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DEPARTMENT OF REVENUE

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

GARDEN COUNTY

NEBRASKA

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DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Garden 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 Garden 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: Janet Shaul, Garden County Assessor

Property Assessment Division
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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

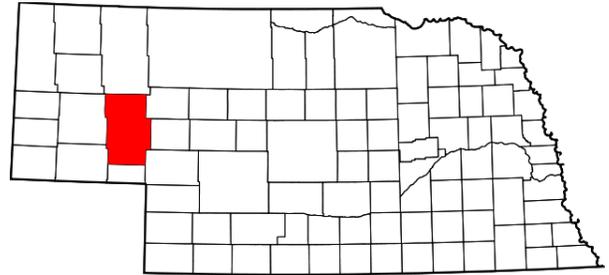
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

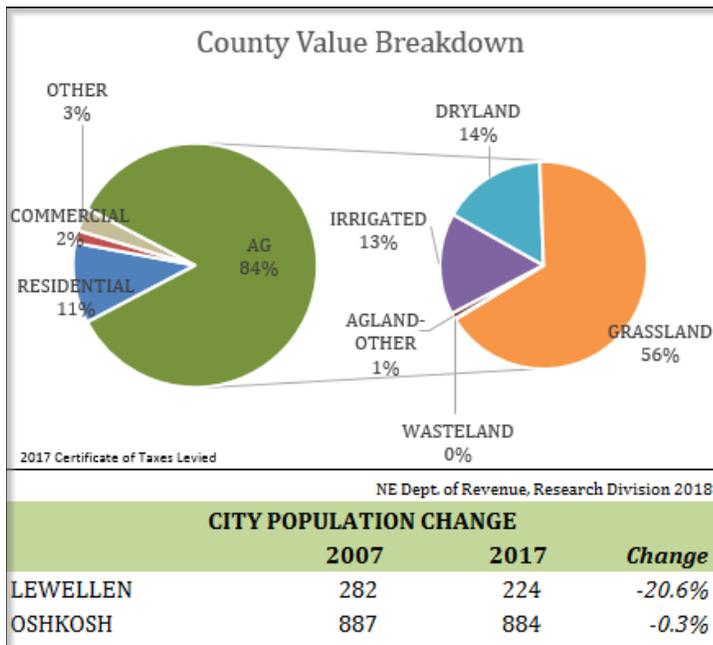
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,918 miles, Garden County had 1,930 residents, per the Census Bureau Quick Facts for 2016, a 6% population decline from the 2010 U.S. Census. Reports indicated that 79% of county residents were homeowners and 92% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Garden County are located in and around the county seat of Oshkosh. According to the latest information available from the U.S. Census Bureau, there were 51 employer establishments with total employment of 297.



Agricultural land is the single greatest contributor to the county's valuation base by an overwhelming majority. Grassland makes up a majority of the land in the county. Garden County is included in the North Platte Natural Resources District (NRD).

Crescent Lake National Wildlife Refuge (protected in 1931), covering approximately 45,800 acres of the county, is the largest protected continuous sand dunes in the United States.

2018 Residential Correlation for Garden County

Assessment Actions

Updated aerial photographs were received that allowed the county assessor's staff to review all rural residential property for improvements, and if necessary, physical inspections were made. For the remainder of the class, only routine maintenance was completed.

Description of Analysis

There are four valuation groups in Garden County.

Valuation Group	Description
1	Oshkosh
2	Lewellen
3	Lisco
4	Rural residential

The statistical profile for the county shows 54 qualified sales; the median and weighted mean correlate closely, and the mean is only slightly above the acceptable range and is impacted by low dollar outliers. The COD supports that the median is a reliable indicator of the level of value. The PRD is slightly high, but is impacted by low-dollar sales; review of the sale price range substratum does not indicate a clear pattern of assessment regressivity.

In the 2018 County Abstract of Assessment for Real Property, Form 45 Compared with the 2017 CTL, residential values were flat. This correlates with observed changes to the sold parcels and is consistent with the reported assessment actions. Only Valuation Groups 1 and 2 contain a sufficient number of sales; both have similar medians within the acceptable range.

Assessment Practice Review

Within the residential class the Division's annual assessment practice review focuses on the submission and qualification of sales information, comparison of assessment changes on sold and unsold property, and all aspects of the valuation process. Regarding sales information, the Division's routine audits support that the county has accurately submitted sales data to the Division on a timely basis. Sale usability rates in the county have been stable for the past several years at about 50%; this is slightly low compared to residential usability in other counties; however, review of the reasons for non-qualifying sales includes a large number of partial interests and family transactions. The county has a thorough sales review process, which involves up to three mailings to property owners requesting sales information. Through the process, the county receives returned questionnaires for a majority of the sales transactions.

2018 Residential Correlation for Garden County

The sales qualification process is similar to a process the county uses in their inspection work. Residential property in the county is inspected on a four-year cycle. At the time of inspection, questionnaires are mailed to all property owners asking questions regarding interior information. The questionnaires are tracked and mailed up to three times, as with the sales questionnaires; the county receives a response for the majority of parcels. The land, cost, and depreciation tables have not been updated since 2013, and the current three-year plan does not indicate that there are plans to update them. Although the county has achieved an acceptable level of market value, the appraisal tables should be updated to ensure that values are as uniform as possible.

Comparison of sold and unsold changes in 2017 were found to be uniform, and reflect the reported actions that valuations have primarily been adjusted through physical inspection changes the past few years.

Equalization and Quality of Assessment

Although there are only sufficient sales in Valuation Groups 1 and 2, the Division's assessment practices review supports that valuation processes are consistent throughout the residential class. The county complies with professionally accepted mass appraisal practices.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	26	96.22	103.79	98.46	15.55	105.41
02	18	94.57	93.73	89.35	16.24	104.90
03	3	111.90	112.39	116.30	06.19	96.64
04	7	94.85	101.85	93.76	23.43	108.63
____ALL____	54	96.22	100.66	95.15	16.78	105.79

Level of Value

Based on the review of all available information, the level of value of residential property in Garden County is determined to be 96% of market value.

2018 Commercial Correlation for Garden County

Assessment Actions

Routine maintenance was completed timely by the county assessor's staff. Stanard Appraisal was hired to complete a revaluation for all feedlots within the county. The revaluation consisted of on-site, physical inspections performed by the contracted appraiser. Reappraisal of the feedlots were completed and equalized with adjacent counties.

Description of Analysis

All commercial property within Garden County is stratified in one valuation group. There were only eight commercial sales in Garden County in the current study period. The median and mean are both above the acceptable range, but fluctuate as much as 18 percentage points when a single sale is removed. Based on the size of the sample and the fluctuation of the median, the statistics are not a useful indicator of the level of value in the county.

The 2018 Abstract of Assessment for Real Property, Form 45 Compared to the 2017 Certificate of Taxes Levied Report indicates that valuation changes were flat within the county; this is consistent with changes to the sold parcels and with the reported assessment actions. Comparison of valuation changes over the past ten years indicate that when growth is removed, the residential and commercial classes have appreciated at nearly identical rates. This analysis supports that commercial assessments have kept up with the general economics of the area.

Assessment Practice Review

In Garden County, where there are few commercial parcels, the Division's annual assessment practices review is critical to the determination of the level of value. Within the class, the review examines sales usability, structuring of valuation groups, comparison of sold and unsold assessments, and all aspects of the valuation process.

Due to the low volume of sales annually, the sales usability rate fluctuates within the county; however, review of sales data supports that determinations have been made without a bias. There is only one valuation group within the class, as the majority of commercial activity is located in Oshkosh, the county seat and largest village.

The county last revalued commercial parcels in 2015, following a two-year countywide inspection project. Lore Appraisal was hired to assist with building commercial depreciation tables in 2014, and although commercial cost tables were updated at that time, 2012 tables were used. A commercial lot value study was also completed at that time.

2018 Commercial Correlation for Garden County

Equalization and Quality of Assessment

The assessment practice's review and analysis of commercial valuation changes over time support that commercial assessments are uniformly assessed within the acceptable range. The county complies with professionally accepted mass appraisal practices.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	8	112.65	111.76	96.84	36.73	115.41
____ALL____	8	112.65	111.76	96.84	36.73	115.41

Level of Value

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

2018 Agricultural Correlation for Garden County

Assessor Actions

Updated aerial photographs were received that allowed the county assessor's staff to review all rural residential property for improvements, and if necessary, physical inspections were made. A sales analysis was completed for unimproved agricultural land; as a result, dryland was decreased about 9%, irrigated land and grassland values were unchanged.

Description of Analysis

Agricultural land use in Garden County is broken down to 84% as grassland, 10% as dryland, 4% is irrigated land, and the remaining 2% is made up of wasteland and water. The economics of the county are driven by agriculture; however, recreational uses are prevalent in the area with the North Platte River and Lake McConaughy.

Review of the statistical profile indicates a median within the acceptable range. Analysis of the study year substratum indicates that the market dropped nearly nine percentage points in the three-year study period; as the market has fallen the COD has narrowed, supporting that the current market for agricultural land in the county is stable.

DATE OF SALE * RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
Study Yrs						
01-OCT-14 To 30-SEP-15	12	62.68	66.21	63.31	20.33	104.58
01-OCT-15 To 30-SEP-16	16	71.31	76.47	66.22	17.96	115.48
01-OCT-16 To 30-SEP-17	6	70.97	68.70	63.08	09.00	108.91

Both the dryland and grassland majority land use (MLU) subclasses have medians within the acceptable range; irrigated land is below the acceptable range, but the sample is very small. Irrigated land values are comparable to adjoining counties. Based on the analysis, agricultural land values are within the acceptable range.

Assessment Practice Review

Within the agricultural land class, the Division's annual assessment practice review focuses on sales qualification including review of sales involving special factors per Directive 16-3, classification and valuation of agricultural land including market areas and special valuation, and the assessment of agricultural improvements. Agricultural land sales usability rates have been stable over the past several years, at about 60%, and are typical for the agricultural land class of property. Review of sales information with the county assessor and staff supported that the office is knowledgeable of the agricultural land market within the county and has qualified sales without a bias.

Agricultural land is reviewed using aerial imagery. This review was completed this year, using 2016 imagery. Agricultural improvements are also reviewed in this manner. For improvements, images were compared to prior photographs, and when a change is discovered, it is marked for

2018 Agricultural Correlation for Garden County

review by an on-site inspection. Agricultural homes are valued the same as rural residential, and agricultural outbuildings are priced using Marshall & Swift costing and depreciated using CAMA depreciation tables. This process is used for all outbuildings in the county, regardless of classification.

Because the county is rural, the majority of land is used for agricultural purposes; however, recreational influences do exist. The county reviews land use for primary use when making classification decisions. Special valuation has been established along the river. Currently, all special valuation applications have been approved, except for two parcels where the review indicated the primary use of the parcel was recreational. All hunting blinds that are located along the river are assessed at 100% of market value and given one acre of recreational site value.

The county has identified lands in government programs. Comparison of the data available from FSA and USDA sources confirms that the majority of CREP, CRP, and WRP parcels in the county have been identified. The county annually analyzes sales information for these programs. Currently, CREP is valued as irrigated land, CRP is valued the same as dryland and WRP is valued at market value, but some differentiation is made between WRP along the river and WRP land that is less desirable for recreational uses.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued the same as other similar improvements in the county and are believed to be equalized at an acceptable level of value. All agricultural land values are comparable to adjoining counties, adjustments made for the current year parallel general economic trends in this region of the state. The county complies with professionally accepted mass appraisal practices.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	5	60.02	59.86	59.28	12.00	100.98
1	5	60.02	59.86	59.28	12.00	100.98
<u> Dry </u>						
County	10	74.32	81.12	73.58	22.83	110.25
1	10	74.32	81.12	73.58	22.83	110.25
<u> Grass </u>						
County	12	71.31	71.94	69.52	12.68	103.48
1	12	71.31	71.94	69.52	12.68	103.48
<u> ALL </u>						
	34	69.28	71.48	65.23	17.16	109.58

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Garden County is 69%.

2018 Agricultural Correlation for Garden County

Special Valuation

A review of agricultural land value in Garden County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 69%.

2018 Opinions of the Property Tax Administrator for Garden County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	69	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 Garden County

Residential Real Property - Current

Number of Sales	54	Median	96.22
Total Sales Price	\$2,494,645	Mean	100.66
Total Adj. Sales Price	\$2,494,645	Wgt. Mean	95.15
Total Assessed Value	\$2,373,609	Average Assessed Value of the Base	\$40,091
Avg. Adj. Sales Price	\$46,197	Avg. Assessed Value	\$43,956

Confidence Interval - Current

95% Median C.I	92.85 to 103.90
95% Wgt. Mean C.I	89.94 to 100.36
95% Mean C.I	93.93 to 107.39
% of Value of the Class of all Real Property Value in the County	7.00
% of Records Sold in the Study Period	4.97
% of Value Sold in the Study Period	5.45

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	51	99	99.14
2016	52	97	97.40
2015	53	97	97.27
2014	54	97	96.97

2018 Commission Summary for Garden County

Commercial Real Property - Current

Number of Sales	8	Median	112.65
Total Sales Price	\$203,500	Mean	111.76
Total Adj. Sales Price	\$203,500	Wgt. Mean	96.84
Total Assessed Value	\$197,060	Average Assessed Value of the Base	\$65,150
Avg. Adj. Sales Price	\$25,438	Avg. Assessed Value	\$24,633

Confidence Interval - Current

95% Median C.I	46.48 to 190.14
95% Wgt. Mean C.I	68.21 to 125.46
95% Mean C.I	70.55 to 152.97
% of Value of the Class of all Real Property Value in the County	1.83
% of Records Sold in the Study Period	4.57
% of Value Sold in the Study Period	1.73

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	9	100	94.37
2016	7	100	96.59
2015	10	100	97.23
2014	7	100	94.08

35 Garden
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 : 54
Total Sales Price : 2,494,645
Total Adj. Sales Price : 2,494,645
Total Assessed Value : 2,373,609
Avg. Adj. Sales Price : 46,197
Avg. Assessed Value : 43,956

MEDIAN : 96
WGT. MEAN : 95
MEAN : 101
COD : 16.78
PRD : 105.79

COV : 25.08
STD : 25.25
Avg. Abs. Dev : 16.15
MAX Sales Ratio : 220.23
MIN Sales Ratio : 60.24

95% Median C.I. : 92.85 to 103.90
95% Wgt. Mean C.I. : 89.94 to 100.36
95% Mean C.I. : 93.93 to 107.39

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-OCT-15 To 31-DEC-15	9	92.87	113.67	101.19	30.73	112.33	77.98	220.23	84.95 to 163.50	45,878	46,423
01-JAN-16 To 31-MAR-16	3	96.31	104.46	93.96	14.07	111.17	88.22	128.86	N/A	41,167	38,678
01-APR-16 To 30-JUN-16	10	103.35	99.04	94.49	09.70	104.82	68.23	123.03	74.48 to 106.54	45,420	42,916
01-JUL-16 To 30-SEP-16	6	108.26	114.49	104.63	14.55	109.42	94.85	141.81	94.85 to 141.81	54,000	56,500
01-OCT-16 To 31-DEC-16	4	103.37	104.16	102.99	10.14	101.14	92.52	117.37	N/A	23,250	23,945
01-JAN-17 To 31-MAR-17	5	95.65	92.24	84.14	07.62	109.63	75.43	103.90	N/A	51,000	42,913
01-APR-17 To 30-JUN-17	7	81.61	81.66	83.88	06.03	97.35	72.82	92.85	72.82 to 92.85	44,000	36,907
01-JUL-17 To 30-SEP-17	10	99.83	97.27	95.97	15.03	101.35	60.24	130.98	76.02 to 109.63	52,405	50,292
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	28	102.01	107.63	99.04	18.21	108.67	68.23	220.23	94.85 to 106.54	46,950	46,500
01-OCT-16 To 30-SEP-17	26	93.17	93.16	90.81	13.06	102.59	60.24	130.98	82.37 to 103.90	45,386	41,216
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	23	102.40	104.67	98.52	12.03	106.24	68.23	141.81	96.31 to 111.90	43,248	42,608
<u>ALL</u>	54	96.22	100.66	95.15	16.78	105.79	60.24	220.23	92.85 to 103.90	46,197	43,956

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	26	96.22	103.79	98.46	15.55	105.41	74.48	220.23	92.52 to 105.80	44,081	43,401
02	18	94.57	93.73	89.35	16.24	104.90	60.24	134.64	77.98 to 103.90	33,544	29,971
03	3	111.90	112.39	116.30	06.19	96.64	102.25	123.03	N/A	11,000	12,793
04	7	94.85	101.85	93.76	23.43	108.63	68.23	163.50	68.23 to 163.50	101,679	95,334
<u>ALL</u>	54	96.22	100.66	95.15	16.78	105.79	60.24	220.23	92.85 to 103.90	46,197	43,956

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	54	96.22	100.66	95.15	16.78	105.79	60.24	220.23	92.85 to 103.90	46,197	43,956
06											
07											
<u>ALL</u>	54	96.22	100.66	95.15	16.78	105.79	60.24	220.23	92.85 to 103.90	46,197	43,956

**35 Garden
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 : 54
 Total Sales Price : 2,494,645
 Total Adj. Sales Price : 2,494,645
 Total Assessed Value : 2,373,609
 Avg. Adj. Sales Price : 46,197
 Avg. Assessed Value : 43,956

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 101
 COD : 16.78
 PRD : 105.79

COV : 25.08
 STD : 25.25
 Avg. Abs. Dev : 16.15
 MAX Sales Ratio : 220.23
 MIN Sales Ratio : 60.24

95% Median C.I. : 92.85 to 103.90
 95% Wgt. Mean C.I. : 89.94 to 100.36
 95% Mean C.I. : 93.93 to 107.39

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	111.85	111.85	113.15	15.22	98.85	94.83	128.86	N/A	3,250	3,678	
Less Than 15,000	7	106.54	111.32	111.30	09.49	100.02	94.83	130.98	94.83 to 130.98	6,756	7,520	
Less Than 30,000	21	105.80	111.38	110.05	20.10	101.21	72.82	220.23	94.83 to 123.03	16,119	17,739	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	52	96.22	100.23	95.10	16.74	105.39	60.24	220.23	92.52 to 103.90	47,849	45,505	
Greater Than 14,999	47	94.85	99.08	94.84	17.07	104.47	60.24	220.23	88.22 to 101.77	52,071	49,382	
Greater Than 29,999	33	93.49	93.84	92.81	11.87	101.11	60.24	141.81	87.63 to 98.14	65,338	60,639	
<u>Incremental Ranges</u>												
0 TO 4,999	2	111.85	111.85	113.15	15.22	98.85	94.83	128.86	N/A	3,250	3,678	
5,000 TO 14,999	5	106.54	111.11	111.00	06.90	100.10	102.25	130.98	N/A	8,159	9,057	
15,000 TO 29,999	14	103.79	111.41	109.85	25.82	101.42	72.82	220.23	77.98 to 134.64	20,800	22,849	
30,000 TO 59,999	16	95.30	96.49	96.01	15.10	100.50	60.24	141.81	82.37 to 108.06	39,931	38,338	
60,000 TO 99,999	13	92.87	92.68	92.43	06.18	100.27	76.02	105.68	86.99 to 99.14	72,346	66,872	
100,000 TO 149,999	2	71.83	71.83	72.02	05.01	99.74	68.23	75.43	N/A	118,750	85,520	
150,000 TO 249,999	2	102.24	102.24	102.38	07.23	99.86	94.85	109.63	N/A	169,625	173,658	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	54	96.22	100.66	95.15	16.78	105.79	60.24	220.23	92.85 to 103.90	46,197	43,956	

35 Garden
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 : 8
Total Sales Price : 203,500
Total Adj. Sales Price : 203,500
Total Assessed Value : 197,060
Avg. Adj. Sales Price : 25,438
Avg. Assessed Value : 24,633

MEDIAN : 113
WGT. MEAN : 97
MEAN : 112
COD : 36.73
PRD : 115.41

COV : 44.09
STD : 49.28
Avg. Abs. Dev : 41.38
MAX Sales Ratio : 190.14
MIN Sales Ratio : 46.48

95% Median C.I. : 46.48 to 190.14
95% Wgt. Mean C.I. : 68.21 to 125.46
95% Mean C.I. : 70.55 to 152.97

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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											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	79.93	79.93	79.93	00.00	100.00	79.93	79.93	N/A	50,000	39,965
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	3	94.37	100.10	90.11	29.82	111.09	60.76	145.17	N/A	31,500	28,385
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	1	46.48	46.48	46.48	00.00	100.00	46.48	46.48	N/A	20,000	9,295
01-APR-17 To 30-JUN-17	1	146.33	146.33	146.33	00.00	100.00	146.33	146.33	N/A	6,000	8,780
01-JUL-17 To 30-SEP-17	2	160.54	160.54	163.23	18.44	98.35	130.93	190.14	N/A	16,500	26,933
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15											
01-OCT-15 To 30-SEP-16	4	87.15	95.06	86.59	28.35	109.78	60.76	145.17	N/A	36,125	31,280
01-OCT-16 To 30-SEP-17	4	138.63	128.47	121.93	28.69	105.36	46.48	190.14	N/A	14,750	17,985
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15											
01-JAN-16 To 31-DEC-16	4	87.15	95.06	86.59	28.35	109.78	60.76	145.17	N/A	36,125	31,280
<u>ALL</u>	8	112.65	111.76	96.84	36.73	115.41	46.48	190.14	46.48 to 190.14	25,438	24,633

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	8	112.65	111.76	96.84	36.73	115.41	46.48	190.14	46.48 to 190.14	25,438	24,633
<u>ALL</u>	8	112.65	111.76	96.84	36.73	115.41	46.48	190.14	46.48 to 190.14	25,438	24,633

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	94.37	94.37	94.37	00.00	100.00	94.37	94.37	N/A	75,000	70,775
03	7	130.93	114.25	98.28	32.13	116.25	46.48	190.14	46.48 to 190.14	18,357	18,041
04											
<u>ALL</u>	8	112.65	111.76	96.84	36.73	115.41	46.48	190.14	46.48 to 190.14	25,438	24,633

35 Garden
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 : 8
Total Sales Price : 203,500
Total Adj. Sales Price : 203,500
Total Assessed Value : 197,060
Avg. Adj. Sales Price : 25,438
Avg. Assessed Value : 24,633

MEDIAN : 113
WGT. MEAN : 97
MEAN : 112
COD : 36.73
PRD : 115.41

COV : 44.09
STD : 49.28
Avg. Abs. Dev : 41.38
MAX Sales Ratio : 190.14
MIN Sales Ratio : 46.48

95% Median C.I. : 46.48 to 190.14
95% Wgt. Mean C.I. : 68.21 to 125.46
95% Mean C.I. : 70.55 to 152.97

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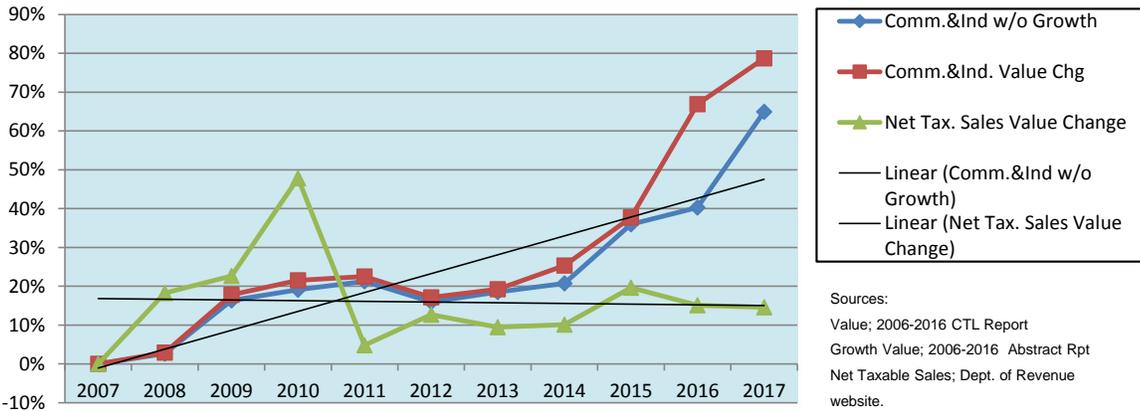
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	145.17	145.17	145.17	00.00	100.00	145.17	145.17	N/A	3,000	4,355
Less Than 15,000	2	145.75	145.75	145.94	00.40	99.87	145.17	146.33	N/A	4,500	6,568
Less Than 30,000	6	138.05	119.97	109.96	29.40	109.10	46.48	190.14	46.48 to 190.14	13,083	14,387
Ranges Excl. Low \$											
Greater Than 4,999	7	94.37	106.99	96.11	42.42	111.32	46.48	190.14	46.48 to 190.14	28,643	27,529
Greater Than 14,999	6	87.15	100.44	94.56	43.66	106.22	46.48	190.14	46.48 to 190.14	32,417	30,654
Greater Than 29,999	2	87.15	87.15	88.59	08.28	98.37	79.93	94.37	N/A	62,500	55,370
Incremental Ranges											
0 TO 4,999	1	145.17	145.17	145.17	00.00	100.00	145.17	145.17	N/A	3,000	4,355
5,000 TO 14,999	1	146.33	146.33	146.33	00.00	100.00	146.33	146.33	N/A	6,000	8,780
15,000 TO 29,999	4	95.85	107.08	105.30	55.77	101.69	46.48	190.14	N/A	17,375	18,296
30,000 TO 59,999	1	79.93	79.93	79.93	00.00	100.00	79.93	79.93	N/A	50,000	39,965
60,000 TO 99,999	1	94.37	94.37	94.37	00.00	100.00	94.37	94.37	N/A	75,000	70,775
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	8	112.65	111.76	96.84	36.73	115.41	46.48	190.14	46.48 to 190.14	25,438	24,633

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	1	145.17	145.17	145.17	00.00	100.00	145.17	145.17	N/A	3,000	4,355
352	1	94.37	94.37	94.37	00.00	100.00	94.37	94.37	N/A	75,000	70,775
353	1	130.93	130.93	130.93	00.00	100.00	130.93	130.93	N/A	15,000	19,640
406	4	103.55	110.93	103.02	55.35	107.68	46.48	190.14	N/A	15,125	15,581
528	1	79.93	79.93	79.93	00.00	100.00	79.93	79.93	N/A	50,000	39,965
ALL	8	112.65	111.76	96.84	36.73	115.41	46.48	190.14	46.48 to 190.14	25,438	24,633

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	\$ 5,808,525	\$ 89,018	1.53%	\$ 5,719,507	-	\$ 7,884,220	-
2008	\$ 5,979,079	\$ 16,969	0.28%	\$ 5,962,110	2.64%	\$ 9,326,157	18.29%
2009	\$ 6,842,213	\$ 84,142	1.23%	\$ 6,758,071	13.03%	\$ 9,671,061	3.70%
2010	\$ 7,058,896	\$ 141,953	2.01%	\$ 6,916,943	1.09%	\$ 11,657,339	20.54%
2011	\$ 7,115,863	\$ 71,051	1.00%	\$ 7,044,812	-0.20%	\$ 8,266,077	-29.09%
2012	\$ 6,803,565	\$ 69,499	1.02%	\$ 6,734,066	-5.37%	\$ 8,885,328	7.49%
2013	\$ 6,926,795	\$ 41,485	0.60%	\$ 6,885,310	1.20%	\$ 8,633,697	-2.83%
2014	\$ 7,279,269	\$ 264,905	3.64%	\$ 7,014,364	1.26%	\$ 8,684,808	0.59%
2015	\$ 7,998,608	\$ 101,537	1.27%	\$ 7,897,071	8.49%	\$ 9,432,644	8.61%
2016	\$ 9,696,292	\$ 1,548,785	15.97%	\$ 8,147,507	1.86%	\$ 9,073,563	-3.81%
2017	\$ 10,380,604	\$ 798,090	7.69%	\$ 9,582,514	-1.17%	\$ 9,035,120	-0.42%
Ann %chg	5.98%			Average	2.28%	1.57%	2.31%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	2.64%	2.94%	18.29%
2009	16.35%	17.80%	22.66%
2010	19.08%	21.53%	47.86%
2011	21.28%	22.51%	4.84%
2012	15.93%	17.13%	12.70%
2013	18.54%	19.25%	9.51%
2014	20.76%	25.32%	10.15%
2015	35.96%	37.70%	19.64%
2016	40.27%	66.93%	15.09%
2017	64.97%	78.71%	14.60%

County Number	35
County Name	Garden

35 Garden
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 34
Total Sales Price : 20,935,312
Total Adj. Sales Price : 20,935,312
Total Assessed Value : 13,656,149
Avg. Adj. Sales Price : 615,744
Avg. Assessed Value : 401,651

MEDIAN : 69
WGT. MEAN : 65
MEAN : 71
COD : 17.16
PRD : 109.58

COV : 27.90
STD : 19.94
Avg. Abs. Dev : 11.89
MAX Sales Ratio : 159.56
MIN Sales Ratio : 43.86

95% Median C.I. : 62.73 to 74.44
95% Wgt. Mean C.I. : 61.44 to 69.02
95% Mean C.I. : 64.78 to 78.18

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-OCT-14 To 31-DEC-14	5	74.44	73.00	67.38	22.25	108.34	43.86	99.18	N/A	239,078	161,096
01-JAN-15 To 31-MAR-15	3	57.86	60.13	61.19	04.68	98.27	57.20	65.33	N/A	329,937	201,896
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	4	64.56	62.30	61.42	17.60	101.43	45.08	75.00	N/A	368,750	226,495
01-OCT-15 To 31-DEC-15	3	66.80	66.62	68.10	06.75	97.83	59.77	73.29	N/A	238,811	162,622
01-JAN-16 To 31-MAR-16	1	74.27	74.27	74.27	00.00	100.00	74.27	74.27	N/A	159,430	118,407
01-APR-16 To 30-JUN-16	8	71.84	70.34	63.66	10.52	110.49	56.01	85.89	56.01 to 85.89	963,661	613,443
01-JUL-16 To 30-SEP-16	4	82.23	96.69	69.34	37.54	139.44	62.73	159.56	N/A	1,372,491	951,627
01-OCT-16 To 31-DEC-16	3	73.17	72.38	71.28	02.92	101.54	68.77	75.20	N/A	533,333	380,146
01-JAN-17 To 31-MAR-17	1	68.21	68.21	68.21	00.00	100.00	68.21	68.21	N/A	240,000	163,693
01-APR-17 To 30-JUN-17	1	49.97	49.97	49.97	00.00	100.00	49.97	49.97	N/A	1,230,000	614,574
01-JUL-17 To 30-SEP-17	1	76.90	76.90	76.90	00.00	100.00	76.90	76.90	N/A	130,000	99,972
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	12	62.68	66.21	63.31	20.33	104.58	43.86	99.18	56.80 to 75.00	305,017	193,096
01-OCT-15 To 30-SEP-16	16	71.31	76.47	66.22	17.96	115.48	56.01	159.56	62.73 to 76.24	879,694	582,520
01-OCT-16 To 30-SEP-17	6	70.97	68.70	63.08	09.00	108.91	49.97	76.90	49.97 to 76.90	533,333	336,446
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	10	62.55	62.94	62.85	12.15	100.14	45.08	75.00	56.80 to 73.29	318,124	199,954
01-JAN-16 To 31-DEC-16	16	73.72	77.55	66.67	16.24	116.32	56.01	159.56	68.77 to 76.24	934,917	623,306
<u>ALL</u>	34	69.28	71.48	65.23	17.16	109.58	43.86	159.56	62.73 to 74.44	615,744	401,651

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	34	69.28	71.48	65.23	17.16	109.58	43.86	159.56	62.73 to 74.44	615,744	401,651
<u>ALL</u>	34	69.28	71.48	65.23	17.16	109.58	43.86	159.56	62.73 to 74.44	615,744	401,651

35 Garden
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 34
Total Sales Price : 20,935,312
Total Adj. Sales Price : 20,935,312
Total Assessed Value : 13,656,149
Avg. Adj. Sales Price : 615,744
Avg. Assessed Value : 401,651

MEDIAN : 69
WGT. MEAN : 65
MEAN : 71
COD : 17.16
PRD : 109.58

COV : 27.90
STD : 19.94
Avg. Abs. Dev : 11.89
MAX Sales Ratio : 159.56
MIN Sales Ratio : 43.86

95% Median C.I. : 62.73 to 74.44
95% Wgt. Mean C.I. : 61.44 to 69.02
95% Mean C.I. : 64.78 to 78.18

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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
_____Irrigated_____											
County	3	56.55	57.98	55.80	16.06	103.91	45.08	72.31	N/A	301,667	168,331
1	3	56.55	57.98	55.80	16.06	103.91	45.08	72.31	N/A	301,667	168,331
_____Dry_____											
County	9	74.27	80.59	68.92	23.64	116.93	57.20	159.56	59.77 to 95.54	152,763	105,284
1	9	74.27	80.59	68.92	23.64	116.93	57.20	159.56	59.77 to 95.54	152,763	105,284
_____Grass_____											
County	12	71.31	71.94	69.52	12.68	103.48	43.86	99.18	68.21 to 76.24	816,513	567,662
1	12	71.31	71.94	69.52	12.68	103.48	43.86	99.18	68.21 to 76.24	816,513	567,662
_____ALL_____	34	69.28	71.48	65.23	17.16	109.58	43.86	159.56	62.73 to 74.44	615,744	401,651

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	5	60.02	59.86	59.28	12.00	100.98	45.08	72.31	N/A	368,802	218,640
1	5	60.02	59.86	59.28	12.00	100.98	45.08	72.31	N/A	368,802	218,640
_____Dry_____											
County	10	74.32	81.12	73.58	22.83	110.25	57.20	159.56	59.77 to 95.54	189,486	139,416
1	10	74.32	81.12	73.58	22.83	110.25	57.20	159.56	59.77 to 95.54	189,486	139,416
_____Grass_____											
County	12	71.31	71.94	69.52	12.68	103.48	43.86	99.18	68.21 to 76.24	816,513	567,662
1	12	71.31	71.94	69.52	12.68	103.48	43.86	99.18	68.21 to 76.24	816,513	567,662
_____ALL_____	34	69.28	71.48	65.23	17.16	109.58	43.86	159.56	62.73 to 74.44	615,744	401,651

Garden County 2018 Average Acre Value Comparison

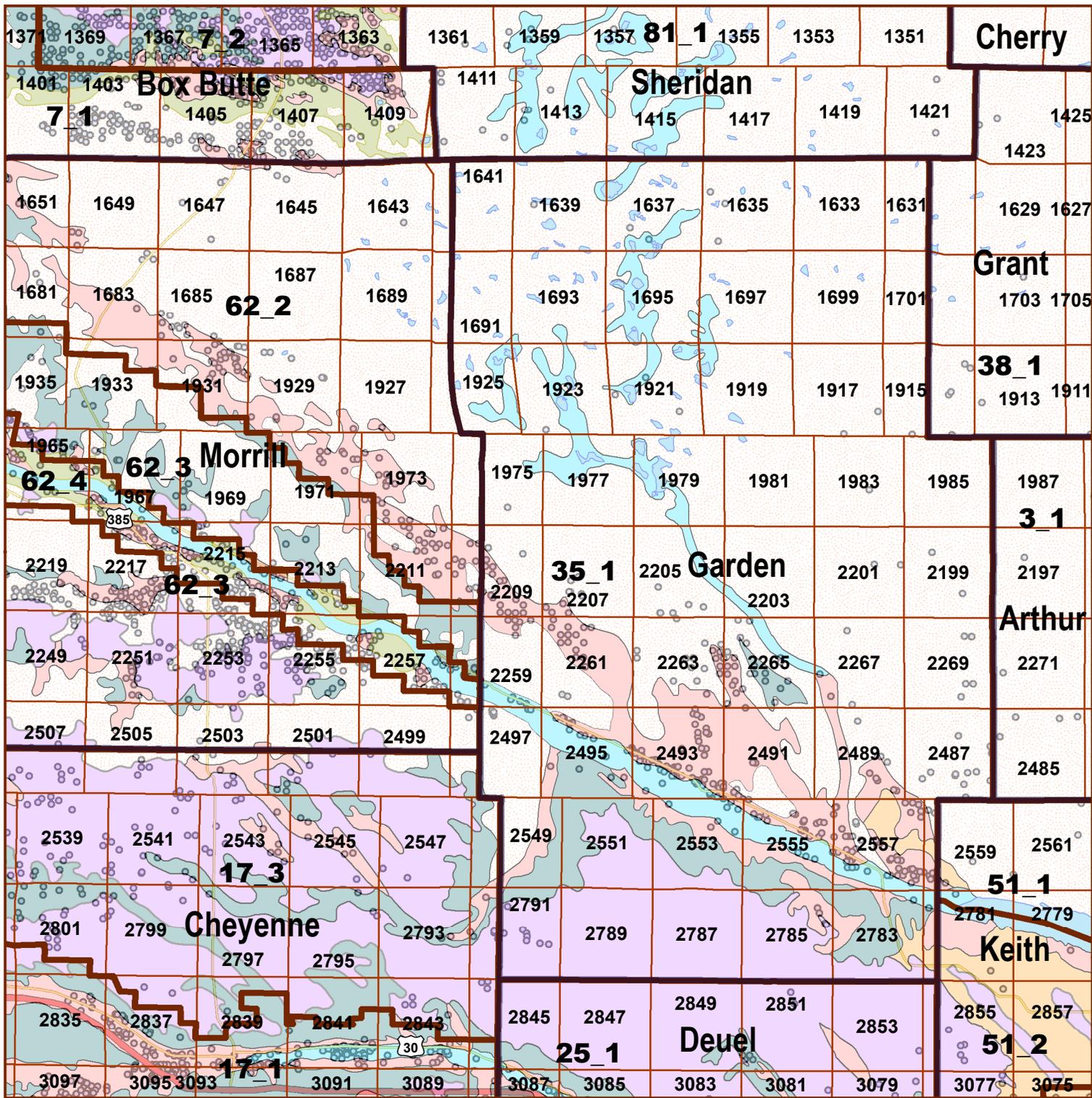
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	2205
Sheridan	1	n/a	1775	1660	1605	1585	1585	1570	1525	1651
Grant	1	n/a	n/a	n/a	n/a	n/a	1500	1500	1500	1500
Arthur	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
Keith	1	n/a	2101	n/a	2100	2100	2100	2100	2100	2100
Keith	2	n/a	3000	n/a	2750	2650	2650	2650	2650	2780
Deuel	1	3030	3026	2945	2952	2973	2701	2695	2466	2937
Cheyenne	3	n/a	2780	2775	2770	2765	2600	2525	2480	2751
Morrill	2	n/a	2000	2000	2000	n/a	2000	2000	2000	2000
Morrill	3	n/a	2200	2200	2200	2095	2095	2095	2095	2149
Morrill	4	n/a	2200	2200	2200	2095	2095	2095	2095	2134

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Garden	1	n/a	755	755	750	750	750	730	730	752
Sheridan	1	n/a	690	620	615	600	570	560	550	615
Grant	1	n/a	n/a							
Arthur	1	n/a	n/a							
Keith	1	n/a	625	n/a	625	600	600	600	600	608
Keith	2	n/a	930	905	905	875	875	875	875	917
Deuel	1	931	931	927	795	795	506	506	497	830
Cheyenne	3	n/a	828	823	771	762	749	736	727	811
Morrill	2	n/a	480	n/a	440	n/a	425	425	425	437
Morrill	3	n/a	525	525	475	475	475	475	475	488
Morrill	4	n/a	555	555	555	n/a	495	495	495	510

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Garden	1	n/a	415	415	415	410	410	405	405	405
Sheridan	1	n/a	520	485	485	475	475	465	405	450
Grant	1	n/a	n/a	n/a	n/a	n/a	404	404	404	404
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	407
Keith	1	n/a	540	n/a	505	460	460	450	450	450
Keith	2	n/a	545	515	515	485	485	470	470	475
Deuel	1	385	385	385	385	385	385	385	385	385
Cheyenne	3	n/a	636	611	606	600	551	551	325	454
Morrill	2	n/a	385	385	385	n/a	385	385	385	385
Morrill	3	n/a	460	450	410	375	375	375	375	380
Morrill	4	n/a	450	450	432	375	375	380	432	406

County	Mkt Area	CRP	TIMBER	WASTE
Garden	1	745	n/a	50
Sheridan	1	n/a	n/a	55
Grant	1	n/a	n/a	10
Arthur	1	n/a	n/a	10
Keith	1	710	n/a	265
Keith	2	710	n/a	311
Deuel	1	735	n/a	n/a
Cheyenne	3	554	n/a	100
Morrill	2	435	n/a	30
Morrill	3	479	n/a	34
Morrill	4	525	n/a	385

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.



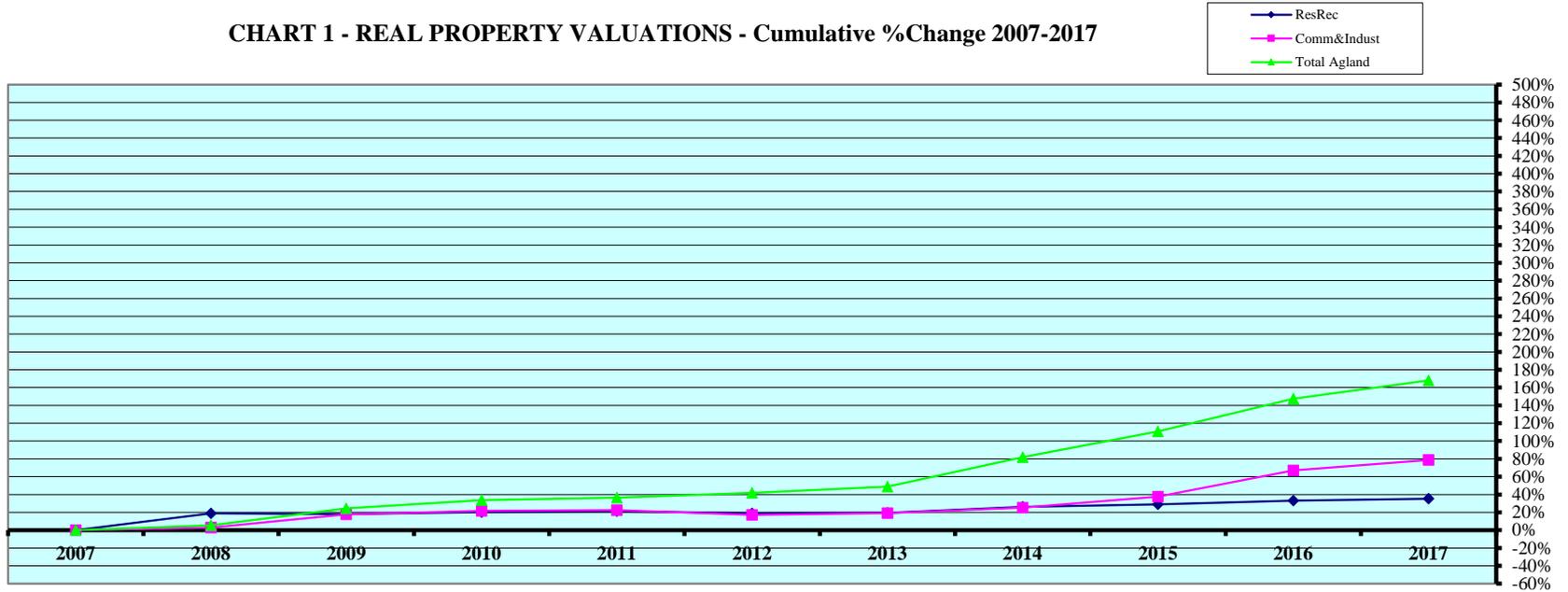
Legend

- 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

Garden 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	31,842,358	--	--	--	5,808,525	--	--	--	199,735,829	--	--	--
2008	37,861,835	6,019,477	18.90%	18.90%	5,979,079	170,554	2.94%	2.94%	210,651,127	10,915,298	5.46%	5.46%
2009	37,543,254	-318,581	-0.84%	17.90%	6,842,213	863,134	14.44%	17.80%	248,301,133	37,650,006	17.87%	24.31%
2010	38,326,921	783,667	2.09%	20.36%	7,058,896	216,683	3.17%	21.53%	267,245,131	18,943,998	7.63%	33.80%
2011	38,632,651	305,730	0.80%	21.32%	7,115,863	56,967	0.81%	22.51%	272,800,252	5,555,121	2.08%	36.58%
2012	37,837,848	-794,803	-2.06%	18.83%	6,803,565	-312,298	-4.39%	17.13%	283,496,945	10,696,693	3.92%	41.94%
2013	38,019,620	181,772	0.48%	19.40%	6,926,795	123,230	1.81%	19.25%	297,417,528	13,920,583	4.91%	48.91%
2014	40,159,399	2,139,779	5.63%	26.12%	7,279,269	352,474	5.09%	25.32%	363,281,468	65,863,940	22.15%	81.88%
2015	41,090,872	931,473	2.32%	29.04%	7,998,608	719,339	9.88%	37.70%	420,886,780	57,605,312	15.86%	110.72%
2016	42,356,059	1,265,187	3.08%	33.02%	9,696,292	1,697,684	21.22%	66.93%	494,074,921	73,188,141	17.39%	147.36%
2017	43,068,012	711,953	1.68%	35.25%	10,380,604	684,312	7.06%	78.71%	535,360,536	41,285,615	8.36%	168.03%

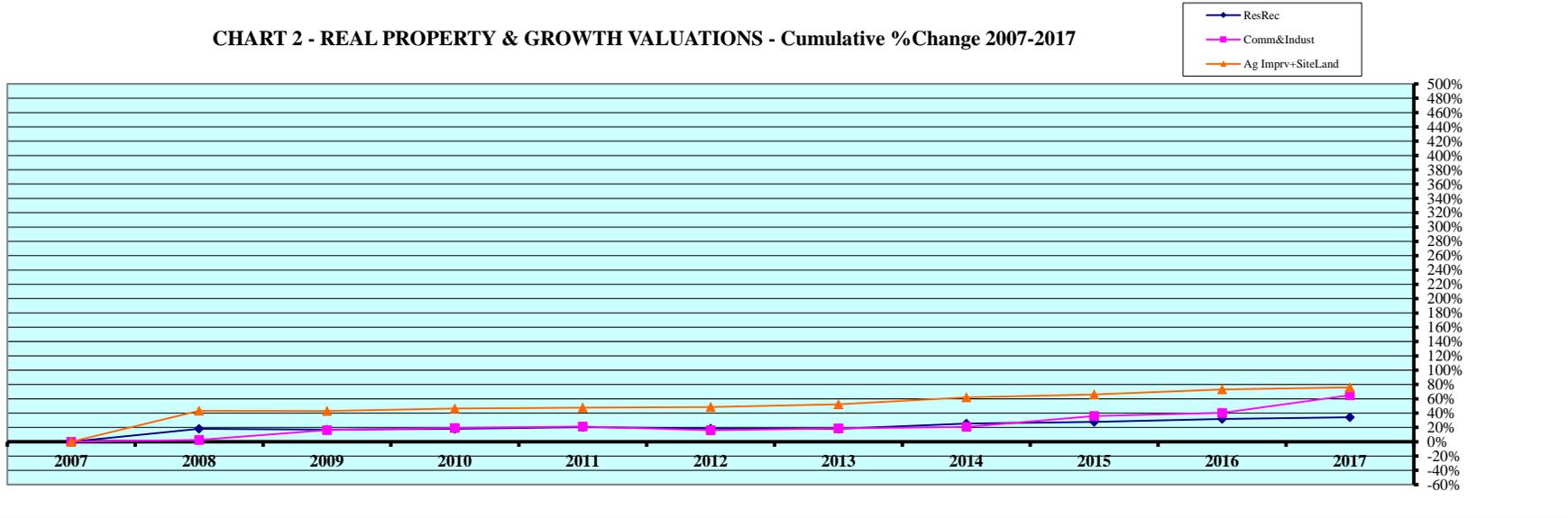
Rate Annual %chg: Residential & Recreational **3.07%** Commercial & Industrial **5.98%** Agricultural Land **10.36%**

Cnty# **35**
County **GARDEN**

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	31,842,358	393,005	1.23%	31,449,353	--	--	5,808,525	89,018	1.53%	5,719,507	--	--
2008	37,861,835	291,165	0.77%	37,570,670	17.99%	17.99%	5,979,079	16,969	0.28%	5,962,110	2.64%	2.64%
2009	37,543,254	298,957	0.80%	37,244,297	-1.63%	16.96%	6,842,213	84,142	1.23%	6,758,071	13.03%	16.35%
2010	38,326,921	691,016	1.80%	37,635,905	0.25%	18.19%	7,058,896	141,953	2.01%	6,916,943	1.09%	19.08%
2011	38,632,651	252,158	0.65%	38,380,493	0.14%	20.53%	7,115,863	71,051	1.00%	7,044,812	-0.20%	21.28%
2012	37,837,848	124,546	0.33%	37,713,302	-2.38%	18.44%	6,803,565	69,499	1.02%	6,734,066	-5.37%	15.93%
2013	38,019,620	468,291	1.23%	37,551,329	-0.76%	17.93%	6,926,795	41,485	0.60%	6,885,310	1.20%	18.54%
2014	40,159,399	242,720	0.60%	39,916,679	4.99%	25.36%	7,279,269	264,905	3.64%	7,014,364	1.26%	20.76%
2015	41,090,872	399,120	0.97%	40,691,752	1.33%	27.79%	7,998,608	101,537	1.27%	7,897,071	8.49%	35.96%
2016	42,356,059	347,180	0.82%	42,008,879	2.23%	31.93%	9,696,292	1,548,785	15.97%	8,147,507	1.86%	40.27%
2017	43,068,012	338,010	0.78%	42,730,002	0.88%	34.19%	10,380,604	798,090	7.69%	9,582,514	-1.17%	64.97%
Rate Ann%chg	3.07%			2.30%			5.98%			C & I w/o growth 2.28%		

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	14,260,025	7,410,834	21,670,859	569,880	2.63%	21,100,979	--	--
2008	18,568,535	13,086,629	31,655,164	611,451	1.93%	31,043,713	43.25%	43.25%
2009	19,102,953	12,576,470	31,679,423	729,528	2.30%	30,949,895	-2.23%	42.82%
2010	19,370,508	12,664,400	32,034,908	278,565	0.87%	31,756,343	0.24%	46.54%
2011	19,596,050	12,819,198	32,415,248	424,919	1.31%	31,990,329	-0.14%	47.62%
2012	19,580,238	12,998,853	32,579,091	394,323	1.21%	32,184,768	-0.71%	48.52%
2013	20,013,313	13,586,014	33,599,327	605,122	1.80%	32,994,205	1.27%	52.25%
2014	23,080,658	13,164,444	36,245,102	1,118,140	3.08%	35,126,962	4.55%	62.09%
2015	23,484,402	13,281,671	36,766,073	753,012	2.05%	36,013,061	-0.64%	66.18%
2016	24,448,197	13,637,014	38,085,211	579,720	1.52%	37,505,491	2.01%	73.07%
2017	24,544,626	14,111,822	38,656,448	543,765	1.41%	38,112,683	0.07%	75.87%
Rate Ann%chg	5.58%	6.65%	5.96%	Ag Imprv+Site w/o growth			4.77%	

(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.

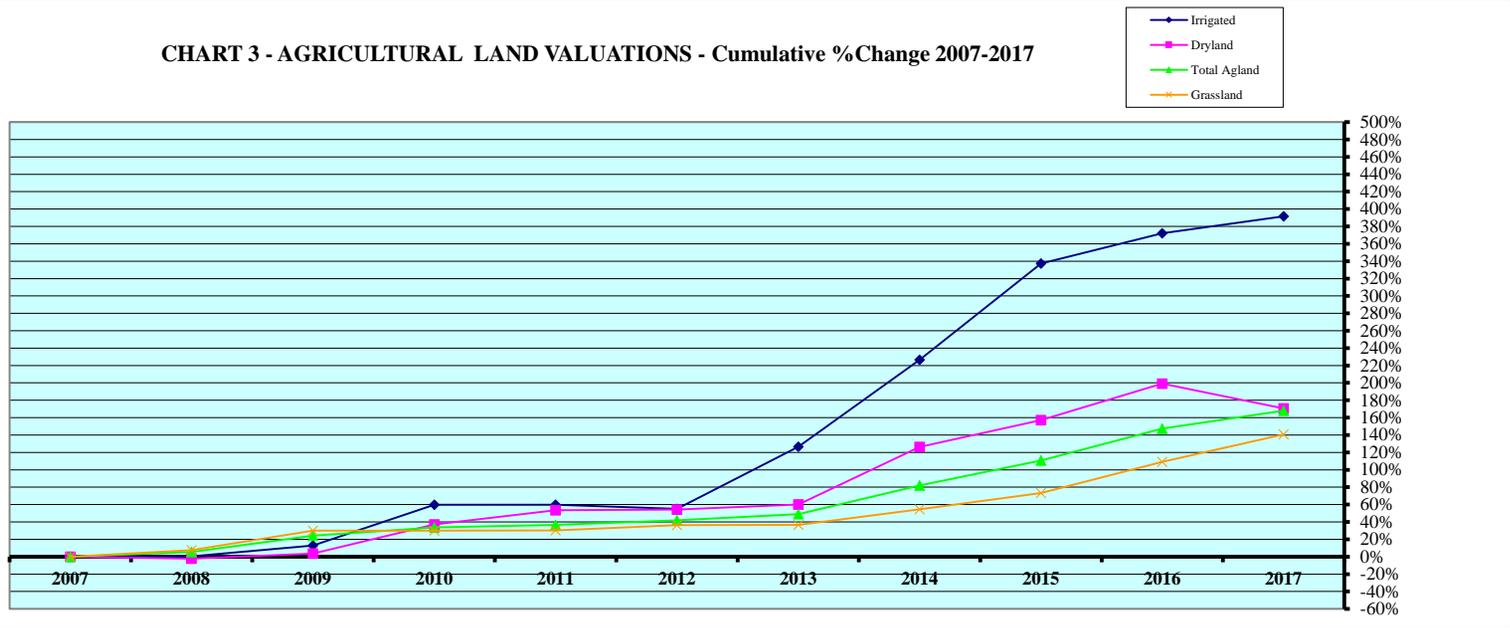
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2018

Cnty# 35
County GARDEN

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	17,289,162	--	--	--	32,148,513	--	--	--	148,639,123	--	--	--
2008	17,388,344	99,182	0.57%	0.57%	31,457,936	-690,577	-2.15%	-2.15%	160,047,428	11,408,305	7.68%	7.68%
2009	19,510,007	2,121,663	12.20%	12.85%	33,334,404	1,876,468	5.97%	3.69%	193,186,528	33,139,100	20.71%	29.97%
2010	27,619,199	8,109,192	41.56%	59.75%	44,043,381	10,708,977	32.13%	37.00%	193,286,488	99,960	0.05%	30.04%
2011	27,622,866	3,667	0.01%	59.77%	49,331,766	5,288,385	12.01%	53.45%	193,546,388	259,900	0.13%	30.21%
2012	26,829,406	-793,460	-2.87%	55.18%	49,610,631	278,865	0.57%	54.32%	202,705,979	9,159,591	4.73%	36.37%
2013	39,185,028	12,355,622	46.05%	126.65%	51,489,832	1,879,201	3.79%	60.16%	202,868,478	162,499	0.08%	36.48%
2014	56,461,302	17,276,274	44.09%	226.57%	72,745,230	21,255,398	41.28%	126.28%	229,843,111	26,974,633	13.30%	54.63%
2015	75,619,377	19,158,075	33.93%	337.38%	82,641,122	9,895,892	13.60%	157.06%	257,694,649	27,851,538	12.12%	73.37%
2016	81,642,928	6,023,551	7.97%	372.22%	96,177,289	13,536,167	16.38%	199.17%	310,893,569	53,198,920	20.64%	109.16%
2017	84,994,241	3,351,313	4.10%	391.60%	86,990,676	-9,186,613	-9.55%	170.59%	357,796,101	46,902,532	15.09%	140.71%

Rate Ann.%chg: Irrigated **17.26%** Dryland **10.47%** Grassland **9.18%**

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	156,726	--	--	--	1,502,305	--	--	--	199,735,829	--	--	--
2008	156,726	0	0.00%	0.00%	1,600,693	98,388	6.55%	6.55%	210,651,127	10,915,298	5.46%	5.46%
2009	391,929	235,203	150.07%	150.07%	1,878,265	277,572	17.34%	25.03%	248,301,133	37,650,006	17.87%	24.31%
2010	391,928	-1	0.00%	150.07%	1,904,135	25,870	1.38%	26.75%	267,245,131	18,943,998	7.63%	33.80%
2011	391,905	-23	-0.01%	150.06%	1,907,327	3,192	0.17%	26.96%	272,800,252	5,555,121	2.08%	36.58%
2012	448,654	56,749	14.48%	186.27%	3,902,275	1,994,948	104.59%	159.75%	283,496,945	10,696,693	3.92%	41.94%
2013	448,882	228	0.05%	186.41%	3,425,308	-476,967	-12.22%	128.00%	297,417,528	13,920,583	4.91%	48.91%
2014	448,700	-182	-0.04%	186.30%	3,783,125	357,817	10.45%	151.82%	363,281,468	65,863,940	22.15%	81.88%
2015	895,396	446,696	99.55%	471.31%	4,036,236	253,111	6.69%	168.67%	420,886,780	57,605,312	15.86%	110.72%
2016	895,644	248	0.03%	471.47%	4,465,491	429,255	10.64%	197.24%	494,074,921	73,188,141	17.39%	147.36%
2017	895,795	151	0.02%	471.57%	4,683,723	218,232	4.89%	211.77%	535,360,536	41,285,615	8.36%	168.03%

Cnty# **35**
County **GARDEN**

Rate Ann.%chg: Total Agric Land **10.36%**

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	17,119,629	38,521	444			32,151,289	107,569	299			148,742,218	867,794	171		
2008	17,388,344	39,078	445	0.12%	0.12%	31,681,245	107,460	295	-1.36%	-1.36%	159,867,163	867,253	184	7.55%	7.55%
2009	19,492,579	39,156	498	11.88%	12.01%	33,341,056	106,574	313	6.11%	4.67%	193,225,487	868,049	223	20.76%	29.87%
2010	27,617,898	39,443	700	40.65%	57.55%	44,043,381	106,729	413	31.91%	38.07%	193,288,996	867,622	223	0.08%	29.97%
2011	27,622,866	39,450	700	0.00%	57.55%	49,331,766	106,772	462	11.96%	54.58%	193,569,887	867,590	223	0.15%	30.17%
2012	26,792,504	38,161	702	0.27%	57.98%	49,613,852	106,491	466	0.84%	55.88%	202,630,640	873,897	232	3.93%	35.28%
2013	39,317,508	38,367	1,025	45.96%	130.58%	51,488,551	106,355	484	3.91%	61.97%	202,851,911	874,438	232	0.05%	35.34%
2014	56,446,184	38,268	1,475	43.93%	231.89%	72,752,066	106,357	684	41.29%	128.86%	229,876,400	874,446	263	13.32%	53.37%
2015	75,832,743	38,623	1,963	33.11%	341.78%	82,854,584	105,492	785	14.82%	162.78%	257,798,811	874,961	295	12.08%	71.90%
2016	81,694,063	38,541	2,120	7.96%	376.95%	96,594,727	105,186	918	16.92%	207.25%	310,893,451	875,437	355	20.53%	107.19%
2017	85,119,854	38,610	2,205	4.01%	396.05%	86,467,763	104,738	826	-10.10%	176.21%	358,041,598	875,882	409	15.11%	138.49%

Rate Annual %chg Average Value/Acre: **17.37%**

10.69%

9.08%

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	156,564	15,657	10			1,533,810	7,531	204			199,703,510	1,037,072	193		
2008	156,726	15,673	10	0.00%	0.00%	1,600,693	7,530	213	4.37%	4.37%	210,694,171	1,036,995	203	5.51%	5.51%
2009	391,929	15,673	25	150.07%	150.07%	1,878,265	7,529	249	17.36%	22.49%	248,329,316	1,036,982	239	17.86%	24.36%
2010	391,928	15,673	25	0.00%	150.07%	1,901,135	7,529	252	1.22%	23.98%	267,243,338	1,036,996	258	7.62%	33.83%
2011	391,928	15,673	25	0.00%	150.07%	1,904,327	7,529	253	0.17%	24.19%	272,820,774	1,037,015	263	2.09%	36.62%
2012	446,295	17,848	25	0.00%	150.06%	2,258,366	9,528	237	-6.29%	16.38%	281,741,657	1,045,925	269	2.39%	39.89%
2013	448,633	17,942	25	0.00%	150.06%	3,902,421	9,578	407	71.90%	100.06%	298,009,024	1,046,679	285	5.70%	47.86%
2014	448,881	17,952	25	0.00%	150.06%	3,701,741	9,619	385	-5.54%	88.97%	363,225,272	1,046,642	347	21.89%	80.22%
2015	895,396	17,904	50	100.00%	400.13%	4,141,433	9,624	430	11.82%	111.30%	421,522,967	1,046,603	403	16.05%	109.15%
2016	895,644	17,909	50	0.00%	400.13%	4,465,491	9,332	479	11.20%	134.97%	494,543,376	1,046,404	473	17.35%	145.43%
2017	895,796	17,912	50	0.00%	400.13%	4,924,995	9,257	532	11.18%	161.25%	535,450,006	1,046,399	512	8.27%	165.73%

35
GARDEN

Rate Annual %chg Average Value/Acre: **10.27%**

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 4,585	Value : 622,264,188	Growth 2,354,541	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	66	158,311	39	33,529	102	179,355	207	371,195	
02. Res Improve Land	637	1,982,099	71	945,752	160	2,523,168	868	5,451,019	
03. Res Improvements	638	22,776,690	71	3,729,735	171	11,249,895	880	37,756,320	
04. Res Total	704	24,917,100	110	4,709,016	273	13,952,418	1,087	43,578,534	255,481
% of Res Total	64.77	57.18	10.12	10.81	25.11	32.02	23.71	7.00	10.85
05. Com UnImp Land	15	37,502	5	19,966	5	56,824	25	114,292	
06. Com Improve Land	109	431,759	14	268,407	17	865,389	140	1,565,555	
07. Com Improvements	116	4,531,430	14	1,100,105	20	4,089,925	150	9,721,460	
08. Com Total	131	5,000,691	19	1,388,478	25	5,012,138	175	11,401,307	895,290
% of Com Total	74.86	43.86	10.86	12.18	14.29	43.96	3.82	1.83	38.02
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	704	24,917,100	110	4,709,016	273	13,952,418	1,087	43,578,534	255,481
% of Res & Rec Total	64.77	57.18	10.12	10.81	25.11	32.02	23.71	7.00	10.85
Com & Ind Total	131	5,000,691	19	1,388,478	25	5,012,138	175	11,401,307	895,290
% of Com & Ind Total	74.86	43.86	10.86	12.18	14.29	43.96	3.82	1.83	38.02
17. Taxable Total	835	29,917,791	129	6,097,494	298	18,964,556	1,262	54,979,841	1,150,771
% of Taxable Total	66.16	54.42	10.22	11.09	23.61	34.49	27.52	8.84	48.87

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	30	73,390	30	73,390	0
24. Non-Producing	0	0	0	0	7	41,529	7	41,529	0
25. Total	0	0	0	0	37	114,919	37	114,919	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	67	3	25	95

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	18,602	28	3,302,649	2,734	434,667,806	2,764	437,989,057
28. Ag-Improved Land	0	0	27	2,893,481	485	93,812,370	512	96,705,851
29. Ag Improvements	1	60,985	27	1,649,270	494	30,764,265	522	32,474,520
30. Ag Total							3,286	567,169,428

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	2.99	4,485	
32. HomeSite Improv Land	0	0.00	0	16	17.32	175,515	
33. HomeSite Improvements	0	0.00	0	17	0.00	822,165	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	21	58.86	151,225	
37. FarmSite Improvements	1	0.00	60,985	26	0.00	827,105	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	37	82.23	0	
40. Other- Non Ag Use	0	0.00	0	1	19.47	10,908	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	81	81.01	266,010	84	84.00	270,495	
32. HomeSite Improv Land	305	388.77	3,700,500	321	406.09	3,876,015	
33. HomeSite Improvements	309	0.00	20,293,010	326	0.00	21,115,175	1,855
34. HomeSite Total				410	490.09	25,261,685	
35. FarmSite UnImp Land	53	73.04	134,613	53	73.04	134,613	
36. FarmSite Improv Land	435	1,315.11	3,067,674	456	1,373.97	3,218,899	
37. FarmSite Improvements	475	0.00	10,471,255	502	0.00	11,359,345	1,201,915
38. FarmSite Total				555	1,447.01	14,712,857	
39. Road & Ditches	1,329	4,593.58	0	1,366	4,675.81	0	
40. Other- Non Ag Use	5	685.06	374,538	6	704.53	385,446	
41. Total Section VI				965	7,317.44	40,359,988	1,203,770

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	8	1,679.66	846,915
44. Recapture Value N/A	0	0.00	0	8	1,679.66	3,221,096
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	109	24,794.06	15,871,351	117	26,473.72	16,718,266
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3,390.56	8.93%	7,611,810	9.09%	2,245.00
47. 2A1	1,814.29	4.78%	4,073,086	4.87%	2,245.00
48. 2A	4,635.65	12.21%	10,407,038	12.43%	2,245.00
49. 3A1	291.19	0.77%	653,722	0.78%	2,245.00
50. 3A	12,194.74	32.12%	26,706,503	31.90%	2,190.00
51. 4A1	10,794.01	28.43%	23,638,905	28.24%	2,190.00
52. 4A	4,848.68	12.77%	10,618,623	12.69%	2,190.00
53. Total	37,969.12	100.00%	83,709,687	100.00%	2,204.68
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	66,776.59	63.27%	50,416,356	63.54%	755.00
56. 2D1	145.62	0.14%	109,944	0.14%	755.01
57. 2D	20,342.64	19.27%	15,257,146	19.23%	750.01
58. 3D1	231.62	0.22%	173,717	0.22%	750.01
59. 3D	10,833.69	10.26%	8,125,393	10.24%	750.01
60. 4D1	5,285.48	5.01%	3,858,414	4.86%	730.00
61. 4D	1,926.09	1.82%	1,406,059	1.77%	730.01
62. Total	105,541.73	100.00%	79,347,029	100.00%	751.81
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,419.46	0.39%	1,630,431	0.45%	476.81
65. 2G1	526.07	0.06%	218,322	0.06%	415.01
66. 2G	6,636.04	0.75%	2,915,122	0.81%	439.29
67. 3G1	1,824.63	0.21%	768,385	0.21%	421.12
68. 3G	39,536.51	4.48%	17,255,058	4.80%	436.43
69. 4G1	130,178.35	14.75%	53,311,394	14.82%	409.53
70. 4G	700,218.05	79.36%	283,633,913	78.85%	405.07
71. Total	882,339.11	100.00%	359,732,625	100.00%	407.70
Irrigated Total					
	37,969.12	3.63%	83,709,687	15.89%	2,204.68
Dry Total					
	105,541.73	10.09%	79,347,029	15.06%	751.81
Grass Total					
	882,339.11	84.37%	359,732,625	68.29%	407.70
72. Waste	17,919.40	1.71%	896,170	0.17%	50.01
73. Other	2,013.54	0.19%	3,123,929	0.59%	1,551.46
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	1,045,782.90	100.00%	526,809,440	100.00%	503.75

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	7.99	17,938	1,558.70	3,428,597	36,402.43	80,263,152	37,969.12	83,709,687
77. Dry Land	0.00	0	282.37	211,225	105,259.36	79,135,804	105,541.73	79,347,029
78. Grass	1.64	664	4,529.28	1,848,333	877,808.19	357,883,628	882,339.11	359,732,625
79. Waste	0.00	0	90.95	4,551	17,828.45	891,619	17,919.40	896,170
80. Other	0.00	0	132.36	361,291	1,881.18	2,762,638	2,013.54	3,123,929
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	9.63	18,602	6,593.66	5,853,997	1,039,179.61	520,936,841	1,045,782.90	526,809,440

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	37,969.12	3.63%	83,709,687	15.89%	2,204.68
Dry Land	105,541.73	10.09%	79,347,029	15.06%	751.81
Grass	882,339.11	84.37%	359,732,625	68.29%	407.70
Waste	17,919.40	1.71%	896,170	0.17%	50.01
Other	2,013.54	0.19%	3,123,929	0.59%	1,551.46
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,045,782.90	100.00%	526,809,440	100.00%	503.75

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 Lewellen	23	50,678	188	654,695	188	4,596,880	211	5,302,253	74,476
83.2 Lisco	15	24,358	53	206,742	58	2,600,270	73	2,831,370	0
83.3 Oshkosh	43	107,633	448	1,322,914	449	18,116,000	492	19,546,547	24,725
83.4 Rural Residential	126	188,526	179	3,266,668	185	12,443,170	311	15,898,364	156,280
84 Residential Total	207	371,195	868	5,451,019	880	37,756,320	1,087	43,578,534	255,481

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I 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	Lewellen	4	3,422	30	100,601	32	713,345	36	817,368	0
85.2	Oshkosh	11	35,645	80	319,083	85	3,958,535	96	4,313,263	103,340
85.3	Rural Commercial	10	75,225	30	1,145,871	33	5,049,580	43	6,270,676	791,950
86	Commercial Total	25	114,292	140	1,565,555	150	9,721,460	175	11,401,307	895,290

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	2,797.86	0.32%	1,161,126	0.33%	415.01
89. 2G1	526.07	0.06%	218,322	0.06%	415.01
90. 2G	6,155.03	0.70%	2,554,353	0.72%	415.00
91. 3G1	1,764.98	0.20%	723,646	0.20%	410.00
92. 3G	36,463.10	4.16%	14,949,966	4.21%	410.00
93. 4G1	128,365.86	14.65%	51,988,273	14.64%	405.00
94. 4G	700,218.05	79.91%	283,633,913	79.85%	405.07
95. Total	876,290.95	100.00%	355,229,599	100.00%	405.38
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	621.60	10.28%	469,305	10.42%	755.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	481.01	7.95%	360,769	8.01%	750.02
100. 3C1	59.65	0.99%	44,739	0.99%	750.03
101. 3C	3,073.41	50.82%	2,305,092	51.19%	750.01
102. 4C1	1,812.49	29.97%	1,323,121	29.38%	730.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	6,048.16	100.00%	4,503,026	100.00%	744.53
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	876,290.95	99.31%	355,229,599	98.75%	405.38
CRP Total	6,048.16	0.69%	4,503,026	1.25%	744.53
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	882,339.11	100.00%	359,732,625	100.00%	407.70

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

35 Garden

	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	43,068,012	43,578,534	510,522	1.19%	255,481	0.59%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	24,544,626	25,261,685	717,059	2.92%	1,855	2.91%
04. Total Residential (sum lines 1-3)	67,612,638	68,840,219	1,227,581	1.82%	257,336	1.44%
05. Commercial	10,380,604	11,401,307	1,020,703	9.83%	895,290	1.21%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	10,380,604	11,401,307	1,020,703	9.83%	895,290	1.21%
08. Ag-Farmsite Land, Outbuildings	14,111,822	14,712,857	601,035	4.26%	1,201,915	-4.26%
09. Minerals	68,398	114,919	46,521	68.02	0	68.02%
10. Non Ag Use Land	0	385,446	385,446			
11. Total Non-Agland (sum lines 8-10)	14,180,220	15,213,222	1,033,002	7.28%	1,201,915	-1.19%
12. Irrigated	84,994,241	83,709,687	-1,284,554	-1.51%		
13. Dryland	86,990,676	79,347,029	-7,643,647	-8.79%		
14. Grassland	357,796,101	359,732,625	1,936,524	0.54%		
15. Wasteland	895,795	896,170	375	0.04%		
16. Other Agland	4,683,723	3,123,929	-1,559,794	-33.30%		
17. Total Agricultural Land	535,360,536	526,809,440	-8,551,096	-1.60%		
18. Total Value of all Real Property (Locally Assessed)	627,533,998	622,264,188	-5,269,810	-0.84%	2,354,541	-1.21%

2018 Assessment Survey for Garden County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1 (he is also the zoning administrator)
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1 - estimate about three weeks a year
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$27,820
7.	Adopted budget, or granted budget if different from above:
	\$128,050
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$50,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Currently there is \$60,690 in this fund; a levy will no longer be assessed to replenish it. GIS and computer supplies are also purchased out of this fund.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$13,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Other miscellaneous funds:
	\$107,200
13.	Amount of last year's assessor's budget not used:
	\$784

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	County assessor and staff.
5.	Does the county have GIS software?
	Yes – GIS Workshop
6.	Is GIS available to the public? If so, what is the web address?
	Yes - www.garden.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Office staff
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Oshkosh and Lewellen
4.	When was zoning implemented?
	1998 - rural

D. Contracted Services

1.	Appraisal Services:
	Lore Appraisal - as needed. There are no contracts.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS

E. Appraisal /Listing Services

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

2018 Residential Assessment Survey for Garden County

1.	Valuation data collection done by:												
	County assessor, staff, and on a short-term basis 1 part-time lister as needed.												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Oshkosh is the main business hub for Garden County, here is located the hospital, nursing home, bank and school.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Lewellen, the market is influenced primarily by the proximity to Lake McConaughy. There are some retail businesses, a bank and restaurant.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Lisco, the market here is very stagnant; when a property does sell typically it will be purchased and used as lodging for the hunters. A small bank and a restaurant are still in operation.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>The rural is a different market for those individuals seeking the amenities of country living.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural improvements</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Oshkosh is the main business hub for Garden County, here is located the hospital, nursing home, bank and school.	2	Lewellen, the market is influenced primarily by the proximity to Lake McConaughy. There are some retail businesses, a bank and restaurant.	3	Lisco, the market here is very stagnant; when a property does sell typically it will be purchased and used as lodging for the hunters. A small bank and a restaurant are still in operation.	4	The rural is a different market for those individuals seeking the amenities of country living.	AG	Agricultural improvements
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
1	Oshkosh is the main business hub for Garden County, here is located the hospital, nursing home, bank and school.												
2	Lewellen, the market is influenced primarily by the proximity to Lake McConaughy. There are some retail businesses, a bank and restaurant.												
3	Lisco, the market here is very stagnant; when a property does sell typically it will be purchased and used as lodging for the hunters. A small bank and a restaurant are still in operation.												
4	The rural is a different market for those individuals seeking the amenities of country living.												
AG	Agricultural improvements												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The cost approach will carry the most weight and the sales will be used in the development of the 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 assessor works with a credentialed appraiser on as needed basis to establish new depreciation tables.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Yes												
6.	Describe the methodology used to determine the residential lot values?												
	If possible a market analysis of vacant lot sales will be done. Another method is to determine the residual value by subtracting the reproduction cost new less depreciation from the sale price. A square foot price has been developed for residential lots and a per acre breakdown has been established for larger parcels.												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	There are no lots being held for development.												

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2013	2012	2015	2015-2016
	2	2013	2012	2016	2016-2017
	3	2013	2012	2016	2016-2017
	4	2013	2012	2010	2012-2013
	AG	2015	2012		2014

Residential lots values are reviewed when costing and depreciation is updated. There are seldom any sales to make logical changes, typically they will stay the same unless split or combined with another parcel.

For the agricultural houses and outbuildings the 2012 GIS imagery was compared to the 2014 GIS imagery and all changes were noted for on-site inspections. All houses and outbuildings were repriced for 2015. New aerials will be flown on the improvements in the fall of 2016 and a review will be done against prior imagery to detect changes. The new soil conversion was implemented on a parcel by parcel basis. Current review of rural properties in progress, anticipating to complete next year.

2018 Commercial Assessment Survey for Garden County

1.	Valuation data collection done by:			
	County assessor and staff.			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	1	All commercial within Garden County.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The cost approach will carry the most weight and the sales will be used in the development of the depreciation. There is not sufficient data to put any reliance on the income approach.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	A contracted appraiser will be hired to assist in the proper valuation of a property considered to be a unique commercial property.			
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?			
	Work with a credentialed appraiser to establish new depreciation tables from the market.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	N/A			
6.	Describe the methodology used to determine the commercial lot values.			
	If possible a market analysis of vacant lot sales will be done. An alternative method would be to determine the residual value by subtracting the reproduction cost new from the sale price. A front foot price has been developed for commercial lots and a per acre breakdown has been established depending on the size of the larger parcels and the amenities.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2014	2012	2014
	<u>Date of Last Inspection</u>			
	2014-15			
	Depreciation tables built with assistance from Susie Lore, Lore Appraisal.			

2018 Agricultural Assessment Survey for Garden County

1.	Valuation data collection done by:							
	County assessor and staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Garden County is homogeneous in geographic and soil characteristics; the county is approximately eighty-four percent grass land. The remaining land is approximately ten-percent dry, four-percent irrigated and two-percent waste/water.	2016						
	New aerial photos will be taken of the rural improvements in the fall of 2016. They will be compared to past aerials for changes, when discoveries are made they will be flagged for on site inspections. The soil conversion was implemented on a parcel by parcel basis. Land use is annually reviewed for changes with the assistance of the NRD, FSA maps, and taxpayers.							
3.	Describe the process used to determine and monitor market areas.							
	Each year the qualified agricultural sales are plotted on a geocode map of the county to determine if there is a potential need for market areas. The sales do not indicate a benefit for different areas.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	<p>Agricultural – the parcel will be used primarily for agricultural purpose.</p> <p>Residential – the primary use will be for residential living.</p> <p>Recreational – blinds will be present and agricultural uses such as grazing may occur, but it is believed the primary use of the acres with blinds would have to be recreational, (each blind = 1 acre recreational).</p>							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes - differences have not been recognized from the market.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Information is obtained from the North Platte Natural Resource District. In Garden County, there are three parcels in WRP into perpetuity. Copies of the surveys were obtained and drawn onto the parcels. This land is all valued at 100% of market value.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	112							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	Hunting blinds along the river are considered recreational.							
	<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.
	<p>In each three year sales period, we generally have a very small number of land sales along the North Platte River, these sales are primarily for recreational purposes (goose hunting, etc.). Most of the land along the river however, is used for agricultural purposes. In an attempt to fairly and accurately value this land, we have implemented Special Valuation in Garden County. Questionnaires have been sent out to all landowners along the river. Most who own land near the river, with adjoining accretion and river acres, file a Form 456 (Special Valuation Application). As a rule of thumb, the land owners that have hunting blinds but that also use the land for agricultural purposes (usually cattle grazing) have completed these forms by considering each blind to be one acre of recreational land, and the rest as agricultural land. The acres with blinds are then valued as recreational at 100% of market per sales. There are two parcels that are at 100% of value on all accretion acres. The remaining land is valued as agricultural, if used as such, and is based on approximately 75% of market.</p>
7d.	Where is the influenced area located within the county?
	Along the North Platte River.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	<p>In the uninfluenced area the agricultural sales will be reviewed. A model will be built on a spreadsheet to analyze the market trends by class and subclass. Purposed values and estimated final statistics will be evaluated.</p>

2017 Plan of Assessment for Garden County Assessment Years 2018, 2019 and 2020

Date: June 15, 2017

Plan of Assessment Requirements:

Pursuant to Nebraska Law 2005, LB 263, Section 9, (Statute § 77-1311.02) on or before June 15 each year, the assessor shall prepare a plan of assessment (herein after referred to as the “Plan”), which shall describe the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization and the assessor may amend the plan, if necessary, after the budget is approved by the County Board of Commissioners. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the Constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Nebraska Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347. Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2004).

General Description of Real Property in Garden County:

Per the 2017 County Real Estate Abstract, Garden County consists of 4,592 parcels with the following real property types:

	<u>No. of Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Base of Real Estate</u>
Residential	1,092	23.78	6.87
Commercial	171	3.72	1.66
Agricultural	3,292	71.69	91.46

Mineral

37

.81

.01

Garden County has 1,046,398.92 acres of taxable agricultural land (with GIS acre counts); 3.70% consists of irrigated land, 83.70% consists of grassland, 10.00% is dryland, and 2.60% is waste, water, etc. Garden County has a State Game Refuge which lies 110 yards back from the river banks of the North Platte River (NE Statute 37-706). In the northern half of the county lies Crescent Lake National Wildlife refuge, it is a Federal Refuge consisting of approximately 46,637 acres.

Current Resources:

A. *Staff/Budget/Training:*

The Assessor's staff consists of the assessor, deputy assessor and one clerk. We submitted a budget for \$128,050 for the office, which was approved by the County Board. Appraisal work is paid for through a Reappraisal Fund; the unspent money in this fund is carried over each fiscal year. We currently have \$50,000 in the fund. Our GIS contract expenses also come out of this fund. This fall \$25,000 will be spent for new aerial photos of all rural improvements. We are also in the process of purchasing a laptop or equivalent, on which we can check out property records to use in the field for appraisal work.

The assessor and deputy obtain the 60 hours of required training necessary to retain assessor's certification.

B. *Cadastral Maps accuracy/condition, other land use maps, aerial photos:*

The Garden County Cadastral Maps were prepared in the 1970's (as closely as we can determine). In 2008, we contracted with GIS Workshop in Lincoln, Nebraska, for a GIS system with the new numerical soil survey, it was implemented in 2012. Even though information is kept current on the GIS system, we also keep the ownership and all split outs current in the cadastral books, occasionally referencing the cadastral books for measurements, etc.

C. *Property Record Cards:*

The Garden County Assessor's office property record cards are complete, detailed and current. The record cards contain the following:

- Parcel identification number
- Owner's name and address
- 911 address (situs) if applicable
- Pricing sheets of houses, garages and outbuildings which include all information and notes about each improvement, Replacement Cost New with depreciation applied for current condition, location, etc. Signed questionnaires from improvement owners are also included if applicable, along with aerial photos with land use if applicable. Current values are shown and necessary information showing how the values are derived. Tally Sheets are included in rural improved cards.
- Numbered photos depicting each improvement
- Sketches of all buildings
- For cards with ag land the land breakdowns are included, along with aerial photos showing land use if applicable

- Cadastral map page and aerial map number
- Tax district code which includes all districts to which each parcel pays taxes (school, county, community college, Natural Resource District, ESU District, Ag Society, Airport Authority, Fire and Cemetery Districts, etc.)
- Deed information for every time each parcel change hands, including the seller, buyer, deed book and page, sale date, and consideration if applicable.
- Aerial photo for all rural parcels of land and improvements
- Notes concerning inspections
- A summary sheet with a correlation statement explaining the three approaches to value

D. *Software for CAMA, Assessment Administration:*

The Garden County Assessor's office contracts with MIPS/County Solutions for CAMA pricing and an administrative package. We also contract with GIS Workshop for our GIS system.

Current Assessment Procedures for Real Property:

A. *Discover, List and Inventory all Property:*

Methods of discovering changes in real estate include county zoning permits, city building permits, aerial imagery, information from realtors and appraisers, reports by taxpayers and neighbors, ongoing inspections by staff as we travel throughout the county and a variety of other sources. New pivots listed on Personal Property Schedules occasionally indicate newly irrigated land.

New Property: For assessment year 2017, several building permits and/or Information Statements and zoning permits were filed for new property construction/additions in the county. The 2017 appraisal maintenance work incorporated these permits, which included newly constructed buildings, removed/deteriorated improvements and updated land use, etc.

B. *Data Collection:*

We perform extensive pick-up work each year. Data and information are collected by two staff members and with occasional guidance from Appraiser Susan Lore if needed. In accordance with Nebraska Statute 77-1311.03, the county reviews all parcels of real property no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market.

C. *Review assessment sales ratio studies before assessment actions:*

We monitor sales of each classification of property; sales studies are ongoing, and are used for valuation updates each year. This information is also used to prepare depreciation tables. We prepare spreadsheets of residential, commercial and agricultural sales each year based on the qualified sales rosters. We also prepare maps with agriculture sales plotted to indicate any potential market areas of value, etc. We run various "what-ifs" to determine the most appropriate percentage increases/ decreases to apply to bring values within the required statistical ranges if needed.

D. *Approaches to Value:*

1) Market Approach; sales comparisons:

As mentioned above we perform extensive sales studies, and the market approach is shown by the current adjusted valuations.

2) Cost Approach; cost manual used and date of manual and latest depreciation study:

The date of the Marshall & Swift costing used on all residential and commercial improvements is 2012. Our records have the Replacement Cost New of improvements with depreciation applied for the current condition, location, etc. This reflects the cost approach.

3) Income Approach; income and expense data collection/analysis from the market:

In a rural county like Garden County, for most properties the income approach is not applicable.

4) Land valuation studies, establish market areas, special value for agricultural land:

Again, we do sales studies on all arm's length sales and prepare various spreadsheets of sales. Ag sales are plotted on a geocode map of the county to look for potential areas of market, etc. We also run various "what if's" to determine potential value changes for different classes of land, and to determine the most equitable and appropriate overall increases/decreases in values to achieve the required statistics for levels of values.

E. Reconciliation of Final Value and Documentation:

The market is analyzed based on the standard approach to valuation, with the final value based on the most appropriate method.

Our property record cards have all necessary information to show values, how values were determined, etc. On improved parcels we have the Replacement Cost New of improvements and physical, locational and any functional depreciations appropriate for the final values. Each file with improvements contains a correlation section that summarizes the results of each approach to value that has been completed for each parcel. We have appraisal information with depreciation tables, cost tables, etc., easily available for anyone who wishes to view it.

F. Review assessment sales ratio studies after assessment actions:

All assessment actions are taken with the assessment sales ratio studies in mind, to insure that the actions taken result in the proper valuations to meet the required statistics.

G. Notices and Public Relations:

Notice of Valuation Changes are mailed to property owners on or before June 1st of each year, along with a letter explaining all value changes, statistics, etc. These are mailed to the owners of record as of May 20th and to the last known addresses of property owners. After notices have been mailed, the assessor and staff are available to answer any questions or concerns from the taxpayers.

The assessor and staff believe in keeping the public informed of laws and requirements of the office. Articles are put in the paper about homestead exemptions, personal property filing deadlines, etc.

Level of Value, Quality, and Uniformity for assessment year 2017:

Property Class Median

Residential	99
Commercial	100
Agricultural	69

For more information regarding statistical measures, see the 2017 DOR PAD Reports and Opinions for Garden County.

Assessment Actions Taken:

Residential:

Each year we monitor residential sales and make appropriate adjustments. We also inspect/appraise any properties for which building permits or Information Statements were completed, along with any other changes that came to our attention.

2017: Last fall all Lewellen and Lisco residential properties were physically reviewed with exterior inspections and discussions with home owners/occupants if possible. Questionnaires were mailed to each home owner (for each house) in both towns. Questions included last update of kitchens, bathrooms, roofs replaced, basement info, floor covers, type of heat/ac, any other changes to houses or outbuildings, etc. All Lewellen and Lisco residential records were updated accordingly. This completed the Lewellen/Lisco portion of the Six Year Review.

Commercial:

A countywide commercial reappraisal was implemented in 2015. In 2016 and 2017 commercial appraisal was limited to appraisal maintenance on new or altered structures. Commercial sales and statistical information were reviewed. The median is within the acceptable range. Statistical measures are difficult to determine due to the low number of qualified sales and the variety of occupancy codes.

Agricultural Land:

During the fall of 2016 the new soil survey was implemented. Garden County had a large number of changes, and considerable work was involved. Thirty five parcels on the north and upper west borders of the county had changes in total acre count. Per GIS Workshop this was to correct soil types that extended into Sheridan and Morrill Counties which had been previously missed.

The 2017 Garden County ag land valuations were determined by using the statistics and information received from the PAD of 39 in-county ag sales (including all MLU categories) deemed qualified in the required three-year sales period, the number of acres in each classification of land that sold and the median market value of each classification (at approximately 75%). All qualified ag sales were plotted on a geocode map of Garden County to check for a need for market areas. None were indicated. Therefore, because the sales do not indicate any specific market areas, the value for each class (i.e. 3G1, 3G, etc.) will remain the same per class throughout the county.

Preliminary stats on the arm’s length transactions of ag land in Garden County indicated, at 80% MLU, grass with a median of 59.84% (based on 12 sales), dryland at 76.78% (using 15 sales) and irrigated (with 6 sales) at 54.66%. Therefore, grass values will be raised 15 -16% for a median of 69.00%, dryland values will be decreased by 10% for a median of 73.52% and irrigated land values will increase 4% for a median of 58.33% (6 irrigated sales are insufficient to allow us to determine and achieve a median within the acceptable range.) Because this year the focus was on equalization across county lines, our overall median of 67.35%,

although somewhat low, will keep our values in line and comparable with surrounding counties.

All agricultural pickup work was completed, such as pivots reported on personal property, visual inspections and various other methods. We also received 2016 aerial land imagery in February this year from GIS Workshop, and we compared this, parcel by parcel, to the 2014 imagery to look for any land use changes, etc. We are in the process of implementing the updated information into our records.

Special Value:

As with agricultural land, sales were monitored. Because we have so few sales of riverland in each three-year sales period, any changes in value are hard to determine and/or justify. In 2015, with input from PAD, we used sales of accretion from the last 5 years to set values for recreational acres. These values have been carried forward due to lack of sales of riverland property.

Assessment Actions Planned for Assessment Year 2018:

- **Residential:** In-town residences will continue to be monitored for any changes, and all appraisal maintenance will be completed. This includes an ongoing review of records for accuracy in the computer and on the hard copy records.
- **Ag improvements:** In 2016 we contracted with GIS Workshop to take aerial oblique photos of all rural improvements in the fall of 2017, with any re-flies in early 2018. These will be compared, parcel by parcel with the current photos, and all changes will be noted and inspected. Detailed questionnaires will be sent to all owners for completion and signatures; these steps are part of the process for completing the rural improvement review.
- Appraisal maintenance and market analysis will be continued.
- **Agricultural land:** We will continue monitoring land use, etc. In 2017 we included a note in the Valuation Change Notices requesting that landowners review their land use printed on the bottom of the notices to insure we are carrying the correct usage on our records. Changes will be implemented through the County Board of Equalization, and later notices received will be updated in 2018.
- **Commercial:** A complete commercial reappraisal was implemented in 2015; this, along with all pickup work, etc. insures our records are current. Appraisal maintenance and market analysis will be continued.
- We also do statistical analysis, spreadsheets, etc. each year on all three classes of real estate to insure our values are within the required measurements.

Assessment Actions Planned for Assessment Year 2019:

- **Residential:** Residences in Oshkosh, Lewellen and Lisco will continue to be monitored for any changes, and all appraisal maintenance will be completed. This includes an ongoing review of records for accuracy in the computer and on the hard copy records.
- **Ag improvements:** We will continue the implementation of the reappraisal review of rural residential properties. Appraisal maintenance in all areas and market analysis will be continued.
- **Commercial:** A complete commercial reappraisal was implemented in 2015, and since that time all pickup work, etc. has been done to insure our records are current. Appraisal maintenance and market analysis will be continued.
- **Agricultural land:** If new aerial imagery has been received from GIS Workshop, we will continue the comparison, parcel by parcel, to current records to insure land use, etc. is current and will implement changes. Appraisal maintenance and market analysis will be continued.
- We also do statistical analysis, spreadsheets, etc. each year on all three classes of real estate to insure our values are within the required measurements.

Assessment Actions Planned for Assessment Year 2020:

- **Residential:** Appraisal maintenance and market analysis will be continued. This includes an ongoing review of records for accuracy in the computer and on the hard copy records.
- **Ag improvements:** Ongoing appraisal maintenance and market analysis will be continued.
- **Commercial:** We will begin a commercial review of all commercial properties in the county, with implementation in 2021.
- **Agricultural land:** We will continue monitoring land use, etc. Appraisal maintenance and market analysis will be continued.
- We also do statistical analysis, spreadsheets, etc. each year on all three classes of real estate to insure our values are within the required measurements.

Other Functions Performed by the Assessor's Office, but not limited to:

1. Record maintenance, mapping updates, and ownership change.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Real Estate Abstract
 - b. Assessed Value Update with the current value of real estate in the sales file
 - c. Assessor Survey
 - d. Report Sales information for PA&T rosters
 - e. School District Taxable Value Report

- f. Certification of Values to political entities
 - g. Homestead Exemption Tax Loss Report
 - h. Certificate of Taxes Levied Report
 - i. Report of current values for properties owned by Board of Education Land & Funds
 - j. Annual Plan of Assessment Report for the next three years
 - k. Average Residential Value for Homestead Exemption purposes
3. Personal Property: administer annual filing of approximately 430 schedules, prepare subsequent notice for incomplete filings or failure to file and penalties applied, as required.
 4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
 5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
 6. Homestead Exemptions: administer approximately 140 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
 7. Send "Notice Valuation Change" notices for all properties on which values changed by June 1st.
 8. Centrally Assessed: review and implementation of the valuations of centrally assessed entities as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
 9. Certify total valuations of real estate, minerals and oil and gas records, personal property, centrally assessed companies to all taxing entities by August 20th, along with growth when applicable.
 10. Annual Inventory: update report designating personal property of the Assessor's office by August 25th each year.
 11. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
 12. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 13. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
 14. County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information.
 15. TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
 16. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
 17. Education: Assessor and/or Deputy Assessor: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Anyone currently holding an assessor's certificate is required to obtain a minimum of 60 hours every four years.
 18. Prepare, maintain and update a Garden County Procedures Manual.
 19. Tax List Corrections: prepare tax list correction documents for approval of the County Board of Equalization when necessary.
 20. The appropriate paperwork for Real Estate Transfers is completed as soon as possible after they are brought to our office by the County Clerk's personnel. All sales are deemed to be qualified sales until shown otherwise. Ownership changes, etc. are completed in the computer, on the property record card and folder, in the real estate books, in the cadastral map, on index cards, on a tablet of changes for the Treasurer's office, and in GIS if

applicable. Transfers and the attached paperwork are forwarded to PAD in a timely manner. We also keep sales books for each class of property, which list pertinent information for realtors, appraisers, etc. Transfer statements and attached paperwork are forwarded to PAD in a timely manner. We also prepare sales books for each class of property, which list pertinent info for realtors, appraisers, etc.

We also maintain our real estate parcel record information on <http://garden.gisworkshop.com>. This assists property owners, realtors, appraisers, lending companies, etc.

Conclusion

The main goal for Garden County is equalization and uniformity of valuation of all property in the county. The first step is to assure good record keeping and constant analysis of sales information.

The Garden County Assessor and staff strive very diligently to complete all duties and responsibilities required of the office, while doing so within the budget we are allowed.

We run an efficient, user-friendly office which both serves the public and obeys the Nebraska Statutes, Regulations and Directives that we are obligated to follow. I believe we do so in a very effective, congenial manner.

Respectfully submitted:

Janet L. Shaul, Garden County Assessor

Date

We hereby accept the

**2017 Plan of Assessment for Garden County
Assessment Years 2018, 2019 and 2020**

As presented to us by Janet L. Shaul, Garden County Assessor, on July 10, 2017 per Nebraska Department Of Property Assessment and Taxation Directive 05-04 and Nebraska Statute 77-1311.02.

Garden County Board of Equalization:

Casper Corfield, Chairperson	Date

Robert Radke	Date

Dixann Krajewski	Date

Janet L. Shaul
Garden County Assessor
P O Box 350
Oshkosh, NE 69154
308-772-4464
gcasr1@embarqmail.com

Ruth Sorensen
Property Tax Administrator
DOR, Property Assessment Division
P O Box 98919
Lincoln NE 68509-8919

February 13, 2018

RECEIVED

FEB 15 2018

NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

Dear Ms. Sorensen;

Below is information regarding the procedures and methodologies used in Garden County to implement special valuation on qualified parcels of agricultural and horticultural land (per PAT Regulation 11-005.04).

1. Methodology for determining special valuation of agricultural land (uninfluenced value).

The 2018 Garden County ag land valuations were determined by using the compilation and statistics received from the PAT of all ag sales deemed qualified in the required three-year sales period, the number of acres in each classification of land that sold, and the median market value of each classification (at approximately 75%). Because the sales do not indicate any specific market areas, the value for each class (i.e. 3G1, 3G, etc.) will remain the same per class throughout the county.

The acceptable level of assessment for agricultural land is from 69% to 75%. The thirty four qualified ag sales in Garden County in the three-year sales period show an overall median of 71%. Under the 80% majority land use, twelve grass sales showed a median of 71.31%, ten dryland sales reflected a median of 81.22% and five irrigated sales had a median of 60.19%. Borrowed sales will not be used to set values, but rather to confirm the values our sales indicate. Based on preliminary stats grass values will remain unchanged, dryland values decreased, and, because of insufficient sales irrigated values will likely not change. We strive for not only in-county equalized values but also across county-line similarities.

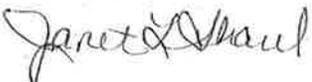
2. Methodology for determining recapture valuation of agricultural land (market value).

In 2010 the Garden County Board passed a resolution in which the owners of deeded land along the river are assessed on all accretion land and water to the thread (center) of the main channel of the North Platte River. For the purposes of determining the party obligated for the real estate taxes on accretion land, the county determined that the riparian rule shall apply that when the North Platte River runs between two deeded landowners (patented property), each owner owns from his or her parcel to the center of the river's main channel. Deeds recorded on these sales generally include all land "accreted thereto," to the thread of the main channel. This was implemented, and in 2012 Garden County began assessing all accretion land. It is now assessed per soil type and use, the same as all other ag land *if used as such*.

In each three year sales period, we generally have a very small number of land sales along the North Platte River. These sales are primarily for recreational purposes (goose hunting, etc.). Much of the land along the river, however, is used primarily for agricultural purposes. In an attempt to fairly and accurately value this land, we implemented Special Valuation in Garden County. Taxpayers who own land near the river, with adjoining accretion and river acres, file a Form 456 (Special Valuation Application). As a rule of thumb, the land owners that have hunting blinds but also use the land for ag purposes (usually cattle grazing) have completed these forms by considering each blind to be one acre of recreational land, and the rest as agricultural land. The acres with blinds are then valued as recreational at 100% of market based on sales. The remaining land is valued as agricultural, *if used as such*, and is based on approximately 75% of market.

Above are the methods Garden County uses to determine valuations for ag properties and recreational properties. The methods were decided on with the assistance of the County Attorney, and after much market analysis, deliberation and thought. We feel it is the most equitable and uniform method of dealing with the above addressed land.

Sincerely,



Janet L. Shaul
Garden County Assessor