

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

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**DUNDY COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Dundy 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 Dundy 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: Joanna Niblack, Dundy County Assessor

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## Introduction

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

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

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

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

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

## **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

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

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

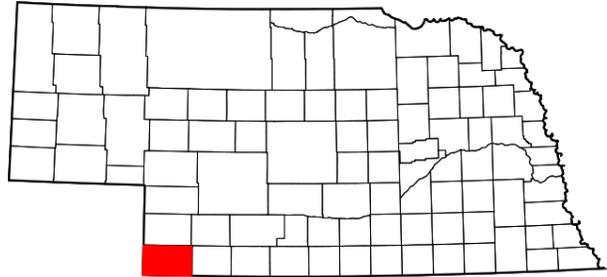
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

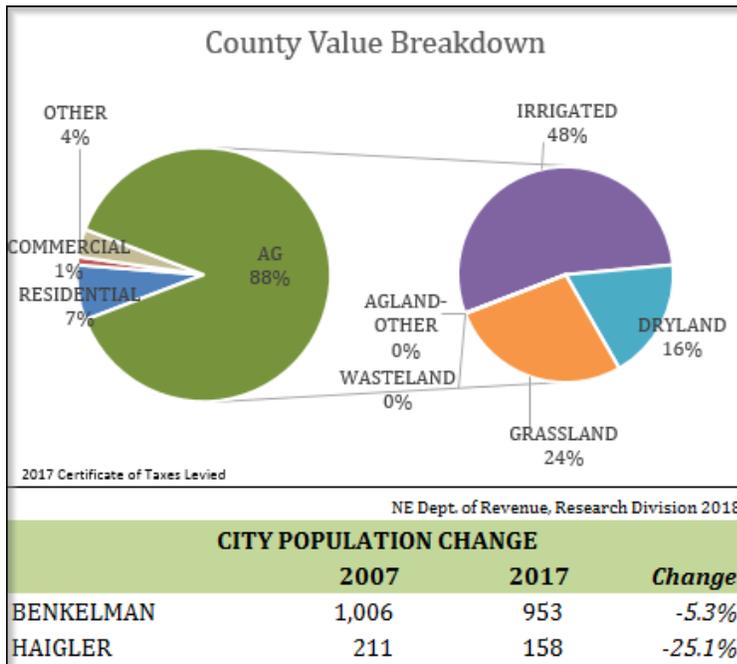
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 920 miles, Dundy County had 1,831 residents, per the Census Bureau Quick Facts for 2016, reflecting an overall population decline from the 2010 U.S. Census of 9%. Reports indicated that 69% of county residents were homeowners and 83% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Dundy County are located in and around the county seat of Benkelman. According to the latest information available from the U.S. Census Bureau, there were 61 employer establishments with total employment of 312.



Agricultural land is largest contributor to the valuation base of Dundy County. Grassland and irrigated land make up a majority of the land in the county. Dundy County is included in the Upper Republican Natural Resources District (NRD).

# 2018 Residential Correlation for Dundy County

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## *Assessment Actions*

A sales study was conducted, indicating the residential class valuation was low. A 5% increase to the village of Benkelman's improvements was implemented to bring the statistics back into the acceptable range. Pick up work was completed in a timely manner.

## *Description of Analysis*

There are three valuation groupings that were created for the residential class, each representing unique differences in the market.

Valuation Grouping	Description
1	Benkelman
2	Haigler
3	Rural Residential, Max and Parks

The statistical profile includes 49 sales with all three valuation groupings represented. The measures of central tendency are within the acceptable range. Although, the COD is above the acceptable range, it is reflective of a smaller rural market. Stratification by groupings show that Valuation Group 1 is the only grouping with an adequate number of sales for measurement. Valuation Group 2 and 3 were analyzed as well. Valuation Group 2 has a median outside the acceptable range with eight sales; however, the COD indicates a wide array of dispersion between sales. Therefore, the median is not a reliable indication of the level of value. Valuation Group 3 is also outside of the acceptable range with six sales, however the removal of one sale on either side of the array, fluctuates the median from 76% to 98%. This demonstrates that the median of Grouping 3 should not be relied upon for measurement.

A comparison of the 2018 County Abstract of Assessment for Real Property to the 2017 Certificate of Taxes Levied (CTL) show the general residential population and the sample changed at similar rates. This correlation supports the use of the overall median in determining the level of value for the class.

## *Assessment Practice Review*

Assessment practices are reviewed annually for all counties. The purpose of this review is to observe how the assessment actions taken the prior year affect the uniform and proportionate valuation across all three-property classes.

One part of the review includes several audits to review the accuracy and timeliness of data provided to the state sales file. A review of the Real Estate Transfer Statements as well as the electronic submission of sales, show that the information is being submitted correctly and submitted in a timely manner. A comparison of the values submitted to the state by the county

## 2018 Residential Correlation for Dundy County

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assessor was compared to the property record cards within the county. No errors were found during this review.

In determining the qualification of a sale, the county assessor relies on personal knowledge, interviews or phone calls. Non-qualified sales were documented with adequate comments and the usability of the residential is average. It is thought that all available sales are used for measurement purposes.

Valuation groups are evaluated to ensure that distinct economic differences are adequately identified. For the residential class, there are three valuation groups. Valuation Group 1 represents the Village of Benkelman, the county seat. Valuation Group 2 is the village of Haigler, a smaller community. Group 3 encompasses the rest of the county including rural residential and the unincorporated villages.

The six-year physical inspection cycle was also reviewed. The county assessor performs the inspection work in house. Parcels are reviewed and new pictures are taken if changes have occurred since last inspection. The county is current with the six-year inspection cycle for residential parcels.

### *Equalization and Quality of Assessment*

Valuation Group 1, with an adequate sample size, was assessed within the acceptable range. Valuation Group 2 and 3 are valued using the same appraisal procedures as Valuation Group 1 and are thought to have achieved an acceptable level of value. Based on all relevant information, the quality of assessment of the residential class complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	35	94.95	99.16	90.81	22.09	109.20
02	8	62.24	80.28	92.42	52.14	86.86
03	6	87.14	90.23	95.96	26.80	94.03
ALL	49	93.04	94.98	91.79	26.24	103.48

### *Level of Value*

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

## 2018 Commercial Correlation for Dundy County

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### *Assessment Actions*

A complete reappraisal of the commercial class was completed for the 2018 assessment year. The county physically inspected parcels and created new depreciation tables. The costing was left at previous 2013 costing.

### *Description of Analysis*

There is only one valuation group for the commercial class within Dundy County. The majority of commercial activity takes place in or around Benkelman, the county seat.

The statistical profile includes seven qualified sales. The sample is considered too small to rely on the median to determine the level of value. The county finished a commercial reappraisal for the 2018 assessment year. The change of value in the sample was compared to the overall change of the commercial population. This revealed a discrepancy between the sample and class as a whole with the class decreasing slightly overall and the sample increasing. However, the sample size is small and may not indicate the class as a whole. The county openly shared values prior and following the reappraisal. Values changed in a manner that was indicative of a reappraisal.

An additional review of historical changes to value support that the commercial class has trended similar to other villages of like size and economics supporting that the commercial property supporting that the values set by the county are acceptable.

### *Assessment Practice Review*

Assessment practices are reviewed annually for all counties. The purpose of this review is to observe how the assessment actions taken the prior year affect the uniform and proportionate valuation across all three-property classes.

Comparison of the values reported by the county assessor on the Assessed Value Update were compared to the property record card. These values were matched and considered accurate for measurement purposes.

The sales qualification processes were also reviewed. The usability for the commercial class was low (under 25%). All non-qualified sales have adequate comments describing why the sale is not arm's length. A review of these comments show that the reasonings range from corrective deeds to substantially changed properties. It is believed that the county has made all arm's length transactions available for measurement.

Valuation Groupings were evaluated to ensure that differing economic forces were identified. The majority of the viable commercial properties are within Benkelman. There is no indication that multiple groupings are warranted at this time.

## 2018 Commercial Correlation for Dundy County

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The county completes their six-year inspection cycle in house. The commercial class was inspected and revalued for the 2018 assessment year. The county is considered to be in compliance with the six-year inspection and review cycle.

### *Equalization and Quality of Assessment*

The sample size of the statistics is not adequate to establish the level of value using the median. An additional analysis including the assessment practices indicate that Dundy County is in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	7	92.37	91.20	88.50	22.32	103.05
___ALL___	7	92.37	91.20	88.50	22.32	103.05

### *Level of Value*

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

## 2018 Agricultural Correlation for Dundy County

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### *Assessor Actions*

Pick up work for improved and unimproved agricultural parcels was completed for the 2018 assessment year.

A market analysis of land sales within Dundy County was also conducted. The top LCGs of dryland were decreased 10% in response to current sales in the region.

### *Description of Analysis*

Dundy County is located in the very southwest corner of the state. The surrounding counties of Chase, Hitchcock, and Hayes are considered comparable where they adjoin Dundy County. The county is comprised of 63% percent grassland, 21% irrigated and 16% dryland. The regional market trends indicate a sharp decline in dryland and irrigated values, while grassland has held steady throughout the region.

The statistical profile consists of 48 sales within Dundy County. The overall median is outside of the acceptable range. When stratified by study period, the 80% MLU sales are weighted toward the oldest and middle year, lacking new-year sales. The sample was expanded to increase the representation of the new-year study period, this brought in an additional four sales from surrounding counties. Analyzing the 80% MLU by subclass indicated both irrigated land and grassland fell within the statistical range, while the sample for dryland remained too small for measurement. The overall median is still outside of the acceptable range but the new-year study period supports that the county has achieved an acceptable level of value.

The county choose to take a 10% market decrease to the top LCG's of dry land to equalize with surrounding counties, without this adjustment Dundy County's dryland values would have been the highest in the region. The decrease taken to dryland did not cause the overall median to be below the acceptable range; the median would have been low even without the 10% reduction. Because irrigated and grassland both measure within the range and dryland is equalized with the adjoining counties, agricultural land in the county is determined to be within the acceptable range.

An increase to any of the agricultural land subclasses based on the statistics would create disqualification with the surrounding counties and be contrary to the current market trends.

### *Assessment Practice Review*

Assessment practices are reviewed annually for all counties. The purpose of this review is to observe how the assessment actions taken the prior year affect the uniform and proportionate valuation across all three-property classes.

Dundy County only recognizes one market area for the agricultural class. There are no distinguishing features to warrant more than one area. The valuation of agricultural improvements

## 2018 Agricultural Correlation for Dundy County

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and sites were also reviewed. Agricultural homes are valued the same as all other residential properties and outbuildings are valued using Marshall and Swift. However, the agricultural home sites do not carry the same value as rural residential. The county assessor notes the operation of agricultural activities have a negative impact on the market value of the home site within an agricultural operation. This is not a typical practice, statewide the majority of counties treat the home site and farm home site values the same.

The physical inspection and review cycle was also reviewed. Improved agricultural parcels are in compliance with the six-year inspection and review cycle. The county does not have a GIS system, instead utilizes FSA maps and Web Soil Survey to review and update any land use changes. This review was last completed for the 2016 assessment year.

In 2017, Dundy County identified CRP acres in the county. However, the county has continued to value it as grassland. This methodology is inconsistent in the region where CRP values are typically somewhere between dry and grass value. This inconsistency has been discussed with the county assessor. At this time, there is no conclusive data to warrant an adjustment to CRP land. CREP land has also been identified and is currently valued the same as irrigated land.

### ***Equalization***

An overall level of value cannot be established with the provided statistics. However, an analysis of values across county lines indicate that Dundy County has achieved equalization with the comparable counties.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	17	70.66	74.77	80.32	18.85	93.09
1	17	70.66	74.77	80.32	18.85	93.09
<u>    Dry    </u>						
County	5	61.33	64.01	59.60	22.27	107.40
1	5	61.33	64.01	59.60	22.27	107.40
<u>    Grass    </u>						
County	23	68.65	65.43	62.96	17.07	103.92
1	23	68.65	65.43	62.96	17.07	103.92
<u>    ALL    </u>						
10/01/2014 To 09/30/2017	52	66.43	68.24	71.57	20.26	95.35

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

Based on analysis of all available information, Dundy County has achieved the statutory level of value of 75% for the agricultural property class.

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

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>93</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>75</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2018 Commission Summary for Dundy County

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### Residential Real Property - Current

Number of Sales	49	Median	93.04
Total Sales Price	\$2,645,655	Mean	94.98
Total Adj. Sales Price	\$2,645,655	Wgt. Mean	91.79
Total Assessed Value	\$2,428,573	Average Assessed Value of the Base	\$38,642
Avg. Adj. Sales Price	\$53,993	Avg. Assessed Value	\$49,563

### Confidence Interval - Current

95% Median C.I	77.70 to 99.29
95% Wgt. Mean C.I	79.35 to 104.24
95% Mean C.I	85.81 to 104.15
% of Value of the Class of all Real Property Value in the County	4.52
% of Records Sold in the Study Period	5.25
% of Value Sold in the Study Period	6.73

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	56	98	98.01
2016	55	97	95.51
2015	46	96	96.26
2014	53	100	100.31

## 2018 Commission Summary for Dundy County

### Commercial Real Property - Current

Number of Sales	7	Median	92.37
Total Sales Price	\$175,500	Mean	91.20
Total Adj. Sales Price	\$175,500	Wgt. Mean	88.50
Total Assessed Value	\$155,312	Average Assessed Value of the Base	\$39,580
Avg. Adj. Sales Price	\$25,071	Avg. Assessed Value	\$22,187

### Confidence Interval - Current

95% Median C.I	59.65 to 131.77
95% Wgt. Mean C.I	60.73 to 116.26
95% Mean C.I	67.31 to 115.09
% of Value of the Class of all Real Property Value in the County	1.05
% of Records Sold in the Study Period	3.30
% of Value Sold in the Study Period	1.85

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	7	100	56.58
2016	6	100	106.13
2015	5	100	101.03
2014	6	100	82.85

**29 Dundy**  
**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 : 49  
Total Sales Price : 2,645,655  
Total Adj. Sales Price : 2,645,655  
Total Assessed Value : 2,428,573  
Avg. Adj. Sales Price : 53,993  
Avg. Assessed Value : 49,563

MEDIAN : 93  
WGT. MEAN : 92  
MEAN : 95  
COD : 26.24  
PRD : 103.48

COV : 34.49  
STD : 32.76  
Avg. Abs. Dev : 24.41  
MAX Sales Ratio : 185.84  
MIN Sales Ratio : 31.36

95% Median C.I. : 77.70 to 99.29  
95% Wgt. Mean C.I. : 79.35 to 104.24  
95% Mean C.I. : 85.81 to 104.15

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-15 To 31-DEC-15	11	97.31	92.48	94.07	27.94	98.31	41.64	156.31	56.57 to 147.13	68,182	64,138	
01-JAN-16 To 31-MAR-16	3	108.66	97.54	104.36	11.41	93.46	73.37	110.58	N/A	14,900	15,549	
01-APR-16 To 30-JUN-16	3	121.79	116.39	117.61	04.97	98.96	104.61	122.76	N/A	32,168	37,833	
01-JUL-16 To 30-SEP-16	7	103.12	118.72	112.02	30.32	105.98	60.29	185.84	60.29 to 185.84	45,064	50,481	
01-OCT-16 To 31-DEC-16	7	91.67	97.59	89.89	32.34	108.57	56.00	172.43	56.00 to 172.43	54,571	49,056	
01-JAN-17 To 31-MAR-17	6	80.62	84.34	79.43	17.25	106.18	62.72	126.08	62.72 to 126.08	95,833	76,118	
01-APR-17 To 30-JUN-17	9	77.11	78.84	84.09	21.36	93.76	31.36	105.54	61.75 to 105.21	32,944	27,704	
01-JUL-17 To 30-SEP-17	3	91.39	88.42	86.31	04.45	102.44	80.83	93.04	N/A	61,833	53,366	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	24	101.21	103.76	101.03	25.83	102.70	41.64	185.84	76.23 to 116.62	50,277	50,793	
01-OCT-16 To 30-SEP-17	25	83.31	86.56	84.05	22.76	102.99	31.36	172.43	72.03 to 93.04	57,560	48,382	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	20	103.87	107.80	102.18	25.79	105.50	56.00	185.84	91.67 to 121.79	41,933	42,845	
<u>ALL</u>	49	93.04	94.98	91.79	26.24	103.48	31.36	185.84	77.70 to 99.29	53,993	49,563	

<b>VALUATION GROUPING</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	35	94.95	99.16	90.81	22.09	109.20	56.00	185.84	83.31 to 104.61	58,433	53,064	
02	8	62.24	80.28	92.42	52.14	86.86	31.36	170.94	31.36 to 170.94	17,375	16,059	
03	6	87.14	90.23	95.96	26.80	94.03	60.29	126.08	60.29 to 126.08	76,917	73,809	
<u>ALL</u>	49	93.04	94.98	91.79	26.24	103.48	31.36	185.84	77.70 to 99.29	53,993	49,563	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	44	91.53	94.17	89.38	26.69	105.36	31.36	185.84	76.98 to 99.29	54,481	48,697	
06												
07	5	116.62	102.16	115.05	16.28	88.80	56.57	122.76	N/A	49,700	57,177	
<u>ALL</u>	49	93.04	94.98	91.79	26.24	103.48	31.36	185.84	77.70 to 99.29	53,993	49,563	

**29 Dundy**  
**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 : 49  
Total Sales Price : 2,645,655  
Total Adj. Sales Price : 2,645,655  
Total Assessed Value : 2,428,573  
Avg. Adj. Sales Price : 53,993  
Avg. Assessed Value : 49,563

MEDIAN : 93  
WGT. MEAN : 92  
MEAN : 95  
COD : 26.24  
PRD : 103.48

COV : 34.49  
STD : 32.76  
Avg. Abs. Dev : 24.41  
MAX Sales Ratio : 185.84  
MIN Sales Ratio : 31.36

95% Median C.I. : 77.70 to 99.29  
95% Wgt. Mean C.I. : 79.35 to 104.24  
95% Mean C.I. : 85.81 to 104.15

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	61.75	61.75	61.75	00.00	100.00	61.75	61.75	N/A	2,000	1,235
Less Than 15,000	14	83.21	87.29	85.52	32.50	102.07	31.36	185.84	61.75 to 108.66	8,546	7,309
Less Than 30,000	23	95.47	98.74	104.00	31.03	94.94	31.36	185.84	71.85 to 110.58	13,572	14,114
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	48	94.00	95.67	91.82	25.82	104.19	31.36	185.84	77.70 to 103.12	55,076	50,570
Greater Than 14,999	35	97.31	98.06	92.09	23.88	106.48	41.64	172.43	80.83 to 105.21	72,172	66,464
Greater Than 29,999	26	88.27	91.65	90.16	21.90	101.65	41.64	172.43	76.98 to 103.12	89,750	80,921
<b>Incremental Ranges</b>											
0 TO 4,999	1	61.75	61.75	61.75	00.00	100.00	61.75	61.75	N/A	2,000	1,235
5,000 TO 14,999	13	93.04	89.26	85.92	28.71	103.89	31.36	185.84	62.72 to 108.66	9,050	7,776
15,000 TO 29,999	9	110.58	116.56	115.48	25.71	100.94	60.29	170.94	77.11 to 156.31	21,389	24,701
30,000 TO 59,999	10	94.37	97.36	96.59	27.25	100.80	41.64	172.43	72.03 to 121.79	43,100	41,632
60,000 TO 99,999	9	80.83	85.28	85.13	20.46	100.18	56.00	131.59	65.86 to 103.12	74,778	63,658
100,000 TO 149,999	3	97.69	90.65	91.04	07.44	99.57	76.23	98.04	N/A	137,333	125,029
150,000 TO 249,999	3	97.31	94.93	93.03	15.67	102.04	70.86	116.62	N/A	184,167	171,332
250,000 TO 499,999	1	85.14	85.14	85.14	00.00	100.00	85.14	85.14	N/A	265,000	225,621
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>49</b>	<b>93.04</b>	<b>94.98</b>	<b>91.79</b>	<b>26.24</b>	<b>103.48</b>	<b>31.36</b>	<b>185.84</b>	<b>77.70 to 99.29</b>	<b>53,993</b>	<b>49,563</b>

**29 Dundy**  
**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 : 7  
Total Sales Price : 175,500  
Total Adj. Sales Price : 175,500  
Total Assessed Value : 155,312  
Avg. Adj. Sales Price : 25,071  
Avg. Assessed Value : 22,187

MEDIAN : 92  
WGT. MEAN : 89  
MEAN : 91  
COD : 22.32  
PRD : 103.05

COV : 28.32  
STD : 25.83  
Avg. Abs. Dev : 20.62  
MAX Sales Ratio : 131.77  
MIN Sales Ratio : 59.65

95% Median C.I. : 59.65 to 131.77  
95% Wgt. Mean C.I. : 60.73 to 116.26  
95% Mean C.I. : 67.31 to 115.09

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	1	131.77	131.77	131.77	00.00	100.00	131.77	131.77	N/A	30,000	39,532
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	2	98.75	98.75	95.02	06.46	103.93	92.37	105.13	N/A	25,250	23,993
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	67.09	67.09	67.09	00.00	100.00	67.09	67.09	N/A	55,000	36,899
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	2	83.98	83.98	79.11	28.97	106.16	59.65	108.30	N/A	12,500	9,889
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	1	74.11	74.11	74.11	00.00	100.00	74.11	74.11	N/A	15,000	11,117
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	3	105.13	109.76	108.72	12.49	100.96	92.37	131.77	N/A	26,833	29,173
01-OCT-15 To 30-SEP-16	3	67.09	78.35	70.85	24.18	110.59	59.65	108.30	N/A	26,667	18,892
01-OCT-16 To 30-SEP-17	1	74.11	74.11	74.11	00.00	100.00	74.11	74.11	N/A	15,000	11,117
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	2	98.75	98.75	95.02	06.46	103.93	92.37	105.13	N/A	25,250	23,993
01-JAN-16 To 31-DEC-16	3	67.09	78.35	70.85	24.18	110.59	59.65	108.30	N/A	26,667	18,892
<u>ALL</u>	7	92.37	91.20	88.50	22.32	103.05	59.65	131.77	59.65 to 131.77	25,071	22,187

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7	92.37	91.20	88.50	22.32	103.05	59.65	131.77	59.65 to 131.77	25,071	22,187
<u>ALL</u>	7	92.37	91.20	88.50	22.32	103.05	59.65	131.77	59.65 to 131.77	25,071	22,187

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	59.65	59.65	59.65	00.00	100.00	59.65	59.65	N/A	15,000	8,948
03	6	98.75	96.46	91.19	18.85	105.78	67.09	131.77	67.09 to 131.77	26,750	24,394
04											
<u>ALL</u>	7	92.37	91.20	88.50	22.32	103.05	59.65	131.77	59.65 to 131.77	25,071	22,187

**29 Dundy**  
**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 : 7  
Total Sales Price : 175,500  
Total Adj. Sales Price : 175,500  
Total Assessed Value : 155,312  
Avg. Adj. Sales Price : 25,071  
Avg. Assessed Value : 22,187

MEDIAN : 92  
WGT. MEAN : 89  
MEAN : 91  
COD : 22.32  
PRD : 103.05

COV : 28.32  
STD : 25.83  
Avg. Abs. Dev : 20.62  
MAX Sales Ratio : 131.77  
MIN Sales Ratio : 59.65

95% Median C.I. : 59.65 to 131.77  
95% Wgt. Mean C.I. : 60.73 to 116.26  
95% Mean C.I. : 67.31 to 115.09

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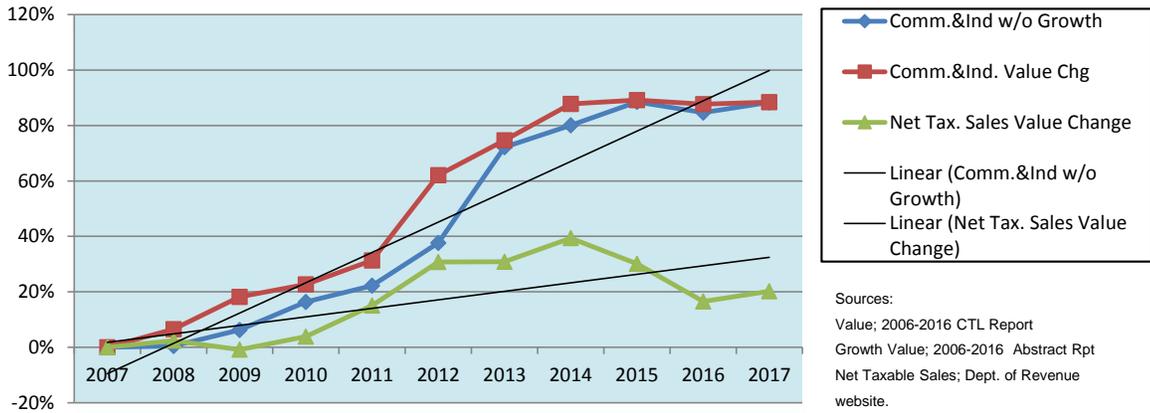
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000	2	106.72	106.72	106.68	01.49	100.04	105.13	108.30	N/A	10,250	10,935
Less Than 30,000	4	89.62	86.80	83.04	22.23	104.53	59.65	108.30	N/A	12,625	10,484
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	7	92.37	91.20	88.50	22.32	103.05	59.65	131.77	59.65 to 131.77	25,071	22,187
Greater Than 14,999	5	74.11	85.00	86.09	26.29	98.73	59.65	131.77	N/A	31,000	26,689
Greater Than 29,999	3	92.37	97.08	90.70	23.34	107.03	67.09	131.77	N/A	41,667	37,793
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999	2	106.72	106.72	106.68	01.49	100.04	105.13	108.30	N/A	10,250	10,935
15,000 TO 29,999	2	66.88	66.88	66.88	10.81	100.00	59.65	74.11	N/A	15,000	10,033
30,000 TO 59,999	3	92.37	97.08	90.70	23.34	107.03	67.09	131.77	N/A	41,667	37,793
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>7</b>	<b>92.37</b>	<b>91.20</b>	<b>88.50</b>	<b>22.32</b>	<b>103.05</b>	<b>59.65</b>	<b>131.77</b>	<b>59.65 to 131.77</b>	<b>25,071</b>	<b>22,187</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	108.30	108.30	108.30	00.00	100.00	108.30	108.30	N/A	10,000	10,830
344	1	131.77	131.77	131.77	00.00	100.00	131.77	131.77	N/A	30,000	39,532
352	1	59.65	59.65	59.65	00.00	100.00	59.65	59.65	N/A	15,000	8,948
353	1	92.37	92.37	92.37	00.00	100.00	92.37	92.37	N/A	40,000	36,947
406	2	89.62	89.62	86.89	17.31	103.14	74.11	105.13	N/A	12,750	11,078
470	1	67.09	67.09	67.09	00.00	100.00	67.09	67.09	N/A	55,000	36,899
<b>ALL</b>	<b>7</b>	<b>92.37</b>	<b>91.20</b>	<b>88.50</b>	<b>22.32</b>	<b>103.05</b>	<b>59.65</b>	<b>131.77</b>	<b>59.65 to 131.77</b>	<b>25,071</b>	<b>22,187</b>

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 4,411,689	\$ 1,123	0.03%	\$ 4,410,566	-	\$ 8,889,667	-
2008	\$ 4,698,970	\$ 268,278	5.71%	\$ 4,430,692	0.43%	\$ 9,099,088	2.36%
2009	\$ 5,212,640	\$ 526,073	10.09%	\$ 4,686,567	-0.26%	\$ 8,814,009	-3.13%
2010	\$ 5,414,076	\$ 281,036	5.19%	\$ 5,133,040	-1.53%	\$ 9,233,038	4.75%
2011	\$ 5,792,723	\$ 401,844	6.94%	\$ 5,390,879	-0.43%	\$ 10,226,610	10.76%
2012	\$ 7,150,312	\$ 1,077,467	15.07%	\$ 6,072,845	4.84%	\$ 11,621,266	13.64%
2013	\$ 7,704,029	\$ 108,672	1.41%	\$ 7,595,357	6.22%	\$ 11,636,115	0.13%
2014	\$ 8,284,947	\$ 339,712	4.10%	\$ 7,945,235	3.13%	\$ 12,388,865	6.47%
2015	\$ 8,345,081	\$ 29,759	0.36%	\$ 8,315,322	0.37%	\$ 11,566,262	-6.64%
2016	\$ 8,277,883	\$ 130,943	1.58%	\$ 8,146,940	-2.37%	\$ 10,359,670	-10.43%
2017	\$ 8,311,975	\$ 4,192	0.05%	\$ 8,307,783	0.36%	\$ 10,685,388	3.14%
<b>Ann %chg</b>	6.54%			<b>Average</b>	<b>1.08%</b>	<b>1.71%</b>	<b>2.10%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	0.43%	6.51%	2.36%
2009	6.23%	18.16%	-0.85%
2010	16.35%	22.72%	3.86%
2011	22.20%	31.30%	15.04%
2012	37.65%	62.08%	30.73%
2013	72.16%	74.63%	30.89%
2014	80.10%	87.80%	39.36%
2015	88.48%	89.16%	30.11%
2016	84.67%	87.64%	16.54%
2017	88.31%	88.41%	20.20%

County Number: 29  
 County Name: Dundy

29 Dundy

PAD 2018 R&O Statistics (Using 2018 Values)

AGRICULTURAL LAND

Qualified

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

Number of Sales : 48  
 Total Sales Price : 34,795,065  
 Total Adj. Sales Price : 34,795,065  
 Total Assessed Value : 24,480,815  
 Avg. Adj. Sales Price : 724,897  
 Avg. Assessed Value : 510,017

MEDIAN : 63  
 WGT. MEAN : 70  
 MEAN : 67  
 COD : 20.91  
 PRD : 95.52

COV : 25.35  
 STD : 17.04  
 Avg. Abs. Dev : 13.20  
 MAX Sales Ratio : 118.69  
 MIN Sales Ratio : 39.53

95% Median C.I. : 58.17 to 71.42  
 95% Wgt. Mean C.I. : 60.69 to 80.03  
 95% Mean C.I. : 62.39 to 72.03

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrrs</u>												
01-OCT-14 To 31-DEC-14	3	58.68	62.95	59.79	25.48	105.29	42.66	87.50	N/A	623,604	372,870	
01-JAN-15 To 31-MAR-15	4	61.71	61.17	56.23	16.63	108.79	47.05	74.20	N/A	705,875	396,918	
01-APR-15 To 30-JUN-15	6	61.63	62.10	58.66	12.95	105.86	47.90	76.46	47.90 to 76.46	744,867	436,950	
01-JUL-15 To 30-SEP-15	3	61.33	62.97	62.05	04.65	101.48	59.52	68.07	N/A	486,617	301,967	
01-OCT-15 To 31-DEC-15	3	58.71	65.41	65.74	17.03	99.50	53.75	83.76	N/A	1,138,167	748,207	
01-JAN-16 To 31-MAR-16	7	76.84	71.62	71.86	18.25	99.67	48.16	95.27	48.16 to 95.27	698,750	502,129	
01-APR-16 To 30-JUN-16	8	61.57	62.91	64.27	18.22	97.88	39.53	85.98	39.53 to 85.98	546,729	351,363	
01-JUL-16 To 30-SEP-16	1	43.05	43.05	43.05	00.00	100.00	43.05	43.05	N/A	50,000	21,525	
01-OCT-16 To 31-DEC-16	5	58.17	71.41	70.10	29.38	101.87	49.70	118.69	N/A	659,080	462,014	
01-JAN-17 To 31-MAR-17	5	71.42	81.41	94.78	20.23	85.89	63.13	103.52	N/A	1,378,343	1,306,436	
01-APR-17 To 30-JUN-17	2	83.40	83.40	76.65	12.31	108.81	73.13	93.66	N/A	256,500	196,613	
01-JUL-17 To 30-SEP-17	1	56.54	56.54	56.54	00.00	100.00	56.54	56.54	N/A	742,005	419,500	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	16	60.74	62.19	58.68	14.92	105.98	42.66	87.50	54.30 to 70.66	663,960	389,618	
01-OCT-15 To 30-SEP-16	19	58.71	65.47	67.50	22.57	96.99	39.53	95.27	53.75 to 80.80	669,978	452,208	
01-OCT-16 To 30-SEP-17	13	71.42	75.96	84.38	22.60	90.02	49.70	118.69	57.02 to 100.42	880,163	742,691	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	16	60.74	62.65	60.49	13.38	103.57	47.05	83.76	54.30 to 70.66	760,441	459,993	
01-JAN-16 To 31-DEC-16	21	58.41	66.89	68.65	25.06	97.44	39.53	118.69	56.59 to 76.84	600,499	412,257	
<u>ALL</u>	48	63.12	67.21	70.36	20.91	95.52	39.53	118.69	58.17 to 71.42	724,897	510,017	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	48	63.12	67.21	70.36	20.91	95.52	39.53	118.69	58.17 to 71.42	724,897	510,017	
<u>ALL</u>	48	63.12	67.21	70.36	20.91	95.52	39.53	118.69	58.17 to 71.42	724,897	510,017	

**29 Dundy**  
**AGRICULTURAL LAND**

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

Qualified

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

Number of Sales : 48  
Total Sales Price : 34,795,065  
Total Adj. Sales Price : 34,795,065  
Total Assessed Value : 24,480,815  
Avg. Adj. Sales Price : 724,897  
Avg. Assessed Value : 510,017

MEDIAN : 63  
WGT. MEAN : 70  
MEAN : 67  
COD : 20.91  
PRD : 95.52

COV : 25.35  
STD : 17.04  
Avg. Abs. Dev : 13.20  
MAX Sales Ratio : 118.69  
MIN Sales Ratio : 39.53

95% Median C.I. : 58.17 to 71.42  
95% Wgt. Mean C.I. : 60.69 to 80.03  
95% Mean C.I. : 62.39 to 72.03

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	1	95.27	95.27	95.27	00.00	100.00	95.27	95.27	N/A	550,000	524,000
1	1	95.27	95.27	95.27	00.00	100.00	95.27	95.27	N/A	550,000	524,000
<b>Dry</b>											
County	4	54.75	56.15	54.86	15.62	102.35	47.05	68.07	N/A	416,250	228,360
1	4	54.75	56.15	54.86	15.62	102.35	47.05	68.07	N/A	416,250	228,360
<b>Grass</b>											
County	18	61.61	64.32	58.72	21.78	109.54	39.53	93.66	54.77 to 75.00	397,344	233,312
1	18	61.61	64.32	58.72	21.78	109.54	39.53	93.66	54.77 to 75.00	397,344	233,312
<b>ALL</b>	<b>48</b>	<b>63.12</b>	<b>67.21</b>	<b>70.36</b>	<b>20.91</b>	<b>95.52</b>	<b>39.53</b>	<b>118.69</b>	<b>58.17 to 71.42</b>	<b>724,897</b>	<b>510,017</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	15	70.66	74.38	79.71	19.49	93.31	52.25	103.52	58.71 to 85.25	1,099,073	876,051
1	15	70.66	74.38	79.71	19.49	93.31	52.25	103.52	58.71 to 85.25	1,099,073	876,051
<b>Dry</b>											
County	4	54.75	56.15	54.86	15.62	102.35	47.05	68.07	N/A	416,250	228,360
1	4	54.75	56.15	54.86	15.62	102.35	47.05	68.07	N/A	416,250	228,360
<b>Grass</b>											
County	22	66.85	65.15	62.70	18.13	103.91	39.53	93.66	56.88 to 74.20	579,971	363,650
1	22	66.85	65.15	62.70	18.13	103.91	39.53	93.66	56.88 to 74.20	579,971	363,650
<b>ALL</b>	<b>48</b>	<b>63.12</b>	<b>67.21</b>	<b>70.36</b>	<b>20.91</b>	<b>95.52</b>	<b>39.53</b>	<b>118.69</b>	<b>58.17 to 71.42</b>	<b>724,897</b>	<b>510,017</b>

## Dundy County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dundy	1	n/a	3198	3258	3265	3181	3199	3256	3273	<b>3244</b>
Chase	1	4090	4090	4090	4090	3855	3855	3855	3855	<b>3968</b>
Hayes	1	2780	2780	2480	2480	2330	2330	2170	2170	<b>2526</b>
Hitchcock	1	2880	2880	2610	2610	2520	2520	2430	2430	<b>2788</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dundy	1	n/a	1419	1420	1420	854	855	855	855	<b>1243</b>
Chase	1	1260	1260	1260	1260	1160	1160	1100	1100	<b>1228</b>
Hayes	1	1170	1170	1055	1055	1015	1015	960	960	<b>1117</b>
Hitchcock	1	1275	1275	1190	1190	1105	1105	985	985	<b>1233</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dundy	1	n/a	525	525	525	525	526	525	525	<b>525</b>
Chase	1	1566	844	980	736	778	795	668	651	<b>687</b>
Hayes	1	515	515	515	515	515	515	515	515	<b>515</b>
Hitchcock	1	585	585	585	611	585	585	585	585	<b>585</b>

County	Mkt Area	CRP	TIMBER	WASTE
Dundy	1	1471	n/a	n/a
Chase	1	871	n/a	20
Hayes	1	836	n/a	25
Hitchcock	1	1456	n/a	50

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

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	52	Median :	66	COV :	24.99	95% Median C.I. :	58.68 to 71.59
Total Sales Price :	38,480,685	Wgt. Mean :	72	STD :	17.05	95% Wgt. Mean C.I. :	62.01 to 81.13
Total Adj. Sales Price :	38,480,685	Mean :	68	Avg. Abs.Dev :	13.46	95% Mean C.I. :	63.61 to 72.87
Total Assessed Value :	27,541,760						
Avg. Adj. Sales Price :	740,013	COD :	20.26	MAX Sales Ratio :	118.69		
Avg. Assessed Value :	529,649	PRD :	95.35	MIN Sales Ratio :	39.53		

Printed : 03/30/2018

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2014 To 12/31/2014	3	58.68	62.95	59.79	25.48	105.29	42.66	87.50	N/A	623,604	372,870
01/01/2015 To 03/31/2015	4	61.71	61.17	56.23	16.63	108.79	47.05	74.20	N/A	705,875	396,918
04/01/2015 To 06/30/2015	6	61.63	62.10	58.66	12.95	105.86	47.90	76.46	47.90 to 76.46	744,867	436,950
07/01/2015 To 09/30/2015	3	61.33	62.97	62.05	04.65	101.48	59.52	68.07	N/A	486,617	301,967
10/01/2015 To 12/31/2015	3	58.71	65.41	65.74	17.03	99.50	53.75	83.76	N/A	1,138,167	748,207
01/01/2016 To 03/31/2016	7	76.84	71.62	71.86	18.25	99.67	48.16	95.27	48.16 to 95.27	698,750	502,129
04/01/2016 To 06/30/2016	8	61.57	62.91	64.27	18.22	97.88	39.53	85.98	39.53 to 85.98	546,729	351,363
07/01/2016 To 09/30/2016	1	43.05	43.05	43.05		100.00	43.05	43.05	N/A	50,000	21,525
10/01/2016 To 12/31/2016	7	73.48	77.15	78.23	26.59	98.62	49.70	118.69	49.70 to 118.69	854,343	668,334
01/01/2017 To 03/31/2017	6	71.51	79.77	93.58	16.88	85.24	63.13	103.52	63.13 to 103.52	1,211,428	1,133,659
04/01/2017 To 06/30/2017	3	73.13	78.20	71.79	11.79	108.93	67.80	93.66	N/A	378,923	272,045
07/01/2017 To 09/30/2017	1	56.54	56.54	56.54		100.00	56.54	56.54	N/A	742,005	419,500
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	16	60.74	62.19	58.68	14.92	105.98	42.66	87.50	54.30 to 70.66	663,960	389,618
10/01/2015 To 09/30/2016	19	58.71	65.47	67.50	22.57	96.99	39.53	95.27	53.75 to 80.80	669,978	452,208
10/01/2016 To 09/30/2017	17	71.59	77.05	84.06	20.83	91.66	49.70	118.69	58.17 to 95.43	889,867	747,996
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	16	60.74	62.65	60.49	13.38	103.57	47.05	83.76	54.30 to 70.66	760,441	459,993
01/01/2016 To 12/31/2016	23	65.05	69.03	72.08	24.52	95.77	39.53	118.69	56.88 to 80.80	665,021	479,377

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	52	66.43	68.24	71.57	20.26	95.35	39.53	118.69	58.68 to 71.59	740,013	529,649

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	52	Median :	66	COV :	24.99	95% Median C.I. :	58.68 to 71.59
Total Sales Price :	38,480,685	Wgt. Mean :	72	STD :	17.05	95% Wgt. Mean C.I. :	62.01 to 81.13
Total Adj. Sales Price :	38,480,685	Mean :	68	Avg. Abs. Dev :	13.46	95% Mean C.I. :	63.61 to 72.87
Total Assessed Value :	27,541,760						
Avg. Adj. Sales Price :	740,013	COD :	20.26	MAX Sales Ratio :	118.69		
Avg. Assessed Value :	529,649	PRD :	95.35	MIN Sales Ratio :	39.53		

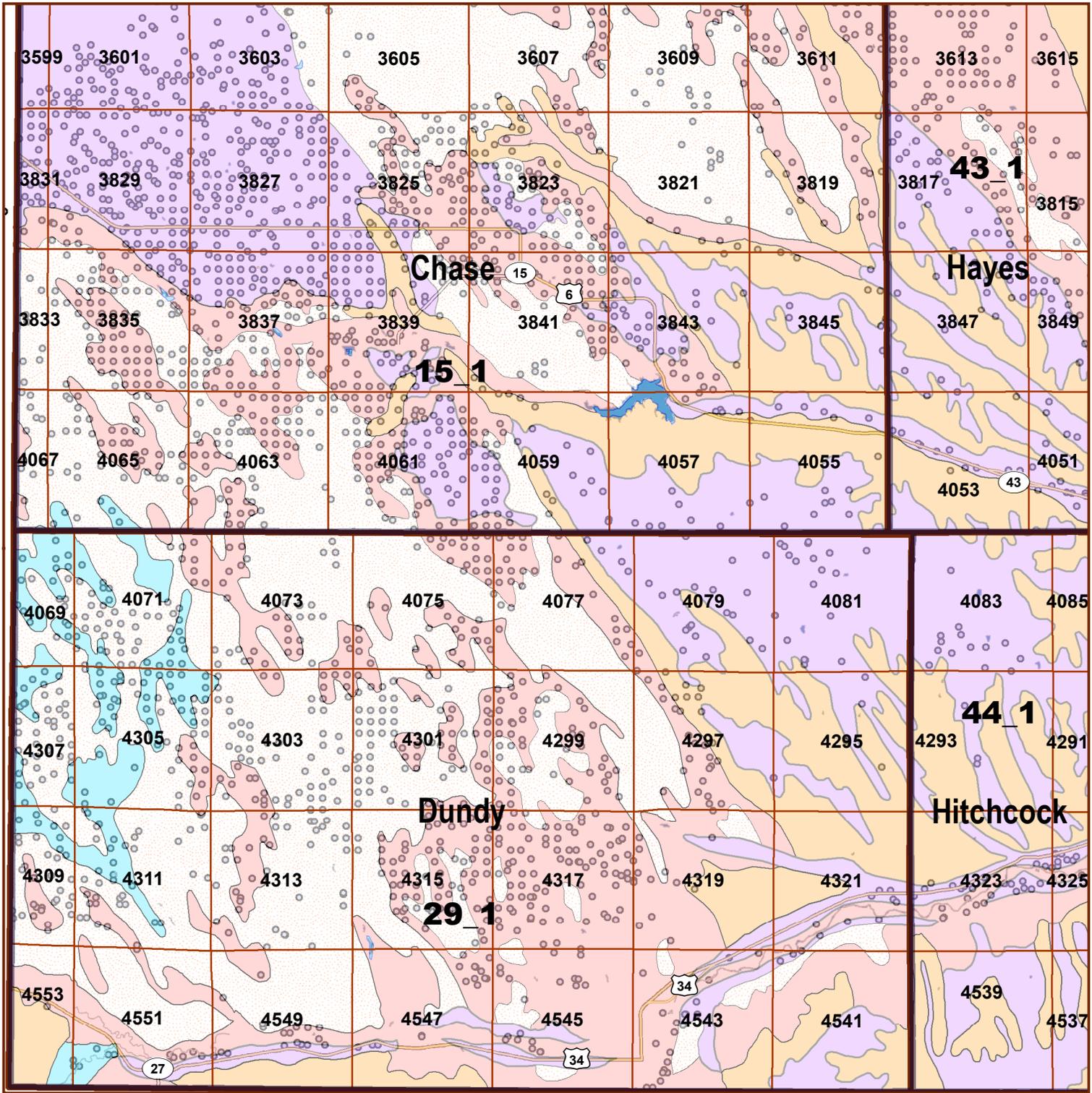
Printed : 03/30/2018

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 Value
<u>Irrigated</u>											
County	1	95.27	95.27	95.27		100.00	95.27	95.27	N/A	550,000	524,000
1	1	95.27	95.27	95.27		100.00	95.27	95.27	N/A	550,000	524,000
<u>Dry</u>											
County	5	61.33	64.01	59.60	22.27	107.40	47.05	95.43	N/A	377,000	224,679
1	5	61.33	64.01	59.60	22.27	107.40	47.05	95.43	N/A	377,000	224,679
<u>Grass</u>											
County	19	65.05	64.70	59.36	20.08	109.00	39.53	93.66	54.77 to 75.00	396,265	235,231
1	19	65.05	64.70	59.36	20.08	109.00	39.53	93.66	54.77 to 75.00	396,265	235,231
<u>ALL</u>											
10/01/2014 To 09/30/2017	52	66.43	68.24	71.57	20.26	95.35	39.53	118.69	58.68 to 71.59	740,013	529,649

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 Value
<u>Irrigated</u>											
County	17	70.66	74.77	80.32	18.85	93.09	52.25	103.52	58.71 to 87.56	1,151,463	924,822
1	17	70.66	74.77	80.32	18.85	93.09	52.25	103.52	58.71 to 87.56	1,151,463	924,822
<u>Dry</u>											
County	5	61.33	64.01	59.60	22.27	107.40	47.05	95.43	N/A	377,000	224,679
1	5	61.33	64.01	59.60	22.27	107.40	47.05	95.43	N/A	377,000	224,679
<u>Grass</u>											
County	23	68.65	65.43	62.96	17.07	103.92	39.53	93.66	57.02 to 73.48	571,140	359,569
1	23	68.65	65.43	62.96	17.07	103.92	39.53	93.66	57.02 to 73.48	571,140	359,569
<u>ALL</u>											
10/01/2014 To 09/30/2017	52	66.43	68.24	71.57	20.26	95.35	39.53	118.69	58.68 to 71.59	740,013	529,649



**Legend**

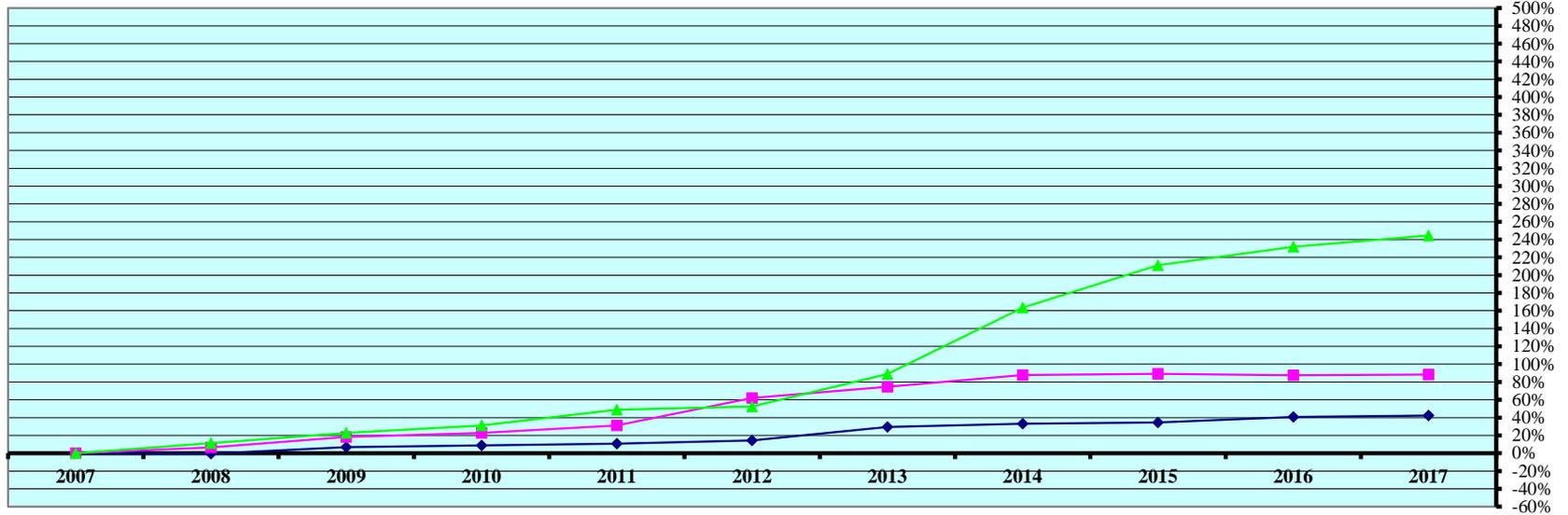
- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium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

## Dundy County Map



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

ResRec  
Comm&Indust  
Total Agland



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	24,582,162	--	--	--	4,411,689	--	--	--	206,381,274	--	--	--
2008	24,457,288	-124,874	-0.51%	-0.51%	4,698,970	287,281	6.51%	6.51%	229,523,684	23,142,410	11.21%	11.21%
2009	26,256,625	1,799,337	7.36%	6.81%	5,212,640	513,670	10.93%	18.16%	253,363,597	23,839,913	10.39%	22.76%
2010	26,726,997	470,372	1.79%	8.73%	5,414,076	201,436	3.86%	22.72%	270,472,353	17,108,756	6.75%	31.05%
2011	27,199,662	472,665	1.77%	10.65%	5,792,723	378,647	6.99%	31.30%	306,996,188	36,523,835	13.50%	48.75%
2012	28,085,099	885,437	3.26%	14.25%	7,150,312	1,357,589	23.44%	62.08%	314,743,108	7,746,920	2.52%	52.51%
2013	31,806,284	3,721,185	13.25%	29.39%	7,704,029	553,717	7.74%	74.63%	389,767,699	75,024,591	23.84%	88.86%
2014	32,731,197	924,913	2.91%	33.15%	8,284,947	580,918	7.54%	87.80%	543,560,230	153,792,531	39.46%	163.38%
2015	33,065,405	334,208	1.02%	34.51%	8,345,081	60,134	0.73%	89.16%	642,282,687	98,722,457	18.16%	211.21%
2016	34,617,669	1,552,264	4.69%	40.82%	8,277,883	-67,198	-0.81%	87.64%	684,894,624	42,611,937	6.63%	231.86%
2017	34,981,465	363,796	1.05%	42.30%	8,311,975	34,092	0.41%	88.41%	711,083,026	26,188,402	3.82%	244.55%

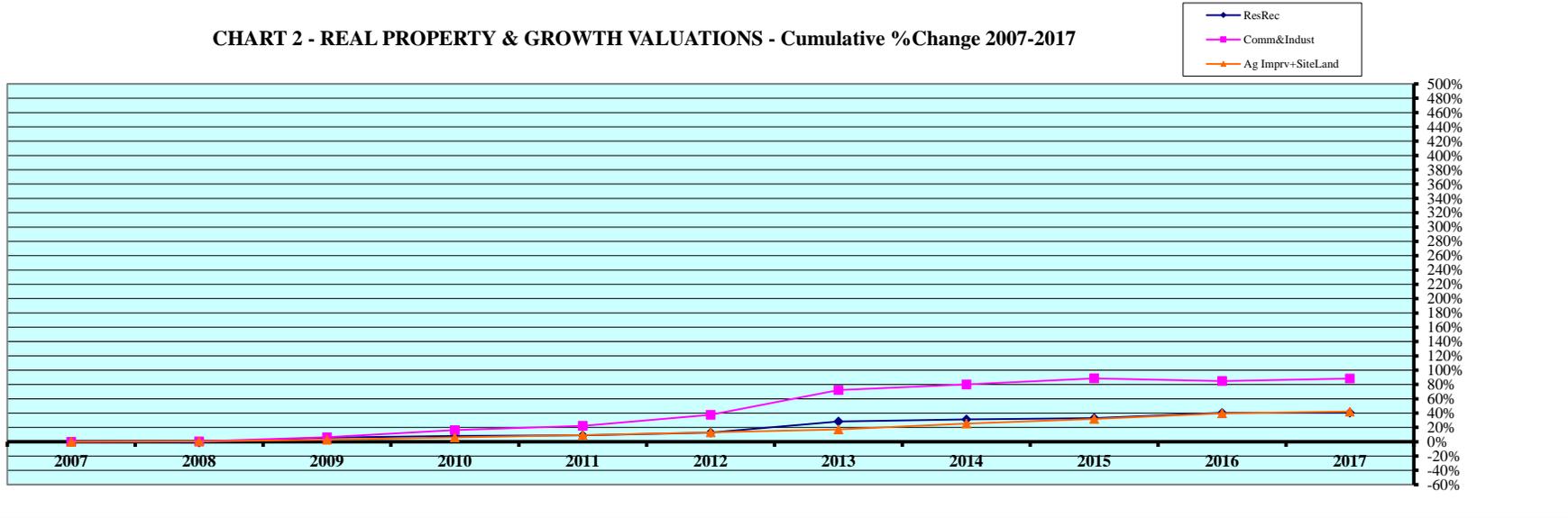
Rate Annual %chg: Residential & Recreational **3.59%** Commercial & Industrial **6.54%** Agricultural Land **13.17%**

Cnty# **29**  
County **DUNDY**

**CHART 1**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	24,582,162	171,898	0.70%	24,410,264	--	--	4,411,689	1,123	0.03%	4,410,566	--	--
2008	24,457,288	140,633	0.58%	24,316,655	-1.08%	-1.08%	4,698,970	268,278	5.71%	4,430,692	0.43%	0.43%
2009	26,256,625	227,986	0.87%	26,028,639	6.42%	5.88%	5,212,640	526,073	10.09%	4,686,567	-0.26%	6.23%
2010	26,726,997	149,150	0.56%	26,577,847	1.22%	8.12%	5,414,076	281,036	5.19%	5,133,040	-1.53%	16.35%
2011	27,199,662	428,124	1.57%	26,771,538	0.17%	8.91%	5,792,723	401,844	6.94%	5,390,879	-0.43%	22.20%
2012	28,085,099	355,540	1.27%	27,729,559	1.95%	12.80%	7,150,312	1,077,467	15.07%	6,072,845	4.84%	37.65%
2013	31,806,284	250,644	0.79%	31,555,640	12.36%	28.37%	7,704,029	108,672	1.41%	7,595,357	6.22%	72.16%
2014	32,731,197	477,486	1.46%	32,253,711	1.41%	31.21%	8,284,947	339,712	4.10%	7,945,235	3.13%	80.10%
2015	33,065,405	356,919	1.08%	32,708,486	-0.07%	33.06%	8,345,081	29,759	0.36%	8,315,322	0.37%	88.48%
2016	34,617,669	116,545	0.34%	34,501,124	4.34%	40.35%	8,277,883	130,943	1.58%	8,146,940	-2.37%	84.67%
2017	34,981,465	450,607	1.29%	34,530,858	-0.25%	40.47%	8,311,975	4,192	0.05%	8,307,783	0.36%	88.31%
Rate Ann%chg	3.59%			2.65%			6.54%			C & I w/o growth 1.08%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	15,615,454	8,340,972	23,956,426	294,536	1.23%	23,661,890	--	--
2008	15,932,366	8,694,846	24,627,212	554,227	2.25%	24,072,985	0.49%	0.49%
2009	16,048,405	9,223,013	25,271,418	652,882	2.58%	24,618,536	-0.04%	2.76%
2010	16,258,182	9,567,124	25,825,306	422,461	1.64%	25,402,845	0.52%	6.04%
2011	16,417,535	10,555,243	26,972,778	768,101	2.85%	26,204,677	1.47%	9.38%
2012	16,574,407	11,784,552	28,358,959	1,255,462	4.43%	27,103,497	0.48%	13.14%
2013	16,963,297	12,394,376	29,357,673	1,259,034	4.29%	28,098,639	-0.92%	17.29%
2014	17,625,671	13,053,672	30,679,343	625,475	2.04%	30,053,868	2.37%	25.45%
2015	17,727,098	14,287,599	32,014,697	443,809	1.39%	31,570,888	2.91%	31.78%
2016	21,458,309	12,847,152	34,305,461	811,246	2.36%	33,494,215	4.62%	39.81%
2017	21,665,530	13,001,668	34,667,198	614,022	1.77%	34,053,176	-0.74%	42.15%
Rate Ann%chg	3.33%	4.54%	3.76%	Ag Imprv+Site w/o growth		1.12%		

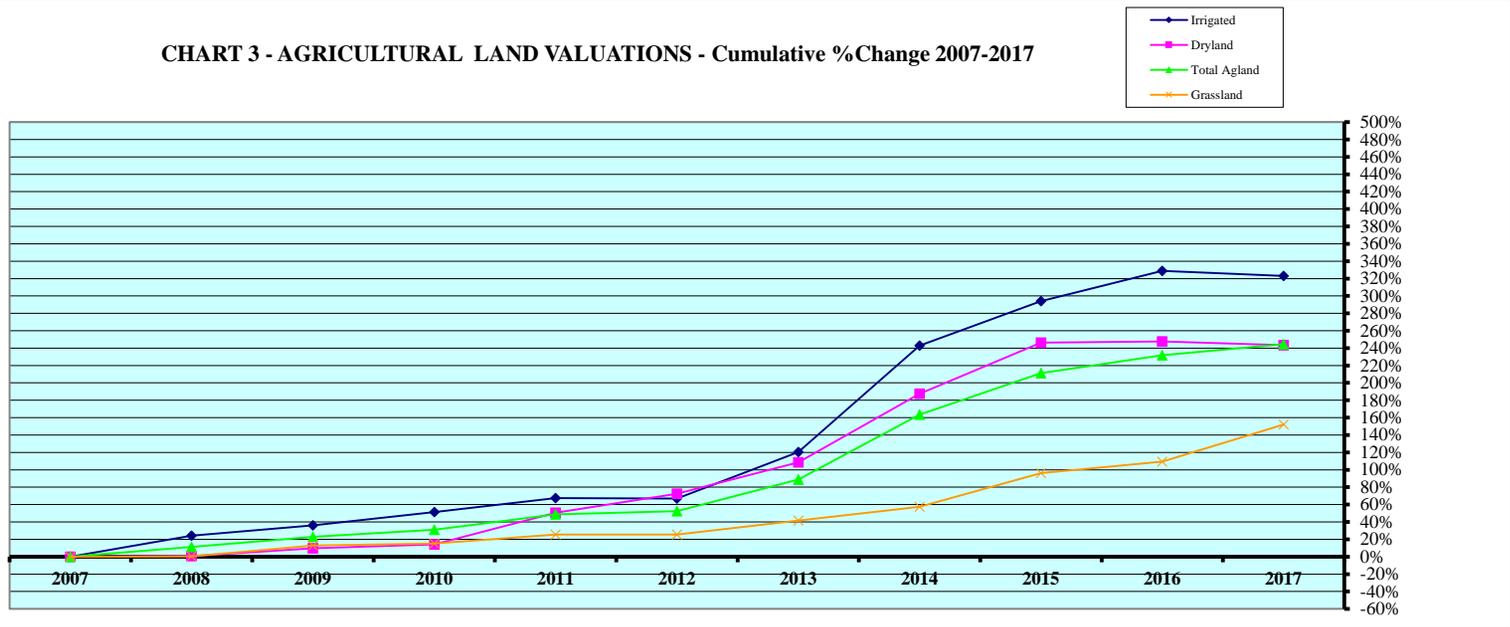
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 29  
County DUNDY

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	91,343,558	--	--	--	37,667,405	--	--	--	77,327,080	--	--	--
2008	113,423,716	22,080,158	24.17%	24.17%	37,988,053	320,648	0.85%	0.85%	77,788,804	461,724	0.60%	0.60%
2009	124,379,691	10,955,975	9.66%	36.17%	41,299,064	3,311,011	8.72%	9.64%	87,346,120	9,557,316	12.29%	12.96%
2010	138,244,764	13,865,073	11.15%	51.35%	42,986,454	1,687,390	4.09%	14.12%	89,091,400	1,745,280	2.00%	15.21%
2011	153,058,419	14,813,655	10.72%	67.56%	56,767,824	13,781,370	32.06%	50.71%	96,987,725	7,896,325	8.86%	25.43%
2012	152,431,659	-626,760	-0.41%	66.88%	64,985,513	8,217,689	14.48%	72.52%	97,138,116	150,391	0.16%	25.62%
2013	201,419,315	48,987,656	32.14%	120.51%	78,594,182	13,608,669	20.94%	108.65%	109,557,886	12,419,770	12.79%	41.68%
2014	313,237,978	111,818,663	55.52%	242.92%	108,281,959	29,687,777	37.77%	187.47%	121,787,433	12,229,547	11.16%	57.50%
2015	359,830,001	46,592,023	14.87%	293.93%	130,400,753	22,118,794	20.43%	246.19%	151,770,177	29,982,744	24.62%	96.27%
2016	391,738,922	31,908,921	8.87%	328.86%	130,956,085	555,332	0.43%	247.66%	161,905,477	10,135,300	6.68%	109.38%
2017	386,470,783	-5,268,139	-1.34%	323.10%	129,369,859	-1,586,226	-1.21%	243.45%	194,917,284	33,011,807	20.39%	152.07%

Rate Ann.%chg: Irrigated **15.52%** Dryland **13.13%** Grassland **9.69%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	43,231	--	--	--	0	--	--	--	206,381,274	--	--	--
2008	323,111	279,880	647.41%	647.41%	0	0	--	--	229,523,684	23,142,410	11.21%	11.21%
2009	338,722	15,611	4.83%	683.52%	0	0	--	--	253,363,597	23,839,913	10.39%	22.76%
2010	0	-338,722	-100.00%	-100.00%	149,735	149,735	--	--	270,472,353	17,108,756	6.75%	31.05%
2011	0	0	--	--	182,220	32,485	21.69%	--	306,996,188	36,523,835	13.50%	48.75%
2012	0	0	--	--	187,820	5,600	3.07%	--	314,743,108	7,746,920	2.52%	52.51%
2013	0	0	--	--	196,316	8,496	4.52%	--	389,767,699	75,024,591	23.84%	88.86%
2014	0	0	--	--	252,860	56,544	28.80%	--	543,560,230	153,792,531	39.46%	163.38%
2015	0	0	--	--	281,756	28,896	11.43%	--	642,282,687	98,722,457	18.16%	211.21%
2016	0	0	--	--	294,140	12,384	4.40%	--	684,894,624	42,611,937	6.63%	231.86%
2017	0	0	--	--	325,100	30,960	10.53%	--	711,083,026	26,188,402	3.82%	244.55%

Cnty# **29**  
County **DUNDY**

Rate Ann.%chg: Total Agric Land **13.17%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	91,303,923	119,522	764			37,615,651	99,704	377			77,379,969	353,734	219		
2008	113,418,531	122,787	924	20.92%	20.92%	37,969,222	96,880	392	3.88%	3.88%	77,801,826	353,288	220	0.67%	0.67%
2009	124,381,077	122,803	1,013	9.65%	32.59%	41,299,064	97,146	425	8.47%	12.68%	87,339,247	352,998	247	12.35%	13.11%
2010	138,362,829	127,880	1,082	6.82%	41.64%	42,994,419	106,913	402	-5.41%	6.59%	89,206,682	342,243	261	5.35%	19.15%
2011	153,117,184	127,906	1,197	10.64%	56.71%	56,787,275	106,913	531	32.08%	40.79%	96,916,582	341,597	284	8.85%	29.70%
2012	152,415,994	127,091	1,199	0.18%	56.99%	64,813,737	107,196	605	13.83%	60.26%	97,079,045	342,118	284	0.02%	29.72%
2013	201,550,746	126,954	1,588	32.38%	107.82%	78,551,720	107,302	732	21.08%	94.04%	109,526,080	342,046	320	12.85%	46.38%
2014	313,586,274	121,741	2,576	62.25%	237.19%	108,379,438	107,066	1,012	38.28%	168.31%	121,678,738	347,413	350	9.38%	60.11%
2015	361,243,944	121,217	2,980	15.70%	290.12%	130,401,420	97,195	1,342	32.54%	255.62%	150,347,195	357,790	420	19.98%	92.10%
2016	392,747,097	120,991	3,246	8.92%	324.93%	130,443,833	97,026	1,344	0.21%	256.35%	161,723,276	357,982	452	7.51%	106.52%
2017	387,236,124	119,308	3,246	-0.01%	324.88%	129,369,859	95,877	1,349	0.37%	257.65%	194,037,549	360,823	538	19.04%	145.83%

Rate Annual %chg Average Value/Acre: **15.57%**

**13.59%**

**9.41%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	43,231	4,323	10			0	0				206,342,774	577,283	357		
2008	325,811	4,344	75	650.01%	650.01%	0	0				229,515,390	577,299	398	11.23%	11.23%
2009	340,342	4,308	79	5.33%	690.00%	0	0				253,359,730	577,256	439	10.40%	22.79%
2010	0	0				131,560	469	280			270,695,490	577,506	469	6.80%	31.14%
2011	0	0				182,220	485	376	33.94%		307,003,261	576,902	532	13.53%	48.88%
2012	0	0				182,220	485	376	0.00%		314,490,996	576,890	545	2.44%	52.52%
2013	0	0				196,316	485	405	7.74%		389,824,862	576,787	676	23.98%	89.08%
2014	0	0				252,860	521	485	19.91%		543,897,310	576,742	943	39.53%	163.84%
2015	0	0				281,756	521	541	11.43%		642,274,315	576,723	1,114	18.09%	211.57%
2016	0	0				294,140	521	564	4.40%		685,208,346	576,520	1,189	6.72%	232.51%
2017	0	0				325,100	521	624	10.53%		710,968,632	576,530	1,233	3.76%	245.01%

**29**  
**DUNDY**

Rate Annual %chg Average Value/Acre: **13.18%**

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

**CHART 4**



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,099</b>	<b>Value : 798,969,680</b>	<b>Growth 1,353,987</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	94	193,185	6	16,886	50	114,265	150	324,336	
<b>02. Res Improve Land</b>	624	1,614,779	5	31,363	137	1,131,210	766	2,777,352	
<b>03. Res Improvements</b>	625	24,345,316	5	652,320	147	7,730,209	777	32,727,845	
<b>04. Res Total</b>	719	26,153,280	11	700,569	197	8,975,684	927	35,829,533	193,520
<b>% of Res Total</b>	77.56	72.99	1.19	1.96	21.25	25.05	22.62	4.48	14.29
<b>05. Com UnImp Land</b>	41	90,097	1	4,425	18	50,364	60	144,886	
<b>06. Com Improve Land</b>	114	360,560	8	58,784	22	164,773	144	584,117	
<b>07. Com Improvements</b>	117	4,834,268	10	604,434	25	2,223,274	152	7,661,976	
<b>08. Com Total</b>	158	5,284,925	11	667,643	43	2,438,411	212	8,390,979	137,167
<b>% of Com Total</b>	74.53	62.98	5.19	7.96	20.28	29.06	5.17	1.05	10.13
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	1	49,565	1	49,565	
<b>14. Rec Improve Land</b>	0	0	0	0	6	137,583	6	137,583	
<b>15. Rec Improvements</b>	0	0	0	0	6	75,092	6	75,092	
<b>16. Rec Total</b>	0	0	0	0	7	262,240	7	262,240	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.17	0.03	0.00
<b>Res &amp; Rec Total</b>	719	26,153,280	11	700,569	204	9,237,924	934	36,091,773	193,520
<b>% of Res &amp; Rec Total</b>	76.98	72.46	1.18	1.94	21.84	25.60	22.79	4.52	14.29
<b>Com &amp; Ind Total</b>	158	5,284,925	11	667,643	43	2,438,411	212	8,390,979	137,167
<b>% of Com &amp; Ind Total</b>	74.53	62.98	5.19	7.96	20.28	29.06	5.17	1.05	10.13
<b>17. Taxable Total</b>	877	31,438,205	22	1,368,212	247	11,676,335	1,146	44,482,752	330,687
<b>% of Taxable Total</b>	76.53	70.68	1.92	3.08	21.55	26.25	27.96	5.57	24.42

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	3,824	193,269	0	0	0
19. Commercial	1	51,095	12,114,753	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	3,824	193,269
19. Commercial	0	0	0	1	51,095	12,114,753
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	54,919	12,308,022

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	326	19,121,050	326	19,121,050	294,320
24. Non-Producing	0	0	0	0	190	208,151	190	208,151	0
25. Total	0	0	0	0	516	19,329,201	516	19,329,201	294,320

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	75	12	81	168

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	450,933	1,812	480,909,767	1,814	481,360,700
28. Ag-Improved Land	0	0	3	509,424	588	220,240,615	591	220,750,039
29. Ag Improvements	0	0	3	6,649	620	33,040,339	623	33,046,988
30. Ag Total							2,437	735,157,727

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	1	1.00	2,500	
33. HomeSite Improvements	0	0.00	0	2	1.00	900	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	5.86	7,325	
37. FarmSite Improvements	0	0.00	0	2	0.00	5,749	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	2.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	4	4.00	10,000	4	4.00	10,000	
32. HomeSite Improv Land	345	406.98	1,016,200	346	407.98	1,018,700	
33. HomeSite Improvements	347	375.35	21,203,842	349	376.35	21,204,742	728,980
34. HomeSite Total				<b>353</b>	<b>411.98</b>	<b>22,233,442</b>	
35. FarmSite UnImp Land	34	1,006.79	270,831	34	1,006.79	270,831	
36. FarmSite Improv Land	227	743.67	854,603	229	749.53	861,928	
37. FarmSite Improvements	596	0.00	11,836,497	598	0.00	11,842,246	0
38. FarmSite Total				<b>632</b>	<b>1,756.32</b>	<b>12,975,005</b>	
39. Road & Ditches	0	4,683.18	0	0	4,685.18	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>985</b>	<b>6,853.48</b>	<b>35,208,447</b>	<b>728,980</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	12,764.51	10.80%	40,818,766	10.64%	3,197.83
47. 2A1	15,616.07	13.21%	50,881,075	13.27%	3,258.25
48. 2A	1,559.00	1.32%	5,090,885	1.33%	3,265.48
49. 3A1	11,233.93	9.50%	35,738,421	9.32%	3,181.29
50. 3A	8,710.60	7.37%	27,861,715	7.27%	3,198.60
51. 4A1	29,572.20	25.02%	96,275,587	25.11%	3,255.61
52. 4A	38,740.78	32.78%	126,808,295	33.07%	3,273.25
53. Total	118,197.09	100.00%	383,474,744	100.00%	3,244.37
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	52,561.28	55.26%	74,568,532	63.07%	1,418.70
56. 2D1	9,632.59	10.13%	13,678,277	11.57%	1,420.00
57. 2D	3,251.00	3.42%	4,616,420	3.90%	1,420.00
58. 3D1	5,555.84	5.84%	4,745,954	4.01%	854.23
59. 3D	10,119.86	10.64%	8,652,481	7.32%	855.00
60. 4D1	6,850.59	7.20%	5,853,954	4.95%	854.52
61. 4D	7,144.14	7.51%	6,108,240	5.17%	855.00
62. Total	95,115.30	100.00%	118,223,858	100.00%	1,242.95
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	9,914.94	2.73%	5,396,236	2.73%	544.25
65. 2G1	7,043.00	1.94%	4,860,827	2.46%	690.16
66. 2G	2,789.58	0.77%	1,558,030	0.79%	558.52
67. 3G1	11,871.77	3.27%	7,105,131	3.59%	598.49
68. 3G	25,719.69	7.09%	14,539,810	7.35%	565.32
69. 4G1	161,458.42	44.52%	85,835,435	43.37%	531.63
70. 4G	143,875.88	39.67%	78,630,109	39.73%	546.51
71. Total	362,673.28	100.00%	197,925,578	100.00%	545.74
<b>Irrigated Total</b>					
	118,197.09	20.50%	383,474,744	54.79%	3,244.37
<b>Dry Total</b>					
	95,115.30	16.50%	118,223,858	16.89%	1,242.95
<b>Grass Total</b>					
	362,673.28	62.91%	197,925,578	28.28%	545.74
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	521.18	0.09%	325,100	0.05%	623.78
74. Exempt	923.28	0.16%	0	0.00%	0.00
75. Market Area Total	576,506.85	100.00%	699,949,280	100.00%	1,214.12

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	245.00	802,375	117,952.09	382,672,369	118,197.09	383,474,744
<b>77. Dry Land</b>	0.00	0	19.94	17,049	95,095.36	118,206,809	95,115.30	118,223,858
<b>78. Grass</b>	0.00	0	222.73	116,933	362,450.55	197,808,645	362,673.28	197,925,578
<b>79. Waste</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>80. Other</b>	0.00	0	27.00	14,175	494.18	310,925	521.18	325,100
<b>81. Exempt</b>	0.00	0	0.00	0	923.28	0	923.28	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>514.67</b>	<b>950,532</b>	<b>575,992.18</b>	<b>698,998,748</b>	<b>576,506.85</b>	<b>699,949,280</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	118,197.09	20.50%	383,474,744	54.79%	3,244.37
<b>Dry Land</b>	95,115.30	16.50%	118,223,858	16.89%	1,242.95
<b>Grass</b>	362,673.28	62.91%	197,925,578	28.28%	545.74
<b>Waste</b>	0.00	0.00%	0	0.00%	0.00
<b>Other</b>	521.18	0.09%	325,100	0.05%	623.78
<b>Exempt</b>	923.28	0.16%	0	0.00%	0.00
<b>Total</b>	<b>576,506.85</b>	<b>100.00%</b>	<b>699,949,280</b>	<b>100.00%</b>	<b>1,214.12</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Benkelman-res	57	170,859	497	1,522,565	497	21,998,543	554	23,691,967	96,064
83.2 Haigler-res	43	37,470	134	128,697	135	2,697,201	178	2,863,368	7,653
83.3 Max-res	16	16,246	44	53,496	44	733,766	60	803,508	72,788
83.4 Parks-res	23	42,601	25	66,046	25	338,783	48	447,430	0
83.5 Recreational-rural	1	49,565	5	112,775	5	67,817	6	230,157	0
83.6 Rural Home Site	11	57,160	65	993,418	74	6,793,760	85	7,844,338	17,015
83.7 Rural-commercial	0	0	1	24,808	1	7,275	1	32,083	0
83.8 [none]	0	0	1	13,130	2	165,792	2	178,922	0
84 Residential Total	151	373,901	772	2,914,935	783	32,802,937	934	36,091,773	193,520

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Benkelman-com	21	66,603	107	410,560	108	6,437,468	129	6,914,631	137,167
85.2	Benkelman-res	1	6,614	0	0	0	0	1	6,614	0
85.3	Haigler-com	19	20,495	18	39,380	20	515,493	39	575,368	0
85.4	Max-com	3	677	6	4,685	7	54,633	10	59,995	0
85.5	Parks-com	2	1,094	3	1,091	4	21,301	6	23,486	0
85.6	Rural-commercial	14	49,403	10	128,401	13	633,081	27	810,885	0
86	Commercial Total	60	144,886	144	584,117	152	7,661,976	212	8,390,979	137,167

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	9,356.22	2.64%	4,912,018	2.64%	525.00
89. 2G1	5,952.35	1.68%	3,124,985	1.68%	525.00
90. 2G	2,678.80	0.76%	1,406,370	0.75%	525.00
91. 3G1	11,182.57	3.15%	5,873,750	3.15%	525.26
92. 3G	23,925.69	6.74%	12,593,770	6.76%	526.37
93. 4G1	159,945.30	45.08%	83,991,369	45.08%	525.13
94. 4G	141,749.87	39.95%	74,425,621	39.94%	525.05
95. Total	354,790.80	100.00%	186,327,883	100.00%	525.18
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	558.72	7.09%	484,218	4.18%	866.66
98. 2C1	1,090.65	13.84%	1,735,842	14.97%	1,591.57
99. 2C	110.78	1.41%	151,660	1.31%	1,369.02
100. 3C1	689.20	8.74%	1,231,381	10.62%	1,786.68
101. 3C	1,794.00	22.76%	1,946,040	16.78%	1,084.75
102. 4C1	1,513.12	19.20%	1,844,066	15.90%	1,218.72
103. 4C	2,126.01	26.97%	4,204,488	36.25%	1,977.64
104. Total	7,882.48	100.00%	11,597,695	100.00%	1,471.33
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	354,790.80	97.83%	186,327,883	94.14%	525.18
CRP Total	7,882.48	2.17%	11,597,695	5.86%	1,471.33
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	362,673.28	100.00%	197,925,578	100.00%	545.74

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

29 Dundy

	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	34,751,308	35,829,533	1,078,225	3.10%	193,520	2.55%
02. Recreational	230,157	262,240	32,083	13.94%	0	13.94%
03. Ag-Homesite Land, Ag-Res Dwelling	21,665,530	22,233,442	567,912	2.62%	728,980	-0.74%
<b>04. Total Residential (sum lines 1-3)</b>	<b>56,646,995</b>	<b>58,325,215</b>	<b>1,678,220</b>	<b>2.96%</b>	<b>922,500</b>	<b>1.33%</b>
05. Commercial	8,311,975	8,390,979	79,004	0.95%	137,167	-0.70%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>8,311,975</b>	<b>8,390,979</b>	<b>79,004</b>	<b>0.95%</b>	<b>137,167</b>	<b>-0.70%</b>
08. Ag-Farmsite Land, Outbuildings	13,001,668	12,975,005	-26,663	-0.21%	0	-0.21%
09. Minerals	15,254,191	19,329,201	4,075,010	26.71	294,320	24.78%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>28,255,859</b>	<b>32,304,206</b>	<b>4,048,347</b>	<b>14.33%</b>	<b>294,320</b>	<b>13.29%</b>
12. Irrigated	386,470,783	383,474,744	-2,996,039	-0.78%		
13. Dryland	129,369,859	118,223,858	-11,146,001	-8.62%		
14. Grassland	194,917,284	197,925,578	3,008,294	1.54%		
15. Wasteland	0	0	0			
16. Other Agland	325,100	325,100	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>711,083,026</b>	<b>699,949,280</b>	<b>-11,133,746</b>	<b>-1.57%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>804,297,855</b>	<b>798,969,680</b>	<b>-5,328,175</b>	<b>-0.66%</b>	<b>1,353,987</b>	<b>-0.83%</b>

## 2018 Assessment Survey for Dundy County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$118,000
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$6,000 - Operating Minerals Only
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Not applicable.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$6,500
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$0
<b>12.</b>	
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$9,667

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	TerraScan (Thomson Reuters)
2.	<b>CAMA software:</b>
	TerraScan (Thomson Reuters)
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	The County Assessor and Assessment Clerk
5.	<b>Does the county have GIS software?</b>
	No
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	N/A
7.	<b>Who maintains the GIS software and maps?</b>
	N/A
8.	<b>Personal Property software:</b>
	TerraScan (Thomson Reuters)

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Benkelman is zoned.
4.	<b>When was zoning implemented?</b>
	2004 - County, Unknown - Benkelman

**D. Contracted Services**

1.	<b>Appraisal Services:</b>
	Pritchard & Abbott, Inc. - Operating Minerals
2.	<b>GIS Services:</b>
	None
3.	

**E. Appraisal /Listing Services**

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes - Operating Minerals Only
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Knowledge and experience are the qualifications required by the county for appraisal work.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Operating Minerals: Appraisal service recommends values.

## 2018 Residential Assessment Survey for Dundy County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	The county assessor.																												
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Benkelman</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Haigler Village</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Outside city and village limits (Rural area, Max and Parks and Recreational)</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Homes and outbuildings.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Benkelman	02	Haigler Village	03	Outside city and village limits (Rural area, Max and Parks and Recreational)	AG	Homes and outbuildings.															
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																												
01	Benkelman																												
02	Haigler Village																												
03	Outside city and village limits (Rural area, Max and Parks and Recreational)																												
AG	Homes and outbuildings.																												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																												
	Cost and Sales Comparison (Little or no rental information for Income.) Approaches are used to estimate the market value of residential property.																												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																												
	Assessor (County)																												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																												
	Study conducted in 2014 to determine need for (locational) depreciation tables. No changes made to depreciation tables for 2016.																												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																												
	Very limited number of unimproved sales during the study period; only 1 from 10/01/2013-09/30/2015).																												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																												
	Sales - same as all other lot values.																												
<b>8.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">12/2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">12/2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">12/2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2015-Dec</td> <td style="text-align: center;">2013-Aug</td> <td style="text-align: center;">No sales</td> <td style="text-align: center;">on-going</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	01	2014	06/2013	12/2014	2012-2014	02	2014	06/2013	12/2014	2012-2014	03	2014	06/2013	12/2014	2012-2014	AG	2015-Dec	2013-Aug	No sales	on-going
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																									
01	2014	06/2013	12/2014	2012-2014																									
02	2014	06/2013	12/2014	2012-2014																									
03	2014	06/2013	12/2014	2012-2014																									
AG	2015-Dec	2013-Aug	No sales	on-going																									
	There have been no sales with which to do a lot study for the agricultural homes and outbuildings for a decade or more.																												

## 2018 Commercial Assessment Survey for Dundy County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	Assessor													
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>All commercial within Dundy County.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	All commercial within Dundy County.						
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>													
01	All commercial within Dundy County.													
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>													
	Cost - Marshall Swift Costs minus Depreciation Sales Comparison - (Limited number) Depreciation Analysis													
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>													
	Cost, Marshall Swift, owner provided, borrowed from other Counties minus standard physical depreciation with possibility of functional or economic obsolescence (functional & economic sometimes being a judgment call.)													
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>													
	Assessor develops depreciation based on a limited number of sales.													
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>													
	No - adequate sale information not available													
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>													
	A lot study was last done in 2014. Currently there is only 1 unimproved commercial sale in the current study period.													
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	01	2017	06/2013	2014	2017
<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	2017	06/2013	2014	2017										

## 2018 Agricultural Assessment Survey for Dundy County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	Assessor						
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Total County</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Total County	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	Total County	2016					
	With annual changes/updates, including water transfers and decertification of irrigated acres. Most recent soil conversion was also implemented.						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	Sales analysis - physical viewing of changes, if known						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	Surveys, deeds, viewing, talking to buyers/sellers						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>						
	No. There are no sales for farm home sites, the use is different. Farm home sites are complementary and often necessary to the farm operation, usually with livestock buildings or other ag-related structures. Prevailing odors adjacent to or upon the home site land, equipment traffic, and fuel and chemical storage all on one acre or compact acres would have a negative impact on the market value of the home site land. Residential home sites stand alone as residential property with a distinct market starting with the land only in newer sites. Farm home sites are included in the property "bundle" in the sales of ag property. If the ag home site is split off in ownership from the remainder of the farm, it will most likely become a residential home site, revalued accordingly.						
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	Identified as Site - valued at 1/2 of recreational land - no market available						

Dundy County

# Plan of Assessment

Prepared by

Joanna Niblack

COUNTY ASSESSOR

June 15, 2017

Presented to

DUNDY COUNTY BOARD of EQUALIZATION

July 17, 2017

## INTRODUCTION

In compliance with Nebraska State Statute 77-1311.02, this plan of assessment is prepared by the county assessor and submitted to the Dundy County Board of Equalization and to the Nebraska Department of Revenue.

The purpose of the plan is to:

- (I) Discuss the duties and responsibilities of the assessor's office;
- (II) Address issues of level, quality and uniformity of assessment;
- (III) Indicate by class or subclass the assessment actions the assessor has planned for the remainder of tax year 2016 and tax years 2017, 2018, and 2019 the properties the assessor plans to examine during the 3-year period and the assessment actions necessary to attain required levels of value and quality of assessment; and
- (IV) Anticipate the resources necessary to complete the described assessment actions.

## **Section I**

### Duties and Responsibilities of the County Assessor

The assessment of real property in Nebraska includes:



## **DISCOVERY of the NEW**

Locate Property – Describe Location & Tax Situs  
Identify New & Changed Property through Observation – Owner  
Information – Surveys, Permits & Other Public Documents - Grapevine



## **REVIEW of the OLD**

In 6-year cycles, all property is reviewed for change.



## **DELETION of the DEMOLISHED**

Reported or discovered, demolished and removed structures must be deleted from assessment rolls.

# LISTING

Measurements – Components – Property Details – Sketches – Photos  
Effective Age – Condition – Economic Influences – Neighborhood  
Physical & Functional Obsolescence

**REQUIRES ON-SITE INSPECTION BY QUALIFIED PERSONNEL**



# CLASSIFICATION

Assigning Property Class by Use to Each Parcel  
For Valuation and Statistical Purposes



**Agricultural**



**Residential**



**Commercial**

## **ON-SITE INSPECTIONS**

An on-site inspection of property in Dundy County is conducted with respect for the property owner. Contact with the owner is established beforehand, setting up a date and approximate time for the inspection, offering a detailed explanation of the reason for the inspection, and describing what will be inspected.

**AGRICULTURAL PROPERTY:** On-site inspections of the land, in its entirety, are impossible, due to mass, accessibility, and identity. Sources such as Farm Services Agency aerial photos, soil surveys, Natural Resources Districts, and subscription aerial photography can be used efficiently for this purpose. Some on-site inspections are reasonable, in cases of feedlots, CRP, site land, and verification of field or grass boundaries, among other reasons.

On-site inspection of outbuildings consists of verification of existence, measurements, age, and condition for older structures and discovery and listing of new structures. Older structures are not re-measured every six years. Once the structure is measured and listed, measurements are not addressed unless there is a query from the owner or a peculiarity noted by the assessor.

On-site inspections of agricultural-related residential structures are conducted exactly as residential structures in the city, village, towns, or rural sites.

**COMMERCIAL PROPERTY:** Commercial structures are inspected for exterior condition, size, construction changes, and use. Most owners of active retail structures are agreeable to walk-through inspections. Buildings and properties which house moveable or hazardous materials and activities are not walked through by the assessor due to safety and liability. Safety involves potential personal injury to the assessor and liability is a concern for the assessor/county if an accusation of theft or damage arises after the inspection. Owners also have safety and liability concerns. The interiors of these structures are rarely improved or changed in ways that will affect value. Relevant changes are usually noticeable from the outside or from the reception/entry area.

**RESIDENTIAL PROPERTY**: An old debate that varies from state-to-state and from assessor-to-assessor is whether an assessor *must* inspect the interior of residential structures. This assessor vehemently defends the property owners' rights to privacy. The quality and condition of a house is usually obvious from the exterior. No need to push your way into the recesses of someone's home, no good reason for peeking through windows and doors. If an owner or occupant invites the assessor inside, or for any reason insists an interior tour be conducted, the assessor complies. There are observed moral boundaries even then. Unless the owner/occupant opens cupboard and closet doors, dresser drawers, or shower stalls and says: "Look at this", no attempt is ever made to view or gather information from behind closed doors/drawers. There is little, if ever any, valuation-significance to whether closet floors are carpeted and showers are one-headed or two-headed. If observed, details of housekeeping, decorating, and furnishings, and opinions of good or bad taste, clean and neat or not, and use of household items are not noted or commented upon. Photos of the interior are not taken because they portray only the intimacies of a household. Once entered into a record, photos become public. The county assessor's office, morally, should not be available for tours of private living. That's my story and I am sticking to it!



## 2017 STATISTICS

### AGRICULTURAL – Land & Structures

SUBCLASS	ACRES	VALUE
IRRIGATED LAND	119,308.00	387,236,124
DRY CROPLAND	95,877.24	129,369,859
GRASSLAND	360,823.09	194,037,549
HOME SITE LAND	407.66	1,017,900
FARM SITE LAND	1,730.97	1,128,677
OTHER –Feedlots, Pits, etc.	521.18	325,100
ROADS & DITCHES	4,695.18	
IMPROVEMENTS		32,500,735
Total Agricultural Parcels	2,427	\$745,615,944

### RESIDENTIAL – Land & Structures

City, Village, Town Rural Home Sites	926 Parcels	\$34,737,167
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### COMMERCIAL – Land & Structures

City, Village, Town, Rural	212 Parcels	\$8,368,815
----------------------------	-------------	-------------

### RECREATIONAL – Land & Structures

For Leisure, Not Income, Purposes	6 Parcels	\$230,157
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### MINERALS

Producing Oil & Gas	296 Parcels	\$14,448,440
Non-Producing Interests	185 Parcels	\$208,058

## **VALUATION**

Determine Value – Based upon Market Indicators -  
-Sales Studies for each Property Class-  
Income & Expense Documentation  
Replacement Cost New Minus Depreciation for Structures

## **STATISTICAL ANALYSIS**

Mathematical Measurements of Value and Sale Price  
To Determine  
Level of Value and Uniformity of Assessment by Property Class

## **CERTIFICATION OF VALUATION**

Certify Taxable Values, Growth Values and TIF Values  
to Governing Subdivisions  
For Levy-Setting Purposes

## **PROPERTY TAX CALCULATION**

Compile Tax Rates into Combined Districts  
Prepare Tax List  
Calculate Property Taxes for Each Individual Parcel  
Calculate Homestead Exemptions  
Calculate Tax Credits  
**(Assessed Value x Tax Rate = Gross Taxes)**  
**(Gross Taxes - Exemptions - Tax Credit = Net Taxes)**  
On or Before November 22 Each Year  
Certify Tax List to County Treasurer  
With a Warrant Commanding Collection

The assessment of personal property in Nebraska includes:

## LISTING

FROM OWNER-PROVIDED INFORMATION  
Income-Producing Machinery – Equipment - Furniture



Agricultural



Commercial

Determine Tax Situs



## VALUATION



**X 89.29% = Taxable Value**

*Original Cost x Recovery Factor (Years in Service) = Net Book Value*

## PROPERTY TAX CALCULATION



PREPARE TAX LIST

CALCULATE PROPERTY TAXES

*(Net Book Value x Tax Rate = Gross Taxes)*

*(Gross Taxes - Exemption Tax Credit = Net Taxes)*

FOR EACH OWNER RETURN WITHIN TAXING DISTRICT

On or Before November 22 Each Year

Certify Tax List to County Treasurer

With a Warrant Commanding Collection

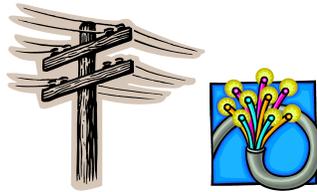
The assessment of centrally-assessed property in Nebraska includes:

**APPORTIONMENT OF VALUE TO TAXING SUBDIVISIONS**

(VALUE DETERMINED/CERTIFIED BY NEBRASKA DEPARTMENT OF REVENUE)



Real and Personal Railroad Property

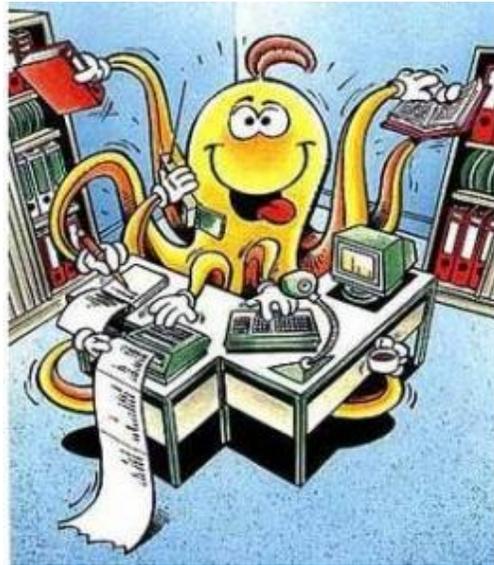


Real and Personal Public Service Company Property  
(Pipelines - Telephone Companies - Fiber Optics – etc.)

**PROPERTY TAX CALCULATION**



PREPARE TAX LIST  
CALCULATE PROPERTY TAXES  
(Fund Value x Fund Tax Rate = Gross Property Taxes)  
FOR EACH FUND WITHIN EACH COMPANY  
(Each "Fund" is a Taxing Subdivision a/k/a Governmental Entity)  
(Taxing Subdivisions are County, Schools, Fire Districts, etc.)  
On or Before November 22 Each Year  
Certify Tax List to County Treasurer  
With a Warrant Commanding Collection



Other assessment, administrative, clerical, peripheral, and incidental duties and responsibilities of the assessor's office include:

- MAINTAIN HARD COPY AND COMPUTER PROPERTY RECORDS
- PROCESS OWNERSHIP CHANGES (MONTHLY)
- UPDATE ELECTRONIC SALES FILE (MONTHLY)
- PROOF & CORRECT SALES ROSTERS (4X± ANNUALLY)
- VERIFY SALES – WHENEVER POSSIBLE
- UPDATE OWNER OF RECORD MAILING ADDRESS
- MAINTAIN CADASTRAL MAP BOOKS AND INDEXES
- MONITOR, UPDATE TAXING DISTRICT INFORMATION
- FILE HARD COPY RECORDS
- PROOFREAD (ANNUALLY) REAL PROPERTY & PERSONAL PROPERTY
- PREPARE, MAIL VALUATION CHANGE NOTICES
- ATTEND ALL County Board of Equalization HEARINGS
- ATTEND TERC PROCEEDINGS FOR THE COUNTY
- UPDATE PERSONAL PROPERTY SCHEDULES
- MAIL PERSONAL PROPERTY REPORTING FORMS & INSTRUCTIONS
- RECEIVE PERSONAL PROPERTY FILINGS
- ASSIST WITH COMPLETION OF PERSONAL PROPERTY SCHEDULES
- PREPARE, MAIL HOMESTEAD EXEMPTION FORMS & INSTRUCTIONS
- ASSIST OWNERS WITH COMPLETION OF HOMESTEAD EXEMPTION FORMS
- APPROVE/DISAPPROVE HOMESTEAD EXEMPTION APPLICATIONS
- VALUE HOMESTEADS, MAIL FORMS TO DEPARTMENT OF REVENUE
- PERFORM SALES ANALYSIS/RATIO STUDIES EACH PROPERTY CLASS
- MAIL/PROCESS INTENT TO TAX PUBLIC-OWNED PROEPRTY NOTICES
- PREPARE/MAIL/PROCESS PERMISSIVE EXEMPTION FORMS
- PREPARE/MAIL/POST MANDATORY REPORTS

- Real Property Abstract of Assessment
- Certification of Completion of Assessment Roll
- Assessment/Sales Ratio Statistics
- Personal Property Abstract of Assessment
- Plan of Assessment
- Certify Subdivision Values
- School District Taxable Value Report
- Average Assessed Value-Residential
- Homestead Exemption Summary Report
- Certificate of Taxes Levied
- Real Property & Personal Property Tax Lists
  
- **PERFORM ADMINISTRATIVE FUNCTIONS**
  - Budget Preparation
  - Office Inventory
  - Procedures Manual
  - Staff Training
  - Staff Supervision
  - Communications with Vendors and Suppliers
  - Correspondence (Mail, Electronic, Verbal)
  - Continuing Education
  - Public Relations
  
- **CONSTANT INFORMATION TO PUBLIC, APPRAISERS, INSURANCE REPS, REALTORS, ANONYMOUS PERSONS, AND GOVERNMENTAL AGENCIES BY PHONE, BY E-MAIL, BY U.S. MAIL, AND IN PERSON**

## **Section II**

### Statistical Measures: Level and Quality of Assessment

The following three charts demonstrate the history of the Level of Assessment and the Quality of Assessment Ratios for Dundy County in all three major property classes. The ratios are presented as county totals. Assessor Location statistics are not represented in these charts.

<b>RESIDENTIAL PROPERTY – Improved &amp; Unimproved</b>							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	79	95	21	104	95	21	104
2001	87	96	30	112	96	30	112
2002	86	94	28	111	94	28	111
2003	69	88	29	107	96	29	108
2004	45	95	15	100	95	15	100
2005	52	97	18	105	97	18	105
2006	64	100	18	107	100	18	107
2007	51	98	9	103	98	9	103
2008	50	94	12	104	94	12	104
2009	42	89	13	104	94	14	104
2010	51	99	20	104	99	20	104
2011	54	96	21	107	96	21	107
2012	43	95	22	110	95	43	110
2013	44	92	22	108	92	22	108
2014	53	100	21	108	100		
2015	46	96	22	103	96		
2016	55	97	26	102	97		
Tax Year	# Sales	Level-Value			Level of Value		
2017	56	98%			98%		
GENERALLY ACCEPTABLE RANGES					92 – 100	<18	<103

COMMERCIAL PROPERTY – Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	COD	PRD	MEDIAN	COD	PRD
2000	22	97	22	109	97	22	109
2001	20	100	38	110	100	38	110
2002	19	96	35	108	96	35	108
2003	15	93	12	104	93	12	104
2004	19	100	25	116	100	14	116
2005	18	99	20	106	99	20	106
2006	19	99	22	105	99	22	105
2007	11	99	11	100	99	11	100
2008	11	98	18	94	98	18	94
2009	11	99	15	90	99	15	90
2010	10	94	19	86	94	19	86
2011	6*	N/A	N/A	N/A	N/A	N/A	N/A
2012	7*	N/A	N/A	N/A	N/A	N/A	N/A
2013	6*	N/A	N/A	N/A	N/A	N/A	N/A
2014	6*	N/A	N/A	N/A	100		
2015	5*	N/A	N/A	N/A	100		
2016	6*	N/A	N/A	N/A	100		
Tax Year	# Sales	Level-Value			Level of Value		
2017	7*	100%			100%		
GENERALLY ACCEPTABLE RANGES					92 – 100	<20	<103

\*Insufficient sales for statistical measurement.

Typically, there are not enough Commercial Property sales in Dundy County during a 3-year sale period to establish market value indicators. There is usually a low volume of sales and a shortage of like-kind sale properties. Six or seven sales may include retail, service, storage, or combination properties.

**AN INADEQUATE NUMBER OF SALES CAN RENDER ALL RATIOS UNRELIABLE.**



AGRICULTURAL LAND – Unimproved Only							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	61	77	20	102	77	20	102
2001	45	76	17	100	76	17	100
2002	45	74	17	100	74	17	100
2003	46	75	12	100	75	12	100
2004	54	76	16	100	78	17	100
2005	50	77	16	100	77	16	100
2006	49	75	15	106	75	15	106
2007	53	74	14	105	74	14	105
2008	60	71	13	106	71	13	106
2009	56	68	15	110	72	15	110
2010	58	74	14	103	74	14	103
2011	54	72	18	103	72	18	103
2012*	41	69	15	103	N/A	N/A	N/A
2013	68	69	25	111	69	25	111
2014	79	69	24	106	74		
2015	70	69	28	112	69		
2016	67	70	26	108	70		
Tax Year	# Sales	Level-Value			Level of Value		
2017	52	75%			75%		
GENERALLY ACCEPTABLE RANGES 2007+					69 – 75	<20	<103
ACCEPTABLE RANGES <2007					74 – 80	<20	<103

\*Assessor's Analysis of Unimproved Agricultural Land Sales. TERC DETERMINED THE SAMPLE OF PARCELS USED BY PAD MEASUREMENT WERE NOT REPRESENTATIVE OF THE CHARACTERISTICS OF THE CLASS OF AGRICULTURAL LAND



SOMETIMES THE RATIOS LOOK PRETTY GOOD...SOMETIMES THEY DON'T

**Section III**

Assessment Plan by Property Class/Subclass

<b>RESIDENTIAL PROPERTY – Improved &amp; Unimproved</b>		
<b>2018</b>	<b>2019</b>	<b>2020</b>
<p>Review Sale Statistics            Review Depreciation            -Resolve Problem Areas-                ▪ Internal Equalization within Assessor Location            FOR ALL IMPROVEMENTS</p> <p><b>Discover – List            New Improvements            Use Changes</b></p> <p><b>Continue 6-Year            Residential Review</b>            Inspect/Photo            City, Towns, Village            Maintain 6-Year            Inspection Cycle</p> <p><b>Provide Mapping for digitization of            E911 System</b></p>	<p><b>Pass the Torch            to a            New Assessor</b></p>	

Assessment Plan by Property Class/Subclass

<b>COMMERCIAL PROPERTY – Improved &amp; Unimproved</b>		
<b>2018</b>	<b>2019</b>	<b>2020</b>
<p>Review Sale Statistics            Review Depreciation            -Resolve Problem Areas-</p> <ul style="list-style-type: none"> <li>▪ Compare Occupancy Values</li> </ul> <p>FOR ALL IMPROVEMENTS</p> <p><b>Discover – List            New Improvements            Use Changes            Update Commercials</b></p> <p><b>Continue 6-Year            Commercial Review</b>            Inspect/Photo            AS MANY PARCELS            AS TIME ALLOWS</p> <p>Maintain 6-Year            Inspection Cycle</p> <p><b>Provide Mapping for digitization of            E911 System</b></p>	<p><b>Light a Candle            for the            New Assessor</b></p>	

Assessment Plan by Property Class/Subclass

<b>AGRICULTURAL PROPERTY – Improved &amp; Unimproved</b>		
<b>2018</b>	<b>2019</b>	<b>2020</b>
<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>Continue the Attempt to Obtain CRP/CREP Contracts from Owners for Abstract Classification</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Maintain 6-Year Inspection Cycle</p> <p>Complete On-going Projects</p> <p><b>Provide Mapping for digitization of E911 System</b></p>	<p><b>No more Plans!</b></p>	

## **Section IV**

### Current Resources

#### **STAFFING**

Currently, the office is staffed by the assessor and one full-time assessment clerk. Adequate staffing would include the addition of a capable, full-time office clerk.

#### **ASSESSMENT EDUCATION**

##### ASSESSOR

The assessor began "in-training" for the position of county assessor on July 1, 1977, successfully completed the Nebraska County Assessor's Certification Examination in September, 1977, and was appointed to the position of County Assessor on October 17, 1977.

The assessor has completed required continuing education hours for the four-year period ending December 31, 2014 and is within 4.25 hours of meeting required continuing education necessary to renew her assessor's certificate for the next four-year period. (07/18/2014)

The assessor holds certificates in numerous IAAO mass appraisal and mapping courses and Department of Revenue courses in appraisal, assessment administration, agricultural land valuation, residential listing, Marshall & Swift residential, commercial and outbuilding cost programs, and computer assisted mass appraisal.

##### ASSESSMENT CLERK

[Julie L. Jessee](#) was employed in the assessor's office, in the position of office clerk, from August, 1992 through May, 1993. She returned to that position on a part-time basis in January, 1995 and currently serves five days per week.

Julie has attended the 8-hour course, "Valuation of Agricultural Land" and the 2012 "Residential Data Collection" 2-day course. She has attended two TerraScan training seminars and is willing to attend other assessment or computer courses. She has endured intense on-job training, demonstrates interest in assessment matters, participates in

most assessment functions, and performs her duties with absolutely no complaining!

## **CADASTRAL MAPS**

As a resource, the cadastral maps for Dundy County are becoming more and more limited with time.

The three Cadastral Map Books and the Tax Lot Book were completed, printed on both paper and mylar sheets, and loose-bound in hard binders in approximately 1970.

The 1966 flight of ASCS aerial photos were used for the rural areas and existing plat maps were used for cities, villages and towns.

The map pages are heavily marked for ownership boundaries, parcel numbers and surveys and have become ragged, torn and very fragile. They should be replaced with modern photos and plats or upgraded to an electronic GIS system.

The Cadastral Map Book Index was recreated in computer records and stored on diskettes in 2002. They are updated and reprinted with each monthly parcel split and ownership change process. The printed index displays Cadastral Number, Legal Description, Owner Name and Deed Book and Page, in order of cadastral number. The index is efficient and comprehensive. Aerial photos from 2003 have been marked for section and ownership boundaries, one section per page, and bound in 3-ring binders. Those photos are updated with each ownership or boundary change, rather than mark even more on the old, fragile cadastral book pages.

**GIS mapping for 911 services is currently being implemented. The mapping should be completed by July 1, 2018.**

## **RURAL PARCELS**

2003 aerial photos have been marked by section line boundaries and by ownership boundaries and scanned into computer property records. As a part of the individual record, these photos have proven to be time-saving and efficiency-boosting in assessment practices.

## CITY, VILLAGE, TOWN PARCELS

Cadastral photo images of platted blocks, indicating placement and measurement of lots, have been scanned into computer property records. While more effort to identify actual ownership boundaries upon these images must be addressed, this additional tool has been very useful for information and identification purposes.

## NON-PLATTED PARCELS

Survey and Tax Lot images, where available, have been scanned into appropriate computer property records to demonstrate parcel and ownership boundaries. These images are now indispensable when attempting to identify parcels with tax lot or unusual descriptions.

**Electronic Cadastral Mapping is currently being implemented for E911 services.**

## PROPERTY RECORD CARDS

Property record cards in the Dundy County Assessor's Office are maintained both on hard copy and in electronic files.

### Hardcopy Files

Current hardcopy files for each parcel are enclosed in see-through plastic sleeves with hanging spines. Each parcel file consists of:

- Face Sheets – 1999 through 2014 displaying:
  - Deed book and pages
  - Owner names (as they appear on the deed)
  - Legal description
  - Parcel I.D. number
  - Map number
  - Taxing District
  - School District
  - Classification Codes
  - Neighborhood
  - Property Type
  - Cadastral Map number
  - Lot Dimensions
  - Land Area/Acres
  - Four Years' Value - Land, Improvements, Outbuildings, Total
  - Reason for Value Change

- Photograph of primary structure – most recent
- Current sketch with dimensions and labels
- Active correspondence (if any)

### Electronic Media Files

Current property record face sheets are recorded on CD's, by legal description. The CD's are updated with ownership transfers, parcel splits and valuation changes as they occur.

The CD files are stored as permanent records at the end of each four-year period with each year displayed on the face sheets. These CD files are now available for inspection and printing (if anyone would ever want to do that) from 2003 through 2017.

### Personal Property Files

Personal Property Returns and Schedules are also recorded and stored on CD's, by owner name, within assessment year. Assessment year CD's contain scanned images of each Return and Schedule and can be printed, complete with signature, upon request.

These electronic records are sometimes useful to the county sheriff and also help to prove that property was indeed reported by the owner, not invented by the assessor, when such challenges occur.

The personal property CD's are available from assessment year 2000 through 2017.

### Terra Scan CAMA Files

Dundy County subscribes to Manatron, a Thomson-Reuters company, formerly and still referred to as Terra Scan, a Property Assessment Administration and Computer-Assisted Mass Appraisal (CAMA) system. The system stores and processes property record information as the data is entered by assessment staff. This electronic assessment file system has stored property record and property tax information for real estate parcels in Dundy County since 1999.

The system also processes and stores personal property records and centrally-assessed (railroad and public service companies) records.

## Morgue Files

Historic property record cards, 1978 – 2006, are stored by legal description in vault and outer-office file cabinets.

Many of the “morgue” records were B.C. (before computers), but are typewritten, legible, and in good condition. Face sheets from the “morgue” files have been scanned onto flash drives by legal description for years 1978 through 2006 in an attempt to reduce record storage volume. Supplemental sheets for those years have not been scanned.

## Web-Based Property Information

Web-based property information access is not provided by the assessor.

## Public Information

Property record information is offered to the public in printed form, handed to or mailed to the person making the request at a cost of 25¢ per record, plus postage and handling when applicable. Large volume requests are charged a set-up fee in addition to the per-record cost.

Property record information is offered to the public via e-mail, if the request is minimal, at no cost. The most common e-mail requests include building sketches and construction information.

The assessor’s office tracks the volume of records transmitted to the public via e-mail. Although volume varies from day to day and from week to week, the assessor’s office participates in the exchange of 5 - 20 various forms of assessment information via e-mail per week.

Lengthy information is e-mailed by the assessor whenever possible, but pre-payment is required before set-up. Index production, mass parcel production, or custom requests are provided at a cost of \$25 set-up fee, 25¢ per record, or per page, depending upon the format, postage, and the cost of the paper, diskette or CD. Pre-payment is required for large volume requests.

The assessor’s office does not perform research services for the public, but will provide information that is readily or easily produced. These requests are becoming more and more frequent, with considerable

staff time devoted to production. Many requests are for information so customized that it is time-prohibitive or impossible to produce. Therefore, responses to requests are limited to those formats and arrays easily produced through standard report and index design.

Total assessment/appraisal records, requested by some retail vendors of that information, usually for their subscription web site businesses, are referred to Thomson-Reuters (TerraScan, Inc.) for electronic/transmittal production. The fees charged by TerraScan for that service are paid to TerraScan by the persons/companies requesting the information.

Special efforts are made to customize information requested by governmental entities, such as federal, state, county, city, fire district, NRD and so on. Governmental entities are not charged for information in any form and are usually given priority over other requests.

## **BUDGET SUMMARY**

Fiscal Year July 1, 2017 – June 30, 2018

EXPENDITURE DESCRIPTION	BUDGETED 2013 - 2014	BUDGETED 2014- 2015	BUDGETED 2015- 2016	BUDGETED 2016-2017	BUDGETED 2017-2018
Official's Salary	41,700	43,600	45,563	46,702	47,869
Staff Salary	30,000	34,840	35,880	38,480	39,000
Postage	1,500	1,500	1,500	1,500	1,500
Telephone	2,500	2,500	2,500	2,500	2,500
Equipment Repair	500	500	500	500	500
Lodging	500	500	750	750	750
Mileage	2,000	2,000	2,000	2,000	2,000
Dues, Registration	500	500	500	500	500
Minerals Contract	5,500	5,500	5,500	5,500	6,000
PTAS/CAMA System	6,500	6,500	6,500	6,500	6,500
System Upgrade					
Continuing Education	500	500	500	500	
Office Supplies	2,500	3,500	3,500	3,500	3,500
Office Equipment	1,000	2,500	2,500	2,500	7,381
Official's Bond					
Reappraisal					
<b>TOTAL BUDGETED</b>	<b>95,200</b>	<b>104,440</b>	<b>107,693</b>	<b>111,432</b>	<b>118,000</b>
<b>TOTAL EXPENDED</b>	<b>91,450</b>	<b>90,612</b>	<b>91,428</b>	<b>101,765</b>	
<b>FORFEIT TO GENERAL FUND</b>	<b>3,750</b>	<b>13,828</b>	<b>16,265</b>	<b>9,667</b>	

**NOTE 1:** The unused budget funds, at the end of the fiscal year, are transferred to "reserves" or other funding mechanisms and are not carried forward to the ensuing assessor's budget.

**NOTE 2:** New, unique, or additional-time-demanding requirements are accomplished by extended work hours contributed by the county assessor.

**NOTE 3:** The assessor cannot receive salary or benefits in excess of those set prior to each election year, no matter how many hours are contributed outside normal office hours.

The 2017 – 2018 Budget was not submitted to the Board as of the date of this report. The Budget page in this report will be edited up-to-date during September, 2017.

## Transmittal of 3-Year Plan

The Dundy County Assessor's 2017 3-Year Plan of Assessment was hand-delivered to the Dundy County Board of Equalization on Monday, July 17, 2017.

One copy was handed to each of the three Board members. One copy was handed to the county clerk, for the record.

**Signed this 17th day of July, 2017 by the Dundy County Assessor.**

A handwritten signature in cursive script, appearing to read "Joanna Dilsch", is written over a horizontal line.

The Budget Summary was not updated within this Plan by delivery date to the County Board. The original Budget Estimation for the ensuing year, 2016-2017, was filed with the County Board on August 17, 2017. The Budget was approved by the Board on September 4, 2017.

The Plan was electronically transmitted, in "pdf" format to the Property Tax Administrator on September 15, 2017, addressed to:

[Ruth.sorensen@nebraska.gov](mailto:Ruth.sorensen@nebraska.gov)

The Plan was electronically transmitted, in "pdf" format with no page numbers, to Field Liaison, Patricia Albro, on September 15, 2017, addressed to:

[pat.albro@nebraska.gov](mailto:pat.albro@nebraska.gov)

Copies will be printed from the file, upon request, any time after signed copies have been handed to the County Board.