
2013	25,360,508	23,714	1,069	47.04%	106.60%	48,803,699	122,752	398	33.48%	111.79%	76,474,427	312,202	245	-0.13%	46.46%
2014	31,241,720	23,984	1,303	21.80%	151.65%	50,533,297	124,414	406	2.16%	116.37%	84,985,890	309,047	275	12.26%	64.42%
2015	33,310,718	24,131	1,380	5.97%	166.68%	59,761,329	123,867	482	18.78%	157.01%	97,939,219	308,356	318	15.50%	89.91%
2016	41,734,295	24,068	1,734	25.62%	234.99%	69,151,307	123,502	560	16.05%	198.27%	110,952,307	306,788	362	13.87%	116.24%
2017	41,775,509	24,091	1,734	0.00%	235.00%	62,172,998	123,471	504	-10.07%	168.24%	116,605,684	306,887	380	5.06%	127.19%

Rate Annual %chg Average Value/Acre: **12.85%**

10.37%

8.55%

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
2007	125,791	6,290	20			378,588	2,712	140			88,791,199	469,311	189		
2008	156,980	6,275	25	25.10%	25.10%	510,058	2,737	186	33.48%	33.48%	100,863,868	469,259	215	13.61%	13.61%
2009	156,510	6,256	25	0.00%	25.10%	410,679	2,609	157	-15.53%	12.75%	102,361,012	469,734	218	1.38%	15.18%
2010	188,190	6,272	30	19.93%	50.03%	428,174	2,563	167	6.12%	19.65%	116,179,704	469,651	247	13.52%	30.75%
2011	219,057	7,301	30	-0.01%	50.01%	586,216	2,899	202	21.04%	44.83%	128,762,756	469,213	274	10.93%	45.05%
2012	225,869	7,528	30	0.00%	50.01%	577,064	2,838	203	0.56%	45.64%	131,297,889	469,246	280	1.96%	47.89%
2013	216,710	7,223	30	0.00%	50.02%	576,641	2,826	204	0.36%	46.17%	151,431,985	468,718	323	15.46%	70.76%
2014	231,066	7,701	30	0.00%	50.02%	587,063	2,895	203	-0.64%	45.23%	167,579,036	468,041	358	10.82%	89.25%
2015	259,314	7,408	35	16.66%	75.02%	671,271	3,166	212	4.59%	51.90%	191,941,851	466,928	411	14.81%	117.28%
2016	326,262	8,157	40	14.27%	100.00%	765,404	3,684	208	-2.03%	48.82%	222,929,575	466,199	478	16.33%	152.75%
2017	323,806	8,095	40	0.00%	100.00%	766,358	3,690	208	-0.03%	48.78%	221,644,355	466,233	475	-0.58%	151.27%

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Rate Annual %chg Average Value/Acre: **9.65%**

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 1,937	Value : 265,679,643	Growth 0	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	27	27,514	0	0	45	218,178	72	245,692	
02. Res Improve Land	48	445,203	0	0	42	407,500	90	852,703	
03. Res Improvements	48	1,813,554	0	0	45	2,579,078	93	4,392,632	
04. Res Total	75	2,286,271	0	0	90	3,204,756	165	5,491,027	0
% of Res Total	45.45	41.64	0.00	0.00	54.55	58.36	8.52	2.07	0.00
05. Com UnImp Land	0	0	0	0	3	3,000	3	3,000	
06. Com Improve Land	1	11,050	0	0	3	24,835	4	35,885	
07. Com Improvements	1	98,249	0	0	4	39,230	5	137,479	
08. Com Total	1	109,299	0	0	7	67,065	8	176,364	0
% of Com Total	12.50	61.97	0.00	0.00	87.50	38.03	0.41	0.07	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	75	2,286,271	0	0	90	3,204,756	165	5,491,027	0
% of Res & Rec Total	45.45	41.64	0.00	0.00	54.55	58.36	8.52	2.07	0.00
Com & Ind Total	1	109,299	0	0	7	67,065	8	176,364	0
% of Com & Ind Total	12.50	61.97	0.00	0.00	87.50	38.03	0.41	0.07	0.00
17. Taxable Total	76	2,395,570	0	0	97	3,271,821	173	5,667,391	0
% of Taxable Total	43.93	42.27	0.00	0.00	56.07	57.73	8.93	2.13	0.00

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	83	8,925,950	83	8,925,950	0
24. Non-Producing	0	0	0	0	109	58,460	109	58,460	0
25. Total	0	0	0	0	192	8,984,410	192	8,984,410	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	8	15	206	229

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,174	163,444,046	1,174	163,444,046
28. Ag-Improved Land	0	0	0	0	356	63,106,837	356	63,106,837
29. Ag Improvements	0	0	0	0	398	24,476,959	398	24,476,959
30. Ag Total							1,572	251,027,842

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	56	53.86	111,405	56	53.86	111,405	
32. HomeSite Improv Land	212	248.83	2,187,720	212	248.83	2,187,720	
33. HomeSite Improvements	222	0.00	17,113,827	222	0.00	17,113,827	0
34. HomeSite Total				278	302.69	19,412,952	
35. FarmSite UnImp Land	74	114.88	41,125	74	114.88	41,125	
36. FarmSite Improv Land	323	955.91	519,471	323	955.91	519,471	
37. FarmSite Improvements	367	0.00	7,363,132	367	0.00	7,363,132	0
38. FarmSite Total				441	1,070.79	7,923,728	
39. Road & Ditches	953	3,397.43	0	953	3,397.43	0	
40. Other- Non Ag Use	102	167.88	50,357	102	167.88	50,357	
41. Total Section VI				719	4,938.79	27,387,037	0

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	15	3,444.19	1,137,664	15	3,444.19	1,137,664

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	2,196.74	9.18%	4,393,470	10.59%	2,000.00
47. 2A1	1,278.92	5.34%	2,429,948	5.86%	1,900.00
48. 2A	6,887.99	28.77%	12,398,316	29.87%	1,799.99
49. 3A1	246.62	1.03%	443,916	1.07%	1,800.00
50. 3A	5,318.94	22.22%	9,574,017	23.07%	1,799.99
51. 4A1	6,233.46	26.04%	9,973,379	24.03%	1,599.97
52. 4A	1,775.07	7.42%	2,288,286	5.51%	1,289.12
53. Total	23,937.74	100.00%	41,501,332	100.00%	1,733.72
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	30,518.49	24.58%	16,174,786	26.28%	530.00
56. 2D1	9,162.40	7.38%	4,856,083	7.89%	530.00
57. 2D	42,746.58	34.43%	21,800,665	35.42%	510.00
58. 3D1	5,580.62	4.50%	2,734,500	4.44%	490.00
59. 3D	17,032.88	13.72%	7,664,869	12.45%	450.00
60. 4D1	14,650.27	11.80%	6,446,057	10.47%	440.00
61. 4D	4,448.96	3.58%	1,868,531	3.04%	419.99
62. Total	124,140.20	100.00%	61,545,491	100.00%	495.77
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	11,833.95	3.86%	5,561,966	4.66%	470.00
65. 2G1	5,102.51	1.66%	2,347,161	1.97%	460.00
66. 2G	48,007.82	15.65%	21,013,473	17.60%	437.71
67. 3G1	3,236.12	1.05%	1,326,802	1.11%	410.00
68. 3G	40,062.06	13.06%	15,854,763	13.28%	395.76
69. 4G1	67,752.18	22.09%	26,785,725	22.43%	395.35
70. 4G	130,781.42	42.63%	46,522,831	38.96%	355.73
71. Total	306,776.06	100.00%	119,412,721	100.00%	389.25
Irrigated Total					
	23,937.74	5.13%	41,501,332	18.56%	1,733.72
Dry Total					
	124,140.20	26.60%	61,545,491	27.52%	495.77
Grass Total					
	306,776.06	65.74%	119,412,721	53.39%	389.25
72. Waste	8,030.15	1.72%	321,198	0.14%	40.00
73. Other	3,788.08	0.81%	860,063	0.38%	227.04
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	466,672.23	100.00%	223,640,805	100.00%	479.22

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	23,937.74	41,501,332	23,937.74	41,501,332
77. Dry Land	0.00	0	0.00	0	124,140.20	61,545,491	124,140.20	61,545,491
78. Grass	0.00	0	0.00	0	306,776.06	119,412,721	306,776.06	119,412,721
79. Waste	0.00	0	0.00	0	8,030.15	321,198	8,030.15	321,198
80. Other	0.00	0	0.00	0	3,788.08	860,063	3,788.08	860,063
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	466,672.23	223,640,805	466,672.23	223,640,805

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	23,937.74	5.13%	41,501,332	18.56%	1,733.72
Dry Land	124,140.20	26.60%	61,545,491	27.52%	495.77
Grass	306,776.06	65.74%	119,412,721	53.39%	389.25
Waste	8,030.15	1.72%	321,198	0.14%	40.00
Other	3,788.08	0.81%	860,063	0.38%	227.04
Exempt	0.00	0.00%	0	0.00%	0.00
Total	466,672.23	100.00%	223,640,805	100.00%	479.22

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 Harrisburg	27	27,514	48	445,203	48	1,813,554	75	2,286,271	0
83.2 Rural	8	33,733	4	42,500	6	382,945	14	459,178	0
83.3 Rural Residential	37	184,445	38	365,000	39	2,196,133	76	2,745,578	0
84 Residential Total	72	245,692	90	852,703	93	4,392,632	165	5,491,027	0

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Commercial	2	2,000	3	30,145	4	132,878	6	165,023	0
85.2 Rural	1	1,000	1	5,740	1	4,601	2	11,341	0
86 Commercial Total	3	3,000	4	35,885	5	137,479	8	176,364	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	7,933.55	2.94%	3,728,760	3.56%	470.00
89. 2G1	3,528.47	1.31%	1,623,109	1.55%	460.00
90. 2G	37,016.98	13.71%	16,287,402	15.56%	440.00
91. 3G1	2,293.38	0.85%	940,284	0.90%	410.00
92. 3G	31,564.45	11.69%	12,625,693	12.06%	400.00
93. 4G1	59,880.34	22.18%	23,951,986	22.88%	400.00
94. 4G	127,723.68	47.32%	45,513,785	43.48%	356.35
95. Total	269,940.85	100.00%	104,671,019	100.00%	387.76
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	3,900.40	10.59%	1,833,206	12.44%	470.00
98. 2C1	1,574.04	4.27%	724,052	4.91%	460.00
99. 2C	10,990.84	29.84%	4,726,071	32.06%	430.00
100. 3C1	942.74	2.56%	386,518	2.62%	409.99
101. 3C	8,497.61	23.07%	3,229,070	21.90%	380.00
102. 4C1	7,871.84	21.37%	2,833,739	19.22%	359.98
103. 4C	3,057.74	8.30%	1,009,046	6.84%	330.00
104. Total	36,835.21	100.00%	14,741,702	100.00%	400.21
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	269,940.85	87.99%	104,671,019	87.65%	387.76
CRP Total	36,835.21	12.01%	14,741,702	12.35%	400.21
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	306,776.06	100.00%	119,412,721	100.00%	389.25

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

04 Banner

	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	5,511,633	5,491,027	-20,606	-0.37%	0	-0.37%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	19,237,804	19,412,952	175,148	0.91%	0	0.91%
04. Total Residential (sum lines 1-3)	24,749,437	24,903,979	154,542	0.62%	0	0.62%
05. Commercial	176,394	176,364	-30	-0.02%	0	-0.02%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	176,394	176,364	-30	-0.02%	0	-0.02%
08. Ag-Farmsite Land, Outbuildings	6,561,743	7,923,728	1,361,985	20.76%	0	20.76%
09. Minerals	5,263,910	8,984,410	3,720,500	70.68	0	70.68%
10. Non Ag Use Land	52,734	50,357	-2,377	-4.51%		
11. Total Non-Agland (sum lines 8-10)	11,878,387	16,958,495	5,080,108	42.77%	0	42.77%
12. Irrigated	41,619,279	41,501,332	-117,947	-0.28%		
13. Dryland	62,278,931	61,545,491	-733,440	-1.18%		
14. Grassland	116,601,826	119,412,721	2,810,895	2.41%		
15. Wasteland	323,005	321,198	-1,807	-0.56%		
16. Other Agland	766,058	860,063	94,005	12.27%		
17. Total Agricultural Land	221,589,099	223,640,805	2,051,706	0.93%		
18. Total Value of all Real Property (Locally Assessed)	258,393,317	265,679,643	7,286,326	2.82%	0	2.82%

2018 Assessment Survey for Banner County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One--part time.
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$64,400
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	None out of the Assessor's total budget.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$6,300 from Miscellaneous General fund for Pritchard & Abbott to appraise oil, gas and mineral interests.
10.	Part of the assessor's budget that is dedicated to the computer system:
	None of the Assessor's budget is dedicated to the computer system. All offices are included in the Miscellaneous General Fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$850
12.	Other miscellaneous funds:
	\$18,000 for data processing from the Misc. General fund; likewise \$9,500 for GIS from the Misc. General fund.
13.	Amount of last year's assessor's budget not used:
	\$7,677.36--due to new employee only works 32 hours per week at a lower rate.

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
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. The web address is http://banner.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop and staff.
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	N/A
4.	When was zoning implemented?
	N/A

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for oil and gas; Stanard Appraisal for feedlots.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS/PC Admin for CAMA, administrative and personal property software.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Pritchard & Abbott; Stanard Appraisal only for feedlots for 2018.
2.	If so, is the appraisal or listing service performed under contract?
	Yes--contract for 2017.
3.	What appraisal certifications or qualifications does the County require?
	Pritchard & Abbott is a certified appraisal firm for oil and gas. Stanard Appraisal has a certified general appraiser.
4.	Have the existing contracts been approved by the PTA?
	Yes.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Only for oil, gas and feedlots.

2018 Residential Assessment Survey for Banner County

1.	Valuation data collection done by:																							
	The Assessor and her staff member.																							
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Harrisburg--all residential parcels within the Village of Harrisburg.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural--all remaining residential parcels within Banner County.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Harrisburg--all residential parcels within the Village of Harrisburg.	80	Rural--all remaining residential parcels within Banner County.	AG	Agricultural homes and outbuildings.												
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10	Harrisburg--all residential parcels within the Village of Harrisburg.																							
80	Rural--all remaining residential parcels within Banner County.																							
AG	Agricultural homes and outbuildings.																							
3.	List and describe the approach(es) used to estimate the market value of residential properties.																							
	The cost approach.																							
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 the tables provided by the CAMA vendor.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	No.																							
6.	Describe the methodology used to determine the residential lot values?																							
	Qualified sales are used to develop market value and then the square foot method is applied to each of the three lot sizes found in the village of Harrisburg.																							
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																							
	At present, there are no vacant lots being held for sale or resale within Banner County.																							
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</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>	10	2017	2017	2010	2013	80	2017	2017	2010	2013	AG	2017	2017	2010	2013
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10	2017	2017	2010	2013																				
80	2017	2017	2010	2013																				
AG	2017	2017	2010	2013																				
	The assessor physically inspects all properties within a particular Range each year.																							

2018 Commercial Assessment Survey for Banner County

1.	Valuation data collection done by:																		
	The Assessor and her staff member.																		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The cost approach.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	There are no unique commercial properties in Banner County.																		
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 Assessor relies upon the tables provided by the CAMA vendor (for the bank).																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No, since there is no viable commercial market in Banner County. As listed above, none of the existing commercial properties would fit in a unique valuation grouping.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Since there are only eight commercial parcels in the County, commercial lots carry a "site" value.																		
7.	<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;">10</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</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>	10	2017	2017	2010	2013	80	2017	2017	2010	2013
<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>															
10	2017	2017	2010	2013															
80	2017	2017	2010	2013															
	The eight commercial parcels consist of one closed business (a wrecking yard), two open businesses--the café re-opened and the bank; one cellular phone tower, and four rural electric sites. The Assessor believes that they would be better analyzed by occupancy code rather than classified as a valuation grouping.																		

2018 Agricultural Assessment Survey for Banner County

1.	Valuation data collection done by:							
	The Assessor and her staff member.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center; width: 65%;"><u>Description of unique characteristics</u></th> <th style="text-align: center; width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>Banner County has not identified unique agricultural market areas.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>		Banner County has not identified unique agricultural market areas.	2018	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
	Banner County has not identified unique agricultural market areas.	2018						
	Land use is confirmed by GIS aerials and questionnaires sent to taxpayers.							
3.	Describe the process used to determine and monitor market areas.							
	If the Assessor notices a significant difference in the market activity in a particular area, compared to the remainder of the County, she monitors this to determine if the difference was not only significant, but on-going in order to establish a separate market area.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	A small parcel of land is considered rural residential, unless it adjoins an active agricultural operation, and this is usually determined by the taxpayer's response to a mailed questionnaire. Recreational land must have recreation as its primary use to be classified as such. Land leased during hunting season for a limited period of time is not seen as a primary recreational use. Hunting preserves are classified as recreational land if hunting is the primary use.							
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.							
	There are currently no parcels enrolled in the Wetland Reserve Program.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	N/A							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<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.							
	N/A							
7d.	Where is the influenced area located within the county?							
	N/A							

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

2018 Plan of Assessment for Banner County, Nebraska
Assessment Years 2018, 2019, and 2020
Date: May 22, 2017

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, 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 Property Assessment and Taxation 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 is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue 2003)

Assessment levels required for real property for 2017 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 (as amended by LB 968); and
- (3) 75% of special value for agricultural 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.

Reference, Neb Rev Stat 77-201 (R S Supp 2004)

General Description of Real Property in Banner County

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

	Parcels	% of Total Parcels	Value	% of Taxable Value Base
Residential	93	4.98%	5,582,416	2.15%
Commercial	8	0.41%	176,394	0.07%
Recreational				
Agricultural	1565	80.59%	247,452,516	95.22%
Mineral Interest- Producing	81	4.17%	5,495,330	2.11%
Mineral Interest- Non-Producing	109	5.61%	58,460	0.02%
Game & Parks	15	.77%	1,114,286	.43%
	1942		259,879,402	

Agricultural land - taxable acres

The county is predominately agricultural consisting of the following sub classes:

	Acres	Value
Irrigation	24,090.66	41,775,509
Dry crop	123,471.14	62,172,998
Grass & CRP	306,886.55	116,605,684
Waste	8,095.29	323,806
Other (feedlot & shelterbelt)	3,689.60	766,358

Total of 466,233.24 acres with a value of \$2221,644,355

New property : For assessment year 2017, an estimated 3 information statement was filed for new property construction within the county.

For more information see 2017 Reports & Opinions, Abstract and Assessor Survey

Current Resources

A. Staff/Budget/Training

Presently have 1 employee who works an average of 32 hours per week. This employee has passed the assessor's exam and will be promoted to deputy assessor in August 2017.

The 2016-17 budget for the assessor's office was \$62,650 plus \$6000 included in Miscellaneous General for Appraisal (which includes pickup work and oil and gas appraisal) The assessor's office was split from the ex-officio office as of January 2011

Training –

B Cadastral Maps accuracy/condition, other land use maps, aerial photos

Cadastral maps are in a large book and have been discontinued. Aerial photos with individual mylar overlays containing ownership information, land use, and soil types are approximately 20 years old. The ownership on aerial photos is updated as deeds are filed

C Property Record Cards – new cards were prepared for the 2017 year.

For strictly ag land parcels, the land valuation sheets are printed on the MIPS program and placed behind the property record card in a plastic page protector.

Property Records Cards for parcels with improvements are a manila folder with the property record card imprinted on the front. A listing of each individual building with values for each year is permanently attached to the back of the manila folder. Each building is numbered on the site photo. A small snapshot in a photo sleeve has a corresponding number . This number is also noted on the MIPS improvement printouts and the yearly listing as mentioned.

House sketches, house photos, and farm site sketches have been updated in the MIPS CAMA

D We received a grant for an ESRI software and instructions in August of 2005. The GIS program now contains the ownership, soil conversion, and land use. We have networked the GIS program with the MIPS real estate administrative program. Our office will be working with the road department to prepare a layer showing roads locations, legal proceedings establishing roads, and the location of bridges, culverts, and all traffic signage.

- E Web based – property record information access – The MIPS records have been online since June 2013. The GIS records were placed on line in 2013

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property.

Copies of the deeds and Form 521's filed with the Register of Deeds are processed as they are received. A copy of the 521 is filed in a notebook with a copy of the deed and agland inventory sheets if applicable. At the time the 521's are processed a form letter is sent to the seller and the buyer requesting information concerning the sale.

Information statements are not filed on a regular basis – discovery of new improvements is usually through personal observation of county officials or other reports

B Data Collection

One sixth of the improvements were physically reviewed for 2017. Photos were taken for all improvements

Market data is obtained from the Form 521 and the questionnaire mailed to buyers and sellers.

C Review assessment sales ratio studies

Market data is entered on an Excel spreadsheet with formulas which figure average selling price, median, COD, and PRD for irrigated, dry crop, grass, CRP, shelterbelts, waste, and sites. All sales (improved sales are used with the value of improvements being subtracted from the assessed value and also the selling price) are used in these computations. With time permitting the above studies are also computed with the unimproved sales only.

D Approaches to Value

- 1 Market approach; sales comparison – Used for agland sales. Have had an increasing number of sales in recent years so that sales comparison approach is more accurate than previous years. Strictly residential sales are still limited. Usually the agland sales where purchaser is actually occupying home are also included in the residential sales for computations.
- 2 Cost approach; cost manual used and date of manual and latest depreciation study- The Marshall Swift costing manual for 2014 available in conjunction with the MIPS CAMA program were used for 2016. Depreciation was figured

on the qualified sales and the current depreciation schedules were checked with these figures.

- 3 Income Approach, income and expense data collection – Because of the wide variety of rental and lease arrangements on agland, this method is not an accurate measure of value. Banner County also has few rental houses available for any kind of an income study.
- 4. Land valuation studies, establish market areas, special value – sales are plotted on a large map using different colors for each years sales. This is used to determine if market areas would be appropriate. Banner County does not have zoning at the present time so special value is not a consideration
- E Reconciliation of Final Value and documentation – statements are attached to the property record card explaining the method used for final valuations
- F Review assessment sales ratio studies after assessment actions – New values for the current year are reported on the Assessed Value Update
- G Notices and Public Relations. Change of value notices are sent to every landowner in Banner County regardless if the value changed or not. With the 2017 COV notices we once again included a printout of the land valuation groups and acres, value, etc. A letter is sent with the COV notices that reminds landowners to report change of use, etc.

Level of Value, Quality and Uniformity for assessment year 2017:

Property Class	Median	COD	PRD
Residential	Insufficient sales		
Commercial	Insufficient sales		
Agricultural Land	71%	18.83	109.61

*COD means coefficient of dispersion and PRD means price related differential
 For more information regarding statistical measures see 2017 Reports & Opinions

Assessment Actions Planned for Assessment Year 2018

Residential – The improvements located in Range 58 will be reviewed. Review will be conducted by the assessor and employee with possible part time help. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial - Commercial properties that are located in Range 58 will be reviewed at the same time as the residential and farm buildings.

Agricultural Land – We are using the GIS program to check land use and acreages.

Special Value – Agland - no special value anticipated

Assessment Actions Planned for Assessment Year 2019

Residential – The improvements in Range 57 will be reviewed. The same data collectors as the previous year. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial – Commercial property in Range 57 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- We are using the GIS program to check land use and acreages

Special Value – Agland – no special value anticipated. Land use will continue to be check by using the GIS and FSA maps for questionable acreages.

Assessment Actions Planned for Assessment Year 2020

Residential – The improvements in Range 56 will be reviewed. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial – Commercial property in Range 56 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- We are using the GIS program to check land use and acreages

Special Value – Agland – no special value anticipated

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

1. Record Maintenance, mapping updates, and ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and 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 Educational 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 170 schedules with a value of \$10,726,955; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required
- 4 Permissive Exemptions: administer 4 annual filings of applications for new or continued exempt use, review and make recommendations to county board.
- 5 Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc
6. Homestead Exemptions: administer 25 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
- 7 Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
- 8 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
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- 10 Tax List Corrections – prepare tax list correction documents for county board approval
- 11 County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.

- 12 TERC appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation
- 13 TERC State wide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC
- 14 Education: Assessor and or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification .

Conclusion:

The 2017-2018 budget request will be approximately the same as the previous year.

Respectfully submitted:

Assessor's signature _____ Date:_____