

NEBRASKA

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DEPARTMENT OF REVENUE

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

GAGE COUNTY



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Gage 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 Gage 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: Patti Milligan, Gage County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

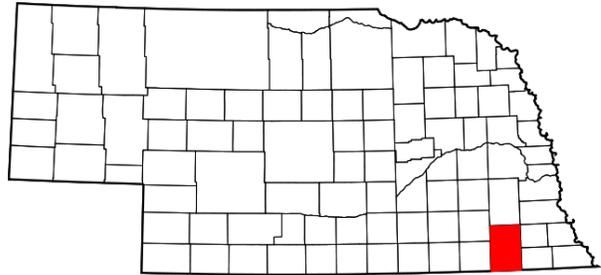
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

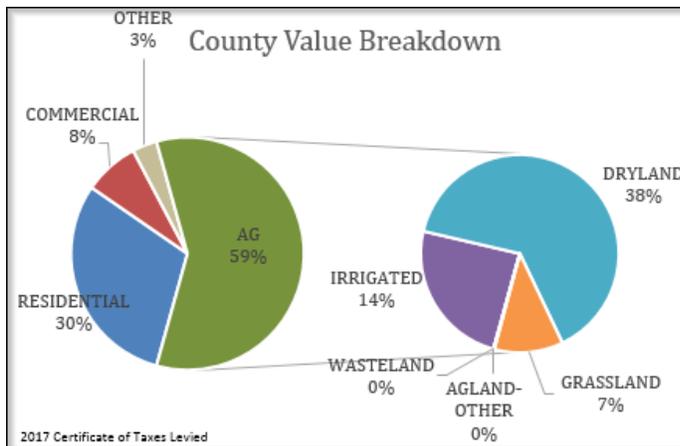
**Further information may be found in Exhibit 94*

County Overview

With a total area of 851 miles, Gage County had 21,799 residents, per the Census Bureau Quick Facts for 2016, a 2% population decline from the 2010 U.S. Census. Reports indicated that 70% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Gage County are located in and around Beatrice, the county seat. According to the latest information available from the U.S. Census Bureau, there were 675 employer establishments with total employment of 7,487.



NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
ADAMS	489	573	17.2%
BARNESTON	122	116	-4.9%
BEATRICE	12,518	12,669	1.2%
BLUE SPRINGS	383	331	-13.6%
CLATONIA	275	231	-16.0%
CORTLAND	488	482	-1.2%
FILLEY	174	132	-24.1%
LIBERTY	86	76	-11.6%
ODELL	345	307	-11.0%
PICKRELL	182	199	9.3%
VIRGINIA	67	60	-10.4%
WYMORE	1,656	1,457	-12.0%

Agricultural land accounts for 57% of the total valuation base in the county. Dryland makes up a majority of the land in the county. Gage County is included in both the Lower Big Blue and Nemaha Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Gage County ranks third in soybeans for beans. In value of sales by commodity group, Gage County ranks fourth in poultry and eggs (USDA AgCensus).

The ethanol plant located in Adams also contributes to the local agricultural economy.

2018 Residential Correlation for Gage County

Assessment Actions

For 2018, Gage County reviewed Beatrice Flowing Springs, Beatrice Subdivision (1970-1979 up to 15%); Rural Sub North 1 story year house between 2000-2009 up to 25%; Cortland single family houses up to 15%; Pickrell up to 15%; Rural Residential 1 story-1.5 story houses with year built from 1959 to current up to 15%; and Wymore single family year built 1900-1979 up to 20% and Odell. All other residential properties will be reviewed in-house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. All pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

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

VALUATION GROUPING	ASSESSOR LOCATION
01	Adams
02	Barneston
03	Beatrice & Beatrice Subs
05	Blue Springs
06	Clatonia
07	Cortland
09	Filley
10	Liberty
11	Odell
12	Pickrell
13	Rockford, Holmesville & Lanham
14	Subdivisions
15	Rural, Ellis
16	Rural Sub North, Rural Sub South
17	Virginia
18	Wymore
19	Doctor's Lake, Holmesville

For the residential property class, a review of the Gage County statistical analysis profiles 655 qualified residential sales, representing most of the valuation groupings. Valuation group 03 (Beatrice) constitutes about 65% of the sales in the residential class of property and is the county seat and the retail anchor of the county. All three measures of central tendency fall within the acceptable range. The overall calculated median is 93% for the residential class of property.

2018 Residential Correlation for Gage County

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Gage County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The non-qualified sales had the required narrative for the reasoning behind the elimination of the sale from the qualified sales file. There is an adequate sample of arm's-length sales for the measurement of the residential real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is on schedule to comply with six-year inspection and review requirement as evidenced by the six-year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in the approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the residential class. Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county typically bases the assessment decisions and review based on the individual towns and will adjust those with a separate economic depreciation if needed. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The review of Gage County revealed that the data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property. The inspection and review cycle of the residential property appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

2018 Residential Correlation for Gage County

Equalization

The valuation groupings have been assessed at similar portions of market value, and the qualitative statistics support uniformity of assessments. The valuation groups with an adequate sample are all statistically within the acceptable range. The quality of assessment complies with generally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	27	97.97	96.80	94.13	14.08	102.84
02	5	78.69	81.24	92.29	15.63	88.03
03	436	93.40	103.88	91.33	26.69	113.74
05	8	74.56	85.60	74.82	38.14	114.41
06	8	90.42	83.93	82.47	16.64	101.77
07	26	94.29	91.55	89.88	10.20	101.86
09	6	115.83	124.13	92.62	36.74	134.02
10	2	122.72	122.72	127.13	07.36	96.53
11	9	92.33	90.44	89.14	11.90	101.46
12	9	92.57	87.87	83.52	09.11	105.21
13	6	55.86	68.03	65.97	50.68	103.12
15	52	92.00	95.44	90.89	17.16	105.01
16	6	92.10	91.77	91.80	03.32	99.97
17	3	63.68	62.71	74.04	39.43	83.68
18	51	91.90	98.47	86.14	25.22	114.31
19	1	89.85	89.85	89.85	00.00	100.00
<u> ALL </u>	655	93.08	100.56	90.78	24.39	110.77

Level of Value

Based on the review of all available information, the level of value of residential property in Gage County is 93%.

2018 Commercial Correlation for Gage County

Assessment Actions

For 2018, Gage County appraised all commercial class of property. Additionally, all pickup work was completed by the county, as were on-site inspections of any remodeling and new additions.

Description of Analysis

Gage County has five valuation groupings for the commercial class, which are defined by assessor locations and towns within the county.

VALUATION GROUPING	ASSESSOR LOCATION
03	Beatrice
10	Towns In North Half Of County
15	Towns In South Half Of County
18	Wymore
50	Rural

For the commercial property class, a review of Gage County's statistical analysis consists of 34 commercial sales, representing all five-valuation groupings. Valuation group 03 constitutes about 65% of the sample and this generally reflects the composition of the commercial population. Of the three measures of central tendency for the county, only the median is within the acceptable range. The mean and weighted mean are skewed by outlying sales. Within the profile, sale prices range from 1,200 dollars to almost 4.3 million. The qualitative statistics are close to being within the recommended range.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor.

The review of Gage County revealed that the submission of sales as well as other statutory reports were transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property due to sale review. The county has successfully completed the first six-year inspection and review cycle of the improvements on commercial property and appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the property record files.

2018 Commercial Correlation for Gage County

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

Equalization

Based on the assessment, practices review and the statistical analysis, the quality of assessment in Gage County is in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
03	22	95.54	98.86	103.19	13.26	93.87
10	6	117.46	118.82	123.50	15.01	94.59
15	1	102.50	102.50	102.50	00.00	100.00
18	3	109.64	125.79	118.49	15.12	106.16
50	2	105.21	105.21	102.32	05.61	102.82
____ALL____	34	99.66	103.59	103.61	15.36	99.98

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Gage County is 100%.

2018 Agricultural Correlation for Gage County

Assessment Actions

A systematic review of land use was conducted this year. The review was primarily conducted using aerial imagery; when additional information was needed, the taxpayer was contacted to verify Farm Service Agency certifications and/or a physical inspection was completed. Rural outbuildings were reviewed utilizing aerial imagery images. A sales analysis was completed, as a result irrigated land values decreased in Market Areas 1, and 2; Dryland values decreased in Market Area 1; and grass land values remained the same.

Description of Analysis

Gage County has developed two clearly defined agricultural market areas based on topography, and availability of water. Market Area 1 is the entire county with the exception of the three townships bordering Pawnee County to the east of Gage. Market Area 1 is predominately dryland at 61%, grass land 21%, and irrigated land at 16%. Market Area 2 has 62% dryland, which is similar to area one, grass land is 32% and only about 2% of the land is irrigated. On average, the productivity of the agricultural land in Market Area 1 is better than that of Market Area 2. The agricultural statistical sample of 44 sales reveals that all three measures of central tendency are within the range. The calculated median of the sample is 72%.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	39	71.77	73.25	72.06	16.18	101.65
2	5	72.12	68.53	70.91	13.59	96.64
ALL	44	71.79	72.72	71.98	15.89	101.03

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the transmission of data from the county to the sales file to see if it is received on a timely basis and for accuracy.

The review of Gage County revealed that the submission of sales as well as other statutory reports were transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to the review of sales. The improvements on agricultural property appears to be on schedule to comply with the ongoing inspection and review requirements. They also keep the agricultural land use current. The inspections are changed and documented on the property record files.

2018 Agricultural Correlation for Gage County

Within the agricultural land class, rural dwellings and outbuildings are reviewed at the same time as the rural residential review. The review process also examines the agricultural market areas to ensure that the areas defined are equally subject to a set of economic forces that affect the value of land within the delineated areas. The summary of the market area analysis concluded that the county has adequately identified market areas for the agricultural land class.

Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. To further distinguish whether the parcel is rural residential or recreational would involve the stated use by the taxpayer via the sales verification questionnaire.

Equalization

The analysis supports that the county has achieved equalization; comparison of Gage County values compared the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The market adjustments made for 2018 parallel the movement of the agricultural market in the area.

The Division’s review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

The quality of assessment of the agricultural land class in Gage County is in compliance with generally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	3	79.79	71.10	71.07	12.21	100.04
1	3	79.79	71.10	71.07	12.21	100.04
<u> Dry </u>						
County	21	70.30	72.15	70.46	12.56	102.40
1	20	69.97	71.90	70.25	12.78	102.35
2	1	77.06	77.06	77.06	00.00	100.00
<u> Grass </u>						
County	3	60.34	61.90	62.11	10.42	99.66
1	1	60.34	60.34	60.34	00.00	100.00
2	2	62.68	62.68	62.66	15.06	99.71
<u> ALL </u>	44	71.79	72.72	71.98	15.89	101.03

2018 Agricultural Correlation for Gage County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Gage County is 72%

2018 Opinions of the Property Tax Administrator for Gage County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Gage County

Residential Real Property - Current

Number of Sales	655	Median	93.08
Total Sales Price	\$71,137,445	Mean	100.56
Total Adj. Sales Price	\$71,137,445	Wgt. Mean	90.78
Total Assessed Value	\$64,575,400	Average Assessed Value of the Base	\$81,012
Avg. Adj. Sales Price	\$108,607	Avg. Assessed Value	\$98,588

Confidence Interval - Current

95% Median C.I	91.73 to 94.34
95% Wgt. Mean C.I	89.31 to 92.24
95% Mean C.I	97.42 to 103.70
% of Value of the Class of all Real Property Value in the County	26.46
% of Records Sold in the Study Period	6.92
% of Value Sold in the Study Period	8.42

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	584	94	94.48
2016		95	
2015	522	96	96.45
2014	514	98	98.20

2018 Commission Summary for Gage County

Commercial Real Property - Current

Number of Sales	34	Median	99.66
Total Sales Price	\$14,112,168	Mean	103.59
Total Adj. Sales Price	\$14,112,168	Wgt. Mean	103.61
Total Assessed Value	\$14,621,750	Average Assessed Value of the Base	\$184,267
Avg. Adj. Sales Price	\$415,064	Avg. Assessed Value	\$430,051

Confidence Interval - Current

95% Median C.I	95.00 to 109.64
95% Wgt. Mean C.I	93.34 to 113.89
95% Mean C.I	96.50 to 110.68
% of Value of the Class of all Real Property Value in the County	7.87
% of Records Sold in the Study Period	2.74
% of Value Sold in the Study Period	6.40

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	41	100	100.00
2016	54	100	100.33
2015	60	100	100.46
2014	67	95	99.77

34 Gage
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 : 655
 Total Sales Price : 71,137,445
 Total Adj. Sales Price : 71,137,445
 Total Assessed Value : 64,575,400
 Avg. Adj. Sales Price : 108,607
 Avg. Assessed Value : 98,588

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 101
 COD : 24.39
 PRD : 110.77

COV : 40.74
 STD : 40.97
 Avg. Abs. Dev : 22.70
 MAX Sales Ratio : 424.88
 MIN Sales Ratio : 24.55

95% Median C.I. : 91.73 to 94.34
 95% Wgt. Mean C.I. : 89.31 to 92.24
 95% Mean C.I. : 97.42 to 103.70

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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>Qtrts</u>												
01-OCT-15 To 31-DEC-15	81	97.38	102.76	95.00	24.94	108.17	31.70	295.64	93.08 to 100.38	98,711	93,780	
01-JAN-16 To 31-MAR-16	64	95.31	106.57	95.16	22.83	111.99	62.45	217.69	90.56 to 100.04	104,998	99,912	
01-APR-16 To 30-JUN-16	80	92.80	93.60	90.83	14.09	103.05	62.63	181.47	89.25 to 97.29	108,852	98,866	
01-JUL-16 To 30-SEP-16	92	94.59	105.10	92.35	23.70	113.81	55.63	286.89	92.51 to 98.99	110,869	102,382	
01-OCT-16 To 31-DEC-16	71	92.61	106.40	90.83	30.16	117.14	43.57	397.62	86.89 to 98.75	103,317	93,847	
01-JAN-17 To 31-MAR-17	79	95.21	105.04	95.15	26.37	110.39	26.40	258.25	92.39 to 102.16	97,229	92,509	
01-APR-17 To 30-JUN-17	92	87.48	94.69	86.66	24.33	109.27	38.82	221.00	82.89 to 92.86	121,158	104,998	
01-JUL-17 To 30-SEP-17	96	85.51	93.75	84.80	27.88	110.55	24.55	424.88	79.40 to 92.32	118,236	100,264	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	317	95.03	101.90	93.15	21.55	109.39	31.70	295.64	93.10 to 97.38	106,068	98,798	
01-OCT-16 To 30-SEP-17	338	91.49	99.30	88.65	26.90	112.01	24.55	424.88	88.28 to 93.03	110,988	98,392	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	307	93.81	102.71	92.18	22.58	111.42	43.57	397.62	91.71 to 96.00	107,373	98,977	
<u>ALL</u>	655	93.08	100.56	90.78	24.39	110.77	24.55	424.88	91.73 to 94.34	108,607	98,588	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	27	97.97	96.80	94.13	14.08	102.84	43.91	151.16	92.82 to 99.81	145,073	136,560	
02	5	78.69	81.24	92.29	15.63	88.03	60.45	100.86	N/A	25,152	23,213	
03	436	93.40	103.88	91.33	26.69	113.74	26.40	424.88	91.50 to 95.64	102,127	93,267	
05	8	74.56	85.60	74.82	38.14	114.41	36.71	198.69	36.71 to 198.69	40,344	30,186	
06	8	90.42	83.93	82.47	16.64	101.77	35.56	106.23	35.56 to 106.23	80,188	66,134	
07	26	94.29	91.55	89.88	10.20	101.86	58.27	120.99	85.79 to 98.13	126,173	113,407	
09	6	115.83	124.13	92.62	36.74	134.02	70.06	191.36	70.06 to 191.36	43,833	40,599	
10	2	122.72	122.72	127.13	07.36	96.53	113.69	131.75	N/A	12,700	16,145	
11	9	92.33	90.44	89.14	11.90	101.46	70.98	119.19	71.72 to 100.33	47,589	42,420	
12	9	92.57	87.87	83.52	09.11	105.21	70.98	100.04	78.01 to 99.15	114,444	95,589	
13	6	55.86	68.03	65.97	50.68	103.12	31.70	113.29	31.70 to 113.29	48,250	31,828	
15	52	92.00	95.44	90.89	17.16	105.01	53.83	161.91	87.68 to 97.82	222,846	202,547	
16	6	92.10	91.77	91.80	03.32	99.97	86.16	97.80	86.16 to 97.80	337,583	309,889	
17	3	63.68	62.71	74.94	39.43	83.68	24.55	99.89	N/A	76,667	57,453	
18	51	91.90	98.47	86.14	25.22	114.31	42.83	258.25	84.32 to 95.16	42,020	36,195	
19	1	89.85	89.85	89.85	00.00	100.00	89.85	89.85	N/A	300,000	269,560	
<u>ALL</u>	655	93.08	100.56	90.78	24.39	110.77	24.55	424.88	91.73 to 94.34	108,607	98,588	

34 Gage
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 : 655
Total Sales Price : 71,137,445
Total Adj. Sales Price : 71,137,445
Total Assessed Value : 64,575,400
Avg. Adj. Sales Price : 108,607
Avg. Assessed Value : 98,588

MEDIAN : 93
WGT. MEAN : 91
MEAN : 101
COD : 24.39
PRD : 110.77

COV : 40.74
STD : 40.97
Avg. Abs. Dev : 22.70
MAX Sales Ratio : 424.88
MIN Sales Ratio : 24.55

95% Median C.I. : 91.73 to 94.34
95% Wgt. Mean C.I. : 89.31 to 92.24
95% Mean C.I. : 97.42 to 103.70

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	655	93.08	100.56	90.78	24.39	110.77	24.55	424.88	91.73 to 94.34	108,607	98,588
06											
07											
<u>ALL</u>	655	93.08	100.56	90.78	24.39	110.77	24.55	424.88	91.73 to 94.34	108,607	98,588

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	5	258.25	287.34	284.81	18.98	100.89	233.33	424.88	N/A	4,300	12,247
Less Than 15,000	43	121.25	154.20	140.01	59.19	110.13	31.70	424.88	99.64 to 191.36	8,733	12,227
Less Than 30,000	102	120.63	146.05	137.26	50.02	106.40	31.70	424.88	103.45 to 160.73	16,501	22,650
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	650	92.97	99.12	90.72	23.00	109.26	24.55	397.62	91.69 to 94.13	109,409	99,253
Greater Than 14,999	612	92.64	96.79	90.51	20.29	106.94	24.55	299.17	91.43 to 93.80	115,624	104,656
Greater Than 29,999	553	91.73	92.17	89.65	16.15	102.81	24.55	196.91	89.85 to 93.10	125,595	112,595
<u>Incremental Ranges</u>											
0 TO 4,999	5	258.25	287.34	284.81	18.98	100.89	233.33	424.88	N/A	4,300	12,247
5,000 TO 14,999	38	116.19	136.68	131.22	50.91	104.16	31.70	397.62	92.57 to 170.32	9,316	12,224
15,000 TO 29,999	59	118.91	140.11	136.47	43.71	102.67	42.83	299.17	99.15 to 155.53	22,163	30,247
30,000 TO 59,999	110	100.47	105.09	104.02	21.95	101.03	26.40	184.70	97.29 to 105.10	43,477	45,225
60,000 TO 99,999	156	92.85	90.31	90.24	15.28	100.08	24.55	138.05	89.45 to 95.03	79,513	71,755
100,000 TO 149,999	117	88.81	89.21	89.11	14.66	100.11	39.99	196.91	84.64 to 92.39	123,987	110,481
150,000 TO 249,999	124	86.88	86.70	86.94	11.82	99.72	43.91	147.23	84.37 to 90.28	187,785	163,258
250,000 TO 499,999	45	91.47	89.76	89.23	10.55	100.59	53.83	115.23	84.65 to 94.20	307,247	274,165
500,000 TO 999,999	1	90.58	90.58	90.58	00.00	100.00	90.58	90.58	N/A	650,000	588,785
1,000,000 +											
<u>ALL</u>	655	93.08	100.56	90.78	24.39	110.77	24.55	424.88	91.73 to 94.34	108,607	98,588

34 Gage
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 : 34
Total Sales Price : 14,112,168
Total Adj. Sales Price : 14,112,168
Total Assessed Value : 14,621,750
Avg. Adj. Sales Price : 415,064
Avg. Assessed Value : 430,051

MEDIAN : 100
WGT. MEAN : 104
MEAN : 104
COD : 15.36
PRD : 99.98

COV : 20.35
STD : 21.08
Avg. Abs. Dev : 15.31
MAX Sales Ratio : 158.73
MIN Sales Ratio : 52.11

95% Median C.I. : 95.00 to 109.64
95% Wgt. Mean C.I. : 93.34 to 113.89
95% Mean C.I. : 96.50 to 110.68

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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	3	109.23	125.65	116.24	15.18	108.10	109.00	158.73	N/A	35,000	40,683
01-JAN-15 To 31-MAR-15	2	92.25	92.25	91.09	02.53	101.27	89.92	94.58	N/A	199,500	181,723
01-APR-15 To 30-JUN-15	4	87.65	86.37	96.36	23.63	89.63	52.11	118.07	N/A	92,000	88,650
01-JUL-15 To 30-SEP-15	1	101.05	101.05	101.05	00.00	100.00	101.05	101.05	N/A	4,274,422	4,319,105
01-OCT-15 To 31-DEC-15	3	99.31	101.34	101.61	05.88	99.73	93.59	111.11	N/A	861,685	875,563
01-JAN-16 To 31-MAR-16	2	112.48	112.48	112.85	14.04	99.67	96.69	128.27	N/A	53,750	60,655
01-APR-16 To 30-JUN-16	5	97.36	94.96	90.14	06.00	105.35	79.13	102.50	N/A	47,440	42,763
01-JUL-16 To 30-SEP-16	2	112.85	112.85	107.16	11.39	105.31	100.00	125.69	N/A	59,995	64,290
01-OCT-16 To 31-DEC-16	1	87.50	87.50	87.50	00.00	100.00	87.50	87.50	N/A	10,000	8,750
01-JAN-17 To 31-MAR-17	5	93.25	102.42	106.54	23.65	96.13	71.88	144.57	N/A	1,067,000	1,136,776
01-APR-17 To 30-JUN-17	3	109.64	109.22	116.66	06.90	93.62	97.68	120.35	N/A	137,000	159,820
01-JUL-17 To 30-SEP-17	3	129.20	119.10	125.04	09.83	95.25	95.00	133.09	N/A	53,333	66,688
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	10	98.57	100.80	100.25	18.69	100.55	52.11	158.73	79.22 to 118.07	514,642	515,920
01-OCT-15 To 30-SEP-16	12	99.66	102.46	101.33	08.97	101.12	79.13	128.27	95.00 to 111.11	254,146	257,533
01-OCT-16 To 30-SEP-17	12	103.66	107.05	107.71	18.42	99.39	71.88	144.57	87.50 to 129.20	493,000	531,013
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	10	95.33	93.50	100.49	12.19	93.04	52.11	118.07	79.22 to 111.11	762,648	766,384
01-JAN-16 To 31-DEC-16	10	98.68	101.30	99.53	10.30	101.78	79.13	128.27	87.50 to 125.69	47,469	47,246
<u>ALL</u>	34	99.66	103.59	103.61	15.36	99.98	52.11	158.73	95.00 to 109.64	415,064	430,051

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
03	22	95.54	96.86	103.19	13.26	93.87	52.11	129.20	89.92 to 101.05	514,613	531,028
10	6	117.46	116.82	123.50	15.01	94.59	87.50	144.57	87.50 to 144.57	55,573	68,631
15	1	102.50	102.50	102.50	00.00	100.00	102.50	102.50	N/A	1,200	1,230
18	3	109.64	125.79	118.49	15.12	106.16	109.00	158.73	N/A	27,000	31,993
50	2	105.21	105.21	102.32	05.61	102.82	99.31	111.11	N/A	1,187,528	1,215,075
<u>ALL</u>	34	99.66	103.59	103.61	15.36	99.98	52.11	158.73	95.00 to 109.64	415,064	430,051

34 Gage
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 : 34
 Total Sales Price : 14,112,168
 Total Adj. Sales Price : 14,112,168
 Total Assessed Value : 14,621,750
 Avg. Adj. Sales Price : 415,064
 Avg. Assessed Value : 430,051

MEDIAN : 100
 WGT. MEAN : 104
 MEAN : 104
 COD : 15.36
 PRD : 99.98

COV : 20.35
 STD : 21.08
 Avg. Abs. Dev : 15.31
 MAX Sales Ratio : 158.73
 MIN Sales Ratio : 52.11

95% Median C.I. : 95.00 to 109.64
 95% Wgt. Mean C.I. : 93.34 to 113.89
 95% Mean C.I. : 96.50 to 110.68

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	3	79.22	80.25	81.28	01.38	98.73	79.13	82.40	N/A	191,667	155,783
03	31	100.83	105.85	104.56	14.74	101.23	52.11	158.73	96.08 to 111.11	436,683	456,594
04											
<u>ALL</u>	<u>34</u>	<u>99.66</u>	<u>103.59</u>	<u>103.61</u>	<u>15.36</u>	<u>99.98</u>	<u>52.11</u>	<u>158.73</u>	<u>95.00 to 109.64</u>	<u>415,064</u>	<u>430,051</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	102.50	102.50	102.50	00.00	100.00	102.50	102.50	N/A	1,200	1,230
Less Than 15,000	3	96.08	95.36	92.72	05.20	102.85	87.50	102.50	N/A	7,733	7,170
Less Than 30,000	6	95.54	105.80	104.59	13.92	101.16	87.50	158.73	87.50 to 158.73	15,700	16,420
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	33	99.31	103.62	103.61	15.79	100.01	52.11	158.73	95.00 to 109.64	427,605	443,046
Greater Than 14,999	31	100.00	104.38	103.63	16.18	100.72	52.11	158.73	95.00 to 111.11	454,483	470,975
Greater Than 29,999	28	100.42	103.11	103.60	15.40	99.53	52.11	144.57	94.58 to 111.11	500,642	518,687
<u>Incremental Ranges</u>											
0 TO 4,999	1	102.50	102.50	102.50	00.00	100.00	102.50	102.50	N/A	1,200	1,230
5,000 TO 14,999	2	91.79	91.79	92.18	04.67	99.58	87.50	96.08	N/A	11,000	10,140
15,000 TO 29,999	3	95.00	116.24	108.46	22.36	107.17	95.00	158.73	N/A	23,667	25,670
30,000 TO 59,999	8	109.32	111.69	112.15	10.53	99.59	96.69	129.20	96.69 to 129.20	44,242	49,617
60,000 TO 99,999	8	100.42	101.54	103.04	20.30	98.54	52.11	144.57	52.11 to 144.57	74,194	76,453
100,000 TO 149,999	2	86.86	86.86	86.74	08.90	100.14	79.13	94.58	N/A	101,500	88,038
150,000 TO 249,999	2	105.83	105.83	105.50	11.57	100.31	93.59	118.07	N/A	204,500	215,753
250,000 TO 499,999	3	89.92	97.56	97.00	14.07	100.58	82.40	120.35	N/A	333,000	323,010
500,000 TO 999,999	1	111.11	111.11	111.11	00.00	100.00	111.11	111.11	N/A	605,056	672,285
1,000,000 +	4	100.18	98.06	103.79	12.44	94.48	71.88	119.98	N/A	2,713,606	2,816,445
<u>ALL</u>	<u>34</u>	<u>99.66</u>	<u>103.59</u>	<u>103.61</u>	<u>15.36</u>	<u>99.98</u>	<u>52.11</u>	<u>158.73</u>	<u>95.00 to 109.64</u>	<u>415,064</u>	<u>430,051</u>

34 Gage
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

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 WGT. MEAN : 104
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 PRD : 99.98

COV : 20.35
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 Avg. Abs. Dev : 15.31
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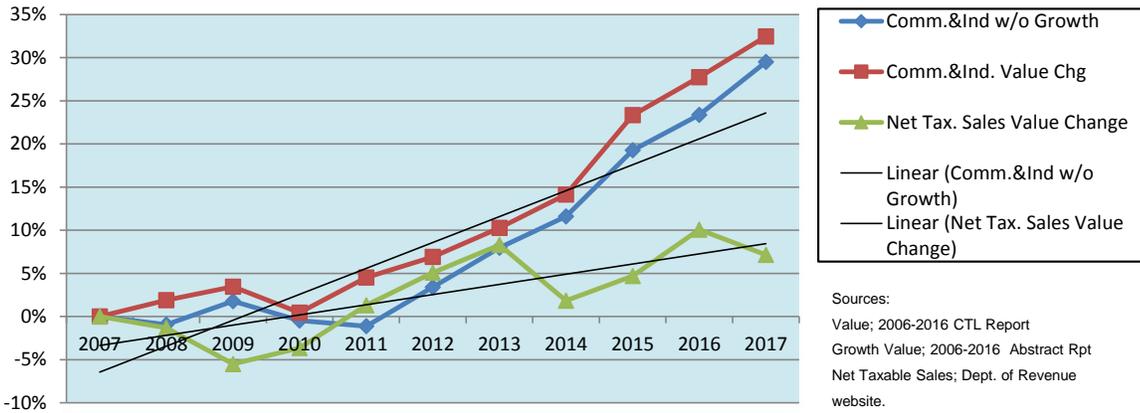
95% Median C.I. : 95.00 to 109.64
 95% Wgt. Mean C.I. : 93.34 to 113.89
 95% Mean C.I. : 96.50 to 110.68

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
303	1	93.59	93.59	93.59	00.00	100.00	93.59	93.59	N/A	210,000	196,540
326	1	128.27	128.27	128.27	00.00	100.00	128.27	128.27	N/A	55,000	70,550
343	3	119.98	126.59	109.79	16.03	115.30	101.05	158.73	N/A	2,629,807	2,887,340
344	5	100.00	94.94	106.42	16.80	89.21	52.11	120.35	N/A	112,311	119,524
346	1	125.69	125.69	125.69	00.00	100.00	125.69	125.69	N/A	33,435	42,025
350	1	144.57	144.57	144.57	00.00	100.00	144.57	144.57	N/A	90,000	130,110
351	1	109.64	109.64	109.64	00.00	100.00	109.64	109.64	N/A	36,000	39,470
352	5	79.22	86.14	79.23	12.48	108.72	71.88	118.07	N/A	396,800	314,404
353	6	96.34	97.94	94.72	04.82	103.40	89.92	109.23	89.92 to 109.23	88,333	83,665
406	4	99.93	104.14	113.28	11.72	91.93	87.50	129.20	N/A	27,050	30,643
407	1	111.11	111.11	111.11	00.00	100.00	111.11	111.11	N/A	605,056	672,285
419	1	94.58	94.58	94.58	00.00	100.00	94.58	94.58	N/A	100,000	94,575
447	1	99.31	99.31	99.31	00.00	100.00	99.31	99.31	N/A	1,770,000	1,757,865
499	1	96.08	96.08	96.08	00.00	100.00	96.08	96.08	N/A	12,000	11,530
528	2	114.89	114.89	118.10	15.84	97.28	96.69	133.09	N/A	63,750	75,290
<u>ALL</u>	<u>34</u>	99.66	103.59	103.61	15.36	99.98	52.11	158.73	95.00 to 109.64	415,064	430,051

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	\$ 169,073,350	\$ 2,724,265	1.61%	\$ 166,349,085	-	\$ 190,989,466	-
2008	\$ 172,282,135	\$ 4,796,915	2.78%	\$ 167,485,220	-0.94%	\$ 188,474,395	-1.32%
2009	\$ 174,914,455	\$ 2,850,670	1.63%	\$ 172,063,785	-0.13%	\$ 180,480,007	-4.24%
2010	\$ 169,846,390	\$ 1,566,365	0.92%	\$ 168,280,025	-3.79%	\$ 184,007,041	1.95%
2011	\$ 176,697,130	\$ 9,534,805	5.40%	\$ 167,162,325	-1.58%	\$ 193,466,036	5.14%
2012	\$ 180,773,775	\$ 5,945,995	3.29%	\$ 174,827,780	-1.06%	\$ 200,705,970	3.74%
2013	\$ 186,416,445	\$ 3,886,860	2.09%	\$ 182,529,585	0.97%	\$ 206,830,388	3.05%
2014	\$ 192,999,075	\$ 4,329,150	2.24%	\$ 188,669,925	1.21%	\$ 194,466,645	-5.98%
2015	\$ 208,522,095	\$ 6,854,035	3.29%	\$ 201,668,060	4.49%	\$ 199,964,153	2.83%
2016	\$ 215,967,950	\$ 7,382,670	3.42%	\$ 208,585,280	0.03%	\$ 210,231,530	5.13%
2017	\$ 223,948,820	\$ 4,996,915	2.23%	\$ 218,951,905	1.38%	\$ 204,628,435	-2.67%
Ann %chg	2.85%			Average	0.06%	1.07%	0.76%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-0.94%	1.90%	-1.32%
2009	1.77%	3.45%	-5.50%
2010	-0.47%	0.46%	-3.66%
2011	-1.13%	4.51%	1.30%
2012	3.40%	6.92%	5.09%
2013	7.96%	10.26%	8.29%
2014	11.59%	14.15%	1.82%
2015	19.28%	23.33%	4.70%
2016	23.37%	27.74%	10.07%
2017	29.50%	32.46%	7.14%

County Number	34
County Name	Gage

34 Gage

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

AGRICULTURAL LAND

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

Number of Sales : 44
 Total Sales Price : 23,262,558
 Total Adj. Sales Price : 23,262,558
 Total Assessed Value : 16,745,430
 Avg. Adj. Sales Price : 528,695
 Avg. Assessed Value : 380,578

MEDIAN : 72
 WGT. MEAN : 72
 MEAN : 73
 COD : 15.89
 PRD : 101.03

COV : 20.76
 STD : 15.10
 Avg. Abs. Dev : 11.41
 MAX Sales Ratio : 127.31
 MIN Sales Ratio : 48.38

95% Median C.I. : 65.73 to 77.39
 95% Wgt. Mean C.I. : 66.68 to 77.29
 95% Mean C.I. : 68.26 to 77.18

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	10	64.08	64.72	60.97	14.47	106.15	48.38	85.38	52.14 to 77.39	620,515	378,318	
01-JAN-15 To 31-MAR-15	2	89.63	89.63	88.30	03.36	101.51	86.62	92.63	N/A	375,000	331,135	
01-APR-15 To 30-JUN-15	2	61.95	61.95	63.18	07.17	98.05	57.51	66.38	N/A	332,500	210,078	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15	3	54.02	54.35	54.58	01.57	99.58	53.24	55.79	N/A	435,683	237,798	
01-JAN-16 To 31-MAR-16	5	70.46	69.81	67.44	13.51	103.51	52.84	89.63	N/A	353,200	238,203	
01-APR-16 To 30-JUN-16	4	87.68	85.69	83.06	09.64	103.17	71.77	95.64	N/A	370,528	307,751	
01-JUL-16 To 30-SEP-16	3	80.19	94.79	102.55	20.98	92.43	76.86	127.31	N/A	417,870	428,505	
01-OCT-16 To 31-DEC-16	3	72.12	74.08	75.75	13.49	97.80	60.47	89.65	N/A	410,693	311,093	
01-JAN-17 To 31-MAR-17	7	79.79	77.15	78.16	07.49	98.71	60.34	86.26	60.34 to 86.26	913,714	714,178	
01-APR-17 To 30-JUN-17	3	67.92	67.75	68.37	02.59	99.09	65.02	70.30	N/A	477,667	326,590	
01-JUL-17 To 30-SEP-17	2	72.21	72.21	70.75	06.72	102.06	67.36	77.06	N/A	386,280	273,300	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	14	66.06	67.88	63.85	16.15	106.31	48.38	92.63	52.28 to 85.38	544,296	347,543	
01-OCT-15 To 30-SEP-16	15	73.45	75.95	76.11	20.35	99.79	52.84	127.31	55.79 to 89.63	387,251	294,729	
01-OCT-16 To 30-SEP-17	15	72.12	74.00	75.85	10.29	97.56	60.34	89.65	67.36 to 81.36	655,576	497,260	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	7	57.51	66.60	65.97	20.52	100.95	53.24	92.63	53.24 to 92.63	388,864	256,546	
01-JAN-16 To 31-DEC-16	15	76.86	79.89	80.94	16.82	98.70	52.84	127.31	70.46 to 89.65	382,253	309,388	
<u>ALL</u>	44	71.79	72.72	71.98	15.89	101.03	48.38	127.31	65.73 to 77.39	528,695	380,578	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	39	71.77	73.25	72.06	16.18	101.65	48.38	127.31	65.73 to 79.79	558,863	402,701	
2	5	72.12	68.53	70.91	13.59	96.64	53.24	82.71	N/A	293,380	208,022	
<u>ALL</u>	44	71.79	72.72	71.98	15.89	101.03	48.38	127.31	65.73 to 77.39	528,695	380,578	

34 Gage
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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 95% Wgt. Mean C.I. : 66.68 to 77.29
 95% Mean C.I. : 68.26 to 77.18

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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
_____Dry_____											
County	10	67.15	71.46	70.54	14.89	101.30	55.79	92.65	60.47 to 89.65	414,369	292,313
1	10	67.15	71.46	70.54	14.89	101.30	55.79	92.65	60.47 to 89.65	414,369	292,313
_____Grass_____											
County	2	56.79	56.79	56.52	06.25	100.48	53.24	60.34	N/A	223,971	126,595
1	1	60.34	60.34	60.34	00.00	100.00	60.34	60.34	N/A	207,142	124,985
2	1	53.24	53.24	53.24	00.00	100.00	53.24	53.24	N/A	240,800	128,205
_____ALL_____	44	71.79	72.72	71.98	15.89	101.03	48.38	127.31	65.73 to 77.39	528,695	380,578

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	3	79.79	71.10	71.07	12.21	100.04	52.14	81.36	N/A	1,666,120	1,184,157
1	3	79.79	71.10	71.07	12.21	100.04	52.14	81.36	N/A	1,666,120	1,184,157
_____Dry_____											
County	21	70.30	72.15	70.46	12.56	102.40	54.02	95.64	65.02 to 77.39	429,538	302,645
1	20	69.97	71.90	70.25	12.78	102.35	54.02	95.64	65.02 to 77.39	437,515	307,374
2	1	77.06	77.06	77.06	00.00	100.00	77.06	77.06	N/A	270,000	208,065
_____Grass_____											
County	3	60.34	61.90	62.11	10.42	99.66	53.24	72.12	N/A	232,647	144,500
1	1	60.34	60.34	60.34	00.00	100.00	60.34	60.34	N/A	207,142	124,985
2	2	62.68	62.68	62.86	15.06	99.71	53.24	72.12	N/A	245,400	154,258
_____ALL_____	44	71.79	72.72	71.98	15.89	101.03	48.38	127.31	65.73 to 77.39	528,695	380,578

Gage County 2018 Average Acre Value Comparison

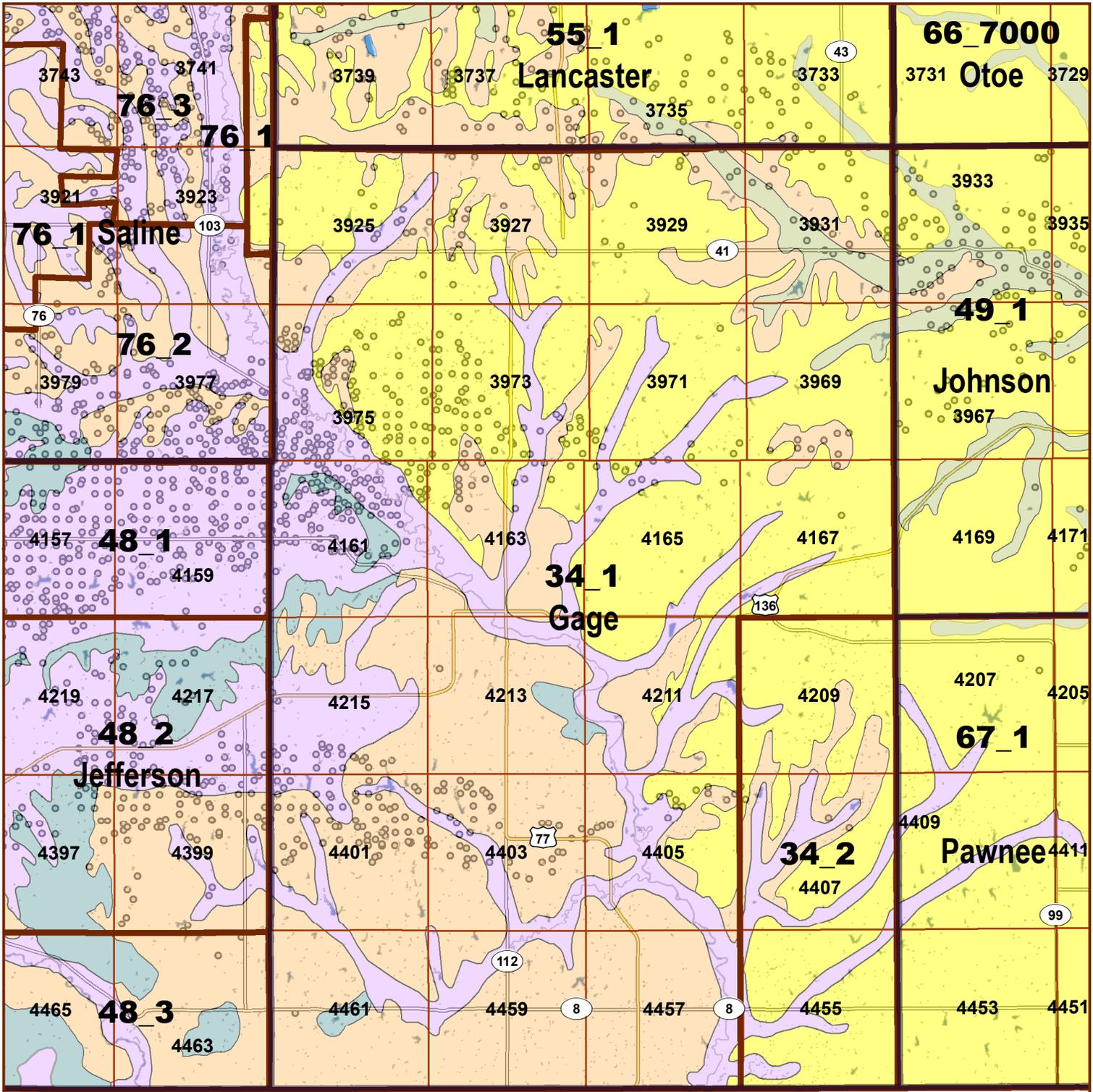
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Gage	1	6164	6201	5973	5977	5132	5155	4748	4725	5764
Jefferson	2	4565	7593	3452	4203	4185	n/a	3477	3040	5463
Jefferson	3	5770	6170	4145	4205	3745	n/a	3560	3650	4784
Johnson	1	7341	5918	6820	5469	4291	n/a	3250	2770	5196
Lancaster	1	7125	6768	6411	6049	5623	5207	4869	4492	6150
Gage	2	4750	4750	4260	4114	3642	n/a	3435	3600	3940
Pawnee	1	4260	4260	3860	3860	3000	2910	2820	2820	3562

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Gage	1	4464	4465	3859	3860	3250	3250	2580	2580	3588
Jefferson	2	3665	5423	2614	2844	2799	n/a	1850	1835	3774
Jefferson	3	3440	3916	2030	2745	2060	n/a	1540	1535	2732
Johnson	1	4216	3897	3810	3448	3010	3312	2500	1870	3172
Lancaster	1	5687	5341	4974	4621	4499	3757	3372	3371	4617
Gage	2	3810	3810	3630	3630	2790	n/a	2230	2230	3129
Pawnee	1	3550	3550	3215	3215	2500	2425	2350	2350	2825

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	1803
Jefferson	2	1655	1769	1741	1783	1783	n/a	1783	1774	1776
Jefferson	3	1620	1584	1620	1540	1540	n/a	1540	1535	1541
Johnson	1	2810	2740	2280	1972	1904	1980	1880	1410	1888
Lancaster	1	2547	2754	2635	2382	2174	1815	1431	1370	2002
Gage	2	2059	2060	1875	1875	1685	n/a	1565	1565	1683
Pawnee	1	2120	2121	1810	1806	1651	1600	1558	1555	1671

County	Mkt Area	CRP	TIMBER	WASTE
Gage	1	3051	847	200
Jefferson	2	n/a	909	220
Jefferson	3	n/a	659	220
Johnson	1	2131	1326	130
Lancaster	1	n/a	n/a	751
Gage	2	2675	759	200
Pawnee	1	2139	1037	984

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



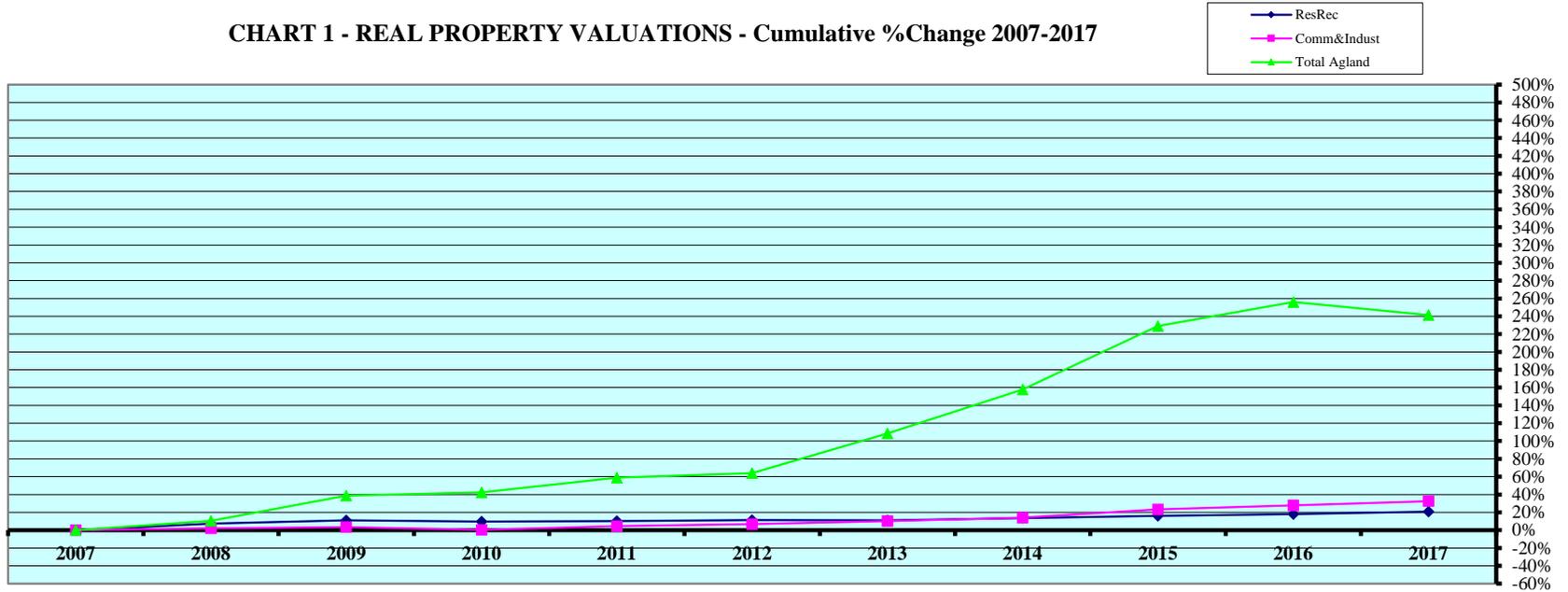
Legend

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

Gage County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	618,578,575	--	--	--	169,073,350	--	--	--	500,092,430	--	--	--
2008	663,944,465	45,365,890	7.33%	7.33%	172,282,135	3,208,785	1.90%	1.90%	552,815,025	52,722,595	10.54%	10.54%
2009	687,049,880	23,105,415	3.48%	11.07%	174,914,455	2,632,320	1.53%	3.45%	694,266,605	141,451,580	25.59%	38.83%
2010	677,853,420	-9,196,460	-1.34%	9.58%	169,846,390	-5,068,065	-2.90%	0.46%	711,935,845	17,669,240	2.55%	42.36%
2011	681,698,855	3,845,435	0.57%	10.20%	176,697,130	6,850,740	4.03%	4.51%	795,329,425	83,393,580	11.71%	59.04%
2012	688,136,595	6,437,740	0.94%	11.24%	180,773,775	4,076,645	2.31%	6.92%	819,713,145	24,383,720	3.07%	63.91%
2013	687,159,655	-976,940	-0.14%	11.09%	186,416,445	5,642,670	3.12%	10.26%	1,042,296,895	222,583,750	27.15%	108.42%
2014	702,193,175	15,033,520	2.19%	13.52%	192,999,075	6,582,630	3.53%	14.15%	1,290,138,190	247,841,295	23.78%	157.98%
2015	717,180,630	14,987,455	2.13%	15.94%	208,522,095	15,523,020	8.04%	23.33%	1,645,237,625	355,099,435	27.52%	228.99%
2016	729,171,205	11,990,575	1.67%	17.88%	215,967,950	7,445,855	3.57%	27.74%	1,780,617,015	135,379,390	8.23%	256.06%
2017	747,102,100	17,930,895	2.46%	20.78%	223,948,820	7,980,870	3.70%	32.46%	1,707,634,175	-72,982,840	-4.10%	241.46%

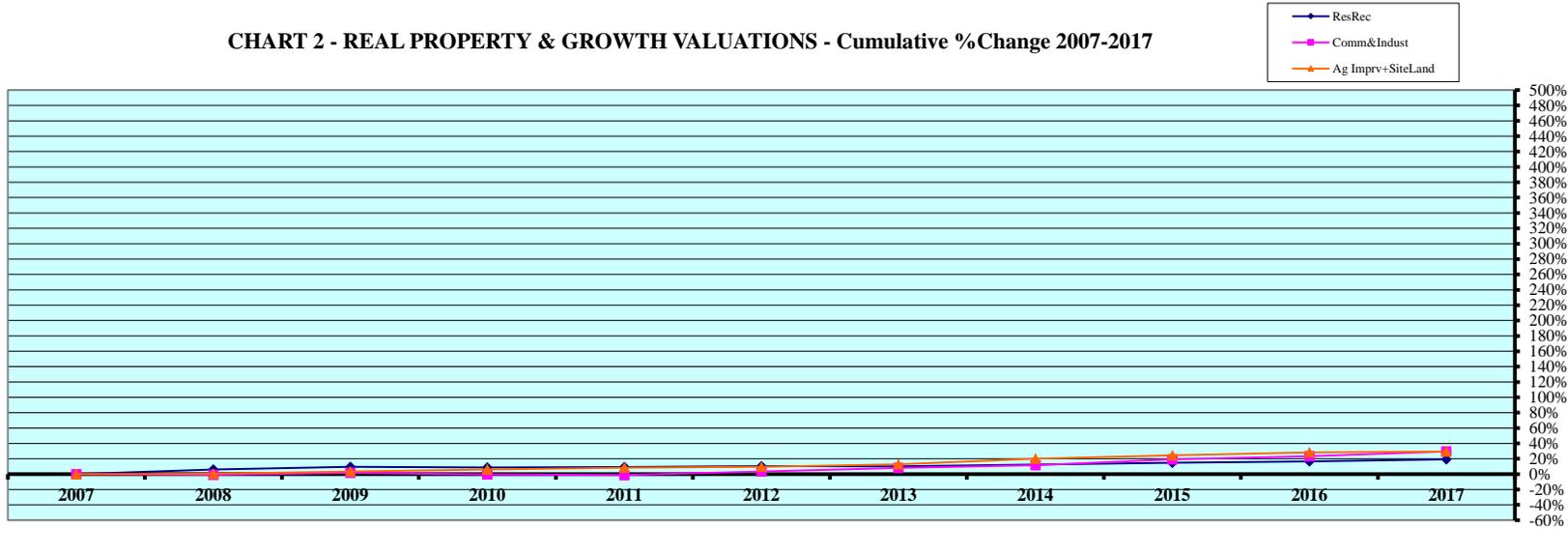
Rate Annual %chg: Residential & Recreational **1.91%** Commercial & Industrial **2.85%** Agricultural Land **13.07%**

Cnty# **34**
County **GAGE**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2007	618,578,575	9,435,790	1.53%	609,142,785	--	--	169,073,350	2,724,265	1.61%	166,349,085	--	--	
2008	663,944,465	8,157,040	1.23%	655,787,425	6.02%	6.02%	172,282,135	4,796,915	2.78%	167,485,220	-0.94%	-0.94%	
2009	687,049,880	9,101,785	1.32%	677,948,095	2.11%	9.60%	174,914,455	2,850,670	1.63%	172,063,785	-0.13%	1.77%	
2010	677,853,420	4,961,110	0.73%	672,892,310	-2.06%	8.78%	169,846,390	1,566,365	0.92%	168,280,025	-3.79%	-0.47%	
2011	681,698,855	6,477,970	0.95%	675,220,885	-0.39%	9.16%	176,697,130	9,534,805	5.40%	167,162,325	-1.58%	-1.13%	
2012	688,136,595	5,391,280	0.78%	682,745,315	0.15%	10.37%	180,773,775	5,945,995	3.29%	174,827,780	-1.06%	3.40%	
2013	687,159,655	5,421,380	0.79%	681,738,275	-0.93%	10.21%	186,416,445	3,886,860	2.09%	182,529,585	0.97%	7.96%	
2014	702,193,175	5,449,355	0.78%	696,743,820	1.39%	12.64%	192,999,075	4,329,150	2.24%	188,669,925	1.21%	11.59%	
2015	717,180,630	7,043,860	0.98%	710,136,770	1.13%	14.80%	208,522,095	6,854,035	3.29%	201,668,060	4.49%	19.28%	
2016	729,171,205	7,305,350	1.00%	721,865,855	0.65%	16.70%	215,967,950	7,382,670	3.42%	208,585,280	0.03%	23.37%	
2017	747,102,100	9,598,796	1.28%	737,503,304	1.14%	19.23%	223,948,820	4,996,915	2.23%	218,951,905	1.38%	29.50%	
Rate Ann%chg	1.91%				0.92%		2.85%			C & I w/o growth			0.06%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	113,219,480	28,175,475	141,394,955	3,901,005	2.76%	137,493,950	--	--
2008	117,002,835	28,848,250	145,851,085	3,839,810	2.63%	142,011,275	0.44%	0.44%
2009	119,611,755	30,774,525	150,386,280	4,216,005	2.80%	146,170,275	0.22%	3.38%
2010	121,129,165	32,179,485	153,308,650	3,381,530	2.21%	149,927,120	-0.31%	6.03%
2011	122,334,475	33,634,485	155,968,960	2,798,125	1.79%	153,170,835	-0.09%	8.33%
2012	123,177,080	37,258,500	160,435,580	5,546,725	3.46%	154,888,855	-0.69%	9.54%
2013	125,750,215	39,878,405	165,628,620	6,199,075	3.74%	159,429,545	-0.63%	12.75%
2014	129,822,380	45,298,650	175,121,030	5,165,760	2.95%	169,955,270	2.61%	20.20%
2015	133,710,050	47,476,835	181,186,885	4,985,055	2.75%	176,201,830	0.62%	24.62%
2016	134,417,575	49,712,675	184,130,250	2,602,745	1.41%	181,527,505	0.19%	28.38%
2017	136,861,425	51,535,345	188,396,770	5,330,575	2.83%	183,066,195	-0.58%	29.47%
Rate Ann%chg	1.91%	6.22%	2.91%			Ag Imprv+Site w/o growth	0.18%	

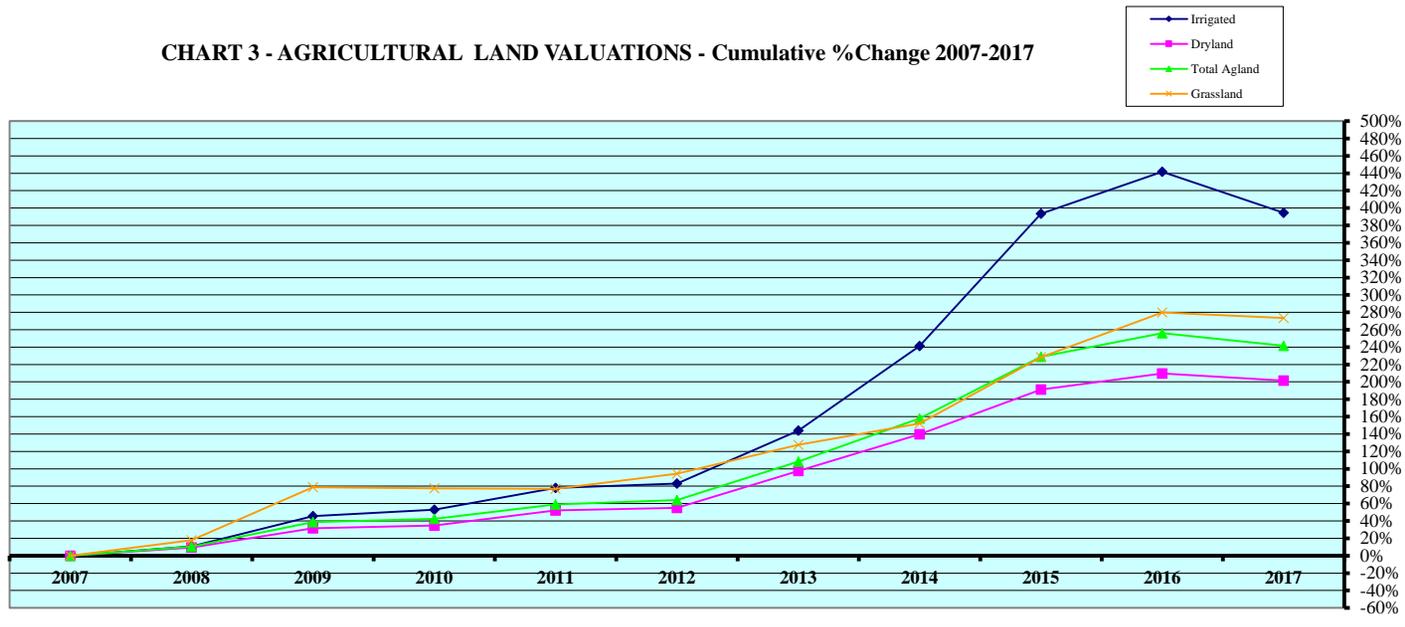
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 34
County GAGE

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	84,140,640	--	--	--	364,009,585	--	--	--	51,433,250	--	--	--
2008	93,137,430	8,996,790	10.69%	10.69%	398,531,190	34,521,605	9.48%	9.48%	60,639,450	9,206,200	17.90%	17.90%
2009	122,418,550	29,281,120	31.44%	45.49%	478,978,305	80,447,115	20.19%	31.58%	91,901,110	31,261,660	51.55%	78.68%
2010	128,767,240	6,348,690	5.19%	53.04%	490,964,135	11,985,830	2.50%	34.88%	91,333,325	-567,785	-0.62%	77.58%
2011	149,794,110	21,026,870	16.33%	78.03%	553,505,170	62,541,035	12.74%	52.06%	90,999,050	-334,275	-0.37%	76.93%
2012	154,004,830	4,210,720	2.81%	83.03%	564,603,305	11,098,135	2.01%	55.11%	100,020,540	9,021,490	9.91%	94.47%
2013	205,225,385	51,220,555	33.26%	143.91%	718,905,450	154,302,145	27.33%	97.50%	117,074,645	17,054,105	17.05%	127.62%
2014	287,136,785	81,911,400	39.91%	241.26%	872,267,555	153,362,105	21.33%	139.63%	129,640,605	12,565,960	10.73%	152.06%
2015	415,146,970	128,010,185	44.58%	393.40%	1,060,056,010	187,788,455	21.53%	191.22%	168,930,795	39,290,190	30.31%	228.45%
2016	455,784,760	40,637,790	9.79%	441.69%	1,127,252,935	67,196,925	6.34%	209.68%	195,356,700	26,425,905	15.64%	279.83%
2017	416,050,200	-39,734,560	-8.72%	394.47%	1,097,314,810	-29,938,125	-2.66%	201.45%	192,040,265	-3,316,435	-1.70%	273.38%

Rate Ann.%chg: Irrigated **17.33%** Dryland **11.67%** Grassland **14.08%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	508,955	--	--	--	0	--	--	--	500,092,430	--	--	--
2008	506,955	-2,000	-0.39%	-0.39%	0	0	--	--	552,815,025	52,722,595	10.54%	10.54%
2009	968,640	461,685	91.07%	90.32%	0	0	--	--	694,266,605	141,451,580	25.59%	38.83%
2010	871,145	-97,495	-10.07%	71.16%	0	0	--	--	711,935,845	17,669,240	2.55%	42.36%
2011	1,031,095	159,950	18.36%	102.59%	0	0	--	--	795,329,425	83,393,580	11.71%	59.04%
2012	1,084,470	53,375	5.18%	113.08%	0	0	--	--	819,713,145	24,383,720	3.07%	63.91%
2013	1,091,415	6,945	0.64%	114.44%	0	0	--	--	1,042,296,895	222,583,750	27.15%	108.42%
2014	1,093,245	1,830	0.17%	114.80%	0	0	--	--	1,290,138,190	247,841,295	23.78%	157.98%
2015	1,103,850	10,605	0.97%	116.89%	0	0	--	--	1,645,237,625	355,099,435	27.52%	228.99%
2016	2,222,620	1,118,770	101.35%	336.70%	0	0	--	--	1,780,617,015	135,379,390	8.23%	256.06%
2017	2,228,900	6,280	0.28%	337.94%	0	0	--	--	1,707,634,175	-72,982,840	-4.10%	241.46%

Cnty# **34**
County **GAGE**

Rate Ann.%chg: Total Agric Land **13.07%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	83,948,315	50,100	1,676			364,610,510	334,438	1,090			51,906,585	111,254	467		
2008	93,088,535	50,719	1,835	9.54%	9.54%	400,348,240	333,880	1,199	9.99%	9.99%	61,082,605	111,142	550	17.80%	17.80%
2009	122,666,090	53,657	2,286	24.56%	36.44%	487,920,985	333,929	1,461	21.86%	34.02%	83,514,830	109,562	762	38.70%	63.38%
2010	127,784,945	54,844	2,330	1.92%	39.05%	494,550,205	330,965	1,494	2.27%	37.06%	89,179,015	112,260	794	4.22%	70.27%
2011	147,953,730	58,031	2,550	9.42%	52.16%	555,545,175	325,583	1,706	14.19%	56.51%	90,484,265	112,663	803	1.10%	72.14%
2012	153,707,350	59,190	2,597	1.86%	54.98%	564,910,180	323,838	1,744	2.23%	60.01%	100,037,240	112,602	888	10.62%	90.42%
2013	202,723,985	60,144	3,371	29.80%	101.16%	722,216,560	322,718	2,238	28.29%	105.27%	115,628,585	112,571	1,027	15.62%	120.16%
2014	279,786,120	61,707	4,534	34.52%	170.60%	878,306,670	320,943	2,737	22.28%	151.02%	128,669,350	112,616	1,143	11.23%	144.89%
2015	415,523,505	68,200	6,093	34.38%	263.61%	1,062,389,635	315,348	3,369	23.11%	209.02%	167,812,405	111,998	1,498	31.14%	221.15%
2016	455,233,285	71,537	6,364	4.45%	279.78%	1,128,190,775	312,103	3,615	7.30%	231.57%	195,078,475	112,691	1,731	15.53%	271.03%
2017	416,419,705	72,698	5,728	-9.99%	241.85%	1,097,332,115	311,092	3,527	-2.42%	223.55%	192,058,650	112,417	1,708	-1.31%	266.18%

Rate Annual %chg Average Value/Acre: **13.08%**

12.46%

13.86%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	507,530	11,277	45			0	0				500,972,940	507,069	988		
2008	507,135	11,268	45	0.00%	0.00%	0	0				555,026,515	507,009	1,095	10.80%	10.80%
2009	961,140	9,696	99	120.26%	120.26%	0	0				695,063,045	506,843	1,371	25.27%	38.80%
2010	840,100	8,401	100	0.88%	122.20%	10,000	1	10,000			712,364,265	506,470	1,407	2.56%	42.36%
2011	1,018,495	10,184	100	0.00%	122.20%	0	0				795,001,665	506,461	1,570	11.60%	58.88%
2012	1,078,605	10,785	100	0.00%	122.20%	0	0				819,733,375	506,415	1,619	3.12%	63.84%
2013	1,086,570	10,865	100	0.00%	122.20%	0	0				1,041,655,700	506,298	2,057	27.10%	108.24%
2014	1,092,740	10,927	100	0.00%	122.20%	0	0				1,287,854,880	506,193	2,544	23.66%	157.52%
2015	1,092,300	10,922	100	0.00%	122.20%	0	0				1,646,817,845	506,468	3,252	27.80%	229.11%
2016	2,217,480	11,087	200	99.99%	344.38%	0	0				1,780,720,015	507,418	3,509	7.93%	255.21%
2017	2,221,605	11,108	200	0.00%	344.38%	0	0				1,708,032,075	507,316	3,367	-4.06%	240.78%

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GAGE

Rate Annual %chg Average Value/Acre: **13.04%**

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

CHART 4

CHART 5 - 2017 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
22,311	GAGE	241,900,763	84,654,420	35,897,981	747,069,510	178,104,010	45,844,810	32,590	1,707,634,175	136,861,425	51,535,345	0	3,229,535,029
cnty sectorvalue % of total value:		7.49%	2.62%	1.11%	23.13%	5.51%	1.42%	0.00%	52.88%	4.24%	1.60%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
573	ADAMS	29,909,931	597,069	1,647,179	25,377,910	5,215,585	173,315	0	0	0	0	0	62,920,989
2.57%	%sector of county sector	12.36%	0.71%	4.59%	3.40%	2.93%	0.38%						1.95%
	%sector of municipality	47.54%	0.95%	2.62%	40.33%	8.29%	0.28%						100.00%
116	BARNESTON	15,238	50,556	6,378	1,520,650	2,305,630	0	0	0	0	0	0	3,898,452
0.52%	%sector of county sector	0.01%	0.06%	0.02%	0.20%	1.29%							0.12%
	%sector of municipality	0.39%	1.30%	0.16%	39.01%	59.14%							100.00%
12,669	BEATRICE	76,027,829	6,559,918	1,985,242	416,919,310	125,879,925	35,913,925	0	444,185	62,525	0	0	663,792,859
56.78%	%sector of county sector	31.43%	7.75%	5.53%	55.81%	70.68%	78.34%		0.03%	0.05%			20.55%
	%sector of municipality	11.45%	0.99%	0.30%	62.81%	18.96%	5.41%		0.07%	0.01%			100.00%
331	BLUE SPRINGS	123,722	177,552	16,389	4,921,540	1,290,340	0	3,685	10,140	0	0	0	6,543,368
1.48%	%sector of county sector	0.05%	0.21%	0.05%	0.66%	0.72%		11.31%	0.00%				0.20%
	%sector of municipality	1.89%	2.71%	0.25%	75.21%	19.72%		0.06%	0.15%				100.00%
231	CLATONIA	121,276	105,349	9,360	7,867,410	583,170	0	0	0	0	0	0	8,686,565
1.04%	%sector of county sector	0.05%	0.12%	0.03%	1.05%	0.33%							0.27%
	%sector of municipality	1.40%	1.21%	0.11%	90.57%	6.71%							100.00%
482	CORTLAND	494,735	187,986	18,596	24,016,755	2,914,595	0	0	0	0	0	0	27,632,667
2.16%	%sector of county sector	0.20%	0.22%	0.05%	3.21%	1.64%							0.86%
	%sector of municipality	1.79%	0.68%	0.07%	86.91%	10.55%							100.00%
132	FILLEY	64,969	61,132	7,712	4,099,250	560,170	0	0	0	0	0	0	4,793,233
0.59%	%sector of county sector	0.03%	0.07%	0.02%	0.55%	0.31%							0.15%
	%sector of municipality	1.36%	1.28%	0.16%	85.52%	11.69%							100.00%
76	LIBERTY	1,683	47,716	6,020	1,047,090	121,750	0	0	0	0	0	0	1,224,259
0.34%	%sector of county sector	0.00%	0.06%	0.02%	0.14%	0.07%							0.04%
	%sector of municipality	0.14%	3.90%	0.49%	85.53%	9.94%							100.00%
307	ODELL	482,984	535,564	22,513	6,420,540	1,954,545	0	0	0	0	0	0	9,416,146
1.38%	%sector of county sector	0.20%	0.63%	0.06%	0.86%	1.10%							0.29%
	%sector of municipality	5.13%	5.69%	0.24%	68.19%	20.76%							100.00%
199	PICKRELL	234,109	50,590	6,382	8,270,440	1,932,635	0	0	0	0	0	0	10,494,156
0.89%	%sector of county sector	0.10%	0.06%	0.02%	1.11%	1.09%							0.32%
	%sector of municipality	2.23%	0.48%	0.06%	78.81%	18.42%							100.00%
60	VIRGINIA	42,724	40,986	1,563	968,470	1,663,500	0	0	0	0	0	0	2,717,243
0.27%	%sector of county sector	0.02%	0.05%	0.00%	0.13%	0.93%							0.08%
	%sector of municipality	1.57%	1.51%	0.06%	35.64%	61.22%							100.00%
1457	WYMORE	841,525	936,307	317,960	23,239,410	3,888,755	0	0	73,005	0	0	0	29,296,962
6.53%	%sector of county sector	0.35%	1.11%	0.89%	3.11%	2.18%			0.00%				0.91%
	%sector of municipality	2.87%	3.20%	1.09%	79.32%	13.27%			0.25%				100.00%
16,633	Total Municipalities	108,360,725	9,350,725	4,045,294	524,668,775	148,310,600	36,087,240	3,685	527,330	62,525	0	0	831,416,899
74.55%	%all municip.sectors of cnty	44.80%	11.05%	11.27%	70.23%	83.27%	78.72%	11.31%	0.03%	0.05%			25.74%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 16,468	Value : 2,899,501,377	Growth 22,757,530	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	1,191	7,023,955	78	944,670	108	1,860,040	1,377	9,828,665	
02. Res Improve Land	6,753	68,299,060	269	6,416,695	991	28,968,055	8,013	103,683,810	
03. Res Improvements	6,795	461,252,722	296	41,569,890	997	150,896,665	8,088	653,719,277	
04. Res Total	7,986	536,575,737	374	48,931,255	1,105	181,724,760	9,465	767,231,752	12,252,700
% of Res Total	84.37	69.94	3.95	6.38	11.67	23.69	57.48	26.46	53.84
05. Com UnImp Land	190	1,999,120	10	83,385	7	66,405	207	2,148,910	
06. Com Improve Land	876	20,894,515	26	671,825	32	746,655	934	22,312,995	
07. Com Improvements	897	129,758,785	26	8,282,070	56	20,515,920	979	158,556,775	
08. Com Total	1,087	152,652,420	36	9,037,280	63	21,328,980	1,186	183,018,680	4,553,450
% of Com Total	91.65	83.41	3.04	4.94	5.31	11.65	7.20	6.31	20.01
09. Ind UnImp Land	19	688,675	0	0	1	23,000	20	711,675	
10. Ind Improve Land	28	1,879,705	0	0	4	2,063,820	32	3,943,525	
11. Ind Improvements	28	32,962,645	1	585,855	4	7,084,895	33	40,633,395	
12. Ind Total	47	35,531,025	1	585,855	5	9,171,715	53	45,288,595	142,795
% of Ind Total	88.68	78.45	1.89	1.29	9.43	20.25	0.32	1.56	0.63
13. Rec UnImp Land	1	3,685	2	24,445	1	1,410	4	29,540	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	2	3,050	2	3,050	
16. Rec Total	1	3,685	2	24,445	3	4,460	6	32,590	0
% of Rec Total	16.67	11.31	33.33	75.01	50.00	13.69	0.04	0.00	0.00
Res & Rec Total	7,987	536,579,422	376	48,955,700	1,108	181,729,220	9,471	767,264,342	12,252,700
% of Res & Rec Total	84.33	69.93	3.97	6.38	11.70	23.69	57.51	26.46	53.84
Com & Ind Total	1,134	188,183,445	37	9,623,135	68	30,500,695	1,239	228,307,275	4,696,245
% of Com & Ind Total	91.53	82.43	2.99	4.21	5.49	13.36	7.52	7.87	20.64
17. Taxable Total	9,121	724,762,867	413	58,578,835	1,176	212,229,915	10,710	995,571,617	16,948,945
% of Taxable Total	85.16	72.80	3.86	5.88	10.98	21.32	65.04	34.34	74.48

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	232	3,613,445	3,276,955	0	0	0
19. Commercial	78	3,933,590	3,987,975	0	0	0
20. Industrial	4	265,325	55,772,710	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	232	3,613,445	3,276,955
19. Commercial	0	0	0	78	3,933,590	3,987,975
20. Industrial	0	0	0	4	265,325	55,772,710
21. Other	0	0	0	0	0	0
22. Total Sch II				314	7,812,360	63,037,640

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,030	122	162	1,314

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	462,835	526	110,099,760	3,497	1,108,981,790	4,029	1,219,544,385
28. Ag-Improved Land	1	42,110	182	50,511,785	1,428	461,771,555	1,611	512,325,450
29. Ag Improvements	1	50,525	188	18,554,325	1,540	153,455,075	1,729	172,059,925
30. Ag Total							5,758	1,903,929,760

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	12,000	
32. HomeSite Improv Land	1	1.00	12,000	121	123.00	1,476,000	
33. HomeSite Improvements	1	1.00	50,525	127	120.00	14,774,850	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	7	10.78	36,450	
36. FarmSite Improv Land	0	0.00	0	168	351.74	902,850	
37. FarmSite Improvements	0	0.00	0	177	0.00	3,779,475	
38. FarmSite Total							
39. Road & Ditches	0	1.35	0	0	861.59	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	52	52.00	624,000	53	53.00	636,000	
32. HomeSite Improv Land	930	965.70	11,525,900	1,052	1,089.70	13,013,900	
33. HomeSite Improvements	1,007	952.70	111,741,295	1,135	1,073.70	126,566,670	5,808,585
34. HomeSite Total				1,188	1,142.70	140,216,570	
35. FarmSite UnImp Land	88	203.75	510,550	95	214.53	547,000	
36. FarmSite Improv Land	1,277	2,942.03	7,445,355	1,445	3,293.77	8,348,205	
37. FarmSite Improvements	1,468	0.00	41,713,780	1,645	0.00	45,493,255	0
38. FarmSite Total				1,740	3,508.30	54,388,460	
39. Road & Ditches	0	10,447.10	0	0	11,310.04	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,928	15,961.04	194,605,030	5,808,585

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	6	0.00	602,420	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	6	0.00	602,420

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	520	38,996.77	132,023,040
44. Recapture Value N/A	0	0.00	0	520	38,996.77	132,023,040
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3,899	389,647.18	1,286,330,170	4,419	428,643.95	1,418,353,210
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	5,934.85	8.24%	36,583,025	8.81%	6,164.10
46. 1A	22,937.00	31.85%	142,223,265	34.26%	6,200.60
47. 2A1	4,151.73	5.77%	24,796,975	5.97%	5,972.68
48. 2A	19,308.92	26.81%	115,409,740	27.80%	5,977.02
49. 3A1	6,829.05	9.48%	35,046,590	8.44%	5,131.99
50. 3A	8.48	0.01%	43,715	0.01%	5,155.07
51. 4A1	12,131.32	16.85%	57,596,880	13.88%	4,747.78
52. 4A	714.24	0.99%	3,375,095	0.81%	4,725.44
53. Total	72,015.59	100.00%	415,075,285	100.00%	5,763.69
Dry					
54. 1D1	8,177.89	3.04%	36,506,265	3.78%	4,464.02
55. 1D	50,751.72	18.87%	226,606,505	23.48%	4,465.00
56. 2D1	14,627.48	5.44%	56,444,910	5.85%	3,858.83
57. 2D	85,108.44	31.65%	328,517,120	34.05%	3,859.98
58. 3D1	48,374.88	17.99%	157,222,220	16.29%	3,250.08
59. 3D	52.37	0.02%	170,225	0.02%	3,250.43
60. 4D1	58,824.18	21.88%	151,766,515	15.73%	2,580.00
61. 4D	2,988.21	1.11%	7,710,540	0.80%	2,580.32
62. Total	268,905.17	100.00%	964,944,300	100.00%	3,588.42
Grass					
63. 1G1	716.36	0.78%	1,183,875	0.76%	1,652.63
64. 1G	3,569.10	3.90%	8,357,845	5.33%	2,341.72
65. 2G1	3,749.79	4.10%	7,232,325	4.61%	1,928.73
66. 2G	11,738.65	12.83%	26,474,255	16.89%	2,255.31
67. 3G1	29,486.76	32.23%	54,577,890	34.82%	1,850.93
68. 3G	68.40	0.07%	109,605	0.07%	1,602.41
69. 4G1	18,352.18	20.06%	30,428,560	19.41%	1,658.04
70. 4G	23,803.40	26.02%	28,388,675	18.11%	1,192.63
71. Total	91,484.64	100.00%	156,753,030	100.00%	1,713.44
Irrigated Total					
Irrigated Total	72,015.59	16.31%	415,075,285	26.98%	5,763.69
Dry Total					
Dry Total	268,905.17	60.91%	964,944,300	62.72%	3,588.42
Grass Total					
Grass Total	91,484.64	20.72%	156,753,030	10.19%	1,713.44
72. Waste	9,045.62	2.05%	1,809,150	0.12%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	422.15	0.10%	0	0.00%	0.00
75. Market Area Total	441,451.02	100.00%	1,538,581,765	100.00%	3,485.28

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	121.87	8.19%	578,885	9.87%	4,750.02
46. 1A	44.45	2.99%	211,145	3.60%	4,750.17
47. 2A1	70.80	4.76%	301,605	5.14%	4,259.96
48. 2A	579.87	38.95%	2,385,435	40.67%	4,113.74
49. 3A1	365.71	24.57%	1,331,950	22.71%	3,642.09
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	274.74	18.46%	943,860	16.09%	3,435.47
52. 4A	31.13	2.09%	112,070	1.91%	3,600.06
53. Total	1,488.57	100.00%	5,864,950	100.00%	3,939.99
Dry					
54. 1D1	702.67	1.71%	2,677,180	2.08%	3,810.01
55. 1D	4,340.01	10.56%	16,535,435	12.86%	3,810.00
56. 2D1	2,874.99	6.99%	10,436,230	8.11%	3,630.01
57. 2D	14,241.80	34.65%	51,697,775	40.20%	3,630.00
58. 3D1	8,959.40	21.80%	24,996,795	19.44%	2,790.01
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	9,330.56	22.70%	20,807,185	16.18%	2,230.00
61. 4D	654.11	1.59%	1,458,735	1.13%	2,230.11
62. Total	41,103.54	100.00%	128,609,335	100.00%	3,128.91
Grass					
63. 1G1	11.28	0.05%	17,805	0.05%	1,578.46
64. 1G	557.71	2.65%	1,254,345	3.50%	2,249.10
65. 2G1	743.19	3.53%	1,463,005	4.08%	1,968.55
66. 2G	2,748.32	13.06%	6,308,325	17.60%	2,295.34
67. 3G1	9,099.47	43.24%	16,143,740	45.05%	1,774.14
68. 3G	3.15	0.01%	7,905	0.02%	2,509.52
69. 4G1	3,531.74	16.78%	5,374,495	15.00%	1,521.77
70. 4G	4,348.44	20.66%	5,265,350	14.69%	1,210.86
71. Total	21,043.30	100.00%	35,834,970	100.00%	1,702.92
Irrigated Total					
Irrigated Total	1,488.57	2.26%	5,864,950	3.43%	3,939.99
Dry Total					
Dry Total	41,103.54	62.46%	128,609,335	75.32%	3,128.91
Grass Total					
Grass Total	21,043.30	31.98%	35,834,970	20.99%	1,702.92
72. Waste	2,168.59	3.30%	433,710	0.25%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	65,804.00	100.00%	170,742,965	100.00%	2,594.72

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	6,179.42	35,666,230	67,324.74	385,274,005	73,504.16	420,940,235
77. Dry Land	111.75	457,190	29,926.95	107,754,175	279,970.01	985,342,270	310,008.71	1,093,553,635
78. Grass	26.04	33,810	9,151.79	14,532,470	103,350.11	178,021,720	112,527.94	192,588,000
79. Waste	9.72	1,945	1,156.89	231,370	10,047.60	2,009,545	11,214.21	2,242,860
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	22.23	0	10.62	0	389.30	0	422.15	0
82. Total	147.51	492,945	46,415.05	158,184,245	460,692.46	1,550,647,540	507,255.02	1,709,324,730

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	73,504.16	14.49%	420,940,235	24.63%	5,726.75
Dry Land	310,008.71	61.11%	1,093,553,635	63.98%	3,527.49
Grass	112,527.94	22.18%	192,588,000	11.27%	1,711.47
Waste	11,214.21	2.21%	2,242,860	0.13%	200.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	422.15	0.08%	0	0.00%	0.00
Total	507,255.02	100.00%	1,709,324,730	100.00%	3,369.75

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 Adams	45	197,165	235	1,888,895	235	24,661,640	280	26,747,700	1,289,385
83.2 Barneston	33	43,930	62	49,125	63	1,439,610	96	1,532,665	0
83.3 Beatrice	599	5,720,740	4,722	59,406,750	4,759	357,159,064	5,358	422,286,554	4,225,595
83.4 Beatrice Subdivision	16	153,700	70	1,107,720	70	10,515,460	86	11,776,880	127,505
83.5 Blue Springs	127	101,555	185	124,420	186	4,751,985	313	4,977,960	72,715
83.6 Clatonia	19	94,970	126	584,695	126	7,151,905	145	7,831,570	0
83.7 Cortland	18	273,500	206	3,584,365	207	21,118,103	225	24,975,968	173,950
83.8 Doctors' Lake	7	207,555	18	1,268,575	18	2,911,950	25	4,388,080	0
83.9 Ellis	11	3,700	18	3,300	18	331,215	29	338,215	0
83.10 Filley	15	17,750	77	86,250	77	3,995,250	92	4,099,250	0
83.11 Holmesville	25	17,600	31	16,800	31	888,025	56	922,425	0
83.12 Lanham	9	5,900	10	7,825	10	370,555	19	384,280	0
83.13 Liberty	75	38,215	56	33,445	56	975,430	131	1,047,090	0
83.14 Odell	31	69,800	138	330,705	138	6,338,190	169	6,738,695	11,010
83.15 Pickrell	6	32,540	96	493,770	96	8,691,215	102	9,217,525	488,455
83.16 Rockford	4	1,115	17	5,650	17	655,595	21	662,360	0
83.17 Rural	119	1,471,360	1,010	25,800,035	1,045	142,181,395	1,164	169,452,790	2,906,765
83.18 Rural Sub North	32	853,950	152	7,001,120	152	33,584,460	184	41,439,530	2,395,315
83.19 Rural Sub South	14	140,000	11	244,000	11	3,458,930	25	3,842,930	413,485
83.20 Virginia	20	8,580	42	25,800	43	934,090	63	968,470	0
83.21 Wymore	156	404,580	731	1,620,565	732	21,608,260	888	23,633,405	148,520
84 Residential Total	1,381	9,858,205	8,013	103,683,810	8,090	653,722,327	9,471	767,264,342	12,252,700

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Adams	14	62,055	37	347,370	39	5,235,000	53	5,644,425	252,525
85.2	Barneston	7	4,055	12	6,925	13	2,294,325	20	2,305,305	0
85.3	Beatrice	136	2,497,620	617	21,308,245	629	139,738,240	765	163,544,105	3,024,875
85.4	Blue Springs	4	8,215	21	42,140	21	1,287,815	25	1,338,170	47,130
85.5	Clatonia	5	9,100	16	47,680	16	526,390	21	583,170	0
85.6	Cortland	4	12,075	29	482,595	30	2,654,925	34	3,149,595	0
85.7	Ellis	0	0	1	430	2	260,595	2	261,025	0
85.8	Filley	4	6,900	21	45,380	21	543,940	25	596,220	5,730
85.9	Holmesville	1	1,260	0	0	1	260,375	2	261,635	0
85.10	Lanham	0	0	4	3,570	4	64,505	4	68,075	0
85.11	Liberty	6	3,365	7	4,940	7	99,985	13	108,290	0
85.12	Odell	5	12,160	26	131,455	27	1,818,355	32	1,961,970	0
85.13	Pickrell	1	6,975	18	54,050	18	2,331,520	19	2,392,545	404,065
85.14	Rockford	0	0	1	555	1	3,245	1	3,800	0
85.15	Rural	19	150,305	61	3,480,830	86	36,459,250	105	40,090,385	898,055
85.16	Virginia	5	2,630	11	8,665	11	1,635,500	16	1,646,795	0
85.17	Wymore	16	83,870	84	291,690	86	3,976,205	102	4,351,765	63,865
86	Commercial Total	227	2,860,585	966	26,256,520	1,012	199,190,170	1,239	228,307,275	4,696,245

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	290.35	0.46%	634,445	0.56%	2,185.10
88. 1G	2,504.40	3.98%	5,472,150	4.82%	2,185.01
89. 2G1	2,426.70	3.85%	4,829,200	4.25%	1,990.03
90. 2G	8,897.06	14.13%	17,705,315	15.60%	1,990.02
91. 3G1	23,427.27	37.20%	42,286,320	37.25%	1,805.00
92. 3G	55.19	0.09%	99,610	0.09%	1,804.86
93. 4G1	14,732.16	23.39%	24,676,690	21.74%	1,675.02
94. 4G	10,638.87	16.89%	17,820,420	15.70%	1,675.03
95. Total	62,972.00	100.00%	113,524,150	100.00%	1,802.77
CRP					
96. 1C1	48.18	0.56%	194,225	0.74%	4,031.24
97. 1C	587.12	6.78%	2,360,245	8.94%	4,020.04
98. 2C1	458.20	5.29%	1,593,590	6.03%	3,477.94
99. 2C	2,375.79	27.45%	8,255,920	31.26%	3,475.02
100. 3C1	3,266.42	37.74%	9,554,300	36.17%	2,925.01
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	1,757.82	20.31%	4,078,140	15.44%	2,320.00
103. 4C	162.16	1.87%	376,205	1.42%	2,319.96
104. Total	8,655.69	100.00%	26,412,625	100.00%	3,051.48
Timber					
105. 1T1	377.83	1.90%	355,205	2.11%	940.12
106. 1T	477.58	2.41%	525,450	3.12%	1,100.23
107. 2T1	864.89	4.36%	809,535	4.81%	936.00
108. 2T	465.80	2.35%	513,020	3.05%	1,101.37
109. 3T1	2,793.07	14.07%	2,737,270	16.28%	980.02
110. 3T	13.21	0.07%	9,995	0.06%	756.62
111. 4T1	1,862.20	9.38%	1,673,730	9.95%	898.79
112. 4T	13,002.37	65.48%	10,192,050	60.61%	783.86
113. Total	19,856.95	100.00%	16,816,255	100.00%	846.87
<hr/>					
Grass Total	62,972.00	68.83%	113,524,150	72.42%	1,802.77
CRP Total	8,655.69	9.46%	26,412,625	16.85%	3,051.48
Timber Total	19,856.95	21.71%	16,816,255	10.73%	846.87
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114. Market Area Total	91,484.64	100.00%	156,753,030	100.00%	1,713.44

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4.37	0.03%	9,000	0.04%	2,059.50
88. 1G	369.05	2.58%	760,225	3.16%	2,059.95
89. 2G1	429.09	3.00%	804,580	3.34%	1,875.08
90. 2G	1,803.29	12.60%	3,381,410	14.03%	1,875.13
91. 3G1	6,766.25	47.27%	11,401,175	47.32%	1,685.01
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	2,513.44	17.56%	3,933,585	16.33%	1,565.02
94. 4G	2,430.05	16.97%	3,803,095	15.79%	1,565.03
95. Total	14,315.54	100.00%	24,093,070	100.00%	1,683.00
CRP					
96. 1C1	0.46	0.01%	1,575	0.02%	3,423.91
97. 1C	125.41	3.62%	430,160	4.64%	3,430.03
98. 2C1	152.15	4.39%	496,765	5.36%	3,264.97
99. 2C	874.75	25.26%	2,856,050	30.83%	3,264.99
100. 3C1	1,674.05	48.34%	4,201,885	45.36%	2,510.01
101. 3C	3.15	0.09%	7,905	0.09%	2,509.52
102. 4C1	530.21	15.31%	1,063,075	11.48%	2,005.01
103. 4C	102.82	2.97%	206,145	2.23%	2,004.91
104. Total	3,463.00	100.00%	9,263,560	100.00%	2,675.01
Timber					
105. 1T1	6.45	0.20%	7,230	0.29%	1,120.93
106. 1T	63.25	1.94%	63,960	2.58%	1,011.23
107. 2T1	161.95	4.96%	161,660	6.52%	998.21
108. 2T	70.28	2.15%	70,865	2.86%	1,008.32
109. 3T1	659.17	20.19%	540,680	21.82%	820.24
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	488.09	14.95%	377,835	15.25%	774.11
112. 4T	1,815.57	55.61%	1,256,110	50.68%	691.85
113. Total	3,264.76	100.00%	2,478,340	100.00%	759.12
<hr/>					
Grass Total	14,315.54	68.03%	24,093,070	67.23%	1,683.00
CRP Total	3,463.00	16.46%	9,263,560	25.85%	2,675.01
Timber Total	3,264.76	15.51%	2,478,340	6.92%	759.12
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114. Market Area Total	21,043.30	100.00%	35,834,970	100.00%	1,702.92

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

34 Gage

	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	747,069,510	767,231,752	20,162,242	2.70%	12,252,700	1.06%
02. Recreational	32,590	32,590	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	136,861,425	140,216,570	3,355,145	2.45%	5,808,585	-1.79%
04. Total Residential (sum lines 1-3)	883,963,525	907,480,912	23,517,387	2.66%	18,061,285	0.62%
05. Commercial	178,104,010	183,018,680	4,914,670	2.76%	4,553,450	0.20%
06. Industrial	45,844,810	45,288,595	-556,215	-1.21%	142,795	-1.52%
07. Total Commercial (sum lines 5-6)	223,948,820	228,307,275	4,358,455	1.95%	4,696,245	-0.15%
08. Ag-Farmsite Land, Outbuildings	51,535,345	54,388,460	2,853,115	5.54%	0	5.54%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	51,535,345	54,388,460	2,853,115	5.54%	0	5.54%
12. Irrigated	416,050,200	420,940,235	4,890,035	1.18%		
13. Dryland	1,097,314,810	1,093,553,635	-3,761,175	-0.34%		
14. Grassland	192,040,265	192,588,000	547,735	0.29%		
15. Wasteland	2,228,900	2,242,860	13,960	0.63%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,707,634,175	1,709,324,730	1,690,555	0.10%		
18. Total Value of all Real Property (Locally Assessed)	2,867,081,865	2,899,501,377	32,419,512	1.13%	22,757,530	0.34%

2018 Assessment Survey for Gage County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	Contracted only - Darrel Stanard (Residential and Commercial) and Bob Thoma and Lloyd Dickinson (Agricultural land studies and verifying sales on a part time basis) Bob Thoma is considered a county employee. I also have a retired deputy sheriff Gary Wiebe who does help with review work and picture taking in the county. He is also a county employee.
3.	Other full-time employees:
	2 plus my Deputy
4.	Other part-time employees:
	1 Gary Wiebe
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$250,232.00
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$27,000 this amount is for my part time workers who help with review work and picture taking
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$45,000 for Stanard Appraisal and my county board of equalization has approximately \$10,000 for referee work that comes out of another line item on the budget and does not come out of mine.
10.	Part of the assessor's budget that is dedicated to the computer system:
	Terra Scan and GIS workshop funding is budgeted out of County General Fund along with some IT work. Approximately \$35,000 . Amount of the assessor's budget set aside for education/workshop: \$3,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Other miscellaneous funds:

	\$9,000 was put aside to update a server and computer equipment this year. \$6000 for supplies and dues, subscriptions, etc.
13.	Amount of last year's assessor's budget not used:
	Nominal amount

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan (Thomsen Reuters)
2.	CAMA software:
	Terra Scan (Thomsen Reuters)
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, http://gage.assessor.gisworkshop.com/
7.	Who maintains the GIS software and maps?
	Assessor staff
8.	Personal Property software:
	Terra Scan (Thomsen Reuters)

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, however, some towns have their own zoning regulations such as the City of Beatrice.
3.	What municipalities in the county are zoned?
	All with the exception of Ellis, Rockford, Holmesville, and Lanham which are considered unincorporated towns.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	GIS Worksop
3.	Other services:
	Pictometry is also used

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Contracted must have Appraisal License.
4.	Have the existing contracts been approved by the PTA?
	Yes - this has not been done yearly because Stanard Appraisal has been on contract with me for a long time. My County Attorney has also looked at this previously.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2018 Residential Assessment Survey for Gage County

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	Assessor staff and contract appraiser																																
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																																
	Gage County uses the market approach that is tied to the RCN, based on RCN less market based depreciation.																																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																																
	The county does not use the cost approach solely in developing market value. The county utilizes market studies for each valuation grouping. The depreciation is based on local market information.																																
5.	Are individual depreciation tables developed for each valuation grouping?																																
	Yes, in conjunction with the market analysis.																																

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

The county uses a sales comparison approach, in the valuation group of Beatrice it is applied on a square foot basis. For the rest of the groups they are valued by lots with adjustments for larger vacant parcels.

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

N/A

<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	2010	2010	2010	2015
02	2009	2010	2010	2015
03	2008	2010	2010	2014
05	2008	2010	2010	2015
06	2008	2010	2010	2015
07	2010	2010	2010	2015
09	2009	2010	2010	2015
10	2009	2010	2010	2015
11	2009	2010	2010	2015
12	2009	2010	2010	2015
13	2010	2010	2010	2015
15	2009	2010	2010	2016
17	2009	2010	2010	2015
18	2010	2010	2010	2015
19	2009	2010	2010	2016

Gage County addresses the residential class by using each incorporated area as its own valuation group. During their sales analysis they complete a market study at a minimum by reviewing the statistical analysis provided in the state sales file and by reviewing and verifying the sales throughout the year. The County has a systematical review process in place to meet the six year review cycle. The county contends that each of the valuation groups has its own unique market and that any adjustments are only considered within the confines of these valuation groups. The groups correspond with the appraisal cycle in the County.

2018 Commercial Assessment Survey for Gage County

1.	Valuation data collection done by:												
	Contract Appraiser and staff												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:												
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18	Wymore - Second largest community in the county. Has K-12 school and a commercial downtown area.												
50	Rural - Area outside of any corporate limits throughout the county.												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	The county uses a correlated market, cost and income, weighted towards market and income. Where possible the county gathers income information from the market and during sales verification. Beatrice is the only location where enough contract rents are collected to be useful in analyzing the commercial properties.												
3a.	Describe the process used to determine the value of unique commercial properties.												
	The Counties contract appraiser uses information that he has gathered across the state in conjunction with the work he does in other counties as well as relying on the State Sales File.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	The county relies more on market information and income, but they do use tables provided by the CAMA vendor, but they do develop their own tables for some unique properties.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Only in those groups where there is adequate sales information.												
6.	Describe the methodology used to determine the commercial lot values.												
	The County develops the value for lots based on vacant lot sales.												

7.	<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>
	03	2010	2010	2008	2018
	10	2010	2010	2008	2014
	15	2010	2010	2008	2014
	18	2010	2010	2008	2015
	50	2010	2010	2008	2015

2018 Agricultural Assessment Survey for Gage County

1.	Valuation data collection done by:										
	Assessors Office staff and contracted appraisers.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
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<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	The entire county except for the three townships bordering Pawnee county to the east.	2014									
2	The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.	2014									
3.	Describe the process used to determine and monitor market areas.										
	The county analyzes all agricultural sales to determine if all areas in the county are selling for the same amount. Where differences are noted they try to identify what characteristics are causing the difference.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	The county uses the sales verification forms and interviews with buyers or sellers to determine if there are influences other than agricultural affecting the sales. The county also verifies sales utilizing real estate professionals. The county continues to physically inspect parcels to determine current land use.(CRP)										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	The only differences would be if the rural residential home sites are in a rural residential subdivision.										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Presently the county is not aware of any WRP parcels in the county.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
7a.	How many special valuation applications are on file?										
	4,378										
7b.	What process was used to determine if non-agricultural influences exist in the county?										
	Sales questionnaires and sales analysis.										
	<i><u>If your county recognizes a special value, please answer the following</u></i>										
7c.	Describe the non-agricultural influences recognized within the county.										
	Currently the ag value and special value are the same.										

7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Gage County
3-Year Plan
June 2017

Budget, Staffing, and Contracts

Budget

2017-2018 Proposed Budget =\$250,232.00 (including salaries) 5500 is allotted for education, lodging, and other travel related expenses.

Appraisal Maintenance \$45,000 (Contracted)

Budget Comments

Staff

Assessor: assumes responsibility for all functions within the office and prepares all necessary reports and documents

Deputy Assessor: assists the Assessor with all functions within the office and also helps in the building of the GIS system. Responsible for all 521's, updating and developing GIS system. Creates Sales File.

Personal Property Clerk: responsible for all personal property filed in the county, also assists in updating real estate records including sketching, and entering data for the reappraisals. Keeps all records concerning building permits filed. General office duties. Assisting taxpayers.

Clerk: responsible for assisting taxpayer and maintaining homestead exemption records, permissive exemption records, sending out sales review questionnaires. She assists with data entry within the CAMA system, answers phones, and performs other general office duties.

Appraiser Assistant: Performs all appraisal maintenance and pickup work. Measures and inspects for condition and takes new photos for the county. I have 2 part time people.

Part-time County Appraiser

Bob Thoma is now a county employee. His responsibilities include developing valuation studies for agricultural properties. The assessor along with Mr. Thoma study the market to determine values of agricultural land to be in compliance with the levels of value for the county. We also do reviews to determine market areas in the county.

Contract Appraiser

Darrell Stanard is contracted for 5 days a month. His responsibilities include sales verification, appraisal maintenance and pricing pickup work and developing valuation studies. His main focus is to help with all the unique Commercial properties in Gage County and to be in compliance with levels of value for the County.

Part time Listers

I have 2 part time employees who are semi retired who go out with a review sheet and take photos of my residential properties and make notes to changes on the properties. They are Bob Thoma, previous Gage County Assessor and Gary Wiebe who is a retired deputy sheriff.

3 Year Appraisal Plan

2018

Residential

For 2018 the county will be on the 2nd year of reviewing Beatrice properties. A new photo will be taken and any changes that may have occurred to the property will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick-up work will also be completed.

Commercial

For 2018 the county will be reviewing all Commercial properties in Gage County. A new photo will be taken and any changes to the property will be updated. We will also be trying to obtain income and rental rates on these properties. Sales review and pickup work will also be completed for all commercial properties. New cost tables will be updated for these properties which will be 2017 cost tables.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures. Vacant agland will be looked at as we now have pictometry in place to view aerial views of land compared to the flyover we had done in 2014 by GIS workshop. Agland is looked at on a yearly basis and I will be attempting to find out more information on CRP acres with a questionnaire to the land owner.

2019

Residential

For 2019 the county will be reviewing small town residential properties. A new photo will be taken and any changes that may have occurred to the property will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

Commercial

There will be an appraisal maintenance for the commercial properties in 2019. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.

2020

Residential

For 2020 all rural residential properties will be reviewed. A new photo will be taken and any changes that have occurred to the property will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

Commercial

There will be an appraisal maintenance for commercial properties in 2020. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick up work will also be completed for commercial properties.

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A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures.