

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

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**BUTLER COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Butler 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 Butler 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: Vickie Donoghue, Butler County Assessor

**Property Assessment Division**  
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## Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

## **Statistical Analysis:**

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

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

Pursuant to [Section 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

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

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

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

### **Analysis of Assessment Practices:**

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

file allows analysis of up-to-date information. The county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the groupings and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

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

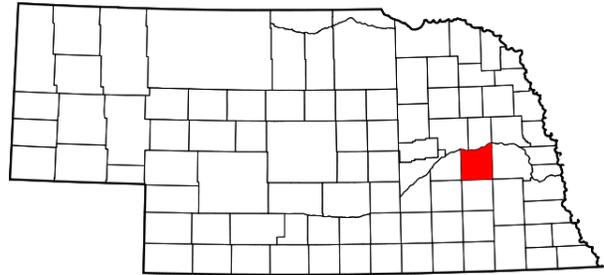
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

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

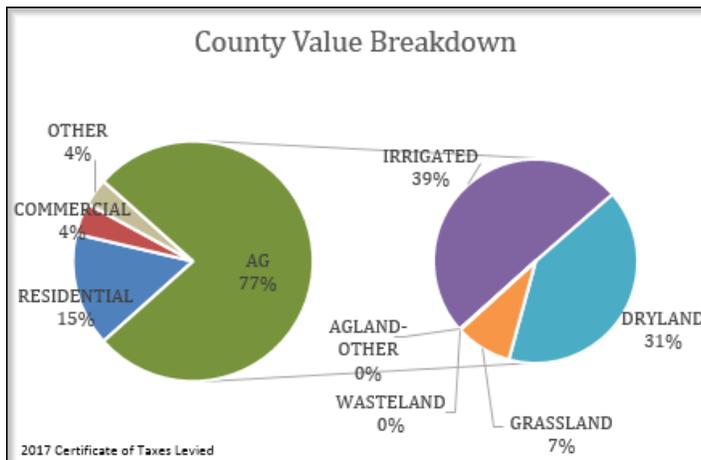
## County Overview

With a total area of 585 miles, Butler County had 8,052 residents, per the Census Bureau Quick Facts for 2016, a 4% population decline from the 2010 U.S. Census. Reports indicated that 79% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Butler County are disbursed around the county, but convene in and around David City. According to the latest information available from the U.S.

Census Bureau, there were 206 employer establishments with total employment of 2,189.



An overwhelming majority of Butler County's valuation base is attributed to agricultural land. A mix of dry and irrigated land makes up a majority of the land in the county. Butler County is included in the Lower Platte North, Upper Big Blue, and Lower Platte South Natural Resources Districts (NRD). Butler County has a robust market for poultry. In value of sales by commodity group, Butler County ranks first in milk from cows and sixth in poultry and eggs (USDA AgCensus).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
ABIE	108	69	-36.1%
BELLWOOD	446	435	-2.5%
BRAINARD	351	332	-5.4%
BRUNO	112	99	-11.6%
DAVID CITY	2,597	2,922	12.5%
DWIGHT	259	204	-21.2%
GARRISON	67	54	-19.4%
LINWOOD	118	88	-25.4%
OCTAVIA	145	127	-12.4%
RISING CITY	386	374	-3.1%
SURPRISE	44	43	-2.3%
ULYSSES	276	171	-38.0%

## 2018 Residential Correlation for Butler County

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### *Assessment Actions*

For the current assessment year, Butler County inspected and reviewed all residences in the towns of Octavia, Garrison, Bellwood and Surprise. They also completed inspections of rural residences and the agricultural improvements located in Geocodes 2641 and 2643. A lot study was completed and the land values were adjusted at Bellwood to \$.50 a square foot for the first 30,000 square feet and then \$.10 for the excess. Brainard was adjusted to \$.50 a square foot. Riverview Lake subdivision was adjusted to \$.70 per square foot and the Bow String subdivision was adjusted to \$1.40 per square foot for the first 30,000 square feet and then \$1.00 for the excess. All pick up work was completed timely.

The analysis of the sales indicated the need for an economic adjustment for the following assessor locations: Dwight's economic depreciation was reduced to 15%, Rising City's economic depreciation was reduced to 20%, Bellwood's economic depreciation was reduced to 18%, Brainard's economic depreciation was reduced to 15%, David City's economic depreciation was reduced to 0%, Smokie L Lake's economic depreciation was reduced to 10%, Gans Lake's economic depreciation was reduced to 10%, Benesch Lake's economic depreciation was reduced to 10% and Clear Water Lake's economic depreciation was reduced to 10%. Additionally, the functional depreciation was removed for cabins at Riverview Lake subdivision, Gans Lake, Clear Water Lake, Jarecki Lake and Bellwood Lakes.

### *Description of Analysis*

Residential parcels are analyzed utilizing 8 valuation groupings that are based on the assessor locations in the county.

Valuation Grouping	Assessor Location
1	Lakes (including Bellwood Lake; Benesch Lake; Brandenburgh Lake; Gans Lake; Jarecki Lake & Riverview Lake)
2	David City & Hildy Estates
3	Acreages & Rural Subdivisions (including Acreages; Adamy; Clear Lake; Cornell's Sub; Jarecki Sub; Loma; Riverside Meadow & Valley Heights)
4	Rising City
6	Small Towns & Villages (including Abie; Bruno; Garrison; Linwood; Octavia; Surprise & Ulysses)
7	Dwight
8	Brainard
9	Bellwood

## 2018 Residential Correlation for Butler County

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For the residential property class, a review of Butler County's statistical analysis profiles 171 residential sales, representing all the valuation groupings. All valuation groupings with a sufficient number of sales are within the acceptable range. All three measures of central tendency for the residential class of properties are within the acceptable range and support one another.

The statistical profiles show that Property Type '06' has a median ratio outside the acceptable range. As the county has appropriately defined valuation groupings for analysis and valuation, the individual valuation groupings are the best measure for compliance.

### *Assessment Practice Review*

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

One of the areas addressed includes sales verification. The county assessor utilizes a sales questionnaire to aid in the verification of all residential sales. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Butler County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Division reviews the transmission of data from the County to the sales file to see if it was done on a timely basis and for accuracy. Butler County has consistently transmitted data timely and accurately.

The County's inspection and review cycle for all real property was discussed with the county assessor. For residential property, the County continues to meet the six-year review cycle.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

# 2018 Residential Correlation for Butler County

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***Equalization and Quality of Assessment***

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	22	92.87	93.39	90.91	16.21	102.73
02	74	96.25	96.56	95.35	11.80	101.27
03	27	92.24	92.57	88.83	13.86	104.21
04	8	93.33	92.66	92.17	15.41	100.53
06	14	95.81	94.56	84.62	20.95	111.75
07	6	92.68	93.75	95.62	14.58	98.04
08	9	92.19	90.90	85.72	12.88	106.04
09	11	92.86	87.00	87.00	08.16	100.00
____ALL____	171	93.31	94.17	91.98	13.80	102.38

***Level of Value***

Based on analysis of all available information, the level of value of the residential class of real property in Butler County is 93%.

# 2018 Commercial Correlation for Butler County

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## *Assessment Actions*

For the current assessment year, Butler County inspected and reviewed all commercial properties in the towns of Octavia, Garrison, Bellwood, Surprise and the rural commercial properties in geocodes 2641 & 2643. All pick up work was completed in a timely manner.

The county assessor conducted a lot analysis of the commercial class in Bellwood and based on the general movement of the commercial market, determined an adjustment was needed to the price per square foot to \$0.50 per square foot.

## *Description of Analysis*

Commercial parcels are analyzed utilizing two valuation groupings that are based on the assessor locations in the county. Valuation Group 1 consists of 11 villages and small towns, and the rural commercial parcels. Valuation Group 2 is only David City.

<b>Valuation Grouping</b>	<b>Assessor Location</b>
1	All parcels outside of David City
2	David City

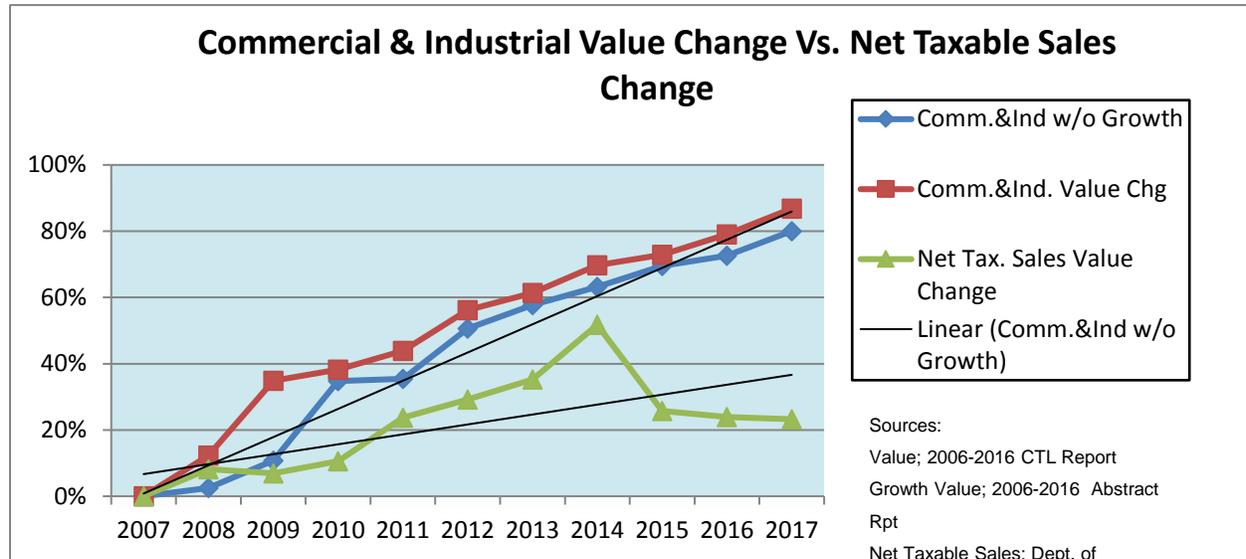
Frequently there are too few sales to rely on the median for the level of value, so several aspects of the data are examined to develop an opinion of value. No single analysis carries all of the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are important in the level of value decision.

For this study period, there were 15 commercial sales profiled for the two valuation groups. No single occupancy code carried a large majority of the sales. The County has kept the costing and depreciation tables updated and they have been diligent inspecting properties. The overall median was then tested by removing outliers on the high and low end. The median did move somewhat indicating that the median may not be an exact measure of the level of value.

The movement of the commercial market for the County as a whole confirm the assessment actions report of the assessor that indicated minor changes to existing commercial values, and the completion of pickup work. The commercial base excluding growth was nearly flat, which suggests the County's limited assessment actions were in proper response to the market.

## 2018 Commercial Correlation for Butler County

Additionally, the net taxable sales shows a .5% drop over the prior year, which supports the minimal increases in assessed values.



### *Assessment Practice Review*

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

One of the areas addressed includes sales verification. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Butler County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Butler County has consistently transferred data timely and accurately.

The County's inspection and review cycle for all real property was discussed with the county assessor. For commercial property, the County continues to meet the six-year review cycle.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review

## 2018 Commercial Correlation for Butler County

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and analysis indicates that the County has adequately identified economic areas for the commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

When reviewing the statistics, it is evident that the County does not have a valuation group with enough sales to deem the statistics reliable. However, confidence in the assessment practices of the County and evaluation of the general movement of assessed values relative to the market indicate that the County has uniformly valued the commercial class of property.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	7	89.87	89.74	90.31	06.75	99.37
02	8	98.01	97.08	94.65	09.71	102.57
____ALL____	15	95.00	93.65	93.15	08.68	100.54

### *Level of Value*

Based on their assessment practices, Butler County has valued the commercial property on a regular basis, consistently and uniformly and has achieved the statutory level of value of 100% for the commercial class of property.

## **2018 Agricultural Correlation for Butler County**

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### ***Assessment Actions***

Butler County continually verifies sales along with updating land use in the agricultural land class of property. For the current assessment year, Butler County inspected land use in Geocodes 2641 & 2643. The agricultural homes and improvements were also reviewed. New photos of houses and significant buildings were taken at this time. If any changes were discovered upon review, the adjustments were noted and made on the property record card. All pickup work was completed in a timely fashion. A sales analysis was completed, and as a result, the County made no changes to the agricultural land values for the 2017 assessment year.

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

There is one market area within Butler County; the County has not seen sufficient, consistent information to justify the development of multiple market areas.

The initial analysis was done using the 66 sales within Butler County for the three study periods. All three measures of central tendency are in the acceptable range.

Another analysis studied the sales that have 80% or more of the acres in a single major land use category. In this case, the major land classes with a sufficient number of sales all had medians that fell in the acceptable range.

A comparison was done using sales from the surrounding counties to measure Butler County's schedule of values. The results of this analysis were comparable to the results of the sales within Butler County indicating that their schedule of values are equalized with the surrounding counties that have similar markets.

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

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

The agricultural land review in Butler County was determined to be systematic and comprehensive. The current process of verification of land use is through on-site reviews and aerial imagery. Questionnaires and physical inspections are also used to gather information. The County has reviewed the sales as required by Directive 16-3 and has removed any sales that may have sold at a substantial premium or discount. The County's practice considers all available information when determining the primary use of the parcel. The review supported that the County has used all available sales for the measurement of agricultural land. The process used by the

## 2018 Agricultural Correlation for Butler County

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County gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias.

The Division also reviews the transmission of data from the County to the sales file to see if it was done on a timely basis and for accuracy. Butler County has consistently submitted data timely and accurately.

### *Equalization and Quality of Assessment*

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages. Agricultural improvements are believed to be equalized and assessed at the statutory level.

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the County are valued within the acceptable parameters. A comparison of Butler County values with the adjoining counties shows that all values are reasonably comparable and therefore equalized. The quality of assessment of agricultural land in Butler 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	70.26	70.80	69.10	09.44	102.46
1	33	70.26	70.80	69.10	09.44	102.46
<u>    Dry    </u>						
County	22	69.43	72.87	70.72	10.72	103.04
1	22	69.43	72.87	70.72	10.72	103.04
<u>    Grass    </u>						
County	2	76.73	76.73	73.68	09.61	104.14
1	2	76.73	76.73	73.68	09.61	104.14
<u>    ALL    </u>						
	66	70.21	72.67	69.98	11.29	103.84

### *Level of Value*

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

## 2018 Opinions of the Property Tax Administrator for Butler County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>93</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2018 Commission Summary for Butler County

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### Residential Real Property - Current

Number of Sales	171	Median	93.31
Total Sales Price	\$17,494,563	Mean	94.17
Total Adj. Sales Price	\$17,494,563	Wgt. Mean	91.98
Total Assessed Value	\$16,091,550	Average Assessed Value of the Base	\$80,769
Avg. Adj. Sales Price	\$102,307	Avg. Assessed Value	\$94,103

### Confidence Interval - Current

95% Median C.I	91.06 to 96.05
95% Wgt. Mean C.I	89.60 to 94.36
95% Mean C.I	91.61 to 96.73
% of Value of the Class of all Real Property Value in the County	12.34
% of Records Sold in the Study Period	4.92
% of Value Sold in the Study Period	5.74

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	178	93	93.23
2016	154	94	93.70
2015	162	94	94.48
2014	179	95	95.07

## 2018 Commission Summary for Butler County

### Commercial Real Property - Current

Number of Sales	15	Median	95.00
Total Sales Price	\$2,125,219	Mean	93.65
Total Adj. Sales Price	\$2,125,219	Wgt. Mean	93.15
Total Assessed Value	\$1,979,700	Average Assessed Value of the Base	\$216,249
Avg. Adj. Sales Price	\$141,681	Avg. Assessed Value	\$131,980

### Confidence Interval - Current

95% Median C.I	87.11 to 101.01
95% Wgt. Mean C.I	88.99 to 97.32
95% Mean C.I	87.42 to 99.88
% of Value of the Class of all Real Property Value in the County	4.41
% of Records Sold in the Study Period	3.23
% of Value Sold in the Study Period	1.97

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	20	100	94.82
2016	24	100	97.51
2015	22	100	95.62
2014	18	100	92.48

**12 Butler**  
**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 : 171  
Total Sales Price : 17,494,563  
Total Adj. Sales Price : 17,494,563  
Total Assessed Value : 16,091,550  
Avg. Adj. Sales Price : 102,307  
Avg. Assessed Value : 94,103

MEDIAN : 93  
WGT. MEAN : 92  
MEAN : 94  
COD : 13.80  
PRD : 102.38

COV : 18.17  
STD : 17.11  
Avg. Abs. Dev : 12.88  
MAX Sales Ratio : 141.78  
MIN Sales Ratio : 48.25

95% Median C.I. : 91.06 to 96.05  
95% Wgt. Mean C.I. : 89.60 to 94.36  
95% Mean C.I. : 91.61 to 96.73

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	24	97.63	98.90	94.73	11.51	104.40	75.21	141.78	90.24 to 109.25	90,229	85,479
01-JAN-16 To 31-MAR-16	10	102.39	105.95	100.05	12.62	105.90	87.99	141.31	89.24 to 120.32	76,650	76,686
01-APR-16 To 30-JUN-16	28	89.34	92.61	91.18	17.07	101.57	62.85	132.85	79.68 to 98.44	98,488	89,803
01-JUL-16 To 30-SEP-16	25	92.97	94.05	94.22	11.46	99.82	71.65	129.27	86.10 to 98.22	98,976	93,256
01-OCT-16 To 31-DEC-16	18	95.08	93.84	93.42	11.27	100.45	56.54	128.96	87.44 to 98.97	139,807	130,608
01-JAN-17 To 31-MAR-17	15	93.48	93.62	93.04	11.03	100.62	71.44	113.44	84.81 to 103.93	111,207	103,471
01-APR-17 To 30-JUN-17	26	94.37	92.78	91.19	13.40	101.74	65.91	138.80	81.89 to 98.23	109,736	100,064
01-JUL-17 To 30-SEP-17	25	91.57	88.77	83.86	16.71	105.85	48.25	126.81	81.78 to 95.42	91,710	76,906
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	87	93.74	96.29	93.88	13.92	102.57	62.85	141.78	90.24 to 98.44	93,840	88,095
01-OCT-16 To 30-SEP-17	84	92.76	91.96	90.32	13.68	101.82	48.25	138.80	87.84 to 96.05	111,077	100,325
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	81	93.00	94.98	93.52	13.92	101.56	56.54	141.31	89.48 to 97.91	105,124	98,317
<u>ALL</u>	171	93.31	94.17	91.98	13.80	102.38	48.25	141.78	91.06 to 96.05	102,307	94,103

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	22	92.87	93.39	90.91	16.21	102.73	58.49	141.31	81.88 to 105.24	83,400	75,821
02	74	96.25	96.56	95.35	11.80	101.27	66.97	132.01	91.57 to 98.80	107,496	102,498
03	27	92.24	92.57	88.83	13.86	104.21	48.25	141.78	85.22 to 96.58	165,113	146,674
04	8	93.33	92.66	92.17	15.41	100.53	67.73	122.86	67.73 to 122.86	83,625	77,075
06	14	95.81	94.56	84.62	20.95	111.75	50.28	138.80	73.84 to 120.70	27,643	23,391
07	6	92.68	93.75	95.62	14.58	98.04	65.91	120.05	65.91 to 120.05	74,292	71,034
08	9	92.19	90.90	85.72	12.88	106.04	72.29	114.10	75.48 to 109.64	88,917	76,223
09	11	92.86	87.00	87.00	08.16	100.00	66.99	98.20	73.75 to 95.42	85,909	74,740
<u>ALL</u>	171	93.31	94.17	91.98	13.80	102.38	48.25	141.78	91.06 to 96.05	102,307	94,103

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	150	93.40	94.59	92.20	13.70	102.59	48.25	141.78	91.57 to 96.25	104,605	96,449
06	21	90.30	91.11	90.05	14.77	101.18	58.49	119.15	81.88 to 100.30	85,895	77,345
07											
<u>ALL</u>	171	93.31	94.17	91.98	13.80	102.38	48.25	141.78	91.06 to 96.05	102,307	94,103

**12 Butler**  
**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 : 171  
Total Sales Price : 17,494,563  
Total Adj. Sales Price : 17,494,563  
Total Assessed Value : 16,091,550  
Avg. Adj. Sales Price : 102,307  
Avg. Assessed Value : 94,103

MEDIAN : 93  
WGT. MEAN : 92  
MEAN : 94  
COD : 13.80  
PRD : 102.38

COV : 18.17  
STD : 17.11  
Avg. Abs. Dev : 12.88  
MAX Sales Ratio : 141.78  
MIN Sales Ratio : 48.25

95% Median C.I. : 91.06 to 96.05  
95% Wgt. Mean C.I. : 89.60 to 94.36  
95% Mean C.I. : 91.61 to 96.73

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	138.80	138.80	138.80	00.00	100.00	138.80	138.80	N/A	2,500	3,470	
Less Than 15,000	4	114.49	117.12	113.98	11.03	102.75	100.70	138.80	N/A	7,125	8,121	
Less Than 30,000	17	105.24	103.85	100.93	14.06	102.89	73.84	138.80	84.81 to 120.70	18,388	18,559	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	170	93.31	93.90	91.97	13.60	102.10	48.25	141.78	91.04 to 96.05	102,894	94,636	
Greater Than 14,999	167	93.13	93.62	91.94	13.55	101.83	48.25	141.78	90.30 to 95.87	104,587	96,162	
Greater Than 29,999	154	92.99	93.10	91.82	13.27	101.39	48.25	141.78	90.24 to 95.44	111,571	102,442	
<u>Incremental Ranges</u>												
0 TO 4,999	1	138.80	138.80	138.80	00.00	100.00	138.80	138.80	N/A	2,500	3,470	
5,000 TO 14,999	3	108.27	109.89	111.60	06.16	98.47	100.70	120.70	N/A	8,667	9,672	
15,000 TO 29,999	13	99.58	99.76	99.62	14.62	100.14	73.84	129.50	81.62 to 112.88	21,854	21,770	
30,000 TO 59,999	28	97.80	97.41	96.41	16.91	101.04	50.28	141.78	90.30 to 109.43	44,711	43,105	
60,000 TO 99,999	41	91.06	93.37	93.04	15.81	100.35	58.49	132.85	86.10 to 99.51	75,098	69,870	
100,000 TO 149,999	54	92.92	92.64	92.28	10.15	100.39	72.29	129.27	89.31 to 95.50	119,457	110,240	
150,000 TO 249,999	26	88.07	88.53	88.22	11.51	100.35	48.25	117.87	81.39 to 96.93	191,362	168,823	
250,000 TO 499,999	5	96.25	95.36	95.58	03.82	99.77	86.98	102.89	N/A	285,000	272,412	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	171	93.31	94.17	91.98	13.80	102.38	48.25	141.78	91.06 to 96.05	102,307	94,103	

**12 Butler**  
**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 : 15  
Total Sales Price : 2,125,219  
Total Adj. Sales Price : 2,125,219  
Total Assessed Value : 1,979,700  
Avg. Adj. Sales Price : 141,681  
Avg. Assessed Value : 131,980

MEDIAN : 95  
WGT. MEAN : 93  
MEAN : 94  
COD : 08.68  
PRD : 100.54

COV : 12.00  
STD : 11.24  
Avg. Abs. Dev : 08.25  
MAX Sales Ratio : 112.34  
MIN Sales Ratio : 71.10

95% Median C.I. : 87.11 to 101.01  
95% Wgt. Mean C.I. : 88.99 to 97.32  
95% Mean C.I. : 87.42 to 99.88

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	1	98.00	98.00	98.00	00.00	100.00	98.00	98.00	N/A	50,000	49,000
01-JAN-15 To 31-MAR-15	2	97.68	97.68	91.36	12.31	106.92	85.66	109.69	N/A	62,250	56,870
01-APR-15 To 30-JUN-15	2	86.06	86.06	95.21	17.38	90.39	71.10	101.01	N/A	154,110	146,733
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	103.37	103.37	103.37	00.00	100.00	103.37	103.37	N/A	80,000	82,695
01-JAN-16 To 31-MAR-16	2	85.78	85.78	86.16	12.16	99.56	75.35	96.21	N/A	135,000	116,323
01-APR-16 To 30-JUN-16	1	89.69	89.69	89.69	00.00	100.00	89.69	89.69	N/A	150,000	134,540
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	2	104.26	104.26	103.28	07.75	100.95	96.18	112.34	N/A	26,750	27,628
01-JAN-17 To 31-MAR-17	1	95.00	95.00	95.00	00.00	100.00	95.00	95.00	N/A	725,000	688,730
01-APR-17 To 30-JUN-17	1	87.11	87.11	87.11	00.00	100.00	87.11	87.11	N/A	4,500	3,920
01-JUL-17 To 30-SEP-17	2	92.05	92.05	90.60	02.37	101.60	89.87	94.23	N/A	179,750	162,855
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	5	98.00	93.09	94.51	11.01	98.50	71.10	109.69	N/A	96,544	91,241
01-OCT-15 To 30-SEP-16	4	92.95	91.16	89.98	09.30	101.31	75.35	103.37	N/A	125,000	112,470
01-OCT-16 To 30-SEP-17	6	94.62	95.79	93.97	05.70	101.94	87.11	112.34	87.11 to 112.34	190,417	178,936
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	5	101.01	94.17	95.55	11.15	98.56	71.10	109.69	N/A	102,544	97,980
01-JAN-16 To 31-DEC-16	5	96.18	93.95	89.22	09.05	105.30	75.35	112.34	N/A	94,700	84,488
<u>ALL</u>	15	95.00	93.65	93.15	08.68	100.54	71.10	112.34	87.11 to 101.01	141,681	131,980

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7	89.87	89.74	90.31	06.75	99.37	71.10	98.00	71.10 to 98.00	104,821	94,666
02	8	98.01	97.08	94.65	09.71	102.57	75.35	112.34	75.35 to 112.34	173,934	164,629
<u>ALL</u>	15	95.00	93.65	93.15	08.68	100.54	71.10	112.34	87.11 to 101.01	141,681	131,980

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	14	94.62	93.13	92.11	08.89	101.11	71.10	112.34	85.66 to 103.37	134,054	123,480
04	1	101.01	101.01	101.01	00.00	100.00	101.01	101.01	N/A	248,469	250,980
<u>ALL</u>	15	95.00	93.65	93.15	08.68	100.54	71.10	112.34	87.11 to 101.01	141,681	131,980

**12 Butler**  
**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 : 15  
Total Sales Price : 2,125,219  
Total Adj. Sales Price : 2,125,219  
Total Assessed Value : 1,979,700  
Avg. Adj. Sales Price : 141,681  
Avg. Assessed Value : 131,980

MEDIAN : 95  
WGT. MEAN : 93  
MEAN : 94  
COD : 08.68  
PRD : 100.54

COV : 12.00  
STD : 11.24  
Avg. Abs. Dev : 08.25  
MAX Sales Ratio : 112.34  
MIN Sales Ratio : 71.10

95% Median C.I. : 87.11 to 101.01  
95% Wgt. Mean C.I. : 88.99 to 97.32  
95% Mean C.I. : 87.42 to 99.88

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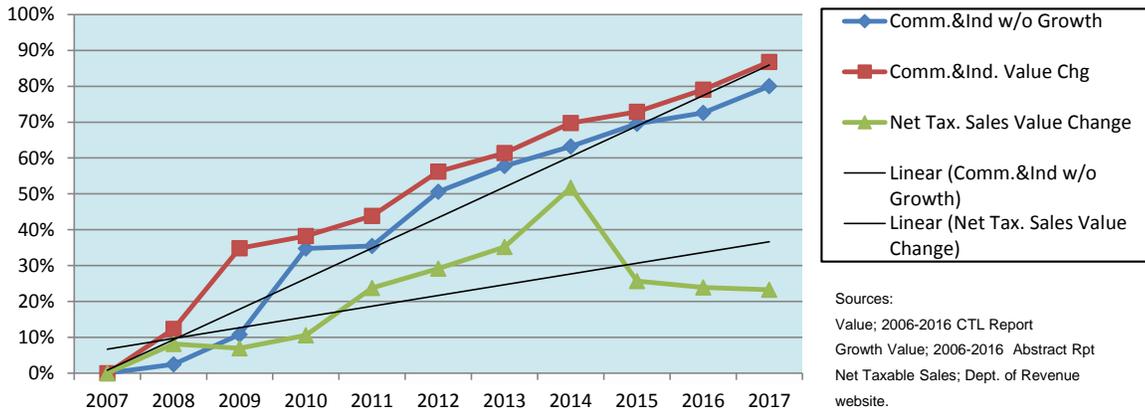
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	87.11	87.11	87.11	00.00	100.00	87.11	87.11	N/A	4,500	3,920
Less Than 15,000	1	87.11	87.11	87.11	00.00	100.00	87.11	87.11	N/A	4,500	3,920
Less Than 30,000	3	109.69	103.05	109.01	07.67	94.53	87.11	112.34	N/A	19,167	20,893
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	14	95.59	94.12	93.17	08.66	101.02	71.10	112.34	85.66 to 103.37	151,480	141,127
Greater Than 14,999	14	95.59	94.12	93.17	08.66	101.02	71.10	112.34	85.66 to 103.37	151,480	141,127
Greater Than 29,999	12	94.62	91.31	92.71	07.39	98.49	71.10	103.37	85.66 to 98.00	172,310	159,752
<b>Incremental Ranges</b>											
0 TO 4,999	1	87.11	87.11	87.11	00.00	100.00	87.11	87.11	N/A	4,500	3,920
5,000 TO 14,999											
15,000 TO 29,999	2	111.02	111.02	110.87	01.20	100.14	109.69	112.34	N/A	26,500	29,380
30,000 TO 59,999	3	96.18	88.43	86.11	09.33	102.69	71.10	98.00	N/A	46,583	40,113
60,000 TO 99,999	3	94.23	94.42	93.88	06.26	100.58	85.66	103.37	N/A	78,333	73,537
100,000 TO 149,999	2	85.78	85.78	86.16	12.16	99.56	75.35	96.21	N/A	135,000	116,323
150,000 TO 249,999	2	95.35	95.35	96.75	05.94	98.55	89.69	101.01	N/A	199,235	192,760
250,000 TO 499,999	1	89.87	89.87	89.87	00.00	100.00	89.87	89.87	N/A	299,500	269,175
500,000 TO 999,999	1	95.00	95.00	95.00	00.00	100.00	95.00	95.00	N/A	725,000	688,730
1,000,000 +											
<b>ALL</b>	<b>15</b>	<b>95.00</b>	<b>93.65</b>	<b>93.15</b>	<b>08.68</b>	<b>100.54</b>	<b>71.10</b>	<b>112.34</b>	<b>87.11 to 101.01</b>	<b>141,681</b>	<b>131,980</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	98.00	98.00	98.00	00.00	100.00	98.00	98.00	N/A	50,000	49,000
342	1	89.87	89.87	89.87	00.00	100.00	89.87	89.87	N/A	299,500	269,175
352	4	87.68	86.73	87.10	07.09	99.58	75.35	96.21	N/A	128,750	112,141
353	2	107.86	107.86	105.41	04.16	102.32	103.37	112.34	N/A	51,750	54,548
406	3	96.18	97.66	101.77	07.83	95.96	87.11	109.69	N/A	21,333	21,712
453	1	95.00	95.00	95.00	00.00	100.00	95.00	95.00	N/A	725,000	688,730
494	1	101.01	101.01	101.01	00.00	100.00	101.01	101.01	N/A	248,469	250,980
532	1	94.23	94.23	94.23	00.00	100.00	94.23	94.23	N/A	60,000	56,535
554	1	71.10	71.10	71.10	00.00	100.00	71.10	71.10	N/A	59,750	42,485
<b>ALL</b>	<b>15</b>	<b>95.00</b>	<b>93.65</b>	<b>93.15</b>	<b>08.68</b>	<b>100.54</b>	<b>71.10</b>	<b>112.34</b>	<b>87.11 to 101.01</b>	<b>141,681</b>	<b>131,980</b>

### 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	\$ 52,564,255	\$ 1,350,030	2.57%	\$ 51,214,225	-	\$ 35,115,075	-
2008	\$ 59,052,605	\$ 5,176,345	8.77%	\$ 53,876,260	2.50%	\$ 37,969,501	8.13%
2009	\$ 70,881,160	\$ 12,673,970	17.88%	\$ 58,207,190	-1.43%	\$ 37,541,943	-1.13%
2010	\$ 72,647,475	\$ 1,821,000	2.51%	\$ 70,826,475	-0.08%	\$ 38,819,650	3.40%
2011	\$ 75,624,405	\$ 4,418,440	5.84%	\$ 71,205,965	-1.98%	\$ 43,448,897	11.93%
2012	\$ 82,106,970	\$ 2,954,825	3.60%	\$ 79,152,145	4.66%	\$ 45,365,109	4.41%
2013	\$ 84,824,440	\$ 1,895,111	2.23%	\$ 82,929,329	1.00%	\$ 47,482,773	4.67%
2014	\$ 89,218,605	\$ 3,433,685	3.85%	\$ 85,784,920	1.13%	\$ 53,277,740	12.20%
2015	\$ 90,890,450	\$ 1,763,150	1.94%	\$ 89,127,300	-0.10%	\$ 44,143,550	-17.14%
2016	\$ 94,134,065	\$ 3,415,005	3.63%	\$ 90,719,060	-0.19%	\$ 43,507,032	-1.44%
2017	\$ 98,201,965	\$ 3,569,100	3.63%	\$ 94,632,865	0.53%	\$ 43,282,176	-0.52%
<b>Ann %chg</b>	6.45%			<b>Average</b>	<b>0.60%</b>	<b>2.41%</b>	<b>2.45%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	2.50%	12.34%	8.13%
2009	10.74%	34.85%	6.91%
2010	34.74%	38.21%	10.55%
2011	35.46%	43.87%	23.73%
2012	50.58%	56.20%	29.19%
2013	57.77%	61.37%	35.22%
2014	63.20%	69.73%	51.72%
2015	69.56%	72.91%	25.71%
2016	72.59%	79.08%	23.90%
2017	80.03%	86.82%	23.26%

County Number: 12  
 County Name: Butler

**12 Butler**  
**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 : 66  
Total Sales Price : 53,381,901  
Total Adj. Sales Price : 53,381,901  
Total Assessed Value : 37,358,675  
Avg. Adj. Sales Price : 808,817  
Avg. Assessed Value : 566,041

MEDIAN : 70  
WGT. MEAN : 70  
MEAN : 73  
COD : 11.29  
PRD : 103.84

COV : 15.89  
STD : 11.55  
Avg. Abs. Dev : 07.93  
MAX Sales Ratio : 114.09  
MIN Sales Ratio : 48.97

95% Median C.I. : 68.38 to 73.47  
95% Wgt. Mean C.I. : 67.31 to 72.66  
95% Mean C.I. : 69.88 to 75.46

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	9	64.29	64.48	62.90	09.43	102.51	48.97	78.67	55.81 to 70.46	1,017,469	639,947
01-JAN-15 To 31-MAR-15	10	67.19	72.18	67.58	13.81	106.81	59.04	111.53	61.63 to 84.10	775,948	524,399
01-APR-15 To 30-JUN-15	4	76.06	73.39	70.29	12.67	104.41	58.14	83.30	N/A	622,125	437,295
01-JUL-15 To 30-SEP-15	5	75.91	82.70	78.61	16.10	105.20	68.00	114.09	N/A	748,000	587,978
01-OCT-15 To 31-DEC-15	5	69.05	69.46	68.86	05.69	100.87	62.00	75.22	N/A	620,530	427,274
01-JAN-16 To 31-MAR-16	8	69.92	71.73	70.54	08.41	101.69	60.47	91.39	60.47 to 91.39	1,012,559	714,272
01-APR-16 To 30-JUN-16	5	73.47	75.12	74.96	06.23	100.21	66.39	86.93	N/A	553,973	415,284
01-JUL-16 To 30-SEP-16	2	85.51	85.51	83.50	07.67	102.41	78.95	92.07	N/A	566,532	473,060
01-OCT-16 To 31-DEC-16	3	72.16	72.37	71.06	08.72	101.84	63.04	81.92	N/A	1,123,391	798,272
01-JAN-17 To 31-MAR-17	8	68.71	68.36	67.19	03.84	101.74	59.21	74.02	59.21 to 74.02	821,010	551,653
01-APR-17 To 30-JUN-17	5	77.77	79.72	75.64	11.56	105.39	63.59	100.54	N/A	741,480	560,823
01-JUL-17 To 30-SEP-17	2	78.49	78.49	79.52	05.34	98.70	74.30	82.68	N/A	742,500	590,430
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	28	69.25	71.76	67.80	13.72	105.84	48.97	114.09	64.29 to 73.01	826,614	560,449
01-OCT-15 To 30-SEP-16	20	72.68	73.39	71.98	08.63	101.96	60.47	92.07	68.10 to 75.57	755,302	543,654
01-OCT-16 To 30-SEP-17	18	71.46	73.31	71.33	09.38	102.78	59.21	100.54	67.97 to 77.77	840,592	599,612
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	24	69.43	74.00	70.62	13.28	104.79	58.14	114.09	65.23 to 75.91	712,110	502,893
01-JAN-16 To 31-DEC-16	18	72.69	74.31	72.41	09.29	102.62	60.47	92.07	68.10 to 78.95	854,087	618,418
<u>ALL</u>	66	70.21	72.67	69.98	11.29	103.84	48.97	114.09	68.38 to 73.47	808,817	566,041

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	66	70.21	72.67	69.98	11.29	103.84	48.97	114.09	68.38 to 73.47	808,817	566,041
<u>ALL</u>	66	70.21	72.67	69.98	11.29	103.84	48.97	114.09	68.38 to 73.47	808,817	566,041

**12 Butler**  
**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 : 66  
Total Sales Price : 53,381,901  
Total Adj. Sales Price : 53,381,901  
Total Assessed Value : 37,358,675  
Avg. Adj. Sales Price : 808,817  
Avg. Assessed Value : 566,041

MEDIAN : 70  
WGT. MEAN : 70  
MEAN : 73  
COD : 11.29  
PRD : 103.84

COV : 15.89  
STD : 11.55  
Avg. Abs. Dev : 07.93  
MAX Sales Ratio : 114.09  
MIN Sales Ratio : 48.97

95% Median C.I. : 68.38 to 73.47  
95% Wgt. Mean C.I. : 67.31 to 72.66  
95% Mean C.I. : 69.88 to 75.46

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	16	70.51	70.66	68.98	07.49	102.44	60.47	92.07	63.59 to 74.02	787,479	543,174
1	16	70.51	70.66	68.98	07.49	102.44	60.47	92.07	63.59 to 74.02	787,479	543,174
<b>_____Dry_____</b>											
County	14	68.73	72.04	69.03	12.09	104.36	58.14	111.53	64.03 to 78.67	689,576	475,987
1	14	68.73	72.04	69.03	12.09	104.36	58.14	111.53	64.03 to 78.67	689,576	475,987
<b>_____Grass_____</b>											
County	2	76.73	76.73	73.68	09.61	104.14	69.36	84.10	N/A	189,531	139,640
1	2	76.73	76.73	73.68	09.61	104.14	69.36	84.10	N/A	189,531	139,640
<b>_____ALL_____</b>	<b>66</b>	<b>70.21</b>	<b>72.67</b>	<b>69.98</b>	<b>11.29</b>	<b>103.84</b>	<b>48.97</b>	<b>114.09</b>	<b>68.38 to 73.47</b>	<b>808,817</b>	<b>566,041</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	33	70.26	70.80	69.10	09.44	102.46	55.81	92.07	65.87 to 73.73	983,907	679,868
1	33	70.26	70.80	69.10	09.44	102.46	55.81	92.07	65.87 to 73.73	983,907	679,868
<b>_____Dry_____</b>											
County	22	69.43	72.87	70.72	10.72	103.04	58.14	111.53	66.81 to 78.67	700,037	495,042
1	22	69.43	72.87	70.72	10.72	103.04	58.14	111.53	66.81 to 78.67	700,037	495,042
<b>_____Grass_____</b>											
County	2	76.73	76.73	73.68	09.61	104.14	69.36	84.10	N/A	189,531	139,640
1	2	76.73	76.73	73.68	09.61	104.14	69.36	84.10	N/A	189,531	139,640
<b>_____ALL_____</b>	<b>66</b>	<b>70.21</b>	<b>72.67</b>	<b>69.98</b>	<b>11.29</b>	<b>103.84</b>	<b>48.97</b>	<b>114.09</b>	<b>68.38 to 73.47</b>	<b>808,817</b>	<b>566,041</b>

## Butler County 2018 Average Acre Value Comparison

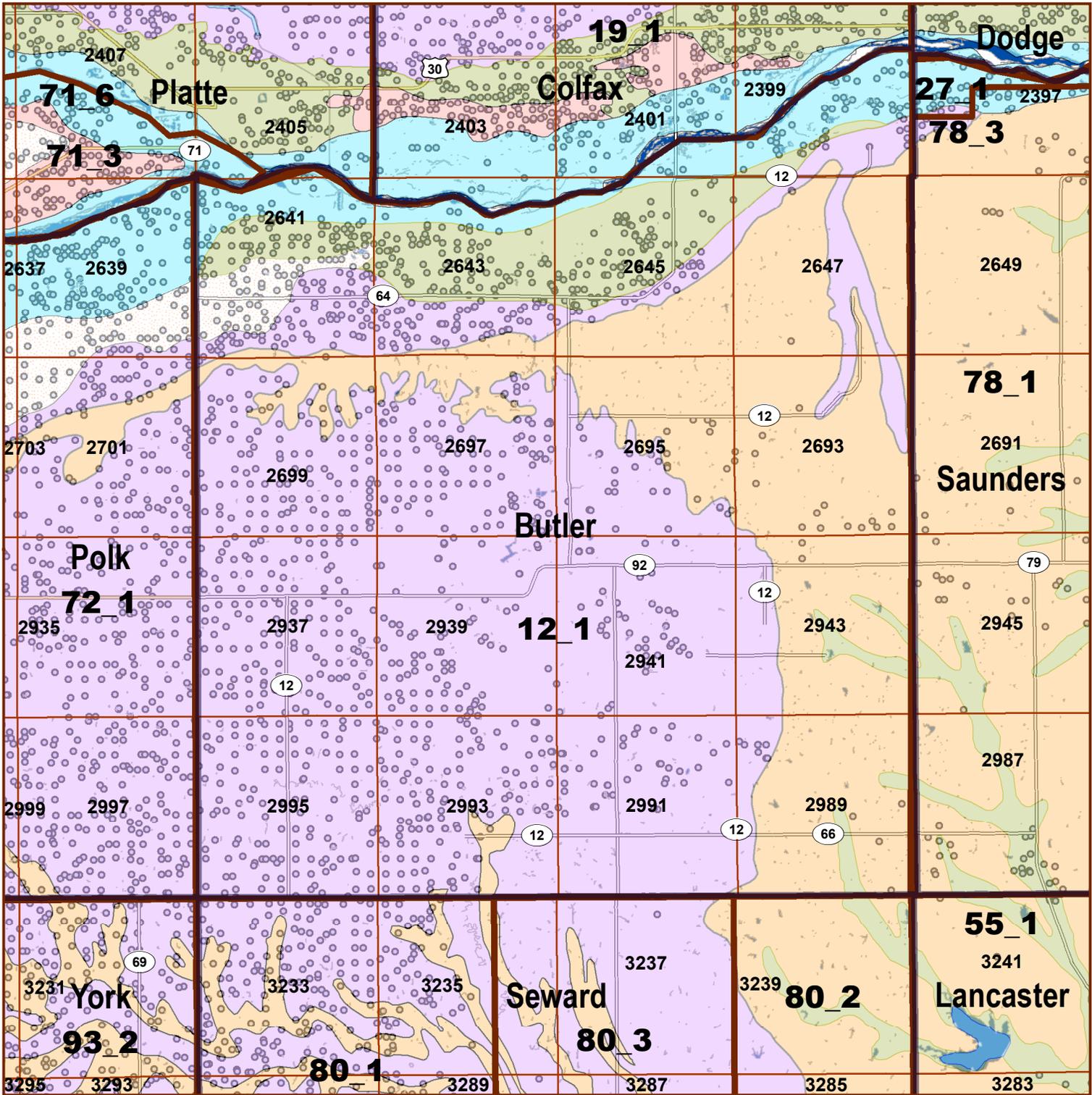
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Butler	1	7324	6524	6314	5974	6169	6113	5304	5176	<b>6585</b>
Colfax	1	6575	6250	6150	6050	5725	5500	5400	4975	<b>5981</b>
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	<b>6238</b>
Platte	3	5948	n/a	5400	5072	4775	4347	4150	3700	<b>4852</b>
Platte	6	8669	8150	7377	6958	6680	6260	5840	5210	<b>7214</b>
Polk	1	7044	6390	5985	5613	5185	5084	4907	4353	<b>6437</b>
Seward	1	7600	7500	7200	7149	6900	n/a	5300	4789	<b>7065</b>
York	1	7300	7100	6940	6940	6380	n/a	6200	6200	<b>7034</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Butler	1	6300	5300	5199	4766	4598	4298	3400	3300	<b>4782</b>
Colfax	1	5832	5744	5548	5449	5250	5027	4705	4314	<b>5266</b>
Dodge	1	6435	6225	6020	5810	5595	5340	5190	4979	<b>5944</b>
Platte	3	5575	n/a	5175	4853	4725	4216	3600	3000	<b>4579</b>
Platte	6	7596	7280	6707	6480	6345	5929	5100	4060	<b>6435</b>
Polk	1	5504	5230	4039	4039	3606	3508	3401	3401	<b>4820</b>
Seward	1	5900	5800	5300	5300	5300	3850	3800	2900	<b>5215</b>
York	1	5376	5376	4900	4900	4700	n/a	4600	4600	<b>5100</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Butler	1	2645	2597	2558	2525	2493	2449	2374	2347	<b>2419</b>
Colfax	1	2335	2335	2200	2200	2050	2050	1800	1800	<b>2055</b>
Dodge	1	2460	2460	2355	2355	2245	2245	2140	2140	<b>2275</b>
Platte	3	1492	n/a	1500	1491	1325	1324	1325	1296	<b>1326</b>
Platte	6	1795	1800	1678	1688	1650	1647	1600	1577	<b>1650</b>
Polk	1	2200	2200	2200	2200	2200	2200	2100	2100	<b>2154</b>
Seward	1	2101	2096	2002	2000	1799	1800	1701	1600	<b>1742</b>
York	1	2120	2052	1804	1801	1685	n/a	1564	1559	<b>1670</b>

County	Mkt Area	CRP	TIMBER	WASTE
Butler	1	3431	1499	600
Colfax	1	4737	1479	150
Dodge	1	3210	n/a	184
Platte	3	2621	1042	100
Platte	6	3819	1497	100
Polk	1	n/a	1200	40
Seward	1	2551	600	100
York	1	n/a	n/a	600

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.  
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



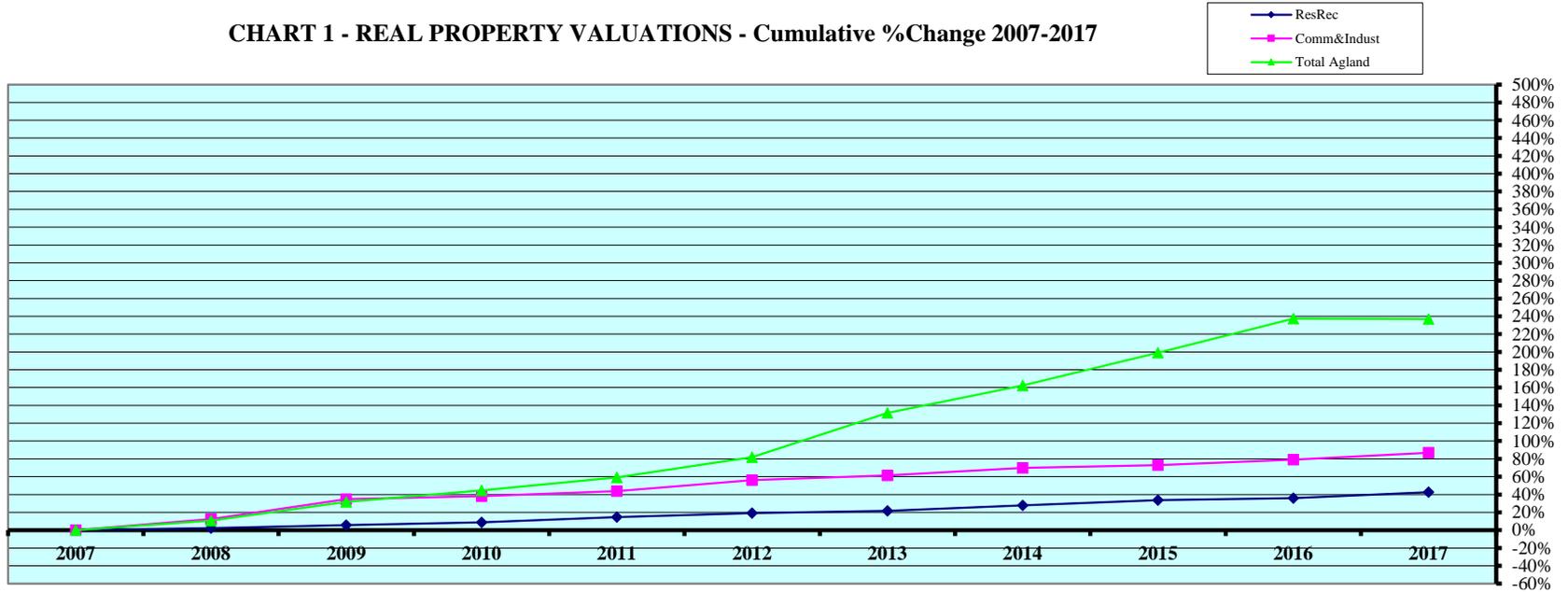
**Legend**

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

## Butler County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	190,195,455	--	--	--	52,564,255	--	--	--	521,228,850	--	--	--
2008	194,778,475	4,583,020	2.41%	2.41%	59,052,605	6,488,350	12.34%	12.34%	576,731,290	55,502,440	10.65%	10.65%
2009	201,128,955	6,350,480	3.26%	5.75%	70,881,160	11,828,555	20.03%	34.85%	686,741,695	110,010,405	19.07%	31.75%
2010	207,054,715	5,925,760	2.95%	8.86%	72,647,475	1,766,315	2.49%	38.21%	754,017,735	67,276,040	9.80%	44.66%
2011	218,165,315	11,110,600	5.37%	14.71%	75,624,405	2,976,930	4.10%	43.87%	829,690,145	75,672,410	10.04%	59.18%
2012	226,498,455	8,333,140	3.82%	19.09%	82,106,970	6,482,565	8.57%	56.20%	948,882,795	119,192,650	14.37%	82.05%
2013	231,427,060	4,928,605	2.18%	21.68%	84,824,440	2,717,470	3.31%	61.37%	1,206,057,260	257,174,465	27.10%	131.39%
2014	243,306,770	11,879,710	5.13%	27.92%	89,218,605	4,394,165	5.18%	69.73%	1,367,091,430	161,034,170	13.35%	162.28%
2015	254,394,350	11,087,580	4.56%	33.75%	90,890,450	1,671,845	1.87%	72.91%	1,558,443,105	191,351,675	14.00%	198.99%
2016	258,545,780	4,151,430	1.63%	35.94%	94,134,065	3,243,615	3.57%	79.08%	1,758,458,995	200,015,890	12.83%	237.37%
2017	271,163,715	12,617,935	4.88%	42.57%	98,201,965	4,067,900	4.32%	86.82%	1,756,698,430	-1,760,565	-0.10%	237.03%

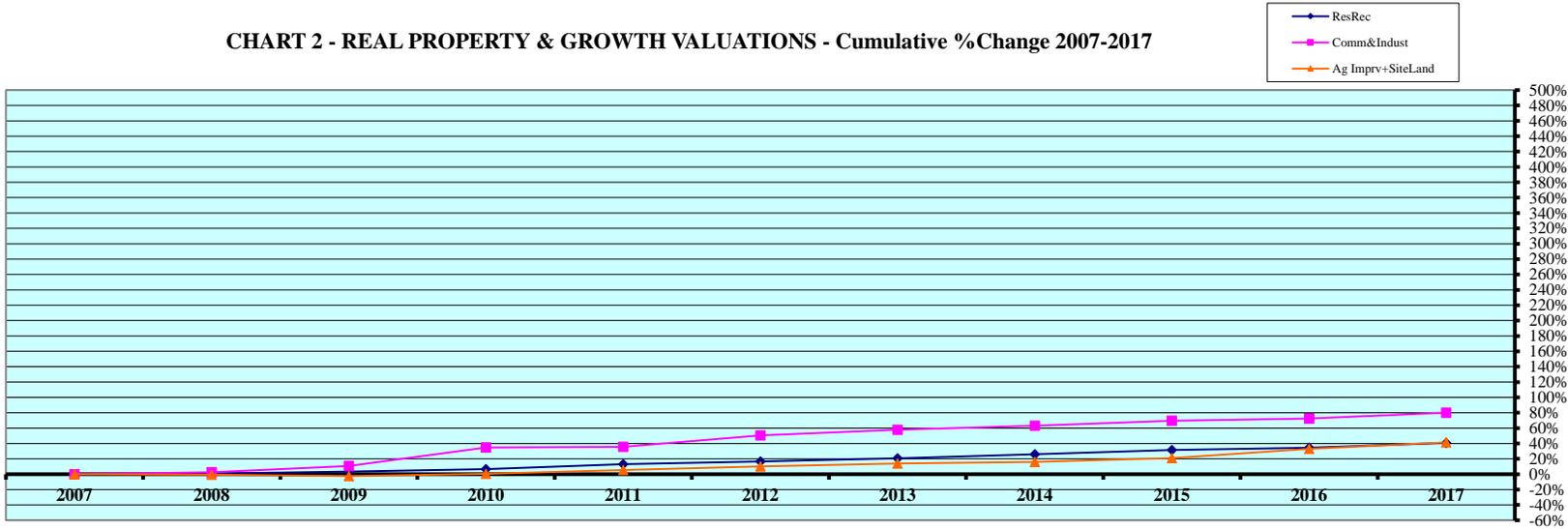
Rate Annual %chg: Residential & Recreational **3.61%** Commercial & Industrial **6.45%** Agricultural Land **12.92%**

Cnty# **12**  
County **BUTLER**

**CHART 1**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	190,195,455	2,955,785	1.55%	187,239,670	--	--	52,564,255	1,350,030	2.57%	51,214,225	--	--
2008	194,778,475	2,984,960	1.53%	191,793,515	0.84%	0.84%	59,052,605	5,176,345	8.77%	53,876,260	2.50%	2.50%
2009	201,128,955	4,296,000	2.14%	196,832,955	1.05%	3.49%	70,881,160	12,673,970	17.88%	58,207,190	-1.43%	10.74%
2010	207,054,715	4,223,900	2.04%	202,830,815	0.85%	6.64%	72,647,475	1,821,000	2.51%	70,826,475	-0.08%	34.74%
2011	218,165,315	3,234,053	1.48%	214,931,262	3.80%	13.01%	75,624,405	4,418,440	5.84%	71,205,965	-1.98%	35.46%
2012	226,498,455	4,790,149	2.11%	221,708,306	1.62%	16.57%	82,106,970	2,954,825	3.60%	79,152,145	4.66%	50.58%
2013	231,427,060	2,163,140	0.93%	229,263,920	1.22%	20.54%	84,824,440	1,895,111	2.23%	82,929,329	1.00%	57.77%
2014	243,306,770	3,486,001	1.43%	239,820,769	3.63%	26.09%	89,218,605	3,433,685	3.85%	85,784,920	1.13%	63.20%
2015	254,394,350	4,035,865	1.59%	250,358,485	2.90%	31.63%	90,890,450	1,763,150	1.94%	89,127,300	-0.10%	69.56%
2016	258,545,780	2,952,625	1.14%	255,593,155	0.47%	34.38%	94,134,065	3,415,005	3.63%	90,719,060	-0.19%	72.59%
2017	271,163,715	3,665,183	1.35%	267,498,532	3.46%	40.64%	98,201,965	3,569,100	3.63%	94,632,865	0.53%	80.03%
Rate Ann%chg	3.61%				1.98%		6.45%				C & I w/o growth	0.60%

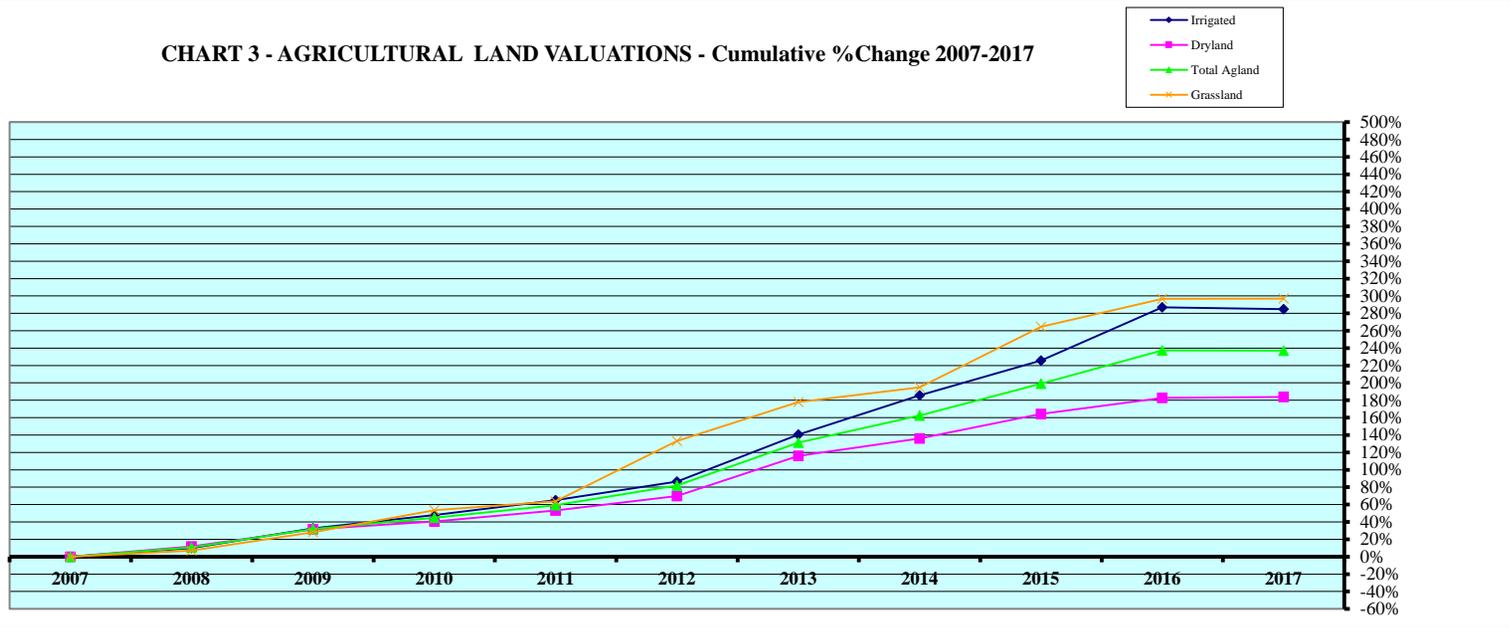
Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	58,914,570	35,155,725	94,070,295	1,496,245	1.59%	92,574,050	--	--
2008	58,973,050	35,594,345	94,567,395	1,223,757	1.29%	93,343,638	-0.77%	-0.77%
2009	58,753,925	34,595,145	93,349,070	1,537,800	1.65%	91,811,270	-2.91%	-2.40%
2010	57,697,310	38,987,435	96,684,745	2,179,245	2.25%	94,505,500	1.24%	0.46%
2011	60,768,290	40,193,230	100,961,520	1,649,315	1.63%	99,312,205	2.72%	5.57%
2012	65,363,320	42,820,105	108,183,425	4,665,965	4.31%	103,517,460	2.53%	10.04%
2013	65,131,025	43,904,670	109,035,695	1,777,901	1.63%	107,257,794	-0.86%	14.02%
2014	66,186,315	45,661,235	111,847,550	2,808,970	2.51%	109,038,580	0.00%	15.91%
2015	69,772,195	48,330,020	118,102,215	4,256,340	3.60%	113,845,875	1.79%	21.02%
2016	74,047,195	55,475,545	129,522,740	4,381,725	3.38%	125,141,015	5.96%	33.03%
2017	77,886,720	59,450,205	137,336,925	4,392,941	3.20%	132,943,984	2.64%	41.32%
Rate Ann%chg	2.83%	5.39%	3.86%			Ag Imprv+Site w/o growth	1.23%	

(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# 12  
County BUTLER

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	229,287,325	--	--	--	251,461,690	--	--	--	39,945,165	--	--	--
2008	252,017,060	22,729,735	9.91%	9.91%	281,388,165	29,926,475	11.90%	11.90%	42,798,195	2,853,030	7.14%	7.14%
2009	303,924,450	51,907,390	20.60%	32.55%	330,880,925	49,492,760	17.59%	31.58%	51,244,435	8,446,240	19.74%	28.29%
2010	339,030,245	35,105,795	11.55%	47.86%	353,135,585	22,254,660	6.73%	40.43%	61,323,170	10,078,735	19.67%	53.52%
2011	378,589,570	39,559,325	11.67%	65.12%	385,021,785	31,886,200	9.03%	53.11%	65,435,075	4,111,905	6.71%	63.81%
2012	427,766,490	49,176,920	12.99%	86.56%	427,181,600	42,159,815	10.95%	69.88%	93,143,235	27,708,160	42.34%	133.18%
2013	551,286,185	123,519,695	28.88%	140.43%	543,017,175	115,835,575	27.12%	115.94%	110,986,790	17,843,555	19.16%	177.85%
2014	655,016,995	103,730,810	18.82%	185.68%	593,462,370	50,445,195	9.29%	136.01%	117,825,240	6,838,450	6.16%	194.97%
2015	747,092,455	92,075,460	14.06%	225.83%	664,737,035	71,274,665	12.01%	164.35%	145,568,875	27,743,635	23.55%	264.42%
2016	887,152,270	140,059,815	18.75%	286.92%	710,677,080	45,940,045	6.91%	182.62%	158,403,125	12,834,250	8.82%	296.55%
2017	882,309,865	-4,842,405	-0.55%	284.81%	713,624,180	2,947,100	0.41%	183.79%	158,531,645	128,520	0.08%	296.87%

Rate Ann.%chg: Irrigated **14.43%** Dryland **10.99%** Grassland **14.78%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	534,670	--	--	--	0	--	--	--	521,228,850	--	--	--
2008	527,870	-6,800	-1.27%	-1.27%	0	0	--	--	576,731,290	55,502,440	10.65%	10.65%
2009	691,885	164,015	31.07%	29.40%	0	0	--	--	686,741,695	110,010,405	19.07%	31.75%
2010	205,050	-486,835	-70.36%	-61.65%	323,685	323,685	--	--	754,017,735	67,276,040	9.80%	44.66%
2011	245,320	40,270	19.64%	-54.12%	398,395	74,710	23.08%	--	829,690,145	75,672,410	10.04%	59.18%
2012	313,475	68,155	27.78%	-41.37%	477,995	79,600	19.98%	--	948,882,795	119,192,650	14.37%	82.05%
2013	306,120	-7,355	-2.35%	-42.75%	460,990	-17,005	-3.56%	--	1,206,057,260	257,174,465	27.10%	131.39%
2014	325,835	19,715	6.44%	-39.06%	460,990	0	0.00%	--	1,367,091,430	161,034,170	13.35%	162.28%
2015	430,095	104,260	32.00%	-19.56%	614,645	153,655	33.33%	--	1,558,443,105	191,351,675	14.00%	198.99%
2016	680,040	249,945	58.11%	27.19%	1,546,480	931,835	151.61%	--	1,758,458,995	200,015,890	12.83%	237.37%
2017	704,050	24,010	3.53%	31.68%	1,528,690	-17,790	-1.15%	--	1,756,698,430	-1,760,565	-0.10%	237.03%

Cnty# **12**  
County **BUTLER**

Rate Ann.%chg: Total Agric Land **12.92%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	229,282,190	119,572	1,918			251,517,850	169,317	1,485			39,901,100	58,348	684		
2008	251,394,485	122,478	2,053	7.04%	7.04%	282,193,110	166,715	1,693	13.95%	13.95%	42,735,425	57,937	738	7.86%	7.86%
2009	303,409,725	123,234	2,462	19.95%	28.40%	331,452,740	166,001	1,997	17.96%	34.41%	51,253,540	57,906	885	20.00%	29.43%
2010	338,976,695	124,497	2,723	10.59%	41.99%	353,831,395	164,975	2,145	7.42%	44.38%	45,816,155	45,249	1,013	14.39%	48.06%
2011	378,398,760	126,154	3,000	10.16%	56.43%	385,264,820	163,188	2,361	10.08%	58.93%	50,112,520	44,961	1,115	10.08%	62.99%
2012	427,268,210	127,335	3,355	11.87%	74.99%	430,004,635	155,529	2,765	17.11%	86.12%	73,856,235	51,448	1,436	28.80%	109.92%
2013	550,241,355	129,974	4,233	26.17%	120.78%	544,132,340	152,069	3,578	29.42%	140.88%	93,970,985	52,010	1,807	25.86%	164.21%
2014	654,712,450	132,731	4,933	16.51%	157.24%	594,375,905	150,156	3,958	10.63%	166.47%	117,235,210	68,036	1,723	-4.63%	151.98%
2015	746,353,155	133,575	5,588	13.28%	191.39%	665,185,415	147,715	4,503	13.76%	203.14%	145,745,385	69,608	2,094	21.51%	206.18%
2016	887,714,965	134,449	6,603	18.17%	244.33%	710,913,470	148,286	4,794	6.46%	222.74%	158,204,325	68,310	2,316	10.61%	238.67%
2017	881,212,945	133,442	6,604	0.02%	244.39%	713,900,360	148,873	4,795	0.02%	222.81%	159,946,880	68,912	2,321	0.22%	239.41%

Rate Annual %chg Average Value/Acre: **13.16%**

**12.43%**

**13.00%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	534,230	7,122	75			0	0				521,235,370	354,359	1,471		
2008	527,420	7,031	75	0.00%	0.00%	0	0				576,850,440	354,161	1,629	10.73%	10.73%
2009	690,585	6,906	100	33.31%	33.31%	0	0				686,806,590	354,046	1,940	19.10%	31.88%
2010	203,670	978	208	108.32%	177.70%	15,678,140	18,660	840			754,506,055	354,360	2,129	9.76%	44.75%
2011	245,335	980	250	20.16%	233.68%	15,696,325	18,591	844	0.49%		829,717,760	353,873	2,345	10.12%	59.40%
2012	291,910	973	300	19.85%	299.90%	17,472,370	18,588	940	11.33%		948,893,360	353,873	2,681	14.36%	82.30%
2013	303,150	1,011	300	0.00%	299.89%	17,393,075	18,467	942	0.20%		1,206,040,905	353,530	3,411	27.22%	131.92%
2014	324,180	1,081	300	0.00%	299.89%	460,990	1,537	300	-68.15%		1,367,108,735	353,541	3,867	13.35%	162.89%
2015	430,110	1,075	400	33.33%	433.16%	614,655	1,537	400	33.34%		1,558,328,720	353,510	4,408	14.00%	199.69%
2016	674,370	1,124	600	50.03%	699.91%	1,554,220	1,554	1,000	150.00%		1,759,061,350	353,724	4,973	12.81%	238.09%
2017	697,500	1,162	600	0.00%	699.89%	1,528,100	1,536	995	-0.50%		1,757,285,785	353,926	4,965	-0.16%	237.55%

**12**  
**BUTLER**

Rate Annual %chg Average Value/Acre: **12.94%**

(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
8,395	BUTLER	87,129,425	67,358,375	27,228,555	255,720,735	75,830,085	22,371,880	15,442,980	1,756,698,430	77,886,720	59,450,205	0	2,445,117,390
cnty sectorvalue % of total value:		3.56%	2.75%	1.11%	10.46%	3.10%	0.91%	0.63%	71.85%	3.19%	2.43%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
69	ABIE	384,865	2,743	346	1,243,440	108,260	0	0	5,840	0	20,480	0	1,765,974
0.82%	%sector of county sector	0.44%	0.00%	0.00%	0.49%	0.14%			0.00%		0.03%		0.07%
	%sector of municipality	21.79%	0.16%	0.02%	70.41%	6.13%			0.33%		1.16%		100.00%
435	BELLWOOD	743,782	111,334	235,984	10,874,170	3,260,320	0	0	7,310	0	0	0	15,232,900
5.18%	%sector of county sector	0.85%	0.17%	0.87%	4.25%	4.30%			0.00%				0.62%
	%sector of municipality	4.88%	0.73%	1.55%	71.39%	21.40%			0.05%				100.00%
332	BRAINARD	1,858,686	248,952	873,258	12,034,205	5,934,480	0	0	9,595	0	0	0	20,959,176
3.95%	%sector of county sector	2.13%	0.37%	3.21%	4.71%	7.83%			0.00%				0.86%
	%sector of municipality	8.87%	1.19%	4.17%	57.42%	28.31%			0.05%				100.00%
99	BRUNO	88,305	42,340	5,342	1,668,855	295,125	0	0	158,200	0	22,015	0	2,280,182
1.18%	%sector of county sector	0.10%	0.06%	0.02%	0.65%	0.39%			0.01%		0.04%		0.09%
	%sector of municipality	3.87%	1.86%	0.23%	73.19%	12.94%			6.94%		0.97%		100.00%
2,922	DAVID CITY	8,605,713	1,075,196	1,013,968	98,140,825	19,564,725	7,371,435	0	183,975	0	0	0	135,955,837
34.81%	%sector of county sector	9.88%	1.60%	3.72%	38.38%	25.80%	32.95%		0.01%				5.56%
	%sector of municipality	6.33%	0.79%	0.75%	72.19%	14.39%	5.42%		0.14%				100.00%
204	DWIGHT	422,391	33,389	4,212	7,641,405	1,448,975	0	0	68,050	0	0	0	9,618,422
2.43%	%sector of county sector	0.48%	0.05%	0.02%	2.99%	1.91%			0.00%				0.39%
	%sector of municipality	4.39%	0.35%	0.04%	79.45%	15.06%			0.71%				100.00%
54	GARRISON	629,756	78,482	210,641	881,455	3,324,205	0	0	32,730	0	0	0	5,157,269
0.64%	%sector of county sector	0.72%	0.12%	0.77%	0.34%	4.38%			0.00%				0.21%
	%sector of municipality	12.21%	1.52%	4.08%	17.09%	64.46%			0.63%				100.00%
88	LINWOOD	222,932	0	0	1,170,500	135,335	0	0	665,465	18,000	39,625	0	2,251,857
1.05%	%sector of county sector	0.26%			0.46%	0.18%			0.04%	0.02%	0.07%		0.09%
	%sector of municipality	9.90%			51.98%	6.01%			29.55%	0.80%	1.76%		100.00%
127	OCTAVIA	5,713	36,642	4,623	1,996,785	0	0	0	142,210	0	0	0	2,185,973
1.51%	%sector of county sector	0.01%	0.05%	0.02%	0.78%				0.01%				0.09%
	%sector of municipality	0.26%	1.68%	0.21%	91.35%				6.51%				100.00%
374	RISING CITY	929,944	280,221	430,555	9,210,825	4,359,620	0	0	170,170	0	2,400	0	15,383,735
4.46%	%sector of county sector	1.07%	0.42%	1.58%	3.60%	5.75%			0.01%		0.00%		0.63%
	%sector of municipality	6.04%	1.82%	2.80%	59.87%	28.34%			1.11%		0.02%		100.00%
43	SURPRISE	13,119	36,305	4,580	630,690	175,150	0	0	730,090	63,640	14,375	0	1,667,949
0.51%	%sector of county sector	0.02%	0.05%	0.02%	0.25%	0.23%			0.04%	0.08%	0.02%		0.07%
	%sector of municipality	0.79%	2.18%	0.27%	37.81%	10.50%			43.77%	3.82%	0.86%		100.00%
171	ULYSSES	500,047	414,981	266,443	2,876,170	1,684,560	0	0	7,780	0	0	0	5,749,981
2.04%	%sector of county sector	0.57%	0.62%	0.98%	1.12%	2.22%			0.00%				0.24%
	%sector of municipality	8.70%	7.22%	4.63%	50.02%	29.30%			0.14%				100.00%
4,918	Total Municipalities	14,405,253	2,360,585	3,049,952	148,369,325	40,290,755	7,371,435	0	2,181,415	81,640	98,895	0	218,209,255
58.58%	%all municip.sectors of cnty	16.53%	3.50%	11.20%	58.02%	53.13%	32.95%		0.12%	0.10%	0.17%		8.92%

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

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 7,998</b>	<b>Value : 2,273,427,335</b>	<b>Growth 8,242,470</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	225	1,392,575	0	0	74	762,745	299	2,155,320	
<b>02. Res Improve Land</b>	2,033	17,143,585	0	0	721	18,972,115	2,754	36,115,700	
<b>03. Res Improvements</b>	2,086	133,725,010	0	0	806	91,386,245	2,892	225,111,255	
<b>04. Res Total</b>	2,311	152,261,170	0	0	880	111,121,105	3,191	263,382,275	2,973,955
<b>% of Res Total</b>	72.42	57.81	0.00	0.00	27.58	42.19	39.90	11.59	36.08
<b>05. Com UnImp Land</b>	46	307,695	0	0	12	1,658,940	58	1,966,635	
<b>06. Com Improve Land</b>	305	2,791,945	0	0	60	7,704,510	365	10,496,455	
<b>07. Com Improvements</b>	318	37,845,265	0	0	77	27,659,240	395	65,504,505	
<b>08. Com Total</b>	364	40,944,905	0	0	89	37,022,690	453	77,967,595	2,199,170
<b>% of Com Total</b>	80.35	52.52	0.00	0.00	19.65	47.48	5.66	3.43	26.68
<b>09. Ind UnImp Land</b>	2	51,230	0	0	0	0	2	51,230	
<b>10. Ind Improve Land</b>	8	662,495	0	0	1	937,325	9	1,599,820	
<b>11. Ind Improvements</b>	8	6,657,710	0	0	1	14,063,120	9	20,720,830	
<b>12. Ind Total</b>	10	7,371,435	0	0	1	15,000,445	11	22,371,880	0
<b>% of Ind Total</b>	90.91	32.95	0.00	0.00	9.09	67.05	0.14	0.98	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	34	2,390,425	34	2,390,425	
<b>14. Rec Improve Land</b>	0	0	0	0	44	1,742,750	44	1,742,750	
<b>15. Rec Improvements</b>	0	0	0	0	248	12,995,270	248	12,995,270	
<b>16. Rec Total</b>	0	0	0	0	282	17,128,445	282	17,128,445	588,630
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	3.53	0.75	7.14
<b>Res &amp; Rec Total</b>	2,311	152,261,170	0	0	1,162	128,249,550	3,473	280,510,720	3,562,585
<b>% of Res &amp; Rec Total</b>	66.54	54.28	0.00	0.00	33.46	45.72	43.42	12.34	43.22
<b>Com &amp; Ind Total</b>	374	48,316,340	0	0	90	52,023,135	464	100,339,475	2,199,170
<b>% of Com &amp; Ind Total</b>	80.60	48.15	0.00	0.00	19.40	51.85	5.80	4.41	26.68
<b>17. Taxable Total</b>	2,685	200,577,510	0	0	1,252	180,272,685	3,937	380,850,195	5,761,755
<b>% of Taxable Total</b>	68.20	52.67	0.00	0.00	31.80	47.33	49.22	16.75	69.90

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	6	1,082,200	1,022,110	0	0	0
20. Industrial	3	4,272,735	4,036,010	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	6	1,082,200	1,022,110
20. Industrial	0	0	0	3	4,272,735	4,036,010
21. Other	0	0	0	0	0	0
22. Total Sch II				9	5,354,935	5,058,120

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	268	0	445	713

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	104	2,064,685	0	0	2,633	1,138,514,440	2,737	1,140,579,125
28. Ag-Improved Land	4	175,045	0	0	1,250	645,176,495	1,254	645,351,540
29. Ag Improvements	6	118,960	0	0	1,318	106,527,515	1,324	106,646,475
30. Ag Total							4,061	1,892,577,140

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	18,000	0	0.00	0	
32. HomeSite Improv Land	1	1.00	18,000	0	0.00	0	
33. HomeSite Improvements	1	1.00	45,640	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	3	1.91	6,825	0	0.00	0	
36. FarmSite Improv Land	3	6.56	22,955	0	0.00	0	
37. FarmSite Improvements	6	0.00	73,320	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	5.13	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	7	6.47	127,000	8	7.47	145,000	
32. HomeSite Improv Land	761	774.72	14,017,300	762	775.72	14,035,300	
33. HomeSite Improvements	781	760.72	63,748,940	782	761.72	63,794,580	2,480,715
34. HomeSite Total				<b>790</b>	<b>783.19</b>	<b>77,974,880</b>	
35. FarmSite UnImp Land	57	359.80	1,458,780	60	361.71	1,465,605	
36. FarmSite Improv Land	1,202	3,144.16	14,789,035	1,205	3,150.72	14,811,990	
37. FarmSite Improvements	1,283	0.00	42,778,575	1,289	0.00	42,851,895	0
38. FarmSite Total				<b>1,349</b>	<b>3,512.43</b>	<b>59,129,490</b>	
39. Road & Ditches	0	7,643.23	0	0	7,648.36	0	
40. Other- Non Ag Use	0	728.55	1,821,375	0	728.55	1,821,375	
41. Total Section VI				<b>2,139</b>	<b>12,672.53</b>	<b>138,925,745</b>	<b>2,480,715</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.00	1,010,050	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	316.95	740,225	3	316.95	1,750,275

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	53,177.10	39.64%	389,455,890	44.09%	7,323.75
46. 1A	20,648.77	15.39%	134,721,470	15.25%	6,524.43
47. 2A1	13,779.69	10.27%	86,998,425	9.85%	6,313.53
48. 2A	12,681.40	9.45%	75,755,600	8.58%	5,973.76
49. 3A1	14,164.79	10.56%	87,375,550	9.89%	6,168.50
50. 3A	6,182.13	4.61%	37,789,445	4.28%	6,112.69
51. 4A1	10,055.03	7.49%	53,329,805	6.04%	5,303.79
52. 4A	3,469.03	2.59%	17,957,240	2.03%	5,176.44
53. Total	134,157.94	100.00%	883,383,425	100.00%	6,584.65
<b>Dry</b>					
54. 1D1	33,128.91	22.24%	208,706,175	29.31%	6,299.82
55. 1D	21,183.99	14.22%	112,266,900	15.76%	5,299.61
56. 2D1	18,501.14	12.42%	96,178,800	13.51%	5,198.53
57. 2D	4,168.61	2.80%	19,866,530	2.79%	4,765.74
58. 3D1	13,999.22	9.40%	64,375,295	9.04%	4,598.49
59. 3D	16,002.89	10.74%	68,779,685	9.66%	4,297.95
60. 4D1	35,573.86	23.89%	120,946,725	16.98%	3,399.88
61. 4D	6,378.53	4.28%	21,049,080	2.96%	3,299.99
62. Total	148,937.15	100.00%	712,169,190	100.00%	4,781.68
<b>Grass</b>					
63. 1G1	1,151.01	1.70%	3,387,930	2.17%	2,943.44
64. 1G	3,003.69	4.43%	9,009,550	5.78%	2,999.49
65. 2G1	3,722.97	5.49%	10,928,030	7.01%	2,935.30
66. 2G	1,186.32	1.75%	3,300,270	2.12%	2,781.94
67. 3G1	3,181.64	4.69%	8,846,320	5.68%	2,780.43
68. 3G	7,789.90	11.49%	20,547,035	13.18%	2,637.65
69. 4G1	15,140.97	22.33%	37,445,855	24.02%	2,473.15
70. 4G	32,632.35	48.12%	62,403,460	40.04%	1,912.32
71. Total	67,808.85	100.00%	155,868,450	100.00%	2,298.64
<b>Irrigated Total</b>					
	134,157.94	37.94%	883,383,425	50.37%	6,584.65
<b>Dry Total</b>					
	148,937.15	42.12%	712,169,190	40.61%	4,781.68
<b>Grass Total</b>					
	67,808.85	19.18%	155,868,450	8.89%	2,298.64
72. Waste	1,197.26	0.34%	718,390	0.04%	600.03
73. Other	1,519.68	0.43%	1,511,940	0.09%	994.91
74. Exempt	3,421.97	0.97%	0	0.00%	0.00
75. Market Area Total	353,620.88	100.00%	1,753,651,395	100.00%	4,959.13

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	112.57	726,030	0.00	0	134,045.37	882,657,395	134,157.94	883,383,425
<b>77. Dry Land</b>	243.53	1,286,805	0.00	0	148,693.62	710,882,385	148,937.15	712,169,190
<b>78. Grass</b>	75.78	158,950	0.00	0	67,733.07	155,709,500	67,808.85	155,868,450
<b>79. Waste</b>	3.61	2,165	0.00	0	1,193.65	716,225	1,197.26	718,390
<b>80. Other</b>	0.00	0	0.00	0	1,519.68	1,511,940	1,519.68	1,511,940
<b>81. Exempt</b>	7.27	0	0.00	0	3,414.70	0	3,421.97	0
<b>82. Total</b>	<b>435.49</b>	<b>2,173,950</b>	<b>0.00</b>	<b>0</b>	<b>353,185.39</b>	<b>1,751,477,445</b>	<b>353,620.88</b>	<b>1,753,651,395</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	134,157.94	37.94%	883,383,425	50.37%	6,584.65
<b>Dry Land</b>	148,937.15	42.12%	712,169,190	40.61%	4,781.68
<b>Grass</b>	67,808.85	19.18%	155,868,450	8.89%	2,298.64
<b>Waste</b>	1,197.26	0.34%	718,390	0.04%	600.03
<b>Other</b>	1,519.68	0.43%	1,511,940	0.09%	994.91
<b>Exempt</b>	3,421.97	0.97%	0	0.00%	0.00
<b>Total</b>	<b>353,620.88</b>	<b>100.00%</b>	<b>1,753,651,395</b>	<b>100.00%</b>	<b>4,959.13</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Abie	6	3,190	51	36,830	51	1,260,545	57	1,300,565	36,660
83.2 Acreage	0	0	620	16,345,585	620	72,010,435	620	88,356,020	1,225,750
83.3 Acreage Unimproved	47	325,955	0	0	0	0	47	325,955	0
83.4 Adamy Subdivision	3	57,610	12	238,745	12	2,309,940	15	2,606,295	15,420
83.5 Bay Meadows Trlr Crt	0	0	0	0	7	108,745	7	108,745	0
83.6 Bellwood	16	84,030	177	1,182,460	190	10,472,890	206	11,739,380	72,280
83.7 Bellwood Lakes	0	0	0	0	58	1,695,040	58	1,695,040	101,680
83.8 Benesch Lakes	0	0	0	0	26	377,290	26	377,290	0
83.9 Bow Strings	2	43,405	3	113,790	3	566,120	5	723,315	180,195
83.10 Brainard	18	177,230	163	1,250,360	164	11,233,465	182	12,661,055	2,310
83.11 Brandenburgh Lakes	0	0	0	0	87	6,728,375	87	6,728,375	63,285
83.12 Bruno	15	16,640	67	78,035	67	1,612,840	82	1,707,515	21,860
83.13 Clear Lake	2	30,365	37	1,319,275	37	5,186,975	39	6,536,615	39,320
83.14 Cornell Subdivision	1	22,525	6	171,000	6	699,650	7	893,175	9,555
83.15 David City	39	905,240	991	12,880,265	997	85,855,380	1,036	99,640,885	610,850
83.16 Dwight	8	42,985	114	678,135	114	6,990,195	122	7,711,315	94,700
83.17 Gans Lake	19	384,900	18	346,040	23	656,660	42	1,387,600	0
83.18 Garrison	6	3,500	35	39,155	35	876,110	41	918,765	34,520
83.19 Jarecki Lake	0	0	0	0	33	3,093,065	33	3,093,065	94,740
83.20 Jarecki Subdivision	0	0	13	241,085	13	1,330,180	13	1,571,265	79,485
83.21 Lakeside Estates	0	0	0	0	27	360,740	27	360,740	655
83.22 Linwood	30	35,400	48	105,770	49	1,011,825	79	1,152,995	0
83.23 Loma	8	5,740	9	8,785	10	254,510	18	269,035	27,725
83.24 Octavia	7	5,375	56	83,095	60	1,935,325	67	2,023,795	25,605
83.25 Rising City	32	63,000	183	597,275	184	8,870,275	216	9,530,550	210,050
83.26 Riverside Meadows	10	390,305	10	302,835	10	1,333,680	20	2,026,820	112,905
83.27 Riverview Lake Sub	5	85,355	26	540,230	26	1,193,580	31	1,819,165	329,400
83.28 Rural Ioll	0	0	0	0	26	3,339,005	26	3,339,005	25,865
83.29 Rural Recreational	10	1,781,585	4	925,990	24	920,855	34	3,628,430	52,790
83.30 Shyla Subdivison	1	25,425	1	51,065	1	247,305	2	323,795	21,055
83.31 Smokie L Lake	0	0	0	0	26	1,815,900	26	1,815,900	40,565
83.32 Surprise	13	8,350	24	25,905	24	601,150	37	635,405	6,010
83.33 Ulysses	35	47,635	124	163,955	124	2,598,280	159	2,809,870	0
83.34 Valley Heights	0	0	6	132,785	6	560,195	6	692,980	27,350
84 Residential Total	333	4,545,745	2,798	37,858,450	3,140	238,106,525	3,473	280,510,720	3,562,585

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# 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	Abie	4	1,800	4	5,680	5	97,015	9	104,495	0
85.2	Bellwood	6	19,805	22	135,825	26	3,176,425	32	3,332,055	1,430
85.3	Brainard	4	10,595	34	117,565	35	5,810,705	39	5,938,865	0
85.4	Bruno	1	65	14	8,380	14	373,945	15	382,390	24,260
85.5	Clear Lake	0	0	5	173,335	5	542,605	5	715,940	0
85.6	David City	15	313,310	169	3,027,820	172	23,898,670	187	27,239,800	471,850
85.7	Dwight	0	0	20	49,800	20	1,387,660	20	1,437,460	0
85.8	Garrison	0	0	4	4,390	5	3,323,840	5	3,328,230	4,025
85.9	Linwood	1	300	3	2,510	3	197,225	4	200,035	64,700
85.10	Loma	1	490	2	745	2	14,335	3	15,570	0
85.11	Rising City	7	7,430	24	89,505	27	4,405,975	34	4,502,910	0
85.12	Rural Improved	0	0	54	8,467,755	54	38,786,275	54	47,254,030	1,632,905
85.13	Rural Ioll	0	0	0	0	16	2,358,915	16	2,358,915	0
85.14	Rural Unimproved	11	1,658,450	0	0	0	0	11	1,658,450	0
85.15	Surprise	3	1,350	5	4,775	5	179,085	8	185,210	0
85.16	Ulysses	7	4,270	14	8,190	15	1,672,660	22	1,685,120	0
86	Commercial Total	60	2,017,865	374	12,096,275	404	86,225,335	464	100,339,475	2,199,170

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	1,024.44	2.41%	2,710,140	2.63%	2,645.48
88. 1G	2,370.63	5.57%	6,157,650	5.98%	2,597.47
89. 2G1	2,969.37	6.97%	7,597,125	7.37%	2,558.50
90. 2G	1,016.98	2.39%	2,567,805	2.49%	2,524.93
91. 3G1	2,536.05	5.95%	6,322,045	6.14%	2,492.87
92. 3G	6,569.64	15.43%	16,086,970	15.61%	2,448.68
93. 4G1	12,240.25	28.74%	29,062,765	28.21%	2,374.36
94. 4G	13,860.12	32.55%	32,530,585	31.57%	2,347.06
95. Total	42,587.48	100.00%	103,035,085	100.00%	2,419.38
<b>CRP</b>					
96. 1C1	126.57	1.63%	677,790	2.54%	5,355.06
97. 1C	633.06	8.14%	2,851,900	10.68%	4,504.94
98. 2C1	753.60	9.69%	3,330,905	12.48%	4,419.99
99. 2C	169.34	2.18%	732,465	2.74%	4,325.41
100. 3C1	645.59	8.30%	2,524,275	9.46%	3,910.03
101. 3C	1,220.26	15.68%	4,460,065	16.71%	3,655.01
102. 4C1	2,900.72	37.28%	8,383,090	31.40%	2,890.00
103. 4C	1,331.77	17.12%	3,735,590	13.99%	2,804.98
104. Total	7,780.91	100.00%	26,696,080	100.00%	3,430.97
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	17,440.46	100.00%	26,137,285	100.00%	1,498.66
113. Total	17,440.46	100.00%	26,137,285	100.00%	1,498.66
<hr/>					
Grass Total	42,587.48	62.81%	103,035,085	66.10%	2,419.38
CRP Total	7,780.91	11.47%	26,696,080	17.13%	3,430.97
Timber Total	17,440.46	25.72%	26,137,285	16.77%	1,498.66
114. Market Area Total	67,808.85	100.00%	155,868,450	100.00%	2,298.64

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

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	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	255,720,735	263,382,275	7,661,540	3.00%	2,973,955	1.83%
02. Recreational	15,442,980	17,128,445	1,685,465	10.91%	588,630	7.10%
03. Ag-Homesite Land, Ag-Res Dwelling	77,886,720	77,974,880	88,160	0.11%	2,480,715	-3.07%
<b>04. Total Residential (sum lines 1-3)</b>	<b>349,050,435</b>	<b>358,485,600</b>	<b>9,435,165</b>	<b>2.70%</b>	<b>6,043,300</b>	<b>0.97%</b>
05. Commercial	75,830,085	77,967,595	2,137,510	2.82%	2,199,170	-0.08%
06. Industrial	22,371,880	22,371,880	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>98,201,965</b>	<b>100,339,475</b>	<b>2,137,510</b>	<b>2.18%</b>	<b>2,199,170</b>	<b>-0.06%</b>
08. Ag-Farmsite Land, Outbuildings	57,628,830	59,129,490	1,500,660	2.60%	0	2.60%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,821,375	1,821,375	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>59,450,205</b>	<b>60,950,865</b>	<b>1,500,660</b>	<b>2.52%</b>	<b>0</b>	<b>2.52%</b>
12. Irrigated	882,309,865	883,383,425	1,073,560	0.12%		
13. Dryland	713,624,180	712,169,190	-1,454,990	-0.20%		
14. Grassland	158,531,645	155,868,450	-2,663,195	-1.68%		
15. Wasteland	704,050	718,390	14,340	2.04%		
16. Other Agland	1,528,690	1,511,940	-16,750	-1.10%		
<b>17. Total Agricultural Land</b>	<b>1,756,698,430</b>	<b>1,753,651,395</b>	<b>-3,047,035</b>	<b>-0.17%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,263,401,035</b>	<b>2,273,427,335</b>	<b>10,026,300</b>	<b>0.44%</b>	<b>8,242,470</b>	<b>0.08%</b>

## 2018 Assessment Survey for Butler County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	3
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$214,630
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$214,630. This includes benefits; health insurance, Social Security and retirement.
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	0
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$48,290
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	0. This comes from county data processing, not the assessor's budget.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	About \$2,400.

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Thompson Reuters
2.	<b>CAMA software:</b>
	Thompson Reuters
3.	<b>Are cadastral maps currently being used?</b>
	Cadastral maps are available, but are not updated. GIS processes have replaced their function
4.	<b>If so, who maintains the Cadastral Maps?</b>
	They are not being maintained; Since 2004, the cadastral maps have been created and updated in the GIS system.
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes; <a href="http://butler.gisworkshop.com">butler.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Assessor and Staff
8.	<b>Personal Property software:</b>
	Thompson Reuters

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes; but only in some of the towns
2.	<b>If so, is the zoning countywide?</b>
	No; there is no zoning in the rural
3.	<b>What municipalities in the county are zoned?</b>
	Bellwood, Brainard, David City, Octavia, Ulysses
4.	<b>When was zoning implemented?</b>
	Zoning was implemented in 1985 for David City, Octavia was added in 2005, and the other three are not known.

## D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	Large Commercial properties are occasionally contracted out.
<b>2.</b>	<b>GIS Services:</b>
	GIS programming, programming support and instruction are provided through GIS workshop.
<b>3.</b>	<b>Other services:</b>
	The administrative, appraisal, programming, and support functions are contracted through Thompson Reuters.

## E. Appraisal /Listing Services

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Occasionally; only for large commercial or industrial appraisals
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Verbal agreement
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	The county was aware of the appraiser's certifications, but was more concerned that the appraiser had the experience to appraise the type of property that the county was unable to do themselves.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	No; The county has had no recent contracts.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes; On the infrequent occasions that the county needs assistance; they rely on the appraiser to value and defend the value of the property. The assessor always reviews the work, but relies on the appraiser's value. The most recent such project was for a large regional private landfill.

## 2018 Residential Assessment Survey for Butler County

<b>1.</b>	<b>Valuation data collection done by:</b>																				
	Assessor and Staff																				
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																				
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																				
	The cost approach is used to estimate value in the residential class with Marshall Swift information used as the cost estimator.																				
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																				
	Depreciation schedules are based on local market information.																				

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

Yes; the county develops a general physical depreciation table for use countywide. They then analyze the market of each individual valuation grouping and prepares economic and location factors to be separately applied to the parcels in each specific valuation group.

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

The county uses an analysis of vacant residential sales to establish assessments for the land component of the assessed value.

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

Presently, there are four minor subdivisions that use a discounted cash flow (DCF) methodology to value the undeveloped lots. All of these procedures were in place prior to this year and are reviewed and updated annually. The county has used these techniques to estimate the present market value of all of the lots in a development that remain for sale.

**8.**

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2015-2016	2014	2017	2017
02	2015	2014	2015	2014
03	2016	2014	2016	2013-2017
04	2015	2014	2017	2015
06	2015	2014	2017	2015-2017
07	2015	2014	2015	2015
08	2015	2014	2017	2015
09	2015	2014	2017	2017
Ag	2016	2014	2016	2013-2017

Valuation Grouping; Description of unique characteristics:  
 ---The assessor considers the assessor locations and some particular subdivisions as unique. Each has characteristics that define their individual market. The predominant characteristics that separate them are location, schools, commercial activity and present use.

## 2018 Commercial Assessment Survey for Butler County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	Assessor and Staff			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	1	Includes all commercial parcels in Butler County outside the city limits of David City: Parcels in this area are generally clustered in small numbers and exist in either small towns or rural areas. Specific characteristics of each property are diverse but the overall level of commercial activity of any kind is important.		
	2	David City: Parcels in the town of David City are part of a commercial district and serve as the commercial hub for the county.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	Butler County has a limited number of unique properties, but when they do value one, they develop the cost approach and often rely on the expertise of a contract appraiser for the value and also make comparisons to any known similar property in other counties.			
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>			
	Depreciation tables are developed using information derived from the market.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	The basic physical depreciation tables are used throughout the commercial class. There are variations developed for locational or economic considerations. The economic variations are more related to the type and use of the structure and the locational variations more closely related to the valuation groups.			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	Vacant commercial lots are valued primarily using market information from vacant lot sales.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2015	2014	2015
	2	2015	2014	2015
				<u>Date of Last Inspection</u>
				2013-2017
				2014

Description of unique characteristics:

----In Butler County, the most important characteristic that contributes to the commercial value is the location, particularly as it relates to commercial activity. The only commercial area with broad and diverse commercial activity is David City, so it stands alone.

----Depreciation tables are updated in conjunction with revaluations of particular areas; but for 2015, all costs were updated so all depreciations were also reviewed and updated. Revaluations or updates are completed at least once every five years.

----Lot values were last updated or affirmed in each area in conjunction with the new costs. Both were implemented during 2014 and first used for 2015.

## 2018 Agricultural Assessment Survey for Butler County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	Assessor and Staff							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
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<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	There is only one market area maintained in Butler County. Years of analysis of the agricultural sales have not produced information that persuaded the county to develop multiple market areas.	2013-2017						
	<p>---The date range reported in the "Land Use Completed" column reports the time period when on-site inspections last took place. The county has reviewed land use and building changes using the 2014 GIS photo base compared to the 2016 GIS photo base.</p>							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	The county reviews sale information and identifies common characteristics of the parcels. At this time all parcels in the county are influenced by the same market forces, so one market area has been defined.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	The county considers a parcel agricultural if it is primarily used for the production of an ag product, residential if it is not being used for ag and has a primary residence, and it is recreational if seasonal dwellings exist or non ag uses are predominant.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>							
	Farm home sites and rural residential home sites are valued the same. The base home site value is \$18,000. There is a location in the Northwest part of the county near Columbus where the home site values are slightly higher at \$19,000, but the two types of sites are the same within those locations.							
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	The county has only eight known WRP parcels. Most of those parcels were sold after the easement was implemented several years ago. Those sales were the primary information used to estimate the probable market value per acre of the WRP land. The value per acre is reviewed and potentially adjusted each year. Presently, the value was estimated to be \$2,500 per acre.							

**BUTLER COUNTY  
2017 PLAN OF ASSESSMENT  
For years 2018, 2019 & 2020**

Plan of Assessment Requirements:

Pursuant to Statute 77-1311.02, on or before June 15 each year, the assessor shall prepare a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate classes, or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the level of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 75% of actual value for agricultural land and horticultural land and;

Assessment Statistics for 2017:

<b>Property Class</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
Residential	93%	12.57	102.77
Commercial	100%	14.40	104.96
Agricultural Land	70%	12.12	102.78

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high).

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median.

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio.

Aggregate: The sum of the assessed values divided by the sum of the sales prices.

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales.

Mean: The sum of the ratios divided by the number of sales.

## GENERAL DESCRIPTION OF REAL PROPERTY IN BUTLER COUNTY

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

	Parcels	% of Total Parcels	% of Taxable Value
Residential	3176	36.55	11.25
Commercial	454	5.22	3.34
Industrial	11	.13	.98
Agricultural	4042	46.52	83.42
Recreational	284	3.27	.69
Game & Parks	3	.03	.08
Tax Increment Financing	9	.10	.24
Exempt	711	8.18	-----
Total	8690	100.00	100.00

	Taxable Acres	Total Value
Agricultural land		
Irrigated Acres	133,441.54	881,212,945
Dry Acres	148,873.35	713,900,360
Grass Acres	42,472.46	102,754,895
Waste Acres	1,162.44	697,500
Other Acres (Accr)	1,535.84	1,528,100
CRP	8,924.25	30,941,735
Timber	17,515.77	26,250,250
Exempt Acres	3,421.79	-----
Total Acres	357,347.44	1,757,285,785

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

### ASSESSMENT PLAN/PROCEDURES MANUAL

The primary goal for the Butler County Assessor's Office is to do the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements with the resources available.

The Department of Property Assessment and Taxation has prepared the progress report for Butler County which is on file in the Assessor's office and serves as additional information for this report. The 2017 Butler County statistical measures are on file in the annual report and kept on file in the Assessor's Office.

#### Office Staff and Budget Information

Butler County Assessor's Office currently employs 3 full time clerks, along with the Assessor and Deputy Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division (PAD). Staff salaries are included in the office's budget presented to the County Board each year.

The Department of Revenue Property Assessment Division Regulations and Directives as approved by the Attorney General and signed by the Governor are filed in the office and are implemented in the assessor's office. An informal manual of office and assessment procedures is also on file. A formal annual assessment plan includes a 4 to 5 year cycle of reappraisal and inspection, which has been a part of the county's plan of the assessment.

## RECORD MAINTENANCE/RESPONSIBILITIES

A property record card is on file for every parcel of real property including improvements on leased land. The cards are updated to include any changes made to the assessment information of the property. The record cards contain current ownership, address, legal description, situs address, book and page numbers of the last deed recorded and any changes of record of ownership. Also included are the pictures of improvements or main structure, sketches and valuation information. A unique number is assigned to each property record card along with tax district codes and other codes created relevant to the specific parcel.

The assessment records are kept and updated in the computerized administration system, Terra Scan. Hard copy forms with updates are made in the form of inserts. The owner/valuations history is kept on the face of the hard copy and updated to reflect all changes made.

The office maintains a cadastral map system. The Mylar cadastral maps were done in 1964. The Mylar cadastral maps have not been revised with name change, legal description and new subdivisions since January 2004. This was when the cadastral maps and updates began on GIS mapping program only. March 2001 is when we began implementing a GIS program for updating our current cadastral maps as well as other reports required by our office. The office staff has completed identifying each parcel and attaching the parcel identification number used in the Terra Scan CAMA system. A land use layer and an improvement on leased land layer has been created and added also.

ArcView is the GIS software and ARC 10.2.2 is currently being used by Butler County and is supported by GIS Workshop in Lincoln, Nebraska. GIS Workshop is also the host for the Butler County Assessor's Website. Available on the website is the property record information, tax information, latest deed information, parcel lines, land use, soil types, flood plain, digital photos and sketches and aerial photos on the rural sites. GIS annotation layer is available and all the towns located in Butler County are complete. Other layers: tax district, fire district, cemetery are also available on the website.

The Butler County Assessor's office is continually maintaining their GIS mapping system. Parcel splits are entered into the GIS program as the deeds are filed reflecting the split and become available in the Assessor's office. The County Surveyor is also working closely with the Assessor's Office to achieve the most accurate mapping available. A Butler County Assessor web site has been on line since June 2004. At the beginning of 2016, funds were made available and new aerial obliques were flown and are processed and added to the website. Website address is [butler.gisworkshop.com](http://butler.gisworkshop.com).

2016 aerial obliques were flown and are available in our office. Each oblique is printed and placed in the property record cards; these aeriels are added to our CAMA package so that they are available directly on our property record cards.

The office utilizes the Terra Scan administrative and CAMA system using the Marshall Swift cost. All data collected in all classifications of property have been entered in CAMA. A sketch of each house is entered into CAMA and was completed in 2001. Digital photos for each property have been entered into the system. 1992, 1998, 2005 & 2010 aerial photos are also a part of the property record card. 2014 colored imagery have been copied into the GIS and are being used to determine land use. 2011 digital obliques have been added to GIS and copied to the Terra Scan property record information. 2016 aeriels are now completed.

Deeds are received from the Registrar of Deeds that affect this office. Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and updated on the website. Building permits are flagged in the computer for review. Pick-up work is to be completed by March 19th of each year.

Several "Sales Books" are continually kept updated reflecting current sales in agricultural, residential, commercial & miscellaneous properties. These Sales Books are used by incoming independent appraisers, the general public, and office staff. It is a continuing practice to send out questionnaires to property owners to maintain the current information on the properties throughout the county.

Splits and subdivision changes are made as they become available to the Assessor's office from County Clerk through a filed survey and/or deed. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer Administrative Package. The Assessor's office verifies any surveys that may be reflective of the new deed with the County Surveyor.

Homestead Exemption applications are accepted in the office from February 1 to June 30. Notice to file is published in the local newspaper March, April, May and June. Pre-printed forms are mailed to the applicants that filed for the Homestead Exemption the prior year. The applicant is verified for owner/occupant. Signed applications, income statements, U.S. Citizenship Attestation and doctor's certification of disability (where required) are forwarded to the Nebraska Department of Revenue on or before August 1. The Nebraska Department of Revenue returns a roster in October of approved (with a percentage) and disapproved applications for final processing.

Permissive exemptions- The assessor and staff administer annual filings of applications for new or continued exempt use properties. The properties are reviewed and recommendations are made to the County Board of Equalization.

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

Tax Increment Financing- Management of record/valuation information for properties in Community Redevelopment Projects for proper reporting on administrative reports and allocation of ad valorem tax.

Centrally Assessed Properties - Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates – Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

Tax Lists - Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections - Prepare tax list correction documents for the County Board of Equalizations approval.

County Board of Equalization - Attend county board of equalization meetings, including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC (Tax Equalization and Review Commission) Appeals- Prepare the information and attend the taxpayer appeals hearings before TERC. Testify in defense of the county's valuation.

### REPORT GENERATION

The major reports required by the Assessor are: (but not limited to):

County Abstract of Assessment for Real Property  
Certify completion of real property assessment roll & publish in newspaper  
Send notice of valuation change to the owner of record (as of May 20) of any property whose value has increased or decreased  
Prepare the plan of assessment for the next 3 assessment years  
Personal Property Abstract  
File 3-year plan of Assessment with the County Board of Equalization  
Review the ownership and use of all cemetery real property and report such review to the County Board  
Certification of Values to Political Subdivisions  
School District Taxable Value Report  
Deliver Tax Rolls to Treasurer  
Certificate of Taxes Levied  
Assessor Survey  
Sales information including rosters & annual Assessed Value Update w/Abstract

### PERSONAL PROPERTY

A Nebraska Personal Property Return for all depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year must be filed on or before May 1. For a late filing after May 1, but before July 1, a 10 percent penalty is applied.

After July 1, a 25 percent penalty is applied to the taxes due. Notice to file is published in the local newspaper February, March and April. In February a notice to file letter is mailed to each individual who previously filed.

### SALES REVIEW/VERIFICATION

The assessor and office staff attempts to obtain 100% coverage of each sale, which contains a doc. stamp, beginning with the buyer, seller and then the broker. Questionnaires are mailed on each of these sales. Questionnaires consist of information about the sale and also about the property. Coding and the computerized sale file track the mailings. A drive-by review is done on the parcels sold and also an on-site inspection.

Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission. An annual study will be conducted to see if the current market continues to support the areas.

The qualification process involves a careful review of the information on the 521 Real Estate Transfers and utilizes the personal knowledge of the assessor and staff to make a decision about the usability of the sales. Some are later modified based on information discovered during the verification and inspection processes. The county attempts to inspect all improved sales in the sales roster.

The Butler County Assessor's Office continues to work with the NRD for accurate and up to date land use information. We track our permits in our administrative program and we are then able to run a list of permits from this system. All pick-up work is entered on corresponding property record cards.

Pick-up work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures is done on a continuous year round basis.

### EDUCATION

No person shall be eligible to file, assume, or be appointed to, or hold the office of county assessor, serve as a deputy assessor, or hold the position of state assessment manager unless he or she holds a County Assessor Certificate issued by the Property Tax Administrator or State Tax Commissioner. In order to obtain a County Assessor Certificate, each person must successfully complete an examination given by the Property Tax Administrator. In order to retain certification, all certificate holders must obtain 60 hours of approved continuing education to be eligible to receive approval by the Property Tax Administrator for re-certification. Credit hours are obtained by the completion of approved courses that are recommended by the Nebraska Assessment Education and Certification Advisory Board and approved by the Property Tax Administrator. Courses are available throughout the year and are attended by the Assessor and Deputy Assessor to gain greater professionalism in their duties by offering a means of state certification.

### REAL PROPERTY

An on-site review of all properties is on a rotation plan. The assessor and/or office staff reviews approximately four towns and four townships annually, depending on the size and amount of parcels within them. This is to maintain a continuation of the rotation throughout the county. A conducted market study of all properties is done annually throughout the county to maintain ratios and statistics mandated by the Tax Equalization and Review Commission.

#### The Rotation review for 2018:

Residential – Octavia, Garrison, Bellwood, Surprise as part of the 6-year inspection

Commercial – Octavia, Garrison, Bellwood, Surprise and any commercial within the townships for 2018 rotational review.

Agricultural Land and Improvements – Savannah & Alexis Townships as part of the 6-year inspection.

Review & analyze sales for market trends and revalue land as needed to comply with the required levels of value.

Continue to monitor land use changes using GIS, FSA records, maps, owner info and inspection of properties.

All reviews will include new digital photos for the property record cards.

Complete pick-up work, including building permits on new construction.

#### The Rotation review for 2019:

Residential – David City as part of the 6-year inspection

Commercial – David City and any commercial within the townships for 2019 rotational review.

Agricultural Land and Improvements – Read, Ulysses, Reading & Union Townships as part of the 6-year inspection.

Review & analyze sales for market trends and revalue land as needed to comply with the required levels of value.

Continue to monitor land use changes using GIS, FSA records, maps, owner info and inspection of properties.

All reviews will include new digital photos for the property record cards.

Complete pick-up work, including building permits on new construction.

The Rotation review for 2020:

Residential – Rising City, Brainard, Ulysses & Dwight as part of the 6-year inspection

Commercial – Rising City, Brainard, Ulysses, Dwight and any commercial within the townships for 2020 rotational review.

Agricultural Land and Improvements – Center, Plum Creek, Richardson & Oak Creek Townships as part of the 6-year inspection.

All reviews will include new digital photos for the property record cards.

Review & analyze sales for market trends and revalue land as needed to comply with the required levels of value on all classes of property.

Continue to monitor land use changes using GIS, FSA records, maps, owner info and inspection of properties.

Complete pick-up work, including building permits on new construction.

Respectfully submitted:

Signature:     *Vickie Donoghue*    

Vickie Donoghue

Butler County Assessor

June 5, 2017

Filed with the County Board of Equalization, June 19, 2017

David Mach, Chairperson

    *David W. Mach*