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DEPARTMENT OF REVENUE

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

DAWSON COUNTY

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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 Dawson 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 Dawson 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: John Moore, Dawson County Assessor

Property Assessment Division
Ruth A Sorensen, Administrator
revenue.nebraska.gov/PAD

PO Box 98919
Lincoln, Nebraska 68509-8919
PHONE 402-471-5984 **FAX** 402-471-5993

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

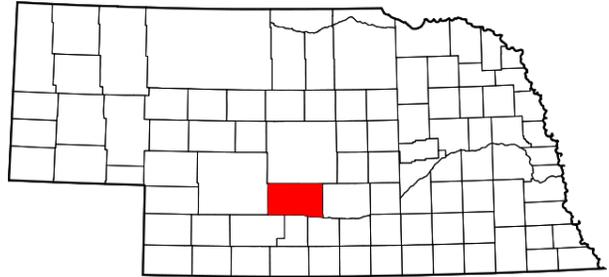
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

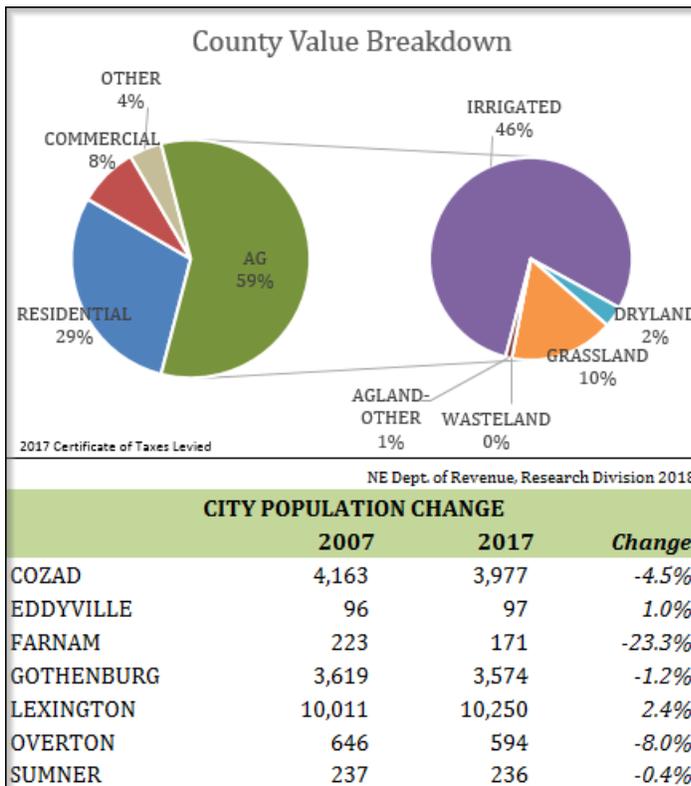
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,013 miles, Dawson County had 23,640 residents, per the Census Bureau Quick Facts for 2016, a 3% population decline from the 2010 U.S. Census. Reports indicated that 67% of county residents were homeowners and 85% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Dawson County are evenly distributed among Lexington, Cozad, and Gothenburg. According to the latest information available from the U.S. Census Bureau, there were 706 employer establishments with a total employment of 9,685.



Agricultural land makes up the majority of the valuation base in the county. A mix of irrigated and grass land makes up a majority of the land in the county. Dawson County is included in the Central Platte Natural Resources District (NRD). In value of sales by commodity group, Dawson ranks second in cattle and calves (USDA AgCensus).

The primary crops grown in the county are corn and soybeans. An ethanol plant located in Lexington, as well as a Frito Lay plant and a Monsanto Research facility in Gothenburg are also contributing factors to the economy.

2018 Residential Correlation for Dawson County

Assessment Actions

In order to equalize residential values in the acceptable valuation range, a 5% adjustment was added to lots and improvements in Gothenburg, and 8% to improvements at Johnson Lake. Routine maintenance was completed by the county assessor for the remainder of the class.

Description of Analysis

Dawson County residential properties are stratified into nine valuation groups with unique characteristics and economic influences within the county.

Valuation Group	Description
1	Lexington
2	Cozad
3	Gothenburg
4	Overton, Sumner, and surrounding rural areas
5	Johnson Lake & Plum Creek Canyon
6	Lakeview Acres (non-lake front properties at Johnson Lake) & Midway Lake
7	Eddyville, Farnam, and surrounding rural areas
8	Cozad & Lexington Rural
9	Gothenburg Rural & Wild Horse Golf Course

Dawson County had 554 qualified residential sales in the two-year study period. The measures of central tendency are all within the acceptable range. The COD supports the use of the median as a reliable indicator of the level of value.

Of the nine valuation groups, seven contained an adequate sample of sales and each of those seven had medians with the acceptable range. Valuation Group 7 represents the smallest villages in the county, the median of this small valuation group fluctuates from year to year; however, review of valuation changes over the past ten years indicates that they have appreciated at a rate of approximately 2% per year, which is comparable to the larger towns and villages within the county. Valuation Group 9 rarely contains a sufficient number of sales. It represents rural properties around Gothenburg, these properties are inspected and revalued at the same time that Valuation Group 8 is completed, and are at a similar level of market value.

Review of the 2018 County Abstract of Assessment, Form 45, Compared to the 2017 Certificate of Taxes Levied Report shows a 1.5% overall increase to the class. This adjustment is consistent with the reported assessment actions and parallels the movement of properties in the sales file. Based on the analysis, the level of value of residential property is within the acceptable range.

2018 Residential Correlation for Dawson County

Assessment Practice Review

In the residential class, the Division's annual review of assessment practices focuses on the submission and qualification of sales data, the structure of valuation groups, a comparison of sold and unsold properties to ensure assessments are unbiased. All aspects of the valuation process are reviewed.

Within the past year, Dawson County's sales data was not submitted in a manner compliant with Reg-12-003. Although all sales in the current study period were submitted by the end of 2017, both the county and the Division would have been able to conduct preliminary sales analysis more timely had the state sales file been up to date. The county did lose a long-term employee in 2017, which caused some of the delay in the sales processing; however, this was not the first time the county's submission of sales to the state sales file have been delinquent.

The county's utilization of sales has improved in recent years; currently the county is utilizing about 70% of the residential sales, which is typical for residential property. A formal verification process is only conducted for the portion of the class that is reappraised each year; this verification is completed by the contract appraisal service and will include an on-site interview with the property owner where permitted. For the remainder of the sales, the Real Estate Transfer Statement is screened to determine sales qualification, and if necessary, phone calls may be placed to gather additional information. While a more thorough verification process would be beneficial, the Division's review of sales rosters supported that qualification determinations are made without a bias.

The review of valuation groups indicates they are appropriately structured based on economic characteristics. The three largest towns in the county are separate groups, and each will have an adequate number of sales for measurement purposes. The rest of the towns are stratified based on recreational influences, the presence or absence of a K-12 school system, and the distance to interstate/highway corridors.

Properties within the residential class are cyclically inspected by the contract appraisal service. When inspections are completed, improvement values are updated utilizing a sales comparison approach. Comparison of sold and unsold changes over the past few years support that valuation changes to sold and unsold properties have been made in a uniform manner.

Land values within the county are reviewed at the same time the area is reappraised; however, review of values indicates that lot values in Cozad, Gothenburg, Overton, Sumner, and Eddyville have not changed for multiple appraisal cycles. The county frequently reviews sales of vacant lots, but the cities or economic development groups in the county sell many of the lots below market value to stimulate new construction; while this has complicated the analysis of land values for the county assessor it does not justify leaving land values unchanged for extended periods of time. Alternative appraisal methods should be considered to update the values of residential lots within these areas.

2018 Residential Correlation for Dawson County

Equalization and Quality of Assessment

The COD supports that residential assessments have been uniformly valued; the PRD is slightly high, but is impacted by low-dollar sales, as reflected in the sale price substratum. Overall, the qualitative statistics support that valuations within the residential class are uniformly assessed. Based on the statistical analysis and the assessment practices review, the county has complied with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	197	97.82	99.83	97.14	09.62	102.77
02	132	98.64	106.41	98.78	19.10	107.72
03	116	94.59	97.95	93.52	15.34	104.74
04	26	93.45	90.88	83.88	18.45	108.35
05	18	92.81	96.76	93.46	15.32	103.53
06	23	91.66	90.39	87.34	22.58	103.49
07	6	96.30	92.37	89.79	19.79	102.87
08	32	92.40	100.33	92.09	24.73	108.95
09	4	97.78	94.77	92.06	04.80	102.94
____ALL____	554	97.32	100.00	94.56	15.13	105.75

Level of Value

Based on the review of all available information, the level of value of residential property in Dawson County is determined to be at 97% of market level.

2018 Commercial Correlation for Dawson County

Assessment Actions

Dawson County completed a thorough reappraisal of all commercial property, through a licensed appraisal firm, Stanard Appraisal. The reappraisal consisted of on-site, physical inspections, with interior reviews and interviews with property owners where permitted. All three approaches to value were used in the county. Income and expense information was collected from appropriate properties when possible and sales data was verified on a large portion of parcels. The cost approach was generally limited to property with unique characteristics. From this information, new models and tables were built and implemented in the valuation of the commercial properties throughout the county.

Description of Analysis

The county stratifies commercial property into two valuations groups based on economic characteristics.

Valuation Group	Description
1	Cozad, Gothenburg, Lexington and surrounding rural area
2	Eddyville, Farnam, Overton, Sumner and surrounding rural area

Review of the county's statistical profile indicates that there are 61 commercial sales in the sample. Only the median is within the acceptable range; both are impacted by a few outliers in the sample. The COD supports the use of the median as an indicator of the level of value. Additionally, comparison of the 2018 County Abstract of Assessment for Real Property, Form 45 Compared to the CTL Report and the sold parcels indicates that sold and unsold properties both increased approximately 7-8%. This indicates that all properties were adjusted to market value.

Only Valuation Group 1 contains a sufficient number of sales; however, review of the county abstract supports that properties in Valuation Group 2 were adjusted at a rate comparable to Valuation Group 1. Based on the analysis, the county has achieved an acceptable level of value.

Assessment Practice Review

Within the commercial class, the Division's annual review focuses on sales utilization, comparison of sold and unsold properties, structure of the valuation groups, and examines all aspects of the valuation process.

Sales usability rates for the commercial class of property have been stable in recent years, at about 50%. This rate is typical for the commercial class where sales transactions often involve personal property and business interest. Review of the sales data supports that adjustments were made without a bias.

2018 Commercial Correlation for Dawson County

The county utilizes two valuation groups; the three larger towns make up Valuation Group 1. These towns are all along the I-80/Highway 30 corridor and have similar economic influences. Each community offers jobs in manufacturing, an active downtown district, an interstate strip, comprehensive health services, and modern K-12 education facilities. The four small villages have populations of less than 1,000 people. Some of the villages offer basic services and amenities; however, the population base is too small to support more than the essential businesses.

The county physically inspected all commercial properties this year. The cost tables were updated, and new improvement values were established. Review of the land values indicated that commercial land values were not updated; land values were last adjusted in 2011. Review of commercial land sales in the county did not suggest that they were undervalued.

The Division's review of sold and unsold properties for 2017 confirmed that only routine maintenance changes have been made within the class the past few years. A review will be conducted following this year's reappraisal to ensure that sold and unsold properties were uniformly adjusted.

Equalization and Quality of Assessment

The COD and PRD both support that commercial assessments have been uniformly established. While Valuation Group 2 did not have enough sales to analyze, the Division determined through review of the county's assessment practices, that all commercial property was valued uniformly and equally. The county complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	56	98.33	104.95	103.17	10.92	101.73
02	5	99.43	104.10	97.31	22.71	106.98
____ALL____	61	98.47	104.88	103.02	11.92	101.81

Level of Value

Based on the review of all available information, the level of value of commercial property in Dawson County is determined to be at 98% of market value.

2018 Agricultural Correlation for Dawson County

Assessor Actions

The county assessor's staff completed routine maintenance timely for agriculture outbuildings and no other assessment actions were reported for agricultural improvements. A sales study was conducted for unimproved agricultural land, and as a result, irrigated land in Market Area 1 decreased about 6% and grassland increased 7%. No changes were made to dryland in Market Area 1 or to any of the Market Area 2 values. The market value of noncropland accretion acres was increased to \$2,205, and the special valuation of these acres increased to \$1,170.

Description of Analysis

Dawson County agriculture parcels are stratified into two separate market areas. Review of the statistical profile indicates a total sample of 90 sales, the median is within the range, and the COD supports the use of the median as an indicator of the level of value of the class. Market Area 1 is the only market area that contains an adequate number of sales, as it contains the vast majority of the county's land area. The only two subclasses with a sufficient number of sales, Market Area 1 irrigated and Market Area 1 grassland 80% MLU, contained medians within the acceptable range. All other 80% MLU subclasses contained insufficiently small sample sizes.

Agricultural values in both market areas and in all three subclasses are equalized with adjoining counties. The county assessor's increase of grassland was untypical for the region, where values were flat to slightly decreasing. Review of the newest grassland sales within the county indicate that grassland values are at the upper end of the acceptable range, but are not outside of the range. The adjustment brings Dawson County's value proportionately higher than Custer, Gosper, and Lincoln counties, while staying lower than Phelps and Buffalo counties grassland values; this relationship has been typical for the past several years.

Market Area 2 is below the acceptable range, with a very small sample of nine sales. The median is well below the acceptable range. While the agricultural market was increasing, the county assessor annually adjusted Market Area 2 at the same rate Market Area 1 changed; this year no changes were made. The county's values are already higher than the adjoining counties for irrigated and grassland, while dryland values are comparable, but lower than the adjoining counties; dryland only represents 18% of the total acres in the market area. Strict reliance on the statistics would result in a 44% increase, and would result in values for Dawson County that were 28-73% higher than the adjoining comparable areas. Based on the review of all available information, the agricultural land values in Dawson County are assessed within the acceptable range.

Assessment Practice Review

Within the agricultural class, the Division's annual assessment practice review focuses on sales usability, classification and valuation of agricultural land including market areas and special valuation, and on the assessment of agricultural improvements. Sales usability rates have been

2018 Agricultural Correlation for Dawson County

stable in recent years, near 60%. Review of sales data confirmed that sales are qualified with a bias.

The agricultural market areas were discussed with the county assessor to ensure that values are evenly distributed to sold and unsold property. Sales analysis continues to confirm the validity of the market areas. Market Area 1 accounts for the majority of agricultural land in the county. The market area encompasses the rolling hills in the northern region of the county, south to the Platte River. While the land has distinct geographic characteristics, the valley is primarily cropland, while the hills are mostly grassland. The second market area is located in the southwestern corner of the county, south of the Platte River. The geographic characteristics of the market area are comparable to the Frontier County market, with which the county shares a border.

Agricultural land is periodically reviewed using aerial imagery for the primary use of the parcel. Parcels that are smaller than 20 acres or in close proximity to a body of water, e.g. the Platte River, Johnson Lake, etc., are given closer scrutiny and are often classified rural residential or recreational if agricultural use is not predominant. The county recognizes special valuation along the Platte River, which has a recreational influence. The current study period had a higher volume of river sales for recreational uses than there have been in recent years, and as a result, accretion acres were increased. The county's methodology adequately describes a process of analyzing both the special value and the market value of these parcels.

Equalization and Quality of Assessment

The county's process for valuing agricultural improvements is the same as the process used for valuing other similar properties in the county. The agricultural improvements are uniformly assessed at an acceptable level of value. Where there are sufficient sales, the statistics support that agricultural land values are within the acceptable range. Dawson County's values are comparable to the adjoining counties; the county complies with professionally accepted mass appraisal practices.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	57	72.78	75.95	70.74	20.29	107.36
1	55	73.79	76.72	71.35	19.83	107.53
2	2	54.78	54.78	55.03	11.65	99.55
<u>Dry</u>						
County	3	66.66	87.04	76.63	30.57	113.58
1	3	66.66	87.04	76.63	30.57	113.58
<u>Grass</u>						
County	17	65.90	63.56	60.47	16.15	105.11
1	14	71.28	66.80	62.06	12.02	107.64
2	3	47.43	48.40	45.90	10.94	105.45
<u>ALL</u>	90	70.25	72.72	68.25	21.24	106.55

2018 Agricultural Correlation for Dawson County

Level of Value

Based on the review of all available information, the level of value of agricultural property in Dawson County is determined to be at 70% of market value.

Special Valuation

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

2018 Opinions of the Property Tax Administrator for Dawson County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2018 Commission Summary for Dawson County

Residential Real Property - Current

Number of Sales	554	Median	97.32
Total Sales Price	\$64,903,990	Mean	100.00
Total Adj. Sales Price	\$64,903,990	Wgt. Mean	94.56
Total Assessed Value	\$61,373,848	Average Assessed Value of the Base	\$81,861
Avg. Adj. Sales Price	\$117,155	Avg. Assessed Value	\$110,783

Confidence Interval - Current

95% Median C.I	96.72 to 97.89
95% Wgt. Mean C.I	92.75 to 96.37
95% Mean C.I	97.70 to 102.30
% of Value of the Class of all Real Property Value in the County	27.76
% of Records Sold in the Study Period	5.48
% of Value Sold in the Study Period	7.41

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	546	98	97.75
2016	461	97	96.90
2015	458	98	97.90
2014	512	98	97.95

2018 Commission Summary for Dawson County

Commercial Real Property - Current

Number of Sales	61	Median	98.47
Total Sales Price	\$9,301,550	Mean	104.88
Total Adj. Sales Price	\$9,301,550	Wgt. Mean	103.02
Total Assessed Value	\$9,582,311	Average Assessed Value of the Base	\$220,971
Avg. Adj. Sales Price	\$152,484	Avg. Assessed Value	\$157,087

Confidence Interval - Current

95% Median C.I	97.33 to 99.80
95% Wgt. Mean C.I	97.72 to 108.32
95% Mean C.I	99.33 to 110.43
% of Value of the Class of all Real Property Value in the County	8.84
% of Records Sold in the Study Period	5.11
% of Value Sold in the Study Period	3.63

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	54	94	94.15
2016	57	97	97.00
2015	61	97	97.01
2014	50	97	97.44

24 Dawson
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 : 554
 Total Sales Price : 64,903,990
 Total Adj. Sales Price : 64,903,990
 Total Assessed Value : 61,373,848
 Avg. Adj. Sales Price : 117,155
 Avg. Assessed Value : 110,783

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 100
 COD : 15.13
 PRD : 105.75

COV : 27.59
 STD : 27.59
 Avg. Abs. Dev : 14.72
 MAX Sales Ratio : 466.62
 MIN Sales Ratio : 31.62

95% Median C.I. : 96.72 to 97.89
 95% Wgt. Mean C.I. : 92.75 to 96.37
 95% Mean C.I. : 97.70 to 102.30

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	63	98.15	104.48	98.83	15.35	105.72	50.38	197.39	97.29 to 105.89	108,473	107,207
01-JAN-16 To 31-MAR-16	36	97.65	97.64	95.06	08.69	102.71	64.99	171.84	95.39 to 98.55	119,076	113,195
01-APR-16 To 30-JUN-16	91	98.19	100.83	98.41	09.17	102.46	55.87	161.28	97.35 to 99.26	115,368	113,533
01-JUL-16 To 30-SEP-16	101	97.82	99.36	94.89	14.48	104.71	56.12	178.19	94.88 to 99.32	119,881	113,757
01-OCT-16 To 31-DEC-16	70	97.72	100.01	95.20	13.69	105.05	31.62	145.02	95.98 to 99.38	111,310	105,965
01-JAN-17 To 31-MAR-17	43	94.33	105.31	94.26	25.14	111.72	49.48	466.62	87.69 to 97.86	110,194	103,865
01-APR-17 To 30-JUN-17	62	92.26	97.09	90.06	19.97	107.81	47.67	244.42	84.49 to 100.04	112,887	101,666
01-JUL-17 To 30-SEP-17	88	92.98	97.11	90.46	17.55	107.35	61.05	303.60	89.01 to 96.72	132,363	119,736
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	291	98.03	100.71	96.81	12.29	104.03	50.38	197.39	97.50 to 98.40	115,900	112,200
01-OCT-16 To 30-SEP-17	263	95.14	99.22	92.13	18.34	107.70	31.62	466.62	92.38 to 96.88	118,544	109,216
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	298	97.94	99.75	96.05	11.97	103.85	31.62	178.19	97.35 to 98.33	116,392	111,791
<u>ALL</u>	554	97.32	100.00	94.56	15.13	105.75	31.62	466.62	96.72 to 97.89	117,155	110,783

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	197	97.82	99.83	97.14	09.62	102.77	47.67	303.60	97.29 to 98.06	103,735	100,772
02	132	98.64	106.41	98.78	19.10	107.72	66.25	466.62	95.98 to 100.70	82,288	81,285
03	116	94.59	97.95	93.52	15.34	104.74	63.22	169.05	89.64 to 99.22	123,621	115,615
04	26	93.45	90.88	83.88	18.45	108.35	31.62	145.02	80.65 to 97.79	93,486	78,418
05	18	92.81	96.76	93.46	15.32	103.53	68.97	157.57	84.22 to 104.67	287,633	268,835
06	23	91.66	90.39	87.34	22.58	103.49	50.38	169.28	71.30 to 97.65	208,409	182,030
07	6	96.30	92.37	89.79	19.79	102.87	55.87	131.33	55.87 to 131.33	36,167	32,473
08	32	92.40	100.33	92.09	24.73	108.95	49.48	176.68	83.82 to 114.91	173,844	160,090
09	4	97.78	94.77	92.06	04.80	102.94	82.85	100.65	N/A	271,175	249,631
<u>ALL</u>	554	97.32	100.00	94.56	15.13	105.75	31.62	466.62	96.72 to 97.89	117,155	110,783

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	517	97.40	100.52	95.20	14.70	105.59	31.62	466.62	96.91 to 97.97	108,403	103,195
06	37	91.68	92.81	90.54	21.25	102.51	50.38	169.28	80.09 to 97.65	239,454	216,809
07											
<u>ALL</u>	554	97.32	100.00	94.56	15.13	105.75	31.62	466.62	96.72 to 97.89	117,155	110,783

24 Dawson
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 : 554
 Total Sales Price : 64,903,990
 Total Adj. Sales Price : 64,903,990
 Total Assessed Value : 61,373,848
 Avg. Adj. Sales Price : 117,155
 Avg. Assessed Value : 110,783

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 100
 COD : 15.13
 PRD : 105.75

COV : 27.59
 STD : 27.59
 Avg. Abs. Dev : 14.72
 MAX Sales Ratio : 466.62
 MIN Sales Ratio : 31.62

95% Median C.I. : 96.72 to 97.89
 95% Wgt. Mean C.I. : 92.75 to 96.37
 95% Mean C.I. : 97.70 to 102.30

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	6	122.44	145.66	146.91	30.36	99.15	96.06	244.42	96.06 to 244.42	11,133	16,356	
Less Than 30,000	32	110.36	136.35	133.89	33.38	101.84	78.05	466.62	99.26 to 127.40	20,181	27,022	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	554	97.32	100.00	94.56	15.13	105.75	31.62	466.62	96.72 to 97.89	117,155	110,783	
Greater Than 14,999	548	97.29	99.50	94.51	14.74	105.28	31.62	466.62	96.62 to 97.85	118,316	111,817	
Greater Than 29,999	522	97.01	97.78	94.17	13.51	103.83	31.62	197.39	95.96 to 97.61	123,100	115,918	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	6	122.44	145.66	146.91	30.36	99.15	96.06	244.42	96.06 to 244.42	11,133	16,356	
15,000 TO 29,999	26	108.43	134.20	132.39	33.15	101.37	78.05	466.62	98.79 to 122.81	22,269	29,483	
30,000 TO 59,999	95	105.38	110.41	111.44	18.93	99.08	55.87	197.39	97.79 to 114.50	44,301	49,368	
60,000 TO 99,999	158	98.20	99.81	99.57	11.43	100.24	31.62	149.97	97.35 to 99.35	78,475	78,140	
100,000 TO 149,999	128	95.33	94.34	94.14	12.62	100.21	47.67	169.28	93.27 to 96.99	123,393	116,167	
150,000 TO 249,999	102	93.87	90.16	89.69	10.24	100.52	52.65	117.61	90.36 to 96.25	190,407	170,781	
250,000 TO 499,999	37	91.54	90.48	90.74	12.78	99.71	49.48	127.49	86.03 to 95.39	309,050	280,418	
500,000 TO 999,999	2	80.85	80.85	80.85	08.03	100.00	74.36	87.34	N/A	500,000	404,259	
1,000,000 +												
<u>ALL</u>	554	97.32	100.00	94.56	15.13	105.75	31.62	466.62	96.72 to 97.89	117,155	110,783	

24 Dawson
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 : 61
Total Sales Price : 9,301,550
Total Adj. Sales Price : 9,301,550
Total Assessed Value : 9,582,311
Avg. Adj. Sales Price : 152,484
Avg. Assessed Value : 157,087

MEDIAN : 98
WGT. MEAN : 103
MEAN : 105
COD : 11.92
PRD : 101.81

COV : 21.10
STD : 22.13
Avg. Abs. Dev : 11.74
MAX Sales Ratio : 195.25
MIN Sales Ratio : 55.30

95% Median C.I. : 97.33 to 99.80
95% Wgt. Mean C.I. : 97.72 to 108.32
95% Mean C.I. : 99.33 to 110.43

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-OCT-14 To 31-DEC-14	4	96.58	96.90	94.74	03.50	102.28	92.98	101.46	N/A	194,750	184,498
01-JAN-15 To 31-MAR-15	4	97.86	105.57	107.92	14.87	97.82	88.06	138.48	N/A	65,500	70,689
01-APR-15 To 30-JUN-15	4	99.90	101.50	100.11	03.23	101.39	96.74	109.46	N/A	222,550	222,804
01-JUL-15 To 30-SEP-15	4	107.25	104.67	106.12	06.81	98.63	90.74	113.42	N/A	381,875	405,230
01-OCT-15 To 31-DEC-15	6	98.08	122.73	112.87	29.96	108.74	85.58	195.25	85.58 to 195.25	124,200	140,181
01-JAN-16 To 31-MAR-16	3	91.64	79.58	86.08	13.28	92.45	55.30	91.80	N/A	128,667	110,751
01-APR-16 To 30-JUN-16	6	97.78	109.28	100.32	13.96	108.93	92.26	155.67	92.26 to 155.67	178,500	179,068
01-JUL-16 To 30-SEP-16	4	99.26	103.02	104.34	10.83	98.73	91.35	122.22	N/A	68,125	71,082
01-OCT-16 To 31-DEC-16	12	98.90	105.84	100.40	10.10	105.42	90.80	149.29	95.84 to 106.85	185,427	186,170
01-JAN-17 To 31-MAR-17	11	98.78	104.94	116.92	09.79	89.75	91.15	171.24	93.89 to 111.33	78,673	91,982
01-APR-17 To 30-JUN-17	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	12,625	12,625
01-JUL-17 To 30-SEP-17	2	97.89	97.89	97.69	00.40	100.20	97.50	98.28	N/A	132,500	129,444
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	16	99.90	102.16	102.14	07.74	100.02	88.06	138.48	93.98 to 109.46	216,169	220,805
01-OCT-15 To 30-SEP-16	19	97.33	107.52	102.32	19.20	105.08	55.30	195.25	91.80 to 114.87	130,247	133,267
01-OCT-16 To 30-SEP-17	26	98.82	104.62	104.43	08.93	100.18	90.80	171.24	97.38 to 100.00	129,544	135,283
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	18	99.90	110.18	106.16	16.00	103.79	85.58	195.25	96.74 to 110.50	190,272	201,999
01-JAN-16 To 31-DEC-16	25	98.22	103.06	99.25	12.31	103.84	55.30	155.67	93.83 to 104.88	158,185	157,001
<u>ALL</u>	61	98.47	104.88	103.02	11.92	101.81	55.30	195.25	97.33 to 99.80	152,484	157,087

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	56	98.33	104.95	103.17	10.92	101.73	85.58	195.25	97.30 to 99.80	161,735	166,866
02	5	99.43	104.10	97.31	22.71	106.98	55.30	155.67	N/A	48,880	47,567
<u>ALL</u>	61	98.47	104.88	103.02	11.92	101.81	55.30	195.25	97.33 to 99.80	152,484	157,087

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	60	98.63	105.03	103.12	12.06	101.85	55.30	195.25	97.33 to 100.00	152,859	157,629
04	1	95.84	95.84	95.84	00.00	100.00	95.84	95.84	N/A	130,000	124,590
<u>ALL</u>	61	98.47	104.88	103.02	11.92	101.81	55.30	195.25	97.33 to 99.80	152,484	157,087

24 Dawson
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 : 61
Total Sales Price : 9,301,550
Total Adj. Sales Price : 9,301,550
Total Assessed Value : 9,582,311
Avg. Adj. Sales Price : 152,484
Avg. Assessed Value : 157,087

MEDIAN : 98
WGT. MEAN : 103
MEAN : 105
COD : 11.92
PRD : 101.81

COV : 21.10
STD : 22.13
Avg. Abs. Dev : 11.74
MAX Sales Ratio : 195.25
MIN Sales Ratio : 55.30

95% Median C.I. : 97.33 to 99.80
95% Wgt. Mean C.I. : 97.72 to 108.32
95% Mean C.I. : 99.33 to 110.43

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	12,625	12,625	
Less Than 30,000	2	95.37	95.37	93.85	04.85	101.62	90.74	100.00	N/A	18,813	17,655	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	61	98.47	104.88	103.02	11.92	101.81	55.30	195.25	97.33 to 99.80	152,484	157,087	
Greater Than 14,999	60	98.43	104.96	103.02	12.10	101.88	55.30	195.25	97.30 to 99.80	154,815	159,495	
Greater Than 29,999	59	98.47	105.20	103.06	12.17	102.08	55.30	195.25	97.33 to 99.80	157,016	161,814	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	12,625	12,625	
15,000 TO 29,999	1	90.74	90.74	90.74	00.00	100.00	90.74	90.74	N/A	25,000	22,685	
30,000 TO 59,999	18	97.93	104.96	104.22	13.01	100.71	85.58	155.67	93.20 to 106.85	43,339	45,168	
60,000 TO 99,999	17	99.75	109.74	110.11	18.12	99.66	55.30	195.25	93.98 to 122.22	73,982	81,459	
100,000 TO 149,999	10	97.06	100.15	99.61	04.90	100.54	91.64	114.87	95.84 to 113.42	123,230	122,754	
150,000 TO 249,999	6	97.40	108.08	110.38	14.67	97.92	91.80	171.24	91.80 to 171.24	188,971	208,593	
250,000 TO 499,999	5	99.80	101.24	101.29	02.93	99.95	97.69	110.50	N/A	382,000	386,940	
500,000 TO 999,999	1	92.98	92.98	92.98	00.00	100.00	92.98	92.98	N/A	550,000	511,365	
1,000,000 +	2	101.43	101.43	101.00	02.53	100.43	98.86	104.00	N/A	1,200,000	1,212,008	
<u>ALL</u>	61	98.47	104.88	103.02	11.92	101.81	55.30	195.25	97.33 to 99.80	152,484	157,087	

24 Dawson
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

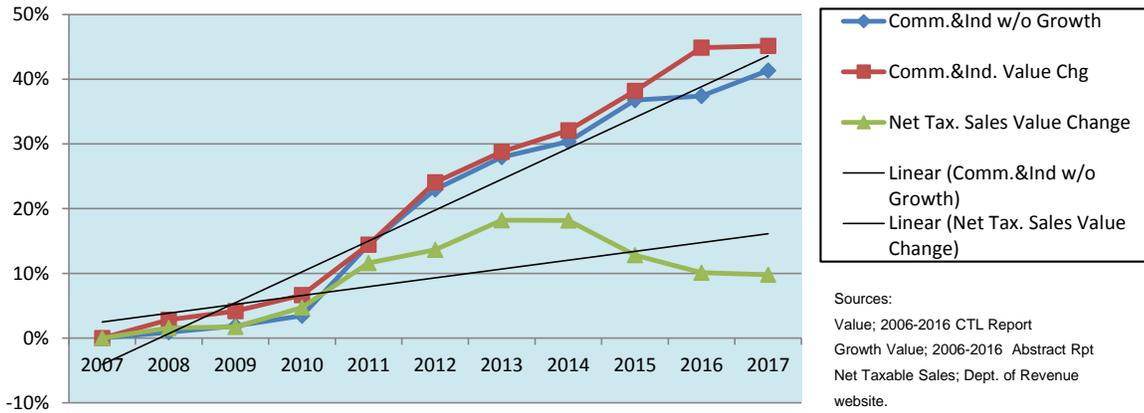
Number of Sales : 61	MEDIAN : 98	COV : 21.10	95% Median C.I. : 97.33 to 99.80
Total Sales Price : 9,301,550	WGT. MEAN : 103	STD : 22.13	95% Wgt. Mean C.I. : 97.72 to 108.32
Total Adj. Sales Price : 9,301,550	MEAN : 105	Avg. Abs. Dev : 11.74	95% Mean C.I. : 99.33 to 110.43
Total Assessed Value : 9,582,311			
Avg. Adj. Sales Price : 152,484	COD : 11.92	MAX Sales Ratio : 195.25	
Avg. Assessed Value : 157,087	PRD : 101.81	MIN Sales Ratio : 55.30	

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
306	1	122.22	122.22	122.22	00.00	100.00	122.22	122.22	N/A	75,000	91,666
326	2	92.01	92.01	94.24	04.29	97.63	88.06	95.95	N/A	73,500	69,264
329	1	95.84	95.84	95.84	00.00	100.00	95.84	95.84	N/A	130,000	124,590
340	2	105.38	105.38	105.15	05.65	100.22	99.43	111.33	N/A	33,700	35,436
341	2	99.78	99.78	100.28	00.84	99.50	98.94	100.61	N/A	80,650	80,880
343	1	98.86	98.86	98.86	00.00	100.00	98.86	98.86	N/A	1,400,000	1,384,028
344	8	99.45	119.29	111.54	22.61	106.95	93.98	195.25	93.98 to 195.25	118,588	132,271
349	2	97.03	97.03	99.19	03.06	97.82	94.06	100.00	N/A	182,500	181,016
350	4	99.01	111.12	103.03	16.76	107.85	90.80	155.67	N/A	71,750	73,922
352	7	97.50	100.33	101.09	06.21	99.25	91.64	114.87	91.64 to 114.87	226,429	228,886
353	10	102.05	108.44	104.93	12.28	103.35	91.15	149.29	93.20 to 138.48	89,500	93,911
384	2	94.58	94.58	94.35	00.79	100.24	93.83	95.33	N/A	57,500	54,251
406	2	102.61	102.61	99.00	10.54	103.65	91.80	113.42	N/A	153,750	152,219
419	1	171.24	171.24	171.24	00.00	100.00	171.24	171.24	N/A	225,000	385,300
442	2	92.18	92.18	94.26	07.16	97.79	85.58	98.78	N/A	64,600	60,895
444	1	98.38	98.38	98.38	00.00	100.00	98.38	98.38	N/A	153,825	151,335
454	1	104.00	104.00	104.00	00.00	100.00	104.00	104.00	N/A	1,000,000	1,039,987
471	3	93.89	95.08	93.24	03.07	101.97	91.35	100.00	N/A	37,708	35,158
472	1	90.74	90.74	90.74	00.00	100.00	90.74	90.74	N/A	25,000	22,685
477	1	55.30	55.30	55.30	00.00	100.00	55.30	55.30	N/A	60,000	33,182
528	5	98.47	105.69	101.41	08.49	104.22	96.78	134.42	N/A	99,300	100,696
530	1	101.74	101.74	101.74	00.00	100.00	101.74	101.74	N/A	65,000	66,131
544	1	92.98	92.98	92.98	00.00	100.00	92.98	92.98	N/A	550,000	511,365
<u>ALL</u>	<u>61</u>	98.47	104.88	103.02	11.92	101.81	55.30	195.25	97.33 to 99.80	152,484	157,087

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	\$ 171,942,942	\$ 935,635	0.54%	\$ 171,007,307	-	\$ 221,158,624	-
2008	\$ 176,801,833	\$ 3,345,905	1.89%	\$ 173,455,928	0.88%	\$ 224,601,120	1.56%
2009	\$ 179,113,454	\$ 3,903,990	2.18%	\$ 175,209,464	-0.90%	\$ 224,955,733	0.16%
2010	\$ 183,388,037	\$ 5,511,020	3.01%	\$ 177,877,017	-0.69%	\$ 231,540,625	2.93%
2011	\$ 196,765,240	\$ 34,481	0.02%	\$ 196,730,759	7.28%	\$ 246,776,223	6.58%
2012	\$ 213,323,805	\$ 1,858,302	0.87%	\$ 211,465,503	7.47%	\$ 251,333,062	1.85%
2013	\$ 221,466,541	\$ 1,469,330	0.66%	\$ 219,997,211	3.13%	\$ 261,451,460	4.03%
2014	\$ 227,126,167	\$ 3,004,885	1.32%	\$ 224,121,282	1.20%	\$ 261,368,154	-0.03%
2015	\$ 237,585,741	\$ 2,412,203	1.02%	\$ 235,173,538	3.54%	\$ 249,544,797	-4.52%
2016	\$ 249,127,319	\$ 12,869,825	5.17%	\$ 236,257,494	-0.56%	\$ 243,507,459	-2.42%
2017	\$ 249,577,923	\$ 6,526,312	2.61%	\$ 243,051,611	-2.44%	\$ 242,800,466	-0.29%
Ann %chg	3.80%			Average	1.89%	1.08%	0.98%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	0.88%	2.83%	1.56%
2009	1.90%	4.17%	1.72%
2010	3.45%	6.66%	4.69%
2011	14.42%	14.44%	11.58%
2012	22.99%	24.07%	13.64%
2013	27.95%	28.80%	18.22%
2014	30.35%	32.09%	18.18%
2015	36.77%	38.18%	12.84%
2016	37.40%	44.89%	10.11%
2017	41.36%	45.15%	9.79%

County Number	24
County Name	Dawson

24 Dawson
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 : 90
Total Sales Price : 65,004,302
Total Adj. Sales Price : 65,004,302
Total Assessed Value : 44,363,875
Avg. Adj. Sales Price : 722,270
Avg. Assessed Value : 492,932

MEDIAN : 70
WGT. MEAN : 68
MEAN : 73
COD : 21.24
PRD : 106.55

COV : 32.19
STD : 23.41
Avg. Abs. Dev : 14.92
MAX Sales Ratio : 217.17
MIN Sales Ratio : 41.09

95% Median C.I. : 66.54 to 73.92
95% Wgt. Mean C.I. : 64.23 to 72.26
95% Mean C.I. : 67.88 to 77.56

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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	14	62.27	65.70	63.41	17.26	103.61	44.10	88.44	56.67 to 78.20	738,663	468,419
01-JAN-15 To 31-MAR-15	14	65.80	68.95	63.80	18.75	108.07	45.04	99.49	55.46 to 84.20	963,943	615,019
01-APR-15 To 30-JUN-15	6	62.68	70.70	68.10	34.38	103.82	48.40	123.61	48.40 to 123.61	601,570	409,655
01-JUL-15 To 30-SEP-15	2	67.63	67.63	67.73	07.11	99.85	62.82	72.43	N/A	511,549	346,490
01-OCT-15 To 31-DEC-15	9	66.66	64.68	59.91	11.90	107.96	47.16	83.68	49.89 to 71.47	695,528	416,662
01-JAN-16 To 31-MAR-16	17	70.65	67.27	65.82	18.00	102.20	41.09	96.58	50.07 to 76.86	721,772	475,052
01-APR-16 To 30-JUN-16	8	89.04	82.93	81.65	13.81	101.57	59.10	99.47	59.10 to 99.47	722,775	590,179
01-JUL-16 To 30-SEP-16	4	74.85	74.77	77.74	23.69	96.18	47.43	101.96	N/A	541,885	421,287
01-OCT-16 To 31-DEC-16	4	71.86	77.34	69.19	27.30	111.78	48.40	117.24	N/A	680,195	470,612
01-JAN-17 To 31-MAR-17	8	76.94	84.01	77.51	16.09	108.39	66.54	127.80	66.54 to 127.80	636,240	493,132
01-APR-17 To 30-JUN-17	2	74.09	74.09	74.18	00.39	99.88	73.80	74.38	N/A	372,500	276,339
01-JUL-17 To 30-SEP-17	2	141.12	141.12	95.48	53.90	147.80	65.06	217.17	N/A	750,000	716,114
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	36	63.84	67.90	64.35	20.14	105.52	44.10	123.61	58.12 to 73.53	790,805	508,862
01-OCT-15 To 30-SEP-16	38	70.49	70.74	68.85	18.77	102.75	41.09	101.96	65.90 to 75.18	696,832	479,801
01-OCT-16 To 30-SEP-17	16	75.54	88.24	77.69	27.63	113.58	48.40	217.17	67.04 to 98.98	628,481	488,275
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	31	66.66	67.96	63.60	18.54	106.86	45.04	123.61	58.63 to 72.43	786,692	500,359
01-JAN-16 To 31-DEC-16	33	73.79	73.20	71.34	20.26	102.61	41.09	117.24	65.90 to 83.03	695,171	495,906
<u>ALL</u>	90	70.25	72.72	68.25	21.24	106.55	41.09	217.17	66.54 to 73.92	722,270	492,932

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	81	72.43	75.10	69.61	19.81	107.89	44.10	217.17	68.77 to 74.86	742,610	516,925
2	9	49.89	51.24	51.37	09.74	99.75	41.09	61.15	46.85 to 59.10	539,211	276,999
<u>ALL</u>	90	70.25	72.72	68.25	21.24	106.55	41.09	217.17	66.54 to 73.92	722,270	492,932

24 Dawson
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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MEAN : 73
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PRD : 106.55

COV : 32.19
STD : 23.41
Avg. Abs. Dev : 14.92
MAX Sales Ratio : 217.17
MIN Sales Ratio : 41.09

95% Median C.I. : 66.54 to 73.92
95% Wgt. Mean C.I. : 64.23 to 72.26
95% Mean C.I. : 67.88 to 77.56

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	50	73.28	76.56	71.07	20.03	107.72	48.40	217.17	68.77 to 76.67	780,979	555,009
1	48	73.86	77.47	71.78	19.63	107.93	48.40	217.17	68.90 to 77.76	778,770	559,013
2	2	54.78	54.78	55.03	11.65	99.55	48.40	61.15	N/A	834,000	458,920
_____Dry_____											
County	1	127.80	127.80	127.80	00.00	100.00	127.80	127.80	N/A	185,000	236,435
1	1	127.80	127.80	127.80	00.00	100.00	127.80	127.80	N/A	185,000	236,435
_____Grass_____											
County	17	65.90	63.56	60.47	16.15	105.11	41.09	78.20	50.07 to 75.18	659,472	398,755
1	14	71.28	66.80	62.06	12.02	107.64	44.10	78.20	55.46 to 76.86	721,602	447,856
2	3	47.43	48.40	45.90	10.94	105.45	41.09	56.67	N/A	369,533	169,617
_____ALL_____	90	70.25	72.72	68.25	21.24	106.55	41.09	217.17	66.54 to 73.92	722,270	492,932

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	57	72.76	75.95	70.74	20.29	107.36	48.40	217.17	67.75 to 76.67	786,278	556,220
1	55	73.79	76.72	71.35	19.83	107.53	48.40	217.17	68.77 to 77.66	784,543	559,758
2	2	54.78	54.78	55.03	11.65	99.55	48.40	61.15	N/A	834,000	458,920
_____Dry_____											
County	3	66.66	87.04	76.63	30.57	113.58	66.66	127.80	N/A	378,327	289,893
1	3	66.66	87.04	76.63	30.57	113.58	66.66	127.80	N/A	378,327	289,893
_____Grass_____											
County	17	65.90	63.56	60.47	16.15	105.11	41.09	78.20	50.07 to 75.18	659,472	398,755
1	14	71.28	66.80	62.06	12.02	107.64	44.10	78.20	55.46 to 76.86	721,602	447,856
2	3	47.43	48.40	45.90	10.94	105.45	41.09	56.67	N/A	369,533	169,617
_____ALL_____	90	70.25	72.72	68.25	21.24	106.55	41.09	217.17	66.54 to 73.92	722,270	492,932

Dawson County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dawson	1	n/a	5044	4732	4276	3850	3592	3325	3135	4666
Custer	4	n/a	4861	4457	3762	3481	3365	3154	2957	3997
Custer	5	n/a	4849	4449	3750	3464	3352	3139	2939	4118
Buffalo	1	5825	5825	5575	5450	4676	5125	4700	4700	5233
Buffalo	6	3135	6270	5985	5915	n/a	5370	n/a	5035	5393
Phelps	1	5113	5700	4700	4297	4100	3900	3800	3416	5332
Gosper	1	n/a	5155	4375	3640	3400	3195	3155	2925	4924
Lincoln	1	4829	4870	4872	4864	4146	4076	4095	3995	4532
Dawson	2	n/a	3620	3500	2915	2037	n/a	1510	1480	3311
Frontier	1	2970	2967	2898	2909	2870	2870	2814	2767	2938
Lincoln	4	2835	2816	2579	2835	2759	2835	2573	2682	2752

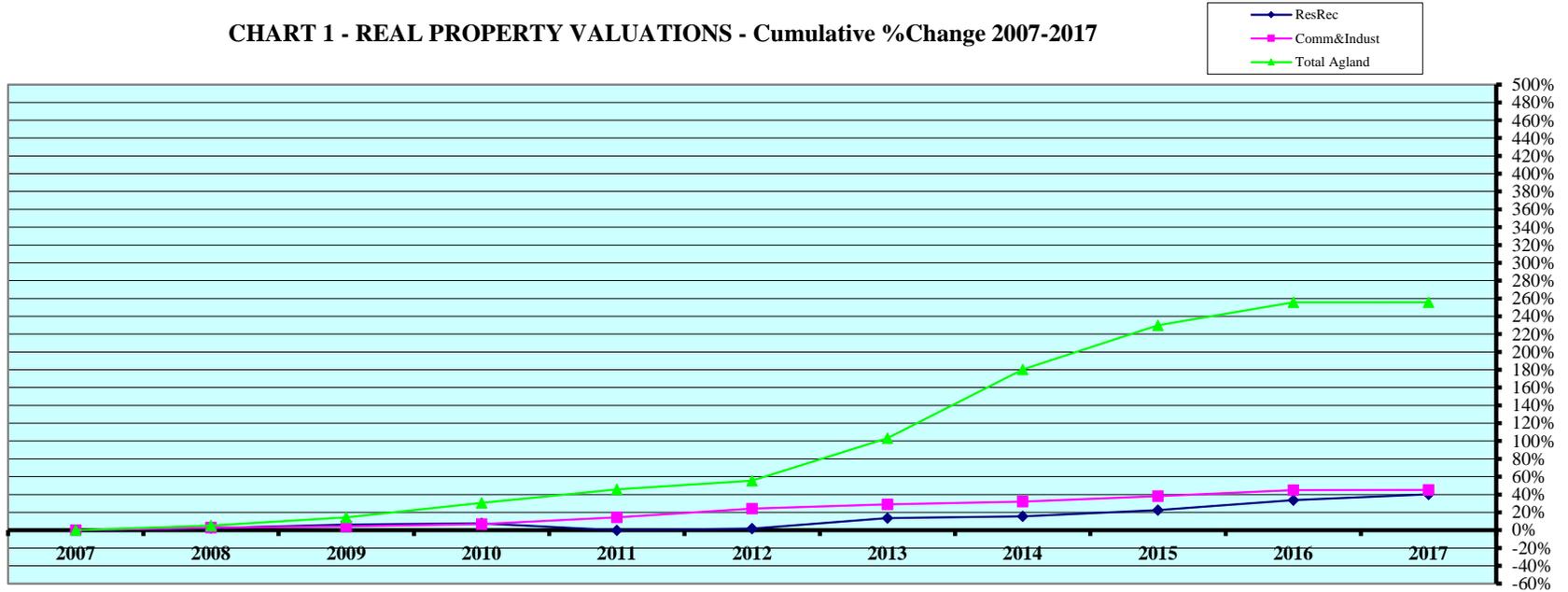
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dawson	1	n/a	2450	2205	2010	1995	1799	1555	1540	1994
Custer	4	n/a	2095	1910	1610	1495	1445	1355	1275	1666
Custer	5	n/a	2095	1910	1610	1495	1445	1355	1275	1692
Buffalo	1	2725	2725	2540	2540	2360	2250	2200	2200	2403
Buffalo	6	n/a	2710	2540	2445	n/a	2260	2185	2160	2326
Phelps	1	2600	2600	2500	2300	2199	2100	1900	1600	2447
Gosper	1	n/a	1930	1800	1685	1550	1325	1275	1275	1793
Lincoln	1	1800	1800	1800	1800	1800	1800	1800	1797	1800
Dawson	2	n/a	1595	1550	1345	1220	n/a	960	890	1262
Frontier	1	1445	1445	1395	1395	1345	1344	1295	1295	1415
Lincoln	4	1300	1300	1300	1300	1300	1300	1300	1300	1300

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dawson	1	n/a	1830	1570	1400	1315	1210	1175	1170	1218
Custer	4	n/a	1070	1065	1065	1060	1060	987	853	901
Custer	5	n/a	1080	1066	1067	1066	1060	1051	994	1006
Buffalo	1	1510	1510	1485	1465	1440	1420	1385	1370	1394
Buffalo	6	1595	1595	1570	1584	n/a	1495	n/a	1445	1489
Phelps	1	1294	1499	1400	1296	1250	1200	1168	1146	1256
Gosper	1	n/a	1412	1248	1115	1026	1039	978	977	1025
Lincoln	1	1200	1200	1200	1200	1200	1025	1025	994	1039
Dawson	2	n/a	1085	980	845	845	n/a	615	615	679
Frontier	1	650	650	650	650	650	650	650	650	650
Lincoln	4	690	690	690	690	690	625	625	625	631

County	Mkt Area	CRP	TIMBER	WASTE
Dawson	1	n/a	n/a	50
Custer	4	n/a	n/a	50
Custer	5	n/a	n/a	50
Buffalo	1	n/a	625	400
Buffalo	6	n/a	643	388
Phelps	1	n/a	n/a	35
Gosper	1	n/a	n/a	50
Lincoln	1	n/a	n/a	350
Dawson	2	n/a	n/a	50
Frontier	1	n/a	n/a	n/a
Lincoln	4	n/a	n/a	350

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.

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	577,787,734	--	--	--	171,942,942	--	--	--	497,673,273	--	--	--
2008	591,925,566	14,137,832	2.45%	2.45%	176,801,833	4,858,891	2.83%	2.83%	523,705,065	26,031,792	5.23%	5.23%
2009	613,330,856	21,405,290	3.62%	6.15%	179,113,454	2,311,621	1.31%	4.17%	569,492,808	45,787,743	8.74%	14.43%
2010	622,215,727	8,884,871	1.45%	7.69%	183,388,037	4,274,583	2.39%	6.66%	650,298,017	80,805,209	14.19%	30.67%
2011	577,103,245	-45,112,482	-7.25%	-0.12%	196,765,240	13,377,203	7.29%	14.44%	725,065,990	74,767,973	11.50%	45.69%
2012	587,681,526	10,578,281	1.83%	1.71%	213,323,805	16,558,565	8.42%	24.07%	774,575,677	49,509,687	6.83%	55.64%
2013	655,852,170	68,170,644	11.60%	13.51%	221,466,541	8,142,736	3.82%	28.80%	1,011,158,114	236,582,437	30.54%	103.18%
2014	668,039,748	12,187,578	1.86%	15.62%	227,126,167	5,659,626	2.56%	32.09%	1,395,591,635	384,433,521	38.02%	180.42%
2015	707,005,113	38,965,365	5.83%	22.36%	237,585,741	10,459,574	4.61%	38.18%	1,641,643,143	246,051,508	17.63%	229.86%
2016	773,044,351	66,039,238	9.34%	33.79%	249,127,319	11,541,578	4.86%	44.89%	1,769,967,049	128,323,906	7.82%	255.65%
2017	810,261,475	37,217,124	4.81%	40.24%	249,577,923	450,604	0.18%	45.15%	1,770,728,075	761,026	0.04%	255.80%

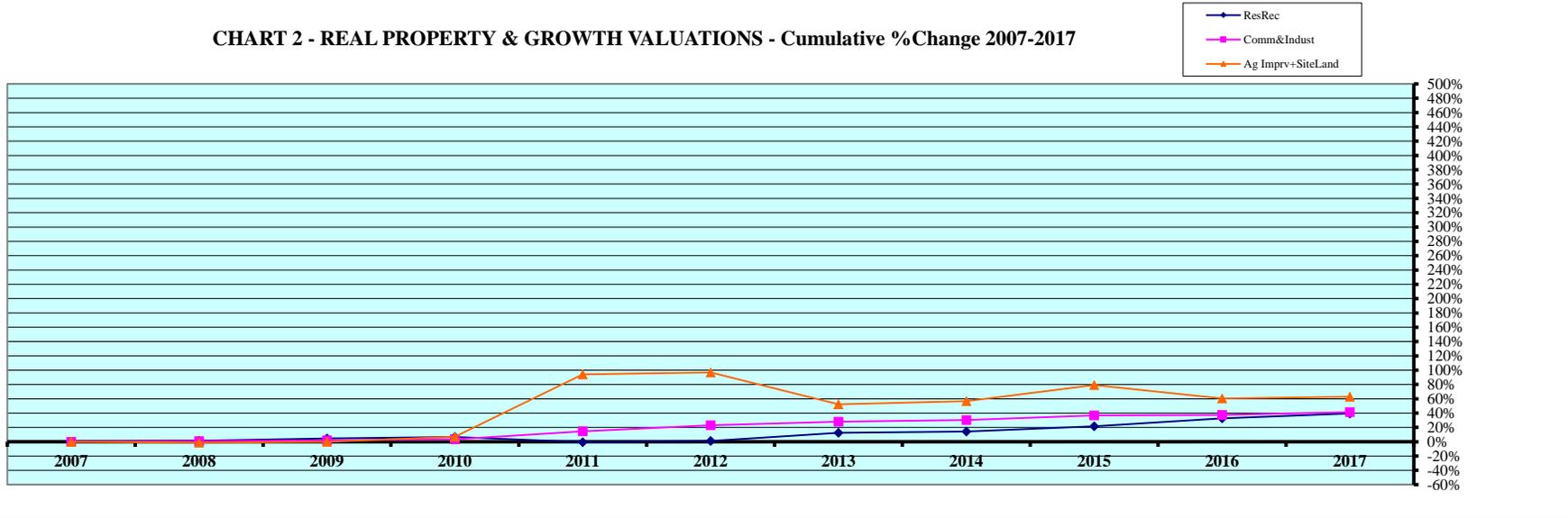
Rate Annual %chg: Residential & Recreational **3.44%** Commercial & Industrial **3.80%** Agricultural Land **13.53%**

Cnty# **24**
County **DAWSON**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	577,787,734	5,393,454	0.93%	572,394,280	--	--	171,942,942	935,635	0.54%	171,007,307	--	--
2008	591,925,566	5,421,339	0.92%	586,504,227	1.51%	1.51%	176,801,833	3,345,905	1.89%	173,455,928	0.88%	0.88%
2009	613,330,856	9,369,122	1.53%	603,961,734	2.03%	4.53%	179,113,454	3,903,990	2.18%	175,209,464	-0.90%	1.90%
2010	622,215,727	5,702,457	0.92%	616,513,270	0.52%	6.70%	183,388,037	5,511,020	3.01%	177,877,017	-0.69%	3.45%
2011	577,103,245	2,374,944	0.41%	574,728,301	-7.63%	-0.53%	196,765,240	34,481	0.02%	196,730,759	7.28%	14.42%
2012	587,681,526	3,037,043	0.52%	584,644,483	1.31%	1.19%	213,323,805	1,858,302	0.87%	211,465,503	7.47%	22.99%
2013	655,852,170	5,599,093	0.85%	650,253,077	10.65%	12.54%	221,466,541	1,469,330	0.66%	219,997,211	3.13%	27.95%
2014	668,039,748	8,613,745	1.29%	659,426,003	0.54%	14.13%	227,126,167	3,004,885	1.32%	224,121,282	1.20%	30.35%
2015	707,005,113	5,128,780	0.73%	701,876,333	5.07%	21.48%	237,585,741	2,412,203	1.02%	235,173,538	3.54%	36.77%
2016	773,044,351	6,499,088	0.84%	766,545,263	8.42%	32.67%	249,127,319	12,869,825	5.17%	236,257,494	-0.56%	37.40%
2017	810,261,475	4,457,116	0.55%	805,804,359	4.24%	39.46%	249,577,923	6,526,312	2.61%	243,051,611	-2.44%	41.36%
Rate Ann%chg	3.44%				2.67%		3.80%				C & I w/o growth	1.89%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	66,645,195	24,781,748	91,426,943	1,927,752	2.11%	89,499,191	--	--
2008	67,199,871	25,836,174	93,036,045	2,838,026	3.05%	90,198,019	-1.34%	-1.34%
2009	68,536,679	28,180,392	96,717,071	5,463,167	5.65%	91,253,904	-1.92%	-0.19%
2010	72,190,854	35,119,265	107,310,119	9,621,289	8.97%	97,688,830	1.00%	6.85%
2011	126,030,459	53,266,570	179,297,029	1,826,537	1.02%	177,470,492	65.38%	94.11%
2012	126,319,177	59,278,775	185,597,952	5,628,199	3.03%	179,969,753	0.38%	96.85%
2013	82,801,209	61,221,872	144,023,081	4,899,930	3.40%	139,123,151	-25.04%	52.17%
2014	84,405,233	64,518,622	148,923,855	5,553,356	3.73%	143,370,499	-0.45%	56.81%
2015	92,479,298	74,208,181	166,687,479	2,874,433	1.72%	163,813,046	10.00%	79.17%
2016	76,672,198	73,746,231	150,418,429	3,822,958	2.54%	146,595,471	-12.05%	60.34%
2017	86,428,616	67,338,039	153,766,655	4,786,701	3.11%	148,979,954	-0.96%	62.95%
Rate Ann%chg	2.63%	10.51%	5.34%			Ag Imprv+Site w/o growth	3.50%	

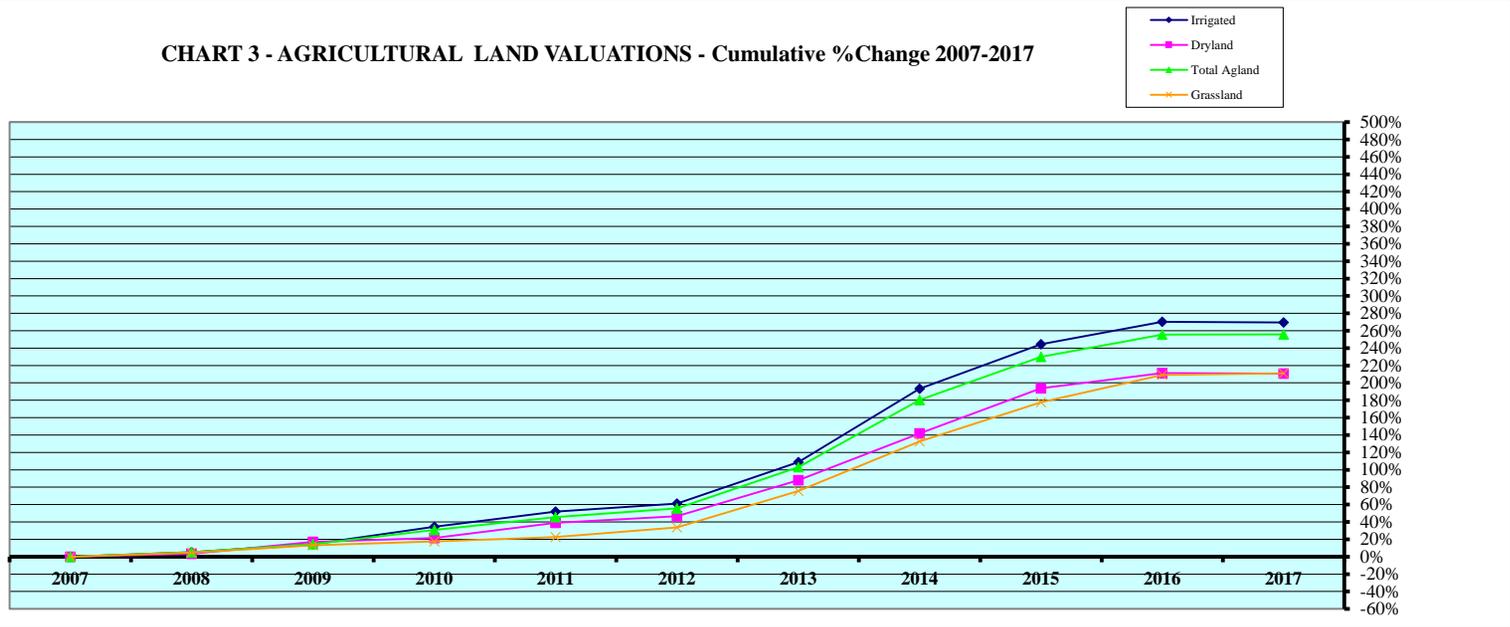
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 24
County DAWSON

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	378,771,531	--	--	--	19,157,470	--	--	--	94,687,196	--	--	--
2008	398,072,967	19,301,436	5.10%	5.10%	19,795,884	638,414	3.33%	3.33%	99,231,405	4,544,209	4.80%	4.80%
2009	433,391,281	35,318,314	8.87%	14.42%	22,446,191	2,650,307	13.39%	17.17%	107,052,181	7,820,776	7.88%	13.06%
2010	509,325,741	75,934,460	17.52%	34.47%	23,292,293	846,102	3.77%	21.58%	111,275,079	4,222,898	3.94%	17.52%
2011	575,250,736	65,924,995	12.94%	51.87%	26,611,275	3,318,982	14.25%	38.91%	116,140,832	4,865,753	4.37%	22.66%
2012	610,173,692	34,922,956	6.07%	61.09%	28,068,375	1,457,100	5.48%	46.51%	126,472,158	10,331,326	8.90%	33.57%
2013	790,938,354	180,764,662	29.63%	108.82%	36,042,108	7,973,733	28.41%	88.14%	166,295,951	39,823,793	31.49%	75.63%
2014	1,111,112,004	320,173,650	40.48%	193.35%	46,352,094	10,309,986	28.61%	141.95%	220,218,537	53,922,586	32.43%	132.57%
2015	1,304,575,715	193,463,711	17.41%	244.42%	56,272,168	9,920,074	21.40%	193.73%	262,905,140	42,686,603	19.38%	177.66%
2016	1,402,378,038	97,802,323	7.50%	270.24%	59,631,285	3,359,117	5.97%	211.27%	292,621,316	29,716,176	11.30%	209.04%
2017	1,399,450,660	-2,927,378	-0.21%	269.47%	59,501,801	-129,484	-0.22%	210.59%	294,479,194	1,857,878	0.63%	211.00%

Rate Ann.%chg: Irrigated **13.96%** Dryland **12.00%** Grassland **12.02%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	155,808	--	--	--	4,901,268	--	--	--	497,673,273	--	--	--
2008	209,017	53,209	34.15%	34.15%	6,395,792	1,494,524	30.49%	30.49%	523,705,065	26,031,792	5.23%	5.23%
2009	207,363	-1,654	-0.79%	33.09%	6,395,792	0	0.00%	30.49%	569,492,808	45,787,743	8.74%	14.43%
2010	90,226	-117,137	-56.49%	-42.09%	6,314,678	-81,114	-1.27%	28.84%	650,298,017	80,805,209	14.19%	30.67%
2011	89,961	-265	-0.29%	-42.26%	6,973,186	658,508	10.43%	42.27%	725,065,990	74,767,973	11.50%	45.69%
2012	89,019	-942	-1.05%	-42.87%	9,772,433	2,799,247	40.14%	99.39%	774,575,677	49,509,687	6.83%	55.64%
2013	127,046	38,027	42.72%	-18.46%	17,754,655	7,982,222	81.68%	262.25%	1,011,158,114	236,582,437	30.54%	103.18%
2014	128,401	1,355	1.07%	-17.59%	17,780,599	25,944	0.15%	262.78%	1,395,591,635	384,433,521	38.02%	180.42%
2015	127,351	-1,050	-0.82%	-18.26%	17,762,769	-17,830	-0.10%	262.41%	1,641,643,143	246,051,508	17.63%	229.86%
2016	128,274	923	0.72%	-17.67%	15,208,136	-2,554,633	-14.38%	210.29%	1,769,967,049	128,323,906	7.82%	255.65%
2017	128,364	90	0.07%	-17.61%	17,168,056	1,959,920	12.89%	250.28%	1,770,728,075	761,026	0.04%	255.80%

Cnty# **24**
County **DAWSON**

Rate Ann.%chg: Total Agric Land **13.53%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	378,664,863	277,026	1,367			19,132,622	36,964	518			94,702,736	270,067	351		
2008	397,879,725	278,560	1,428	4.50%	4.50%	19,732,818	36,238	545	5.20%	5.20%	99,227,598	269,471	368	5.01%	5.01%
2009	433,447,812	279,660	1,550	8.51%	13.39%	22,268,232	35,583	626	14.92%	20.90%	106,881,101	269,339	397	7.77%	13.16%
2010	509,159,759	289,236	1,760	13.58%	28.79%	23,554,933	33,157	710	13.52%	37.25%	111,578,682	266,916	418	5.34%	19.21%
2011	575,261,303	289,058	1,990	13.05%	45.59%	26,603,603	33,225	801	12.71%	54.70%	115,979,295	266,203	436	4.22%	24.24%
2012	610,259,310	289,014	2,112	6.10%	54.48%	28,254,364	33,111	853	6.57%	64.86%	126,329,552	266,630	474	8.75%	35.12%
2013	792,058,164	288,796	2,743	29.89%	100.65%	36,106,663	33,041	1,093	28.06%	111.12%	165,862,375	266,944	621	31.14%	77.19%
2014	1,111,938,513	288,390	3,856	40.58%	182.08%	46,320,515	32,706	1,416	29.60%	173.62%	220,039,278	267,716	822	32.28%	134.39%
2015	1,305,705,465	288,089	4,532	17.55%	231.58%	55,799,835	32,692	1,707	20.52%	229.76%	262,866,293	268,028	981	19.32%	179.68%
2016	1,402,595,942	287,812	4,873	7.52%	256.52%	59,559,427	32,844	1,813	6.24%	250.34%	292,504,208	266,465	1,098	11.93%	213.04%
2017	1,400,365,042	287,338	4,874	0.01%	256.54%	59,638,870	32,891	1,813	-0.01%	250.32%	292,456,387	266,430	1,098	0.00%	213.03%

Rate Annual %chg Average Value/Acre: **13.56%**

13.36%

12.09%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	155,896	6,243	25			4,901,268	19,350	253			497,557,385	609,650	816		
2008	209,042	5,986	35	39.83%	39.83%	6,349,223	19,432	327	29.00%	29.00%	523,398,406	609,687	858	5.19%	5.19%
2009	207,433	5,940	35	0.00%	39.83%	6,395,792	19,587	327	-0.06%	28.91%	569,200,370	610,110	933	8.68%	14.31%
2010	88,870	2,539	35	0.24%	40.17%	5,848,250	18,660	313	-4.02%	23.74%	650,230,494	610,508	1,065	14.16%	30.50%
2011	89,852	2,567	35	0.00%	40.17%	6,314,678	19,317	327	4.30%	29.06%	724,248,731	610,370	1,187	11.41%	45.39%
2012	89,029	2,543	35	0.00%	40.17%	9,113,925	19,315	472	44.34%	86.28%	774,046,180	610,613	1,268	6.83%	55.32%
2013	127,046	2,541	50	42.86%	100.25%	17,153,147	19,315	888	88.21%	250.60%	1,011,307,395	610,637	1,656	30.65%	102.93%
2014	127,046	2,541	50	0.00%	100.25%	17,153,147	19,315	888	0.00%	250.60%	1,395,578,499	610,667	2,285	37.99%	180.02%
2015	127,351	2,547	50	0.00%	100.25%	17,157,036	19,329	888	-0.05%	250.44%	1,641,655,980	610,684	2,688	17.63%	229.38%
2016	127,324	2,546	50	0.00%	100.25%	15,228,724	17,068	892	0.52%	252.26%	1,770,015,625	606,735	2,917	8.52%	257.45%
2017	128,124	2,562	50	0.00%	100.25%	15,190,616	17,050	891	-0.15%	251.74%	1,767,779,039	606,271	2,916	-0.05%	257.27%

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Rate Annual %chg Average Value/Acre: **13.58%**

(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
24,326	DAWSON	200,497,874	64,232,755	154,210,794	695,754,305	198,671,405	50,906,518	114,507,170	1,770,728,075	86,428,616	67,338,039	4,257	3,403,279,808
cnty sectorvalue % of total value:		5.89%	1.89%	4.53%	20.44%	5.84%	1.50%	3.36%	52.03%	2.54%	1.96%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,977	COZAD	7,530,694	9,587,769	7,859,599	113,193,250	36,144,250	2,629,748	0	0	0	0	0	176,945,310
16.35%	%sector of county sector	3.76%	14.93%	5.10%	16.27%	18.19%	5.17%						5.20%
	%sector of municipality	4.26%	5.42%	4.44%	63.97%	20.43%	1.49%						100.00%
97	EDDYVILLE	11,636	3,422	152	1,669,950	232,461	0	0	0	0	0	0	1,917,621
0.40%	%sector of county sector	0.01%	0.01%	0.00%	0.24%	0.12%							0.06%
	%sector of municipality	0.61%	0.18%	0.01%	87.08%	12.12%							100.00%
171	FARNAM	512,074	129,162	26,226	3,998,495	1,082,330	0	0	0	0	0	0	5,748,287
0.70%	%sector of county sector	0.26%	0.20%	0.02%	0.57%	0.54%							0.17%
	%sector of municipality	8.91%	2.25%	0.46%	69.56%	18.83%							100.00%
3,574	GOTHENBURG	12,232,490	3,093,502	4,364,374	135,107,726	41,980,634	16,375,078	0	366,589	0	0	0	213,520,393
14.69%	%sector of county sector	6.10%	4.82%	2.83%	19.42%	21.13%	32.17%		0.02%				6.27%
	%sector of municipality	5.73%	1.45%	2.04%	63.28%	19.66%	7.67%		0.17%				100.00%
10,250	LXINGTON	32,821,332	4,853,602	6,532,229	219,952,387	83,498,945	2,056,994	0	0	0	0	0	349,715,489
42.14%	%sector of county sector	16.37%	7.56%	4.24%	31.61%	42.03%	4.04%						10.28%
	%sector of municipality	9.39%	1.39%	1.87%	62.89%	23.88%	0.59%						100.00%
594	OVERTON	219,344	938,400	2,367,979	14,203,944	3,106,380	75,000	0	0	0	0	0	20,911,047
2.44%	%sector of county sector	0.11%	1.46%	1.54%	2.04%	1.56%	0.15%						0.61%
	%sector of municipality	1.05%	4.49%	11.32%	67.93%	14.86%	0.36%						100.00%
236	SUMNER	286,340	52,681	16,046	6,071,550	784,517	0	1,780	0	0	0	0	7,212,914
0.97%	%sector of county sector	0.14%	0.08%	0.01%	0.87%	0.39%		0.00%					0.21%
	%sector of municipality	3.97%	0.73%	0.22%	84.18%	10.88%		0.02%					100.00%
18,899	Total Municipalities	53,613,910	18,658,538	21,166,605	494,197,302	166,829,517	21,136,820	1,780	366,589	0	0	0	775,971,061
77.69%	%all municip.sectors of cnty	26.74%	29.05%	13.73%	71.03%	83.97%	41.52%	0.00%	0.02%				22.80%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 15,816	Value : 2,981,843,199	Growth 8,954,865	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	693	4,573,843	129	998,066	1,013	8,644,701	1,835	14,216,610	
02. Res Improve Land	5,725	45,718,531	166	2,996,344	986	25,853,311	6,877	74,568,186	
03. Res Improvements	6,443	455,145,076	178	20,081,364	1,115	145,092,987	7,736	620,319,427	
04. Res Total	7,136	505,437,450	307	24,075,774	2,128	179,590,999	9,571	709,104,223	3,590,875
% of Res Total	74.56	71.28	3.21	3.40	22.23	25.33	60.51	23.78	40.10
05. Com UnImp Land	160	4,019,910	6	90,874	17	145,616	183	4,256,400	
06. Com Improve Land	805	19,145,139	34	952,734	69	2,162,060	908	22,259,933	
07. Com Improvements	849	158,948,581	35	9,170,129	97	20,292,708	981	188,411,418	
08. Com Total	1,009	182,113,630	41	10,213,737	114	22,600,384	1,164	214,927,751	2,927,365
% of Com Total	86.68	84.73	3.52	4.75	9.79	10.52	7.36	7.21	32.69
09. Ind UnImp Land	6	196,658	1	254,196	0	0	7	450,854	
10. Ind Improve Land	13	595,144	7	1,228,007	1	57,486	21	1,880,637	
11. Ind Improvements	13	20,269,495	7	25,195,847	2	893,914	22	46,359,256	
12. Ind Total	19	21,061,297	8	26,678,050	2	951,400	29	48,690,747	0
% of Ind Total	65.52	43.26	27.59	54.79	6.90	1.95	0.18	1.63	0.00
13. Rec UnImp Land	0	0	0	0	44	883,189	44	883,189	
14. Rec Improve Land	1	780	0	0	490	33,080,979	491	33,081,759	
15. Rec Improvements	1	1,000	0	0	496	84,703,854	497	84,704,854	
16. Rec Total	1	1,780	0	0	540	118,668,022	541	118,669,802	0
% of Rec Total	0.18	0.00	0.00	0.00	99.82	100.00	3.42	3.98	0.00
Res & Rec Total	7,137	505,439,230	307	24,075,774	2,668	298,259,021	10,112	827,774,025	3,590,875
% of Res & Rec Total	70.58	61.06	3.04	2.91	26.38	36.03	63.94	27.76	40.10
Com & Ind Total	1,028	203,174,927	49	36,891,787	116	23,551,784	1,193	263,618,498	2,927,365
% of Com & Ind Total	86.17	77.07	4.11	13.99	9.72	8.93	7.54	8.84	32.69
17. Taxable Total	8,165	708,614,157	356	60,967,561	2,784	321,810,805	11,305	1,091,392,523	6,518,240
% of Taxable Total	72.22	64.93	3.15	5.59	24.63	29.49	71.48	36.60	72.79

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	60	525,538	7,467,789	0	0	0
19. Commercial	32	1,786,787	37,832,235	0	0	0
20. Industrial	2	147,988	17,322,143	0	0	0
21. Other	1	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	60	525,538	7,467,789
19. Commercial	0	0	0	32	1,786,787	37,832,235
20. Industrial	0	0	0	2	147,988	17,322,143
21. Other	0	0	0	1	0	0
22. Total Sch II				95	2,460,313	62,622,167

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	1	4,257	1	4,257	0
25. Total	0	0	0	0	1	4,257	1	4,257	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,219	7	46	1,272

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	496,998	3,392	1,311,245,316	3,393	1,311,742,314
28. Ag-Improved Land	1	3,654	0	0	1,066	444,180,648	1,067	444,184,302
29. Ag Improvements	1	27,410	0	0	1,116	134,492,393	1,117	134,519,803
30. Ag Total							4,510	1,890,446,419

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	27,410	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	1	2.30	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	50	49.43	1,026,450	50	49.43	1,026,450	
32. HomeSite Improv Land	459	458.80	9,880,000	459	458.80	9,880,000	
33. HomeSite Improvements	700	0.00	75,813,599	700	0.00	75,813,599	816,580
34. HomeSite Total				750	508.23	86,720,049	
35. FarmSite UnImp Land	73	249.25	632,875	73	249.25	632,875	
36. FarmSite Improv Land	865	3,220.71	9,149,500	865	3,220.71	9,149,500	
37. FarmSite Improvements	1,079	0.00	58,678,794	1,080	0.00	58,706,204	1,620,045
38. FarmSite Total				1,153	3,469.96	68,488,579	
39. Road & Ditches	3,394	8,796.10	0	3,395	8,798.40	0	
40. Other- Non Ag Use	4	224.50	269,400	4	224.50	269,400	
41. Total Section VI				1,903	13,001.09	155,478,028	2,436,625

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	212.43	358,487	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	212.43	358,487

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	188,642.53	69.04%	951,514,339	74.63%	5,044.01
47. 2A1	17,352.81	6.35%	82,105,156	6.44%	4,731.52
48. 2A	17,487.37	6.40%	74,768,783	5.86%	4,275.59
49. 3A1	2,779.99	1.02%	10,702,986	0.84%	3,850.01
50. 3A	6,759.86	2.47%	24,282,925	1.90%	3,592.22
51. 4A1	29,377.87	10.75%	97,674,013	7.66%	3,324.75
52. 4A	10,824.69	3.96%	33,934,425	2.66%	3,134.91
53. Total	273,225.12	100.00%	1,274,982,627	100.00%	4,666.42
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,574.26	35.30%	21,007,019	43.36%	2,450.01
56. 2D1	2,356.11	9.70%	5,195,226	10.72%	2,205.00
57. 2D	1,771.48	7.29%	3,561,348	7.35%	2,010.38
58. 3D1	618.66	2.55%	1,234,230	2.55%	1,995.01
59. 3D	1,817.91	7.48%	3,270,083	6.75%	1,798.81
60. 4D1	5,585.30	22.99%	8,685,146	17.93%	1,555.00
61. 4D	3,568.99	14.69%	5,496,248	11.34%	1,540.00
62. Total	24,292.71	100.00%	48,449,300	100.00%	1,994.40
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	10,874.44	4.48%	19,900,253	6.73%	1,830.00
65. 2G1	7,427.38	3.06%	11,661,002	3.94%	1,570.00
66. 2G	3,810.09	1.57%	5,334,126	1.80%	1,400.00
67. 3G1	1,595.67	0.66%	2,098,309	0.71%	1,315.00
68. 3G	7,715.03	3.18%	9,335,192	3.16%	1,210.00
69. 4G1	28,779.12	11.86%	33,821,198	11.44%	1,175.20
70. 4G	182,518.37	75.20%	213,562,330	72.22%	1,170.09
71. Total	242,720.10	100.00%	295,712,410	100.00%	1,218.33
Irrigated Total					
	273,225.12	48.63%	1,274,982,627	76.75%	4,666.42
Dry Total					
	24,292.71	4.32%	48,449,300	2.92%	1,994.40
Grass Total					
	242,720.10	43.20%	295,712,410	17.80%	1,218.33
72. Waste	2,414.34	0.43%	120,735	0.01%	50.01
73. Other	19,238.29	3.42%	41,932,975	2.52%	2,179.66
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	561,890.56	100.00%	1,661,198,047	100.00%	2,956.44

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	11,196.30	80.78%	40,530,604	88.33%	3,620.00
47. 2A1	256.46	1.85%	897,610	1.96%	3,500.00
48. 2A	32.76	0.24%	95,496	0.21%	2,915.02
49. 3A1	1,494.24	10.78%	3,043,701	6.63%	2,036.96
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	467.40	3.37%	705,774	1.54%	1,510.00
52. 4A	413.12	2.98%	611,417	1.33%	1,480.00
53. Total	13,860.28	100.00%	45,884,602	100.00%	3,310.51
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,134.71	37.09%	4,999,869	46.88%	1,595.00
56. 2D1	459.10	5.43%	711,607	6.67%	1,550.00
57. 2D	32.73	0.39%	44,022	0.41%	1,345.00
58. 3D1	1,574.49	18.63%	1,920,880	18.01%	1,220.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	1,356.14	16.04%	1,301,893	12.21%	960.00
61. 4D	1,895.31	22.42%	1,686,827	15.82%	890.00
62. Total	8,452.48	100.00%	10,665,098	100.00%	1,261.77
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,772.32	7.00%	1,922,976	11.17%	1,085.00
65. 2G1	781.21	3.08%	765,586	4.45%	980.00
66. 2G	419.60	1.66%	354,563	2.06%	845.00
67. 3G1	1,817.26	7.17%	1,535,587	8.92%	845.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	3,042.60	12.01%	1,871,202	10.87%	615.00
70. 4G	17,501.33	69.08%	10,763,319	62.53%	615.00
71. Total	25,334.32	100.00%	17,213,233	100.00%	679.44
<hr/>					
Irrigated Total	13,860.28	29.00%	45,884,602	62.20%	3,310.51
Dry Total	8,452.48	17.68%	10,665,098	14.46%	1,261.77
Grass Total	25,334.32	53.01%	17,213,233	23.33%	679.44
72. Waste	148.20	0.31%	7,411	0.01%	50.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	47,795.28	100.00%	73,770,344	100.00%	1,543.47

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	140.80	468,160	286,944.60	1,320,399,069	287,085.40	1,320,867,229
77. Dry Land	0.00	0	18.08	28,838	32,727.11	59,085,560	32,745.19	59,114,398
78. Grass	3.02	3,654	0.00	0	268,051.40	312,921,989	268,054.42	312,925,643
79. Waste	0.00	0	0.00	0	2,562.54	128,146	2,562.54	128,146
80. Other	0.00	0	0.00	0	19,238.29	41,932,975	19,238.29	41,932,975
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	3.02	3,654	158.88	496,998	609,523.94	1,734,467,739	609,685.84	1,734,968,391

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	287,085.40	47.09%	1,320,867,229	76.13%	4,600.96
Dry Land	32,745.19	5.37%	59,114,398	3.41%	1,805.28
Grass	268,054.42	43.97%	312,925,643	18.04%	1,167.40
Waste	2,562.54	0.42%	128,146	0.01%	50.01
Other	19,238.29	3.16%	41,932,975	2.42%	2,179.66
Exempt	0.00	0.00%	0	0.00%	0.00
Total	609,685.84	100.00%	1,734,968,391	100.00%	2,845.68

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	4	70,260	0	0	2	57,636	6	127,896	2,495
83.2 Cozad	97	636,142	1,491	9,273,637	1,592	103,385,785	1,689	113,295,564	155,445
83.3 Cozad Rural	338	2,976,372	346	7,092,300	394	45,792,299	732	55,860,971	260,225
83.4 Eddyville	67	103,405	49	79,498	53	1,469,647	120	1,652,550	0
83.5 Farnam	68	170,695	104	212,436	106	3,646,084	174	4,029,215	0
83.6 Farnam Rural	21	879,785	58	4,734,145	59	10,803,519	80	16,417,449	720
83.7 Gothenburg	119	553,972	1,350	11,144,670	1,408	129,427,419	1,527	141,126,061	254,180
83.8 Gothenburg Rural	182	1,850,390	163	3,684,150	191	29,536,207	373	35,070,747	122,065
83.9 Johnson Lake	52	667,763	480	34,116,955	486	85,870,208	538	120,654,926	880,275
83.10 Lexington	218	2,657,349	2,376	23,349,170	2,748	194,923,926	2,966	220,930,445	596,201
83.11 Lexington Rural	425	2,971,578	436	9,512,829	584	56,269,147	1,009	68,753,554	762,884
83.12 Overton	48	147,491	226	1,013,981	262	13,621,440	310	14,782,912	485,775
83.13 Overton Rural	155	1,015,458	149	2,840,950	183	20,625,446	338	24,481,854	48,590
83.14 Plum Creek Canyon	1	135,000	0	0	0	0	1	135,000	0
83.15 Sumner	52	72,584	112	176,724	127	5,848,275	179	6,097,583	22,020
83.16 Sumner Rural	32	191,555	28	418,500	38	3,747,243	70	4,357,298	0
84 Residential Total	1,879	15,099,799	7,368	107,649,945	8,233	705,024,281	10,112	827,774,025	3,590,875

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	N/a Or Error	1	73,160	0	0	0	0	1	73,160	0
85.2	Cozad	27	607,531	203	3,602,171	216	38,461,870	243	42,671,572	903,770
85.3	Cozad Rural	8	58,165	14	234,649	25	2,379,845	33	2,672,659	0
85.4	Eddyville	7	8,338	14	19,212	17	245,431	24	272,981	0
85.5	Farnam	4	370	19	43,524	19	1,064,740	23	1,108,634	0
85.6	Farnam Rural	0	0	1	4,248	2	144,000	2	148,248	0
85.7	Gothenburg	44	777,361	206	3,023,953	217	57,937,073	261	61,738,387	764,160
85.8	Gothenburg Rural	3	46,027	15	823,086	20	7,720,123	23	8,589,236	0
85.9	Johnson Lake	1	16,000	11	219,955	12	1,330,649	13	1,566,604	0
85.10	Lexington	65	2,702,513	320	12,790,515	333	76,460,725	398	91,953,753	1,259,435
85.11	Lexington Rural	17	380,635	63	3,006,602	75	42,488,020	92	45,875,257	0
85.12	Overton	8	22,523	32	107,225	35	3,282,226	43	3,411,974	0
85.13	Overton Rural	1	9,209	11	212,459	12	2,368,371	13	2,590,039	0
85.14	Sumner	4	5,422	18	26,028	18	766,805	22	798,255	0
85.15	Sumner Rural	0	0	2	26,943	2	120,796	2	147,739	0
86	Commercial Total	190	4,707,254	929	24,140,570	1,003	234,770,674	1,193	263,618,498	2,927,365

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	10,874.44	4.48%	19,900,253	6.73%	1,830.00
89. 2G1	7,427.38	3.06%	11,661,002	3.94%	1,570.00
90. 2G	3,810.09	1.57%	5,334,126	1.80%	1,400.00
91. 3G1	1,595.67	0.66%	2,098,309	0.71%	1,315.00
92. 3G	7,715.03	3.18%	9,335,192	3.16%	1,210.00
93. 4G1	28,779.12	11.86%	33,821,198	11.44%	1,175.20
94. 4G	182,518.37	75.20%	213,562,330	72.22%	1,170.09
95. Total	242,720.10	100.00%	295,712,410	100.00%	1,218.33
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	242,720.10	100.00%	295,712,410	100.00%	1,218.33
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	242,720.10	100.00%	295,712,410	100.00%	1,218.33

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	1,772.32	7.00%	1,922,976	11.17%	1,085.00
89. 2G1	781.21	3.08%	765,586	4.45%	980.00
90. 2G	419.60	1.66%	354,563	2.06%	845.00
91. 3G1	1,817.26	7.17%	1,535,587	8.92%	845.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	3,042.60	12.01%	1,871,202	10.87%	615.00
94. 4G	17,501.33	69.08%	10,763,319	62.53%	615.00
95. Total	25,334.32	100.00%	17,213,233	100.00%	679.44
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	25,334.32	100.00%	17,213,233	100.00%	679.44
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	25,334.32	100.00%	17,213,233	100.00%	679.44

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

24 Dawson

	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	695,754,305	709,104,223	13,349,918	1.92%	3,590,875	1.40%
02. Recreational	114,507,170	118,669,802	4,162,632	3.64%	0	3.64%
03. Ag-Homesite Land, Ag-Res Dwelling	86,428,616	86,720,049	291,433	0.34%	816,580	-0.61%
04. Total Residential (sum lines 1-3)	896,690,091	914,494,074	17,803,983	1.99%	4,407,455	1.49%
05. Commercial	198,671,405	214,927,751	16,256,346	8.18%	2,927,365	6.71%
06. Industrial	50,906,518	48,690,747	-2,215,771	-4.35%	0	-4.35%
07. Total Commercial (sum lines 5-6)	249,577,923	263,618,498	14,040,575	5.63%	2,927,365	4.45%
08. Ag-Farmsite Land, Outbuildings	67,338,039	68,488,579	1,150,540	1.71%	1,620,045	-0.70%
09. Minerals	4,257	4,257	0	0.00	0	0.00%
10. Non Ag Use Land	0	269,400	269,400			
11. Total Non-Agland (sum lines 8-10)	67,342,296	68,762,236	1,419,940	2.11%	1,620,045	-0.30%
12. Irrigated	1,399,450,660	1,320,867,229	-78,583,431	-5.62%		
13. Dryland	59,501,801	59,114,398	-387,403	-0.65%		
14. Grassland	294,479,194	312,925,643	18,446,449	6.26%		
15. Wasteland	128,364	128,146	-218	-0.17%		
16. Other Agland	17,168,056	41,932,975	24,764,919	144.25%		
17. Total Agricultural Land	1,770,728,075	1,734,968,391	-35,759,684	-2.02%		
18. Total Value of all Real Property (Locally Assessed)	2,984,338,385	2,981,843,199	-2,495,186	-0.08%	8,954,865	-0.38%

2018 Assessment Survey for Dawson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	4
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$504,421
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$244,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$25,800
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,650
12.	Other miscellaneous funds:
	n/a
13.	Amount of last year's assessor's budget not used:
	1%

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC System V3
2.	CAMA software:
	MIPS PC System V3
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The maps are maintained in house with the assistance of the county surveyor.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.dawson.gisworkshop.com
7.	Who maintains the GIS software and maps?
	The assessor and staff
8.	Personal Property software:
	MIPS PC System V3

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Cozad, Gothenburg, and Lexington
4.	When was zoning implemented?
	1991

D. Contracted Services

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

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The appraisal firm employs Certified General Appraisers who conduct work within the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The appraisal service will establish valuation models, the models are reviewed by the county assessor. The assessor will determine the final valuations.

2018 Residential Assessment Survey for Dawson County

1.	Valuation data collection done by:																						
	The office lister, the county assessor, and the contract appraisal service																						
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Lexington - the largest community in the county with significantly more jobs/industry, including Tyson Foods, the largest employer in the county. Tyson has brought a cultural diversity to Lexington which has had a unique impact on the market here.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Cozad - has not experienced the growth that Gothenburg and Lexington have over recent years; however, the market has remained active and stable.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Gothenburg - located on the western edge of the county within commuting distance to the City of North Platte. 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3.	List and describe the approach(es) used to estimate the market value of residential properties.																						
	The cost approach and the market value approach are both developed. The cost approach uses pricing and depreciation from Marshall and Swift. The market approach stratifies sales by location, style, age, and other characteristics impacting value to develop a per square foot market value.																						
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																						

The county relies upon the CAMA depreciation tables for the cost approach; however, a market approach using local information is also considered when correlating the final values.

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

Not for the cost approach; however, market models are developed for each valuation grouping.

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

All lot values are arrived at using a cost per square foot analysis; for leasehold vales at the lake, the value is often determined using a residual method.

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

There are no applications to combine lots held for sale or resale. All lots are valued using the same methodology.

<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	2016	2012	2016	2016
02	2014	2012	2014	2013
03	2015	2012	2012	2014
04	2011	2012	2011	2012-2015
05	2015	2012	2015	2015
06	2015	2012	2014	2015
07	2011	2012	2011	2012-2015
08	2016	2012	2015	2014-2015
09	2016	2012	2015	2014-2015
Ag	2016	2012	2015	2014-2015

2018 Commercial Assessment Survey for Dawson County

1.	Valuation data collection done by:																		
	The office lister, the county assessor, and the contract appraisal service																		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The income approach is utilized for all types of properties that rent, income, and expense data can be obtained for. The sales comparison approach is also used for properties of the same occupancy code when sufficient sales data is available. Where there are insufficient sales to conduct either of those approaches, the cost approach is relied upon.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The contract appraisal services is heavily depended on for arriving at values of unique commercial properties. The appraisers will use sales information from across the state to develop the values for these types of properties.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	For the cost approach, the county uses depreciation tables provided within the CAMA package. Values from the cost approach are correlated with values arrived from the other methods in determining the final valuations.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Within the commercial class, models tend to be developed based on occupancy code when sufficient data exists.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Lot values for properties along highway and main street strips are developed using a front foot analysis. In the villages, the square foot method is generally used.																		
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	Commercial parcels within Cozad and Gothenburg were inspected and revalued for 2014, however, assessments in Lexington seem to be holding from the 2011 reappraisal of the entire class.																		

2018 Agricultural Assessment Survey for Dawson County

1.	Valuation data collection done by:										
	The data collection for the agricultural improvements is done by the lister, the county assessor, and the contract appraisal service. Land use data is gathered by the county assessor and deputy county assessor with the office lister assisting when necessary.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
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3.	Describe the process used to determine and monitor market areas.										
	The market areas were established based on geographic and topographic differences. A ratio study is conducted annually to monitor the areas.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Tracts of land that are less than 20 acres are reviewed for residential use. Parcels that are in close proximity to bodies of water (Johnson Lake, Platte River, etc.) are reviewed for recreational use.										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	The county does not differentiate a value between farm home sites and rural residential home sites; however, there are differences in the home site values based on location.										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	N/A										
	<u>If your county has special value applications, please answer the following</u>										
7a.	How many special valuation applications are on file?										
	204										
7b.	What process was used to determine if non-agricultural influences exist in the county?										
	Sales analysis over time has shown that parcels along the Platte River will bring more than agricultural land away from the river and sales verification and land use analysis has shown that this difference is attributable to recreational influence. Since the agricultural market has risen significantly in the past several years, it is more difficult to identify an influence other than agricultural for river parcels containing crop land; for this reason, the analysis has suggested that it is appropriate to only differentiate a value for accretion acres.										
	<u>If your county recognizes a special value, please answer the following</u>										

7c.	Describe the non-agricultural influences recognized within the county.
	The only non-agricultural influences are recreational influences along the Platte River; hunting is prevalent along the river with various blinds and small cabins scattered along the river throughout the county. Occasionally, parcels of river land will also be desirable for rural residential home sites when building is feasible, however, these sales are limited.
7d.	Where is the influenced area located within the county?
	The influenced area is a corridor along the Platte River, the Special Value Methodology submitted by the assessor includes a map and an image detailing the location of these parcels.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Since the influenced value is limited to accretion acres, and there are no uninfluenced accretion sales, the uninfluenced value is developed from grass values, but is further discounted as the area is timbered and is less desirable for grazing. This value also compares to the accretion value in adjoining Platte River Counties that have not identified a non-agricultural influence.



Dawson County Assessor's Office

John Phillip Moore, Assessor
Joyce Reil, Deputy

700 N Washington
Lexington, NE 68850

July 20, 2017

TO: Dawson County Board of Commissioners
(CC: Nebraska Department of Revenue
Property Assessment Division
Ruth Sorensen, Administrator)

SUBJECT: Three-Year Plan of Assessment
FROM: John Phillip Moore, Dawson County Assessor

Dear County Board of Commissioners:

A Synopsis of the Year and Immediate Past

This report is presented annually in accordance with statutes (Neb. RS: 77-1311.02). It is aimed at keeping you abreast of the current and long term plans of the Dawson County Assessor concerning what properties are in line for review and most likely will receive an updated valuation.

The report is to be in your hands by July 31. A copy is submitted to state officials in October with any amendments added after July (*shown in italics*). I have prepared the document in such a manner that it is basically a “fill-in-the-blank” format from year to year. The report has evolved very much into a process much like the 1- and 6-Year Road Plan you deal with in the road department, only of course this involves the assessment of property.

This report is meant to focus on a three-year period. However, an additional statutory requirement influences it heavily. That law requires actual physical inspection of the different classes and subclasses of property within a six-year period. All classes and subclasses of property in Dawson County had been inspected and reappraised as of March of 2013, thus restarting the six-year cycle. Nearly all property is inspected sooner than a six-year cycle due to market activity. The exception to this is very often villages and rural residential and *all* farm production land (portions of this group are inspected annually).

The final stages of upcoming plans include the updating of valuations of residential property within specific areas because the location appears to be below statically minimum standards. We completed inspection of rural residential properties for 2015 assessments. The statistics in those areas had sagged to the degree where this was needed despite the six-year timetable. A comprehensive update was completed in 2017 for Lexington residential properties, due to sales indicating the assessment sales ratio was below the 92% minimum coming into 2016. The decision was made to raise the properties in Lexington in 2016 by a factor of 3.5% then complete the revaluation in 2017.

It was also necessary to add Johnson Lake residential properties to the list of updates needed in 2017 despite making changes in valuations at the location for several years in succession. So in 2017 residential areas were updated at Johnson Lake and Lexington. The Johnson Lake update included both the shoreline properties along the lake and Lakeview Acres which is deeded, not leased, and off the main lake.

The trend in the agricultural market appeared to be leveling off and sagging so no changes were made in valuation for that class of property. There will be a close watch on this market for 2018.

The assessment “season” spans two calendar years. That is why we begin the field work in the last half of one year and finish it up so we have valuations for the most part in focus as of the March deadline for submission of the State Abstract, and then the valuation change notices June 1. The protest period comes at the end of that work with any changes made in late July as a result of county board of equalization (CBOE) decisions.

As you are aware, those decisions can then be challenged at the Tax Equalization and Review Commission (TERC), on the state level. The time table for that is unpredictable, but it has generally been a year or more after the year the CBOE decisions are final. The judgments by TERC are almost always the end of the process but there are guidelines in place to allow TERC decisions to be appealed through the regular court system starting with the State Court of Appeals. We have not had a case extend that far to this point.

Despite changes in agricultural sales of \$10,000 an acre and above remain in the three-year study. There does seem to be a leveling off of the number of sales. The nature of the cycle means we continue to lag behind those numbers concerning assessment levels. Up to 2017 we have had increases in valuations for five years running, .

Added to the mix for 2017 is a change in some soils generated by a conversion sent by the Property Assessment Division of the Nebraska Department of Revenue. To that end my staff and I had reviewed the soils and uses of all agricultural ground utilizing the GIS Workshop software to verify classifications and planned to inspect on-site when needed. The soil conversion has added some soil definitions and that was to be implemented as well. Preliminary analysis has not shown any remarkable change in the sub classifications, so that work is ongoing, but it is on the schedule for 2018.

I am also looking into the commercial and industrial classes because our records show we placed updates on those records in 2012, meaning some of the assessment work was conducted in 2011 for 2012. So we are at the six-year limit on an unknown number of parcels at this point. There has been work in various communities, but mostly there have been updates within several occupancy codes, such as motels, franchise fast food, and others. We continue to monitor sales and watch for any changes in particular occupancy codes, as well as overall market trends. Given some of the sales activity, I am continuing a review of this class, making sure we complete that work within the six-year period..

We have completed an update and new appraisal on Tyson Foods. That issue remains to be resolved through TERC action.

I realize that the activity prompting all this effort has created some burden on the budgets. But I cannot see any backing off of that in the near future. It appears we will be looking at about \$220,000 or more in expenditures for some time. There has been some shifting of the workload to the professional contractor. And I have added a person to the staff to conduct *listing* work, not as a replacement for a retired appraiser.

In House and Other Information

There has been another update this past year of the appraisal computer system for the administrative side involving record keeping on values and state reports. This is version three of the software and it does not totally match with the treasurer's side. The coding on the Computer Assisted Mass Appraisal (CAMA) system was also redone. Updates have been continuing as the programmers at MIPS work through the transition.

As earlier stated, we have GIS Workshop. Review of and correcting data is underway. As expected the web site is on line with total record details. The data transition from our records to GISW was not as smooth as I first thought, so that, like all other software apparently, is under a continuing process to be sure the data in the records match the software. This will require some budget expenditure outside the maintenance contract.

As you are aware, we never really stop looking at and gleaning sales. We are to look at three-year periods for agricultural sales, and two-year periods for commercial and residential. The 2017 assessments then were determined according to markets from 2013 forward up to September 2016. *That will move up a year obviously for 2018.*

Residential and commercial classes are by state regulations supposed to be valued within 92%-100% when compared to the sales. Agricultural ground is established proportionally using 75% as the top number and 69% as the lower one. These are "medians" (in the middle of the high and low) numbers, not averages. Using medians blunts the effects of the highs and lows in sales.

There are also qualifying figures used to determine the excellence of the statistical measurements, so likewise it reflects the quality of the assessment process. The state looks at these “quality” numbers as well. The measurement group provides an annual Reports and Opinions paper submitted to the TERC to help with statewide equalization decisions.

In a county the size of Dawson, we generally have enough sales activity to conduct reliable statistical studies on an overall basis. Since these additional statistical readings tend to reflect that same degree of reliability, I look at them closely as does the appraisal company that works for us.

These statistics include the coefficient of dispersion (COD) and price related differential (PRD), and of somewhat less importance the coefficient of variation (COV) and the standard deviation (SD).

The medians for 2017 came in well within the proper range for residential and commercial, and 70% for agricultural ground (Dawson County sales only). These are figures for all of Dawson County, but they are broken down in a number of different ways to help analyze any particular category. The one looked at most is “assessor location” which is basically by specific communities or rural areas. In agricultural ground there is a close inspection by use: irrigated, grass and dry.

There are dozens of groupings that can be considered, however.

We attempt to keep the CODs for residential properties at about a 15% or better level, and commercial and agricultural at about 20% or less. The PRD is a measurement of how close the high and low valuations relate, with 1.00 as the ideal number. A higher number indicates higher priced properties may be over assessed compared to lower assessed properties. In contrast to that, a number below 1.00 would indicate lower assessments are too high compared to higher ones.

All these numbers are meant to designate a degree of reliability so when the property sells the price will be reasonably close to the assessment. The *averages* are numbers derived from all sales within a class and do not legitimately represent at what figure a **specific single** property should be assessed. The statute requiring the appearance of these numbers on valuation notices has been repealed, though I still must offer them to the news media for printing or broadcasting. They have never been utilized by the media.

Lending institutions and property owners ask for those figures as well regardless of how unreliable they are.

Even though the actual statistics show that Gothenburg residential property was above the lowest end of the class, we are beginning to closely monitor the recent sales to be sure an update is not needed for 2018. But given that we have seen the cycle cause a need for revaluation about every three years, Gothenburg may be on the radar for an update for 2018 as well.

Definitions

Here are some of the definitions we work with:

Updating: Directly examining sold properties to determine the veracity of what’s on record. Models are developed involving components such as square feet, style, location, quality, condition and many other factors. These models are applied to both sold and unsold parcels within their neighborhoods to establish valuation. Any alteration of a structure would be noted and given proper consideration as well. Appraisers are trained to notice any suspected differences from what is on record and what they see in the field.

Reappraisal: This definition may overlap with “updating” in many ways, but I believe it is a more complete look at the property than mere updating. It signifies that there was a plan in place to examine and change the record despite what may already be in place. In many ways it creates a *new* record. The appraiser would measure and inspect thoroughly much more as if he/she was conducting a fee appraisal instead of dealing with only mass appraisal. Drastic changes in upward or downward markets, and unsettling quality statistics would prompt a hard

look at doing a complete reappraisal. It would be extremely impractical of course, fiscally, to attempt a reappraisal annually of the entire inventory of property within the county.

Review: This is the initial stage of checking inspecting transfer statements and other data banks, such as multi-listings, to see if further study for updating or reappraising might be imminent. We look at all building permits and subsequently at least drive by properties and look at what has been done or not done in some cases and update records accordingly. There is also additional review if we have extreme variations indicated by very high or very low ratios.

Conclusion

The Dawson County Assessor's Office attempts to review and maintain market value updates on all classes of property on an annual basis, but follows three-year cycles for each class depending on the amount of sales activity and its influence on the market. This office follows generally accepted methods of assessment and appraisal practices in all work involving the assessment process. A Computer Assisted Mass Appraisal system is used to help with statistical analysis and the various approaches to value as well as to provide administrative reports and apply data to records.

Respectfully submitted,

John Phillip Moore
Dawson County Assessor

Dawson County Assessor's Office

John Phillip Moore, Assessor

Joyce Reil, Deputy

March 1, 2018

TO: Department of Revenue, Property Assessment Division
Ruth A. Sorensen Administrator
SUBJECT: Designation of special value

Dear Property Tax Administrator Sorensen:

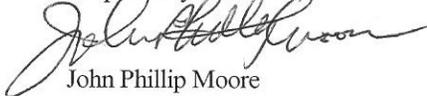
This letter concerns an explanation of how Dawson County arrives at valuations involving real estate properties that receive special valuation. I have in excess of 200 parcels listed on applications for special valuation (greenbelt), filed in August of 2000, still in the records. There are also eight commercial records south of Lexington along the corridor going to I-80 that have continued to be the same values for both market and special categories because I can find no difference in the two markets.

I had been establishing two values for *accretion only*. That will change for 2018. All accretion will carry \$2,205 an acre valuation. All other agricultural subclasses have lost any "special valuation" influence in the market place given the leaps in prices paid for agricultural ground.

This new figure was arrived at using accretion sales as comparisons along the Platte River roughly from North Platte to Kearney. The range of these prices was from about \$1,777 upwards to \$8,154 an acre, and in some cases the acre count is difficult to ascertain because the owner refuses to provide a survey. One code remains active in the file for accretion.

There continues to be little sales activity within Dawson County alone that would allow for any statically useful measurement of accretion value attributable directly to these acres because they generally are rough grassy river ground. The unit value for special value this year was derived by looking at the lowest subclass of grass then allowing for the less than desirable grazing purpose, thus decreasing it to about 4G. I have enclosed a map and list of sales provided by State liaisons as well to show what sales have occurred. The sale at \$8,154 an acre is most likely an outlier.

Respectfully submitted,

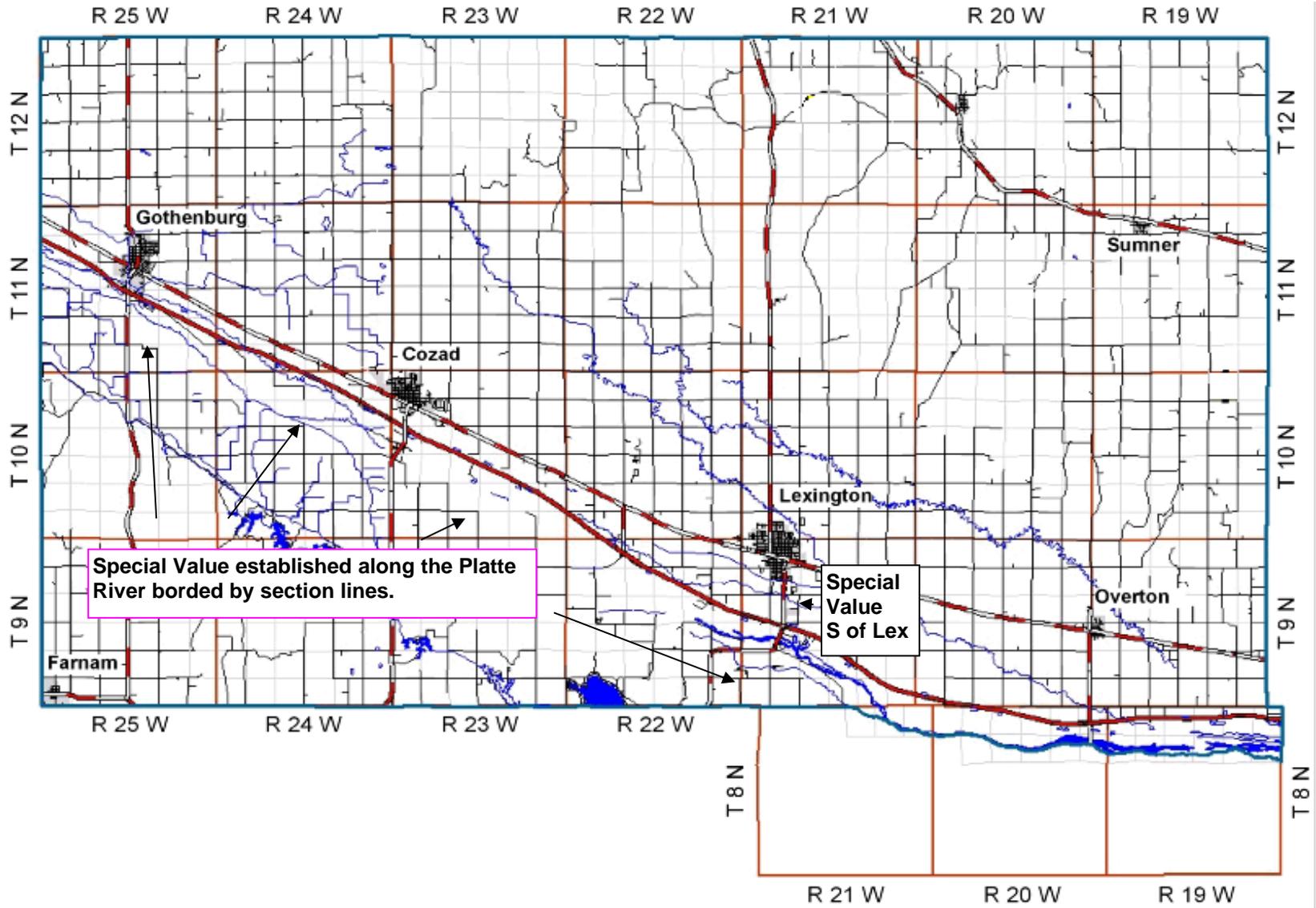


John Phillip Moore
Dawson County Assessor

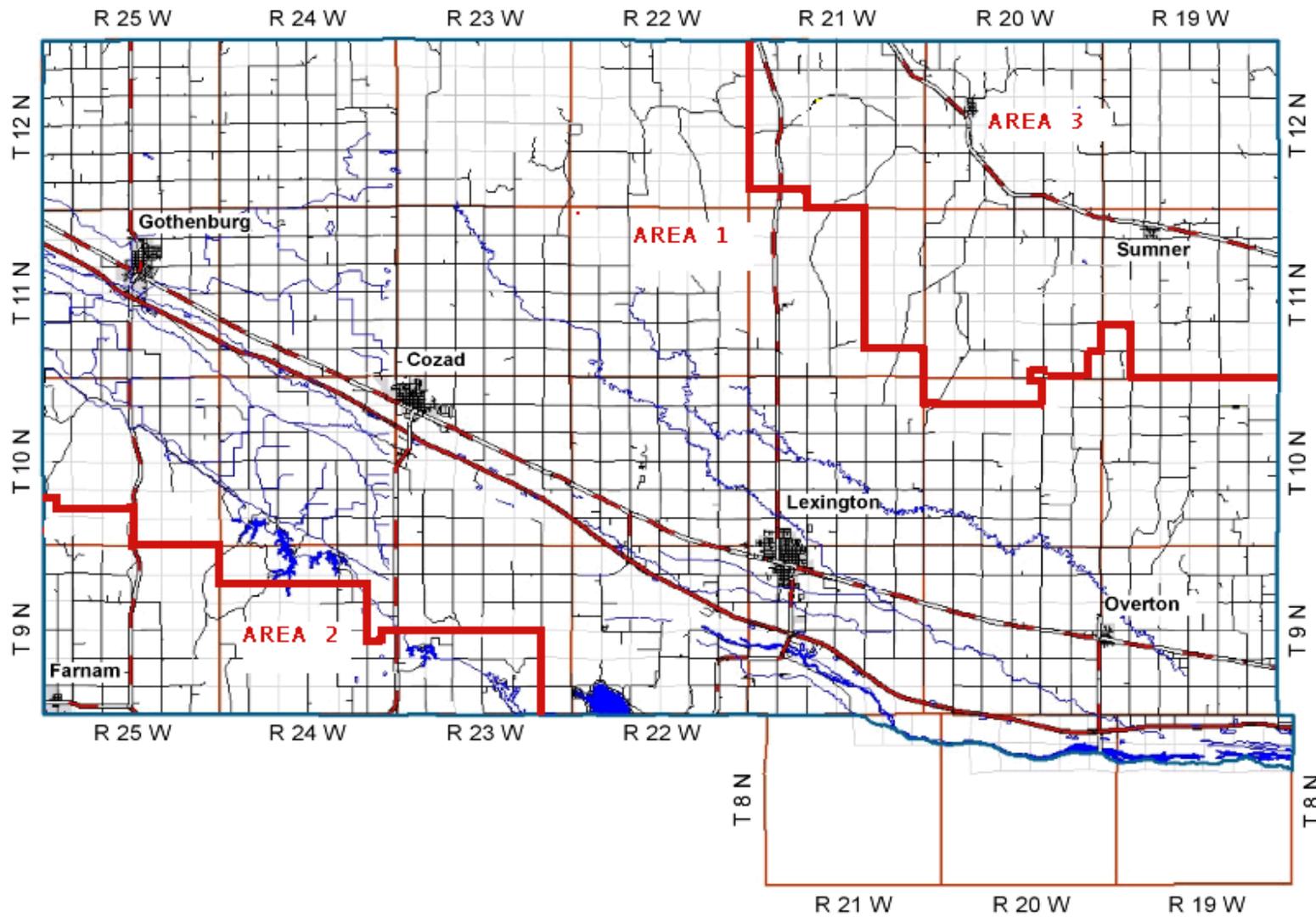
CC: Kevin Tighe, Sarah Scott

Encl.

DAWSON COUNTY



DAWSON COUNTY - by Market Areas



MKT AREAS

3/1/2018

MapID	COUNTY	BOOK	PAGE	SALE DATE	PID	ACRES	SALE		Additional PID	Additional PID
							PRICE	CRE		
1	10	2016	3392	6/10/2016	520050000	112.43	492780	4383		
2	10	2015	4438	7/17/2015	500006500	179.86	800000	4448	500000900	
3	10	2015	3495	6/11/2015	520051000	336.8	700000	2078		
4	12	15	1087	7/21/2015	120043143	42.41	165000	3891		
5	12	15	1304	8/20/2015	120043145	16.14	93000	5762		
6	24	2016	1943	6/29/2016	240010191	126.22	1200000	8154		
7	24	2014	3510	11/10/2014	240043820	257.13	940000	3361		
8	24	2015	142	1/13/2015	240065301	224.54	448000	1995		
9	24	2015	1439	5/28/2015	240189159	28	190000	6786		
10	24	2015	2663	8/24/2015	240198654	29.62	75000	2532		
11	24	2015	1998	7/17/2015	240218603	61.4	400000	6515		
12	35	2014	504	12/1/2014	350027633	98.15	300100	3058	350032475	
13	51	2017	1516	9/15/2017	159509903	85.76	125000	1458	159510401	
14	51	2016	53	1/15/2016	159529500	216.56	290000	1339		
15	51	2016	49	1/15/2016	159530200	176.95	430000	2430		
16	51	2017	488	3/16/2017	263313702	73.28	189000	2579		
17	51	2014	1990	12/5/2014	263313801	228.11	375000	1644		
18	51	2014	1912	11/21/2014	263314301	225.44	300000	1331		
19	56	2016	6046	12/5/2016	00053660.1	56.68	150000	2646		
20	56	2016	5248	9/22/2016	000064910	56.69	208000	3669		
21	56	2016	4083	8/17/2016	000065215	44.94	90000	2003	65205	
22	56	2017	4234	8/16/2017	0065790.02	53	130000	2453		
23	56	2017	3368	6/27/2017	00065790.1	40	105000	2625		
24	56	2017	3371	6/27/2017	00065790.2	65.89	150000	2277		
25	56	2017	2075	1/16/2017	000065796	39.86	114940	2884		
26	56	2017	4886	9/15/2017	000071701	55.37	228923	4134		
27	56	2017	195	1/13/2017	00080550.1	40	80000	2000		
28	56	2016	5109	10/13/2016	00092314.2	30.98	55050	1777		
29	56	2017	3974	8/2/2017	0092314.28	81.8	260350	3183		
30	56	2016	3453	7/15/2016	0053672.01	70.71	285000	4031		
31	56	2016	2319	5/16/2016	0071685.01	47.06	155000	3294		
32	56	2016	542	2/3/2016	0081935.01	20.27	85000	4193		
33	61	A44	164	8/25/2015	000000097	7.12	65000	9129		
34	61	A45	451	12/16/2016	0000095.02	67.72	255000	3766		
35	61	A45	145	9/2/2016	0000769.49	17.62	214000	12145		
36	61	A43	430	10/24/2014	0005008.01	29.24	175000	5985		
37	61	A45	420	12/29/2016	0005147.01	166.73	340000	2039		
38	62	78	657	11/1/2016	200071893	100	400000	4000	200071869	
39	72	98	606	12/8/2014	720044860	18.98	69000	3635		
40	79	2015	2845	6/3/2015	010000111	120.02	525000	4374		
41	79	2016	3201	6/10/2016	010001808	445.00	1450000	3258	10001824	10224688
42	79	2015	5988	10/23/2015	010327045	256.13	720000	2811		

	# Sales	Min SP	Max SP	Average SP	Median SP
10 Buffalo	3	2078	4448	3636	4383
12 Butler	2	3891	5762	4826	4826
24 Dawson	6	1995	8154	4891	4938
35 Garden	1	3058	3058	3058	3058
51 Keith	6	1331	2579	1797	1551
56 Lincoln	14	1777	4193	2941	2765
61 Merrick	5	2039	12145	6613	5985
62 Morrill	1	4000	4000	4000	4000
72 Polk	1	3635	3635	3635	3635
79 Scotts Bluff	3	2811	4374	3481	3258
ALL	42	1331	12145	3716	3221