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DEPARTMENT OF REVENUE

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

HARLAN COUNTY



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Harlan 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 Harlan 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: Kim Fouts, Harlan County Assessor

Table of Contents

2018 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

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.

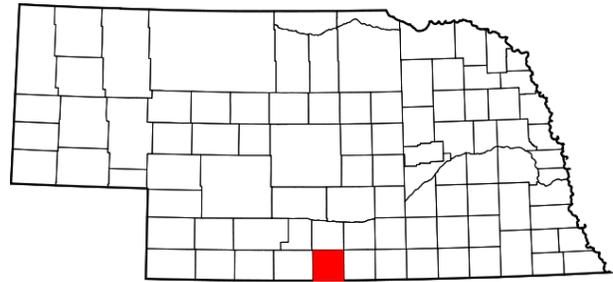
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment 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*

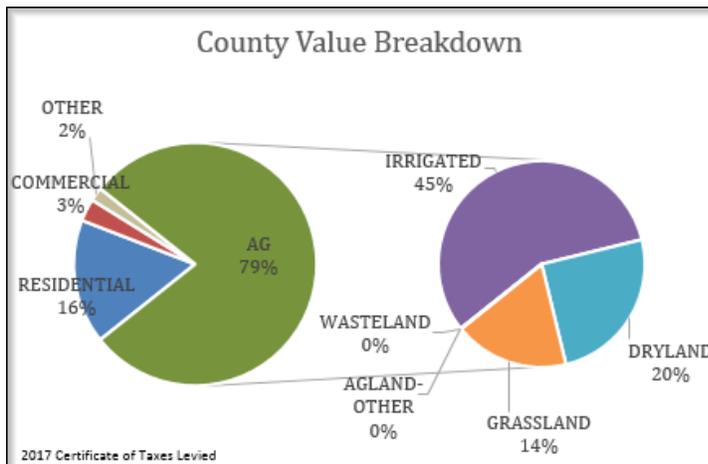
County Overview

With a total area of 553 miles, Harlan County had 3,473 residents, per the Census Bureau Quick Facts for 2016, a 2% population increase over the 2010 U.S. Census. Reports indicated that 76% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Harlan County are located in and around Alma; a number of commercial business cater to recreational opportunities at the Harlan County Reservoir.

According to the latest information available from the U.S. Census Bureau, there were 108 employer establishments with total employment of 625.



Agricultural land contributes the largest portion to the county's valuation base by a large margin. Agricultural land in the county is an even mix of all three primary land uses; irrigated, dry, and grassland. Harlan County is included in the Upper Lower Republican Natural Resources District (NRD). Some of the primary crops grown within the county include corn, soybeans, sorghum, winter wheat, oats, and alfalfa.

NE Dept. of Revenue, Research Division 2018

| CITY POPULATION CHANGE | | | |
|-------------------------------|-------------|-------------|---------------|
| | 2007 | 2017 | Change |
| RAGAN | - | 44 | |
| ALMA | 1,214 | 1,153 | -5.0% |
| HUNTLEY | 67 | 44 | -34.3% |
| ORLEANS | 425 | 386 | -9.2% |
| OXFORD | 876 | 779 | -11.1% |
| RAGAN | 46 | 38 | -17.4% |
| REPUBLICAN CITY | 209 | 150 | -28.2% |
| STAMFORD | 202 | 183 | -9.4% |

2018 Residential Correlation for Harlan County

Assessment Actions

Physical inspections of Republican City, Orleans and North Shore Cabins were completed for 2018. Routine maintenance was completed for the remainder of the class. A sales study indicated that properties in Alma were undervalued and lot values in the Schmidt subdivision of Taylor Manor were overvalued. As a result, adjustments were made to bring the values into the acceptable statutory range.

Description of Analysis

The residential class is stratified into six valuation groupings based on differing economic influences.

| Valuation Group | Assessor Location |
|------------------------|---|
| 1 | Alma |
| 2 | Acreages |
| 3 | Hunter's Hill, North Shore Cabin, Hanchetts |
| 4 | Republican City, Taylor Manor |
| 5 | Oxford, Orleans |
| 6 | Huntley, Ragan, Stamford |

Review of statistical sample shows the overall median and mean are within the acceptable range. The qualitative statistics are high; however, they are affected by low dollar sales influences. Hypothetically, if these sales are removed the median and mean remain within the acceptable range while bringing the qualitative statistics closer to the acceptable range. All individual valuation groups with a sufficient number of sales have a median within the acceptable range. Valuation Groups 2, 3, and 6 have an unreliably small sample. Although, Valuation Group 6 has a median within the statistical range, the COD and PRD indicate that the dispersion in these small villages is too wide for the median to be an indication of a level of value.

Comparison of the 2018 County Abstract of Assessment for Real Property, Form 45 compared with the 2017 Certificate of Taxes Levied Report (CTL) show that the residential population changed increased 1% while the sample size increased 1.46%. These increases support that the changes made in the reported assessment actions were equitably applied.

2018 Residential Correlation for Harlan County

Assessment Practice Review

Annually a review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in uniform and proportionate valuations of real property.

One aspect of the review is to verify that data received by the state is accurate and filed in a timely manner. Values updated during the Assessed Value Update are compared to the property record cards in the county revealed there were no errors. Real Estate Transfer Statements and sales transmission were reviewed and indicated that the sales data was generally correct. It is believed that the data submitted to the state is accurate and filed in a timely manner.

The sales verification and qualification processes were discussed with the county assessor. The county utilizes a questionnaire noting a 90% return rate. The usability rate for the residential class was 62%; this percentage is impacted by mobile home sales. Sales that were disqualified were documented and indicate no bias supporting that all arm's-length transactions have been used for measurement of the residential class.

The compliance of the six-year inspection and review cycle was also examined. The county conducts review work for the residential class in house and has a cyclical process to maintain compliance with review requirements. During the physical review, the county attempts interior inspections or at least interviews to obtain information about updates and general listing information of the home. Changes made during the review are well documented on the property record cards. The county is in compliance with the six year inspection requirements.

Valuation groups are also evaluated to ensure that economic differences are being adequately identified. The residential class contains six different groups. Valuation Group 1 represents the Village of Alma, the county seat and regional hub for commercial activity. Valuation Group 2 represent rural residential parcels. Valuation Groups 3 and 4 represent parcels around the lake, Valuation Group 3 is comprised of subdivisions that tend to be year round housing instead of cabins. Homes tend to generally be of better quality here than Valuation Group 4 which represents subdivisions that are typically mobile homes and cabins although there is a mixture of year round homes within these subdivisions. The remaining two valuation groups are the small towns throughout the county. The market in Valuation Group 5 is considered more active than Valuation Group 6.

Equalization and Quality of Assessment

Evaluation of the statistics indicate that the valuation groups with a sufficient number of sales are within the statistical range. Valuation Groups 2, 3, and 6 lack an adequate number of sales for measurement but assessment practices support that these groups are valued using the same

2018 Residential Correlation for Harlan County

appraisal processes as the rest of the residential class and are believed to be assessed at an acceptable level of value. Based on the analysis and review of the assessment practices, the quality of assessment of the residential class complies with generally accepted mass appraisal standards.

| VALUATION GROUPING | | | | | | |
|--------------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 01 | 52 | 94.58 | 96.31 | 91.84 | 23.44 | 104.87 |
| 02 | 7 | 103.15 | 96.02 | 87.91 | 21.14 | 109.23 |
| 03 | 2 | 104.31 | 104.31 | 105.90 | 06.58 | 98.50 |
| 04 | 28 | 93.55 | 94.75 | 86.94 | 23.91 | 108.98 |
| 05 | 16 | 99.83 | 91.68 | 91.44 | 26.97 | 100.26 |
| 06 | 8 | 98.49 | 138.47 | 79.28 | 67.99 | 174.66 |
| ____ALL____ | 113 | 96.73 | 98.38 | 90.43 | 26.84 | 108.79 |

Level of Value

Based on analysis of all available information, the level of value of the residential class in Harlan County is 97%.

2018 Commercial Correlation for Harlan County

Assessment Actions

For the 2018 assessment year, routine maintenance was completed in a timely manner.

Description of Analysis

There are no separate valuation groups for the commercial class of property in Harlan County. There are too few sales to warrant the stratification. The class was last reappraised with the help of a contract appraiser for the 2013 assessment year. Only routine maintenance has been conducted since that time. Review of the 2018 abstract support the reported assessment actions.

The statistical analysis show that all measures of central tendency are above the acceptable range. Review of the COD indicates a wide dispersion within the sales. This is evident when two ratios on either side of the median are removed, the median fluctuates eleven points in either direction. Further review of the movement of the median since the prior reappraisal show that the median has stayed relatively consistent ranging from 98% to 94% over the past four years. The median increased seventeen percentage points in one year. If the statistics are reliable, changes this drastic do not occur without negative external economic influences, which there have been none within Harlan County. With so few sales occurring within a three year study-period, the removal of one years of sales and an addition of another can greatly affect the statistics. All the above factors support that the median is not a reliable indicator for the level of value.

Assessment Practice Review

A comprehensive review of assessment practices is conducted for each county annually. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in uniform and proportionate valuation of real property.

Part of the review involved examination of the qualification process of the county and review of non-qualified sales. The utilization for the commercial class 74%. Review of the descriptions of non-qualified sales indicate that the reasoning for exclusion were adequate and that no sales bias was present. It is believed that all arm's length transactions are being made available for measurement.

Valuation Groups are evaluated to ensure that unique economic characteristics are recognized. There are no separate valuation groups for the commercial class. Although there is more commercial activity in the areas within close proximity of the Harlan County Reservoir, there are too few commercial properties in the smaller villages to warrant stratifying them by location. Differences in value attributable to location are accounted for with the lot values.

The physical inspection and review of the commercial class complies with the six year inspection and review requirements. The county enlists the help of contract appraisers to list and value

2018 Commercial Correlation for Harlan County

commercial parcels. This review was last completed during 2013. Lot values were reviewed at this time.

Equalization and Quality of Assessment

The statistical sample for the commercial class is considered unreliable for measurement. Additional review of assessment practices help support that the commercial class of property in Harlan County meets generally accepted mass appraisal standards.

| VALUATION GROUPING RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
|-----------------------------|-------|--------|--------|----------|-------|-------|
| 01 | 18 | 111.03 | 116.37 | 117.21 | 35.50 | 99.28 |
| ____ALL____ | 18 | 111.03 | 116.37 | 117.21 | 35.50 | 99.28 |

Level of Value

Based on the analysis of all available information, Harlan County has achieved the statutory level of value of 100% for the commercial property class.

2018 Agricultural Correlation for Harlan County

Assessor Actions

Routine maintenance was completed to improved agricultural parcels for 2018 assessment year. The county continued to identify acres within government programs. A sales study was conducted; as a result, irrigated land and dryland values were decreased 4%, while grassland values decreased 6%.

Description of Analysis

Review of the statistical profile show that the median and mean are within the acceptable range overall. The sample of sales within the county are small especially when stratified into three separate market areas and MLU subclasses. A review of the sales by market area reveal that Market Area 2 is the only individual sample with a sufficient number of sales for measurement. Market Area 3 is valued using the same schedule as Market Area 2 with the exception of irrigated land values, which there are no sales within the sample for Market Area 3. Therefore, the two market areas were combined for analysis. Collectively, the sales indicate an overall median of 72%, while the subclasses remain small. A statistical profile combining the two areas can be found in the appendices. Historically, Market Area 1 has a small sample size. However, the market area has been increased at the same pace as Market Area 2. Comparison of the values set by Harlan County to the surrounding counties indicate that an acceptable level of market value has been achieved resulting in equalization between counties.

Assessment Practice Review

A comprehensive review of assessment practices is conducted for each county annually. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in uniform and proportionate valuation of real property.

One facet of the review is to examine the sales qualification and verification processes. The county uses a sales verification questionnaire to discover sale terms and reports a good response rate. Review of the sales rosters showed that reasons for excluding sales were well documented and were made without a bias. The county assessor had adequately reviewed sales transactions with the county.

The six-year inspection and review cycle was also discussed. The county has a systematic process for reviewing agricultural improvements as well as vacant agricultural land in accordance with the six-year inspection and review requirement; review of property record cards confirmed that the review process is thoroughly completed. Agricultural homes and outbuildings have been valued using the same processes as rural residential acreages.

During the review, the market areas were reviewed to ensure that they represent unique characteristics that influence market value. Harlan County is stratified into three market areas; all three areas have unique geographic differences. While there are typically not many sales in Market Areas 1 and 3, the county has a history of making uniform valuation adjustments to all three Market Areas. The few sales that do occur within Market Area 1 typically confirm that the land is more

2018 Agricultural Correlation for Harlan County

desirable than the rest of the county. Only irrigation in Market Area 3 is valued differently, and there are only 3,800 acres of irrigated land within the area; while it is unlikely that sales data could ever justify the market area, the topography is significantly different and values are annually adjusted based on the overall market. Based on the review, the market areas are believed to be reasonably constructed.

Equalization

Although the size of the subclasses are insufficient for measurement, the analysis supports that agricultural land values in Harlan County are equalized with the surrounding comparable counties. Agricultural homes and outbuildings are valued the same as rural residential, therefore agricultural improvements are believed to be at an acceptable level of value. The quality of assessment complies with generally accepted mass appraisal standards.

| AREA (MARKET) | | | | | | |
|---------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 1 | 4 | 63.93 | 69.17 | 63.05 | 14.31 | 109.71 |
| 2 | 14 | 69.74 | 68.42 | 67.92 | 10.48 | 100.74 |
| 3 | 6 | 86.71 | 92.16 | 76.00 | 24.45 | 121.26 |
| ____ALL____ | 24 | 69.74 | 74.48 | 68.20 | 18.54 | 109.21 |

| 80%MLU By Market Area | | | | | | |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| ____Irrigated____ | | | | | | |
| County | 3 | 64.33 | 63.98 | 64.02 | 01.01 | 99.94 |
| 1 | 1 | 64.33 | 64.33 | 64.33 | 00.00 | 100.00 |
| 2 | 2 | 63.81 | 63.81 | 63.65 | 01.54 | 100.25 |
| ____Dry____ | | | | | | |
| County | 4 | 65.26 | 70.12 | 67.76 | 13.33 | 103.48 |
| 1 | 1 | 92.31 | 92.31 | 92.31 | 00.00 | 100.00 |
| 2 | 2 | 61.42 | 61.42 | 61.46 | 06.12 | 99.93 |
| 3 | 1 | 65.34 | 65.34 | 65.34 | 00.00 | 100.00 |
| ____Grass____ | | | | | | |
| County | 3 | 86.97 | 90.05 | 88.36 | 03.96 | 101.91 |
| 3 | 3 | 86.97 | 90.05 | 88.36 | 03.96 | 101.91 |
| ____ALL____ | 24 | 69.74 | 74.48 | 68.20 | 18.54 | 109.21 |

Level of Value

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

2018 Opinions of the Property Tax Administrator for Harlan County

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

| Class | Level of Value | Quality of Assessment | Non-binding recommendation |
|----------------------------------|----------------|--|----------------------------|
| Residential Real Property | 97 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| Commercial Real Property | 100 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| Agricultural Land | 70 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Harlan County

Residential Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales | 113 | Median | 96.73 |
| Total Sales Price | \$9,173,030 | Mean | 98.38 |
| Total Adj. Sales Price | \$9,173,030 | Wgt. Mean | 90.43 |
| Total Assessed Value | \$8,295,045 | Average Assessed Value of the Base | \$58,917 |
| Avg. Adj. Sales Price | \$81,177 | Avg. Assessed Value | \$73,407 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 85.81 to 102.00 |
| 95% Wgt. Mean C.I | 85.69 to 95.17 |
| 95% Mean C.I | 90.11 to 106.65 |
| % of Value of the Class of all Real Property Value in the County | 14.81 |
| % of Records Sold in the Study Period | 4.80 |
| % of Value Sold in the Study Period | 5.98 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2017 | 126 | 96 | 95.66 |
| 2016 | 133 | 99 | 99.27 |
| 2015 | 141 | 97 | 97.32 |
| 2014 | 138 | 99 | 98.53 |

2018 Commission Summary for Harlan County

Commercial Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales | 18 | Median | 111.03 |
| Total Sales Price | \$1,051,155 | Mean | 116.37 |
| Total Adj. Sales Price | \$1,051,155 | Wgt. Mean | 117.21 |
| Total Assessed Value | \$1,232,020 | Average Assessed Value of the Base | \$94,411 |
| Avg. Adj. Sales Price | \$58,398 | Avg. Assessed Value | \$68,446 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 88.53 to 150.76 |
| 95% Wgt. Mean C.I | 95.59 to 138.82 |
| 95% Mean C.I | 92.03 to 140.71 |
| % of Value of the Class of all Real Property Value in the County | 3.07 |
| % of Records Sold in the Study Period | 5.90 |
| % of Value Sold in the Study Period | 4.28 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2017 | 24 | 100 | 94.29 |
| 2016 | 25 | 94 | 93.76 |
| 2015 | 27 | 100 | 93.76 |
| 2014 | 22 | 100 | 98.43 |

**42 Harlan
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 : 113
 Total Sales Price : 9,173,030
 Total Adj. Sales Price : 9,173,030
 Total Assessed Value : 8,295,045
 Avg. Adj. Sales Price : 81,177
 Avg. Assessed Value : 73,407

MEDIAN : 97
 WGT. MEAN : 90
 MEAN : 98
 COD : 26.84
 PRD : 108.79

COV : 45.59
 STD : 44.85
 Avg. Abs. Dev : 25.96
 MAX Sales Ratio : 458.53
 MIN Sales Ratio : 27.80

95% Median C.I. : 85.81 to 102.00
 95% Wgt. Mean C.I. : 85.69 to 95.17
 95% Mean C.I. : 90.11 to 106.65

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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>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-15 To 31-DEC-15 | 12 | 112.60 | 116.38 | 96.75 | 25.50 | 120.29 | 66.31 | 205.88 | 80.31 to 141.96 | 78,117 | 75,580 |
| 01-JAN-16 To 31-MAR-16 | 8 | 105.41 | 110.77 | 108.07 | 16.27 | 102.50 | 79.06 | 149.97 | 79.06 to 149.97 | 94,394 | 102,008 |
| 01-APR-16 To 30-JUN-16 | 14 | 86.60 | 92.11 | 91.64 | 23.33 | 100.51 | 36.35 | 126.29 | 76.73 to 117.34 | 74,696 | 68,451 |
| 01-JUL-16 To 30-SEP-16 | 19 | 99.94 | 95.20 | 95.66 | 21.78 | 99.52 | 46.34 | 134.09 | 70.64 to 115.59 | 69,144 | 66,141 |
| 01-OCT-16 To 31-DEC-16 | 13 | 96.73 | 99.45 | 89.12 | 20.57 | 111.59 | 59.73 | 144.45 | 76.26 to 125.54 | 104,800 | 93,402 |
| 01-JAN-17 To 31-MAR-17 | 15 | 86.40 | 115.85 | 88.10 | 53.82 | 131.50 | 27.80 | 458.53 | 74.87 to 119.24 | 75,210 | 66,257 |
| 01-APR-17 To 30-JUN-17 | 18 | 85.14 | 90.39 | 87.63 | 25.95 | 103.15 | 45.56 | 136.83 | 70.30 to 105.75 | 61,036 | 53,483 |
| 01-JUL-17 To 30-SEP-17 | 14 | 76.22 | 76.98 | 77.44 | 23.25 | 99.41 | 35.98 | 111.71 | 53.88 to 93.88 | 109,414 | 84,732 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-15 To 30-SEP-16 | 53 | 99.99 | 101.53 | 97.19 | 22.67 | 104.47 | 36.35 | 205.88 | 91.51 to 114.13 | 76,453 | 74,302 |
| 01-OCT-16 To 30-SEP-17 | 60 | 86.65 | 95.59 | 85.08 | 31.62 | 112.35 | 27.80 | 458.53 | 76.78 to 97.65 | 85,350 | 72,617 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-16 To 31-DEC-16 | 54 | 99.58 | 97.73 | 94.82 | 20.68 | 103.07 | 36.35 | 149.97 | 87.75 to 106.98 | 82,908 | 78,616 |
| <u>ALL</u> | 113 | 96.73 | 98.38 | 90.43 | 26.84 | 108.79 | 27.80 | 458.53 | 85.81 to 102.00 | 81,177 | 73,407 |

| VALUATION GROUPING | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| 01 | 52 | 94.58 | 96.31 | 91.84 | 23.44 | 104.87 | 51.95 | 150.63 | 81.68 to 105.75 | 87,593 | 80,450 |
| 02 | 7 | 103.15 | 96.02 | 87.91 | 21.14 | 109.23 | 45.56 | 134.03 | 45.56 to 134.03 | 142,179 | 124,992 |
| 03 | 2 | 104.31 | 104.31 | 105.90 | 06.58 | 98.50 | 97.45 | 111.16 | N/A | 215,000 | 227,683 |
| 04 | 28 | 93.55 | 94.75 | 86.94 | 23.91 | 108.98 | 27.80 | 205.88 | 78.81 to 102.00 | 84,229 | 73,230 |
| 05 | 16 | 99.83 | 91.68 | 91.44 | 26.97 | 100.26 | 35.98 | 134.14 | 50.08 to 119.17 | 35,625 | 32,575 |
| 06 | 8 | 98.49 | 138.47 | 79.28 | 67.99 | 174.66 | 50.01 | 458.53 | 50.01 to 458.53 | 33,066 | 26,214 |
| <u>ALL</u> | 113 | 96.73 | 98.38 | 90.43 | 26.84 | 108.79 | 27.80 | 458.53 | 85.81 to 102.00 | 81,177 | 73,407 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| 01 | 109 | 97.45 | 98.96 | 90.93 | 26.40 | 108.83 | 27.80 | 458.53 | 86.40 to 102.44 | 81,622 | 74,220 |
| 06 | 1 | 61.27 | 61.27 | 61.27 | 00.00 | 100.00 | 61.27 | 61.27 | N/A | 37,000 | 22,670 |
| 07 | 3 | 70.30 | 89.66 | 76.24 | 31.54 | 117.60 | 66.09 | 132.59 | N/A | 79,750 | 60,803 |
| <u>ALL</u> | 113 | 96.73 | 98.38 | 90.43 | 26.84 | 108.79 | 27.80 | 458.53 | 85.81 to 102.00 | 81,177 | 73,407 |

**42 Harlan
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 : 113
 Total Sales Price : 9,173,030
 Total Adj. Sales Price : 9,173,030
 Total Assessed Value : 8,295,045
 Avg. Adj. Sales Price : 81,177
 Avg. Assessed Value : 73,407

MEDIAN : 97
 WGT. MEAN : 90
 MEAN : 98
 COD : 26.84
 PRD : 108.79

COV : 45.59
 STD : 44.85
 Avg. Abs. Dev : 25.96
 MAX Sales Ratio : 458.53
 MIN Sales Ratio : 27.80

95% Median C.I. : 85.81 to 102.00
 95% Wgt. Mean C.I. : 85.69 to 95.17
 95% Mean C.I. : 90.11 to 106.65

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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 | 288.89 | 288.89 | 234.60 | 58.72 | 123.14 | 119.24 | 458.53 | N/A | 2,500 | 5,865 | |
| Less Than 15,000 | 7 | 126.29 | 178.61 | 147.39 | 55.86 | 121.18 | 90.50 | 458.53 | 90.50 to 458.53 | 7,629 | 11,244 | |
| Less Than 30,000 | 28 | 110.39 | 115.81 | 101.47 | 37.82 | 114.13 | 27.80 | 458.53 | 81.68 to 126.29 | 18,100 | 18,367 | |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | | |
| Greater Than 4,999 | 111 | 96.59 | 94.94 | 90.35 | 23.78 | 105.08 | 27.80 | 205.88 | 85.62 to 101.43 | 82,595 | 74,624 | |
| Greater Than 14,999 | 106 | 93.72 | 93.08 | 90.10 | 23.58 | 103.31 | 27.80 | 150.63 | 84.66 to 99.94 | 86,034 | 77,513 | |
| Greater Than 29,999 | 85 | 93.56 | 92.63 | 89.78 | 21.65 | 103.17 | 35.98 | 149.97 | 83.79 to 99.94 | 101,956 | 91,539 | |
| <u>Incremental Ranges</u> | | | | | | | | | | | | |
| 0 TO 4,999 | 2 | 288.89 | 288.89 | 234.60 | 58.72 | 123.14 | 119.24 | 458.53 | N/A | 2,500 | 5,865 | |
| 5,000 TO 14,999 | 5 | 126.29 | 134.50 | 138.38 | 24.46 | 97.20 | 90.50 | 205.88 | N/A | 9,680 | 13,395 | |
| 15,000 TO 29,999 | 21 | 96.73 | 94.87 | 96.07 | 30.36 | 98.75 | 27.80 | 150.63 | 77.24 to 123.50 | 21,590 | 20,741 | |
| 30,000 TO 59,999 | 25 | 96.59 | 96.21 | 93.95 | 30.61 | 102.41 | 45.56 | 149.97 | 70.64 to 122.05 | 43,118 | 40,508 | |
| 60,000 TO 99,999 | 30 | 98.89 | 94.80 | 94.04 | 17.68 | 100.81 | 35.98 | 136.05 | 85.62 to 103.15 | 76,396 | 71,842 | |
| 100,000 TO 149,999 | 12 | 83.77 | 87.46 | 86.86 | 15.94 | 100.69 | 66.31 | 116.52 | 70.84 to 105.75 | 121,617 | 105,637 | |
| 150,000 TO 249,999 | 12 | 89.17 | 85.77 | 84.85 | 13.59 | 101.08 | 56.08 | 106.98 | 75.66 to 97.64 | 173,500 | 147,221 | |
| 250,000 TO 499,999 | 6 | 95.10 | 90.94 | 89.94 | 17.70 | 101.11 | 59.73 | 111.16 | 59.73 to 111.16 | 292,500 | 263,087 | |
| 500,000 TO 999,999 | | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | | |
| <u>ALL</u> | 113 | 96.73 | 98.38 | 90.43 | 26.84 | 108.79 | 27.80 | 458.53 | 85.81 to 102.00 | 81,177 | 73,407 | |

42 Harlan
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 : 18
Total Sales Price : 1,051,155
Total Adj. Sales Price : 1,051,155
Total Assessed Value : 1,232,020
Avg. Adj. Sales Price : 58,398
Avg. Assessed Value : 68,446

MEDIAN : 111
WGT. MEAN : 117
MEAN : 116
COD : 35.50
PRD : 99.28

COV : 42.06
STD : 48.94
Avg. Abs. Dev : 39.42
MAX Sales Ratio : 195.68
MIN Sales Ratio : 19.73

95% Median C.I. : 88.53 to 150.76
95% Wgt. Mean C.I. : 95.59 to 138.82
95% Mean C.I. : 92.03 to 140.71

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| DATE OF SALE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| <u>Qtrts</u> | | | | | | | | | | | |
| 01-OCT-14 To 31-DEC-14 | | | | | | | | | | | |
| 01-JAN-15 To 31-MAR-15 | 1 | 78.43 | 78.43 | 78.43 | 00.00 | 100.00 | 78.43 | 78.43 | N/A | 15,000 | 11,765 |
| 01-APR-15 To 30-JUN-15 | 2 | 78.70 | 78.70 | 112.64 | 74.93 | 69.87 | 19.73 | 137.66 | N/A | 82,500 | 92,930 |
| 01-JUL-15 To 30-SEP-15 | 3 | 185.09 | 154.25 | 134.46 | 17.01 | 114.72 | 91.59 | 186.06 | N/A | 58,268 | 78,345 |
| 01-OCT-15 To 31-DEC-15 | 1 | 131.11 | 131.11 | 131.11 | 00.00 | 100.00 | 131.11 | 131.11 | N/A | 40,000 | 52,445 |
| 01-JAN-16 To 31-MAR-16 | | | | | | | | | | | |
| 01-APR-16 To 30-JUN-16 | 3 | 129.14 | 122.81 | 131.45 | 16.06 | 93.43 | 88.53 | 150.76 | N/A | 89,833 | 118,090 |
| 01-JUL-16 To 30-SEP-16 | 2 | 147.84 | 147.84 | 140.82 | 32.36 | 104.99 | 100.00 | 195.68 | N/A | 19,925 | 28,058 |
| 01-OCT-16 To 31-DEC-16 | 1 | 54.03 | 54.03 | 54.03 | 00.00 | 100.00 | 54.03 | 54.03 | N/A | 50,000 | 27,015 |
| 01-JAN-17 To 31-MAR-17 | 2 | 89.26 | 89.26 | 85.04 | 30.73 | 104.96 | 61.83 | 116.68 | N/A | 65,000 | 55,275 |
| 01-APR-17 To 30-JUN-17 | 1 | 93.02 | 93.02 | 93.02 | 00.00 | 100.00 | 93.02 | 93.02 | N/A | 75,000 | 69,765 |
| 01-JUL-17 To 30-SEP-17 | 2 | 137.63 | 137.63 | 140.43 | 23.44 | 98.01 | 105.37 | 169.89 | N/A | 46,000 | 64,600 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-14 To 30-SEP-15 | 6 | 114.63 | 116.43 | 121.94 | 46.39 | 95.48 | 19.73 | 186.06 | 19.73 to 186.06 | 59,134 | 72,110 |
| 01-OCT-15 To 30-SEP-16 | 6 | 130.13 | 132.54 | 132.48 | 20.48 | 100.05 | 88.53 | 195.68 | 88.53 to 195.68 | 58,225 | 77,138 |
| 01-OCT-16 To 30-SEP-17 | 6 | 99.20 | 100.14 | 96.98 | 30.76 | 103.26 | 54.03 | 169.89 | 54.03 to 169.89 | 57,833 | 56,088 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-15 To 31-DEC-15 | 7 | 131.11 | 118.52 | 122.87 | 34.76 | 96.46 | 19.73 | 186.06 | 19.73 to 186.06 | 56,401 | 69,301 |
| 01-JAN-16 To 31-DEC-16 | 6 | 114.57 | 119.69 | 121.72 | 33.90 | 98.33 | 54.03 | 195.68 | 54.03 to 195.68 | 59,892 | 72,900 |
| <u>ALL</u> | 18 | 111.03 | 116.37 | 117.21 | 35.50 | 99.28 | 19.73 | 195.68 | 88.53 to 150.76 | 58,398 | 68,446 |

| VALUATION GROUPING | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|--------------------|-------|--------|--------|----------|-------|-------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 01 | 18 | 111.03 | 116.37 | 117.21 | 35.50 | 99.28 | 19.73 | 195.68 | 88.53 to 150.76 | 58,398 | 68,446 |
| <u>ALL</u> | 18 | 111.03 | 116.37 | 117.21 | 35.50 | 99.28 | 19.73 | 195.68 | 88.53 to 150.76 | 58,398 | 68,446 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|-------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 02 | | | | | | | | | | | |
| 03 | 18 | 111.03 | 116.37 | 117.21 | 35.50 | 99.28 | 19.73 | 195.68 | 88.53 to 150.76 | 58,398 | 68,446 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 18 | 111.03 | 116.37 | 117.21 | 35.50 | 99.28 | 19.73 | 195.68 | 88.53 to 150.76 | 58,398 | 68,446 |

42 Harlan
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

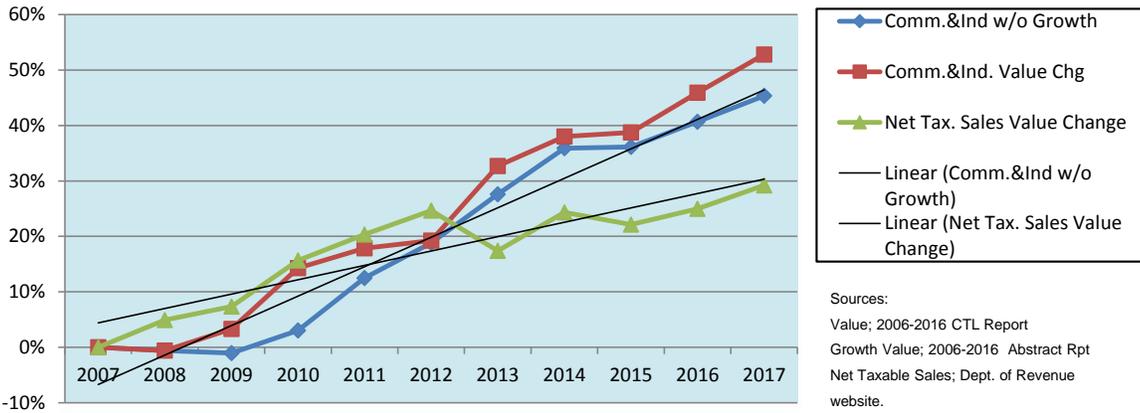
| | | | |
|------------------------------------|-----------------|--------------------------|--------------------------------------|
| Number of Sales : 18 | MEDIAN : 111 | COV : 42.06 | 95% Median C.I. : 88.53 to 150.76 |
| Total Sales Price : 1,051,155 | WGT. MEAN : 117 | STD : 48.94 | 95% Wgt. Mean C.I. : 95.59 to 138.82 |
| Total Adj. Sales Price : 1,051,155 | MEAN : 116 | Avg. Abs. Dev : 39.42 | 95% Mean C.I. : 92.03 to 140.71 |
| Total Assessed Value : 1,232,020 | | | |
| Avg. Adj. Sales Price : 58,398 | COD : 35.50 | MAX Sales Ratio : 195.68 | |
| Avg. Assessed Value : 68,446 | PRD : 99.28 | MIN Sales Ratio : 19.73 | |

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| SALE PRICE * | | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|---------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | | |
| ___ Low \$ Ranges ___ | | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | | |
| Less Than 15,000 | | | | | | | | | | | | |
| Less Than 30,000 | 3 | 100.00 | 124.70 | 123.76 | 39.08 | 100.76 | 78.43 | 195.68 | N/A | 18,283 | 22,627 | |
| ___ Ranges Excl. Low \$ ___ | | | | | | | | | | | | |
| Greater Than 4,999 | 18 | 111.03 | 116.37 | 117.21 | 35.50 | 99.28 | 19.73 | 195.68 | 88.53 to 150.76 | 58,398 | 68,446 | |
| Greater Than 14,999 | 18 | 111.03 | 116.37 | 117.21 | 35.50 | 99.28 | 19.73 | 195.68 | 88.53 to 150.76 | 58,398 | 68,446 | |
| Greater Than 29,999 | 15 | 116.68 | 114.70 | 116.85 | 32.88 | 98.16 | 19.73 | 186.06 | 88.53 to 150.76 | 66,420 | 77,609 | |
| ___ Incremental Ranges ___ | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | | |
| 15,000 TO 29,999 | 3 | 100.00 | 124.70 | 123.76 | 39.08 | 100.76 | 78.43 | 195.68 | N/A | 18,283 | 22,627 | |
| 30,000 TO 59,999 | 9 | 129.14 | 121.90 | 122.61 | 32.38 | 99.42 | 19.73 | 186.06 | 54.03 to 185.09 | 45,201 | 55,421 | |
| 60,000 TO 99,999 | 4 | 90.06 | 83.74 | 84.09 | 09.50 | 99.58 | 61.83 | 93.02 | N/A | 77,375 | 65,065 | |
| 100,000 TO 149,999 | 1 | 137.66 | 137.66 | 137.66 | 00.00 | 100.00 | 137.66 | 137.66 | N/A | 130,000 | 178,955 | |
| 150,000 TO 249,999 | 1 | 150.76 | 150.76 | 150.76 | 00.00 | 100.00 | 150.76 | 150.76 | N/A | 150,000 | 226,140 | |
| 250,000 TO 499,999 | | | | | | | | | | | | |
| 500,000 TO 999,999 | | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | | |
| ___ ALL ___ | 18 | 111.03 | 116.37 | 117.21 | 35.50 | 99.28 | 19.73 | 195.68 | 88.53 to 150.76 | 58,398 | 68,446 | |

| OCCUPANCY CODE | | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|---------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | | |
| 305 | 1 | 150.76 | 150.76 | 150.76 | 00.00 | 100.00 | 150.76 | 150.76 | N/A | 150,000 | 226,140 | |
| 341 | 1 | 105.37 | 105.37 | 105.37 | 00.00 | 100.00 | 105.37 | 105.37 | N/A | 42,000 | 44,255 | |
| 349 | 1 | 100.00 | 100.00 | 100.00 | 00.00 | 100.00 | 100.00 | 100.00 | N/A | 22,850 | 22,850 | |
| 350 | 2 | 127.17 | 127.17 | 131.42 | 08.25 | 96.77 | 116.68 | 137.66 | N/A | 92,500 | 121,565 | |
| 352 | 1 | 91.59 | 91.59 | 91.59 | 00.00 | 100.00 | 91.59 | 91.59 | N/A | 95,000 | 87,015 | |
| 353 | 5 | 93.02 | 112.01 | 96.22 | 40.11 | 116.41 | 61.83 | 195.68 | N/A | 44,400 | 42,723 | |
| 406 | 3 | 88.53 | 109.54 | 97.94 | 49.71 | 111.84 | 54.03 | 186.06 | N/A | 48,768 | 47,765 | |
| 407 | 1 | 185.09 | 185.09 | 185.09 | 00.00 | 100.00 | 185.09 | 185.09 | N/A | 48,000 | 88,845 | |
| 419 | 1 | 169.89 | 169.89 | 169.89 | 00.00 | 100.00 | 169.89 | 169.89 | N/A | 50,000 | 84,945 | |
| 557 | 1 | 19.73 | 19.73 | 19.73 | 00.00 | 100.00 | 19.73 | 19.73 | N/A | 35,000 | 6,905 | |
| 851 | 1 | 129.14 | 129.14 | 129.14 | 00.00 | 100.00 | 129.14 | 129.14 | N/A | 55,000 | 71,025 | |
| ___ ALL ___ | 18 | 111.03 | 116.37 | 117.21 | 35.50 | 99.28 | 19.73 | 195.68 | 88.53 to 150.76 | 58,398 | 68,446 | |

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 | \$ 18,912,715 | \$ 623,645 | 3.30% | \$ 18,289,070 | - | \$ 11,617,512 | - |
| 2008 | \$ 18,796,625 | \$ - | 0.00% | \$ 18,796,625 | -0.61% | \$ 12,190,279 | 4.93% |
| 2009 | \$ 19,542,515 | \$ 828,825 | 4.24% | \$ 18,713,690 | -0.44% | \$ 12,471,032 | 2.30% |
| 2010 | \$ 21,615,250 | \$ 2,129,370 | 9.85% | \$ 19,485,880 | -0.29% | \$ 13,436,600 | 7.74% |
| 2011 | \$ 22,291,590 | \$ 1,017,650 | 4.57% | \$ 21,273,940 | -1.58% | \$ 13,978,335 | 4.03% |
| 2012 | \$ 22,552,465 | \$ 83,857 | 0.37% | \$ 22,468,608 | 0.79% | \$ 14,481,200 | 3.60% |
| 2013 | \$ 25,098,790 | \$ 970,544 | 3.87% | \$ 24,128,246 | 6.99% | \$ 13,639,920 | -5.81% |
| 2014 | \$ 26,104,780 | \$ 401,052 | 1.54% | \$ 25,703,728 | 2.41% | \$ 14,446,347 | 5.91% |
| 2015 | \$ 26,239,590 | \$ 492,752 | 1.88% | \$ 25,746,838 | -1.37% | \$ 14,188,555 | -1.78% |
| 2016 | \$ 27,595,415 | \$ 988,274 | 3.58% | \$ 26,607,141 | 1.40% | \$ 14,518,506 | 2.33% |
| 2017 | \$ 28,900,485 | \$ 1,413,930 | 4.89% | \$ 27,486,555 | -0.39% | \$ 15,011,538 | 3.40% |
| Ann %chg | 4.33% | | | Average | 0.69% | 2.51% | 2.66% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2007 | - | - | - |
| 2008 | -0.61% | -0.61% | 4.93% |
| 2009 | -1.05% | 3.33% | 7.35% |
| 2010 | 3.03% | 14.29% | 15.66% |
| 2011 | 12.48% | 17.87% | 20.32% |
| 2012 | 18.80% | 19.24% | 24.65% |
| 2013 | 27.58% | 32.71% | 17.41% |
| 2014 | 35.91% | 38.03% | 24.35% |
| 2015 | 36.14% | 38.74% | 22.13% |
| 2016 | 40.68% | 45.91% | 24.97% |
| 2017 | 45.33% | 52.81% | 29.21% |

County Number: 42
 County Name: Harlan

42 Harlan
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 : 24
Total Sales Price : 13,706,072
Total Adj. Sales Price : 13,706,072
Total Assessed Value : 9,347,720
Avg. Adj. Sales Price : 571,086
Avg. Assessed Value : 389,488

MEDIAN : 70
WGT. MEAN : 68
MEAN : 74
COD : 18.54
PRD : 109.21

COV : 28.28
STD : 21.06
Avg. Abs. Dev : 12.93
MAX Sales Ratio : 156.36
MIN Sales Ratio : 49.12

95% Median C.I. : 63.52 to 78.68
95% Wgt. Mean C.I. : 63.66 to 72.75
95% Mean C.I. : 65.59 to 83.37

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| DATE OF SALE * | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| <u>Qtrts</u> | | | | | | | | | | | | |
| 01-OCT-14 To 31-DEC-14 | 1 | 64.33 | 64.33 | 64.33 | 00.00 | 100.00 | 64.33 | 64.33 | N/A | 1,615,000 | 1,038,920 | |
| 01-JAN-15 To 31-MAR-15 | 3 | 63.52 | 63.26 | 58.51 | 14.70 | 108.12 | 49.12 | 77.15 | N/A | 330,333 | 193,292 | |
| 01-APR-15 To 30-JUN-15 | | | | | | | | | | | | |
| 01-JUL-15 To 30-SEP-15 | 1 | 61.12 | 61.12 | 61.12 | 00.00 | 100.00 | 61.12 | 61.12 | N/A | 718,000 | 438,875 | |
| 01-OCT-15 To 31-DEC-15 | 1 | 57.66 | 57.66 | 57.66 | 00.00 | 100.00 | 57.66 | 57.66 | N/A | 195,000 | 112,435 | |
| 01-JAN-16 To 31-MAR-16 | 1 | 62.83 | 62.83 | 62.83 | 00.00 | 100.00 | 62.83 | 62.83 | N/A | 785,000 | 493,240 | |
| 01-APR-16 To 30-JUN-16 | 6 | 74.15 | 88.66 | 74.83 | 28.98 | 118.48 | 65.18 | 156.36 | 65.18 to 156.36 | 401,475 | 300,424 | |
| 01-JUL-16 To 30-SEP-16 | | | | | | | | | | | | |
| 01-OCT-16 To 31-DEC-16 | 3 | 72.57 | 69.26 | 62.64 | 10.17 | 110.57 | 56.53 | 78.68 | N/A | 569,200 | 356,545 | |
| 01-JAN-17 To 31-MAR-17 | 2 | 66.64 | 66.64 | 66.86 | 02.79 | 99.67 | 64.78 | 68.50 | N/A | 645,500 | 431,553 | |
| 01-APR-17 To 30-JUN-17 | 3 | 79.80 | 77.29 | 70.53 | 13.60 | 109.58 | 59.75 | 92.31 | N/A | 780,024 | 550,143 | |
| 01-JUL-17 To 30-SEP-17 | 3 | 86.44 | 82.33 | 78.49 | 05.16 | 104.89 | 73.59 | 86.97 | N/A | 551,517 | 432,887 | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-14 To 30-SEP-15 | 5 | 63.52 | 63.05 | 61.90 | 09.84 | 101.86 | 49.12 | 77.15 | N/A | 664,800 | 411,534 | |
| 01-OCT-15 To 30-SEP-16 | 8 | 68.16 | 81.55 | 71.06 | 27.58 | 114.76 | 57.66 | 156.36 | 57.66 to 156.36 | 423,606 | 301,028 | |
| 01-OCT-16 To 30-SEP-17 | 11 | 73.59 | 74.54 | 69.81 | 12.61 | 106.78 | 56.53 | 92.31 | 59.75 to 86.97 | 635,747 | 443,803 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-15 To 31-DEC-15 | 5 | 61.12 | 61.71 | 59.41 | 11.09 | 103.87 | 49.12 | 77.15 | N/A | 380,800 | 226,237 | |
| 01-JAN-16 To 31-DEC-16 | 10 | 71.77 | 80.25 | 68.66 | 22.40 | 116.88 | 56.53 | 156.36 | 62.83 to 96.75 | 490,145 | 336,542 | |
| <u>ALL</u> | 24 | 69.74 | 74.48 | 68.20 | 18.54 | 109.21 | 49.12 | 156.36 | 63.52 to 78.68 | 571,086 | 389,488 | |

| AREA (MARKET) | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 1 | 4 | 63.93 | 69.17 | 63.05 | 14.31 | 109.71 | 56.53 | 92.31 | N/A | 805,918 | 508,094 | |
| 2 | 14 | 69.74 | 68.42 | 67.92 | 10.48 | 100.74 | 49.12 | 79.80 | 59.75 to 77.33 | 575,904 | 391,171 | |
| 3 | 6 | 86.71 | 92.16 | 76.00 | 24.45 | 121.26 | 61.12 | 156.36 | 61.12 to 156.36 | 403,292 | 306,493 | |
| <u>ALL</u> | 24 | 69.74 | 74.48 | 68.20 | 18.54 | 109.21 | 49.12 | 156.36 | 63.52 to 78.68 | 571,086 | 389,488 | |

42 Harlan
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 : 24
Total Sales Price : 13,706,072
Total Adj. Sales Price : 13,706,072
Total Assessed Value : 9,347,720
Avg. Adj. Sales Price : 571,086
Avg. Assessed Value : 389,488

MEDIAN : 70
WGT. MEAN : 68
MEAN : 74
COD : 18.54
PRD : 109.21

COV : 28.28
STD : 21.06
Avg. Abs. Dev : 12.93
MAX Sales Ratio : 156.36
MIN Sales Ratio : 49.12

95% Median C.I. : 63.52 to 78.68
95% Wgt. Mean C.I. : 63.66 to 72.75
95% Mean C.I. : 65.59 to 83.37

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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 | 2 | 63.58 | 63.58 | 63.84 | 01.18 | 99.59 | 62.83 | 64.33 | N/A | 1,200,000 | 766,080 |
| 1 | 1 | 64.33 | 64.33 | 64.33 | 00.00 | 100.00 | 64.33 | 64.33 | N/A | 1,615,000 | 1,038,920 |
| 2 | 1 | 62.83 | 62.83 | 62.83 | 00.00 | 100.00 | 62.83 | 62.83 | N/A | 785,000 | 493,240 |
| _____Dry_____ | | | | | | | | | | | |
| County | 2 | 74.99 | 74.99 | 74.48 | 23.11 | 100.68 | 57.66 | 92.31 | N/A | 189,536 | 141,175 |
| 1 | 1 | 92.31 | 92.31 | 92.31 | 00.00 | 100.00 | 92.31 | 92.31 | N/A | 184,072 | 169,915 |
| 2 | 1 | 57.66 | 57.66 | 57.66 | 00.00 | 100.00 | 57.66 | 57.66 | N/A | 195,000 | 112,435 |
| _____Grass_____ | | | | | | | | | | | |
| County | 2 | 86.71 | 86.71 | 86.79 | 00.31 | 99.91 | 86.44 | 86.97 | N/A | 307,275 | 266,680 |
| 3 | 2 | 86.71 | 86.71 | 86.79 | 00.31 | 99.91 | 86.44 | 86.97 | N/A | 307,275 | 266,680 |
| _____ALL_____ | 24 | 69.74 | 74.48 | 68.20 | 18.54 | 109.21 | 49.12 | 156.36 | 63.52 to 78.68 | 571,086 | 389,488 |

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| _____Irrigated_____ | | | | | | | | | | | |
| County | 3 | 64.33 | 63.98 | 64.02 | 01.01 | 99.94 | 62.83 | 64.78 | N/A | 990,000 | 633,803 |
| 1 | 1 | 64.33 | 64.33 | 64.33 | 00.00 | 100.00 | 64.33 | 64.33 | N/A | 1,615,000 | 1,038,920 |
| 2 | 2 | 63.81 | 63.81 | 63.65 | 01.54 | 100.25 | 62.83 | 64.78 | N/A | 677,500 | 431,245 |
| _____Dry_____ | | | | | | | | | | | |
| County | 4 | 65.26 | 70.12 | 67.76 | 13.33 | 103.48 | 57.66 | 92.31 | N/A | 354,768 | 240,394 |
| 1 | 1 | 92.31 | 92.31 | 92.31 | 00.00 | 100.00 | 92.31 | 92.31 | N/A | 184,072 | 169,915 |
| 2 | 2 | 61.42 | 61.42 | 61.46 | 06.12 | 99.93 | 57.66 | 65.18 | N/A | 197,500 | 121,393 |
| 3 | 1 | 65.34 | 65.34 | 65.34 | 00.00 | 100.00 | 65.34 | 65.34 | N/A | 840,000 | 548,875 |
| _____Grass_____ | | | | | | | | | | | |
| County | 3 | 86.97 | 90.05 | 88.36 | 03.96 | 101.91 | 86.44 | 96.75 | N/A | 243,250 | 214,938 |
| 3 | 3 | 86.97 | 90.05 | 88.36 | 03.96 | 101.91 | 86.44 | 96.75 | N/A | 243,250 | 214,938 |
| _____ALL_____ | 24 | 69.74 | 74.48 | 68.20 | 18.54 | 109.21 | 49.12 | 156.36 | 63.52 to 78.68 | 571,086 | 389,488 |

Harlan County 2018 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|----------|----------|------|------|------|------|------|------|------|------|------------------|
| Harlan | 1 | n/a | 5030 | 4200 | 3640 | n/a | n/a | 2420 | 2423 | 4602 |
| Phelps | 1 | 5113 | 5700 | 4700 | 4297 | 4100 | 3900 | 3800 | 3416 | 5332 |
| Kearney | 1 | n/a | 6134 | 5685 | 5415 | 4510 | 3160 | 3160 | 3160 | 5440 |
| Harlan | 2 | 4455 | 4457 | 3805 | 3313 | 2754 | 2518 | 2420 | 2422 | 3852 |
| Furnas | 1 | 4310 | 4310 | 3490 | 3285 | 2565 | 2410 | 2310 | 2310 | 3812 |
| Franklin | 2 | 4310 | 4306 | 4071 | 4010 | 3808 | 3670 | 3535 | 3468 | 4099 |
| Harlan | 3 | n/a | 3368 | 2865 | 2465 | 2245 | n/a | 2248 | 2249 | 2988 |
| Franklin | 1 | 3445 | 3383 | 3125 | 3021 | 2485 | 2346 | 2390 | 2373 | 3063 |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|----------|----------|------|------|------|------|------|------|------|------|------------------|
| Harlan | 1 | n/a | 2590 | 2310 | 2290 | n/a | n/a | 1565 | 1565 | 2413 |
| Phelps | 1 | 2600 | 2600 | 2500 | 2300 | 2199 | 2100 | 1900 | 1600 | 2447 |
| Kearney | 1 | n/a | 3255 | 2885 | 2885 | 2325 | 1860 | 1860 | 1860 | 2879 |
| Harlan | 2 | 2060 | 1945 | 1643 | 1605 | 1380 | 1357 | 1365 | 1365 | 1801 |
| Furnas | 1 | 1710 | 1710 | 1330 | 1330 | 1175 | 1175 | 1070 | 1070 | 1508 |
| Franklin | 2 | 2955 | 2955 | 2315 | 2315 | 1970 | 1970 | 1620 | 1620 | 2571 |
| Harlan | 3 | 0 | 1945 | 1650 | 1600 | n/a | n/a | 1365 | 1366 | 1796 |
| Franklin | 1 | 2220 | 2220 | 2115 | 2115 | 1365 | 1365 | 1140 | 1140 | 1730 |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|----------|----------|------|------|------|------|------|------|------|------|--------------------|
| Harlan | 1 | n/a | 1130 | 1130 | 1130 | n/a | n/a | 1130 | 1130 | 1130 |
| Phelps | 1 | 1294 | 1499 | 1400 | 1296 | 1250 | 1200 | 1168 | 1146 | 1256 |
| Kearney | 1 | n/a | 1300 | 1300 | 1300 | 1300 | 1300 | 1300 | 1300 | 1300 |
| Harlan | 2 | n/a | 1130 | 1130 | 1130 | 1130 | 1130 | 1130 | 1130 | 1130 |
| Furnas | 1 | 1245 | 1244 | 1180 | 1180 | 970 | 970 | 920 | 920 | 953 |
| Franklin | 2 | 1149 | 1150 | 1150 | 1151 | 1125 | 1125 | 1125 | 1126 | 1129 |
| Harlan | 3 | n/a | 1131 | 1138 | 1130 | n/a | n/a | 1130 | 1130 | 1130 |
| Franklin | 1 | 1150 | 1150 | 1150 | 1150 | 1125 | 1125 | 1125 | 1125 | 1128 |

| County | Mkt Area | CRP | TIMBER | WASTE |
|----------|----------|------|--------|-------|
| Harlan | 1 | n/a | n/a | 100 |
| Phelps | 1 | n/a | n/a | 35 |
| Kearney | 1 | n/a | n/a | 150 |
| Harlan | 2 | n/a | n/a | 100 |
| Furnas | 1 | 1336 | 920 | 75 |
| Franklin | 2 | n/a | 600 | 150 |
| Harlan | 3 | n/a | n/a | 100 |
| Franklin | 1 | n/a | 600 | 150 |

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

AGRICULTURAL

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 20 | Median : | 72 | COV : | 29.31 | 95% Median C.I. : | 64.78 to 78.68 |
| Total Sales Price : | 10,482,400 | Wgt. Mean : | 70 | STD : | 22.14 | 95% Wgt. Mean C.I. : | 64.60 to 74.97 |
| Total Adj. Sales Price : | 10,482,400 | Mean : | 76 | Avg. Abs. Dev : | 13.02 | 95% Mean C.I. : | 65.18 to 85.90 |
| Total Assessed Value : | 7,315,345 | | | | | | |
| Avg. Adj. Sales Price : | 524,120 | COD : | 18.14 | MAX Sales Ratio : | 156.36 | | |
| Avg. Assessed Value : | 365,767 | PRD : | 108.24 | MIN Sales Ratio : | 49.12 | | |

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2014 To 12/31/2014 | | | | | | | | | | | |
| 01/01/2015 To 03/31/2015 | 2 | 63.14 | 63.14 | 56.72 | 22.20 | 111.32 | 49.12 | 77.15 | N/A | 365,000 | 207,043 |
| 04/01/2015 To 06/30/2015 | | | | | | | | | | | |
| 07/01/2015 To 09/30/2015 | 1 | 61.12 | 61.12 | 61.12 | | 100.00 | 61.12 | 61.12 | N/A | 718,000 | 438,875 |
| 10/01/2015 To 12/31/2015 | 1 | 57.66 | 57.66 | 57.66 | | 100.00 | 57.66 | 57.66 | N/A | 195,000 | 112,435 |
| 01/01/2016 To 03/31/2016 | 1 | 62.83 | 62.83 | 62.83 | | 100.00 | 62.83 | 62.83 | N/A | 785,000 | 493,240 |
| 04/01/2016 To 06/30/2016 | 6 | 74.15 | 88.66 | 74.83 | 28.98 | 118.48 | 65.18 | 156.36 | 65.18 to 156.36 | 401,475 | 300,424 |
| 07/01/2016 To 09/30/2016 | | | | | | | | | | | |
| 10/01/2016 To 12/31/2016 | 2 | 75.63 | 75.63 | 75.71 | 04.05 | 99.89 | 72.57 | 78.68 | N/A | 272,000 | 205,943 |
| 01/01/2017 To 03/31/2017 | 2 | 66.64 | 66.64 | 66.86 | 02.79 | 99.67 | 64.78 | 68.50 | N/A | 645,500 | 431,553 |
| 04/01/2017 To 06/30/2017 | 2 | 69.78 | 69.78 | 68.67 | 14.37 | 101.62 | 59.75 | 79.80 | N/A | 1,078,000 | 740,258 |
| 07/01/2017 To 09/30/2017 | 3 | 86.44 | 82.33 | 78.49 | 05.16 | 104.89 | 73.59 | 86.97 | N/A | 551,517 | 432,887 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2014 To 09/30/2015 | 3 | 61.12 | 62.46 | 58.91 | 15.28 | 106.03 | 49.12 | 77.15 | N/A | 482,667 | 284,320 |
| 10/01/2015 To 09/30/2016 | 8 | 68.16 | 81.55 | 71.06 | 27.58 | 114.76 | 57.66 | 156.36 | 57.66 to 156.36 | 423,606 | 301,028 |
| 10/01/2016 To 09/30/2017 | 9 | 73.59 | 74.56 | 71.81 | 10.01 | 103.83 | 59.75 | 86.97 | 64.78 to 86.44 | 627,283 | 450,463 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2015 To 12/31/2015 | 4 | 59.39 | 61.26 | 58.76 | 13.25 | 104.25 | 49.12 | 77.15 | N/A | 410,750 | 241,349 |
| 01/01/2016 To 12/31/2016 | 9 | 72.57 | 82.89 | 72.44 | 22.17 | 114.43 | 62.83 | 156.36 | 65.18 to 96.75 | 415,317 | 300,852 |

AGRICULTURAL

Type : Qualified

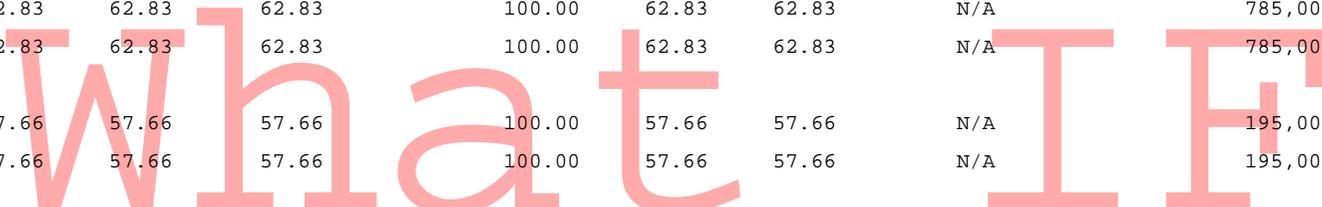
| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 20 | Median : | 72 | COV : | 29.31 | 95% Median C.I. : | 64.78 to 78.68 |
| Total Sales Price : | 10,482,400 | Wgt. Mean : | 70 | STD : | 22.14 | 95% Wgt. Mean C.I. : | 64.60 to 74.97 |
| Total Adj. Sales Price : | 10,482,400 | Mean : | 76 | Avg. Abs. Dev : | 13.02 | 95% Mean C.I. : | 65.18 to 85.90 |
| Total Assessed Value : | 7,315,345 | | | | | | |
| Avg. Adj. Sales Price : | 524,120 | COD : | 18.14 | MAX Sales Ratio : | 156.36 | | |
| Avg. Assessed Value : | 365,767 | PRD : | 108.24 | MIN Sales Ratio : | 49.12 | | |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 2 | 14 | 69.74 | 68.42 | 67.92 | 10.48 | 100.74 | 49.12 | 79.80 | 59.75 to 77.33 | 575,904 | 391,171 |
| 3 | 6 | 86.71 | 92.16 | 76.00 | 24.45 | 121.26 | 61.12 | 156.36 | 61.12 to 156.36 | 403,292 | 306,493 |

95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Irrigated</u> | | | | | | | | | | | |
| County | 1 | 62.83 | 62.83 | 62.83 | | 100.00 | 62.83 | 62.83 | N/A | 785,000 | 493,240 |
| 2 | 1 | 62.83 | 62.83 | 62.83 | | 100.00 | 62.83 | 62.83 | N/A | 785,000 | 493,240 |
| <u>Dry</u> | | | | | | | | | | | |
| County | 1 | 57.66 | 57.66 | 57.66 | | 100.00 | 57.66 | 57.66 | N/A | 195,000 | 112,435 |
| 2 | 1 | 57.66 | 57.66 | 57.66 | | 100.00 | 57.66 | 57.66 | N/A | 195,000 | 112,435 |
| <u>Grass</u> | | | | | | | | | | | |
| County | 2 | 86.71 | 86.71 | 86.79 | 00.31 | 99.91 | 86.44 | 86.97 | N/A | 307,275 | 266,680 |
| 3 | 2 | 86.71 | 86.71 | 86.79 | 00.31 | 99.91 | 86.44 | 86.97 | N/A | 307,275 | 266,680 |
| <u>ALL</u> | | | | | | | | | | | |
| 10/01/2014 To 09/30/2017 | 20 | 71.77 | 75.54 | 69.79 | 18.14 | 108.24 | 49.12 | 156.36 | 64.78 to 78.68 | 524,120 | 365,767 |



AGRICULTURAL

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 20 | Median : | 72 | COV : | 29.31 | 95% Median C.I. : | 64.78 to 78.68 |
| Total Sales Price : | 10,482,400 | Wgt. Mean : | 70 | STD : | 22.14 | 95% Wgt. Mean C.I. : | 64.60 to 74.97 |
| Total Adj. Sales Price : | 10,482,400 | Mean : | 76 | Avg. Abs. Dev : | 13.02 | 95% Mean C.I. : | 65.18 to 85.90 |
| Total Assessed Value : | 7,315,345 | | | | | | |
| Avg. Adj. Sales Price : | 524,120 | COD : | 18.14 | MAX Sales Ratio : | 156.36 | | |
| Avg. Assessed Value : | 365,767 | PRD : | 108.24 | MIN Sales Ratio : | 49.12 | | |

80%MLU By Market Area

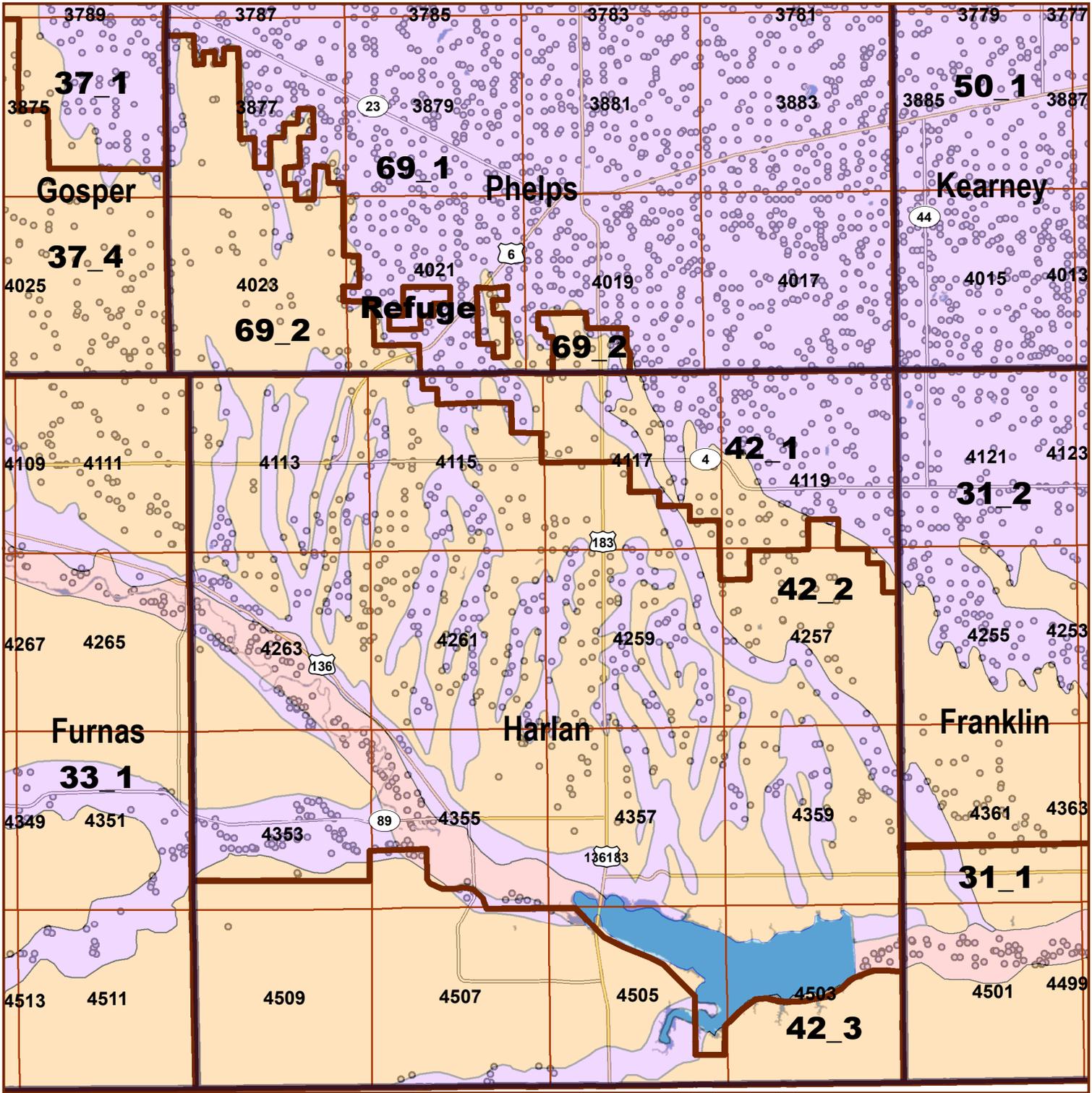
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Irrigated</u> | | | | | | | | | | | |
| County | 2 | 63.81 | 63.81 | 63.65 | 01.54 | 100.25 | 62.83 | 64.78 | N/A | 677,500 | 431,245 |
| 2 | 2 | 63.81 | 63.81 | 63.65 | 01.54 | 100.25 | 62.83 | 64.78 | N/A | 677,500 | 431,245 |
| <u>Dry</u> | | | | | | | | | | | |
| County | 3 | 65.18 | 62.73 | 64.10 | 03.93 | 97.86 | 57.66 | 65.34 | N/A | 411,667 | 263,887 |
| 2 | 2 | 61.42 | 61.42 | 61.46 | 06.12 | 99.93 | 57.66 | 65.18 | N/A | 197,500 | 121,393 |
| 3 | 1 | 65.34 | 65.34 | 65.34 | | 100.00 | 65.34 | 65.34 | N/A | 840,000 | 548,875 |
| <u>Grass</u> | | | | | | | | | | | |
| County | 3 | 86.97 | 90.05 | 88.36 | 03.96 | 101.91 | 86.44 | 96.75 | N/A | 243,250 | 214,938 |
| 3 | 3 | 86.97 | 90.05 | 88.36 | 03.96 | 101.91 | 86.44 | 96.75 | N/A | 243,250 | 214,938 |
| <u>ALL</u> | | | | | | | | | | | |
| 10/01/2014 To 09/30/2017 | 20 | 71.77 | 75.54 | 69.79 | 18.14 | 108.24 | 49.12 | 156.36 | 64.78 to 78.68 | 524,120 | 365,767 |

what IF

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|----------------|--------|--------------|-------------|----------------|
| ALL | | Total | Increase | 0% |

What IF



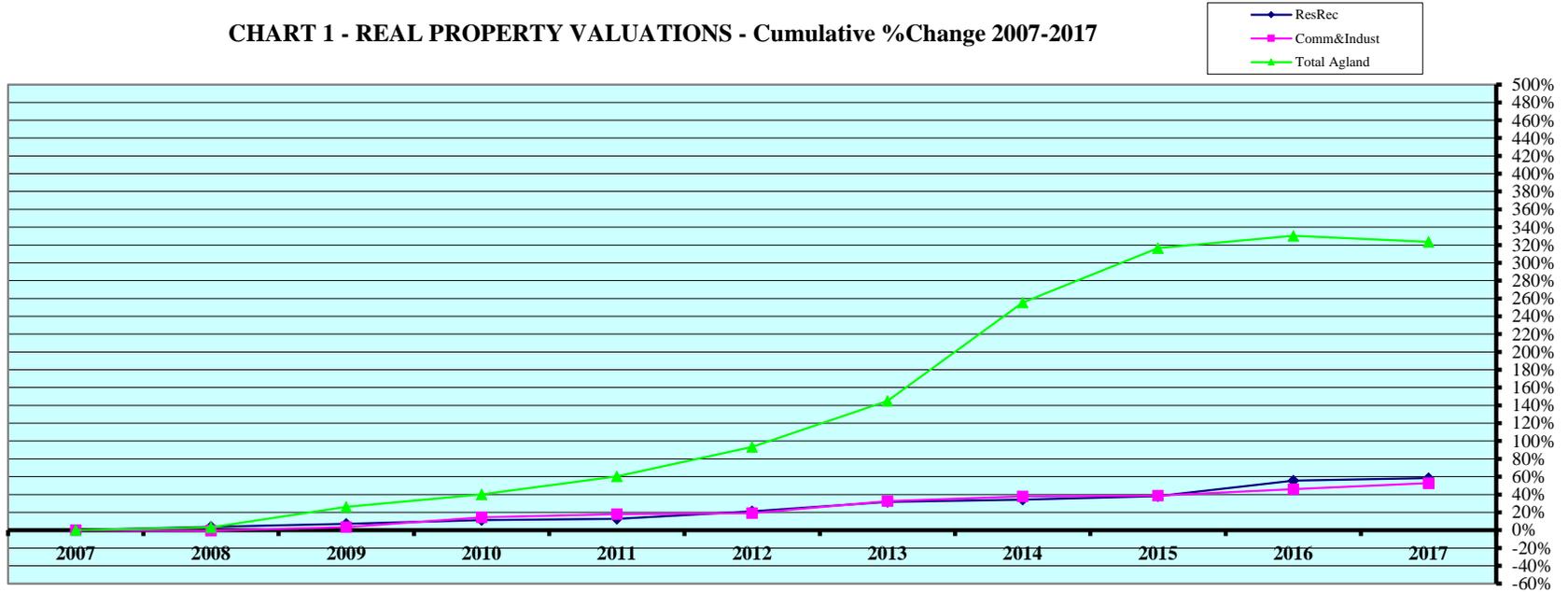
Legend

- 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

Harlan 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 | 85,547,400 | -- | -- | -- | 18,912,715 | -- | -- | -- | 179,164,605 | -- | -- | -- |
| 2008 | 88,621,245 | 3,073,845 | 3.59% | 3.59% | 18,796,625 | -116,090 | -0.61% | -0.61% | 184,650,880 | 5,486,275 | 3.06% | 3.06% |
| 2009 | 91,703,875 | 3,082,630 | 3.48% | 7.20% | 19,542,515 | 745,890 | 3.97% | 3.33% | 225,939,655 | 41,288,775 | 22.36% | 26.11% |
| 2010 | 95,192,475 | 3,488,600 | 3.80% | 11.27% | 21,615,250 | 2,072,735 | 10.61% | 14.29% | 251,096,585 | 25,156,930 | 11.13% | 40.15% |
| 2011 | 96,467,885 | 1,275,410 | 1.34% | 12.77% | 22,291,590 | 676,340 | 3.13% | 17.87% | 287,282,840 | 36,186,255 | 14.41% | 60.35% |
| 2012 | 103,501,220 | 7,033,335 | 7.29% | 20.99% | 22,552,465 | 260,875 | 1.17% | 19.24% | 346,448,595 | 59,165,755 | 20.59% | 93.37% |
| 2013 | 112,688,625 | 9,187,405 | 8.88% | 31.73% | 25,098,790 | 2,546,325 | 11.29% | 32.71% | 438,670,205 | 92,221,610 | 26.62% | 144.84% |
| 2014 | 114,787,435 | 2,098,810 | 1.86% | 34.18% | 26,104,780 | 1,005,990 | 4.01% | 38.03% | 636,641,120 | 197,970,915 | 45.13% | 255.34% |
| 2015 | 118,201,012 | 3,413,577 | 2.97% | 38.17% | 26,239,590 | 134,810 | 0.52% | 38.74% | 746,298,200 | 109,657,080 | 17.22% | 316.54% |
| 2016 | 133,042,105 | 14,841,093 | 12.56% | 55.52% | 27,595,415 | 1,355,825 | 5.17% | 45.91% | 771,001,320 | 24,703,120 | 3.31% | 330.33% |
| 2017 | 135,547,439 | 2,505,334 | 1.88% | 58.45% | 28,900,485 | 1,305,070 | 4.73% | 52.81% | 758,910,610 | -12,090,710 | -1.57% | 323.58% |

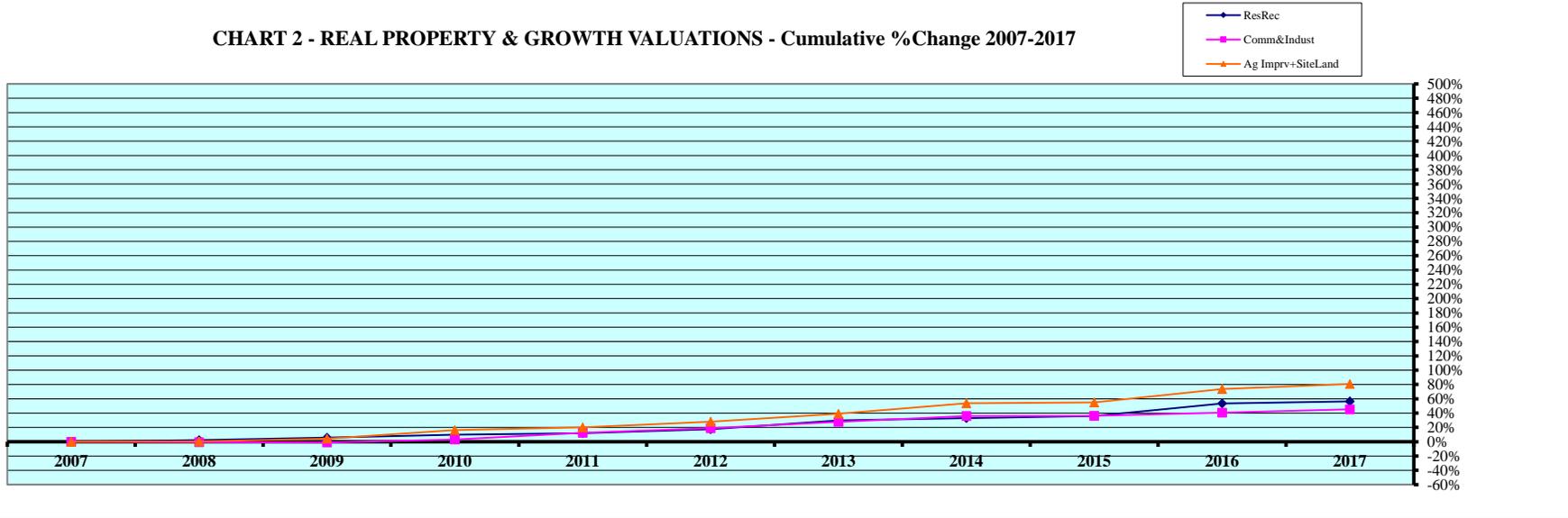
Rate Annual %chg: Residential & Recreational **4.71%** Commercial & Industrial **4.33%** Agricultural Land **15.53%**

Cnty# **42**
County **HARLAN**

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.
Source: 2007 - 2017 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

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 | 85,547,400 | 1,380,460 | 1.61% | 84,166,940 | -- | -- | 18,912,715 | 623,645 | 3.30% | 18,289,070 | -- | -- | | | |
| 2008 | 88,621,245 | 1,163,735 | 1.31% | 87,457,510 | 2.23% | 2.23% | 18,796,625 | 0 | 0.00% | 18,796,625 | -0.61% | -0.61% | | | |
| 2009 | 91,703,875 | 1,200,785 | 1.31% | 90,503,090 | 2.12% | 5.79% | 19,542,515 | 828,825 | 4.24% | 18,713,690 | -0.44% | -1.05% | | | |
| 2010 | 95,192,475 | 1,293,040 | 1.36% | 93,899,435 | 2.39% | 9.76% | 21,615,250 | 2,129,370 | 9.85% | 19,485,880 | -0.29% | 3.03% | | | |
| 2011 | 96,467,885 | 660,135 | 0.68% | 95,807,750 | 0.65% | 11.99% | 22,291,590 | 1,017,650 | 4.57% | 21,273,940 | -1.58% | 12.48% | | | |
| 2012 | 103,501,220 | 3,014,816 | 2.91% | 100,486,404 | 4.17% | 17.46% | 22,552,465 | 83,857 | 0.37% | 22,468,608 | 0.79% | 18.80% | | | |
| 2013 | 112,688,625 | 1,624,682 | 1.44% | 111,063,943 | 7.31% | 29.83% | 25,098,790 | 970,544 | 3.87% | 24,128,246 | 6.99% | 27.58% | | | |
| 2014 | 114,787,435 | 1,123,449 | 0.98% | 113,663,986 | 0.87% | 32.87% | 26,104,780 | 401,052 | 1.54% | 25,703,728 | 2.41% | 35.91% | | | |
| 2015 | 118,201,012 | 1,976,790 | 1.67% | 116,224,222 | 1.25% | 35.86% | 26,239,590 | 492,752 | 1.88% | 25,746,838 | -1.37% | 36.14% | | | |
| 2016 | 133,042,105 | 1,844,993 | 1.39% | 131,197,112 | 10.99% | 53.36% | 27,595,415 | 988,274 | 3.58% | 26,607,141 | 1.40% | 40.68% | | | |
| 2017 | 135,547,439 | 1,758,472 | 1.30% | 133,788,967 | 0.56% | 56.39% | 28,900,485 | 1,413,930 | 4.89% | 27,486,555 | -0.39% | 45.33% | | | |
| Rate Ann%chg | 4.71% | | | | | | 3.25% | 4.33% | | | | | | C & I w/o growth | 0.69% |

| 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 | 13,478,125 | 7,744,205 | 21,222,330 | 328,645 | 1.55% | 20,893,685 | -- | -- |
| 2008 | 13,949,330 | 7,723,895 | 21,673,225 | 372,070 | 1.72% | 21,301,155 | 0.37% | 0.37% |
| 2009 | 15,165,065 | 7,649,730 | 22,814,795 | 709,435 | 3.11% | 22,105,360 | 1.99% | 4.16% |
| 2010 | 17,147,110 | 8,107,540 | 25,254,650 | 577,185 | 2.29% | 24,677,465 | 8.16% | 16.28% |
| 2011 | 14,315,975 | 11,558,960 | 25,874,935 | 394,790 | 1.53% | 25,480,145 | 0.89% | 20.06% |
| 2012 | 18,941,605 | 9,377,945 | 28,319,550 | 1,141,104 | 4.03% | 27,178,446 | 5.04% | 28.07% |
| 2013 | 20,979,055 | 11,375,715 | 32,354,770 | 2,857,976 | 8.83% | 29,496,794 | 4.16% | 38.99% |
| 2014 | 21,682,575 | 11,831,315 | 33,513,890 | 909,536 | 2.71% | 32,604,354 | 0.77% | 53.63% |
| 2015 | 22,110,135 | 12,405,605 | 34,515,740 | 1,612,339 | 4.67% | 32,903,401 | -1.82% | 55.04% |
| 2016 | 24,757,805 | 13,894,130 | 38,651,935 | 1,785,535 | 4.62% | 36,866,400 | 6.81% | 73.72% |
| 2017 | 24,738,110 | 14,472,190 | 39,210,300 | 868,285 | 2.21% | 38,342,015 | -0.80% | 80.67% |
| Rate Ann%chg | 6.26% | 6.45% | 6.33% | | | Ag Imprv+Site w/o growth | 2.56% | |

(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.

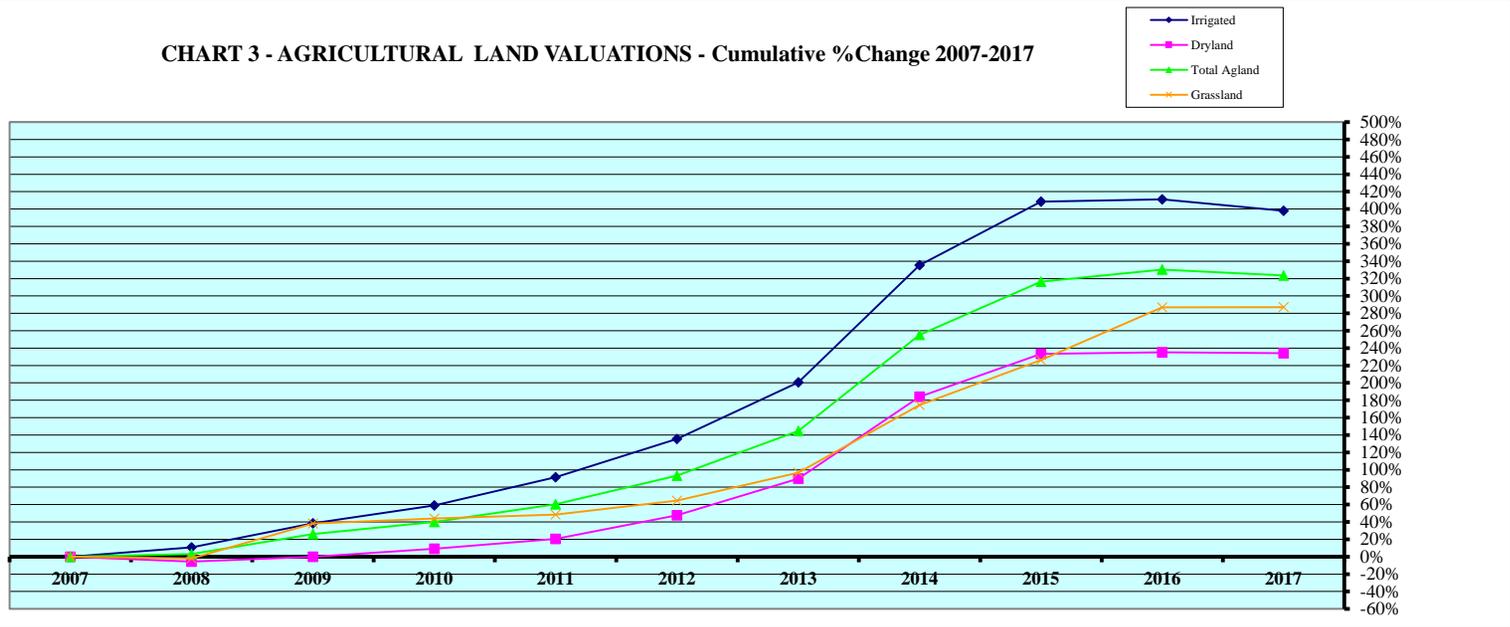
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

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

Cnty# 42
County HARLAN

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 | 86,717,020 | -- | -- | -- | 56,845,800 | -- | -- | -- | 35,341,335 | -- | -- | -- |
| 2008 | 96,115,950 | 9,398,930 | 10.84% | 10.84% | 53,649,130 | -3,196,670 | -5.62% | -5.62% | 34,635,950 | -705,385 | -2.00% | -2.00% |
| 2009 | 119,993,685 | 23,877,735 | 24.84% | 38.37% | 56,859,515 | 3,210,385 | 5.98% | 0.02% | 48,808,820 | 14,172,870 | 40.92% | 38.11% |
| 2010 | 137,980,695 | 17,987,010 | 14.99% | 59.12% | 61,992,690 | 5,133,175 | 9.03% | 9.05% | 50,882,310 | 2,073,490 | 4.25% | 43.97% |
| 2011 | 166,017,535 | 28,036,840 | 20.32% | 91.45% | 68,510,245 | 6,517,555 | 10.51% | 20.52% | 52,513,540 | 1,631,230 | 3.21% | 48.59% |
| 2012 | 204,155,445 | 38,137,910 | 22.97% | 135.43% | 83,895,035 | 15,384,790 | 22.46% | 47.58% | 58,158,215 | 5,644,675 | 10.75% | 64.56% |
| 2013 | 260,750,135 | 56,594,690 | 27.72% | 200.69% | 107,932,340 | 24,037,305 | 28.65% | 89.87% | 69,506,430 | 11,348,215 | 19.51% | 96.67% |
| 2014 | 377,692,590 | 116,942,455 | 44.85% | 335.55% | 161,422,915 | 53,490,575 | 49.56% | 183.97% | 97,045,315 | 27,538,885 | 39.62% | 174.59% |
| 2015 | 441,021,515 | 63,328,925 | 16.77% | 408.58% | 189,506,555 | 28,083,640 | 17.40% | 233.37% | 115,290,230 | 18,244,915 | 18.80% | 226.22% |
| 2016 | 443,247,230 | 2,225,715 | 0.50% | 411.14% | 190,529,975 | 1,023,420 | 0.54% | 235.17% | 136,744,915 | 21,454,685 | 18.61% | 286.93% |
| 2017 | 431,755,325 | -11,491,905 | -2.59% | 397.89% | 189,887,870 | -642,105 | -0.34% | 234.04% | 136,788,115 | 43,200 | 0.03% | 287.05% |

Rate Ann.%chg: Irrigated **17.41%** Dryland **12.82%** Grassland **14.49%**

| 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 | 260,450 | -- | -- | -- | 0 | -- | -- | -- | 179,164,605 | -- | -- | -- |
| 2008 | 249,850 | -10,600 | -4.07% | -4.07% | 0 | 0 | -- | -- | 184,650,880 | 5,486,275 | 3.06% | 3.06% |
| 2009 | 239,250 | -10,600 | -4.24% | -8.14% | 38,385 | 38,385 | -- | -- | 225,939,655 | 41,288,775 | 22.36% | 26.11% |
| 2010 | 240,890 | 1,640 | 0.69% | -7.51% | 0 | -38,385 | -100.00% | -- | 251,096,585 | 25,156,930 | 11.13% | 40.15% |
| 2011 | 241,520 | 630 | 0.26% | -7.27% | 0 | 0 | -- | -- | 287,282,840 | 36,186,255 | 14.41% | 60.35% |
| 2012 | 239,900 | -1,620 | -0.67% | -7.89% | 0 | 0 | -- | -- | 346,448,595 | 59,165,755 | 20.59% | 93.37% |
| 2013 | 481,300 | 241,400 | 100.63% | 84.80% | 0 | 0 | -- | -- | 438,670,205 | 92,221,610 | 26.62% | 144.84% |
| 2014 | 480,300 | -1,000 | -0.21% | 84.41% | 0 | 0 | -- | -- | 636,641,120 | 197,970,915 | 45.13% | 255.34% |
| 2015 | 479,900 | -400 | -0.08% | 84.26% | 0 | 0 | -- | -- | 746,298,200 | 109,657,080 | 17.22% | 316.54% |
| 2016 | 479,200 | -700 | -0.15% | 83.99% | 0 | 0 | -- | -- | 771,001,320 | 24,703,120 | 3.31% | 330.33% |
| 2017 | 479,300 | 100 | 0.02% | 84.03% | 0 | 0 | -- | -- | 758,910,610 | -12,090,710 | -1.57% | 323.58% |

Cnty# **42**
County **HARLAN**

Rate Ann.%chg: Total Agric Land **15.53%**

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

| Tax Year | IRRIGATED LAND | | | | | DRYLAND | | | | | GRASSLAND | | | | |
|----------|----------------|---------|--------------------|---------------------|-----------------------|-------------|--------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2007 | 86,711,155 | 95,263 | 910 | | | 56,874,900 | 98,685 | 576 | | | 35,351,075 | 118,910 | 297 | | |
| 2008 | 96,327,835 | 103,710 | 929 | 2.04% | 2.04% | 53,583,395 | 93,632 | 572 | -0.70% | -0.70% | 34,641,405 | 116,783 | 297 | -0.22% | -0.22% |
| 2009 | 120,049,295 | 103,557 | 1,159 | 24.81% | 27.36% | 57,025,650 | 96,052 | 594 | 3.74% | 3.01% | 48,714,150 | 116,143 | 419 | 41.40% | 41.08% |
| 2010 | 137,994,145 | 103,488 | 1,333 | 15.02% | 46.49% | 61,944,660 | 95,939 | 646 | 8.75% | 12.03% | 50,874,645 | 116,249 | 438 | 4.34% | 47.21% |
| 2011 | 165,832,440 | 103,478 | 1,603 | 20.19% | 76.07% | 68,544,755 | 95,758 | 716 | 10.86% | 24.20% | 52,493,865 | 116,431 | 451 | 3.02% | 51.65% |
| 2012 | 204,018,065 | 103,612 | 1,969 | 22.87% | 116.33% | 83,777,180 | 95,943 | 873 | 21.99% | 51.51% | 58,012,675 | 115,921 | 500 | 11.00% | 68.33% |
| 2013 | 261,565,670 | 103,871 | 2,518 | 27.89% | 176.65% | 107,536,605 | 96,059 | 1,119 | 28.21% | 94.24% | 69,498,915 | 115,793 | 600 | 19.93% | 101.89% |
| 2014 | 377,686,500 | 103,465 | 3,650 | 44.96% | 301.04% | 161,417,200 | 96,769 | 1,668 | 49.00% | 189.43% | 97,062,955 | 115,480 | 841 | 40.04% | 182.72% |
| 2015 | 441,050,635 | 103,389 | 4,266 | 16.86% | 368.67% | 189,521,200 | 97,079 | 1,952 | 17.04% | 238.74% | 115,290,230 | 115,257 | 1,000 | 19.01% | 236.47% |
| 2016 | 442,771,605 | 103,801 | 4,266 | -0.01% | 368.63% | 191,189,350 | 98,217 | 1,947 | -0.29% | 237.76% | 136,211,515 | 113,777 | 1,197 | 19.68% | 302.69% |
| 2017 | 431,899,675 | 103,880 | 4,158 | -2.53% | 356.78% | 189,860,640 | 98,008 | 1,937 | -0.48% | 236.13% | 136,756,915 | 113,964 | 1,200 | 0.24% | 303.64% |

Rate Annual %chg Average Value/Acre: **16.40%**

12.89%

14.97%

| 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 | 259,750 | 5,195 | 50 | | | 0 | 0 | | | | 179,196,880 | 318,053 | 563 | | |
| 2008 | 249,700 | 4,994 | 50 | 0.00% | 0.00% | 0 | 0 | | | | 184,802,335 | 319,119 | 579 | 2.78% | 2.78% |
| 2009 | 240,500 | 4,810 | 50 | 0.00% | 0.00% | 150 | 3 | 50 | | | 226,029,745 | 320,565 | 705 | 21.76% | 25.15% |
| 2010 | 241,660 | 4,820 | 50 | 0.27% | 0.27% | 150 | 3 | 50 | 0.00% | | 251,055,260 | 320,499 | 783 | 11.09% | 39.03% |
| 2011 | 240,790 | 4,807 | 50 | -0.09% | 0.18% | 150 | 3 | 50 | 0.00% | | 287,112,000 | 320,477 | 896 | 14.37% | 59.01% |
| 2012 | 239,900 | 4,798 | 50 | -0.18% | 0.00% | 0 | 0 | | | | 346,047,820 | 320,274 | 1,080 | 20.60% | 91.77% |
| 2013 | 479,900 | 4,799 | 100 | 100.00% | 100.00% | 0 | 0 | | | | 439,081,090 | 320,522 | 1,370 | 26.79% | 143.14% |
| 2014 | 480,900 | 4,809 | 100 | 0.00% | 100.00% | 0 | 0 | | | | 636,647,555 | 320,523 | 1,986 | 44.99% | 252.54% |
| 2015 | 479,900 | 4,799 | 100 | 0.00% | 100.00% | 0 | 0 | | | | 746,341,965 | 320,523 | 2,329 | 17.23% | 313.28% |
| 2016 | 474,600 | 4,746 | 100 | 0.00% | 100.00% | 0 | 0 | | | | 770,647,070 | 320,540 | 2,404 | 3.25% | 326.72% |
| 2017 | 478,700 | 4,787 | 100 | 0.00% | 100.00% | 0 | 0 | | | | 758,995,930 | 320,638 | 2,367 | -1.54% | 320.14% |

42
HARLAN

Rate Annual %chg Average Value/Acre: **15.44%**

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

CHART 4

CHART 5 - 2017 County and Municipal Valuations by Property Type

| Pop. | County: | Personal Prop | StateAsd PP | StateAsdReal | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
|------------------------------------|------------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|-------------|------------|------------|-----------|---------------|
| 3,423 | HARLAN | 43,074,447 | 6,764,909 | 8,005,576 | 123,151,809 | 28,900,485 | 0 | 12,395,630 | 758,910,610 | 24,738,110 | 14,472,190 | 2,853,560 | 1,023,267,326 |
| cnty sectorvalue % of total value: | | 4.21% | 0.66% | 0.78% | 12.04% | 2.82% | | 1.21% | 74.17% | 2.42% | 1.41% | 0.28% | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 1,153 | ALMA | 1,173,256 | 306,119 | 117,219 | 41,259,010 | 13,183,360 | 0 | 0 | 121,905 | 0 | 3,045 | 0 | 56,163,914 |
| 33.68% | %sector of county sector | 2.72% | 4.53% | 1.46% | 33.50% | 45.62% | | | 0.02% | | 0.02% | | 5.49% |
| | %sector of municipality | 2.09% | 0.55% | 0.21% | 73.46% | 23.47% | | | 0.22% | | 0.01% | | 100.00% |
| 44 | HUNTLEY | 79,162 | 56,698 | 8,105 | 838,330 | 132,920 | 0 | 0 | 104,340 | 0 | 0 | 0 | 1,219,555 |
| 1.29% | %sector of county sector | 0.18% | 0.84% | 0.10% | 0.68% | 0.46% | | | 0.01% | | | | 0.12% |
| | %sector of municipality | 6.49% | 4.65% | 0.66% | 68.74% | 10.90% | | | 8.56% | | | | 100.00% |
| 386 | ORLEANS | 28,936 | 383,100 | 109,988 | 8,233,955 | 1,056,225 | 0 | 0 | 0 | 0 | 4,000 | 0 | 9,816,204 |
| 11.28% | %sector of county sector | 0.07% | 5.66% | 1.37% | 6.69% | 3.65% | | | | | 0.03% | | 0.96% |
| | %sector of municipality | 0.29% | 3.90% | 1.12% | 83.88% | 10.76% | | | | | 0.04% | | 100.00% |
| 779 | OXFORD | 172,690 | 121,641 | 301,373 | 5,156,260 | 947,865 | 0 | 0 | 96,640 | 36,450 | 9,695 | 0 | 6,842,614 |
| 22.76% | %sector of county sector | 0.40% | 1.80% | 3.76% | 4.19% | 3.28% | | | 0.01% | 0.15% | 0.07% | | 0.67% |
| | %sector of municipality | 2.52% | 1.78% | 4.40% | 75.36% | 13.85% | | | 1.41% | 0.53% | 0.14% | | 100.00% |
| 38 | RAGAN | 84,122 | 121,637 | 8,440 | 696,335 | 2,377,810 | 0 | 0 | 111,310 | 0 | 0 | 0 | 3,399,654 |
| 1.11% | %sector of county sector | 0.20% | 1.80% | 0.11% | 0.57% | 8.23% | | | 0.01% | | | | 0.33% |
| | %sector of municipality | 2.47% | 3.58% | 0.25% | 20.48% | 69.94% | | | 3.27% | | | | 100.00% |
| 150 | REPUBLICAN CITY | 55,903 | 343,982 | 69,539 | 12,169,085 | 2,011,550 | 0 | 170,315 | 0 | 0 | 0 | 0 | 14,820,374 |
| 4.38% | %sector of county sector | 0.13% | 5.08% | 0.87% | 9.88% | 6.96% | | 1.37% | | | | | 1.45% |
| | %sector of municipality | 0.38% | 2.32% | 0.47% | 82.11% | 13.57% | | 1.15% | | | | | 100.00% |
| 183 | STAMFORD | 39,916 | 88,634 | 31,955 | 2,790,605 | 270,670 | 0 | 0 | 0 | 0 | 0 | 0 | 3,221,780 |
| 5.35% | %sector of county sector | 0.09% | 1.31% | 0.40% | 2.27% | 0.94% | | | | | | | 0.31% |
| | %sector of municipality | 1.24% | 2.75% | 0.99% | 86.62% | 8.40% | | | | | | | 100.00% |
| 2,733 | Total Municipalities | 1,633,985 | 1,421,811 | 646,619 | 71,143,580 | 19,980,400 | 0 | 170,315 | 434,195 | 36,450 | 16,740 | 0 | 95,484,095 |
| 79.84% | %all municip.sectors of cnty | 3.79% | 21.02% | 8.08% | 57.77% | 69.14% | | 1.37% | 0.06% | 0.15% | 0.12% | | 9.33% |

42 HARLAN

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

CHART 5

| | | | | |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 4,957 | Value : 937,071,070 | Growth 2,498,114 | Sum Lines 17, 25, & 41 |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|------------|----------|------------|---------|------------|---------|-------------|-----------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 236 | 559,470 | 60 | 726,555 | 19 | 93,370 | 315 | 1,379,395 | |
| 02. Res Improve Land | 1,260 | 5,693,545 | 180 | 5,203,745 | 230 | 4,652,350 | 1,670 | 15,549,640 | |
| 03. Res Improvements | 1,260 | 65,984,515 | 180 | 19,334,975 | 230 | 23,929,685 | 1,670 | 109,249,175 | |
| 04. Res Total | 1,496 | 72,237,530 | 240 | 25,265,275 | 249 | 28,675,405 | 1,985 | 126,178,210 | 1,798,739 |
| % of Res Total | 75.37 | 57.25 | 12.09 | 20.02 | 12.54 | 22.73 | 40.04 | 13.47 | 72.00 |
| 05. Com UnImp Land | 41 | 91,980 | 1 | 1,500 | 4 | 26,960 | 46 | 120,440 | |
| 06. Com Improve Land | 239 | 1,355,100 | 7 | 34,775 | 13 | 82,680 | 259 | 1,472,555 | |
| 07. Com Improvements | 239 | 19,583,805 | 7 | 2,183,360 | 13 | 5,435,340 | 259 | 27,202,505 | |
| 08. Com Total | 280 | 21,030,885 | 8 | 2,219,635 | 17 | 5,544,980 | 305 | 28,795,500 | 66,485 |
| % of Com Total | 91.80 | 73.04 | 2.62 | 7.71 | 5.57 | 19.26 | 6.15 | 3.07 | 2.66 |
| 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 | 2 | 20,200 | 0 | 0 | 2 | 20,200 | |
| 14. Rec Improve Land | 13 | 0 | 354 | 2,837,205 | 1 | 12,180 | 368 | 2,849,385 | |
| 15. Rec Improvements | 13 | 159,195 | 354 | 9,541,670 | 1 | 750 | 368 | 9,701,615 | |
| 16. Rec Total | 13 | 159,195 | 356 | 12,399,075 | 1 | 12,930 | 370 | 12,571,200 | 371,165 |
| % of Rec Total | 3.51 | 1.27 | 96.22 | 98.63 | 0.27 | 0.10 | 7.46 | 1.34 | 14.86 |
| Res & Rec Total | 1,509 | 72,396,725 | 596 | 37,664,350 | 250 | 28,688,335 | 2,355 | 138,749,410 | 2,169,904 |
| % of Res & Rec Total | 64.08 | 52.18 | 25.31 | 27.15 | 10.62 | 20.68 | 47.51 | 14.81 | 86.86 |
| Com & Ind Total | 280 | 21,030,885 | 8 | 2,219,635 | 17 | 5,544,980 | 305 | 28,795,500 | 66,485 |
| % of Com & Ind Total | 91.80 | 73.04 | 2.62 | 7.71 | 5.57 | 19.26 | 6.15 | 3.07 | 2.66 |
| 17. Taxable Total | 1,789 | 93,427,610 | 604 | 39,883,985 | 267 | 34,233,315 | 2,660 | 167,544,910 | 2,236,389 |
| % of Taxable Total | 67.26 | 55.76 | 22.71 | 23.80 | 10.04 | 20.43 | 53.66 | 17.88 | 89.52 |

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 | 5 | 225,990 | 3,458,285 | 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 | 5 | 225,990 | 3,458,285 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 5 | 225,990 | 3,458,285 |

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 | 17 | 4,030,190 | 17 | 4,030,190 | 0 |
| 24. Non-Producing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25. Total | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 4,030,190 | 0 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 110 | 0 | 17 | 127 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|---------|----------|---------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 11 | 426,080 | 9 | 164,070 | 1,810 | 565,115,755 | 1,830 | 565,705,905 |
| 28. Ag-Improved Land | 1 | 32,820 | 2 | 16,000 | 431 | 165,869,160 | 434 | 165,917,980 |
| 29. Ag Improvements | 1 | 31,145 | 2 | 38,865 | 447 | 33,802,075 | 450 | 33,872,085 |
| 30. Ag Total | | | | | | | 2,280 | 765,495,970 |

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | Growth |
|---------------------------|---------|-----------|------------|------------|-----------------|-------------------|----------------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 32. HomeSite Improv Land | 1 | 1.00 | 15,000 | 0 | 0.00 | 0 | |
| 33. HomeSite Improvements | 1 | 0.00 | 21,450 | 0 | 0.00 | 0 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 1 | 4.00 | 4,000 | 7 | 14.00 | 7,000 | |
| 36. FarmSite Improv Land | 1 | 0.00 | 0 | 2 | 3.00 | 16,000 | |
| 37. FarmSite Improvements | 1 | 0.00 | 9,695 | 2 | 0.00 | 38,865 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| | Records | Acres | Value | Records | Acres | Value | Growth |
| 31. HomeSite UnImp Land | 22 | 22.00 | 109,500 | 22 | 22.00 | 109,500 | |
| 32. HomeSite Improv Land | 288 | 299.00 | 4,209,000 | 289 | 300.00 | 4,224,000 | |
| 33. HomeSite Improvements | 288 | 0.00 | 20,223,045 | 289 | 0.00 | 20,244,495 | 248,605 |
| 34. HomeSite Total | | | | 311 | 322.00 | 24,577,995 | |
| 35. FarmSite UnImp Land | 72 | 141.60 | 92,800 | 80 | 159.60 | 103,800 | |
| 36. FarmSite Improv Land | 420 | 1,307.03 | 683,945 | 423 | 1,310.03 | 699,945 | |
| 37. FarmSite Improvements | 436 | 0.00 | 13,579,030 | 439 | 0.00 | 13,627,590 | 13,120 |
| 38. FarmSite Total | | | | 519 | 1,469.63 | 14,431,335 | |
| 39. Road & Ditches | 0 | 6,412.30 | 0 | 0 | 6,412.30 | 0 | |
| 40. Other- Non Ag Use | 0 | -1,297.00 | 0 | 0 | -1,297.00 | 0 | |
| 41. Total Section VI | | | | 830 | 6,906.93 | 39,009,330 | 261,725 |

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------------|------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 46. 1A | 19,146.00 | 81.21% | 96,305,640 | 88.75% | 5,030.07 |
| 47. 2A1 | 770.00 | 3.27% | 3,234,000 | 2.98% | 4,200.00 |
| 48. 2A | 84.00 | 0.36% | 305,760 | 0.28% | 3,640.00 |
| 49. 3A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 50. 3A | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 51. 4A1 | 1,203.00 | 5.10% | 2,911,460 | 2.68% | 2,420.17 |
| 52. 4A | 2,374.00 | 10.07% | 5,751,080 | 5.30% | 2,422.53 |
| 53. Total | 23,577.00 | 100.00% | 108,507,940 | 100.00% | 4,602.28 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 7,759.00 | 79.48% | 20,095,810 | 85.32% | 2,590.00 |
| 56. 2D1 | 405.00 | 4.15% | 935,550 | 3.97% | 2,310.00 |
| 57. 2D | 29.00 | 0.30% | 66,410 | 0.28% | 2,290.00 |
| 58. 3D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 59. 3D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 60. 4D1 | 656.00 | 6.72% | 1,026,640 | 4.36% | 1,565.00 |
| 61. 4D | 913.00 | 9.35% | 1,428,845 | 6.07% | 1,565.00 |
| 62. Total | 9,762.00 | 100.00% | 23,553,255 | 100.00% | 2,412.75 |
| Grass | | | | | |
| 63. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 64. 1G | 914.00 | 16.61% | 1,032,820 | 16.61% | 1,130.00 |
| 65. 2G1 | 224.00 | 4.07% | 253,120 | 4.07% | 1,130.00 |
| 66. 2G | 71.00 | 1.29% | 80,230 | 1.29% | 1,130.00 |
| 67. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 68. 3G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 69. 4G1 | 376.00 | 6.83% | 424,880 | 6.83% | 1,130.00 |
| 70. 4G | 3,918.00 | 71.20% | 4,427,340 | 71.20% | 1,130.00 |
| 71. Total | 5,503.00 | 100.00% | 6,218,390 | 100.00% | 1,130.00 |
| Irrigated Total | 23,577.00 | 60.48% | 108,507,940 | 78.46% | 4,602.28 |
| Dry Total | 9,762.00 | 25.04% | 23,553,255 | 17.03% | 2,412.75 |
| Grass Total | 5,503.00 | 14.12% | 6,218,390 | 4.50% | 1,130.00 |
| 72. Waste | 141.00 | 0.36% | 14,100 | 0.01% | 100.00 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 15.49 | 0.04% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 38,983.00 | 100.00% | 138,293,685 | 100.00% | 3,547.54 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 83.70 | 0.11% | 372,885 | 0.13% | 4,455.02 |
| 46. 1A | 48,604.03 | 64.48% | 216,630,630 | 74.60% | 4,457.05 |
| 47. 2A1 | 5,609.00 | 7.44% | 21,344,325 | 7.35% | 3,805.37 |
| 48. 2A | 770.00 | 1.02% | 2,550,995 | 0.88% | 3,312.98 |
| 49. 3A1 | 606.00 | 0.80% | 1,669,005 | 0.57% | 2,754.13 |
| 50. 3A | 1,078.00 | 1.43% | 2,714,180 | 0.93% | 2,517.79 |
| 51. 4A1 | 4,091.70 | 5.43% | 9,903,315 | 3.41% | 2,420.34 |
| 52. 4A | 14,539.00 | 19.29% | 35,207,180 | 12.12% | 2,421.57 |
| 53. Total | 75,381.43 | 100.00% | 290,392,515 | 100.00% | 3,852.31 |
| Dry | | | | | |
| 54. 1D1 | 5.00 | 0.01% | 10,300 | 0.01% | 2,060.00 |
| 55. 1D | 43,926.75 | 73.91% | 85,437,525 | 79.80% | 1,945.00 |
| 56. 2D1 | 1,402.00 | 2.36% | 2,303,125 | 2.15% | 1,642.74 |
| 57. 2D | 258.00 | 0.43% | 414,090 | 0.39% | 1,605.00 |
| 58. 3D1 | 162.00 | 0.27% | 223,560 | 0.21% | 1,380.00 |
| 59. 3D | 139.00 | 0.23% | 188,600 | 0.18% | 1,356.83 |
| 60. 4D1 | 4,544.00 | 7.65% | 6,202,560 | 5.79% | 1,365.00 |
| 61. 4D | 8,998.36 | 15.14% | 12,282,760 | 11.47% | 1,365.00 |
| 62. Total | 59,435.11 | 100.00% | 107,062,520 | 100.00% | 1,801.33 |
| Grass | | | | | |
| 63. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 64. 1G | 7,975.00 | 11.23% | 9,011,750 | 11.23% | 1,130.00 |
| 65. 2G1 | 914.00 | 1.29% | 1,032,820 | 1.29% | 1,130.00 |
| 66. 2G | 472.00 | 0.66% | 533,360 | 0.66% | 1,130.00 |
| 67. 3G1 | 62.00 | 0.09% | 70,060 | 0.09% | 1,130.00 |
| 68. 3G | 103.00 | 0.15% | 116,390 | 0.15% | 1,130.00 |
| 69. 4G1 | 4,213.00 | 5.93% | 4,760,690 | 5.93% | 1,130.00 |
| 70. 4G | 57,268.06 | 80.65% | 64,713,450 | 80.65% | 1,130.01 |
| 71. Total | 71,007.06 | 100.00% | 80,238,520 | 100.00% | 1,130.01 |
| Irrigated Total | | | | | |
| | 75,381.43 | 35.73% | 290,392,515 | 60.19% | 3,852.31 |
| Dry Total | | | | | |
| | 59,435.11 | 28.17% | 107,062,520 | 22.19% | 1,801.33 |
| Grass Total | | | | | |
| | 71,007.06 | 33.65% | 80,238,520 | 16.63% | 1,130.01 |
| 72. Waste | 4,049.00 | 1.92% | 404,900 | 0.08% | 100.00 |
| 73. Other | 1,113.00 | 0.53% | 4,367,130 | 0.91% | 3,923.75 |
| 74. Exempt | 14,313.99 | 6.78% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 210,985.60 | 100.00% | 482,465,585 | 100.00% | 2,286.72 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------------|------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 46. 1A | 2,293.20 | 62.60% | 7,724,540 | 70.57% | 3,368.45 |
| 47. 2A1 | 225.00 | 6.14% | 644,625 | 5.89% | 2,865.00 |
| 48. 2A | 7.00 | 0.19% | 17,255 | 0.16% | 2,465.00 |
| 49. 3A1 | 3.00 | 0.08% | 6,735 | 0.06% | 2,245.00 |
| 50. 3A | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 51. 4A1 | 161.00 | 4.40% | 361,920 | 3.31% | 2,247.95 |
| 52. 4A | 974.00 | 26.59% | 2,190,905 | 20.02% | 2,249.39 |
| 53. Total | 3,663.20 | 100.00% | 10,945,980 | 100.00% | 2,988.09 |
| Dry | | | | | |
| 54. 1D1 | 2.00 | 0.01% | 0 | 0.00% | 0.00 |
| 55. 1D | 21,327.00 | 73.91% | 41,483,285 | 80.03% | 1,945.11 |
| 56. 2D1 | 229.00 | 0.79% | 377,850 | 0.73% | 1,650.00 |
| 57. 2D | 38.00 | 0.13% | 60,800 | 0.12% | 1,600.00 |
| 58. 3D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 59. 3D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 60. 4D1 | 1,671.00 | 5.79% | 2,281,080 | 4.40% | 1,365.10 |
| 61. 4D | 5,590.00 | 19.37% | 7,633,310 | 14.73% | 1,365.53 |
| 62. Total | 28,857.00 | 100.00% | 51,836,325 | 100.00% | 1,796.32 |
| Grass | | | | | |
| 63. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 64. 1G | 3,847.00 | 10.28% | 4,349,770 | 10.28% | 1,130.69 |
| 65. 2G1 | 51.00 | 0.14% | 58,050 | 0.14% | 1,138.24 |
| 66. 2G | 87.00 | 0.23% | 98,310 | 0.23% | 1,130.00 |
| 67. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 68. 3G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 69. 4G1 | 1,825.00 | 4.88% | 2,062,740 | 4.88% | 1,130.27 |
| 70. 4G | 31,616.60 | 84.48% | 35,734,740 | 84.47% | 1,130.25 |
| 71. Total | 37,426.60 | 100.00% | 42,303,610 | 100.00% | 1,130.31 |
| Irrigated Total | | | | | |
| | 3,663.20 | 5.18% | 10,945,980 | 10.35% | 2,988.09 |
| Dry Total | | | | | |
| | 28,857.00 | 40.80% | 51,836,325 | 49.03% | 1,796.32 |
| Grass Total | | | | | |
| | 37,426.60 | 52.91% | 42,303,610 | 40.01% | 1,130.31 |
| 72. Waste | 599.00 | 0.85% | 59,900 | 0.06% | 100.00 |
| 73. Other | 184.00 | 0.26% | 581,555 | 0.55% | 3,160.63 |
| 74. Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 70,729.80 | 100.00% | 105,727,370 | 100.00% | 1,494.81 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------------|----------------|--------------|----------------|-------------------|--------------------|-------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 67.79 | 264,255 | 0.00 | 0 | 102,553.84 | 409,582,180 | 102,621.63 | 409,846,435 |
| 77. Dry Land | 53.00 | 97,675 | 90.00 | 157,070 | 97,911.11 | 182,197,355 | 98,054.11 | 182,452,100 |
| 78. Grass | 69.00 | 77,970 | 0.00 | 0 | 113,867.66 | 128,682,550 | 113,936.66 | 128,760,520 |
| 79. Waste | 0.00 | 0 | 0.00 | 0 | 4,789.00 | 478,900 | 4,789.00 | 478,900 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 1,297.00 | 4,948,685 | 1,297.00 | 4,948,685 |
| 81. Exempt | 0.00 | 0 | 0.00 | 0 | 14,329.48 | 0 | 14,329.48 | 0 |
| 82. Total | 189.79 | 439,900 | 90.00 | 157,070 | 320,418.61 | 725,889,670 | 320,698.40 | 726,486,640 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 102,621.63 | 32.00% | 409,846,435 | 56.41% | 3,993.76 |
| Dry Land | 98,054.11 | 30.58% | 182,452,100 | 25.11% | 1,860.73 |
| Grass | 113,936.66 | 35.53% | 128,760,520 | 17.72% | 1,130.11 |
| Waste | 4,789.00 | 1.49% | 478,900 | 0.07% | 100.00 |
| Other | 1,297.00 | 0.40% | 4,948,685 | 0.68% | 3,815.49 |
| Exempt | 14,329.48 | 4.47% | 0 | 0.00% | 0.00 |
| Total | 320,698.40 | 100.00% | 726,486,640 | 100.00% | 2,265.33 |

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 ** Unknown ** | 22 | 282,000 | 3 | 75,000 | 3 | 264,525 | 25 | 621,525 | 217,055 |
| 83.2 Acreages | 19 | 109,425 | 239 | 4,777,550 | 239 | 24,007,530 | 258 | 28,894,505 | 331,920 |
| 83.3 Alma | 30 | 239,905 | 541 | 4,511,890 | 541 | 38,473,305 | 571 | 43,225,100 | 429,310 |
| 83.4 B & R Trl Park | 0 | 0 | 92 | 30,000 | 92 | 1,091,140 | 92 | 1,121,140 | 79,855 |
| 83.5 Hanchetts | 7 | 72,330 | 32 | 1,029,050 | 32 | 7,227,365 | 39 | 8,328,745 | 118,405 |
| 83.6 Hunters Hill | 2 | 100,000 | 20 | 1,060,285 | 20 | 2,853,170 | 22 | 4,013,455 | 0 |
| 83.7 Huntley/ragan | 1 | 350 | 0 | 0 | 0 | 0 | 1 | 350 | 0 |
| 83.8 N Shore Cabin | 3 | 27,265 | 25 | 1,417,040 | 25 | 2,288,460 | 28 | 3,732,765 | 0 |
| 83.9 N Shore Marina | 1 | 10,000 | 131 | 785,000 | 131 | 4,137,765 | 132 | 4,932,765 | 72,910 |
| 83.10 Orleans | 68 | 76,540 | 247 | 255,115 | 247 | 8,038,870 | 315 | 8,370,525 | 31,205 |
| 83.11 Oxford | 17 | 17,035 | 103 | 143,345 | 103 | 4,995,880 | 120 | 5,156,260 | 6,260 |
| 83.12 Patterson | 0 | 0 | 97 | 1,630,000 | 97 | 3,166,140 | 97 | 4,796,140 | 182,225 |
| 83.13 Republican City | 18 | 74,630 | 232 | 738,290 | 232 | 11,527,510 | 250 | 12,340,430 | 89,965 |
| 83.14 Stamford\huntley\rag | 104 | 150,735 | 162 | 192,605 | 162 | 4,131,540 | 266 | 4,474,880 | 234,410 |
| 83.15 Taylor Manor | 25 | 239,380 | 114 | 1,753,855 | 114 | 6,747,590 | 139 | 8,740,825 | 376,384 |
| 84 Residential Total | 317 | 1,399,595 | 2,038 | 18,399,025 | 2,038 | 118,950,790 | 2,355 | 138,749,410 | 2,169,904 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line# I</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|----------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 | Acreages | 7 | 34,990 | 24 | 167,020 | 24 | 5,402,390 | 31 | 5,604,400 | 0 |
| 85.2 | Alma | 11 | 49,035 | 113 | 930,390 | 113 | 10,972,800 | 124 | 11,952,225 | 0 |
| 85.3 | B & R Trl Park | 0 | 0 | 1 | 22,750 | 1 | 276,790 | 1 | 299,540 | 0 |
| 85.4 | Huntley/ragan | 10 | 3,635 | 16 | 22,235 | 16 | 2,484,860 | 26 | 2,510,730 | 0 |
| 85.5 | N Shore Cabin | 0 | 0 | 2 | 0 | 2 | 1,775,940 | 2 | 1,775,940 | 0 |
| 85.6 | Orleans | 11 | 7,270 | 45 | 30,885 | 45 | 1,019,290 | 56 | 1,057,445 | 0 |
| 85.7 | Oxford | 2 | 2,680 | 5 | 18,620 | 5 | 926,565 | 7 | 947,865 | 0 |
| 85.8 | Patterson | 0 | 0 | 2 | 0 | 2 | 2,079,210 | 2 | 2,079,210 | 24,785 |
| 85.9 | Republican City | 3 | 15,355 | 32 | 236,335 | 32 | 1,895,625 | 35 | 2,147,315 | 41,700 |
| 85.10 | Stamford | 2 | 7,475 | 16 | 9,545 | 16 | 253,650 | 18 | 270,670 | 0 |
| 85.11 | Taylor Manor | 0 | 0 | 3 | 34,775 | 3 | 115,385 | 3 | 150,160 | 0 |
| 86 | Commercial Total | 46 | 120,440 | 259 | 1,472,555 | 259 | 27,202,505 | 305 | 28,795,500 | 66,485 |

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 | 914.00 | 16.61% | 1,032,820 | 16.61% | 1,130.00 |
| 89. 2G1 | 224.00 | 4.07% | 253,120 | 4.07% | 1,130.00 |
| 90. 2G | 71.00 | 1.29% | 80,230 | 1.29% | 1,130.00 |
| 91. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 92. 3G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 93. 4G1 | 376.00 | 6.83% | 424,880 | 6.83% | 1,130.00 |
| 94. 4G | 3,918.00 | 71.20% | 4,427,340 | 71.20% | 1,130.00 |
| 95. Total | 5,503.00 | 100.00% | 6,218,390 | 100.00% | 1,130.00 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 5,503.00 | 100.00% | 6,218,390 | 100.00% | 1,130.00 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 5,503.00 | 100.00% | 6,218,390 | 100.00% | 1,130.00 |

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

Market Area 2

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|-----------|-------------|------------|-------------|-------------------------|
| 87. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 88. 1G | 7,975.00 | 11.23% | 9,011,750 | 11.23% | 1,130.00 |
| 89. 2G1 | 914.00 | 1.29% | 1,032,820 | 1.29% | 1,130.00 |
| 90. 2G | 472.00 | 0.66% | 533,360 | 0.66% | 1,130.00 |
| 91. 3G1 | 62.00 | 0.09% | 70,060 | 0.09% | 1,130.00 |
| 92. 3G | 103.00 | 0.15% | 116,390 | 0.15% | 1,130.00 |
| 93. 4G1 | 4,213.00 | 5.93% | 4,760,690 | 5.93% | 1,130.00 |
| 94. 4G | 57,268.06 | 80.65% | 64,713,450 | 80.65% | 1,130.01 |
| 95. Total | 71,007.06 | 100.00% | 80,238,520 | 100.00% | 1,130.01 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 71,007.06 | 100.00% | 80,238,520 | 100.00% | 1,130.01 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 71,007.06 | 100.00% | 80,238,520 | 100.00% | 1,130.01 |

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

Market Area 3

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|-----------|-------------|------------|-------------|-------------------------|
| 87. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 88. 1G | 3,847.00 | 10.28% | 4,349,770 | 10.28% | 1,130.69 |
| 89. 2G1 | 51.00 | 0.14% | 58,050 | 0.14% | 1,138.24 |
| 90. 2G | 87.00 | 0.23% | 98,310 | 0.23% | 1,130.00 |
| 91. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 92. 3G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 93. 4G1 | 1,825.00 | 4.88% | 2,062,740 | 4.88% | 1,130.27 |
| 94. 4G | 31,616.60 | 84.48% | 35,734,740 | 84.47% | 1,130.25 |
| 95. Total | 37,426.60 | 100.00% | 42,303,610 | 100.00% | 1,130.31 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 37,426.60 | 100.00% | 42,303,610 | 100.00% | 1,130.31 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 37,426.60 | 100.00% | 42,303,610 | 100.00% | 1,130.31 |

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

42 Harlan

| | 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 | 123,151,809 | 126,178,210 | 3,026,401 | 2.46% | 1,798,739 | 1.00% |
| 02. Recreational | 12,395,630 | 12,571,200 | 175,570 | 1.42% | 371,165 | -1.58% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 24,738,110 | 24,577,995 | -160,115 | -0.65% | 248,605 | -1.65% |
| 04. Total Residential (sum lines 1-3) | 160,285,549 | 163,327,405 | 3,041,856 | 1.90% | 2,418,509 | 0.39% |
| 05. Commercial | 28,900,485 | 28,795,500 | -104,985 | -0.36% | 66,485 | -0.59% |
| 06. Industrial | 0 | 0 | 0 | | 0 | |
| 07. Total Commercial (sum lines 5-6) | 28,900,485 | 28,795,500 | -104,985 | -0.36% | 66,485 | -0.59% |
| 08. Ag-Farmsite Land, Outbuildings | 14,472,190 | 14,431,335 | -40,855 | -0.28% | 13,120 | -0.37% |
| 09. Minerals | 2,853,560 | 4,030,190 | 1,176,630 | 41.23 | 0 | 41.23% |
| 10. Non Ag Use Land | 0 | 0 | 0 | | | |
| 11. Total Non-Agland (sum lines 8-10) | 17,325,750 | 18,461,525 | 1,135,775 | 6.56% | 13,120 | 6.48% |
| 12. Irrigated | 431,755,325 | 409,846,435 | -21,908,890 | -5.07% | | |
| 13. Dryland | 189,887,870 | 182,452,100 | -7,435,770 | -3.92% | | |
| 14. Grassland | 136,788,115 | 128,760,520 | -8,027,595 | -5.87% | | |
| 15. Wasteland | 479,300 | 478,900 | -400 | -0.08% | | |
| 16. Other Agland | 0 | 4,948,685 | 4,948,685 | | | |
| 17. Total Agricultural Land | 758,910,610 | 726,486,640 | -32,423,970 | -4.27% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 965,422,394 | 937,071,070 | -28,351,324 | -2.94% | 2,498,114 | -3.20% |

2018 Assessment Survey for Harlan County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | 0 |
| 2. | Appraiser(s) on staff: |
| | 0 |
| 3. | Other full-time employees: |
| | 1 |
| 4. | Other part-time employees: |
| | 0 |
| 5. | Number of shared employees: |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$142,893 |
| 7. | Adopted budget, or granted budget if different from above: |
| | \$139,446 |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$1,700 for the oil and gas mineral appraisal. |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | N/A |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$40,500 |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$2,000 |
| 12. | Other miscellaneous funds: |
| | N/A |
| 13. | Amount of last year's assessor's budget not used: |
| | \$26,682 |

B. Computer, Automation Information and GIS

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

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? |
| | Alma |
| 4. | When was zoning implemented? |
| | 2002 |

D. Contracted Services

| | |
|----|----------------------------|
| 1. | Appraisal Services: |
| | Pritchard & Abbott |
| 2. | GIS Services: |
| | GIS Workshop, Inc. |
| 3. | Other services: |
| | N/A |

E. Appraisal /Listing Services

| | |
|----|--|
| 1. | Does the county employ outside help for appraisal or listing services? |
| | Yes, for the appraisal of oil and gas minerals only. |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | Yes |
| 3. | What appraisal certifications or qualifications does the County require? |
| | The contract does not specify requirements; however, the appraisal firms employ qualified professionals. |
| 4. | Have the existing contracts been approved by the PTA? |
| | Yes |
| 5. | Does the appraisal or listing service providers establish assessed values for the county? |
| | Yes |

2018 Residential Assessment Survey for Harlan County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | |
|---------------------------|---|---------------------------|--|----|---|----|---|----|---|----|--|----|---|----|--|----|-------------------------------------|
| | The assessor | | | | | | | | | | | | | | | | |
| 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;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Alma - largest community in the county. Alma offers more services and amenities than the other towns and is influenced by its proximity to Harlan County Reservoir. The market is stable and active here.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Acreages - all residential parcels not located in the political boundaries of a Village, except those around the reservoir.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Lake homes - includes Hunters Hill, N Shore Cabin and Hanchetts - these are houses in areas around the lake. Properties here tend to be year round homes rather than cabins and are generally better quality than those found in area four.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Lake trailers - includes Republican City and Taylor Manor - these properties are lake influenced, but the majority of properties will be mobile homes or lower quality structures. These properties are a mixture of year-round homes and seasonal cabins.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Oxford & Orleans - small communities with some amenities and market activity, but the market will generally be less active than it is in areas 1-4.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Huntley, Ragan, and Stamford - very small villages with little activity and no organized market.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural Homes and Outbuildings</td> </tr> </tbody> </table> | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 01 | Alma - largest community in the county. Alma offers more services and amenities than the other towns and is influenced by its proximity to Harlan County Reservoir. The market is stable and active here. | 02 | Acreages - all residential parcels not located in the political boundaries of a Village, except those around the reservoir. | 03 | Lake homes - includes Hunters Hill, N Shore Cabin and Hanchetts - these are houses in areas around the lake. Properties here tend to be year round homes rather than cabins and are generally better quality than those found in area four. | 04 | Lake trailers - includes Republican City and Taylor Manor - these properties are lake influenced, but the majority of properties will be mobile homes or lower quality structures. These properties are a mixture of year-round homes and seasonal cabins. | 05 | Oxford & Orleans - small communities with some amenities and market activity, but the market will generally be less active than it is in areas 1-4. | 06 | Huntley, Ragan, and Stamford - very small villages with little activity and no organized market. | Ag | Agricultural Homes and Outbuildings |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | |
| 01 | Alma - largest community in the county. Alma offers more services and amenities than the other towns and is influenced by its proximity to Harlan County Reservoir. The market is stable and active here. | | | | | | | | | | | | | | | | |
| 02 | Acreages - all residential parcels not located in the political boundaries of a Village, except those around the reservoir. | | | | | | | | | | | | | | | | |
| 03 | Lake homes - includes Hunters Hill, N Shore Cabin and Hanchetts - these are houses in areas around the lake. Properties here tend to be year round homes rather than cabins and are generally better quality than those found in area four. | | | | | | | | | | | | | | | | |
| 04 | Lake trailers - includes Republican City and Taylor Manor - these properties are lake influenced, but the majority of properties will be mobile homes or lower quality structures. These properties are a mixture of year-round homes and seasonal cabins. | | | | | | | | | | | | | | | | |
| 05 | Oxford & Orleans - small communities with some amenities and market activity, but the market will generally be less active than it is in areas 1-4. | | | | | | | | | | | | | | | | |
| 06 | Huntley, Ragan, and Stamford - very small villages with little activity and no organized market. | | | | | | | | | | | | | | | | |
| Ag | Agricultural Homes and Outbuildings | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | | | | | |
| | Only the cost approach is used. | | | | | | | | | | | | | | | | |
| 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? | | | | | | | | | | | | | | | | |
| | Depreciation tables are developed using local market information. | | | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | | | | | | | | | | | | | | |
| | The same depreciation table is used for valuation groups one through four; land value is used to differentiate locational differences. Valuation groups fives and six have separate depreciation models. | | | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | | | | | | | |
| | Residential lot values are valued using a sales price per square foot analysis. | | | | | | | | | | | | | | | | |
| 7. | Describe the methodology used to determine value for vacant lots being held for sale or resale? | | | | | | | | | | | | | | | | |
| | No applications were received to combine lots being held for resale; lots held for sale are valued the same as all other lots within the neighborhood. | | | | | | | | | | | | | | | | |

8.

| <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|---------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
| 01 | 2016 | 2015 | 2016 | 2014 |
| 02 | 2016 | 2015 | 2016 | 2016 |
| 03 | 2016 | 2015 | 2016 | 2014 |
| 04 | 2016 | 2015 | 2016 | 2014-2017 |
| 05 | 2016 | 2015 | 2016 | 2014-2017 |
| 06 | 2016 | 2015 | 2016 | 2012-2014 |
| Ag | 2016 | 2015 | 2016 | 2014 |

2018 Commercial Assessment Survey for Harlan County

| | | | | |
|------------|---|--|------------------------|--------------------------------|
| 1. | Valuation data collection done by: | | | |
| | The assessor | | | |
| 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> | | |
| | 01 | There are not valuation groupings within the commercial class; values are based more on occupancy than by location. Any locational differences are accounted for in the land values. | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | |
| | All three approaches to value are developed for commercial property. | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | |
| | A county wide reappraisal was completed by Stanard Appraisal in 2012; the appraisal service established values on the unique properties using a database of sales information that they have developed from across the state. | | | |
| 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? | | | |
| | Depreciation is developed using local market information. | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | |
| | N/A | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | |
| | Commercial lots are valued by the square foot. | | | |
| 7. | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> |
| | 01 | 2012 | 2012 | 2002 |
| | | | | <u>Date of Last Inspection</u> |
| | | | | 2012 |
| | Although the land values were last established in 2002, the values are reviewed on an annual basis. | | | |

2018 Agricultural Assessment Survey for Harlan County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | |
|--------------------|--|--------------------------------|--------------------|--|--------------------------------|----|--|------|----|---|------|----|--|------|
| | The assessor | | | | | | | | | | | | | |
| 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="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The northeast part of the county where the best farmland is found; well depths are shallow and irrigation is more viable than it is in the rest of the county.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Rolling hills with poorer soil types. There are areas of good level farm ground where the majority of the irrigated parcels lie; however, well depths will vary in this area.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">03</td> <td>South of the Republican River - the terrain in this market area is rough and the soil quality is generally the poorest here. Irrigation is not feasible except near stream beds. The majority of this area is pasture land with small dry land tracts where farming is feasible.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table> | | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 01 | The northeast part of the county where the best farmland is found; well depths are shallow and irrigation is more viable than it is in the rest of the county. | 2016 | 02 | Rolling hills with poorer soil types. There are areas of good level farm ground where the majority of the irrigated parcels lie; however, well depths will vary in this area. | 2016 | 03 | South of the Republican River - the terrain in this market area is rough and the soil quality is generally the poorest here. Irrigation is not feasible except near stream beds. The majority of this area is pasture land with small dry land tracts where farming is feasible. | 2016 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | | | | | | | | |
| 01 | The northeast part of the county where the best farmland is found; well depths are shallow and irrigation is more viable than it is in the rest of the county. | 2016 | | | | | | | | | | | | |
| 02 | Rolling hills with poorer soil types. There are areas of good level farm ground where the majority of the irrigated parcels lie; however, well depths will vary in this area. | 2016 | | | | | | | | | | | | |
| 03 | South of the Republican River - the terrain in this market area is rough and the soil quality is generally the poorest here. Irrigation is not feasible except near stream beds. The majority of this area is pasture land with small dry land tracts where farming is feasible. | 2016 | | | | | | | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | | | | | | | | |
| | The market areas were developed based on soil types and topographic characteristics. Annually, a sales study is completed to monitor the market areas. | | | | | | | | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | | | | | | | | |
| | Land is classified based on the findings of the periodic land use studies. Generally, parcels of less than 20 acres will be examined more carefully for alternative uses. Sales verification questionnaires and normal discovery also help to identify non-agricultural uses. | | | | | | | | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences? | | | | | | | | | | | | | |
| | Yes, farm home sites and rural residential home sites are valued the same. | | | | | | | | | | | | | |
| 6. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | | | | | | | | |
| | N/A | | | | | | | | | | | | | |

**2017 PLAN OF ASSESSMENT
FOR
HARLAN COUNTY**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes 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. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division 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 permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (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; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Harlan County:

Per the 2013 County Abstract, Harlan County consists of the following real property types:

| | Parcels | % of Total Parcels | % of Taxable Value Base |
|--------------|---------|--------------------|-------------------------|
| Residential | 1981 | 40% | 17% |
| Commercial | 300 | 6% | 4% |
| Recreational | 370 | 8% | 2% |
| Agricultural | 2269 | 46% | 77% |
| Mineral | 14 | 0 | 0 |
| Exempt | 195 | 0 | 0 |

Agricultural land - taxable acres 320,638.40

Other pertinent facts: For agland 36% of county is grass, 32% is irrigated, 30% is dry, and 2% is other.

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

Current Resources:

A. Staff/Budget/Training

1 Assessor

1 Assessment Clerk

Harlan County budget \$135,754 for 2016-2017.

The assessor & Deputy are required to obtain 60 hours of continuing education every 4 years. The assessor & deputy are still working on meeting all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

B. Cadastral Maps

The Harlan County cadastral maps were purchased in 1982. The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers. At the present time, the cadastral maps are in dire need of updating and repair work as the 30 years of use have taken its toll. We have received a \$23,742 grant through the NE Records Board and GIS was implemented in August 2012.

C. Property Record Cards

We utilize the property record cards available from the old Terra Scan system & the new Orion System. We also have aerial photos of rural parcels from a 1984 flight. The information from our re-appraisal of 1995-6 is on the computer as reference. We add new information as we gather it in review and pick-up work to further enhance our records. These records are in good condition. We implemented our new Orion CAMA system on 7-18-2011 and have been working through all the transfer challenges.

D. Software for CAMA, Assessment Administration, GIS

Harlan County became a State assumed county in July 1998 and then went back to the County after 14 years on July 1, 2012. In 2016 Rural Residence's were reviewed, 2017 Orleans, North Shore Cabins, Republican City, Halls Trailer Court & Anchor Court will be reviewed. 2018 Patterson Harbor, North Shore Marina, Huntley-Ragan and Commercial will be reviewed.

E. Web based – property record information access is provided by Tyler Technologies website: <http://harlanrealproperty.nebraska.gov> and by GIS Workshop at <http://harlan.gisworkshop.com>

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property.
- B. Data Collection.
- C. Review assessment sales ratio studies before assessment actions.
- D. Approaches to Value;
 - 1) Market Approach; sales comparisons,
 - 2) Cost Approach; cost manual used & date of manual and latest depreciation study,
 - 3) Income Approach; income and expense data collection/analysis from the market,
 - 4) Land valuation studies, establish market areas, special value for agricultural land
- E. Reconciliation of Final Value and documentation
- F. Review assessment sales ratio studies after assessment actions.
- G. Notices and Public Relations

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

| <u>Property Class</u> | <u>Median</u> | <u>COD*</u> | <u>PRD*</u> |
|-----------------------|---------------|-------------|-------------|
| Residential | 96 | 23.28 | 107.42 |
| Commercial | N/A | N/A | N/A |
| Agricultural Land | 65 | 26.79 | 111.37 |
| Special Value Agland | N/A | N/A | N/A |

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures see 2017 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2017:

Continue with the CAMA system with Tyler Technologies that was implemented in July 2011 and GIS implemented in August 2012. We will review statistics from previous year to find any hot spots to be corrected. Continue to track acres enrolled in CREP, EQIP & AWEP. Update ag land acre values with new sales data. Do normal pick-up work and sales reviews. New Marshall & Swift tables of 06/12 were implemented for 2013.

Assessment Actions Planned for Assessment Year 2018:

Review residentials in Patterson Harbor, North Shore Marina, Huntley-Ragan & Commercial properties. Review statistics to determine if any major or minor adjustments need to be made. Review market areas and any new TIF projects that develop. Do regular pick-up work and sale reviews. Verify accuracy of depreciation tables and site improvements tables with information from the market data.

Assessment Actions Planned for Assessment Year 2019:

We will review the Farm's, B&R Trailer Park and Stamford . Review statistics to see if any new data has appeared that would change any of our tables that are developed from the market. Do regular pick-up work based on building permits and information from the zoning director. Continue use of GIS.

Other functions performed by the assessor's office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real Property)
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 575 schedules; prepare subsequent notices 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 216 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. 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.
9. 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.

10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Date: 07/18/2017

Assessor Jim Wessels