

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

BUFFALO 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 Buffalo 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 Buffalo 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: Ethel Skinner, Buffalo County Assessor

Table of Contents

2018 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

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.

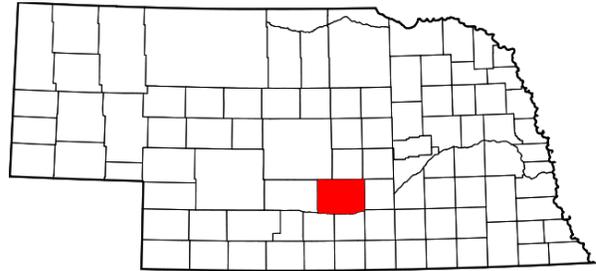
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

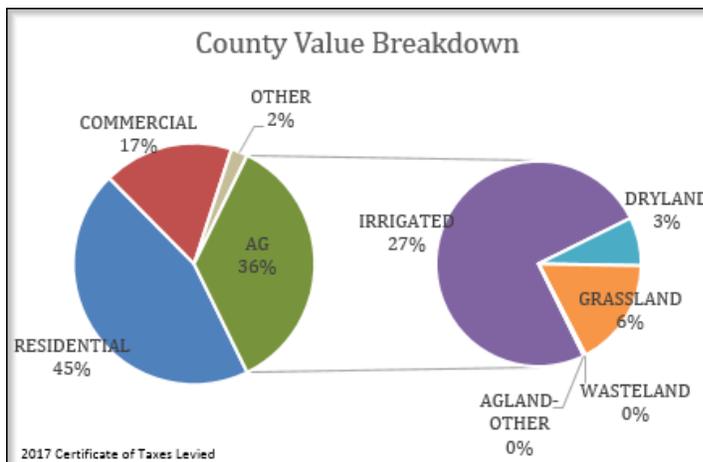
**Further information may be found in Exhibit 94*

County Overview

With a total area of 968 miles, Buffalo County has 49,383 residents, per the Census Bureau Quick Facts for 2016, a 7% population increase over the 2010 U.S. Census. Reports indicate that 64% of county residents are homeowners and 77% of residents occupy the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Buffalo County convene in and around the county seat of Kearney. According to the latest information available from the U.S. Census Bureau, there are 1,617 employer establishments with total employment of 23,059. The largest employers in the county include a state university and a regional hospital.



Agricultural land makes up approximately 36% of Buffalo County's valuation base. A mix of irrigated and grass land make up a majority of the land in the county. Buffalo County is included in both the Central Platte and Lower Loup Natural Resources Districts (NRD).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
AMHERST	277	248	-10.5%
ELM CREEK	894	901	0.8%
GIBBON	1,759	1,833	4.2%
KEARNEY	27,431	30,921	12.7%
MILLER	156	136	-12.8%
PLEASANTON	360	341	-5.3%
RAVENNA	1,341	1,371	2.2%
RIVERDALE	213	182	-14.6%
SHELTON	1,140	1,059	-7.1%

2018 Residential Correlation for Buffalo County

Assessment Actions

Within the residential class of property, approximately 20 neighborhoods, with over 1,600 parcels were inspected within the City of Kearney. There are three neighborhoods in Kearney, with 550 parcels that were not inspected as planned. In 2017, the county had a near complete turnover of appraisal staff and fell behind in inspections. The county will prioritize these areas for review in the Spring of 2018. Buffalo County recently purchased tablets that will allow them to data enter property record card changes while in the field, with the hope of increasing the number of hours the appraisal assistants can be in the field inspecting property. In the Villages, inspections were completed in Amherst and portions of Elm Creek and Pleasanton. Approximately 600 rural residential parcels in the southeast corner of the county were also inspected.

Land values were studied countywide and adjustments were made to land tables within Valuation Groupings 2, 4, and 5. All cost tables were updated to 2016 cost and cost factors were calibrated by valuation group. After completing sales analysis, economic depreciation factors were applied to the small villages of Odessa and Miller.

Description of Analysis

Residential property in Buffalo County is stratified into 13 different valuation groupings; based on economic characteristics.

Valuation Grouping	Description
01	Southeast Kearney
02	Southwest Kearney
03	Central Kearney, East of 25 th Street
04	Central Kearney, West of 25 th Street
05	Northeast Kearney
06	Northwest Kearney
07	Amherst, Miller, Odessa, Pleasanton, Riverdale
08	Rural
09	Elm Creek
10	Gibbon
11	Ravenna
12	Shelton
14	Recreational

2018 Residential Correlation for Buffalo County

Review of the statistical profile indicates that all measures of central tendency correlate; the COD and PRD are low enough to support that assessments are uniform within the class. The 2018 County Abstract of Assessment, Form 45 Compared with the 2017 Certificate of Taxes Levied Report indicates that the class increased 5.7%, overall sold properties increased 5.5% supporting that the calculated statistics are a reliable indicator of the level of value within the county.

All valuation groupings, except Valuation Grouping 14, have a sufficient number of sales and a median within the acceptable range. Most valuation groupings also have qualitative statistics that support that assessments are uniform. Most of the small villages have CODs between 25-27%. Valuation Groupings 9, 11, and 12 each have two to five small dollar sales affecting the quality statistics. When the low dollar sales are removed, the CODs of the medians of the valuation groupings are minimally affected, but the CODs drop to 20-22%. The only sale in Valuation Grouping 14 is a lake just outside a residential subdivision, with a small improvement on it.

Assessment Practice Review

Within the residential class, the annual assessment practice review focuses on the submission and qualification of sales data, the stratification of property into valuation groupings, and all aspects of the valuation process. Buffalo County submits sales information to the Division every month, and the Division's routine audits confirms that the data is accurately submitted. Due to the volume of sales within the residential class, the county does not verify every sale; however, conversations with the county assessor and the staff demonstrate that they are knowledgeable of the market and if necessary will contact property owners to verify sale terms. The county utilizes approximately 70% of the residential sales.

Residential property is stratified into six valuation groupings within Kearney, based on proximity to amenities and general economics. The mid-sized villages have an adequate number of sales to warrant keeping them separate, and the smallest villages are combined.

The county generally stays in compliance with the six-year inspection requirements; however, due to a turnover in staffing, a small number of parcels are delinquent at this time. The county has taken steps to address this issue. Within the residential class, the county relies upon the cost approach. The cost tables were updated this year, with adjustments to economic depreciation where needed. Lot values were adjusted in three Kearney Valuation Groupings this year, all other lot and depreciation tables have been updated from 2014 – 2017. The Division's review of sold and unsold properties confirmed that valuation adjustments are uniformly applied within the county.

Equalization and Quality of Assessment

The qualitative statistics support that assessments are uniform and proportionate within the residential class of property; all valuation groupings have been assessed at uniform portions of

2018 Residential Correlation for Buffalo County

market value. The Division's review of assessment practices confirmed that the county complies with professionally accepted mass appraisal practices.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	118	95.47	100.89	96.14	15.62	104.94
02	201	97.11	98.55	98.06	10.31	100.50
03	237	95.43	100.41	98.17	13.69	102.28
04	137	96.06	96.55	96.45	14.38	100.10
05	161	95.82	96.39	97.16	08.94	99.21
06	114	95.27	96.67	96.12	08.58	100.57
07	35	97.16	104.75	96.17	25.73	108.92
08	157	94.03	100.93	94.64	20.49	106.65
09	25	95.43	100.02	99.32	25.85	100.70
10	47	96.78	95.14	94.74	14.35	100.42
11	50	97.50	107.43	93.48	31.42	114.92
12	37	99.65	107.70	94.67	27.57	113.76
14	1	19.04	19.04	19.04	00.00	100.00
<u>ALL</u>	1,320	95.83	99.35	96.42	14.93	103.04

Level of Value

Based on analysis of all available information, the level of value of residential property in Buffalo County is 96%.

2018 Commercial Correlation for Buffalo County

Assessment Actions

Assessment actions for the commercial class included completion of the planned inspection work; this involved about 350 parcels in 11 neighborhoods in and around the City of Kearney, as well as the commercial property within Shelton and Ravenna.

In addition to the review work, commercial land models were reviewed by neighborhood to ensure equalization in economically similar areas, some adjustments were made.

The cost tables were updated to Marshall & Swift 2016 tables for all commercial improvements. Additionally, all properties, except Section 42 Housing, were valued using the cost approach this year, as the income and expense information the county has on file is no longer current. After analyzing statistical results, all economic depreciations were removed from commercial properties along Second Avenue as well as all multi-family properties within Kearney.

Description of Analysis

Buffalo County utilizes two valuation groupings in the county to reflect areas of different economic conditions.

Valuation Grouping	Description
01	Kearney and commercial/industrial parcels just outside of Kearney
02	Amherst, Elm Creek, Gibbon, Miller, Pleasanton, Ravenna, Riverdale, Shelton, and Rural Commercial away from Kearney

Review of the statistical profile shows that with 99 sales, all three measures of central tendency are within the acceptable range. The COD and PRD both indicate that assessments are uniform within the class. The 2018 County Abstract of Assessment for Real Property, Form 45 Compared with the 2017 Certificate of Taxes Levied Report, indicated that the commercial and industrial property increased approximately 13%; this is similar to observed changes to the sales file.

Both valuations groupings are within the acceptable range; as would be expected, Valuation Grouping 2 contains a larger degree of dispersion. However, the median is stable as outliers are removed. Additionally, all occupancy codes with a sufficient number of sales have statistics within the acceptable range.

Assessment Practice Review

Within the commercial class, the review focuses on sales qualification, how properties are stratified into valuation groupings, comparison of sold and unsold properties, and all aspects of the assessment process. Within the commercial class, all sales are verified with follow-up calls to the buyer or seller when additional information is needed. The county utilizes approximately

2018 Commercial Correlation for Buffalo County

55% of sales within the commercial class; the Division’s review of sales data confirmed that all arm’s-length sales have been utilized for measurement.

The county utilizes two valuation groupings within the class. The City of Kearney is a regional center for goods, services, and jobs and there is strong demand for commercial property there. The market in the rest of the county is less predictable as commercial businesses are restricted by the purchasing capacity of the local population.

All commercial properties within the county are reviewed on a six-year cycle. The cost tables were updated this year, but the depreciation tables are dated 2013. The county has focused commercial efforts the past few years on ensuring occupancy codes are uniform so that properties are pricing consistently. Lot value models have also not been changed since 2014; however, some updates were made this year to ensure that all lots are being assessed uniformly. The Division’s review of individual properties confirmed that sold and unsold properties have been uniformly assessed.

Equalization and Quality of Assessment

The qualitative statistics indicate that commercial property is uniformly assessed. All subclasses are within the acceptable range. Based on the statistics and the assessment practices review, the county complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	74	93.89	94.38	95.37	18.19	98.96
02	25	99.28	102.84	84.10	24.86	122.28
____ALL____	99	94.83	96.52	94.34	20.24	102.31

Level of Value

Based on the analysis of all available information, the level of value of commercial property in Buffalo County is 95%.

2018 Agricultural Correlation for Buffalo County

Assessor Actions

Agricultural improvements in four townships in the southeast corner of the county were physically inspected. All agricultural homes within the county received a desk review of quality and condition; the cost tables were updated to Marshall & Swift 2016 and the depreciation tables were updated as well.

The county decided to combine special value market areas five and six as the land is geographically similar. These are small market areas influenced by the Platte River, there are few sales in Area 5, but the sales that have existed for the past few years did not warrant keeping the areas separated.

For unimproved agricultural land, a sales analysis was conducted. The analysis indicated that the market for agricultural land had declined within the study period; as a result, irrigated and dry cropland in Market Area 1 decreased about 1%, grassland decreased 10% to better equalize with adjoining counties, and all land uses in Market Area 4 decreased 5%.

Description of Analysis

Review of the statistical profile for the county indicates that all the measures of central tendency correlate closely and are within the acceptable range. The 2018 County Abstract of Assessment for Real Property, Form 45 Compared with the 2017 Certificate of Taxes Levied reflects the adjustments reported by the county assessor. The adjustments made to Market Area 4 and to the cropland in Market Area 1 reflect the general movement of agricultural land in this region of the state, and resulted in values that comparable to all other counties.

The Market Area 1 grassland decrease was somewhat untypical for the region; however, in 2017 Buffalo County's grassland values were significantly higher than all other counties, this adjustment improves equalization between adjoining counties.

Review of the statistical profile by study period year indicates that the market has decreased within the three-year study period.

DATE OF SALE * RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Study Yrs</u>						
01-OCT-14 To 30-SEP-15	22	62.21	68.87	65.41	17.15	105.29
01-OCT-15 To 30-SEP-16	32	62.02	65.92	67.36	20.12	97.86
01-OCT-16 To 30-SEP-17	24	79.69	86.05	84.87	17.93	101.39

The statistical profile also indicates that Market Area 1 grassland, and Market Area 4 overall sample and Market Area 4 80% MLU irrigation are below the acceptable ranges. These samples are heavily weighted with old and middle year sales; Market Area 1 only contained three new-year grass sales, with assessment-to-sale ratios ranging between 84-147%. Market Area 4 only contains one new-year irrigated sale, with an individual ratio of 100%. The Division attempted to

2018 Agricultural Correlation for Buffalo County

expand the sample with new-year sales; however, there was only one comparable new-year grass sale and three comparable new-year irrigated sales available within six miles of the county. Although the addition of irrigated sales increased the median to 65%, the sample remained weighted towards the older time-period.

Although Buffalo County Area 1 grassland and Area 4 irrigation are below the acceptable range, both values are higher than all other comparable counties. Based on the trend of the agricultural land market in the county and the comparison to adjoining county values, the agricultural land values in Buffalo County are believed to be in the acceptable range.

Assessment Practice Review

Within the agricultural class, the review focuses on sales utilization, classification and valuation of agricultural land including market areas and special valuation, and the assessment of agricultural improvements. Buffalo County verifies all agricultural sales with written verification letters and follow-up phone call when necessary. The county has utilized approximately 65% of the agricultural transactions; review of qualified and nonqualified sales confirmed that utilization determinations are made without bias.

Agricultural properties are reviewed using aerial imagery with physical inspections conducted where feasible. The county considers primary use when classifying properties. Four market areas have been established drawn around geographical characteristics and nonagricultural influences. Market Areas 1 and 4 are the uninfluenced market areas; Area 1 is rolling hills, which is primarily grassland and irrigated cropland. Area 2 is the Platte River Valley and is mostly irrigated cropland. Market Areas 2 and 6 are the influenced market areas; with Area 2 representing influence from the City of Kearney, and Area 6 being recreational influence along the Platte River. The market area boundaries changed slightly for 2018, previously the Platte River was divided into two market areas; they have been consolidated as Market Area 6. The special values in Buffalo County are established from agricultural Market Area 4. The county also analyzes the market value of land in the influenced market areas each year and maintains a file of sales information to support the values established.

In 2017, the assessment practice review revealed that agricultural houses were not being valued using the same processes that were used for residential property. The same cost tables were being utilized, but the depreciation was not consistent with rural residential, and the properties were not listed using the same quality and condition standards. The county conducted a desk review to equalize quality and condition ratings, and ensured that all rural homes were depreciated from the appropriate tables. As a result, agricultural homes received a significant value increase this year. Agricultural outbuildings are costed and depreciated using CAMA tables and are uniformly assessed.

2018 Agricultural Correlation for Buffalo County

Equalization

Because of the work the county completed for the current year, agricultural improvements are believed to be equalized at a uniform portion of market value. Although some of the agricultural land subclasses are statistically below the acceptable range, the analysis and comparison to adjoining county values supports that all agricultural values are uniformly assessed. The county complies with professionally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	33	72.21	74.24	71.13	21.01	104.37
1	19	74.81	78.55	77.31	23.98	101.60
4	14	61.84	68.40	64.86	15.64	105.46
<u>Dry</u>						
County	3	71.48	76.14	73.14	08.81	104.10
1	3	71.48	76.14	73.14	08.81	104.10
<u>Grass</u>						
County	24	61.15	64.22	62.80	14.95	102.26
1	23	61.07	64.33	62.84	15.57	102.37
4	1	61.71	61.71	61.71	00.00	100.00
<u>ALL</u>	78	70.25	72.95	71.72	21.10	101.72

Level of Value

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

Special Valuation

A review of agricultural land value in Buffalo County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 70%.

2018 Opinions of the Property Tax Administrator for Buffalo 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	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2018 Commission Summary for Buffalo County

Residential Real Property - Current

Number of Sales	1320	Median	95.83
Total Sales Price	\$254,656,679	Mean	99.35
Total Adj. Sales Price	\$254,656,679	Wgt. Mean	96.42
Total Assessed Value	\$245,528,045	Average Assessed Value of the Base	\$160,562
Avg. Adj. Sales Price	\$192,922	Avg. Assessed Value	\$186,006

Confidence Interval - Current

95% Median C.I	95.26 to 96.69
95% Wgt. Mean C.I	95.41 to 97.42
95% Mean C.I	97.84 to 100.86
% of Value of the Class of all Real Property Value in the County	44.47
% of Records Sold in the Study Period	8.16
% of Value Sold in the Study Period	9.45

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	1,421	96	96.10
2016	1,415	99	99.16
2015	1,403	96	96.33
2014	1,423	95	95.00

2018 Commission Summary for Buffalo County

Commercial Real Property - Current

Number of Sales	99	Median	94.83
Total Sales Price	\$43,345,163	Mean	96.52
Total Adj. Sales Price	\$43,345,163	Wgt. Mean	94.34
Total Assessed Value	\$40,893,125	Average Assessed Value of the Base	\$513,295
Avg. Adj. Sales Price	\$437,830	Avg. Assessed Value	\$413,062

Confidence Interval - Current

95% Median C.I	91.11 to 99.22
95% Wgt. Mean C.I	86.78 to 101.91
95% Mean C.I	91.42 to 101.62
% of Value of the Class of all Real Property Value in the County	19.24
% of Records Sold in the Study Period	4.52
% of Value Sold in the Study Period	3.64

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	120	96	96.29
2016	143	97	97.27
2015	141	97	97.93
2014	137	98	97.90

10 Buffalo
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 : 1,320
 Total Sales Price : 254,656,679
 Total Adj. Sales Price : 254,656,679
 Total Assessed Value : 245,528,045
 Avg. Adj. Sales Price : 192,922
 Avg. Assessed Value : 186,006

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 99
 COD : 14.93
 PRD : 103.04

COV : 28.16
 STD : 27.98
 Avg. Abs. Dev : 14.31
 MAX Sales Ratio : 591.60
 MIN Sales Ratio : 19.04

95% Median C.I. : 95.26 to 96.69
 95% Wgt. Mean C.I. : 95.41 to 97.42
 95% Mean C.I. : 97.84 to 100.86

Printed:3/21/2018 7:21:41AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	133	98.74	99.23	100.71	12.77	98.53	47.94	167.94	96.74 to 100.72	202,790	204,220
01-JAN-16 To 31-MAR-16	127	98.26	101.77	97.85	15.31	104.01	19.04	231.96	95.01 to 101.54	193,999	189,836
01-APR-16 To 30-JUN-16	216	97.09	98.94	96.84	12.58	102.17	50.86	193.63	94.96 to 98.39	194,646	188,497
01-JUL-16 To 30-SEP-16	177	92.82	94.44	93.50	13.34	101.01	47.31	169.53	90.48 to 95.45	194,167	181,544
01-OCT-16 To 31-DEC-16	153	96.83	101.92	97.89	15.41	104.12	62.15	326.24	93.94 to 101.61	204,523	200,202
01-JAN-17 To 31-MAR-17	113	96.55	105.12	98.68	17.59	106.53	61.59	591.60	95.25 to 99.41	171,910	169,636
01-APR-17 To 30-JUN-17	205	94.39	99.71	94.01	17.44	106.06	38.55	515.68	91.36 to 97.10	197,463	185,634
01-JUL-17 To 30-SEP-17	196	92.85	97.01	94.68	14.80	102.46	47.20	220.86	91.68 to 95.43	180,810	171,195
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	653	96.78	98.33	96.95	13.49	101.42	19.04	231.96	95.48 to 97.99	196,049	190,075
01-OCT-16 To 30-SEP-17	667	95.40	100.34	95.87	16.25	104.66	38.55	591.60	93.52 to 96.06	189,860	182,022
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	673	96.26	98.97	96.41	14.05	102.66	19.04	326.24	95.01 to 97.21	196,644	189,582
<u>ALL</u>	1,320	95.83	99.35	96.42	14.93	103.04	19.04	591.60	95.26 to 96.69	192,922	186,006

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	118	95.47	100.89	96.14	15.62	104.94	68.30	209.33	93.21 to 99.56	130,046	125,029
02	201	97.11	98.55	98.06	10.31	100.50	64.62	177.49	95.68 to 99.55	185,371	181,768
03	237	95.43	100.41	98.17	13.69	102.28	66.50	218.46	92.71 to 97.96	156,401	153,544
04	137	96.06	96.55	96.45	14.38	100.10	47.94	176.26	91.93 to 99.80	212,483	204,938
05	161	95.82	96.39	97.16	08.94	99.21	70.75	135.18	93.05 to 98.01	276,960	269,106
06	114	95.27	96.67	96.12	08.58	100.57	75.09	141.88	92.91 to 97.35	255,454	245,548
07	35	97.16	104.75	96.17	25.73	108.92	60.18	243.38	90.04 to 110.47	107,043	102,946
08	157	94.03	100.93	94.64	20.49	106.65	47.20	591.60	89.35 to 97.33	255,785	242,074
09	25	95.43	100.02	99.32	25.85	100.70	38.55	222.63	82.42 to 117.41	117,488	116,685
10	47	96.78	95.14	94.74	14.35	100.42	58.90	141.07	91.88 to 100.72	142,432	134,943
11	50	97.50	107.43	93.48	31.42	114.92	49.79	515.68	87.49 to 107.84	84,672	79,152
12	37	99.65	107.70	94.67	27.57	113.76	56.00	326.24	86.41 to 111.25	99,788	94,472
14	1	19.04	19.04	19.04	00.00	100.00	19.04	19.04	N/A	700,000	133,310
<u>ALL</u>	1,320	95.83	99.35	96.42	14.93	103.04	19.04	591.60	95.26 to 96.69	192,922	186,006

**10 Buffalo
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 : 1,320
 Total Sales Price : 254,656,679
 Total Adj. Sales Price : 254,656,679
 Total Assessed Value : 245,528,045
 Avg. Adj. Sales Price : 192,922
 Avg. Assessed Value : 186,006

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 99
 COD : 14.93
 PRD : 103.04

COV : 28.16
 STD : 27.98
 Avg. Abs. Dev : 14.31
 MAX Sales Ratio : 591.60
 MIN Sales Ratio : 19.04

95% Median C.I. : 95.26 to 96.69
 95% Wgt. Mean C.I. : 95.41 to 97.42
 95% Mean C.I. : 97.84 to 100.86

Printed:3/21/2018 7:21:41AM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1,319	95.83	99.41	96.63	14.88	102.88	38.55	591.60	95.34 to 96.69	192,537	186,046
06	1	19.04	19.04	19.04	00.00	100.00	19.04	19.04	N/A	700,000	133,310
07											
<u>ALL</u>	<u>1,320</u>	<u>95.83</u>	<u>99.35</u>	<u>96.42</u>	<u>14.93</u>	<u>103.04</u>	<u>19.04</u>	<u>591.60</u>	<u>95.26 to 96.69</u>	<u>192,922</u>	<u>186,006</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	6	163.21	258.09	202.50	113.12	127.45	56.00	591.60	56.00 to 591.60	11,988	24,275
Less Than 30,000	19	143.81	191.25	165.18	61.73	115.78	56.00	591.60	105.55 to 220.86	21,311	35,201
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,320	95.83	99.35	96.42	14.93	103.04	19.04	591.60	95.26 to 96.69	192,922	186,006
Greater Than 14,999	1,314	95.82	98.62	96.39	14.11	102.31	19.04	326.24	95.25 to 96.57	193,748	186,745
Greater Than 29,999	1,301	95.73	98.00	96.31	13.55	101.75	19.04	243.38	95.09 to 96.50	195,428	188,208
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	6	163.21	258.09	202.50	113.12	127.45	56.00	591.60	56.00 to 591.60	11,988	24,275
15,000 TO 29,999	13	143.81	160.41	157.12	30.97	102.09	81.71	326.24	118.96 to 193.63	25,614	40,243
30,000 TO 59,999	44	116.14	128.51	128.31	22.36	100.16	78.33	243.38	109.83 to 134.72	47,455	60,891
60,000 TO 99,999	103	103.90	109.28	108.62	24.06	100.61	56.67	231.96	95.45 to 112.66	79,054	85,869
100,000 TO 149,999	289	96.49	98.61	98.22	14.57	100.40	38.55	181.38	94.39 to 98.51	128,389	126,101
150,000 TO 249,999	565	94.15	93.99	93.99	10.49	100.00	47.31	168.71	92.48 to 95.34	191,677	180,160
250,000 TO 499,999	287	96.47	97.07	97.25	09.80	99.81	47.20	139.79	95.11 to 98.34	312,688	304,095
500,000 TO 999,999	12	90.84	88.38	90.34	20.24	97.83	19.04	134.63	73.91 to 103.71	650,250	587,424
1,000,000 +	1	72.36	72.36	72.36	00.00	100.00	72.36	72.36	N/A	1,075,000	777,845
<u>ALL</u>	<u>1,320</u>	<u>95.83</u>	<u>99.35</u>	<u>96.42</u>	<u>14.93</u>	<u>103.04</u>	<u>19.04</u>	<u>591.60</u>	<u>95.26 to 96.69</u>	<u>192,922</u>	<u>186,006</u>

10 Buffalo
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 : 99
Total Sales Price : 43,345,163
Total Adj. Sales Price : 43,345,163
Total Assessed Value : 40,893,125
Avg. Adj. Sales Price : 437,830
Avg. Assessed Value : 413,062

MEDIAN : 95
WGT. MEAN : 94
MEAN : 97
COD : 20.24
PRD : 102.31

COV : 26.83
STD : 25.90
Avg. Abs. Dev : 19.19
MAX Sales Ratio : 182.89
MIN Sales Ratio : 45.16

95% Median C.I. : 91.11 to 99.22
95% Wgt. Mean C.I. : 86.78 to 101.91
95% Mean C.I. : 91.42 to 101.62

Printed:3/21/2018 7:21:42AM

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	12	110.66	105.77	106.44	18.81	99.37	60.67	138.14	85.58 to 126.96	321,000	341,667
01-JAN-15 To 31-MAR-15	8	96.95	99.01	87.56	17.81	113.08	62.99	134.22	62.99 to 134.22	766,948	671,572
01-APR-15 To 30-JUN-15	9	99.28	108.36	100.91	21.60	107.38	75.20	182.89	82.79 to 118.66	86,989	87,779
01-JUL-15 To 30-SEP-15	7	102.86	106.83	109.57	07.31	97.50	97.34	123.93	97.34 to 123.93	734,327	804,614
01-OCT-15 To 31-DEC-15	13	85.51	87.34	84.16	16.84	103.78	64.18	125.61	72.49 to 97.65	546,004	459,544
01-JAN-16 To 31-MAR-16	10	91.81	93.87	85.84	25.08	109.35	46.85	175.47	54.64 to 114.45	299,062	256,725
01-APR-16 To 30-JUN-16	6	98.32	99.67	110.94	18.80	89.84	58.50	144.14	58.50 to 144.14	445,777	494,559
01-JUL-16 To 30-SEP-16	5	94.95	96.55	85.71	18.78	112.65	74.02	141.74	N/A	120,170	102,996
01-OCT-16 To 31-DEC-16	3	94.35	83.87	95.11	19.77	88.18	50.65	106.61	N/A	420,000	399,455
01-JAN-17 To 31-MAR-17	6	85.45	92.09	83.68	17.44	110.05	73.39	128.48	73.39 to 128.48	736,167	616,045
01-APR-17 To 30-JUN-17	10	95.20	96.85	104.85	21.75	92.37	57.51	169.87	73.81 to 109.59	525,672	551,161
01-JUL-17 To 30-SEP-17	10	86.08	84.34	81.89	20.86	102.99	45.16	118.89	56.06 to 112.96	313,649	256,835
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	36	101.56	105.12	99.90	17.87	105.23	60.67	182.89	93.79 to 117.15	441,966	441,525
01-OCT-15 To 30-SEP-16	34	93.19	92.79	89.97	20.10	103.13	46.85	175.47	78.32 to 97.62	393,064	353,637
01-OCT-16 To 30-SEP-17	29	88.01	90.21	92.21	21.62	97.83	45.16	169.87	76.69 to 102.40	485,180	447,400
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	37	97.34	98.66	92.76	17.07	106.36	62.99	182.89	91.74 to 102.30	517,752	480,242
01-JAN-16 To 31-DEC-16	24	94.65	94.63	96.30	21.87	98.27	46.85	175.47	78.32 to 104.45	313,589	301,998
<u>ALL</u>	99	94.83	96.52	94.34	20.24	102.31	45.16	182.89	91.11 to 99.22	437,830	413,062

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	74	93.89	94.38	95.37	18.19	98.96	46.85	169.87	87.65 to 97.42	532,272	507,640
02	25	99.28	102.84	84.10	24.86	122.28	45.16	182.89	85.58 to 115.00	158,281	133,111
<u>ALL</u>	99	94.83	96.52	94.34	20.24	102.31	45.16	182.89	91.11 to 99.22	437,830	413,062

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	14	94.61	97.74	111.05	23.29	88.01	45.16	169.87	75.49 to 125.61	463,018	514,181
03	84	94.89	96.70	92.65	19.58	104.37	46.85	182.89	91.11 to 100.10	419,618	388,786
04	1	64.18	64.18	64.18	00.00	100.00	64.18	64.18	N/A	1,615,000	1,036,580
<u>ALL</u>	99	94.83	96.52	94.34	20.24	102.31	45.16	182.89	91.11 to 99.22	437,830	413,062

10 Buffalo
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 : 99
 Total Sales Price : 43,345,163
 Total Adj. Sales Price : 43,345,163
 Total Assessed Value : 40,893,125
 Avg. Adj. Sales Price : 437,830
 Avg. Assessed Value : 413,062

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 97
 COD : 20.24
 PRD : 102.31

COV : 26.83
 STD : 25.90
 Avg. Abs. Dev : 19.19
 MAX Sales Ratio : 182.89
 MIN Sales Ratio : 45.16

95% Median C.I. : 91.11 to 99.22
 95% Wgt. Mean C.I. : 86.78 to 101.91
 95% Mean C.I. : 91.42 to 101.62

Printed:3/21/2018 7:21:42AM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	2	120.10	120.10	119.37	04.25	100.61	115.00	125.20	N/A	8,750	10,445	
Less Than 30,000	3	115.00	118.22	116.75	03.11	101.26	114.45	125.20	N/A	12,500	14,593	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	99	94.83	96.52	94.34	20.24	102.31	45.16	182.89	91.11 to 99.22	437,830	413,062	
Greater Than 14,999	97	94.35	96.03	94.33	20.20	101.80	45.16	182.89	89.88 to 98.01	446,677	421,363	
Greater Than 29,999	96	94.17	95.84	94.32	20.23	101.61	45.16	182.89	88.01 to 98.01	451,121	425,514	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	2	120.10	120.10	119.37	04.25	100.61	115.00	125.20	N/A	8,750	10,445	
15,000 TO 29,999	1	114.45	114.45	114.45	00.00	100.00	114.45	114.45	N/A	20,000	22,890	
30,000 TO 59,999	5	104.45	113.68	114.83	35.48	99.00	64.11	182.89	N/A	34,600	39,730	
60,000 TO 99,999	13	96.75	96.57	96.89	18.28	99.67	50.65	128.48	81.74 to 118.66	77,663	75,247	
100,000 TO 149,999	14	92.46	92.04	92.41	24.46	99.60	45.16	175.47	60.67 to 109.53	126,439	116,840	
150,000 TO 249,999	14	97.97	99.57	99.00	13.43	100.58	73.05	128.49	85.58 to 113.06	187,838	185,952	
250,000 TO 499,999	24	94.57	92.05	92.07	16.21	99.98	46.85	134.22	78.69 to 102.30	371,375	341,938	
500,000 TO 999,999	14	98.28	99.54	98.48	19.31	101.08	56.06	144.14	75.49 to 125.61	775,892	764,080	
1,000,000 +	12	87.66	90.95	92.09	21.70	98.76	57.51	169.87	64.18 to 102.40	1,495,807	1,377,481	
<u>ALL</u>	99	94.83	96.52	94.34	20.24	102.31	45.16	182.89	91.11 to 99.22	437,830	413,062	

10 Buffalo
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 : 99
 Total Sales Price : 43,345,163
 Total Adj. Sales Price : 43,345,163
 Total Assessed Value : 40,893,125
 Avg. Adj. Sales Price : 437,830
 Avg. Assessed Value : 413,062

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 97
 COD : 20.24
 PRD : 102.31

COV : 26.83
 STD : 25.90
 Avg. Abs. Dev : 19.19
 MAX Sales Ratio : 182.89
 MIN Sales Ratio : 45.16

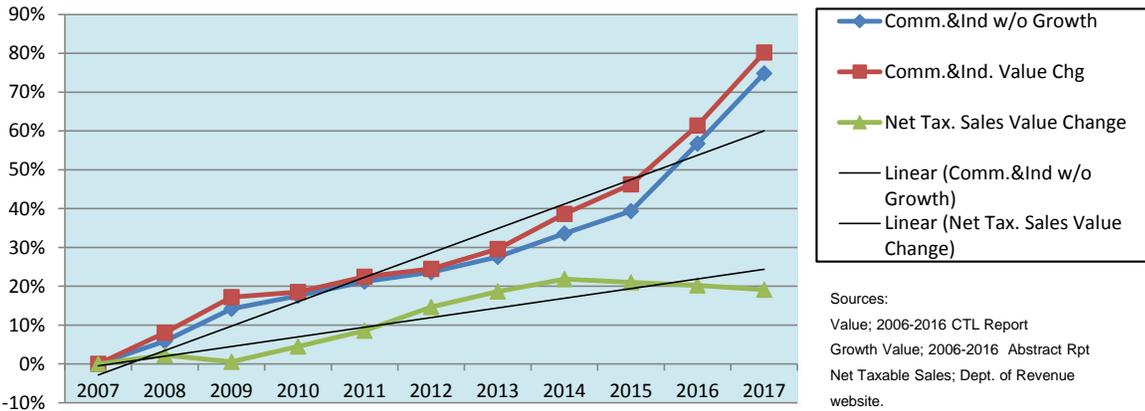
95% Median C.I. : 91.11 to 99.22
 95% Wgt. Mean C.I. : 86.78 to 101.91
 95% Mean C.I. : 91.42 to 101.62

Printed:3/21/2018 7:21:42AM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
304	4	94.41	94.18	96.79	04.70	97.30	85.51	102.40	N/A	612,125	592,469
319	1	89.88	89.88	89.88	00.00	100.00	89.88	89.88	N/A	2,400,000	2,157,025
326	4	104.70	100.28	90.72	15.55	110.54	73.05	118.66	N/A	101,475	92,055
336	1	93.80	93.80	93.80	00.00	100.00	93.80	93.80	N/A	120,000	112,565
341	4	99.96	108.02	104.61	15.21	103.26	88.01	144.14	N/A	861,562	901,254
343	4	99.81	99.35	110.19	09.30	90.16	80.62	117.15	N/A	828,110	912,490
344	18	94.47	93.89	83.58	20.72	112.34	46.85	135.68	75.20 to 109.53	324,019	270,814
349	6	95.08	97.55	86.58	18.11	112.67	73.39	128.49	73.39 to 128.49	790,375	684,345
350	4	89.38	93.48	89.72	08.47	104.19	85.58	109.59	N/A	567,375	509,041
351	1	134.22	134.22	134.22	00.00	100.00	134.22	134.22	N/A	480,000	644,240
352	15	92.80	95.12	109.88	24.62	86.57	45.16	169.87	75.49 to 111.43	441,981	485,654
353	7	120.46	128.23	109.66	26.45	116.93	75.29	182.89	75.29 to 182.89	147,149	161,363
386	3	78.69	77.64	77.96	03.91	99.59	72.49	81.74	N/A	201,500	157,092
406	9	96.75	99.28	100.56	12.35	98.73	75.20	125.20	83.28 to 117.91	245,722	247,096
412	1	99.22	99.22	99.22	00.00	100.00	99.22	99.22	N/A	853,689	847,060
434	1	111.06	111.06	111.06	00.00	100.00	111.06	111.06	N/A	156,000	173,250
442	3	75.30	77.76	79.49	13.17	97.82	64.11	93.88	N/A	156,667	124,527
444	1	97.42	97.42	97.42	00.00	100.00	97.42	97.42	N/A	445,000	433,530
458	1	97.34	97.34	97.34	00.00	100.00	97.34	97.34	N/A	830,000	807,935
528	6	76.21	79.53	67.61	31.77	117.63	50.65	115.00	50.65 to 115.00	127,500	86,201
531	3	65.54	84.15	68.77	30.99	122.36	62.99	123.93	N/A	810,099	557,110
554	1	57.51	57.51	57.51	00.00	100.00	57.51	57.51	N/A	1,047,221	602,255
851	1	104.50	104.50	104.50	00.00	100.00	104.50	104.50	N/A	415,000	433,695
<u>ALL</u>	<u>99</u>	<u>94.83</u>	<u>96.52</u>	<u>94.34</u>	<u>20.24</u>	<u>102.31</u>	<u>45.16</u>	<u>182.89</u>	<u>91.11 to 99.22</u>	<u>437,830</u>	<u>413,062</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 545,065,690	\$ 8,488,070	1.56%	\$ 536,577,620	-	\$ 631,104,182	-
2008	\$ 588,925,695	\$ 12,028,315	2.04%	\$ 576,897,380	5.84%	\$ 645,322,825	2.25%
2009	\$ 638,923,735	\$ 16,428,560	2.57%	\$ 622,495,175	5.70%	\$ 634,771,227	-1.64%
2010	\$ 646,065,355	\$ 5,495,765	0.85%	\$ 640,569,590	0.26%	\$ 659,347,843	3.87%
2011	\$ 667,345,105	\$ 6,525,115	0.98%	\$ 660,819,990	2.28%	\$ 685,032,185	3.90%
2012	\$ 678,656,865	\$ 4,670,020	0.69%	\$ 673,986,845	1.00%	\$ 723,615,697	5.63%
2013	\$ 706,453,840	\$ 11,017,840	1.56%	\$ 695,436,000	2.47%	\$ 748,643,266	3.46%
2014	\$ 755,906,285	\$ 27,822,630	3.68%	\$ 728,083,655	3.06%	\$ 769,045,735	2.73%
2015	\$ 797,240,490	\$ 37,384,788	4.69%	\$ 759,855,702	0.52%	\$ 763,593,549	-0.71%
2016	\$ 879,690,070	\$ 25,379,370	2.89%	\$ 854,310,700	7.16%	\$ 758,861,909	-0.62%
2017	\$ 982,177,540	\$ 29,264,097	2.98%	\$ 952,913,443	8.32%	\$ 751,682,264	-0.95%
Ann %chg	6.07%			Average	3.66%	2.07%	1.79%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	5.84%	8.05%	2.25%
2009	14.21%	17.22%	0.58%
2010	17.52%	18.53%	4.48%
2011	21.24%	22.43%	8.55%
2012	23.65%	24.51%	14.66%
2013	27.59%	29.61%	18.62%
2014	33.58%	38.68%	21.86%
2015	39.41%	46.27%	20.99%
2016	56.74%	61.39%	20.24%
2017	74.83%	80.19%	19.11%

County Number: 10
 County Name: Buffalo

10 Buffalo
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 : 78
Total Sales Price : 59,880,906
Total Adj. Sales Price : 59,880,906
Total Assessed Value : 42,943,845
Avg. Adj. Sales Price : 767,704
Avg. Assessed Value : 550,562

MEDIAN : 70
WGT. MEAN : 72
MEAN : 73
COD : 21.10
PRD : 101.72

COV : 28.64
STD : 20.89
Avg. Abs. Dev : 14.82
MAX Sales Ratio : 144.15
MIN Sales Ratio : 38.77

95% Median C.I. : 62.30 to 74.81
95% Wgt. Mean C.I. : 66.38 to 77.05
95% Mean C.I. : 68.31 to 77.59

Printed:3/21/2018 7:21:43AM

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	9	62.70	74.42	69.25	21.59	107.47	59.83	120.49	60.42 to 103.70	796,975	551,895
01-JAN-15 To 31-MAR-15	3	58.32	64.71	67.25	12.40	96.22	57.06	78.75	N/A	458,133	308,113
01-APR-15 To 30-JUN-15	8	64.88	64.66	60.33	14.73	107.18	46.06	78.62	46.06 to 78.62	818,701	493,888
01-JUL-15 To 30-SEP-15	2	66.96	66.96	68.47	07.84	97.79	61.71	72.21	N/A	528,000	361,538
01-OCT-15 To 31-DEC-15	8	61.69	70.53	70.14	23.68	100.56	50.48	102.90	50.48 to 102.90	644,165	451,848
01-JAN-16 To 31-MAR-16	13	57.30	61.79	66.56	20.21	92.83	39.08	115.19	50.35 to 67.58	1,252,058	833,350
01-APR-16 To 30-JUN-16	9	63.61	68.29	67.44	18.24	101.26	38.77	93.46	59.97 to 87.93	550,042	370,954
01-JUL-16 To 30-SEP-16	2	63.68	63.68	64.77	12.25	98.32	55.88	71.48	N/A	329,224	213,233
01-OCT-16 To 31-DEC-16	4	72.81	74.50	75.74	11.66	98.36	61.22	91.17	N/A	484,575	367,008
01-JAN-17 To 31-MAR-17	4	73.37	74.10	75.71	05.25	97.87	69.70	79.96	N/A	791,128	598,924
01-APR-17 To 30-JUN-17	11	81.02	94.52	90.24	27.14	104.74	60.10	144.15	69.02 to 141.96	667,074	601,968
01-JUL-17 To 30-SEP-17	5	81.12	86.21	86.61	07.21	99.54	79.42	106.26	N/A	849,720	735,904
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	22	62.21	68.87	65.41	17.15	105.29	46.06	120.49	58.39 to 74.17	734,217	480,253
01-OCT-15 To 30-SEP-16	32	62.02	65.92	67.36	20.12	97.86	38.77	115.19	55.88 to 71.48	844,966	569,168
01-OCT-16 To 30-SEP-17	24	79.69	86.05	84.87	17.93	101.39	60.10	144.15	74.81 to 83.33	695,385	590,204
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	21	61.71	67.12	65.19	17.66	102.96	46.06	102.90	58.32 to 74.17	673,015	438,728
01-JAN-16 To 31-DEC-16	28	63.22	65.83	67.44	18.78	97.61	38.77	115.19	57.30 to 71.48	850,853	573,808
<u>ALL</u>	78	70.25	72.95	71.72	21.10	101.72	38.77	144.15	62.30 to 74.81	767,704	550,562

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	63	70.80	74.13	74.70	22.30	99.24	38.77	144.15	62.84 to 74.93	663,983	495,995
4	15	61.71	67.96	64.80	14.62	104.88	55.65	100.01	58.39 to 77.40	1,203,331	779,746
<u>ALL</u>	78	70.25	72.95	71.72	21.10	101.72	38.77	144.15	62.30 to 74.81	767,704	550,562

10 Buffalo
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 : 78
Total Sales Price : 59,880,906
Total Adj. Sales Price : 59,880,906
Total Assessed Value : 42,943,845
Avg. Adj. Sales Price : 767,704
Avg. Assessed Value : 550,562

MEDIAN : 70
WGT. MEAN : 72
MEAN : 73
COD : 21.10
PRD : 101.72

COV : 28.64
STD : 20.89
Avg. Abs. Dev : 14.82
MAX Sales Ratio : 144.15
MIN Sales Ratio : 38.77

95% Median C.I. : 62.30 to 74.81
95% Wgt. Mean C.I. : 66.38 to 77.05
95% Mean C.I. : 68.31 to 77.59

Printed:3/21/2018 7:21:43AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	20	72.91	72.43	71.72	15.84	100.99	46.06	115.19	60.98 to 78.75	1,123,809	805,985
1	9	78.03	76.41	82.24	14.73	92.91	46.06	115.19	65.87 to 81.02	971,168	798,708
4	11	62.70	69.17	65.02	15.87	106.38	55.65	100.01	57.30 to 78.75	1,248,697	811,938
_____Dry_____											
County	2	79.71	79.71	76.18	10.32	104.63	71.48	87.93	N/A	262,624	200,058
1	2	79.71	79.71	76.18	10.32	104.63	71.48	87.93	N/A	262,624	200,058
_____Grass_____											
County	20	61.15	64.94	64.64	14.33	100.46	42.09	131.45	58.32 to 62.84	406,868	263,019
1	19	61.07	65.11	64.79	15.05	100.49	42.09	131.45	57.59 to 72.71	408,493	264,651
4	1	61.71	61.71	61.71	00.00	100.00	61.71	61.71	N/A	376,000	232,015
_____ALL_____	78	70.25	72.95	71.72	21.10	101.72	38.77	144.15	62.30 to 74.81	767,704	550,562

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	33	72.21	74.24	71.13	21.01	104.37	46.06	141.96	60.98 to 78.03	1,078,850	767,404
1	19	74.81	78.55	77.31	23.98	101.60	46.06	141.96	62.82 to 81.02	943,583	729,482
4	14	61.84	68.40	64.86	15.64	105.46	55.65	100.01	58.39 to 78.75	1,262,426	818,870
_____Dry_____											
County	3	71.48	76.14	73.14	08.81	104.10	69.02	87.93	N/A	304,379	222,617
1	3	71.48	76.14	73.14	08.81	104.10	69.02	87.93	N/A	304,379	222,617
_____Grass_____											
County	24	61.15	64.22	62.80	14.95	102.26	39.08	131.45	58.32 to 62.84	431,592	271,029
1	23	61.07	64.33	62.84	15.57	102.37	39.08	131.45	58.32 to 62.84	434,009	272,725
4	1	61.71	61.71	61.71	00.00	100.00	61.71	61.71	N/A	376,000	232,015
_____ALL_____	78	70.25	72.95	71.72	21.10	101.72	38.77	144.15	62.30 to 74.81	767,704	550,562

Buffalo County 2018 Average Acre Value Comparison

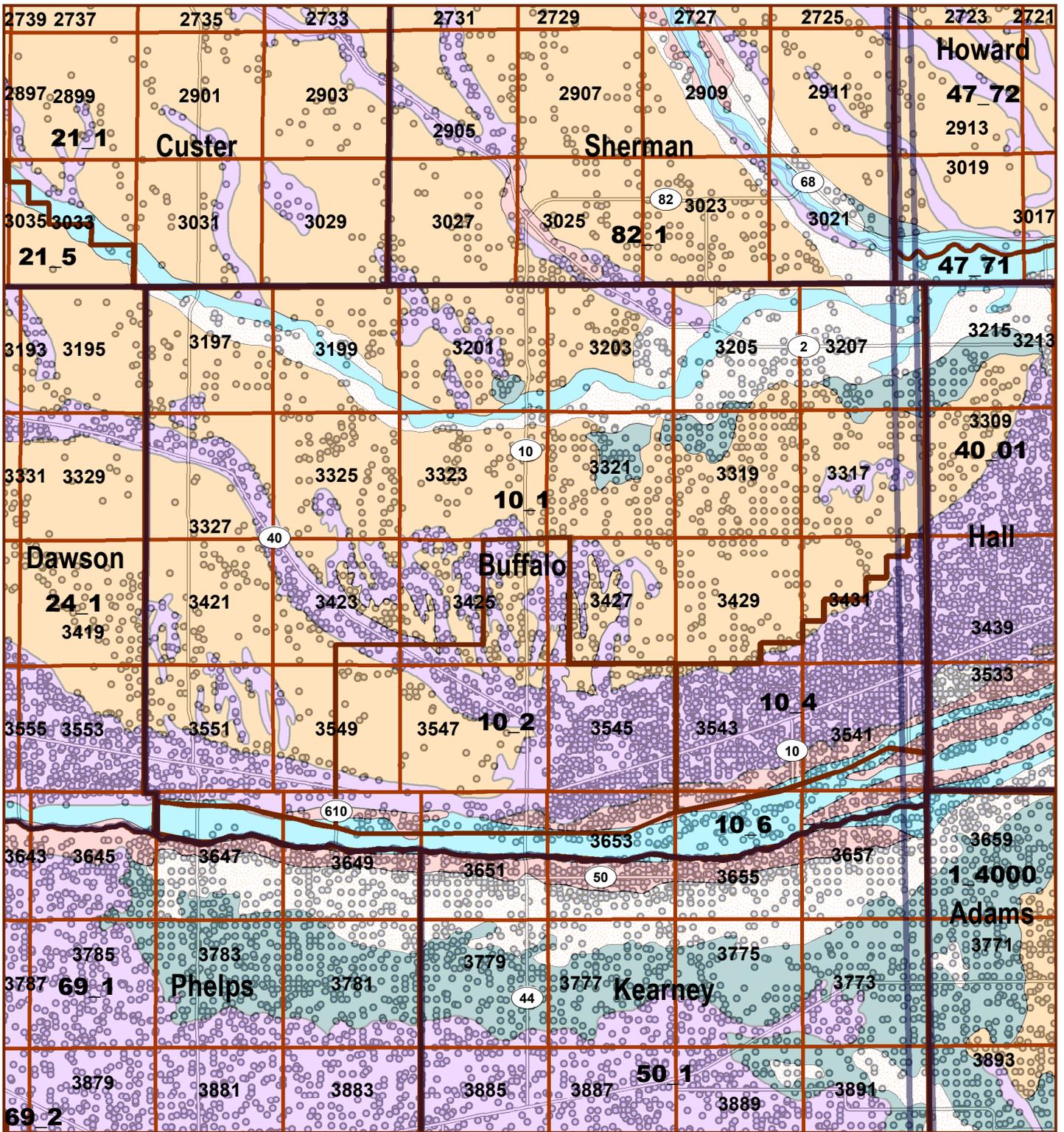
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Buffalo	1	5825	5825	5575	5450	4676	5125	4700	4700	5233
Dawson	1	n/a	5044	4732	4276	3850	3592	3325	3135	4666
Custer	1	n/a	5619	5315	4767	4502	4116	4096	4082	4911
Sherman	1	n/a	4435	4275	4275	4125	4125	4030	4026	4177
Howard	7100	4950	4950	4500	4400	4000	3800	3600	3600	4001
Buffalo	2	6270	6270	5985	5915	5510	5370	5180	4706	5991
Buffalo	6	3135	6270	5985	5915	n/a	5370	n/a	5035	5393
Buffalo	4	6270	6270	5985	5915	5510	5370	5180	4552	6150
Hall	1	6495	6495	5740	5737	4570	4570	4335	4323	5888
Adams	4000	5965	5915	5770	5675	5575	5430	5335	5095	5815
Kearney	1	n/a	6134	5685	5415	4510	3160	3160	3160	5440
Phelps	1	5113	5700	4700	4297	4100	3900	3800	3416	5332

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Buffalo	1	2725	2725	2540	2540	2360	2250	2200	2200	2403
Dawson	1	n/a	2450	2205	2010	1995	1799	1555	1540	1994
Custer	1	n/a	2589	2290	2165	2045	1865	1860	1855	2152
Sherman	1	n/a	2180	2070	2070	1960	1960	1850	1850	1946
Howard	7100	2600	2600	2500	2500	2325	2250	2150	2000	2304
Buffalo	2	2710	2710	2540	2445	2320	2260	2185	2160	2511
Buffalo	6	n/a	2710	2540	2445	n/a	2260	2185	2160	2326
Buffalo	4	n/a	2710	2540	2445	2320	2260	2185	2160	2584
Hall	1	3340	3340	2955	2955	2530	2530	2230	2230	2924
Adams	4000	3397	3200	3005	2815	2825	2815	2620	2620	3096
Kearney	1	n/a	3255	2885	2885	2325	1860	1860	1860	2879
Phelps	1	2600	2600	2500	2300	2199	2100	1900	1600	2447

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Buffalo	1	1510	1510	1485	1465	1440	1420	1385	1370	1394
Dawson	1	n/a	1830	1570	1400	1315	1210	1175	1170	1218
Custer	1	n/a	1221	1215	1215	1210	1210	1152	1113	1127
Sherman	1	n/a	1485	1430	1430	1360	1360	1340	1339	1347
Howard	7100	1500	1500	1350	1350	1300	1250	1200	1175	1237
Buffalo	2	n/a	1595	1643	1545	1531	1495	1468	1453	1485
Buffalo	6	1595	1595	1570	1584	n/a	1495	n/a	1445	1489
Buffalo	4	1595	1595	1570	1545	1520	1495	1465	1445	1493
Hall	1	2220	2213	1826	1833	1407	1409	1408	1408	1528
Adams	4000	1597	1595	1540	1485	1430	1405	1405	1405	1454
Kearney	1	n/a	1300	1300	1300	1300	1300	1300	1300	1300
Phelps	1	1294	1499	1400	1296	1250	1200	1168	1146	1256

County	Mkt Area	CRP	TIMBER	WASTE
Buffalo	1	n/a	625	400
Dawson	1	n/a	n/a	50
Custer	1	n/a	n/a	50
Sherman	1	1391	n/a	90
Howard	7100	1261	n/a	750
Buffalo	2	n/a	657	375
Buffalo	6	n/a	643	388
Buffalo	4	n/a	615	354
Hall	1	n/a	n/a	100
Adams	4000	n/a	n/a	208
Kearney	1	n/a	n/a	150
Phelps	1	n/a	n/a	35

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.



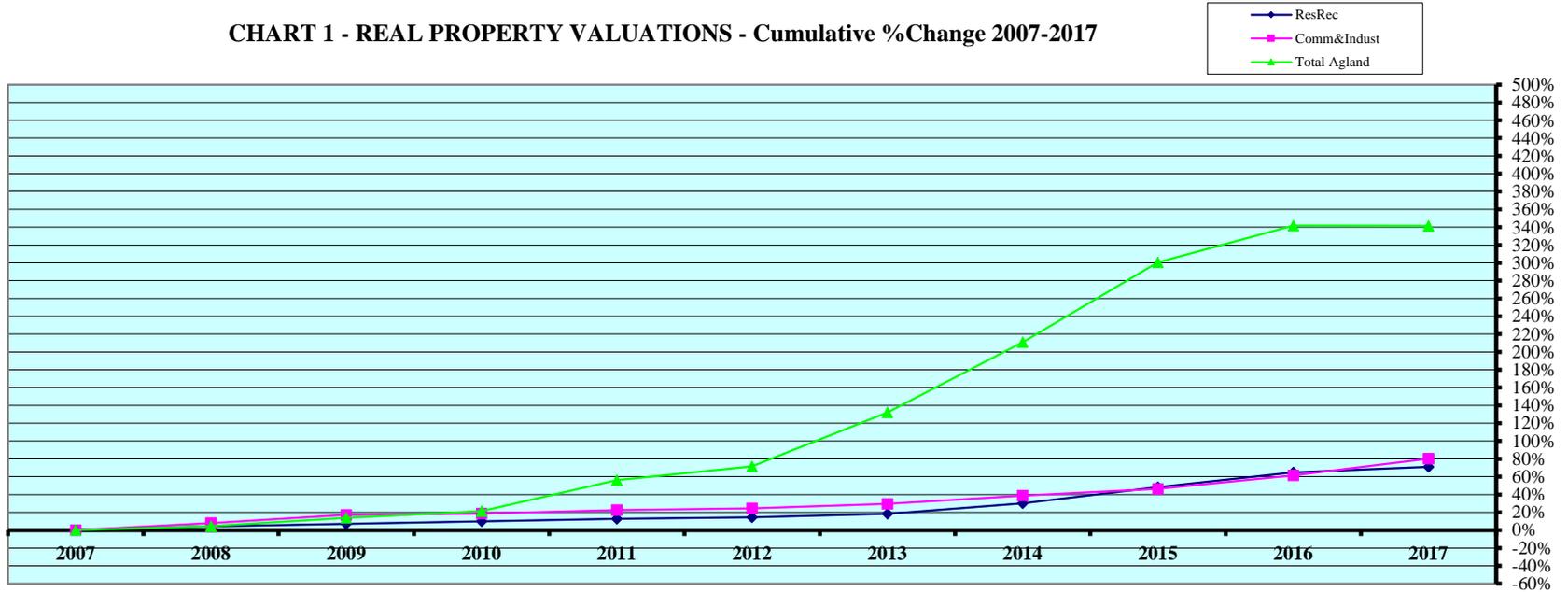
Legend

- 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
- Major Roads
- Irrigation Wells

Buffalo County Map



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



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	1,419,583,620	--	--	--	545,065,690	--	--	--	452,861,045	--	--	--
2008	1,481,220,815	61,637,195	4.34%	4.34%	588,925,695	43,860,005	8.05%	8.05%	472,927,280	20,066,235	4.43%	4.43%
2009	1,521,227,575	40,006,760	2.70%	7.16%	638,923,735	49,998,040	8.49%	17.22%	515,607,765	42,680,485	9.02%	13.86%
2010	1,558,429,530	37,201,955	2.45%	9.78%	646,065,355	7,141,620	1.12%	18.53%	549,789,250	34,181,485	6.63%	21.40%
2011	1,600,924,960	42,495,430	2.73%	12.77%	667,345,105	21,279,750	3.29%	22.43%	707,640,010	157,850,760	28.71%	56.26%
2012	1,622,405,895	21,480,935	1.34%	14.29%	678,656,865	11,311,760	1.70%	24.51%	776,749,690	69,109,680	9.77%	71.52%
2013	1,679,939,745	57,533,850	3.55%	18.34%	706,453,840	27,796,975	4.10%	29.61%	1,051,527,895	274,778,205	35.38%	132.20%
2014	1,844,453,584	164,513,839	9.79%	29.93%	755,906,285	49,452,445	7.00%	38.68%	1,407,835,470	356,307,575	33.88%	210.88%
2015	2,103,240,308	258,786,724	14.03%	48.16%	797,240,490	41,334,205	5.47%	46.27%	1,813,556,080	405,720,610	28.82%	300.47%
2016	2,340,126,280	236,885,972	11.26%	64.85%	879,690,070	82,449,580	10.34%	61.39%	2,000,469,740	186,913,660	10.31%	341.74%
2017	2,428,083,828	87,957,548	3.76%	71.04%	982,177,540	102,487,470	11.65%	80.19%	1,999,142,100	-1,327,640	-0.07%	341.45%

Rate Annual %chg: Residential & Recreational **5.51%**

Commercial & Industrial **6.07%**

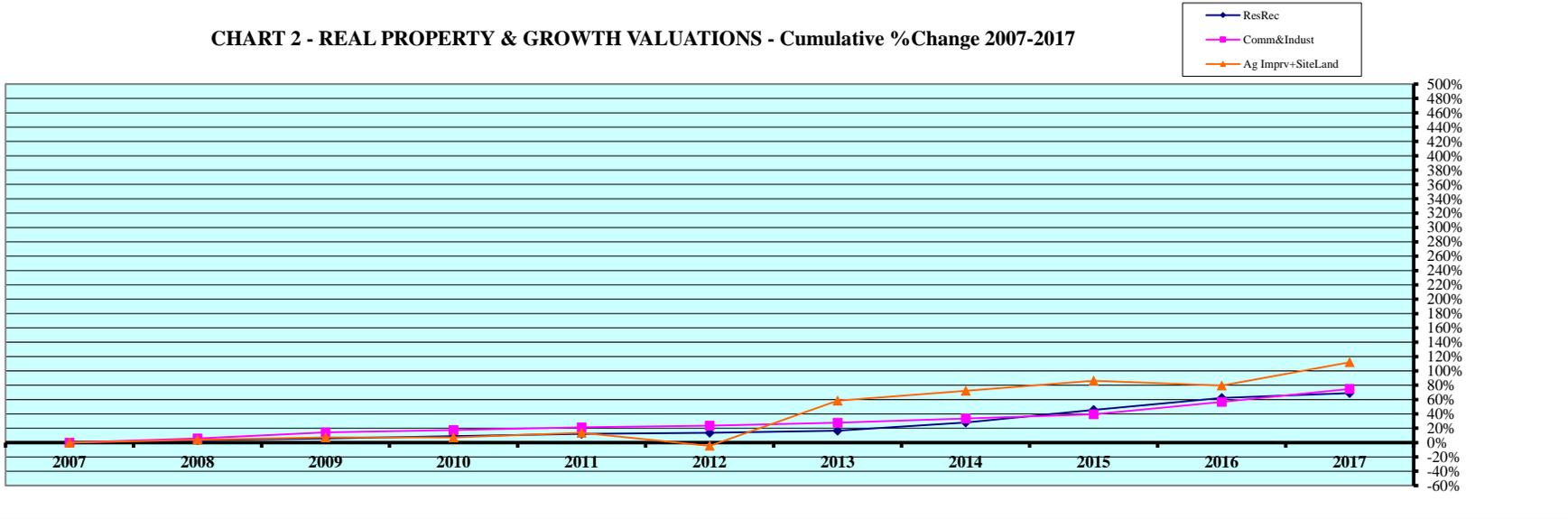
Agricultural Land **16.01%**

Cnty# **10**
County **BUFFALO**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽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	1,419,583,620	17,401,000	1.23%	1,402,182,620	--	--	545,065,690	8,488,070	1.56%	536,577,620	--	--
2008	1,481,220,815	12,140,835	0.82%	1,469,079,980	3.49%	3.49%	588,925,695	12,028,315	2.04%	576,897,380	5.84%	5.84%
2009	1,521,227,575	17,928,590	1.18%	1,503,298,985	1.49%	5.90%	638,923,735	16,428,560	2.57%	622,495,175	5.70%	14.21%
2010	1,558,429,530	12,348,250	0.79%	1,546,081,280	1.63%	8.91%	646,065,355	5,495,765	0.85%	640,569,590	0.26%	17.52%
2011	1,600,924,960	7,493,270	0.47%	1,593,431,690	2.25%	12.25%	667,345,105	6,525,115	0.98%	660,819,990	2.28%	21.24%
2012	1,622,405,895	7,181,035	0.44%	1,615,224,860	0.89%	13.78%	678,656,865	4,670,020	0.69%	673,986,845	1.00%	23.65%
2013	1,679,939,745	25,791,115	1.54%	1,654,148,630	1.96%	16.52%	706,453,840	11,017,840	1.56%	695,436,000	2.47%	27.59%
2014	1,844,453,584	28,721,645	1.56%	1,815,731,939	8.08%	27.91%	755,906,285	27,822,630	3.68%	728,083,655	3.06%	33.58%
2015	2,103,240,308	35,751,892	1.70%	2,067,488,416	12.09%	45.64%	797,240,490	37,384,788	4.69%	759,855,702	0.52%	39.41%
2016	2,340,126,280	35,682,475	1.52%	2,304,443,805	9.57%	62.33%	879,690,070	25,379,370	2.89%	854,310,700	7.16%	56.74%
2017	2,428,083,828	29,208,545	1.20%	2,398,875,283	2.51%	68.98%	982,177,540	29,264,097	2.98%	952,913,443	8.32%	74.83%
Rate Ann%chg	5.51%				4.40%		6.07%				C & I w/o growth	3.66%

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	45,488,320	15,098,105	60,586,425	180,540	0.30%	60,405,885	--	--
2008	48,820,370	14,762,040	63,582,410	485,975	0.76%	63,096,435	4.14%	4.14%
2009	50,718,280	15,403,540	66,121,820	1,120,800	1.70%	65,001,020	2.23%	7.29%
2010	49,949,650	16,350,415	66,300,065	1,315,440	1.98%	64,984,625	-1.72%	7.26%
2011	51,323,550	18,434,895	69,758,445	807,255	1.16%	68,951,190	4.00%	13.81%
2012	43,785,100	15,495,175	59,280,275	1,458,520	2.46%	57,821,755	-17.11%	-4.56%
2013	77,316,290	21,609,165	98,925,455	2,986,445	3.02%	95,939,010	61.84%	58.35%
2014	84,204,650	21,086,420	105,291,070	959,310	0.91%	104,331,760	5.47%	72.20%
2015	91,991,905	23,854,665	115,846,570	3,042,865	2.63%	112,803,705	7.14%	86.19%
2016	82,454,820	28,097,430	110,552,250	1,801,185	1.63%	108,751,065	-6.12%	79.50%
2017	97,596,035	30,994,930	128,590,965	145,975	0.11%	128,444,990	16.18%	112.00%
Rate Ann%chg	7.93%	7.46%	7.82%			Ag Imprv+Site w/o growth	7.60%	

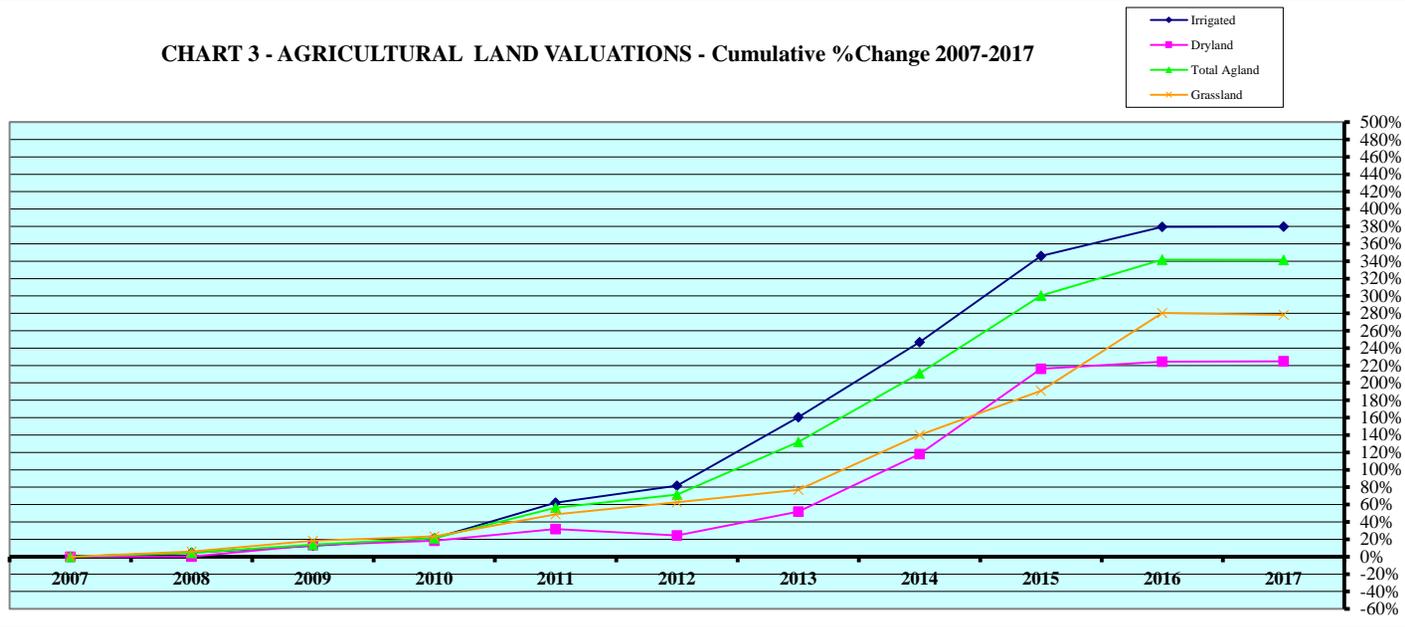
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 10
County BUFFALO

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	312,199,840	--	--	--	46,887,100	--	--	--	90,526,615	--	--	--
2008	326,856,715	14,656,875	4.69%	4.69%	47,025,080	137,980	0.29%	0.29%	95,936,825	5,410,210	5.98%	5.98%
2009	351,482,070	24,625,355	7.53%	12.58%	53,219,170	6,194,090	13.17%	13.50%	107,079,180	11,142,355	11.61%	18.28%
2010	379,093,440	27,611,370	7.86%	21.43%	55,499,340	2,280,170	4.28%	18.37%	111,665,875	4,586,695	4.28%	23.35%
2011	506,289,825	127,196,385	33.55%	62.17%	61,774,440	6,275,100	11.31%	31.75%	134,580,135	22,914,260	20.52%	48.66%
2012	566,976,580	60,686,755	11.99%	81.61%	58,415,750	-3,358,690	-5.44%	24.59%	147,182,645	12,602,510	9.36%	62.58%
2013	813,611,515	246,634,935	43.50%	160.61%	71,221,945	12,806,195	21.92%	51.90%	160,248,765	13,066,120	8.88%	77.02%
2014	1,082,676,515	269,065,000	33.07%	246.79%	102,302,845	31,080,900	43.64%	118.19%	217,358,255	57,109,490	35.64%	140.10%
2015	1,392,137,700	309,461,185	28.58%	345.91%	148,216,205	45,913,360	44.88%	216.11%	263,459,550	46,101,295	21.21%	191.03%
2016	1,496,611,720	104,474,020	7.50%	379.38%	152,136,130	3,919,925	2.64%	224.47%	344,326,805	80,867,255	30.69%	280.36%
2017	1,497,697,630	1,085,910	0.07%	379.72%	152,287,680	151,550	0.10%	224.80%	342,380,930	-1,945,875	-0.57%	278.21%

Rate Ann.%chg: Irrigated **16.98%** Dryland **12.50%** Grassland **14.23%**

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	3,212,730	--	--	--	34,760	--	--	--	452,861,045	--	--	--
2008	3,074,960	-137,770	-4.29%	-4.29%	33,700	-1,060	-3.05%	-3.05%	472,927,280	20,066,235	4.43%	4.43%
2009	3,796,650	721,690	23.47%	18.18%	30,695	-3,005	-8.92%	-11.69%	515,607,765	42,680,485	9.02%	13.86%
2010	3,464,725	-331,925	-8.74%	7.84%	65,870	35,175	114.60%	89.50%	549,789,250	34,181,485	6.63%	21.40%
2011	4,819,880	1,355,155	39.11%	50.02%	175,730	109,860	166.78%	405.55%	707,640,010	157,850,760	28.71%	56.26%
2012	4,173,945	-645,935	-13.40%	29.92%	770	-174,960	-99.56%	-97.78%	776,749,690	69,109,680	9.77%	71.52%
2013	2,995,210	-1,178,735	-28.24%	-6.77%	3,450,460	3,449,690	448011.69%	9826.52%	1,051,527,895	274,778,205	35.38%	132.20%
2014	4,498,440	1,503,230	50.19%	40.02%	999,415	-2,451,045	-71.04%	2775.19%	1,407,835,470	356,307,575	33.88%	210.88%
2015	5,554,345	1,055,905	23.47%	72.89%	4,188,280	3,188,865	319.07%	11949.14%	1,813,556,080	405,720,610	28.82%	300.47%
2016	4,716,725	-837,620	-15.08%	46.81%	2,678,360	-1,509,920	-36.05%	7605.29%	2,000,469,740	186,913,660	10.31%	341.74%
2017	3,892,345	-824,380	-17.48%	21.15%	2,883,515	205,155	7.66%	8195.50%	1,999,142,100	-1,327,640	-0.07%	341.45%

Cnty# **10**
County **BUFFALO**

Rate Ann.%chg: Total Agric Land **16.01%**

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	294,813,510	233,049	1,265			56,489,335	83,193	679			92,279,545	216,130	427		
2008	326,254,050	254,992	1,279	1.14%	1.14%	46,888,780	69,817	672	-1.09%	-1.09%	96,023,430	211,848	453	6.16%	6.16%
2009	351,498,490	256,194	1,372	7.23%	8.46%	52,721,190	69,724	756	12.59%	11.36%	108,104,800	212,063	510	12.47%	19.40%
2010	374,577,810	256,520	1,460	6.43%	15.43%	55,862,280	67,713	825	9.10%	21.50%	111,906,395	214,160	523	2.50%	22.38%
2011	505,798,855	257,553	1,964	34.49%	55.24%	62,096,510	64,679	960	16.37%	41.39%	135,335,760	216,588	625	19.58%	46.35%
2012	566,074,790	257,604	2,197	11.90%	73.71%	58,519,560	60,773	963	0.30%	41.81%	148,538,295	219,475	677	8.31%	58.51%
2013	817,966,505	259,278	3,155	43.57%	149.39%	70,341,470	60,715	1,159	20.32%	70.62%	156,183,545	217,821	717	5.95%	67.94%
2014	1,086,224,220	260,187	4,175	32.33%	230.02%	103,121,175	62,274	1,656	42.93%	143.87%	216,783,575	225,714	960	33.95%	124.94%
2015	1,392,477,855	262,485	5,305	27.07%	319.36%	149,839,930	63,208	2,371	43.16%	249.12%	263,055,260	229,381	1,147	19.40%	168.59%
2016	1,503,495,715	262,971	5,717	7.77%	351.95%	153,524,105	62,285	2,465	3.98%	263.01%	345,863,165	224,568	1,540	34.30%	260.72%
2017	1,499,356,575	262,561	5,711	-0.12%	351.41%	152,165,400	61,894	2,458	-0.26%	262.07%	342,458,795	225,114	1,521	-1.22%	256.30%

Rate Annual %chg Average Value/Acre: **16.27%**

13.73%

13.55%

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	2,878,820	12,065	239			52,080	164	317			446,513,290	544,601	820		
2008	2,972,030	12,029	247	3.55%	3.55%	33,700	103	327	3.21%	3.21%	472,171,990	548,789	860	4.94%	4.94%
2009	3,782,315	12,360	306	23.85%	28.24%	33,700	103	327	0.00%	3.21%	516,140,495	550,445	938	8.98%	14.37%
2010	3,383,995	12,386	273	-10.72%	14.50%	65,870	165	400	22.21%	26.13%	545,796,350	550,945	991	5.65%	20.83%
2011	4,779,550	12,463	383	40.37%	60.72%	42,170	167	253	-36.75%	-20.22%	708,052,845	551,450	1,284	29.61%	56.60%
2012	4,200,215	14,092	298	-22.28%	24.91%	1,780	13	140	-44.74%	-55.91%	777,334,640	551,957	1,408	9.68%	71.77%
2013	5,124,160	13,657	375	25.89%	57.24%	466,320	1,362	342	144.85%	7.95%	1,050,082,000	552,833	1,899	34.87%	131.67%
2014	4,424,090	11,221	394	5.08%	65.24%	221,305	649	341	-0.38%	7.55%	1,410,774,365	560,044	2,519	32.62%	207.24%
2015	5,536,235	10,879	509	29.07%	113.28%	2,750,065	5,103	539	58.02%	69.95%	1,813,659,345	571,056	3,176	26.08%	287.37%
2016	6,561,565	10,431	629	23.61%	163.63%	3,174,270	5,363	592	9.82%	86.63%	2,012,618,820	565,617	3,558	12.04%	333.99%
2017	4,365,570	11,370	384	-38.96%	60.92%	2,354,085	5,037	467	-21.04%	47.36%	2,000,700,425	565,976	3,535	-0.66%	331.15%

10
BUFFALO

Rate Annual %chg Average Value/Acre: **15.73%**

(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

CHART 5 - 2017 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
46,102	BUFFALO	356,372,206	67,276,111	172,832,600	2,424,344,468	894,433,200	87,744,340	3,739,360	1,999,142,100	97,596,035	30,994,930	41,945	6,134,517,295
cnty sectorvalue % of total value:		5.81%	1.10%	2.82%	39.52%	14.58%	1.43%	0.06%	32.59%	1.59%	0.51%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
248	AMHERST	31,935	87,370	14,913	11,117,885	1,074,850	0	0	21,995	0	0	0	12,348,948
0.54%	%sector of county sector	0.01%	0.13%	0.01%	0.46%	0.12%			0.00%				0.20%
	%sector of municipality	0.26%	0.71%	0.12%	90.03%	8.70%			0.18%				100.00%
901	ELM CREEK	691,167	1,658,520	4,079,470	36,287,350	6,527,700	0	0	227,785	0	0	0	49,471,992
1.95%	%sector of county sector	0.19%	2.47%	2.36%	1.50%	0.73%			0.01%				0.81%
	%sector of municipality	1.40%	3.35%	8.25%	73.35%	13.19%			0.46%				100.00%
1,833	GIBBON	5,446,073	2,008,331	3,439,309	67,700,620	9,649,465	4,228,070	0	0	0	0	0	92,471,868
3.98%	%sector of county sector	1.53%	2.99%	1.99%	2.79%	1.08%	4.82%						1.51%
	%sector of municipality	5.89%	2.17%	3.72%	73.21%	10.44%	4.57%						100.00%
30,921	KEARNEY	92,993,308	21,412,793	22,481,739	1,602,494,163	795,436,225	16,981,540	39,375	76,730	44,755	335	2,370	2,551,963,333
67.07%	%sector of county sector	26.09%	31.83%	13.01%	66.10%	88.93%	19.35%	1.05%	0.00%	0.05%	0.00%	5.65%	41.60%
	%sector of municipality	3.64%	0.84%	0.88%	62.79%	31.17%	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
136	MILLER	1,534,897	41,703	12,703	3,432,515	566,365	0	0	22,385	0	0	0	5,610,568
0.29%	%sector of county sector	0.43%	0.06%	0.01%	0.14%	0.06%			0.00%				0.09%
	%sector of municipality	27.36%	0.74%	0.23%	61.18%	10.09%			0.40%				100.00%
341	PLEASANTON	2,219,023	255,266	97,205	14,842,990	2,087,405	0	0	0	0	0	0	19,501,889
0.74%	%sector of county sector	0.62%	0.38%	0.06%	0.61%	0.23%							0.32%
	%sector of municipality	11.38%	1.31%	0.50%	76.11%	10.70%							100.00%
1,371	RAVENNA	94,920,215	1,364,001	3,742,827	44,503,965	10,647,185	0	0	631,705	66,190	19,135	0	155,895,223
2.97%	%sector of county sector	26.84%	2.03%	2.17%	1.84%	1.19%			0.03%	0.07%	0.06%		2.54%
	%sector of municipality	60.89%	0.87%	2.40%	28.55%	6.83%			0.41%	0.04%	0.01%		100.00%
182	RIVERDALE	437,699	110,049	23,706	11,580,770	2,663,025	0	0	543,730	104,020	94,020	0	15,557,019
0.39%	%sector of county sector	0.12%	0.16%	0.01%	0.48%	0.30%			0.03%	0.11%	0.30%		0.25%
	%sector of municipality	2.81%	0.71%	0.15%	74.44%	17.12%			3.50%	0.67%	0.60%		100.00%
1059	SHELTON	1,669,094	1,609,336	3,141,402	35,276,215	4,842,870	0	0	373,620	0	1,645	0	46,914,182
2.30%	%sector of county sector	0.47%	2.39%	1.82%	1.46%	0.54%			0.02%	0.54%	0.01%		0.76%
	%sector of municipality	3.56%	3.43%	6.70%	75.19%	10.32%			0.80%		0.00%		100.00%
36,992	Total Municipalities	199,943,411	28,547,369	37,033,274	1,827,236,473	833,495,090	21,209,610	39,375	1,897,950	214,965	115,135	2,370	2,949,735,022
80.24%	%all municip.sectors of cnty	56.11%	42.43%	21.43%	75.37%	93.19%	24.17%	1.05%	0.09%	0.22%	0.37%	5.65%	48.08%

Sources: 2017 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2017 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 23,525	Value : 5,841,097,755	Growth 51,661,664	Sum Lines 17, 25, & 41
--	-------------------------	------------------------------	--------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	804	30,657,390	210	8,010,905	241	7,639,675	1,255	46,307,970	
02. Res Improve Land	11,010	357,900,065	1,058	41,997,365	1,528	63,176,740	13,596	463,074,170	
03. Res Improvements	12,073	1,576,459,910	1,139	219,369,670	1,645	289,277,380	14,857	2,085,106,960	
04. Res Total	12,877	1,965,017,365	1,349	269,377,940	1,886	360,093,795	16,112	2,594,489,100	32,216,344
% of Res Total	79.92	75.74	8.37	10.38	11.71	13.88	68.49	44.42	62.36
05. Com UnImp Land	309	31,321,935	45	6,855,310	25	1,704,570	379	39,881,815	
06. Com Improve Land	1,524	180,259,975	115	11,823,025	62	4,353,560	1,701	196,436,560	
07. Com Improvements	1,567	689,872,435	133	91,686,270	74	17,118,250	1,774	798,676,955	
08. Com Total	1,876	901,454,345	178	110,364,605	99	23,176,380	2,153	1,034,995,330	13,664,555
% of Com Total	87.13	87.10	8.27	10.66	4.60	2.24	9.15	17.72	26.45
09. Ind UnImp Land	2	291,800	2	96,970	1	77,040	5	465,810	
10. Ind Improve Land	8	1,614,710	18	5,457,155	4	598,115	30	7,669,980	
11. Ind Improvements	8	13,503,305	18	64,877,605	5	2,091,620	31	80,472,530	
12. Ind Total	10	15,409,815	20	70,431,730	6	2,766,775	36	88,608,320	0
% of Ind Total	27.78	17.39	55.56	79.49	16.67	3.12	0.15	1.52	0.00
13. Rec UnImp Land	1	39,375	4	26,825	48	2,074,140	53	2,140,340	
14. Rec Improve Land	0	0	0	0	14	582,510	14	582,510	
15. Rec Improvements	0	0	0	0	14	518,335	14	518,335	
16. Rec Total	1	39,375	4	26,825	62	3,174,985	67	3,241,185	0
% of Rec Total	1.49	1.21	5.97	0.83	92.54	97.96	0.28	0.06	0.00
Res & Rec Total	12,878	1,965,056,740	1,353	269,404,765	1,948	363,268,780	16,179	2,597,730,285	32,216,344
% of Res & Rec Total	79.60	75.65	8.36	10.37	12.04	13.98	68.77	44.47	62.36
Com & Ind Total	1,886	916,864,160	198	180,796,335	105	25,943,155	2,189	1,123,603,650	13,664,555
% of Com & Ind Total	86.16	81.60	9.05	16.09	4.80	2.31	9.30	19.24	26.45
17. Taxable Total	14,764	2,881,920,900	1,551	450,201,100	2,053	389,211,935	18,368	3,721,333,935	45,880,899
% of Taxable Total	80.38	77.44	8.44	12.10	11.18	10.46	78.08	63.71	88.81

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	24	124,970	3,932,425	0	0	0
19. Commercial	51	10,865,710	64,939,305	1	712,800	12,196,320
20. Industrial	1	215,000	30,103,785	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	24	124,970	3,932,425
19. Commercial	0	0	0	52	11,578,510	77,135,625
20. Industrial	0	0	0	1	215,000	30,103,785
21. Other	0	0	0	0	0	0
22. Total Sch II				77	11,918,480	111,171,835

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	13	2,370	1	5	214	39,575	228	41,950	0
24. Non-Producing	1	5	0	0	0	0	1	5	0
25. Total	14	2,375	1	5	214	39,575	229	41,955	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	805	176	442	1,423

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	647,690	107	21,650,075	3,254	1,284,892,235	3,372	1,307,190,000
28. Ag-Improved Land	5	552,865	69	11,392,580	1,446	621,988,640	1,520	633,934,085
29. Ag Improvements	6	91,555	69	9,576,160	1,481	168,930,065	1,556	178,597,780
30. Ag Total							4,928	2,119,721,865

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	2	3.00	39,000	45	46.00	1,183,500	
33. HomeSite Improvements	2	0.00	71,755	45	0.00	8,124,840	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	1.50	3,000	
36. FarmSite Improv Land	3	6.85	13,700	61	79.62	159,250	
37. FarmSite Improvements	6	0.00	19,800	66	0.00	1,451,320	
38. FarmSite Total							
39. Road & Ditches	3	1.75	0	79	110.77	0	
40. Other- Non Ag Use	0	0.00	0	2	4.00	70,000	
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	18	20.00	301,500	18	20.00	301,500	
32. HomeSite Improv Land	944	982.26	16,577,615	991	1,031.26	17,800,115	
33. HomeSite Improvements	1,012	0.00	134,361,660	1,059	0.00	142,558,255	328,400
34. HomeSite Total				1,077	1,051.26	160,659,870	
35. FarmSite UnImp Land	81	106.63	213,260	83	108.13	216,260	
36. FarmSite Improv Land	1,229	2,536.25	5,072,455	1,293	2,622.72	5,245,405	
37. FarmSite Improvements	1,368	0.00	34,568,405	1,440	0.00	36,039,525	5,452,365
38. FarmSite Total				1,523	2,730.85	41,501,190	
39. Road & Ditches	3,787	10,190.22	0	3,869	10,302.74	0	
40. Other- Non Ag Use	26	350.88	1,371,990	28	354.88	1,441,990	
41. Total Section VI				2,600	14,439.73	203,603,050	5,780,765

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	6	154.12	124,185	6	154.12	124,185

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	122	7,898.86	29,152,085
44. Recapture Value N/A	0	0.00	0	122	7,898.86	41,814,045
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	974	90,654.53	346,585,605	1,096	98,553.39	375,737,690
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	6,048.45	3.75%	35,232,385	4.17%	5,825.03
46. 1A	52,250.14	32.40%	304,358,840	36.06%	5,825.03
47. 2A1	13,550.71	8.40%	75,545,845	8.95%	5,575.05
48. 2A	10,603.04	6.57%	57,786,605	6.85%	5,450.00
49. 3A1	10,069.10	6.24%	47,083,680	5.58%	4,676.06
50. 3A	1,820.10	1.13%	9,328,060	1.11%	5,125.03
51. 4A1	47,896.90	29.70%	225,115,415	26.67%	4,700.00
52. 4A	19,040.11	11.81%	89,488,510	10.60%	4,700.00
53. Total	161,278.55	100.00%	843,939,340	100.00%	5,232.81
Dry					
54. 1D1	1,379.13	2.61%	3,758,265	2.96%	2,725.10
55. 1D	12,791.31	24.19%	34,857,650	27.43%	2,725.10
56. 2D1	4,963.73	9.39%	12,607,905	9.92%	2,540.01
57. 2D	3,443.30	6.51%	8,745,955	6.88%	2,539.99
58. 3D1	2,466.69	4.66%	5,821,405	4.58%	2,360.01
59. 3D	566.38	1.07%	1,274,385	1.00%	2,250.05
60. 4D1	20,927.90	39.57%	46,041,395	36.23%	2,200.00
61. 4D	6,344.56	12.00%	13,958,005	10.98%	2,200.00
62. Total	52,883.00	100.00%	127,064,965	100.00%	2,402.76
Grass					
63. 1G1	1,117.97	0.59%	1,590,530	0.61%	1,422.69
64. 1G	11,971.59	6.29%	17,744,045	6.82%	1,482.18
65. 2G1	7,146.91	3.76%	10,145,595	3.90%	1,419.58
66. 2G	8,140.52	4.28%	11,199,715	4.31%	1,375.80
67. 3G1	4,744.48	2.49%	6,721,745	2.58%	1,416.75
68. 3G	4,220.89	2.22%	5,044,005	1.94%	1,195.01
69. 4G1	54,390.33	28.58%	74,555,070	28.67%	1,370.74
70. 4G	98,578.21	51.80%	133,031,780	51.16%	1,349.50
71. Total	190,310.90	100.00%	260,032,485	100.00%	1,366.36
Irrigated Total					
	161,278.55	39.21%	843,939,340	68.40%	5,232.81
Dry Total					
	52,883.00	12.86%	127,064,965	10.30%	2,402.76
Grass Total					
	190,310.90	46.27%	260,032,485	21.07%	1,366.36
72. Waste	5,156.96	1.25%	2,062,790	0.17%	400.00
73. Other	1,718.38	0.42%	772,715	0.06%	449.68
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	411,347.79	100.00%	1,233,872,295	100.00%	2,999.58

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	191.94	0.43%	1,203,460	0.45%	6,269.98
46. 1A	30,990.39	69.95%	194,309,790	73.20%	6,270.00
47. 2A1	1,606.73	3.63%	9,616,305	3.62%	5,985.02
48. 2A	1,931.01	4.36%	11,422,015	4.30%	5,915.05
49. 3A1	747.00	1.69%	4,115,980	1.55%	5,510.01
50. 3A	1,292.02	2.92%	6,938,140	2.61%	5,369.99
51. 4A1	4,895.67	11.05%	25,359,605	9.55%	5,180.01
52. 4A	2,650.69	5.98%	12,475,045	4.70%	4,706.34
53. Total	44,305.45	100.00%	265,440,340	100.00%	5,991.14
Dry					
54. 1D1	5.60	0.08%	15,175	0.09%	2,709.82
55. 1D	3,866.22	56.54%	10,477,455	61.01%	2,710.00
56. 2D1	297.98	4.36%	756,870	4.41%	2,540.00
57. 2D	252.77	3.70%	618,020	3.60%	2,444.99
58. 3D1	212.82	3.11%	493,750	2.88%	2,320.04
59. 3D	137.09	2.00%	309,825	1.80%	2,260.01
60. 4D1	1,559.66	22.81%	3,407,915	19.84%	2,185.04
61. 4D	506.34	7.40%	1,093,715	6.37%	2,160.04
62. Total	6,838.48	100.00%	17,172,725	100.00%	2,511.19
Grass					
63. 1G1	1.10	0.01%	1,045	0.00%	950.00
64. 1G	2,626.73	12.35%	4,085,555	13.35%	1,555.38
65. 2G1	447.71	2.10%	714,105	2.33%	1,595.02
66. 2G	712.95	3.35%	1,066,790	3.49%	1,496.30
67. 3G1	470.48	2.21%	713,050	2.33%	1,515.58
68. 3G	1,231.56	5.79%	1,835,385	6.00%	1,490.29
69. 4G1	4,791.66	22.52%	6,957,220	22.73%	1,451.94
70. 4G	10,992.43	51.67%	15,233,235	49.77%	1,385.79
71. Total	21,274.62	100.00%	30,606,385	100.00%	1,438.63
Irrigated Total					
Irrigated Total	44,305.45	60.59%	265,440,340	84.67%	5,991.14
Dry Total					
Dry Total	6,838.48	9.35%	17,172,725	5.48%	2,511.19
Grass Total					
Grass Total	21,274.62	29.10%	30,606,385	9.76%	1,438.63
72. Waste	648.21	0.89%	243,245	0.08%	375.26
73. Other	51.25	0.07%	19,790	0.01%	386.15
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	73,118.01	100.00%	313,482,485	100.00%	4,287.35

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	46.80	0.10%	293,435	0.10%	6,269.98
46. 1A	40,018.04	83.36%	250,913,150	84.98%	6,270.00
47. 2A1	350.53	0.73%	2,097,925	0.71%	5,985.01
48. 2A	4,068.71	8.48%	24,066,450	8.15%	5,915.01
49. 3A1	690.24	1.44%	3,803,230	1.29%	5,510.01
50. 3A	886.13	1.85%	4,758,520	1.61%	5,370.00
51. 4A1	739.85	1.54%	3,832,395	1.30%	5,179.96
52. 4A	1,204.56	2.51%	5,483,295	1.86%	4,552.11
53. Total	48,004.86	100.00%	295,248,400	100.00%	6,150.39
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	807.68	71.67%	2,188,825	75.16%	2,710.02
56. 2D1	18.80	1.67%	47,750	1.64%	2,539.89
57. 2D	66.69	5.92%	163,070	5.60%	2,445.19
58. 3D1	5.95	0.53%	13,805	0.47%	2,320.17
59. 3D	45.29	4.02%	102,355	3.51%	2,259.99
60. 4D1	82.84	7.35%	181,025	6.22%	2,185.24
61. 4D	99.69	8.85%	215,345	7.39%	2,160.15
62. Total	1,126.94	100.00%	2,912,175	100.00%	2,584.14
Grass					
63. 1G1	7.50	0.16%	11,965	0.18%	1,595.33
64. 1G	793.01	16.85%	1,213,860	17.83%	1,530.70
65. 2G1	71.28	1.51%	106,500	1.56%	1,494.11
66. 2G	502.78	10.69%	771,070	11.32%	1,533.61
67. 3G1	76.02	1.62%	115,550	1.70%	1,519.99
68. 3G	377.51	8.02%	562,180	8.26%	1,489.18
69. 4G1	1,074.10	22.83%	1,546,645	22.71%	1,439.95
70. 4G	1,802.87	38.32%	2,482,035	36.45%	1,376.71
71. Total	4,705.07	100.00%	6,809,805	100.00%	1,447.33
Irrigated Total					
Irrigated Total	48,004.86	86.83%	295,248,400	96.65%	6,150.39
Dry Total					
Dry Total	1,126.94	2.04%	2,912,175	0.95%	2,584.14
Grass Total					
Grass Total	4,705.07	8.51%	6,809,805	2.23%	1,447.33
72. Waste	1,408.92	2.55%	498,805	0.16%	354.03
73. Other	39.74	0.07%	13,910	0.00%	350.03
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	55,285.53	100.00%	305,483,095	100.00%	5,525.55

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	977.24	11.62%	3,063,670	6.76%	3,135.02
46. 1A	68.30	0.81%	428,240	0.94%	6,269.99
47. 2A1	14.15	0.17%	84,685	0.19%	5,984.81
48. 2A	5,161.63	61.38%	30,531,105	67.33%	5,915.01
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	677.31	8.05%	3,637,160	8.02%	5,370.01
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	1,510.06	17.96%	7,603,185	16.77%	5,035.02
53. Total	8,408.69	100.00%	45,348,045	100.00%	5,393.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7.00	0.93%	18,970	1.08%	2,710.00
56. 2D1	4.50	0.60%	11,430	0.65%	2,540.00
57. 2D	341.97	45.39%	836,130	47.70%	2,445.04
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	220.91	29.32%	499,255	28.48%	2,259.99
60. 4D1	12.50	1.66%	27,315	1.56%	2,185.20
61. 4D	166.53	22.10%	359,705	20.52%	2,160.00
62. Total	753.41	100.00%	1,752,805	100.00%	2,326.50
Grass					
63. 1G1	9.50	0.11%	15,155	0.12%	1,595.26
64. 1G	13.00	0.15%	20,735	0.17%	1,595.00
65. 2G1	10.13	0.11%	15,905	0.13%	1,570.09
66. 2G	1,871.52	21.11%	2,922,060	23.69%	1,561.33
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	1,938.39	21.87%	2,732,915	22.16%	1,409.89
69. 4G1	1.00	0.01%	600	0.00%	600.00
70. 4G	5,020.83	56.64%	6,625,185	53.72%	1,319.54
71. Total	8,864.37	100.00%	12,332,555	100.00%	1,391.25
Irrigated Total					
Irrigated Total	8,408.69	31.59%	45,348,045	71.66%	5,393.00
Dry Total					
Dry Total	753.41	2.83%	1,752,805	2.77%	2,326.50
Grass Total					
Grass Total	8,864.37	33.30%	12,332,555	19.49%	1,391.25
72. Waste	1,917.31	7.20%	744,775	1.18%	388.45
73. Other	6,671.98	25.07%	3,102,760	4.90%	465.04
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	26,615.76	100.00%	63,280,940	100.00%	2,377.57

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	156.28	900,065	4,236.60	25,074,505	257,604.67	1,424,001,555	261,997.55	1,449,976,125
77. Dry Land	56.23	147,045	687.93	1,739,145	60,857.67	147,016,480	61,601.83	148,902,670
78. Grass	76.69	90,155	3,070.92	4,390,345	222,007.35	305,300,730	225,154.96	309,781,230
79. Waste	26.72	10,590	367.38	142,120	8,737.30	3,396,905	9,131.40	3,549,615
80. Other	0.00	0	625.12	280,790	7,856.23	3,628,385	8,481.35	3,909,175
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	315.92	1,147,855	8,987.95	31,626,905	557,063.22	1,883,344,055	566,367.09	1,916,118,815

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	261,997.55	46.26%	1,449,976,125	75.67%	5,534.31
Dry Land	61,601.83	10.88%	148,902,670	7.77%	2,417.18
Grass	225,154.96	39.75%	309,781,230	16.17%	1,375.86
Waste	9,131.40	1.61%	3,549,615	0.19%	388.73
Other	8,481.35	1.50%	3,909,175	0.20%	460.91
Exempt	0.00	0.00%	0	0.00%	0.00
Total	566,367.09	100.00%	1,916,118,815	100.00%	3,383.17

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 N/a Or Error	0	0	0	0	7	169,975	7	169,975	160,205
83.2 Area 1 (east Ky South)	120	3,420,160	1,046	31,518,810	1,047	95,729,890	1,167	130,668,860	1,004,385
83.3 Area 2 (west Ky South)	49	1,971,465	1,703	56,746,800	1,703	224,554,705	1,752	283,272,970	2,912,770
83.4 Area 3 (east Ky Middle)	55	1,591,050	2,192	69,568,170	2,192	271,220,580	2,247	342,379,800	1,224,260
83.5 Area 4 (west Ky Middle)	80	4,484,310	1,399	55,387,975	1,399	255,822,075	1,479	315,694,360	1,898,620
83.6 Area 5 (east Ky North)	110	5,444,150	1,320	61,721,445	1,320	287,806,975	1,430	354,972,570	9,067,858
83.7 Area 6 (west Ky North)	202	11,137,800	984	46,202,845	984	227,636,315	1,186	284,976,960	3,993,271
83.8 Area 8 (rural Res Subs)	322	11,754,865	1,367	56,142,965	1,369	305,478,285	1,691	373,376,115	8,759,505
83.9 Com Outside Kry Cl	0	0	1	15,550	1	111,570	1	127,120	0
83.10 Elm Creek Res	23	267,135	341	4,808,870	341	34,766,330	364	39,842,335	139,545
83.11 Gibbon Res	28	524,675	554	8,582,245	554	61,298,270	582	70,405,190	650,195
83.12 Mobile Homes	0	0	0	0	1,227	12,725,190	1,227	12,725,190	126,710
83.13 Ravenna Res	22	347,865	571	9,167,410	571	40,757,445	593	50,272,720	345,720
83.14 Recreational South	53	2,140,340	14	582,510	14	518,335	67	3,241,185	2,900
83.15 Rural Res Acreages	121	3,861,950	1,207	48,595,370	1,229	198,318,010	1,350	250,775,330	1,233,200
83.16 Rural Res Subdivsn	4	137,140	2	70,215	2	104,925	6	312,280	0
83.17 Shelton Res	36	398,230	423	6,336,660	423	31,404,650	459	38,139,540	458,365
83.18 Villages Res	83	967,175	486	8,208,840	488	37,201,770	571	46,377,785	238,835
84 Residential Total	1,308	48,448,310	13,610	463,656,680	14,871	2,085,625,295	16,179	2,597,730,285	32,216,344

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 N/a Or Error	1	40,020	0	0	0	0	1	40,020	0
85.2 Com Outside Kry Cl	122	5,992,115	483	21,042,890	526	148,345,160	648	175,380,165	443,455
85.3 Kearney Res/com	261	34,315,490	1,247	183,055,315	1,278	730,786,500	1,539	948,157,305	13,221,100
85.4 Shelton Res	0	0	1	8,335	1	17,825	1	26,160	0
86 Commercial Total	384	40,347,625	1,731	204,106,540	1,805	879,149,485	2,189	1,123,603,650	13,664,555

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	980.46	0.53%	1,480,515	0.58%	1,510.02
88. 1G	11,502.36	6.27%	17,368,670	6.79%	1,510.01
89. 2G1	6,551.03	3.57%	9,728,485	3.80%	1,485.03
90. 2G	7,191.02	3.92%	10,535,065	4.12%	1,465.03
91. 3G1	4,604.85	2.51%	6,630,980	2.59%	1,440.00
92. 3G	2,987.53	1.63%	4,242,295	1.66%	1,420.00
93. 4G1	53,460.50	29.15%	74,043,650	28.96%	1,385.02
94. 4G	96,114.05	52.41%	131,676,475	51.50%	1,370.00
95. Total	183,391.80	100.00%	255,706,135	100.00%	1,394.32
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	137.51	1.99%	110,015	2.54%	800.05
106. 1T	469.23	6.78%	375,375	8.68%	799.98
107. 2T1	595.88	8.61%	417,110	9.64%	699.99
108. 2T	949.50	13.72%	664,650	15.36%	700.00
109. 3T1	139.63	2.02%	90,765	2.10%	650.04
110. 3T	1,233.36	17.83%	801,710	18.53%	650.02
111. 4T1	929.83	13.44%	511,420	11.82%	550.01
112. 4T	2,464.16	35.61%	1,355,305	31.33%	550.01
113. Total	6,919.10	100.00%	4,326,350	100.00%	625.28
<hr/>					
Grass Total	183,391.80	96.36%	255,706,135	98.34%	1,394.32
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	6,919.10	3.64%	4,326,350	1.66%	625.28
<hr/>					
114. Market Area Total	190,310.90	100.00%	260,032,485	100.00%	1,366.36

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	2,465.13	12.28%	3,932,020	13.19%	1,595.06
89. 2G1	423.71	2.11%	696,105	2.33%	1,642.88
90. 2G	669.26	3.33%	1,034,020	3.47%	1,545.02
91. 3G1	461.68	2.30%	706,890	2.37%	1,531.13
92. 3G	1,224.26	6.10%	1,830,275	6.14%	1,495.01
93. 4G1	4,702.79	23.43%	6,903,895	23.15%	1,468.04
94. 4G	10,125.53	50.45%	14,713,090	49.35%	1,453.07
95. Total	20,072.36	100.00%	29,816,295	100.00%	1,485.44
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	1.10	0.09%	1,045	0.13%	950.00
106. 1T	161.60	13.44%	153,535	19.43%	950.09
107. 2T1	24.00	2.00%	18,000	2.28%	750.00
108. 2T	43.69	3.63%	32,770	4.15%	750.06
109. 3T1	8.80	0.73%	6,160	0.78%	700.00
110. 3T	7.30	0.61%	5,110	0.65%	700.00
111. 4T1	88.87	7.39%	53,325	6.75%	600.03
112. 4T	866.90	72.11%	520,145	65.83%	600.01
113. Total	1,202.26	100.00%	790,090	100.00%	657.17
<hr/>					
Grass Total	20,072.36	94.35%	29,816,295	97.42%	1,485.44
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	1,202.26	5.65%	790,090	2.58%	657.17
<hr/>					
114. Market Area Total	21,274.62	100.00%	30,606,385	100.00%	1,438.63

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	7.50	0.17%	11,965	0.18%	1,595.33
88. 1G	724.44	16.24%	1,155,570	17.35%	1,595.12
89. 2G1	64.68	1.45%	101,550	1.52%	1,570.04
90. 2G	495.58	11.11%	765,670	11.50%	1,545.00
91. 3G1	76.02	1.70%	115,550	1.73%	1,519.99
92. 3G	374.91	8.40%	560,490	8.42%	1,495.00
93. 4G1	1,046.20	23.45%	1,532,695	23.01%	1,465.01
94. 4G	1,672.60	37.49%	2,416,900	36.29%	1,445.00
95. Total	4,461.93	100.00%	6,660,390	100.00%	1,492.72
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	68.57	28.20%	58,290	39.01%	850.08
107. 2T1	6.60	2.71%	4,950	3.31%	750.00
108. 2T	7.20	2.96%	5,400	3.61%	750.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	2.60	1.07%	1,690	1.13%	650.00
111. 4T1	27.90	11.47%	13,950	9.34%	500.00
112. 4T	130.27	53.58%	65,135	43.59%	500.00
113. Total	243.14	100.00%	149,415	100.00%	614.52
<hr/>					
Grass Total	4,461.93	94.83%	6,660,390	97.81%	1,492.72
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	243.14	5.17%	149,415	2.19%	614.52
<hr/>					
114. Market Area Total	4,705.07	100.00%	6,809,805	100.00%	1,447.33

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

Market Area 6

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	9.50	0.12%	15,155	0.13%	1,595.26
88. 1G	13.00	0.17%	20,735	0.18%	1,595.00
89. 2G1	10.13	0.13%	15,905	0.14%	1,570.09
90. 2G	1,816.83	23.17%	2,878,305	24.65%	1,584.25
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	1,716.90	21.89%	2,566,785	21.99%	1,495.01
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	4,275.33	54.52%	6,177,890	52.92%	1,445.01
95. Total	7,841.69	100.00%	11,674,775	100.00%	1,488.81
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	54.69	5.35%	43,755	6.65%	800.05
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	221.49	21.66%	166,130	25.26%	750.06
111. 4T1	1.00	0.10%	600	0.09%	600.00
112. 4T	745.50	72.90%	447,295	68.00%	599.99
113. Total	1,022.68	100.00%	657,780	100.00%	643.19
<hr/>					
Grass Total	7,841.69	88.46%	11,674,775	94.67%	1,488.81
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	1,022.68	11.54%	657,780	5.33%	643.19
<hr/>					
114. Market Area Total	8,864.37	100.00%	12,332,555	100.00%	1,391.25

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

10 Buffalo

	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	2,424,344,468	2,594,489,100	170,144,632	7.02%	32,216,344	5.69%
02. Recreational	3,739,360	3,241,185	-498,175	-13.32%	0	-13.32%
03. Ag-Homesite Land, Ag-Res Dwelling	97,596,035	160,659,870	63,063,835	64.62%	328,400	64.28%
04. Total Residential (sum lines 1-3)	2,525,679,863	2,758,390,155	232,710,292	9.21%	32,544,744	7.93%
05. Commercial	894,433,200	1,034,995,330	140,562,130	15.72%	13,664,555	14.19%
06. Industrial	87,744,340	88,608,320	863,980	0.98%	0	0.98%
07. Total Commercial (sum lines 5-6)	982,177,540	1,123,603,650	141,426,110	14.40%	13,664,555	13.01%
08. Ag-Farmsite Land, Outbuildings	29,873,345	41,501,190	11,627,845	38.92%	5,452,365	20.67%
09. Minerals	41,945	41,955	10	0.02	0	0.02%
10. Non Ag Use Land	1,121,585	1,441,990	320,405	28.57%		
11. Total Non-Agland (sum lines 8-10)	31,036,875	42,985,135	11,948,260	38.50%	5,452,365	20.93%
12. Irrigated	1,497,697,630	1,449,976,125	-47,721,505	-3.19%		
13. Dryland	152,287,680	148,902,670	-3,385,010	-2.22%		
14. Grassland	342,380,930	309,781,230	-32,599,700	-9.52%		
15. Wasteland	3,892,345	3,549,615	-342,730	-8.81%		
16. Other Agland	2,883,515	3,909,175	1,025,660	35.57%		
17. Total Agricultural Land	1,999,142,100	1,916,118,815	-83,023,285	-4.15%		
18. Total Value of all Real Property (Locally Assessed)	5,538,036,378	5,841,097,755	303,061,377	5.47%	51,661,664	4.54%

2018 Assessment Survey for Buffalo County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	There are 7 field assistants on staff that do the majority of the physical inspection work.
3.	Other full-time employees:
	4
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$634,046
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,000 - the majority of appraisal work is done in house
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	A budget for the computer system is maintained by the county IT Department.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$12,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$41,782

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS, PCv3
2.	CAMA software:
	MIPS, PCv3
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The Register of Deeds Office maintains the cadastral maps.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.buffalo.gisworkshop.com
7.	Who maintains the GIS software and maps?
	The GIS software and mapping is maintained by the staff in the county assessor's office, the county IT Department, and the vendor.
8.	Personal Property software:
	MIPS, PCv3

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, there are two zoning areas, Ag and Ag residential. Both areas require building permits.
3.	What municipalities in the county are zoned?
	Kearney, Riverdale, Elm Creek, Amherst, Miller, Pleasanton, Ravenna, Gibbon and Shelton are all zoned.
4.	When was zoning implemented?
	2003

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	GIS Workshop, Inc.
3.	Other services:
	Pictometry Online

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2018 Residential Assessment Survey for Buffalo County

1.	Valuation data collection done by:																														
	The appraisal staff.																														
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="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Southeast Kearney - from 25th Street south to City limits; primarily some of the oldest homes in Kearney with a few newly developed areas. There are few amenities here.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Southwest Kearney - from 25th Street south to City limits; all ranges of homes can be found in this neighborhood, but they are predominantly newer homes. The area has newly developed amenities such as a hospital, schools, and a park.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Central Kearney, East side - from 25th street north to 46th street. This area is full of parks, schools, and churches, the area is mostly developed with little area available for development. Homes are in the midrange of prices.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Central Kearney, West side - from 25th street north to 39th Street, these are mostly older homes in the college area, many of the homes are single or multiple rental units with few amenities.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Northeast Kearney - from 46th street north to City limits; this area is full of amenities and is the newest area with plenty of land for development. This area is rapidly growing with higher end spec homes.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Northwest Kearney - from 39th street north to the City limits; predominantly new homes with lots of amenities, schools, shopping, church and parks; this area is also growing, and tends to contain more custom homes.</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Small Villages - including Amherst, Miller, Odessa, Pleasanton, and Riverdale- these communities offer fewer amenities; some are more desirable due to proximity to Kearney, they are valued using the same depreciation table, with a difference in land value and economic depreciation as necessary.</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Rural residential properties throughout the county</td> </tr> <tr> <td style="text-align: center;">09</td> <td>Elm Creek - Western edge of Buffalo County within close proximity to Kearney, active residential market but few local amenities.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Gibbon - the closest of the larger four villages in distance to Kearney, also has the strongest residential real estate market.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Ravenna - the furthest of the four larger villages from Kearney; contains basic amenities, but has a softer and less predictable market than Elm Creek, Gibbon or Shelton</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Shelton - equal distance between Kearney and Grand Island, has an active residential real estate market.</td> </tr> <tr> <td style="text-align: center;">14</td> <td>Recreational land throughout the 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>	01	Southeast Kearney - from 25th Street south to City limits; primarily some of the oldest homes in Kearney with a few newly developed areas. There are few amenities here.	02	Southwest Kearney - from 25th Street south to City limits; all ranges of homes can be found in this neighborhood, but they are predominantly newer homes. The area has newly developed amenities such as a hospital, schools, and a park.	03	Central Kearney, East side - from 25th street north to 46th street. This area is full of parks, schools, and churches, the area is mostly developed with little area available for development. Homes are in the midrange of prices.	04	Central Kearney, West side - from 25th street north to 39th Street, these are mostly older homes in the college area, many of the homes are single or multiple rental units with few amenities.	05	Northeast Kearney - from 46th street north to City limits; this area is full of amenities and is the newest area with plenty of land for development. This area is rapidly growing with higher end spec homes.	06	Northwest Kearney - from 39th street north to the City limits; predominantly new homes with lots of amenities, schools, shopping, church and parks; this area is also growing, and tends to contain more custom homes.	07	Small Villages - including Amherst, Miller, Odessa, Pleasanton, and Riverdale- these communities offer fewer amenities; some are more desirable due to proximity to Kearney, they are valued using the same depreciation table, with a difference in land value and economic depreciation as necessary.	08	Rural residential properties throughout the county	09	Elm Creek - Western edge of Buffalo County within close proximity to Kearney, active residential market but few local amenities.	10	Gibbon - the closest of the larger four villages in distance to Kearney, also has the strongest residential real estate market.	11	Ravenna - the furthest of the four larger villages from Kearney; contains basic amenities, but has a softer and less predictable market than Elm Creek, Gibbon or Shelton	12	Shelton - equal distance between Kearney and Grand Island, has an active residential real estate market.	14	Recreational land throughout the county	Ag	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																														
01	Southeast Kearney - from 25th Street south to City limits; primarily some of the oldest homes in Kearney with a few newly developed areas. There are few amenities here.																														
02	Southwest Kearney - from 25th Street south to City limits; all ranges of homes can be found in this neighborhood, but they are predominantly newer homes. The area has newly developed amenities such as a hospital, schools, and a park.																														
03	Central Kearney, East side - from 25th street north to 46th street. This area is full of parks, schools, and churches, the area is mostly developed with little area available for development. Homes are in the midrange of prices.																														
04	Central Kearney, West side - from 25th street north to 39th Street, these are mostly older homes in the college area, many of the homes are single or multiple rental units with few amenities.																														
05	Northeast Kearney - from 46th street north to City limits; this area is full of amenities and is the newest area with plenty of land for development. This area is rapidly growing with higher end spec homes.																														
06	Northwest Kearney - from 39th street north to the City limits; predominantly new homes with lots of amenities, schools, shopping, church and parks; this area is also growing, and tends to contain more custom homes.																														
07	Small Villages - including Amherst, Miller, Odessa, Pleasanton, and Riverdale- these communities offer fewer amenities; some are more desirable due to proximity to Kearney, they are valued using the same depreciation table, with a difference in land value and economic depreciation as necessary.																														
08	Rural residential properties throughout the county																														
09	Elm Creek - Western edge of Buffalo County within close proximity to Kearney, active residential market but few local amenities.																														
10	Gibbon - the closest of the larger four villages in distance to Kearney, also has the strongest residential real estate market.																														
11	Ravenna - the furthest of the four larger villages from Kearney; contains basic amenities, but has a softer and less predictable market than Elm Creek, Gibbon or Shelton																														
12	Shelton - equal distance between Kearney and Grand Island, has an active residential real estate market.																														
14	Recreational land throughout the county																														
Ag	Agricultural homes and outbuildings																														
3.	List and describe the approach(es) used to estimate the market value of residential properties.																														
	Only the cost approach is used.																														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																														

Depreciation studies are developed using local market information.

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

Yes

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

A price per square foot analysis is conducted based on sales information within the neighborhood.

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

A discounted cash-flow analysis is done annually to establish a value for lots held for sale or resale if an application to combine lots has been received. All other lots being held for sale or resale are valued using the regular lot tables for the neighborhood they are located in.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2014	2016	2014	2012-2017
02	2014	2016	2018	2011-2017
03	2014	2016	2014	2011-2017
04	2014	2016	2018	2012-2017
05	2014	2016	2018	2011-2017
06	2014	2016	2014	2012-2017
07	2016	2016	2017	2012-2017
08	2016	2016	2016	2011-2017
09	2016	2016	2016	2016-2017
10	2016	2016	2016	2012
11	2016	2016	2016	2016
12	2016	2016	2016	2012
14	2016	2016	2015	2012-2017
Ag	2016	2016	2016	2011-2016

2018 Commercial Assessment Survey for Buffalo County

1.	Valuation data collection done by:			
	The appraisal staff.			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Kearney - all commercial and industrial parcels located in the city limits. Commercial businesses in Kearney have the opportunity to serve a broad customer base, as Kearney is a hub for goods and services in Central Nebraska. The market in Kearney is active and strong.		
	02	All commercial and industrial parcels outside the City of Kearney. Commercial trade in the in the smaller communities is usually restricted to the local population, making commercial property much less desirable. The market in these areas will often be unorganized.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The sales comparison and cost approach are both used. The income approach is used where income and expense data can be obtained.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Generally, the cost approach is used. The commercial appraiser will rely on sales information from across the state (when necessary) to develop the appraisal tables; where appropriate the income approach is considered.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	Depreciation tables are developed using local market information.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Lot size and location are both considered in establishing the lot values.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2013	2016	2014
	02	2013	2016	2014
				<u>Date of Last Inspection</u>
				2012-2017
				2012-2017

2018 Agricultural Assessment Survey for Buffalo County

1.	Valuation data collection done by:																
	The appraisal staff.																
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="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This is the northern portion of the county, and is described by the county as the hills. The majority use is grass land, with irrigated farming where it is feasible.</td> <td style="text-align: center;">2011-2017</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This area includes agricultural land around the City of Kearney, the Highway 10 corridor North of Kearney, and the Highway 30, Interstate 80 corridor in the Eastern part of the county. Agricultural land in this area is similar to area four; however, non-agricultural influences from commercial and residential development have caused this area to be identified as a special value market area.</td> <td style="text-align: center;">2011-2017</td> </tr> <tr> <td style="text-align: center;">04</td> <td>This is the Platte River Valley, and it is flat farmland that is almost entirely irrigated.</td> <td style="text-align: center;">2011-2017</td> </tr> <tr> <td style="text-align: center;">06</td> <td>The area is the Platte River corridor across the county, I-80 is the northern boundary of the area. The area is influenced by recreational uses; the special values are arrived from uninfluenced area 4.</td> <td style="text-align: center;">2011-2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This is the northern portion of the county, and is described by the county as the hills. The majority use is grass land, with irrigated farming where it is feasible.	2011-2017	02	This area includes agricultural land around the City of Kearney, the Highway 10 corridor North of Kearney, and the Highway 30, Interstate 80 corridor in the Eastern part of the county. Agricultural land in this area is similar to area four; however, non-agricultural influences from commercial and residential development have caused this area to be identified as a special value market area.	2011-2017	04	This is the Platte River Valley, and it is flat farmland that is almost entirely irrigated.	2011-2017	06	The area is the Platte River corridor across the county, I-80 is the northern boundary of the area. The area is influenced by recreational uses; the special values are arrived from uninfluenced area 4.	2011-2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>															
01	This is the northern portion of the county, and is described by the county as the hills. The majority use is grass land, with irrigated farming where it is feasible.	2011-2017															
02	This area includes agricultural land around the City of Kearney, the Highway 10 corridor North of Kearney, and the Highway 30, Interstate 80 corridor in the Eastern part of the county. Agricultural land in this area is similar to area four; however, non-agricultural influences from commercial and residential development have caused this area to be identified as a special value market area.	2011-2017															
04	This is the Platte River Valley, and it is flat farmland that is almost entirely irrigated.	2011-2017															
06	The area is the Platte River corridor across the county, I-80 is the northern boundary of the area. The area is influenced by recreational uses; the special values are arrived from uninfluenced area 4.	2011-2017															
3.	Describe the process used to determine and monitor market areas.																
	Topography and soils are considered as are water availability, allocation and rights, and location. Sales studies are conducted and non-agricultural influences are reviewed for changes in the special valuation area.																
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																
	Typically, any parcel less than 20 acres are classified as residential. However, all parcels are reviewed and inspected periodically to determine whether the use is residential, recreational, or agricultural.																
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 two WRP values in the county, and they are valued the same as comparable recreational land.																
	<i><u>If your county has special value applications, please answer the following</u></i>																
7a.	How many special valuation applications are on file?																
	1,098																
7b.	What process was used to determine if non-agricultural influences exist in the county?																

	The county has been monitoring non-agricultural influences for a number of years through cyclical land use reviews, sales verification procedures, and sales analysis.
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	In the southern portion of the county, agricultural land is subject to a recreational influence from the Platte River. Around Kearney, there continues to be influence of both commercial and residential development.
7d.	Where is the influenced area located within the county?
	The influences are located within Market Areas 2 and 6.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	In both special value areas, agricultural land is most similar to the land in the uninfluenced Area 4; therefore, the special values used in area two match the Area 4 values.

2017 Amended Plan of Assessment for Buffalo County Assessment Years 2017, 2018, and 2019

Plan of Assessment Requirements

Pursuant to [Neb. Revised Statute, 77-1311.02](#),

The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make 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. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Pursuant to [Neb. Revised Statute, 77-1311.03](#)

On or before March 19 of each year, each county assessor shall conduct a systematic inspection and review by class or subclass of a portion of the taxable real property parcels in the county for the purpose of achieving uniform and proportionate valuations and assuring that the real property record data accurately reflects the property. The county assessor shall adjust the value of all taxable real property parcels by class or subclass in the county so that the value of all real property is uniform and proportionate. The county assessor shall determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years.

Pursuant to [Neb. Revised Statute, 77-112](#)

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

Acceptable Range of Values

Pursuant to [Neb. Revised Statute 77-5023](#)

(2) An acceptable range is the percentage of variation from a standard for valuation as measured by an established indicator of central tendency of assessment. Acceptable ranges are: (a) For agricultural land and horticultural land as defined in section [77-1359](#), sixty-nine to seventy-five percent of actual value; (b) for lands receiving special valuation, sixty-nine to seventy-five percent of special valuation as defined in section [77-1343](#); and (c) for all other real property, ninety-two to one hundred percent of actual value.

(3) Any increase or decrease shall cause the level of value determined by the commission to be at the midpoint of the applicable acceptable range.

Therefore, Acceptable ranges are:

- | | |
|---|-------------------------------------|
| (a) For agricultural land and horticultural land | 69% to 75% of actual value. |
| (b) For lands receiving special valuation , | 69% to 75% of actual value. |
| (c) For all other real property ,
e.g., Residential and Commercial/Industrial | 92% to 100% of actual value. |

2017 PARCEL, VALUATION AND GROWTH

CLASS OR SUB-CLASS	PARCELS	PERCENT OF TOTAL PARCELS	VALUES	PERCENT OF TAXABLE VALUE	GROWTH	PERCENT OF GROWTH
RESIDENTIAL	16159	68.63%	\$2,368,964,195	42.35%	\$29,208,545	49.83%
RECREATIONAL	80	0.34%	\$3,917,405	0.07%	\$ 0,000,000	0.00%
AG-HMSITE&RES	993	4.24%	\$97,294,035	1.74%	\$ 145,975	.25%
COMMERCIAL	2,138	9.13%	\$905,242,655	16.18%	\$29,264,097	49.92%
INDUSTRIAL	38	0.16%	\$88,285,750	1.58%	\$ 0,000,000	0.00%
AG- LAND	3,871	16.52%	\$2,129,995,845	38.08%	na	na
MINERAL	228	0.97%	\$41,945	<0.00%	\$ 0,000,000	0.00%
SUB-TOTAL	23,427	100.00%	\$5,593,741,830	100.00%	\$58,618,917	100.00%

EXEMPT 1,398* *Does not include Centrally Assessed, Federal or State.

TOTAL 24,825 PARCELS

YEAR	PARCELS	VALUE	TYPE	TAX LOSS	TAX LOSS AS PERCENT OF VALUE
2017	3,297	\$345,262,942	Personal Property	na	
2016*	1,145	\$114,460,325	Homestead Exemption	\$2,048,840	2.04%

*Most recent year for available data

**PARCEL, VALUATION AND GROWTH INCREASE BY YEARS 2013 - 2017
AND LEVELS OF VALUE**

**SOURCE: BUFFALO COUNTY ABSTRACT OF ASSESSMENT FOR REAL PROPERTY, FORM 45 AND/OR
YEARLY R & O BY PROPERTY ASSESSMENT DIVISION, NE DEPT OF REVENUE**

YEAR	PAR CELS	PARCEL NUMBER INCREASE	\$ VALUATION	\$ VALUE INCREASE	% VALUE INCR	\$ GROWTH
2017	24,825	50	\$5,593,741,830	\$163,437,130	3.01%	\$58,618,917
2016	24,775	1,536	\$5,430,304,700	\$552,668,545	11.33%	\$61,051,420
2015	23,239	383	\$4,877,636,155	\$758,037,682	18.40%	\$76,179,545
2014	22,856	332	\$4,119,598,473	\$560,044,423	15.73%	\$57,503,585
2013	22,524	143	\$3,559,554,050	\$417,100,525	13.27%	\$39,795,400

5 YEAR INCREASE	2,444	\$2,034,187,780	\$2,451,288,305	63.63%	\$293,148,867
5 YEAR AVERAGE INCREASE	489	\$406,837,556	\$490,257,661	12.72%	\$58,629,773

YEAR	% RES LEVEL OF VALUE	% COM LEVEL OF VALUE	% AG LEVEL OF VALUE	% SPEC VAL LEVEL OF VALUE
2017	96	96	73	73
2016	99	97	70	70
2015	96	97	70	70
2014	95	98	71	71
2013	95	98	72	70

**Forecast Table of 6 Year Required Review and 3 Year Assessment Plan For 2017,
2018, 2019 with projected years 2020-2022**

APPRAISAL TYPE	2017	2018	2019	2020	2021	2022
RESIDENTIAL	2702	2160	1152	1085	676	1867
RURAL SUBS	473	354	10	220	49	526
TOWNS-VILLAGES	335	1137	0	0	227	884
TOWNSHIPS	1178	832	930	1094	1136	1521
AG-LAND	853	698	655	1011	816	814
ACREAGE	325	134	275	83	320	707
MOBILE HOMES	0	287	146	174	176	434
COMMERCIAL - INDUSTRIAL	511	420	310	291	327	317
RES ON COMM Moved to Commercial	12	54	2	13	1	15
GOVL & PERMISSIVE EXEMPTIONS	375	394	235	291	153	364
MINERAL INTEREST	0	0	0	0	228	0
TOTALS	5574	5584	2783	3155	3744	5913

Activities Performed During Neighborhood Review, Sales Review, Protest Review and Pickup Work

These reviews include:

- Re-measuring house, sheds and outbuildings **if** necessary.
- Evaluating Quality / Condition and noting if remodeling has taken place.
- Noting kitchen and bathrooms Q / C and pictures taken.
- Evaluating the siding including calculation of percentage of brick veneer
- Obtaining the number of plumbing fixtures
- Obtaining the amount of basement finish
- Establishing an attached and/or unattached garage and its size, condition and interior finish
- Re-measuring and recording all miscellaneous improvements – porches, decks, covered or uncovered entries, garage finish, walkout basement, garden level basement, egress windows and measuring concrete / asphalt driveways **if changed**.
- Taking pictures front / back of main building and outbuildings

- Updating the parcel record with **any** changes observed and noted.
- Making new drawings to 1" = 20' Scale and new CAMA sketches
- Entering pictures into the CAMA system.

Available Time Allotments For Field Staff

The Assessor's Office has available time allotments for field staff people as follows:

4 - 5 months	NBHD Review	April, May, Aug, Sept, Oct
1 1/2 months	Taxpayer Protests	June, July
2 1/2 months	Pickup Work & Permit Review	Nov, Dec
<u>*3 months</u>	<u>Calibration</u>	<u>Jan, Feb, part of Mar</u>
12 months	(*3 month Review of Sales; Analysis and Calibration of Areas, Neighborhoods, Depreciation)	

The 4 to 5 months available for review, the 2 ½ months available for pickup, and the 1 ½ months available for protests, a total of 8 to 9 months, account for the total "inspection and review" for the year.

Field Staff For 2017 Parcel Coverage

<u>FIELD STAFF</u>	<u>FTE</u>	<u>DUTIES</u>
COMMERCIAL NOW	2.00 FTE 1.50	Commercial and Industrial Mass Appraisal with Income Approach (Discounted cash flow & market cap rates), Comparable Sales, and Cost Approach to value. Responsible for putting Highest & Best Use value on 1,138 Governmental exempt and 267 Permissive Exempt properties by Dec 1
RESIDENTIAL NOW	3.00 FTE 3.50	Kearney Residential, Mobile Homes, Rural Residential, Residential Subs, Residential in Towns & Small Villages and Acreages.
AG-LAND	1.00 FTE	Ag-Land, verification and authentication of irrigated acres with two NRD authorities; LCG Ag-Land Values
DEPUTY	0.10 FTE	Available for Pick-Up Nov-Dec approximately 5 weeks. (<u>Assessor's Certificate</u>)

For 2017 we have available 6.10 Full Time Equivalent Field personnel available to accomplish the 2017 nbhd review requirements, sales review, pick-up, permit and protest review work. The field staff send sales verifications and update information received from those verifications. All field staff are being cross trained to accomplish covering other areas of review when necessary.

Two residential field staff resigned in 2017. One in August and one in September. This was a very busy time of the year as we were reviewing the required areas for residential updating. The third residential person was called to active duty at the same time in August of 2017. Our person called to active duty is expected to be gone around a year and two months and his position will be available when he returns. Three new employees have been hired but only one has any experience with construction and real

estate. Hopefully the new employees will be fast learners and able to do a share of residential review, sales review, pick-up and permit work. One of our commercial employees has moved to residential and one of the new employees will be helping with commercial after his initial work with residential properties.

Office Staff for 2017

There are five office staff employees. They all assist at the counter, answer phone calls, and are being cross trained to answer questions, wait on the public and do day to day duties. Two employees are working with Personal Property, two are working with Homestead Exemption. The fifth person is our all-around person who helps with everything. One person does our entry work for sales file while all can do updates and work with the CAMA system.

The deputy does splits and map changes. The deputy is also responsible for most reports sent to the state.

ASSESSOR'S OFFICE DUTIES AND RESPONSIBILITIES

1. Record Maintenance, Mapping Updates & Ownership Changes
2. Annually prepare and file Assessor Administrative Reports required by statute/regulation
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sale information to PAD roster & annual Assessed Value Update with abstract Form 45.
 - 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 Buffalo County schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions
Administer annual filings of applications for a new (Form 451) or continued exempt use (Form 451a), review and make recommendations to B.O.E.
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 Buffalo County annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

7. Centrally Assessed
Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing
Management of record/valuation information for properties in community development projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates
Management of school district and other tax entity boundary changes Necessary for correct assessment and tax information; input/review of levy rates used for tax billing process. The Tax Districts will be reorganized this year. (2017)
10. Tax Lists
Prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
11. Tax List Corrections
Prepare tax list correction documents for B.O.E. approval and for county treasurer.
12. County Board of Equalization
Prepare information for the B.O.E., attend hearings, if applicable for the county, defend values (LOV) and sales file, and/or implement orders of the T.E.R.C.
13. Tax Equalization and Review Commission Appeals
Prepare Information for the B.O.E. to defend their BASIS for decision, defend assessor determined Level of Value (LOV) and sales file, and/or "Show Cause" to the T.E.R.C. for LOV or methodology as the need specifies.
14. T.E.R.C. Statewide Equalization
Attend hearings, if applicable to county, defend values, and/or implement orders of the T.E.R.C. Notify PAD of execution orders and when implemented.
15. Education
Attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain the Assessor Certification.
All Staff will attend training provided by the State that is pertinent to their specific duties.
16. Assessor's Property Assessment & Taxation Calendar
Complete Assessor's Office calendar tasks in a timely manner.

In Conclusion:

As indicated in the Table on page 2, in 2017 there are 24,825+ parcels in Buffalo County with around a 2,444+ parcel increase in the last 5 years.

Those properties scheduled for review in 2017 and protested properties are being reviewed.

Commercial sales are being recalculated. Commercial neighborhoods are being realigned and income and expense data is being obtained from commercial entities.

Special Value and Agricultural properties are being reviewed and will be updated as needed.

Agricultural areas of review have been realigned for more consistent areas. We will be doing six different areas of the county with two adjoining townships and ranges done in each year for the next six years. We started with townships 9 and 10 in ranges

13 and 14 for 2017. We included the small area in township 8 for this year also. In 2018 we will do townships 11 and 12 in ranges 13 and 14 and so on in a counter clock wise pattern around the county. This will allow for contiguous areas being reviewed instead of different areas of the county agland areas.

Rural residential lots, acreages, and small towns are being examined for consistency. These areas will be realigned in the near future for more consistency of numbers of parcels to be reviewed in any one year.

Residential effective age and depreciation is being revisited for the county due to inconsistencies within areas.

One of our field staff is gone on active duty for the next year. One of the three new employees was hired for this position. When our active duty person returns we will have a total field staff of seven. There will be four residential, two commercial and one agland FTE at that time.

Respectfully submitted,

Date Submitted

October 24, 2017

Ethel Skinner
Buffalo County Assessor

February 28, 2018

Buffalo County 2018 Special Valuation

All agricultural land in Buffalo County is valued using the market approach. County zoning became effective in 2003 and Special Value was implemented after discussions with the Buffalo County Board shortly thereafter.

The ag land tables in MIPS (CAMA) reflect both market (i.e., the Highest and Best Use" value) and the uninfluenced agland value which reflects 75% of the value if the land were available for agricultural or horticultural purposes. Special Valuation values are derived from sales of similar classes or subclasses of agricultural land from agricultural areas in which actual value is not subject to influences by other purposes or uses.

Identification of the Influenced areas:

For 2018, there are 5 market areas. Two market areas do not recognize a difference between agland value and value for other uses and therefore are not in a Special Valuation area. A difference between values for agricultural purposes and a higher market value based upon other influences or uses was indicated for three areas. Areas 2, 5, and 6 are treated as Special Valuation. Market area 2 is land surrounding and near the City of Kearney. This area shows a difference between land bought for agricultural purposes and land bought for potential commercial or residential development. Market area 4 was considered in determining the special value. Market areas 5 and 6 are located south of I-80 from the western county line to the county line on the eastern county line. This area does show a difference between land for agricultural purposes and land bought for river or rec influence. Groups like Platte Valley Recovery and the Whooping Crane Trust have been buying river and land surrounding the river and paying a value for this land which is not typical of agland values. Market Areas 1 and 4 were considered in determining the special value for Market Areas 5 and 6.

Determination of the highest and best use of the properties to be valued:

Comparable sales were used to determine the special value areas. Special value Area 2 is mostly around the City of Kearney, west to Odessa road and east to Highway 10. Special value area 5 is south of I-80 on the west side of the county. Special value area 6 is south of I-80 in the townships on the east. Sales bought for other influences other than agricultural were used in determining the market value. Land bought for commercial, residential or, in the case of land along the Platte River, bought for rec or river for creating and maintaining wildlife habitat on the river, are some of those influences.

Explanation of the valuation models used in arriving at the value estimates:

Market area 2, Market area 5, and Market area 6 are treated as Special Valuation. Sales in these market areas that were bought for other uses are studied and a market value is determined. Sales

in area 2 have influences of commercial and residential development from the City of Kearney. Land around Kearney typically sells higher. The values are determined from a non-influenced area. Market area 4 is considered in determining the special value for Area 2. Market Area 5 & 6 have influences of the Platte River and recreational uses. Sales of these types of influences are used in determining the market value in these areas. Market area 1 was considered in determining the special value for Market area 5 and Market area 4 was considered in determining the special value for Market area 6. These agricultural market areas are calibrated to be between 69% and 75%.

Explanation and analysis including documentation of adjustments made to sales to reflect current cash equivalency or typical market conditions:

No Adjustments were made.

Explanation and analysis of the estimate of economic rent or net operating income used in an income capitalization approach.

The income capitalization approach was not used in determining the value of special value in Buffalo County.