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DEPARTMENT OF REVENUE

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

HOOKER 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 Hooker 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 Hooker 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: Dave Sullivan, Hooker County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

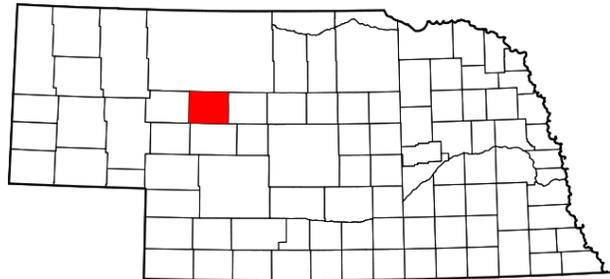
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

**Further information may be found in Exhibit 94*

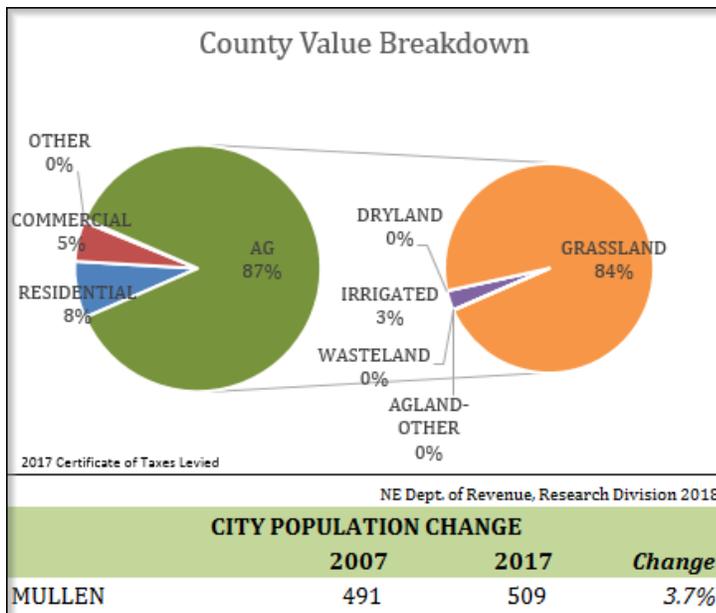
County Overview

With a total area of 721 miles, Hooker County had 708 residents, per the Census Bureau Quick Facts for 2016, a 4% population decline from 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 Hooker County are located in and around Mullen, the county seat. According to the latest information available from the U.S. Census Bureau, there

were 29 employer establishments with total employment of 107.



Agricultural land accounts for the greatest portion of the county's valuation base by a large majority. Grassland makes up a majority of the land in the county. Hooker County is included in the Upper Loup Natural Resource Districts (NRD). The county is located in the heart of the Sand Hills region.

2018 Residential Correlation for Hooker County

Assessment Actions

Hooker County finished a revaluation of residential property throughout the county. Properties were physically inspected and new measurements and pictures were taken. New land, cost, and depreciation tables were implemented.

Description of Analysis

Within the residential class, Hooker County recognizes two valuation groups based on economic characteristics. Although the properties in Valuation Group 2 are distinctly different, there are rarely sales from that group.

Valuation Group	Description
01	Mullen and rural residential
02	Dismal River

During the 2017 assessment practice review, comparison of sold and unsold parcels revealed that sold properties changed more than unsold properties in that assessment year. The Division discussed the findings of the review with the county assessor, who indicated that the county had inadvertently not updated all the residential parcels. The county indicated that they would correct residential assessments for the 2018 assessment year.

Review of the statistical profile for the residential class of property indicates there are 16 qualified sales in the residential class. All three measures of central tendency are exactly 100% and the COD is only 2%. The measures of central tendency and the resulting COD imply a precision in the valuation methodology that is not realistic in a small rural market. The County Abstract of Assessment for Real Property, Form 45 Compared to the 2017 Certificate of Taxes Levied indicates that the residential class increased about 10% while the median of sold parcels only shifted from 98% to 100%. This is expected based on the findings of last year's assessment practice review and indicates that the unsold parcels were increased to market value.

The county assessor and the office assistant have been transparent in explaining to the Division the depreciation process used. Based on the information provided, it is clear that the county has attempted to utilize consistent appraisal methods that could be applied to all parcels; however, the Division will need to review unsold residential assessment and the valuation characteristics involved to ensure properties are uniformly assessed. Based on the small sample and the low COD, the median will not be used to represent the level of value in the county.

2018 Residential Correlation for Hooker County

Assessment Practice Review

Within the residential class, the Division’s annual assessment practice review focuses on the submission and qualification of sales data, the qualification of sales, comparison of sold and unsold properties, and examines all aspects of the valuation process. Regarding sales data, the Division’s periodic audits of sales data confirms that the county submits sales information to the state sales file accurately and within the regulatory time requirements. Review of both qualified and non-qualified sales indicated that the county typically only utilizes about a third of the residential sales. This is a low utilization rate in comparison to other counties; however, review of the file indicates an unusual number of corrective deeds and partial interests that affect the usability rates. The county has qualified sales without a bias.

As previously discussed, the 2017 comparison of sold and unsold data did indicate that sold parcels changed at a larger percentage than unsold parcels. The county assessor’s reported action in 2017 was an adjustment to depreciation tables; after discussion with the county staff, some parcels were inadvertently not adjusted. The county had already planned to inspect all residential properties for 2018, including an update to cost and depreciation tables. Land value tables were also updated for 2018.

Equalization and Quality of Assessment

Although the analysis has provided indicators that the county has valued all residential property at a similar level, the COD is too low to support assessment uniformity. The Division will work with the county assessor to ensure that assessment practices comply with professionally accepted mass appraisal standards.

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
01	16	99.58	99.65	99.52	02.34	100.13
____ALL____	16	99.58	99.65	99.52	02.34	100.13

Level of Value

Based on analysis of all available information, the level of value of residential property in Hooker County is determined to be at the statutory level of 100% of market value.

2018 Commercial Correlation for Hooker County

Assessment Actions

The county assessor completed routine maintenance in a timely manner for commercial property in Hooker County; no other assessment actions were reported.

Description of Analysis

There is only one commercial valuation group within the county, as over 80% of the commercial parcels are in or near the Village of Mullen. Only four qualified commercial sales occurred in the three-year study period. All three measures of central tendency are within the acceptable range, but the sample is too small to utilize as a point estimate of the level of value. The COD improved from 11% to 7% for the 2018 based on seven sales dropping out of the sample and only one sale coming into the sample.

Review of the abstract and the sales file supports that only routine maintenance was completed for the assessment year. Additionally, review of commercial assessment changes over the past ten years indicates that value adjustments are similar to those experienced in the residential class, supporting that commercial values have kept pace with the market.

Assessment Practice Review

Within the commercial class, the assessment practice review looks at sales qualification, comparison of sold and unsold properties, as well as all aspects of the valuation process. Regarding sales usability, actual usability rates vary from year to year, due to the low volume of sales; however, the sales review process confirmed that qualification determinations are made without bias.

The commercial class was last reappraised for the 2017 assessment year. All parcels were physically inspected; land, cost, and depreciation tables were all updated. The 2017 assessment practice review directly examined about a fourth of the commercial parcels in the county and confirmed that sold and unsold properties were uniformly assessed.

Equalization and Quality of Assessment

Based on the assessment practices review, commercial assessments are uniformly assessed within the class. The COD is a function of a recent reappraisal and an extremely small sample of sales.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	4	97.20	96.66	93.37	07.19	103.52
____ALL____	4	97.20	96.66	93.37	07.19	103.52

Level of Value

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

2018 Agricultural Correlation for Hooker County

Assessor Actions

Only routine maintenance was completed for agricultural improvements in Hooker County. A sales study of vacant agricultural land was conducted, and the county assessor decided to make no changes to agricultural land values this year.

Description of Analysis

Review of the statistical profile for the county indicated that there are only five agricultural land sales in the current study period with a median well below the acceptable range. The Division conducted an expanded sales analysis, including four additional sales from within 12 miles of the county. The resulting sample is still small, but indicates a level of value at the low end of the acceptable range.

The county assessor's decision to not make adjustments to agricultural land values this year is consistent with the overall region, where values are flat. The resulting values remain comparable to all adjoining counties. The county abstract of assessment reflects a small decrease to grassland values and a large increase to wasteland. These changes are attributable to the county's compliance with the recent soil conversion, and not a change in the agricultural land tables.

Assessment Practice Review

Within the agricultural land class, the assessment practice review focuses on the qualification of sales, including agricultural land sales involving market premiums or special factors, review of the classification and valuation of agricultural land, including market areas, and the assessment of agricultural homes and outbuildings.

Sales usability rates have been stable over the past several years; in Hooker County usability rates are lower in comparison of other counties, but review of the non-qualified sales roster indicates that most of the sales are partial interest transactions; all available arm's-length sales were utilized for measurement.

Agricultural land in Hooker County is very homogeneous, 99% of the county is grassland, mostly consisting of Valentine Sand soils. Because the land has little variation, only one market area is used. The majority of land outside the Village of Mullen is used for agricultural purposes and is classified and valued accordingly.

Dwellings on agricultural parcels are valued using the same home site and valuation tables that are used to value rural residential parcels. The county establishes its own pricing tables for agricultural outbuildings based on local cost information, age, and condition of the improvements. These tables are updated cyclically when agricultural land is reviewed. Agricultural land parcels are reviewed with aerial imagery, with follow-up physical inspections when additional information is needed.

2018 Agricultural Correlation for Hooker County

Equalization and Quality of Assessment

Although the sample is small, the analysis supports that grassland is within the acceptable range. Comparison to surrounding county values supports that values are equalized across county lines. There will never be a useful sample of irrigated sales, but the county assessor has attempted to increase it similarly with grassland in the county; irrigated values are reasonably comparable to the adjoining counties. The quality of assessment of agricultural land in Hooker County complies with professionally accepted mass appraisal standards.

The following statistics reflect the results of the expanded sales analysis conducted by the Division, which included four additional sales from within 12 miles of Hooker County:

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	1	55.95	55.95	55.95		100.00
1	1	55.95	55.95	55.95		100.00
<u> Grass </u>						
County	8	70.35	66.46	61.05	17.46	108.86
1	8	70.35	66.46	61.05	17.46	108.86
<u> ALL </u>						
10/01/2014 To 09/30/2017	9	69.23	65.29	60.73	17.90	107.51

Level of Value

Based on the review of all available information, the level of value of agricultural property in Hooker County is determined to be at the statutory level of 75% of market value.

2018 Opinions of the Property Tax Administrator for Hooker 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	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	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 Hooker County

Residential Real Property - Current

Number of Sales	16	Median	99.58
Total Sales Price	\$809,000	Mean	99.65
Total Adj. Sales Price	\$809,000	Wgt. Mean	99.52
Total Assessed Value	\$805,103	Average Assessed Value of the Base	\$44,184
Avg. Adj. Sales Price	\$50,563	Avg. Assessed Value	\$50,319

Confidence Interval - Current

95% Median C.I	97.65 to 100.24
95% Wgt. Mean C.I	92.25 to 106.79
95% Mean C.I	97.71 to 101.59
% of Value of the Class of all Real Property Value in the County	6.88
% of Records Sold in the Study Period	4.24
% of Value Sold in the Study Period	4.83

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	22	99	99.07
2016	17	97	97.01
2015	11	100	96.20
2014	12	100	97.12

2018 Commission Summary for Hooker County

Commercial Real Property - Current

Number of Sales	4	Median	97.20
Total Sales Price	\$119,968	Mean	96.66
Total Adj. Sales Price	\$119,968	Wgt. Mean	93.37
Total Assessed Value	\$112,012	Average Assessed Value of the Base	\$125,069
Avg. Adj. Sales Price	\$29,992	Avg. Assessed Value	\$28,003

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	83.61 to 109.71
% of Value of the Class of all Real Property Value in the County	5.27
% of Records Sold in the Study Period	3.92
% of Value Sold in the Study Period	0.88

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	7	100	99.69
2016	9	100	94.72
2015	7	100	94.72
2014	6	100	96.39

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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 : 16
Total Sales Price : 809,000
Total Adj. Sales Price : 809,000
Total Assessed Value : 805,103
Avg. Adj. Sales Price : 50,563
Avg. Assessed Value : 50,319

MEDIAN : 100
WGT. MEAN : 100
MEAN : 100
COD : 02.34
PRD : 100.13

COV : 03.65
STD : 03.64
Avg. Abs. Dev : 02.33
MAX Sales Ratio : 110.03
MIN Sales Ratio : 94.96

95% Median C.I. : 97.65 to 100.24
95% Wgt. Mean C.I. : 92.25 to 106.79
95% Mean C.I. : 97.71 to 101.59

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-OCT-15 To 31-DEC-15	3	98.29	97.68	97.92	00.94	99.75	96.00	98.76	N/A	61,333	60,057
01-JAN-16 To 31-MAR-16	1	110.03	110.03	110.03	00.00	100.00	110.03	110.03	N/A	38,000	41,812
01-APR-16 To 30-JUN-16	4	99.76	99.49	99.14	01.02	100.35	97.65	100.77	N/A	59,250	58,741
01-JUL-16 To 30-SEP-16	4	97.47	98.62	99.34	03.69	99.28	94.96	104.56	N/A	42,625	42,344
01-OCT-16 To 31-DEC-16	1	100.19	100.19	100.19	00.00	100.00	100.19	100.19	N/A	7,500	7,514
01-JAN-17 To 31-MAR-17	1	100.04	100.04	100.04	00.00	100.00	100.04	100.04	N/A	11,000	11,004
01-APR-17 To 30-JUN-17	2	99.35	99.35	99.54	00.76	99.81	98.59	100.11	N/A	80,500	80,132
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	12	99.02	99.62	99.49	02.87	100.13	94.96	110.03	96.00 to 100.77	52,458	52,193
01-OCT-16 To 30-SEP-17	4	100.08	99.73	99.60	00.42	100.13	98.59	100.19	N/A	44,875	44,696
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	10	100.03	100.26	100.15	02.90	100.11	94.96	110.03	95.07 to 104.56	45,300	45,366
<u>ALL</u>	16	99.58	99.65	99.52	02.34	100.13	94.96	110.03	97.65 to 100.24	50,563	50,319

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	16	99.58	99.65	99.52	02.34	100.13	94.96	110.03	97.65 to 100.24	50,563	50,319
<u>ALL</u>	16	99.58	99.65	99.52	02.34	100.13	94.96	110.03	97.65 to 100.24	50,563	50,319

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	16	99.58	99.65	99.52	02.34	100.13	94.96	110.03	97.65 to 100.24	50,563	50,319
06											
07											
<u>ALL</u>	16	99.58	99.65	99.52	02.34	100.13	94.96	110.03	97.65 to 100.24	50,563	50,319

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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 : 16
Total Sales Price : 809,000
Total Adj. Sales Price : 809,000
Total Assessed Value : 805,103
Avg. Adj. Sales Price : 50,563
Avg. Assessed Value : 50,319

MEDIAN : 100
WGT. MEAN : 100
MEAN : 100
COD : 02.34
PRD : 100.13

COV : 03.65
STD : 03.64
Avg. Abs. Dev : 02.33
MAX Sales Ratio : 110.03
MIN Sales Ratio : 94.96

95% Median C.I. : 97.65 to 100.24
95% Wgt. Mean C.I. : 92.25 to 106.79
95% Mean C.I. : 97.71 to 101.59

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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	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	2	100.12	100.12	100.10	00.08	100.02	100.04	100.19	N/A	9,250	9,259	
Less Than 30,000	3	100.19	100.33	100.48	00.24	99.85	100.04	100.77	N/A	14,500	14,570	
___Ranges Excl. Low \$___												
Greater Than 4,999	16	99.58	99.65	99.52	02.34	100.13	94.96	110.03	97.65 to 100.24	50,563	50,319	
Greater Than 14,999	14	99.02	99.58	99.50	02.57	100.08	94.96	110.03	96.00 to 100.77	56,464	56,185	
Greater Than 29,999	13	98.76	99.49	99.46	02.61	100.03	94.96	110.03	96.00 to 100.24	58,885	58,569	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	2	100.12	100.12	100.10	00.08	100.02	100.04	100.19	N/A	9,250	9,259	
15,000 TO 29,999	1	100.77	100.77	100.77	00.00	100.00	100.77	100.77	N/A	25,000	25,192	
30,000 TO 59,999	6	97.15	99.04	98.81	03.80	100.23	94.96	110.03	94.96 to 110.03	39,250	38,785	
60,000 TO 99,999	6	99.02	99.85	99.67	01.52	100.18	97.65	104.56	97.65 to 104.56	71,500	71,263	
100,000 TO 149,999	1	100.11	100.11	100.11	00.00	100.00	100.11	100.11	N/A	101,000	101,108	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ALL___	16	99.58	99.65	99.52	02.34	100.13	94.96	110.03	97.65 to 100.24	50,563	50,319	

46 Hooker
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 : 4
Total Sales Price : 119,968
Total Adj. Sales Price : 119,968
Total Assessed Value : 112,012
Avg. Adj. Sales Price : 29,992
Avg. Assessed Value : 28,003

MEDIAN : 97
WGT. MEAN : 93
MEAN : 97
COD : 07.19
PRD : 103.52

COV : 08.48
STD : 08.20
Avg. Abs. Dev : 06.99
MAX Sales Ratio : 104.25
MIN Sales Ratio : 87.99

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 83.61 to 109.71

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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											
01-APR-15 To 30-JUN-15	2	96.12	96.12	91.95	08.46	104.54	87.99	104.25	N/A	39,650	36,456
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	103.05	103.05	103.05	00.00	100.00	103.05	103.05	N/A	16,669	17,178
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	1	91.34	91.34	91.34	00.00	100.00	91.34	91.34	N/A	24,000	21,922
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	2	96.12	96.12	91.95	08.46	104.54	87.99	104.25	N/A	39,650	36,456
01-OCT-15 To 30-SEP-16	1	103.05	103.05	103.05	00.00	100.00	103.05	103.05	N/A	16,669	17,178
01-OCT-16 To 30-SEP-17	1	91.34	91.34	91.34	00.00	100.00	91.34	91.34	N/A	24,000	21,922
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	2	96.12	96.12	91.95	08.46	104.54	87.99	104.25	N/A	39,650	36,456
01-JAN-16 To 31-DEC-16	1	103.05	103.05	103.05	00.00	100.00	103.05	103.05	N/A	16,669	17,178
<u>ALL</u>	4	97.20	96.66	93.37	07.19	103.52	87.99	104.25	N/A	29,992	28,003

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	4	97.20	96.66	93.37	07.19	103.52	87.99	104.25	N/A	29,992	28,003
<u>ALL</u>	4	97.20	96.66	93.37	07.19	103.52	87.99	104.25	N/A	29,992	28,003

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	4	97.20	96.66	93.37	07.19	103.52	87.99	104.25	N/A	29,992	28,003
04											
<u>ALL</u>	4	97.20	96.66	93.37	07.19	103.52	87.99	104.25	N/A	29,992	28,003

46 Hooker
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 : 4
Total Sales Price : 119,968
Total Adj. Sales Price : 119,968
Total Assessed Value : 112,012
Avg. Adj. Sales Price : 29,992
Avg. Assessed Value : 28,003

MEDIAN : 97
WGT. MEAN : 93
MEAN : 97
COD : 07.19
PRD : 103.52

COV : 08.48
STD : 08.20
Avg. Abs. Dev : 06.99
MAX Sales Ratio : 104.25
MIN Sales Ratio : 87.99

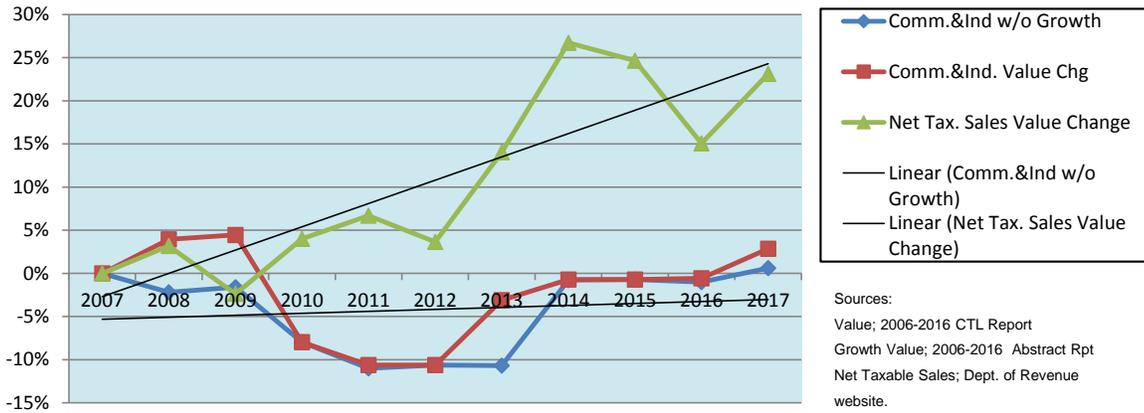
95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 83.61 to 109.71

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	3	103.05	99.55	98.75	04.17	100.81	91.34	104.25	N/A	19,989	19,740	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	4	97.20	96.66	93.37	07.19	103.52	87.99	104.25	N/A	29,992	28,003	
Greater Than 14,999	4	97.20	96.66	93.37	07.19	103.52	87.99	104.25	N/A	29,992	28,003	
Greater Than 29,999	1	87.99	87.99	87.99	00.00	100.00	87.99	87.99	N/A	60,000	52,793	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	3	103.05	99.55	98.75	04.17	100.81	91.34	104.25	N/A	19,989	19,740	
30,000 TO 59,999												
60,000 TO 99,999	1	87.99	87.99	87.99	00.00	100.00	87.99	87.99	N/A	60,000	52,793	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	4	97.20	96.66	93.37	07.19	103.52	87.99	104.25	N/A	29,992	28,003	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
344	1	104.25	104.25	104.25	00.00	100.00	104.25	104.25	N/A	19,299	20,119	
470	1	91.34	91.34	91.34	00.00	100.00	91.34	91.34	N/A	24,000	21,922	
494	2	95.52	95.52	91.26	07.88	104.67	87.99	103.05	N/A	38,335	34,986	
<u>ALL</u>	4	97.20	96.66	93.37	07.19	103.52	87.99	104.25	N/A	29,992	28,003	

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	\$ 12,369,265	\$ 3,940,453	31.86%	\$ 8,428,812	-	\$ 8,041,201	-
2008	\$ 12,855,887	\$ 756,885	5.89%	\$ 12,099,002	-2.18%	\$ 8,297,309	3.18%
2009	\$ 12,920,806	\$ 748,402	5.79%	\$ 12,172,404	-5.32%	\$ 7,849,602	-5.40%
2010	\$ 11,383,154	\$ -	0.00%	\$ 11,383,154	-11.90%	\$ 8,363,521	6.55%
2011	\$ 11,054,650	\$ 47,256	0.43%	\$ 11,007,394	-3.30%	\$ 8,579,347	2.58%
2012	\$ 11,055,106	\$ -	0.00%	\$ 11,055,106	0.00%	\$ 8,334,982	-2.85%
2013	\$ 11,982,903	\$ 934,587	7.80%	\$ 11,048,316	-0.06%	\$ 9,170,195	10.02%
2014	\$ 12,280,943	\$ 7,440	0.06%	\$ 12,273,503	2.43%	\$ 10,190,409	11.13%
2015	\$ 12,281,816	\$ -	0.00%	\$ 12,281,816	0.01%	\$ 10,023,145	-1.64%
2016	\$ 12,299,140	\$ 54,785	0.45%	\$ 12,244,355	-0.31%	\$ 9,253,775	-7.68%
2017	\$ 12,723,265	\$ 279,175	2.19%	\$ 12,444,090	1.18%	\$ 9,901,014	6.99%
Ann %chg	0.28%			Average	-1.95%	1.57%	2.29%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-2.18%	3.93%	3.18%
2009	-1.59%	4.46%	-2.38%
2010	-7.97%	-7.97%	4.01%
2011	-11.01%	-10.63%	6.69%
2012	-10.62%	-10.62%	3.65%
2013	-10.68%	-3.12%	14.04%
2014	-0.77%	-0.71%	26.73%
2015	-0.71%	-0.71%	24.65%
2016	-1.01%	-0.57%	15.08%
2017	0.60%	2.86%	23.13%

County Number: 46
 County Name: Hooker

46 Hooker
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 : 5
Total Sales Price : 4,368,229
Total Adj. Sales Price : 4,368,229
Total Assessed Value : 2,619,886
Avg. Adj. Sales Price : 873,646
Avg. Assessed Value : 523,977

MEDIAN : 56
WGT. MEAN : 60
MEAN : 59
COD : 17.64
PRD : 98.13

COV : 21.58
STD : 12.70
Avg. Abs. Dev : 09.87
MAX Sales Ratio : 74.64
MIN Sales Ratio : 45.00

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 43.09 to 74.63

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	55.95	55.95	55.95	00.00	100.00	55.95	55.95	N/A	434,400	243,065
01-JAN-16 To 31-MAR-16	1	49.50	49.50	49.50	00.00	100.00	49.50	49.50	N/A	1,665,000	824,145
01-APR-16 To 30-JUN-16	2	71.94	71.94	72.28	03.77	99.53	69.23	74.64	N/A	974,415	704,338
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	1	45.00	45.00	45.00	00.00	100.00	45.00	45.00	N/A	320,000	144,001
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15											
01-OCT-15 To 30-SEP-16	4	62.59	62.33	61.16	15.35	101.91	49.50	74.64	N/A	1,012,057	618,971
01-OCT-16 To 30-SEP-17	1	45.00	45.00	45.00	00.00	100.00	45.00	45.00	N/A	320,000	144,001
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	1	55.95	55.95	55.95	00.00	100.00	55.95	55.95	N/A	434,400	243,065
01-JAN-16 To 31-DEC-16	3	69.23	64.46	61.79	12.10	104.32	49.50	74.64	N/A	1,204,610	744,273
<u>ALL</u>	5	55.95	58.86	59.98	17.64	98.13	45.00	74.64	N/A	873,646	523,977

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	55.95	58.86	59.98	17.64	98.13	45.00	74.64	N/A	873,646	523,977
<u>ALL</u>	5	55.95	58.86	59.98	17.64	98.13	45.00	74.64	N/A	873,646	523,977

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
<u>Grass</u>											
County	4	59.37	59.59	60.42	20.78	98.63	45.00	74.64	N/A	983,457	594,205
1	4	59.37	59.59	60.42	20.78	98.63	45.00	74.64	N/A	983,457	594,205
<u>ALL</u>	5	55.95	58.86	59.98	17.64	98.13	45.00	74.64	N/A	873,646	523,977

46 Hooker
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 : 5
 Total Sales Price : 4,368,229
 Total Adj. Sales Price : 4,368,229
 Total Assessed Value : 2,619,886
 Avg. Adj. Sales Price : 873,646
 Avg. Assessed Value : 523,977

MEDIAN : 56
 WGT. MEAN : 60
 MEAN : 59
 COD : 17.64
 PRD : 98.13

COV : 21.58
 STD : 12.70
 Avg. Abs. Dev : 09.87
 MAX Sales Ratio : 74.64
 MIN Sales Ratio : 45.00

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 43.09 to 74.63

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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	1	55.95	55.95	55.95	00.00	100.00	55.95	55.95	N/A	434,400	243,065
1	1	55.95	55.95	55.95	00.00	100.00	55.95	55.95	N/A	434,400	243,065
_____Grass_____											
County	4	59.37	59.59	60.42	20.78	98.63	45.00	74.64	N/A	983,457	594,205
1	4	59.37	59.59	60.42	20.78	98.63	45.00	74.64	N/A	983,457	594,205
_____ALL_____											
	5	55.95	58.86	59.98	17.64	98.13	45.00	74.64	N/A	873,646	523,977

Hooker County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hooker	1	n/a	n/a	n/a	n/a	n/a	1800	1800	1800	1800
Cherry	1	n/a	2300	2300	2299	2088	2070	2092	2100	2139
Thomas	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	2100
Arthur	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
Grant	1	n/a	n/a	n/a	n/a	n/a	1500	1500	1500	1500

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hooker	1	n/a	n/a							
Cherry	1	n/a	725	725	725	725	725	725	725	725
Thomas	1	n/a	n/a							
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Arthur	1	n/a	n/a							
Grant	1	n/a	n/a							

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hooker	1	n/a	n/a	n/a	n/a	n/a	450	450	450	450
Cherry	1	n/a	700	670	645	599	550	425	425	449
Thomas	1	n/a	n/a	465	n/a	465	465	465	465	465
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	407
Grant	1	n/a	n/a	n/a	n/a	n/a	404	404	404	404

County	Mkt Area	CRP	TIMBER	WASTE
Hooker	1	n/a	n/a	9
Cherry	1	725	n/a	73
Thomas	1	n/a	n/a	150
McPherson	1	725	n/a	10
Arthur	1	n/a	n/a	10
Grant	1	n/a	n/a	10

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	9	Median :	69	COV :	23.91	95% Median C.I. :	49.50 to 75.00
Total Sales Price :	7,015,549	Wgt. Mean :	61	STD :	15.61	95% Wgt. Mean C.I. :	50.32 to 71.14
Total Adj. Sales Price :	7,015,549	Mean :	65	Avg. Abs. Dev :	12.39	95% Mean C.I. :	53.29 to 77.29
Total Assessed Value :	4,260,545						
Avg. Adj. Sales Price :	779,505	COD :	17.90	MAX Sales Ratio :	93.83		
Avg. Assessed Value :	473,394	PRD :	107.51	MIN Sales Ratio :	45.00		

Printed : 03/27/2018

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	2	73.41	73.41	59.05	27.83	124.32	52.98	93.83	N/A	1,025,660	605,659
01/01/2015 To 03/31/2015											
04/01/2015 To 06/30/2015											
07/01/2015 To 09/30/2015											
10/01/2015 To 12/31/2015	1	55.95	55.95	55.95		100.00	55.95	55.95	N/A	434,400	243,065
01/01/2016 To 03/31/2016	1	49.50	49.50	49.50		100.00	49.50	49.50	N/A	1,665,000	824,145
04/01/2016 To 06/30/2016	2	71.94	71.94	72.28	03.77	99.53	69.23	74.64	N/A	974,415	704,338
07/01/2016 To 09/30/2016											
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017	3	71.47	63.82	62.59	13.99	101.97	45.00	75.00	N/A	305,333	191,114
04/01/2017 To 06/30/2017											
07/01/2017 To 09/30/2017											
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	2	73.41	73.41	59.05	27.83	124.32	52.98	93.83	N/A	1,025,660	605,659
10/01/2015 To 09/30/2016	4	62.59	62.33	61.16	15.35	101.91	49.50	74.64	N/A	1,012,057	618,971
10/01/2016 To 09/30/2017	3	71.47	63.82	62.59	13.99	101.97	45.00	75.00	N/A	305,333	191,114
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	1	55.95	55.95	55.95		100.00	55.95	55.95	N/A	434,400	243,065
01/01/2016 To 12/31/2016	3	69.23	64.46	61.79	12.10	104.32	49.50	74.64	N/A	1,204,610	744,273

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	9	69.23	65.29	60.73	17.90	107.51	45.00	93.83	49.50 to 75.00	779,505	473,394

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	9	Median :	69	COV :	23.91	95% Median C.I. :	49.50 to 75.00
Total Sales Price :	7,015,549	Wgt. Mean :	61	STD :	15.61	95% Wgt. Mean C.I. :	50.32 to 71.14
Total Adj. Sales Price :	7,015,549	Mean :	65	Avg. Abs. Dev :	12.39	95% Mean C.I. :	53.29 to 77.29
Total Assessed Value :	4,260,545						
Avg. Adj. Sales Price :	779,505	COD :	17.90	MAX Sales Ratio :	93.83		
Avg. Assessed Value :	473,394	PRD :	107.51	MIN Sales Ratio :	45.00		

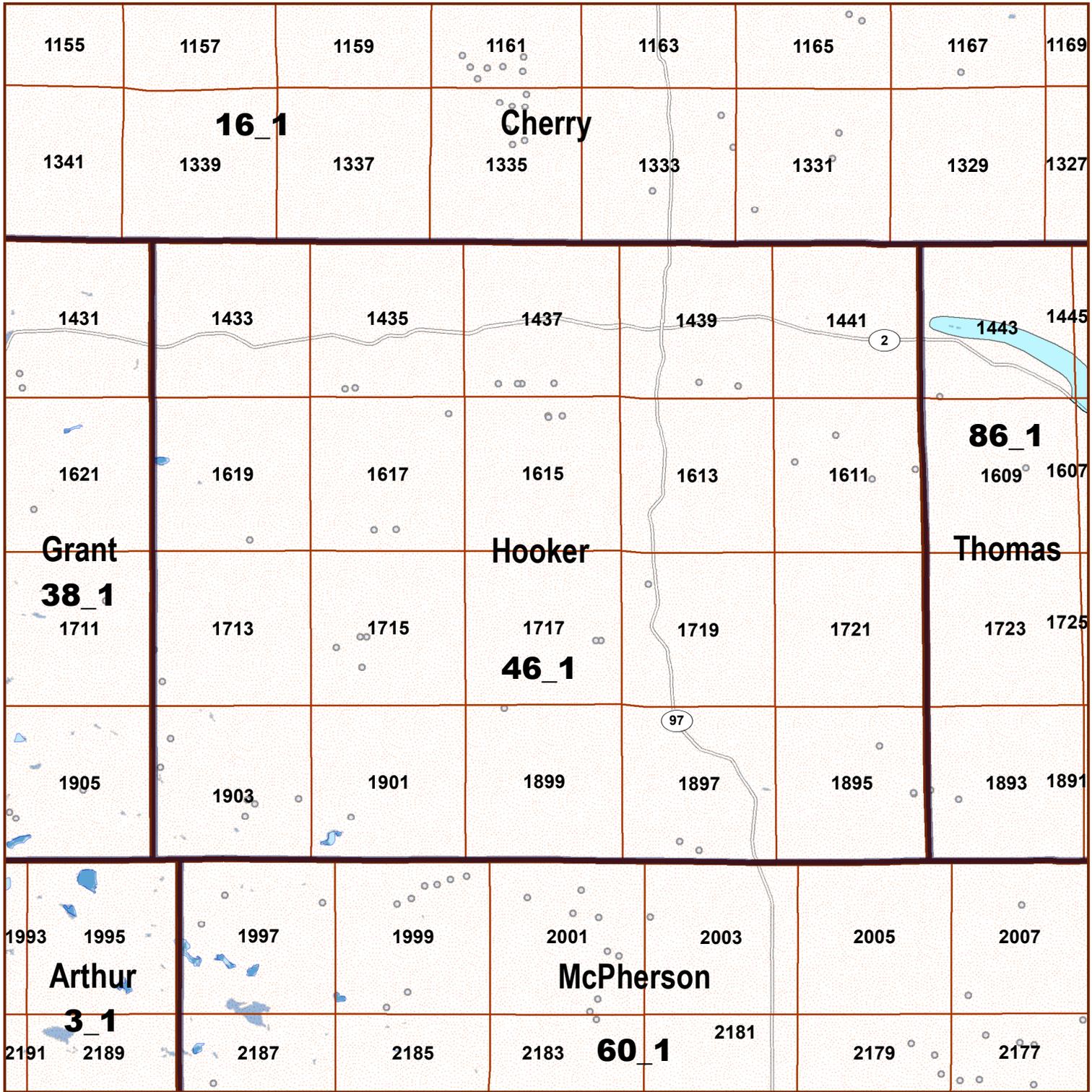
Printed : 03/27/2018

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Grass</u>											
County	8	70.35	66.46	61.05	17.46	108.86	45.00	93.83	45.00 to 93.83	822,644	502,185
1	8	70.35	66.46	61.05	17.46	108.86	45.00	93.83	45.00 to 93.83	822,644	502,185
<u>ALL</u>											
10/01/2014 To 09/30/2017	9	69.23	65.29	60.73	17.90	107.51	45.00	93.83	49.50 to 75.00	779,505	473,394

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	1	55.95	55.95	55.95		100.00	55.95	55.95	N/A	434,400	243,065
1	1	55.95	55.95	55.95		100.00	55.95	55.95	N/A	434,400	243,065
<u>Grass</u>											
County	8	70.35	66.46	61.05	17.46	108.86	45.00	93.83	45.00 to 93.83	822,644	502,185
1	8	70.35	66.46	61.05	17.46	108.86	45.00	93.83	45.00 to 93.83	822,644	502,185
<u>ALL</u>											
10/01/2014 To 09/30/2017	9	69.23	65.29	60.73	17.90	107.51	45.00	93.83	49.50 to 75.00	779,505	473,394



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

Hooker County Map



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

ResRec
Comm&Indust
Total Agland



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	14,997,947	--	--	--	12,369,265	--	--	--	57,620,413	--	--	--
2008	15,568,685	570,738	3.81%	3.81%	12,855,887	486,622	3.93%	3.93%	64,534,741	6,914,328	12.00%	12.00%
2009	15,890,039	321,354	2.06%	5.95%	12,920,806	64,919	0.50%	4.46%	96,941,673	32,406,932	50.22%	68.24%
2010	16,142,533	252,494	1.59%	7.63%	11,383,154	-1,537,652	-11.90%	-7.97%	96,996,511	54,838	0.06%	68.34%
2011	13,115,842	-3,026,691	-18.75%	-12.55%	11,054,650	-328,504	-2.89%	-10.63%	97,130,672	134,161	0.14%	68.57%
2012	13,151,486	35,644	0.27%	-12.31%	11,055,106	456	0.00%	-10.62%	99,333,385	2,202,713	2.27%	72.39%
2013	13,531,459	379,973	2.89%	-9.78%	11,982,903	927,797	8.39%	-3.12%	112,194,565	12,861,180	12.95%	94.71%
2014	13,692,746	161,287	1.19%	-8.70%	12,280,943	298,040	2.49%	-0.71%	117,630,542	5,435,977	4.85%	104.15%
2015	14,090,232	397,486	2.90%	-6.05%	12,281,816	873	0.01%	-0.71%	145,681,934	28,051,392	23.85%	152.83%
2016	14,383,355	293,123	2.08%	-4.10%	12,299,140	17,324	0.14%	-0.57%	175,856,383	30,174,449	20.71%	205.20%
2017	14,835,974	452,619	3.15%	-1.08%	12,723,265	424,125	3.45%	2.86%	209,766,398	33,910,015	19.28%	264.05%

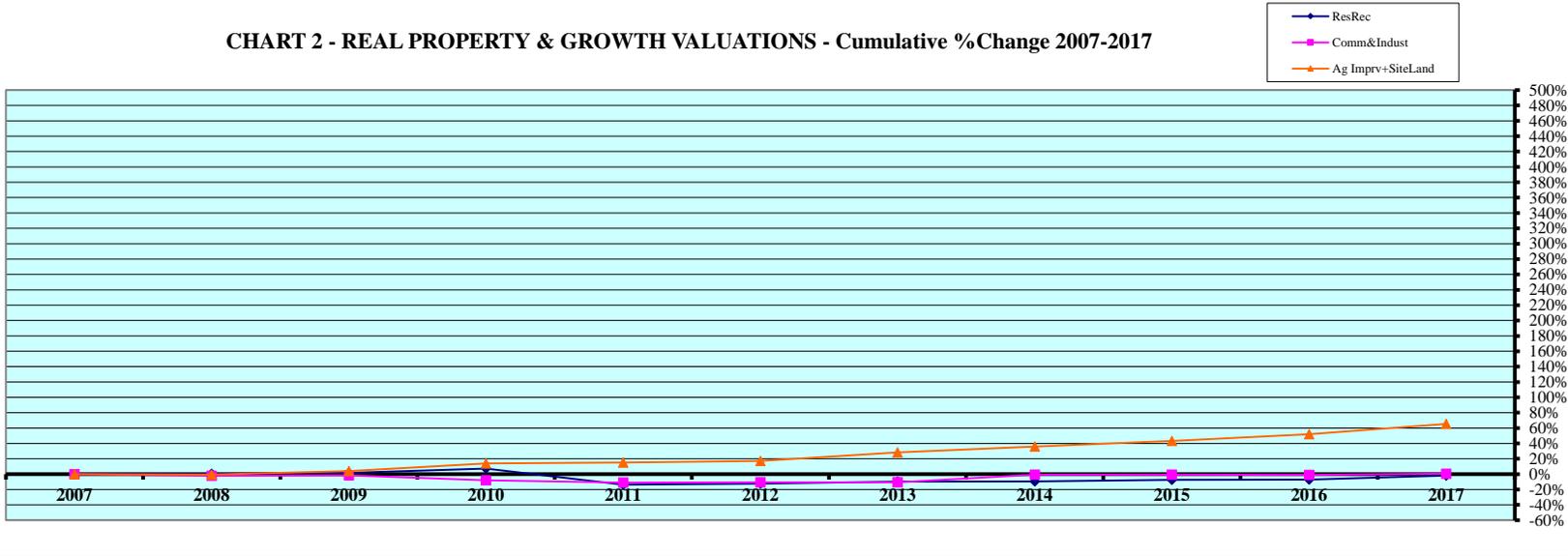
Rate Annual %chg: Residential & Recreational **-0.11%** Commercial & Industrial **0.28%** Agricultural Land **13.79%**

Cnty# **46**
County **HOOKER**

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	14,997,947	635,408	4.24%	14,362,539	--	--	12,369,265	3,940,453	31.86%	8,428,812	--	--
2008	15,568,685	514,003	3.30%	15,054,682	0.38%	0.38%	12,855,887	756,885	5.89%	12,099,002	-2.18%	-2.18%
2009	15,890,039	642,444	4.04%	15,247,595	-2.06%	1.66%	12,920,806	748,402	5.79%	12,172,404	-5.32%	-1.59%
2010	16,142,533	55,926	0.35%	16,086,607	1.24%	7.26%	11,383,154	0	0.00%	11,383,154	-11.90%	-7.97%
2011	13,115,842	174,321	1.33%	12,941,521	-19.83%	-13.71%	11,054,650	47,256	0.43%	11,007,394	-3.30%	-11.01%
2012	13,151,486	5,087	0.04%	13,146,399	0.23%	-12.35%	11,055,106	0	0.00%	11,055,106	0.00%	-10.62%
2013	13,531,459	2,282	0.02%	13,529,177	2.87%	-9.79%	11,982,903	934,587	7.80%	11,048,316	-0.06%	-10.68%
2014	13,692,746	124,872	0.91%	13,567,874	0.27%	-9.54%	12,280,943	7,440	0.06%	12,273,503	2.43%	-0.77%
2015	14,090,232	189,217	1.34%	13,901,015	1.52%	-7.31%	12,281,816	0	0.00%	12,281,816	0.01%	-0.71%
2016	14,383,355	473,654	3.29%	13,909,701	-1.28%	-7.26%	12,299,140	54,785	0.45%	12,244,355	-0.31%	-1.01%
2017	14,835,974	118,500	0.80%	14,717,474	2.32%	-1.87%	12,723,265	279,175	2.19%	12,444,090	1.18%	0.60%
Rate Ann%chg	-0.11%				-1.43%		0.28%				C & I w/o growth	-1.95%

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	2,354,947	76,462	2,431,409	99,512	4.09%	2,331,897	--	--
2008	2,440,465	76,977	2,517,442	99,512	3.95%	2,417,930	-0.55%	-0.55%
2009	2,592,093	93,802	2,685,895	160,190	5.96%	2,525,705	0.33%	3.88%
2010	2,692,609	102,989	2,795,598	24,355	0.87%	2,771,243	3.18%	13.98%
2011	2,754,139	107,444	2,861,583	61,530	2.15%	2,800,053	0.16%	15.16%
2012	2,613,981	451,495	3,065,476	218,978	7.14%	2,846,498	-0.53%	17.07%
2013	2,654,471	502,661	3,157,132	36,541	1.16%	3,120,591	1.80%	28.34%
2014	2,836,642	518,852	3,355,494	51,500	1.53%	3,303,994	4.65%	35.89%
2015	2,957,169	639,170	3,596,339	115,564	3.21%	3,480,775	3.73%	43.16%
2016	3,170,275	772,417	3,942,692	244,754	6.21%	3,697,938	2.83%	52.09%
2017	3,176,091	845,285	4,021,376	0	0.00%	4,021,376	2.00%	65.39%
Rate Ann%chg	3.04%	27.16%	5.16%			Ag Imprv+Site w/o growth	1.76%	

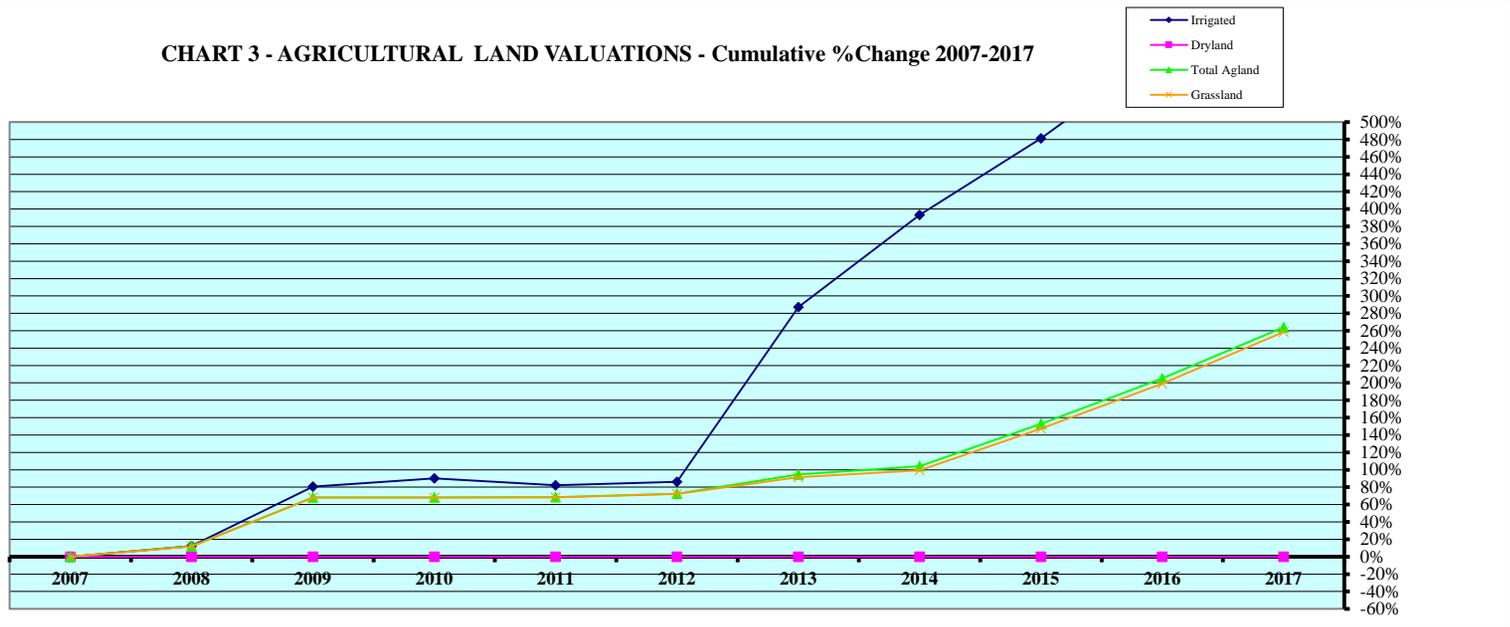
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 46
County HOOKER

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	936,352	--	--	--	0	--	--	--	56,681,716	--	--	--
2008	1,053,072	116,720	12.47%	12.47%	0	0	0	0	63,446,721	6,765,005	11.94%	11.94%
2009	1,692,227	639,155	60.69%	80.73%	0	0	0	0	95,244,756	31,798,035	50.12%	68.03%
2010	1,780,240	88,013	5.20%	90.13%	0	0	0	0	95,211,581	-33,175	-0.03%	67.98%
2011	1,705,440	-74,800	-4.20%	82.14%	0	0	0	0	95,420,542	208,961	0.22%	68.34%
2012	1,744,201	38,761	2.27%	86.28%	0	0	0	0	97,584,494	2,163,952	2.27%	72.16%
2013	3,626,000	1,881,799	107.89%	287.25%	0	0	0	0	108,563,875	10,979,381	11.25%	91.53%
2014	4,616,976	990,976	27.33%	393.08%	0	0	0	0	113,008,651	4,444,776	4.09%	99.37%
2015	5,442,855	825,879	17.89%	481.28%	0	0	0	0	140,234,164	27,225,513	24.09%	147.41%
2016	6,389,262	946,407	17.39%	582.36%	0	0	0	0	169,462,206	29,228,042	20.84%	198.97%
2017	6,522,300	133,038	2.08%	596.56%	0	0	0	0	203,238,998	33,776,792	19.93%	258.56%

Rate Ann.%chg: Irrigated Dryland Grassland

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	2,345	--	--	--	0	--	--	--	57,620,413	--	--	--
2008	2,345	0	0.00%	0.00%	32,603	32,603	--	--	64,534,741	6,914,328	12.00%	12.00%
2009	4,690	2,345	100.00%	100.00%	0	-32,603	-100.00%	--	96,941,673	32,406,932	50.22%	68.24%
2010	4,690	0	0.00%	100.00%	0	0	0	0	96,996,511	54,838	0.06%	68.34%
2011	4,690	0	0.00%	100.00%	0	0	0	0	97,130,672	134,161	0.14%	68.57%
2012	4,690	0	0.00%	100.00%	0	0	0	0	99,333,385	2,202,713	2.27%	72.39%
2013	4,690	0	0.00%	100.00%	0	0	0	0	112,194,565	12,861,180	12.95%	94.71%
2014	4,915	225	4.80%	109.59%	0	0	0	0	117,630,542	5,435,977	4.85%	104.15%
2015	4,915	0	0.00%	109.59%	0	0	0	0	145,681,934	28,051,392	23.85%	152.83%
2016	4,915	0	0.00%	109.59%	0	0	0	0	175,856,383	30,174,449	20.71%	205.20%
2017	5,100	185	3.76%	117.48%	0	0	0	0	209,766,398	33,910,015	19.28%	264.05%

Cnty#
County

Rate Ann.%chg: Total Agric Land

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	937,627	3,677	255			0	0				56,683,535	451,736	125		
2008	1,053,072	3,761	280	9.80%	9.80%	0	0				63,402,905	451,495	140	11.91%	11.91%
2009	1,692,227	3,846	440	57.14%	72.55%	0	0				95,347,453	451,767	211	50.29%	68.20%
2010	1,774,520	4,033	440	0.00%	72.55%	0	0				95,222,207	451,178	211	0.00%	68.20%
2011	1,705,440	3,876	440	0.00%	72.55%	0	0				95,404,798	452,033	211	0.00%	68.20%
2012	1,744,201	3,876	450	2.27%	76.47%	0	0				97,585,316	452,108	216	2.27%	72.02%
2013	3,876,000	3,876	1,000	122.22%	292.16%	0	0				108,503,875	452,104	240	11.19%	91.26%
2014	4,601,251	3,681	1,250	25.00%	390.20%	0	0				113,044,600	451,804	250	4.25%	99.40%
2015	5,442,855	3,629	1,500	20.00%	488.24%	0	0				140,233,931	451,788	310	24.06%	147.37%
2016	6,389,262	3,651	1,750	16.67%	586.28%	0	0				169,480,285	451,715	375	20.87%	199.01%
2017	6,522,300	3,624	1,800	2.86%	605.88%	0	0				203,238,998	451,655	450	19.94%	258.61%

Rate Annual %chg Average Value/Acre: 21.58%

13.62%

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	2,345	469	5			0	0				57,623,507	455,882	126		
2008	2,345	469	5	0.00%	0.00%	0	0				64,458,322	455,725	141	11.90%	11.90%
2009	4,690	469	10	100.00%	100.00%	0	0				97,044,370	456,082	213	50.44%	68.34%
2010	4,690	469	10	0.00%	100.00%	0	0				97,001,417	455,680	213	0.04%	68.41%
2011	4,690	469	10	0.00%	100.00%	0	0				97,114,928	456,378	213	-0.04%	68.35%
2012	4,690	469	10	0.00%	100.00%	0	0				99,334,207	456,453	218	2.27%	72.17%
2013	4,690	469	10	0.00%	100.00%	0	0				112,384,565	456,449	246	13.14%	94.79%
2014	4,690	469	10	0.00%	100.00%	0	0				117,650,541	455,954	258	4.80%	104.14%
2015	4,915	492	10	0.00%	100.00%	0	0				145,681,701	455,908	320	23.84%	152.80%
2016	4,915	492	10	0.00%	100.00%	0	0				175,874,462	455,858	386	20.74%	205.23%
2017	5,100	510	10	0.00%	100.01%	0	0				209,766,398	455,788	460	19.29%	264.10%

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HOOKE

Rate Annual %chg Average Value/Acre: 13.79%

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 1,802	Value : 242,183,788	Growth 521,293	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	24	105,338	11	48,797	31	1,814,930	66	1,969,065	
02. Res Improve Land	262	758,436	36	290,805	3	46,070	301	1,095,311	
03. Res Improvements	268	10,597,305	37	2,493,943	6	501,901	311	13,593,149	
04. Res Total	292	11,461,079	48	2,833,545	37	2,362,901	377	16,657,525	349,843
% of Res Total	77.45	68.80	12.73	17.01	9.81	14.19	20.92	6.88	67.11
05. Com UnImp Land	8	39,326	5	30,857	11	531,900	24	602,083	
06. Com Improve Land	53	143,478	10	91,628	13	2,323,131	76	2,558,237	
07. Com Improvements	54	1,921,245	11	442,102	13	7,233,390	78	9,596,737	
08. Com Total	62	2,104,049	16	564,587	24	10,088,421	102	12,757,057	0
% of Com Total	60.78	16.49	15.69	4.43	23.53	79.08	5.66	5.27	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	292	11,461,079	48	2,833,545	37	2,362,901	377	16,657,525	349,843
% of Res & Rec Total	77.45	68.80	12.73	17.01	9.81	14.19	20.92	6.88	67.11
Com & Ind Total	62	2,104,049	16	564,587	24	10,088,421	102	12,757,057	0
% of Com & Ind Total	60.78	16.49	15.69	4.43	23.53	79.08	5.66	5.27	0.00
17. Taxable Total	354	13,565,128	64	3,398,132	61	12,451,322	479	29,414,582	349,843
% of Taxable Total	73.90	46.12	13.36	11.55	12.73	42.33	26.58	12.15	67.11

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	34	11	65	110

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	8	80,537	1,223	193,915,585	1,231	193,996,122
28. Ag-Improved Land	0	0	7	223,619	80	14,346,324	87	14,569,943
29. Ag Improvements	0	0	8	351,648	84	3,851,493	92	4,203,141
30. Ag Total							1,323	212,769,206

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	7	7.00	7,000	
33. HomeSite Improvements	0	0.00	0	8	7.00	320,919	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	5	5.04	5,040	
37. FarmSite Improvements	0	0.00	0	4	0.00	30,729	
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	2	2.00	2,000	2	2.00	2,000	
32. HomeSite Improv Land	61	64.49	64,490	68	71.49	71,490	
33. HomeSite Improvements	71	61.49	2,705,685	79	68.49	3,026,604	171,450
34. HomeSite Total				81	73.49	3,100,094	
35. FarmSite UnImp Land	3	3.82	3,820	3	3.82	3,820	
36. FarmSite Improv Land	59	66.02	66,020	64	71.06	71,060	
37. FarmSite Improvements	71	0.00	1,145,808	75	0.00	1,176,537	0
38. FarmSite Total				78	74.88	1,251,417	
39. Road & Ditches	0	1,008.44	0	0	1,008.44	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				159	1,156.81	4,351,511	171,450

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	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	1,024.09	28.40%	1,843,362	28.40%	1,800.00
51. 4A1	1,648.95	45.73%	2,968,110	45.73%	1,800.00
52. 4A	933.17	25.88%	1,679,706	25.88%	1,800.00
53. Total	3,606.21	100.00%	6,491,178	100.00%	1,800.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	12,938.27	2.88%	5,822,366	2.88%	450.01
69. 4G1	22,236.11	4.96%	10,006,430	4.96%	450.01
70. 4G	413,499.99	92.16%	186,075,697	92.16%	450.00
71. Total	448,674.37	100.00%	201,904,493	100.00%	450.00
Irrigated Total					
	3,606.21	0.79%	6,491,178	3.11%	1,800.00
Dry Total					
	0.00	0.00%	0	0.00%	0.00
Grass Total					
	448,674.37	98.67%	201,904,493	96.87%	450.00
72. Waste	2,447.15	0.54%	22,024	0.01%	9.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.32	0.00%	0	0.00%	0.00
75. Market Area Total	454,727.73	100.00%	208,417,695	100.00%	458.34

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	3,606.21	6,491,178	3,606.21	6,491,178
77. Dry Land	0.00	0	0.00	0	0.00	0	0.00	0
78. Grass	0.00	0	649.14	292,116	448,025.23	201,612,377	448,674.37	201,904,493
79. Waste	0.00	0	0.00	0	2,447.15	22,024	2,447.15	22,024
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.32	0	0.32	0
82. Total	0.00	0	649.14	292,116	454,078.59	208,125,579	454,727.73	208,417,695

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	3,606.21	0.79%	6,491,178	3.11%	1,800.00
Dry Land	0.00	0.00%	0	0.00%	0.00
Grass	448,674.37	98.67%	201,904,493	96.87%	450.00
Waste	2,447.15	0.54%	22,024	0.01%	9.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.32	0.00%	0	0.00%	0.00
Total	454,727.73	100.00%	208,417,695	100.00%	458.34

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 Hooker County	41	1,919,302	37	334,919	41	2,917,368	82	5,171,589	87,523
83.2 Village Of Mullen	25	49,763	264	760,392	270	10,675,781	295	11,485,936	262,320
84 Residential Total	66	1,969,065	301	1,095,311	311	13,593,149	377	16,657,525	349,843

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Hooker County	15	561,181	22	2,412,365	23	7,667,758	38	10,641,304	0
85.2	Village Of Mullen	9	40,902	54	145,872	55	1,928,979	64	2,115,753	0
86	Commercial Total	24	602,083	76	2,558,237	78	9,596,737	102	12,757,057	0

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	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	12,938.27	2.88%	5,822,366	2.88%	450.01
93. 4G1	22,236.11	4.96%	10,006,430	4.96%	450.01
94. 4G	413,499.99	92.16%	186,075,697	92.16%	450.00
95. Total	448,674.37	100.00%	201,904,493	100.00%	450.00
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	448,674.37	100.00%	201,904,493	100.00%	450.00
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	448,674.37	100.00%	201,904,493	100.00%	450.00

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

46 Hooker

	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	14,835,974	16,657,525	1,821,551	12.28%	349,843	9.92%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	3,176,091	3,100,094	-75,997	-2.39%	171,450	-7.79%
04. Total Residential (sum lines 1-3)	18,012,065	19,757,619	1,745,554	9.69%	521,293	6.80%
05. Commercial	12,723,265	12,757,057	33,792	0.27%	0	0.27%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	12,723,265	12,757,057	33,792	0.27%	0	0.27%
08. Ag-Farmsite Land, Outbuildings	845,285	1,251,417	406,132	48.05%	0	48.05%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	845,285	1,251,417	406,132	48.05%	0	48.05%
12. Irrigated	6,522,300	6,491,178	-31,122	-0.48%		
13. Dryland	0	0	0			
14. Grassland	203,238,998	201,904,493	-1,334,505	-0.66%		
15. Wasteland	5,100	22,024	16,924	331.84%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	209,766,398	208,417,695	-1,348,703	-0.64%		
18. Total Value of all Real Property (Locally Assessed)	241,347,013	242,183,788	836,775	0.35%	521,293	0.13%

2018 Assessment Survey for Hooker 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:
	\$80,658 - This budget includes all offices managed by the Ex Officio Assessor with the exception of the election office
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$500 - Tax Valuation Inc. consulting fee
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,000 - Includes TerraScan and GIS build out
11.	Amount of the assessor's budget set aside for education/workshops:
	\$825 (including clerk education)
12.	Other miscellaneous funds:
	N/A, budget includes all functions of being ex officio.
13.	Amount of last year's assessor's budget not used:
	N/A, budget includes all functions of being ex officio with the exception of elections set up and software costs.

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan owned by Thomson Reuters
2.	CAMA software:
	TerraScan owned by Thomson Reuters
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes - www.hooker.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop with research done by Clerk.
8.	Personal Property software:
	TerraScan owned by Thomson Reuters

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?
	Mullen and a one mile radius around the village.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	GIS Workshop.
3.	Other services:
	TerraScan owned by Thomson Reuters

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Consulted on an hourly rate with Ron Elliott of Professional Property Valuation Services if needed.
2.	If so, is the appraisal or listing service performed under contract?
	Not contracted.
3.	What appraisal certifications or qualifications does the County require?
	Would be a credentialed appraiser.
4.	Have the existing contracts been approved by the PTA?
	Not at this time.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Used only as a consultant to go over the depreciation tables constructed by the county assessor.

2018 Residential Assessment Survey for Hooker County

1.	Valuation data collection done by:																							
	County 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="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Mullen and Rural - would consist primarily of all residential property within the county, the county is primarily all ranch land and Mullen is the only town.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Dismal River - is for a recreational subdivision along the Dismal River exclusive to only members wanting to be a part of the golfing community. The market for the property in this subdivision compares to none other in the county.</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>	1	Mullen and Rural - would consist primarily of all residential property within the county, the county is primarily all ranch land and Mullen is the only town.	2	Dismal River - is for a recreational subdivision along the Dismal River exclusive to only members wanting to be a part of the golfing community. The market for the property in this subdivision compares to none other in the county.	AG	Agricultural homes and outbuildings.												
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																							
1	Mullen and Rural - would consist primarily of all residential property within the county, the county is primarily all ranch land and Mullen is the only town.																							
2	Dismal River - is for a recreational subdivision along the Dismal River exclusive to only members wanting to be a part of the golfing community. The market for the property in this subdivision compares to none other in the county.																							
AG	Agricultural homes and outbuildings.																							
3.	List and describe the approach(es) used to estimate the market value of residential properties.																							
	Since there are so few sales the cost approach is the primary approach to value, and a sale price per square foot will be looked at as well.																							
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 built from the market.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	No - currently there are no homes in the Dismal River grouping.																							
6.	Describe the methodology used to determine the residential lot values?																							
	A per square foot method, with size increments.																							
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																							
	Lots values are established from the market.																							
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 15%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 30%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2015-16</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2015-16</td> <td style="text-align: center;">2015-17</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2017	2016	2017	2017	2	2017	2016	2017	2017	AG	2015-16	2013	2015-16	2015-17
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																				
1	2017	2016	2017	2017																				
2	2017	2016	2017	2017																				
AG	2015-16	2013	2015-16	2015-17																				

2018 Commercial Assessment Survey for Hooker County

1.	Valuation data collection done by:				
	County 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>			
	1	All commercial property within Hooker County.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	Primarily the cost approach with sales used to establish depreciation if available. There is not enough income information to make it meaningful.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	The expertise of a contracted appraiser will be sought in the valuation of unique commercial properties.				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?				
	The depreciation is built from the market.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	N/A				
6.	Describe the methodology used to determine the commercial lot values.				
	By square foot with size increments.				
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2016	2016	2016

2018 Agricultural Assessment Survey for Hooker County

1.	Valuation data collection done by:							
	County 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="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0</td> <td>Hooker County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-nine percent grassland, with a small amount of irrigated acres.</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	0	Hooker County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-nine percent grassland, with a small amount of irrigated acres.	2014
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
0	Hooker County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-nine percent grassland, with a small amount of irrigated acres.	2014						
	Irrigated acres were checked against NRD certified acres. GIS aerials are 2014.							
3.	Describe the process used to determine and monitor market areas.							
	N/A							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	This area is primarily ranch land. Small acreages that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. As of this interview non-agricultural influences have not been identified that would cause a parcel to be considered recreational.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	No - Mullen Subdivision: 1st acre \$1750, 2 plus acres are valued at \$1000 per acre Rural Residential: 1-20 acres \$1000 per acre, 21 plus acres \$500 per acre Rural Farm Home Sites: \$1000 per acre, generally only have two acres at this value and rest of the land is valued as agricultural.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	N/A							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
7c.	Describe the non-agricultural influences recognized within the county.							
	N/A							
7d.	Where is the influenced area located within the county?							

	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2017 Plan of Assessment for Hooker County

Assessment Years 2018, 2019 and 2020

Date: June 28, 2017

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, 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 Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;

- 2)75% of actual value for agricultural land and horticultural land; and
- 3)75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2004).

General Description of Real Property in Hooker County:

Per the 2017 County Abstract, Hooker County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	373	21%	7.8%
Commercial	99	5 %	5.3%
Agricultural	1322	74 %	86.9%

Agricultural land - taxable acres 455,857 (*e.g. if predominant property in your county*)

Other pertinent facts: 99 percent of the county is Sandhills grassland and the primary agricultural activity is cow/calf ranching.

New Property: For assessment year 2017, an estimated 5 building permits and/or information statements were filed for new property construction/additions in the county.

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

Current Resources

A. Staff/Budget/Training

Staff/Budget/Training

I have held the position of County Clerk/Assessor for 18 and ½ years, and operate the office with the help of one full-time assistant. I have attended the Property Assessment and Taxation Department’s training and will continue taking training to remain an accredited assessor. The Clerk/Assessor is responsible for all necessary reports and filings. My office is open to the public 35 hours per week.

The budget for the County Clerk is \$85315.00 for the 2016-2017 fiscal year, the county board did approve funding of payment for Gisworkshop subscription and Village buildout, and Terrascan software in the current budget.

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

Mapping and Software

Hooker county's cadastral maps are current GIS data and are updated through GISWorkshop as needed to date. The Village of Mullen and Hooker County are zoned. Hooker County is currently contracted with GISWorkshop for GIS mapping and annual maintenance, with the mapping of the village to be completed in 2016. The new land classifications have been entered in the Terra Scan software. The County has contracted with ASI/Terra Scan for computer services for the assessor. Data entry is current for all improvements and assessment and replacement cost sheets can be printed. This includes sketching and photos. The system will print property record cards, and attached photos. I currently use sales and statistical analysis from the Property Assessment and Taxation Department.

C. Property Record Cards – quantity and quality of property information, current listings, photo, sketches, etc.

Procedure Manual\ Record Cards

Hooker County does not currently have a written procedure manual. As the assessor is the only person handling the assessment function, things are normally done using the same methods consistently. I plan to write a procedure manual using the resources available to me. I have requested procedure manual templates and copies of procedure manuals to aid in the inception of these manuals. Property Assessment and Taxation could be helpful in articulating a viable procedure manual. The property record cards are available in Terrascan and can be printed on demand, and are additionally available through the Gisworkshop interface.

D. Software for CAMA, Assessment Administration, GIS

E. Web based – property record information access

Current Assessment Procedures for Real Property (for example describe):

The assessor is also the Register of Deeds, and property listing and inventory is coordinated with that office and the Village Zoning authority, County Zoning to aid in discovery of real property. Data Collection is done on a regular basis and listing is current and accurate.

A. Discover, List & Inventory all property (e.g. how you handle processes for Real Estate Transfers & ownership changes, Sales Review, building permits/information statements).

B. Data Collection (e.g. frequency & method of physical property inspections, listing, gather market and income data).

Data Verification/ Sales Review

The assessor reviews sales by telephone and has instituted annual trips to review rural parcels. Some physical review is done to ascertain that records are current. I have instituted consistent review of sales. Zoning of the county is another tool for discovery of valuation changes within the county.

C. Review assessment sales ratio studies before assessment actions (e.g. how you perform A/S ratio

studies internally or work with Field Liaison on analysis of A/S ratio studies).

2017 R&O Statistics

Property Class	Median	COD	PRD
Residential	99	06.14	100.96
Commercial	100	11.28	107.68
Agricultural	75	28.75	119.22

There are issues of uniformity and the following plan will address the correctable items. The assessor is unable to address the low number of sales in the classes.

D. Approaches to Value (e.g. how you perform mass appraisal techniques or calibrate models, etc):

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:

Property Property Class	Median	COD	PRD
Residential	99	06.14	100.96
Commercial	100	11.28	107.68
Agricultural	75	28.75	119.22

*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 2018:

Residential (and/or subclasses): 2018

Residential-This class of property will have appraisal maintenance and the assessor will review properties in 2018. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Commercial (and/or subclasses): Commercial-This class of property will have appraisal maintenance and the assessor will review properties in 2018. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements

Agricultural Land (and/or subclasses): Agricultural-This class of property will be analyzed for differences within and between land classification groups annually. I will continue the physical inspection process instituted previously and return to each part of the county in a 2-year rotation. Sales review and pick-up work will be completed for agricultural properties. Additionally, I will review 1/3 of the unimproved parcels with the aid of Gis Base maps.

Assessment Actions Planned for Assessment Year 2019:

Residential (and/or subclasses): 2019

Residential- This class of property will have appraisal maintenance and the assessor will review properties in 2019. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Commercial (and/or subclasses): Commercial-This class of property will be reviewed and a sales review and pickup work will be completed. Value will be determined in traditional manner with new replacement cost and correlation to final value.

Agricultural Land (and/or subclasses): Agricultural-This class of property will have reappraisal for 2019. The reappraisal will be completed by the assessor. This class be analyzed for differences within and between land classification groups annually. I will continue the physical inspection process instituted previously and return to each part of the county in a 2-year rotation. Sales review and pick-up work will be completed for agricultural properties. Additionally, I will review 1/3 of the unimproved parcels with the aid of Gis Base maps.

Assessment Actions Planned for Assessment Year 2020:

Residential (and/or subclasses): 2020

Residential- The maintenance will be completed by the assessor. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Commercial (and/or subclasses): Commercial- This class of property will have reappraisal for 2020. A complete new appraisal will be completed by the beginning of the tax year, utilizing the 2017 M&S cost tables. Normal maintenance will be done, including sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Agricultural Land (and/or subclasses): Agricultural-This class of property will be analyzed for differences within and between land classification groups annually. I will continue the physical inspection process instituted previously and return to each part of the county in a 2-year rotation. Sales review and pick-up work will be completed for agricultural properties. Additionally, I will review 1/3 of the unimproved parcels with the aid of Gis Base maps.

Assessment Actions Planned for Assessment Year 2018:

1. Record Maintenance, Mapping updates, & Ownership changes – Implement GIS parcel mapping within the Village of Mullen through GISWorkshop.

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:

- a. Abstracts (Real & Personal Property)
- b. Assessor Survey
- c. Sales information to PA&T 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 40 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 75 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – N/A
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 and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. (*e.g. XX hours and/or frequency*)

Conclusion:

Summarize current budget request & resources needed for the future to achieve assessment actions planned.

Conclusion

The assessor's priority for the coming year will be to appraise the residential properties in the county. Update information and continue to make these inspections on a regular basis. Reconciliation of Value and Market Analysis following reappraisal will be accomplished with the help of contracted appraiser. The assessor will also complete all pick-up work for residential, commercial and agricultural properties, as well as make all sales information available to the taxpayers. The assessor will continue to review property and will attempt to complete reviews on commercial, residential and agricultural properties. Assessor will implement new costing information on completion of this cycle of reviews.

GIS will be maintained.

Finally, the assessor will consider a formal written policy and procedures manual. This manual could define practices and procedures and illuminate goals of assessment.

Respectfully submitted:

Assessor signature: _____ Date: _____

Copy distribution: Submit the plan to county board of equalization on or before July 31 of each year. Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 of each year.