

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

HOWARD COUNTY

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Howard 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 Howard 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: Neal Dethlefs, Howard County Assessor

Property Assessment Division
Ruth A Sorensen, Administrator
revenue.nebraska.gov/PAD

PO Box 98919
Lincoln, Nebraska 68509-8919
PHONE 402-471-5984 FAX 402-471-5993

Table of Contents

2018 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

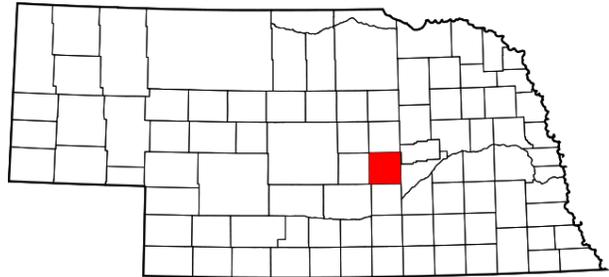
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

**Further information may be found in Exhibit 94*

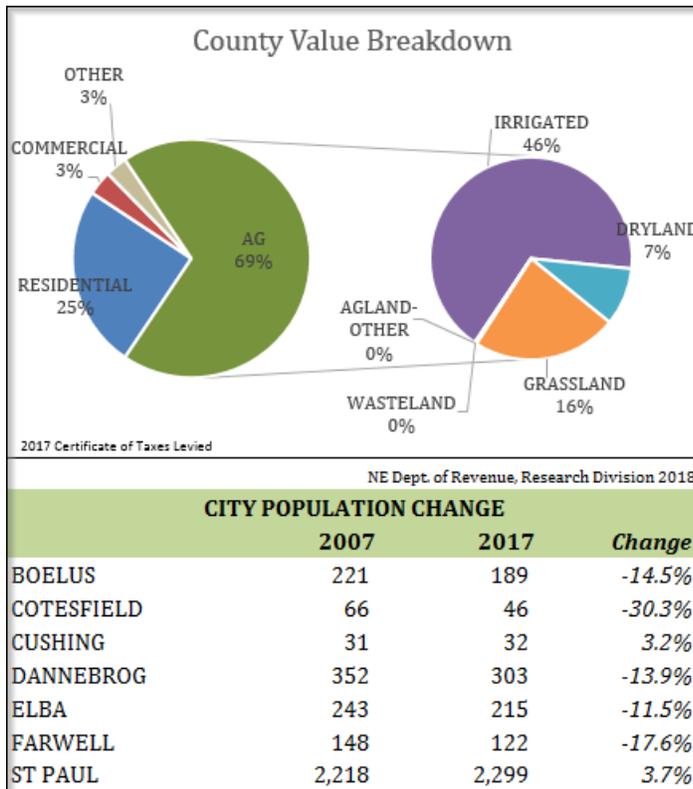
County Overview

With a total area of 569 miles, Howard County had 6,429 residents, per the Census Bureau Quick Facts for 2016, a 3% population increase over the 2010 U.S. Census. Reports indicated that 78% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Howard County are located in and around the county seat of St. Paul. According to the latest information available from the U.S. Census

Bureau, there were 166 employer establishments with total employment of 1,057.



Agricultural land contributes the majority of value to the county's overall valuation base. A mix of grass and irrigated land makes up a majority of the land in the county. Howard County is included in both the Central Platte and Lower Loup Natural Resource Districts (NRD). In top livestock inventory items, Howard County ranks fourth in sheep and lambs (USDA AgCensus).

2018 Residential Correlation for Howard County

Assessment Actions

For the 2018 assessment actions, all properties in valuation grouping 2-Small Town were reviewed and inspected, with updated lot values and depreciation put on. Rural residential and rural farm homes and outbuildings in market area 7300 were physically reviewed and inspected. The first acre home site was increased to 18,000 with the excess acres also increasing.

All pick up work was also completed and placed on the assessment roll.

Description of Analysis

Residential sales are stratified into three valuation groups that are based on the assessor locations in the county.

| Valuation Grouping | Description |
|---------------------------|--------------------|
| 1 | St. Paul |
| 2 | Small Town |
| 3 | Rural |

The statistical sampling of 118 residential sales is an adequate and reliable sample for the measurement of the residential property, and supports a level of value within the acceptable range. All three measures of central tendency correlate very closely. The qualitative measures also are considered reasonable.

The assessment actions in Howard County are applied uniformly. An analysis of the sold properties in each valuation grouping and the abstract shows similar movement of the unsold properties, which supports the use of the median in determining the level of value for the class. The movement of the residential market in Howard County is consistent with that of other counties in this region.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The county's sales verification process includes a telephone interview starting with the seller, then buyer, then a realtor, if involved; the county has found the response rate to be much better utilizing this method as opposed to sending a questionnaire. The interview questions are based on a sample

2018 Residential Correlation for Howard County

questionnaire provided by the Division. If the county does not receive any response during the telephone interview then a follow-up letter is sent out, however the response rate to that letter is poor. On-site review of the property is conducted only if the verification process indicates that the property is different than reflected on the property record card. Adjustments for any personal property are made only after verification that an adjustment is warranted. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The inspection process entails an on-site physical inspection of the property by the county assessor and/or staff. The inspection date and type of inspection are recorded on the property record card; photographs are taken.

The county has identified three valuation groupings within the residential class of property: St. Paul, Small Towns, and Rural. The county has established valuation groupings that represent economic areas within the county.

Equalization and Quality of Assessment

All valuation groups with a sufficient number of sales have met an acceptable level of value. The statistical analysis and a review of the assessment practices indicate that there is uniformity and equalization with the assessment of the residential property.

The COD and PRD both support that values are equitably assessed. All the evidence supports that assessment practices in Howard County comply with generally accepted mass appraisal standards.

| VALUATION GROUPING | | | | | | |
|--------------------|------------|--------------|--------------|--------------|--------------|---------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 01 | 69 | 97.53 | 98.06 | 97.63 | 03.94 | 100.44 |
| 02 | 27 | 97.65 | 100.38 | 101.56 | 05.66 | 98.84 |
| 03 | 22 | 94.21 | 93.53 | 91.65 | 09.10 | 102.05 |
| <u>ALL</u> | <u>118</u> | <u>97.41</u> | <u>97.75</u> | <u>96.35</u> | <u>05.30</u> | <u>101.45</u> |

Level of Value

Based on the review of all available information, the level of value of residential property in Howard County is 97%.

2018 Commercial Correlation for Howard County

Assessment Actions

Only routine maintenance was completed for the current assessment year.

Description of Analysis

Currently there are three valuation groups within the commercial class.

| Valuation Grouping | Description |
|---------------------------|--------------------|
| 1 | St. Paul |
| 2 | Small Towns |
| 3 | Rural |

Frequently there are too few sales to rely on the median for the level of value, so several aspects of the data are examined to develop an opinion of value. No single analysis carries all of the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are important in the level of value decision.

For this study period, there were 15 commercial sales profiled for the three valuation groups. No single occupancy code carried a large majority of the sales. The County has adjusted the costing and depreciation tables and they have inspected properties within the six-year cycle. Both the median and mean measures of central tendency are within the acceptable range, while the weighted mean is high, but can be attributed to two high dollar sales. The COD and PRD improve with hypothetically removing the two high dollar sales.

When reviewing the historical movement of the commercial values (excluding growth) over time Howard County exhibits an average change of 3.37% over 10 years. Most comparable counties within the same region also demonstrate value increases (excluding growth) of approximately 2-5% over this ten-year period. The trend is a reasonable indicator that values have remained equalized with other counties.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The county's sales verification process includes a telephone interview starting with the seller, then buyer, then

2018 Commercial Correlation for Howard County

a realtor, if involved; the county has found the response rate to be much better utilizing this method as opposed to sending a questionnaire. The interview questions are based on a sample questionnaire provided by the Division. If the county does not receive any response during the telephone interview then a follow-up letter is sent out; however, the response rate to that letter is poor. On-site review of the property is conducted only if the verification process indicates that the property is different than reflected on the property record card. Adjustments for any personal property are made only after verification that an adjustment is warranted. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification.

The review also looked at the filing of 521 real estate transfers as well as a check of the values reported on the Assessed Value Update. The 521's are being filed monthly and the AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The inspection process entails an on-site physical inspection of the property by the county assessor and/or staff and contracted appraiser when necessary. The inspection date and type of inspection are recorded on the property record card; photographs are taken.

The county has identified three valuation groups within the commercial class of property: St. Paul, Small Towns, and Rural. Lot value studies are conducted in conjunction with the six-year review and inspection cycle. The county has established valuation groups that represent economic areas within the county.

Equalization and Quality of Assessment

When reviewing the statistics, it is evident that the County does not have a valuation group with enough sales to deem the statistics reliable. However, confidence in the assessment practices of the County and evaluation of the general movement of assessed values relative to the market indicate that the County has uniformly valued the commercial class of property.

| VALUATION GROUPING | | | | | | |
|--------------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 01 | 5 | 94.18 | 81.29 | 81.95 | 22.11 | 99.19 |
| 02 | 9 | 95.81 | 97.52 | 83.84 | 19.83 | 116.32 |
| 03 | 1 | 180.81 | 180.81 | 180.81 | 00.00 | 100.00 |
| <u> ALL </u> | 15 | 95.81 | 97.66 | 118.95 | 25.17 | 82.10 |

2018 Commercial Correlation for Howard County

Level of Value

Based on their assessment practices, Howard County has valued the commercial property on a regular basis, consistently and uniformly and has achieved the statutory level of value of 100% for the commercial class of property.

2018 Agricultural Correlation for Howard County

Assessment Actions

Assessment actions taken to address agricultural land for assessment year 2018 included the following overall adjustments: dry land decreased by approximately 3.42%; while grassland decreased 4.86%. Land use continues to be inspected with the latest GIS imagery.

All pick up work was also completed and placed on the assessment roll.

Description of Analysis

The agricultural land acres in Howard County is made up of 48% grassland, 41% irrigated and 10% dry land. Although the county has identified three market areas within the agricultural class of property, one valuation model is applied to the entire county. All counties adjoining Howard County are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

Analysis of the sample reveals forty-four qualified sales with all three overall measures of central tendency falling within acceptable range. The qualitative statistics are also reasonable for the agricultural class. The 80% majority land use grass (MLU) subclass statistics support that values are within the acceptable range.

When comparing the counties schedule of values to the adjoining counties with similar markets it appears that Howard County's values are relatively similar and equalized.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The county's sales verification process includes a phone interview starting with the seller, then buyer, then a realtor, if involved. The county has found the response rate to be much better utilizing this method as opposed to sending a questionnaire. The interview questions are based on a sample questionnaire provided by the Division. If the county does not receive any response during the phone interview then a follow-up letter is sent out, however the response rate to that letter is poor. On-site review of the property is conducted only if the verification process indicates that the property is different than reflected on the property record card. Adjustments for any personal property are made only after verification that an adjustment is warranted. Review by the Division

2018 Agricultural Correlation for Howard County

of the non-qualified sales indicates that sales are generally coded properly and include a reasonable explanation for non-qualification.

Discussions were held with the county assessor to review the agricultural land sales to ensure that only sales that reflect market value are used to establish the assessed value of real property.

The review also looked at the filing of real estate transfer statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for the agricultural land class was discussed with the county assessor. The review was determined to be systematic and comprehensive; land use is reviewed as new imagery is available. Additionally, physical inspections are used to gather information and other characteristics that affect value. Inspection of agricultural improvements is completed within the six-year inspection and review cycle and on the same schedule as rural residential properties.

Although the county has identified three market areas within the agricultural class of property, one valuation model is applied to the entire county. A sales analysis is studied each year and supports the one valuation model.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The land use of a parcel is reviewed through aerial imagery and physical inspection of the parcel. Conversations with the county assessor indicate that if agricultural activity is observed on the majority of the parcel, then the parcel is considered agricultural regardless of size. The county assessor also reviews information from the landowner, such as personal property schedules, and records from the Farm Service Agency and Natural Resources District. Although the county assessor does not have a written policy in place to define agricultural or non-agricultural land, there is no reason to believe that the county is not considering the primary use of the parcel to identify and value agricultural land.

Equalization

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites.

The analysis supports that the county has achieved equalization; comparison of Howard County values compared to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform proportions of market value. The quality of assessment of agricultural land in Howard County complies with professionally accepted mass appraisal standards.

2018 Agricultural Correlation for Howard County

| 80%MLU By Market Area | | | | | | |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| <u>Irrigated</u> | | | | | | |
| County | 15 | 70.18 | 70.87 | 69.26 | 07.38 | 102.32 |
| 7100 | 15 | 70.18 | 70.87 | 69.26 | 07.38 | 102.32 |
| <u>Grass</u> | | | | | | |
| County | 14 | 71.33 | 79.28 | 72.15 | 26.17 | 109.88 |
| 7100 | 14 | 71.33 | 79.28 | 72.15 | 26.17 | 109.88 |
| <hr/> | | | | | | |
| <u>ALL</u> | 44 | 70.29 | 73.81 | 70.42 | 17.77 | 104.81 |

Level of Value

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

2018 Opinions of the Property Tax Administrator for Howard County

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

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

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Howard County

Residential Real Property - Current

| | | | |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales | 118 | Median | 97.41 |
| Total Sales Price | \$14,659,657 | Mean | 97.75 |
| Total Adj. Sales Price | \$14,659,657 | Wgt. Mean | 96.35 |
| Total Assessed Value | \$14,124,900 | Average Assessed Value of the Base | \$103,680 |
| Avg. Adj. Sales Price | \$124,234 | Avg. Assessed Value | \$119,703 |

Confidence Interval - Current

| | |
|--|----------------|
| 95% Median C.I | 96.38 to 98.37 |
| 95% Wgt. Mean C.I | 94.42 to 98.28 |
| 95% Mean C.I | 96.20 to 99.30 |
| % of Value of the Class of all Real Property Value in the County | 20.00 |
| % of Records Sold in the Study Period | 4.74 |
| % of Value Sold in the Study Period | 5.47 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2017 | 142 | 99 | 98.81 |
| 2016 | 154 | 94 | 93.52 |
| 2015 | 155 | 95 | 95.38 |
| 2014 | 120 | 98 | 97.71 |

2018 Commission Summary for Howard County

Commercial Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales | 15 | Median | 95.81 |
| Total Sales Price | \$1,180,850 | Mean | 97.66 |
| Total Adj. Sales Price | \$1,180,850 | Wgt. Mean | 118.95 |
| Total Assessed Value | \$1,404,660 | Average Assessed Value of the Base | \$114,294 |
| Avg. Adj. Sales Price | \$78,723 | Avg. Assessed Value | \$93,644 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 81.41 to 106.39 |
| 95% Wgt. Mean C.I | 60.64 to 177.27 |
| 95% Mean C.I | 76.46 to 118.86 |
| % of Value of the Class of all Real Property Value in the County | 3.39 |
| % of Records Sold in the Study Period | 3.92 |
| % of Value Sold in the Study Period | 3.21 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2017 | 22 | 96 | 96.26 |
| 2016 | 15 | 100 | 97.33 |
| 2015 | 18 | 100 | 99.84 |
| 2014 | 11 | 100 | 84.08 |

**47 Howard
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 : 118
 Total Sales Price : 14,659,657
 Total Adj. Sales Price : 14,659,657
 Total Assessed Value : 14,124,900
 Avg. Adj. Sales Price : 124,234
 Avg. Assessed Value : 119,703

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 98
 COD : 05.30
 PRD : 101.45

COV : 08.81
 STD : 08.61
 Avg. Abs. Dev : 05.16
 MAX Sales Ratio : 146.65
 MIN Sales Ratio : 70.13

95% Median C.I. : 96.38 to 98.37
 95% Wgt. Mean C.I. : 94.42 to 98.28
 95% Mean C.I. : 96.20 to 99.30

Printed:3/20/2018 11:02:46AM

| 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>Qrtrs</u> | | | | | | | | | | | | |
| 01-OCT-15 To 31-DEC-15 | 13 | 96.39 | 95.66 | 91.73 | 04.41 | 104.28 | 73.47 | 107.71 | 93.35 to 99.85 | 98,693 | 90,531 | |
| 01-JAN-16 To 31-MAR-16 | 9 | 98.16 | 101.62 | 101.92 | 05.54 | 99.71 | 93.79 | 118.54 | 96.09 to 114.34 | 104,811 | 106,826 | |
| 01-APR-16 To 30-JUN-16 | 25 | 98.37 | 97.69 | 97.11 | 03.72 | 100.60 | 86.98 | 112.29 | 95.34 to 99.72 | 116,252 | 112,896 | |
| 01-JUL-16 To 30-SEP-16 | 18 | 99.26 | 102.06 | 100.44 | 07.97 | 101.61 | 76.48 | 146.65 | 95.97 to 103.54 | 112,833 | 113,332 | |
| 01-OCT-16 To 31-DEC-16 | 14 | 96.36 | 97.45 | 97.10 | 02.81 | 100.36 | 92.58 | 103.45 | 94.71 to 101.07 | 153,324 | 148,879 | |
| 01-JAN-17 To 31-MAR-17 | 9 | 98.71 | 97.21 | 96.39 | 05.15 | 100.85 | 88.43 | 105.16 | 89.07 to 102.91 | 167,722 | 161,668 | |
| 01-APR-17 To 30-JUN-17 | 11 | 96.98 | 95.30 | 90.57 | 09.01 | 105.22 | 70.13 | 119.37 | 81.21 to 105.57 | 132,218 | 119,752 | |
| 01-JUL-17 To 30-SEP-17 | 19 | 95.25 | 95.21 | 95.05 | 04.13 | 100.17 | 80.10 | 104.88 | 93.52 to 98.92 | 125,559 | 119,347 | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-15 To 30-SEP-16 | 65 | 98.06 | 99.04 | 97.73 | 05.38 | 101.34 | 73.47 | 146.65 | 97.09 to 99.69 | 110,209 | 107,703 | |
| 01-OCT-16 To 30-SEP-17 | 53 | 96.65 | 96.16 | 95.04 | 05.04 | 101.18 | 70.13 | 119.37 | 94.71 to 98.22 | 141,435 | 134,419 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-16 To 31-DEC-16 | 66 | 98.16 | 99.37 | 98.52 | 05.02 | 100.86 | 76.48 | 146.65 | 96.87 to 99.72 | 121,623 | 119,820 | |
| <u>ALL</u> | 118 | 97.41 | 97.75 | 96.35 | 05.30 | 101.45 | 70.13 | 146.65 | 96.38 to 98.37 | 124,234 | 119,703 | |

| VALUATION GROUPING | | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|---------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|---------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | | |
| 01 | 69 | 97.53 | 98.06 | 97.63 | 03.94 | 100.44 | 80.10 | 119.37 | 96.62 to 98.71 | 123,891 | 120,952 | |
| 02 | 27 | 97.65 | 100.38 | 101.56 | 05.66 | 98.84 | 92.31 | 146.65 | 95.29 to 99.94 | 66,671 | 67,709 | |
| 03 | 22 | 94.21 | 93.53 | 91.65 | 09.10 | 102.05 | 70.13 | 117.78 | 87.59 to 100.22 | 195,957 | 179,594 | |
| <u>ALL</u> | 118 | 97.41 | 97.75 | 96.35 | 05.30 | 101.45 | 70.13 | 146.65 | 96.38 to 98.37 | 124,234 | 119,703 | |

| PROPERTY TYPE * | | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|---------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | | |
| 01 | 118 | 97.41 | 97.75 | 96.35 | 05.30 | 101.45 | 70.13 | 146.65 | 96.38 to 98.37 | 124,234 | 119,703 | |
| 06 | | | | | | | | | | | | |
| 07 | | | | | | | | | | | | |
| <u>ALL</u> | 118 | 97.41 | 97.75 | 96.35 | 05.30 | 101.45 | 70.13 | 146.65 | 96.38 to 98.37 | 124,234 | 119,703 | |

**47 Howard
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 : 118
 Total Sales Price : 14,659,657
 Total Adj. Sales Price : 14,659,657
 Total Assessed Value : 14,124,900
 Avg. Adj. Sales Price : 124,234
 Avg. Assessed Value : 119,703

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 98
 COD : 05.30
 PRD : 101.45

COV : 08.81
 STD : 08.61
 Avg. Abs. Dev : 05.16
 MAX Sales Ratio : 146.65
 MIN Sales Ratio : 70.13

95% Median C.I. : 96.38 to 98.37
 95% Wgt. Mean C.I. : 94.42 to 98.28
 95% Mean C.I. : 96.20 to 99.30

Printed:3/20/2018 11:02:46AM

| 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 | 7 | 95.97 | 96.40 | 96.19 | 01.48 | 100.22 | 93.79 | 98.70 | 93.79 to 98.70 | 21,500 | 20,681 | |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | | |
| Greater Than 4,999 | 118 | 97.41 | 97.75 | 96.35 | 05.30 | 101.45 | 70.13 | 146.65 | 96.38 to 98.37 | 124,234 | 119,703 | |
| Greater Than 14,999 | 118 | 97.41 | 97.75 | 96.35 | 05.30 | 101.45 | 70.13 | 146.65 | 96.38 to 98.37 | 124,234 | 119,703 | |
| Greater Than 29,999 | 111 | 97.46 | 97.83 | 96.35 | 05.53 | 101.54 | 70.13 | 146.65 | 96.39 to 98.71 | 130,713 | 125,947 | |
| <u>Incremental Ranges</u> | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | | |
| 15,000 TO 29,999 | 7 | 95.97 | 96.40 | 96.19 | 01.48 | 100.22 | 93.79 | 98.70 | 93.79 to 98.70 | 21,500 | 20,681 | |
| 30,000 TO 59,999 | 17 | 97.30 | 99.34 | 99.00 | 04.71 | 100.34 | 92.31 | 119.37 | 94.51 to 99.91 | 44,944 | 44,496 | |
| 60,000 TO 99,999 | 31 | 98.92 | 100.09 | 100.09 | 05.82 | 100.00 | 80.10 | 146.65 | 95.55 to 100.20 | 76,445 | 76,513 | |
| 100,000 TO 149,999 | 29 | 97.35 | 98.10 | 98.11 | 04.63 | 99.99 | 76.48 | 118.54 | 95.72 to 99.94 | 120,611 | 118,328 | |
| 150,000 TO 249,999 | 22 | 97.97 | 96.02 | 95.96 | 05.39 | 100.06 | 70.13 | 104.88 | 90.92 to 101.48 | 190,417 | 182,721 | |
| 250,000 TO 499,999 | 12 | 93.47 | 92.53 | 92.19 | 06.93 | 100.37 | 73.47 | 105.16 | 87.59 to 99.18 | 307,369 | 283,369 | |
| 500,000 TO 999,999 | | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | | |
| <u>ALL</u> | 118 | 97.41 | 97.75 | 96.35 | 05.30 | 101.45 | 70.13 | 146.65 | 96.38 to 98.37 | 124,234 | 119,703 | |

47 Howard
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 : 15
Total Sales Price : 1,180,850
Total Adj. Sales Price : 1,180,850
Total Assessed Value : 1,404,660
Avg. Adj. Sales Price : 78,723
Avg. Assessed Value : 93,644

MEDIAN : 96
WGT. MEAN : 119
MEAN : 98
COD : 25.17
PRD : 82.10

COV : 39.19
STD : 38.27
Avg. Abs. Dev : 24.12
MAX Sales Ratio : 180.81
MIN Sales Ratio : 49.01

95% Median C.I. : 81.41 to 106.39
95% Wgt. Mean C.I. : 60.64 to 177.27
95% Mean C.I. : 76.46 to 118.86

Printed:3/20/2018 11:02:48AM

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 | 1 | 96.18 | 96.18 | 96.18 | 00.00 | 100.00 | 96.18 | 96.18 | N/A | 18,000 | 17,312 |
| 01-APR-15 To 30-JUN-15 | 2 | 101.35 | 101.35 | 98.14 | 05.15 | 103.27 | 96.13 | 106.56 | N/A | 6,500 | 6,379 |
| 01-JUL-15 To 30-SEP-15 | 1 | 180.81 | 180.81 | 180.81 | 00.00 | 100.00 | 180.81 | 180.81 | N/A | 440,000 | 795,571 |
| 01-OCT-15 To 31-DEC-15 | 3 | 94.18 | 120.19 | 96.94 | 31.43 | 123.98 | 88.80 | 177.60 | N/A | 13,167 | 12,764 |
| 01-JAN-16 To 31-MAR-16 | 1 | 106.39 | 106.39 | 106.39 | 00.00 | 100.00 | 106.39 | 106.39 | N/A | 175,000 | 186,182 |
| 01-APR-16 To 30-JUN-16 | 1 | 53.75 | 53.75 | 53.75 | 00.00 | 100.00 | 53.75 | 53.75 | N/A | 60,000 | 32,249 |
| 01-JUL-16 To 30-SEP-16 | 1 | 49.01 | 49.01 | 49.01 | 00.00 | 100.00 | 49.01 | 49.01 | N/A | 19,500 | 9,556 |
| 01-OCT-16 To 31-DEC-16 | | | | | | | | | | | |
| 01-JAN-17 To 31-MAR-17 | 2 | 94.00 | 94.00 | 101.44 | 08.29 | 92.67 | 86.21 | 101.79 | N/A | 85,425 | 86,658 |
| 01-APR-17 To 30-JUN-17 | 1 | 50.32 | 50.32 | 50.32 | 00.00 | 100.00 | 50.32 | 50.32 | N/A | 200,000 | 100,630 |
| 01-JUL-17 To 30-SEP-17 | 2 | 88.61 | 88.61 | 86.21 | 08.13 | 102.78 | 81.41 | 95.81 | N/A | 22,500 | 19,398 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-14 To 30-SEP-15 | 4 | 101.37 | 119.92 | 175.30 | 23.45 | 68.41 | 96.13 | 180.81 | N/A | 117,750 | 206,410 |
| 01-OCT-15 To 30-SEP-16 | 6 | 91.49 | 94.96 | 90.57 | 33.99 | 104.85 | 49.01 | 177.60 | 49.01 to 177.60 | 49,000 | 44,380 |
| 01-OCT-16 To 30-SEP-17 | 5 | 86.21 | 83.11 | 75.21 | 15.28 | 110.50 | 50.32 | 101.79 | N/A | 83,170 | 62,548 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-15 To 31-DEC-15 | 7 | 96.18 | 120.04 | 169.23 | 27.60 | 70.93 | 88.80 | 180.81 | 88.80 to 180.81 | 72,929 | 123,419 |
| 01-JAN-16 To 31-DEC-16 | 3 | 53.75 | 69.72 | 89.58 | 35.59 | 77.83 | 49.01 | 106.39 | N/A | 84,833 | 75,996 |
| <u>ALL</u> | 15 | 95.81 | 97.66 | 118.95 | 25.17 | 82.10 | 49.01 | 180.81 | 81.41 to 106.39 | 78,723 | 93,644 |

VALUATION GROUPING

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 01 | 5 | 94.18 | 81.29 | 81.95 | 22.11 | 99.19 | 50.32 | 106.39 | N/A | 127,400 | 104,404 |
| 02 | 9 | 95.81 | 97.52 | 83.84 | 19.83 | 116.32 | 49.01 | 177.60 | 81.41 to 106.56 | 11,539 | 9,674 |
| 03 | 1 | 180.81 | 180.81 | 180.81 | 00.00 | 100.00 | 180.81 | 180.81 | N/A | 440,000 | 795,571 |
| <u>ALL</u> | 15 | 95.81 | 97.66 | 118.95 | 25.17 | 82.10 | 49.01 | 180.81 | 81.41 to 106.39 | 78,723 | 93,644 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|-------|-------|--------|-----------------|----------------------|----------------|
| 02 | | | | | | | | | | | |
| 03 | 15 | 95.81 | 97.66 | 118.95 | 25.17 | 82.10 | 49.01 | 180.81 | 81.41 to 106.39 | 78,723 | 93,644 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 15 | 95.81 | 97.66 | 118.95 | 25.17 | 82.10 | 49.01 | 180.81 | 81.41 to 106.39 | 78,723 | 93,644 |

47 Howard
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 : 15 | MEDIAN : 96 | COV : 39.19 | 95% Median C.I. : 81.41 to 106.39 |
| Total Sales Price : 1,180,850 | WGT. MEAN : 119 | STD : 38.27 | 95% Wgt. Mean C.I. : 60.64 to 177.27 |
| Total Adj. Sales Price : 1,180,850 | MEAN : 98 | Avg. Abs. Dev : 24.12 | 95% Mean C.I. : 76.46 to 118.86 |
| Total Assessed Value : 1,404,660 | | | |
| Avg. Adj. Sales Price : 78,723 | COD : 25.17 | MAX Sales Ratio : 180.81 | |
| Avg. Assessed Value : 93,644 | PRD : 82.10 | MIN Sales Ratio : 49.01 | |

Printed:3/20/2018 11:02:48AM

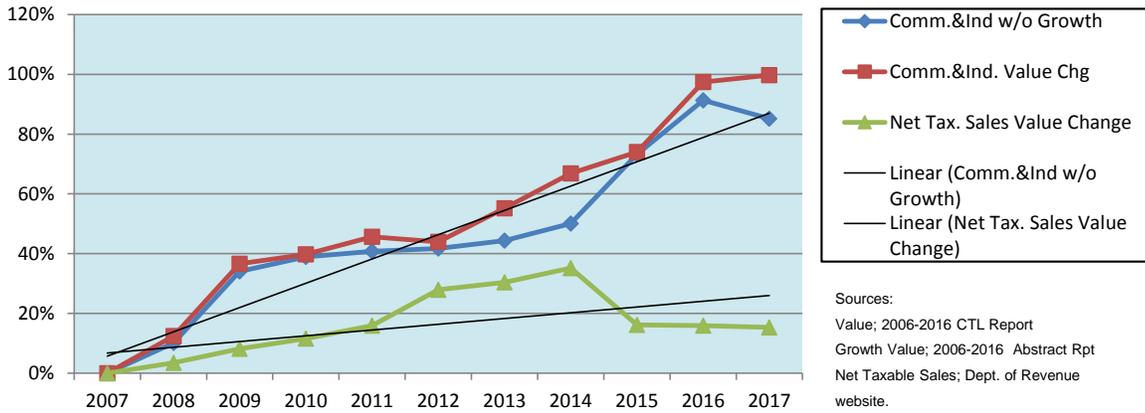
SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|---------------|--------------|--------------|--------------|---------------|------------------------|----------------------|----------------|
| Low \$ Ranges | | | | | | | | | | | |
| Less Than 5,000 | 4 | 97.68 | 114.79 | 104.25 | 27.94 | 110.11 | 86.21 | 177.60 | N/A | 2,713 | 2,828 |
| Less Than 15,000 | 5 | 96.13 | 111.06 | 100.26 | 22.71 | 110.77 | 86.21 | 177.60 | N/A | 4,270 | 4,281 |
| Less Than 30,000 | 8 | 95.97 | 99.54 | 84.83 | 20.40 | 117.34 | 49.01 | 177.60 | 49.01 to 177.60 | 9,231 | 7,831 |
| Ranges Excl. Low \$ | | | | | | | | | | | |
| Greater Than 4,999 | 11 | 95.81 | 91.43 | 119.09 | 23.97 | 76.77 | 49.01 | 180.81 | 50.32 to 106.39 | 106,364 | 126,668 |
| Greater Than 14,999 | 10 | 95.00 | 90.97 | 119.30 | 26.56 | 76.25 | 49.01 | 180.81 | 50.32 to 106.39 | 115,950 | 138,326 |
| Greater Than 29,999 | 7 | 94.18 | 95.52 | 121.23 | 30.87 | 78.79 | 50.32 | 180.81 | 50.32 to 180.81 | 158,143 | 191,716 |
| Incremental Ranges | | | | | | | | | | | |
| 0 TO 4,999 | 4 | 97.68 | 114.79 | 104.25 | 27.94 | 110.11 | 86.21 | 177.60 | N/A | 2,713 | 2,828 |
| 5,000 TO 14,999 | 1 | 96.13 | 96.13 | 96.13 | 00.00 | 100.00 | 96.13 | 96.13 | N/A | 10,500 | 10,094 |
| 15,000 TO 29,999 | 3 | 95.81 | 80.33 | 78.55 | 16.41 | 102.27 | 49.01 | 96.18 | N/A | 17,500 | 13,747 |
| 30,000 TO 59,999 | 2 | 87.80 | 87.80 | 88.29 | 07.28 | 99.45 | 81.41 | 94.18 | N/A | 32,500 | 28,693 |
| 60,000 TO 99,999 | 1 | 53.75 | 53.75 | 53.75 | 00.00 | 100.00 | 53.75 | 53.75 | N/A | 60,000 | 32,249 |
| 100,000 TO 149,999 | | | | | | | | | | | |
| 150,000 TO 249,999 | 3 | 101.79 | 86.17 | 84.28 | 18.36 | 102.24 | 50.32 | 106.39 | N/A | 180,667 | 152,270 |
| 250,000 TO 499,999 | 1 | 180.81 | 180.81 | 180.81 | 00.00 | 100.00 | 180.81 | 180.81 | N/A | 440,000 | 795,571 |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |
| ALL | 15 | 95.81 | 97.66 | 118.95 | 25.17 | 82.10 | 49.01 | 180.81 | 81.41 to 106.39 | 78,723 | 93,644 |

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-----------|--------------|--------------|---------------|--------------|--------------|--------------|---------------|------------------------|----------------------|----------------|
| 304 | 3 | 106.56 | 124.32 | 114.17 | 27.78 | 108.89 | 88.80 | 177.60 | N/A | 2,333 | 2,664 |
| 311 | 1 | 50.32 | 50.32 | 50.32 | 00.00 | 100.00 | 50.32 | 50.32 | N/A | 200,000 | 100,630 |
| 344 | 1 | 94.18 | 94.18 | 94.18 | 00.00 | 100.00 | 94.18 | 94.18 | N/A | 35,000 | 32,963 |
| 350 | 1 | 95.81 | 95.81 | 95.81 | 00.00 | 100.00 | 95.81 | 95.81 | N/A | 15,000 | 14,372 |
| 351 | 1 | 106.39 | 106.39 | 106.39 | 00.00 | 100.00 | 106.39 | 106.39 | N/A | 175,000 | 186,182 |
| 353 | 1 | 53.75 | 53.75 | 53.75 | 00.00 | 100.00 | 53.75 | 53.75 | N/A | 60,000 | 32,249 |
| 406 | 3 | 81.41 | 72.21 | 69.91 | 15.23 | 103.29 | 49.01 | 86.21 | N/A | 17,783 | 12,433 |
| 418 | 1 | 96.18 | 96.18 | 96.18 | 00.00 | 100.00 | 96.18 | 96.18 | N/A | 18,000 | 17,312 |
| 447 | 1 | 96.13 | 96.13 | 96.13 | 00.00 | 100.00 | 96.13 | 96.13 | N/A | 10,500 | 10,094 |
| 453 | 1 | 101.79 | 101.79 | 101.79 | 00.00 | 100.00 | 101.79 | 101.79 | N/A | 167,000 | 169,997 |
| 528 | 1 | 180.81 | 180.81 | 180.81 | 00.00 | 100.00 | 180.81 | 180.81 | N/A | 440,000 | 795,571 |
| ALL | 15 | 95.81 | 97.66 | 118.95 | 25.17 | 82.10 | 49.01 | 180.81 | 81.41 to 106.39 | 78,723 | 93,644 |

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 | \$ 21,495,773 | \$ 48,916 | 0.23% | \$ 21,446,857 | - | \$ 29,839,337 | - |
| 2008 | \$ 24,167,831 | \$ 495,248 | 2.05% | \$ 23,672,583 | 10.13% | \$ 30,883,648 | 3.50% |
| 2009 | \$ 29,357,282 | \$ 550,018 | 1.87% | \$ 28,807,264 | 19.20% | \$ 32,284,057 | 4.53% |
| 2010 | \$ 30,042,850 | \$ 184,371 | 0.61% | \$ 29,858,479 | 1.71% | \$ 33,294,630 | 3.13% |
| 2011 | \$ 31,311,062 | \$ 1,045,208 | 3.34% | \$ 30,265,854 | 0.74% | \$ 34,579,090 | 3.86% |
| 2012 | \$ 30,940,991 | \$ 478,739 | 1.55% | \$ 30,462,252 | -2.71% | \$ 38,159,288 | 10.35% |
| 2013 | \$ 33,346,953 | \$ 2,320,952 | 6.96% | \$ 31,026,001 | 0.27% | \$ 38,894,787 | 1.93% |
| 2014 | \$ 35,857,594 | \$ 3,594,306 | 10.02% | \$ 32,263,288 | -3.25% | \$ 40,332,970 | 3.70% |
| 2015 | \$ 37,395,066 | \$ 148,974 | 0.40% | \$ 37,246,092 | 3.87% | \$ 34,660,599 | -14.06% |
| 2016 | \$ 42,445,569 | \$ 1,318,709 | 3.11% | \$ 41,126,860 | 9.98% | \$ 34,583,777 | -0.22% |
| 2017 | \$ 42,935,611 | \$ 3,134,538 | 7.30% | \$ 39,801,073 | -6.23% | \$ 34,410,344 | -0.50% |
| Ann %chg | 7.16% | | | Average | 3.37% | 1.65% | 1.62% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2007 | - | - | - |
| 2008 | 10.13% | 12.43% | 3.50% |
| 2009 | 34.01% | 36.57% | 8.19% |
| 2010 | 38.90% | 39.76% | 11.58% |
| 2011 | 40.80% | 45.66% | 15.88% |
| 2012 | 41.71% | 43.94% | 27.88% |
| 2013 | 44.34% | 55.13% | 30.35% |
| 2014 | 50.09% | 66.81% | 35.17% |
| 2015 | 73.27% | 73.96% | 16.16% |
| 2016 | 91.33% | 97.46% | 15.90% |
| 2017 | 85.16% | 99.74% | 15.32% |

County Number: 47
 County Name: Howard

47 Howard
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 : 44
Total Sales Price : 27,195,297
Total Adj. Sales Price : 27,195,297
Total Assessed Value : 19,152,251
Avg. Adj. Sales Price : 618,075
Avg. Assessed Value : 435,278

MEDIAN : 70
WGT. MEAN : 70
MEAN : 74
COD : 17.77
PRD : 104.81

COV : 25.52
STD : 18.84
Avg. Abs. Dev : 12.49
MAX Sales Ratio : 141.72
MIN Sales Ratio : 27.39

95% Median C.I. : 66.89 to 75.47
95% Wgt. Mean C.I. : 62.83 to 78.02
95% Mean C.I. : 68.24 to 79.38

Printed:3/20/2018 11:02:50AM

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u>Qtrts</u> | | | | | | | | | | | |
| 01-OCT-14 To 31-DEC-14 | 3 | 75.44 | 94.58 | 76.38 | 33.19 | 123.83 | 66.59 | 141.72 | N/A | 656,000 | 501,056 |
| 01-JAN-15 To 31-MAR-15 | 7 | 75.47 | 68.13 | 64.29 | 22.19 | 105.97 | 27.39 | 94.44 | 27.39 to 94.44 | 600,863 | 386,325 |
| 01-APR-15 To 30-JUN-15 | 2 | 78.65 | 78.65 | 80.88 | 06.65 | 97.24 | 73.42 | 83.87 | N/A | 511,850 | 414,004 |
| 01-JUL-15 To 30-SEP-15 | | | | | | | | | | | |
| 01-OCT-15 To 31-DEC-15 | 1 | 57.59 | 57.59 | 57.59 | 00.00 | 100.00 | 57.59 | 57.59 | N/A | 320,000 | 184,283 |
| 01-JAN-16 To 31-MAR-16 | 6 | 68.24 | 70.10 | 66.21 | 15.24 | 105.88 | 47.70 | 87.91 | 47.70 to 87.91 | 900,379 | 596,162 |
| 01-APR-16 To 30-JUN-16 | 3 | 58.21 | 63.30 | 66.81 | 11.48 | 94.75 | 55.83 | 75.86 | N/A | 522,667 | 349,219 |
| 01-JUL-16 To 30-SEP-16 | 1 | 68.72 | 68.72 | 68.72 | 00.00 | 100.00 | 68.72 | 68.72 | N/A | 685,000 | 470,758 |
| 01-OCT-16 To 31-DEC-16 | 10 | 72.25 | 76.45 | 76.08 | 18.99 | 100.49 | 58.35 | 103.67 | 59.18 to 100.03 | 547,447 | 416,523 |
| 01-JAN-17 To 31-MAR-17 | 7 | 73.44 | 78.22 | 72.04 | 14.46 | 108.58 | 59.66 | 119.09 | 59.66 to 119.09 | 559,565 | 403,102 |
| 01-APR-17 To 30-JUN-17 | 3 | 70.40 | 70.52 | 70.49 | 01.92 | 100.04 | 68.56 | 72.61 | N/A | 760,284 | 535,946 |
| 01-JUL-17 To 30-SEP-17 | 1 | 69.24 | 69.24 | 69.24 | 00.00 | 100.00 | 69.24 | 69.24 | N/A | 350,000 | 242,354 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-14 To 30-SEP-15 | 12 | 75.46 | 76.50 | 69.96 | 22.41 | 109.35 | 27.39 | 141.72 | 62.90 to 83.87 | 599,812 | 419,621 |
| 01-OCT-15 To 30-SEP-16 | 11 | 66.89 | 66.98 | 66.20 | 13.89 | 101.18 | 47.70 | 87.91 | 55.83 to 83.98 | 725,025 | 479,970 |
| 01-OCT-16 To 30-SEP-17 | 21 | 70.40 | 75.85 | 73.51 | 14.86 | 103.18 | 58.35 | 119.09 | 68.56 to 76.80 | 572,490 | 420,816 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-15 To 31-DEC-15 | 10 | 74.45 | 69.18 | 66.97 | 19.56 | 103.30 | 27.39 | 94.44 | 51.79 to 83.87 | 554,974 | 371,656 |
| 01-JAN-16 To 31-DEC-16 | 20 | 69.15 | 72.19 | 70.53 | 16.83 | 102.35 | 47.70 | 103.67 | 61.18 to 76.80 | 656,487 | 463,031 |
| <u>ALL</u> | 44 | 70.29 | 73.81 | 70.42 | 17.77 | 104.81 | 27.39 | 141.72 | 66.89 to 75.47 | 618,075 | 435,278 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 7100 | 44 | 70.29 | 73.81 | 70.42 | 17.77 | 104.81 | 27.39 | 141.72 | 66.89 to 75.47 | 618,075 | 435,278 |
| <u>ALL</u> | 44 | 70.29 | 73.81 | 70.42 | 17.77 | 104.81 | 27.39 | 141.72 | 66.89 to 75.47 | 618,075 | 435,278 |

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>Irrigated</u> | | | | | | | | | | | |
| County | 5 | 70.05 | 69.27 | 68.20 | 03.83 | 101.57 | 62.90 | 74.45 | N/A | 729,345 | 497,439 |
| 7100 | 5 | 70.05 | 69.27 | 68.20 | 03.83 | 101.57 | 62.90 | 74.45 | N/A | 729,345 | 497,439 |
| <u>Grass</u> | | | | | | | | | | | |
| County | 10 | 72.36 | 79.26 | 72.20 | 26.76 | 109.78 | 51.79 | 141.72 | 57.59 to 100.03 | 209,533 | 151,288 |
| 7100 | 10 | 72.36 | 79.26 | 72.20 | 26.76 | 109.78 | 51.79 | 141.72 | 57.59 to 100.03 | 209,533 | 151,288 |
| <u>ALL</u> | 44 | 70.29 | 73.81 | 70.42 | 17.77 | 104.81 | 27.39 | 141.72 | 66.89 to 75.47 | 618,075 | 435,278 |

47 Howard
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 : 44
 Total Sales Price : 27,195,297
 Total Adj. Sales Price : 27,195,297
 Total Assessed Value : 19,152,251
 Avg. Adj. Sales Price : 618,075
 Avg. Assessed Value : 435,278

MEDIAN : 70
 WGT. MEAN : 70
 MEAN : 74
 COD : 17.77
 PRD : 104.81

COV : 25.52
 STD : 18.84
 Avg. Abs. Dev : 12.49
 MAX Sales Ratio : 141.72
 MIN Sales Ratio : 27.39

95% Median C.I. : 66.89 to 75.47
 95% Wgt. Mean C.I. : 62.83 to 78.02
 95% Mean C.I. : 68.24 to 79.38

Printed:3/20/2018 11:02:50AM

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 | 15 | 70.18 | 70.87 | 69.26 | 07.38 | 102.32 | 47.70 | 83.87 | 68.72 to 75.14 | 794,862 | 550,507 |
| 7100 | 15 | 70.18 | 70.87 | 69.26 | 07.38 | 102.32 | 47.70 | 83.87 | 68.72 to 75.14 | 794,862 | 550,507 |
| Grass | | | | | | | | | | | |
| County | 14 | 71.33 | 79.28 | 72.15 | 26.17 | 109.88 | 51.79 | 141.72 | 58.21 to 100.03 | 203,038 | 146,491 |
| 7100 | 14 | 71.33 | 79.28 | 72.15 | 26.17 | 109.88 | 51.79 | 141.72 | 58.21 to 100.03 | 203,038 | 146,491 |
| ALL | 44 | 70.29 | 73.81 | 70.42 | 17.77 | 104.81 | 27.39 | 141.72 | 66.89 to 75.47 | 618,075 | 435,278 |

Howard County 2018 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|---------|----------|------|------|------|------|------|------|------|------|------------------|
| Howard | 7100 | 4950 | 4950 | 4500 | 4400 | 4000 | 3800 | 3600 | 3600 | 4001 |
| Howard | 7200 | 4950 | 4950 | 4500 | 4400 | 4000 | 3800 | 3600 | 3600 | 4450 |
| Howard | 7300 | 4950 | 4950 | 4500 | 4400 | 4000 | 3800 | 3600 | 3600 | 4464 |
| Valley | 1 | n/a | 5060 | 5060 | 4350 | 4110 | 4110 | 3360 | 3360 | 4411 |
| Greeley | 2 | n/a | 5090 | 4905 | 4505 | 4405 | 4260 | 4210 | 3750 | 4464 |
| Sherman | 1 | n/a | 4435 | 4275 | 4275 | 4125 | 4125 | 4030 | 4026 | 4177 |
| Nance | 1 | 5156 | 5150 | 5142 | 5127 | 5065 | 5058 | 5033 | 5032 | 5105 |
| Merrick | 1 | 6015 | 5790 | 5565 | 5390 | 5000 | 4850 | 4435 | 3870 | 5187 |
| Hall | 1 | 6495 | 6495 | 5740 | 5737 | 4570 | 4570 | 4335 | 4323 | 5888 |
| Buffalo | 1 | 5825 | 5825 | 5575 | 5450 | 4676 | 5125 | 4700 | 4700 | 5233 |

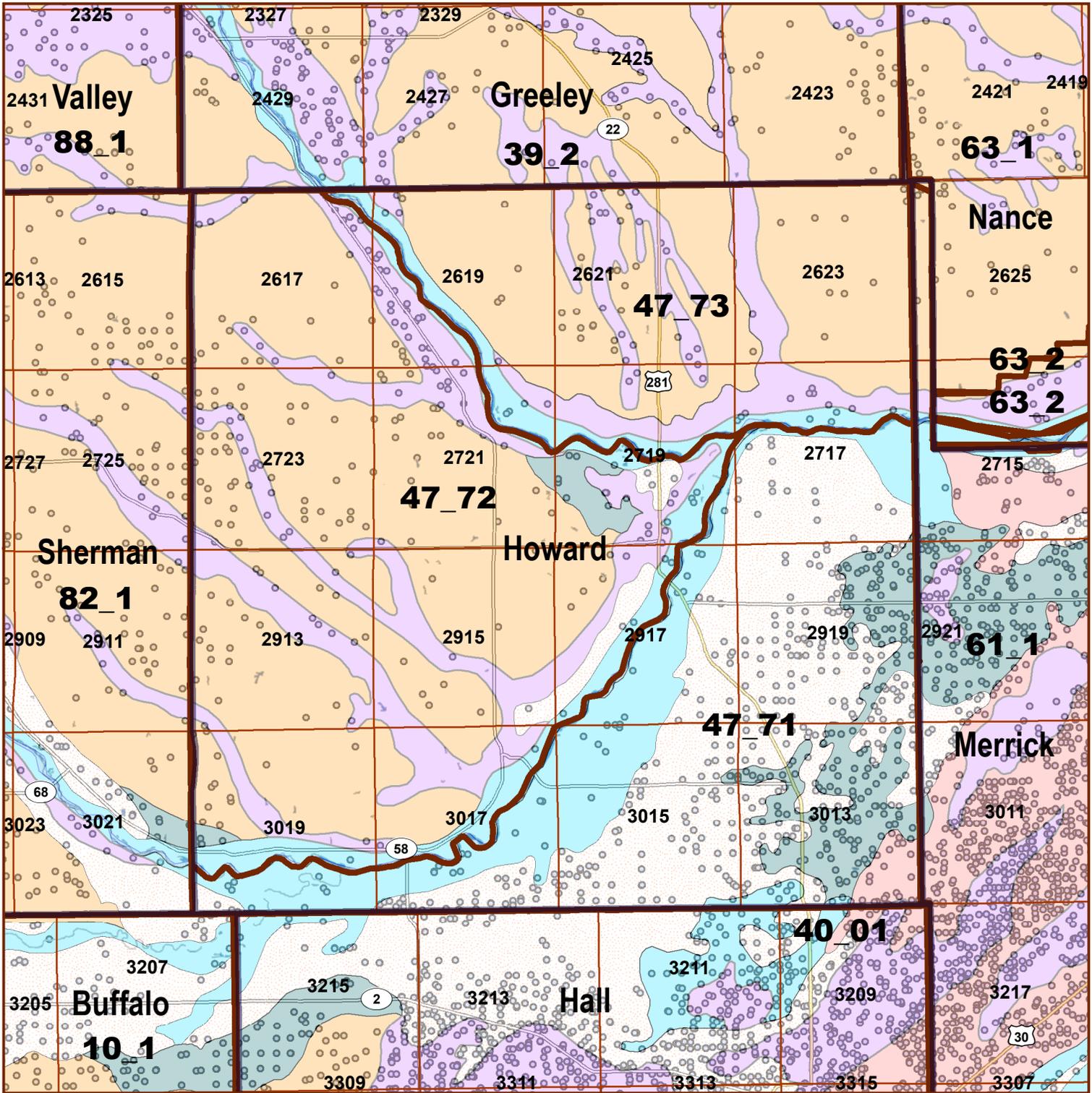
| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|---------|----------|------|------|------|------|------|------|------|------|------------------|
| Howard | 7100 | 2600 | 2600 | 2500 | 2500 | 2325 | 2250 | 2150 | 2000 | 2304 |
| Howard | 7200 | 2600 | 2600 | 2500 | 2500 | 2325 | 2250 | 2150 | 2000 | 2269 |
| Howard | 7300 | 2600 | 2600 | 2500 | 2500 | 2325 | 2250 | 2150 | 2000 | 2338 |
| Valley | 1 | n/a | 2150 | 2150 | 2150 | 2115 | 2115 | 2115 | 1980 | 2096 |
| Greeley | 2 | n/a | 2615 | 2515 | 2515 | 2415 | 2315 | 2165 | 2015 | 2301 |
| Sherman | 1 | n/a | 2180 | 2070 | 2070 | 1960 | 1960 | 1850 | 1850 | 1946 |
| Nance | 1 | 3388 | 3390 | 3367 | 3341 | 3341 | 3324 | 3344 | 3345 | 3360 |
| Merrick | 1 | 3310 | 2975 | 2760 | 2625 | 2430 | 2405 | 2100 | 2040 | 2494 |
| Hall | 1 | 3340 | 3340 | 2955 | 2955 | 2530 | 2530 | 2230 | 2230 | 2924 |
| Buffalo | 1 | 2725 | 2725 | 2540 | 2540 | 2360 | 2250 | 2200 | 2200 | 2403 |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|---------|----------|------|------|------|------|------|------|------|------|--------------------|
| Howard | 7100 | 1500 | 1500 | 1350 | 1350 | 1300 | 1250 | 1200 | 1175 | 1237 |
| Howard | 7200 | 1500 | 1499 | 1350 | 1350 | 1300 | 1250 | 1200 | 1175 | 1224 |
| Howard | 7300 | 1500 | 1500 | 1350 | 1350 | 1300 | 1250 | 1200 | 1175 | 1202 |
| Valley | 1 | n/a | 1401 | 1402 | 1362 | 1400 | 1317 | 1231 | 1258 | 1267 |
| Greeley | 2 | n/a | 1400 | 1330 | 1330 | 1320 | 1297 | 1287 | 1263 | 1275 |
| Sherman | 1 | n/a | 1485 | 1430 | 1430 | 1360 | 1360 | 1340 | 1339 | 1347 |
| Nance | 1 | 1500 | 1500 | 1480 | 1471 | 1470 | 1425 | 1396 | 1396 | 1416 |
| Merrick | 1 | 2400 | 2250 | 2103 | 1953 | 1804 | 1653 | 1527 | 1351 | 1640 |
| Hall | 1 | 2220 | 2213 | 1826 | 1833 | 1407 | 1409 | 1408 | 1408 | 1528 |
| Buffalo | 1 | 1510 | 1510 | 1485 | 1465 | 1440 | 1420 | 1385 | 1370 | 1394 |

| County | Mkt Area | CRP | TIMBER | WASTE |
|---------|----------|------|--------|-------|
| Howard | 7100 | 1261 | n/a | 750 |
| Howard | 7200 | 1247 | n/a | 789 |
| Howard | 7300 | 1314 | n/a | 777 |
| Valley | 1 | 1313 | 1289 | 251 |
| Greeley | 2 | 1312 | n/a | n/a |
| Sherman | 1 | 1391 | n/a | 90 |
| Nance | 1 | 1400 | 1000 | 221 |
| Merrick | 1 | 1371 | 500 | 300 |

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

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



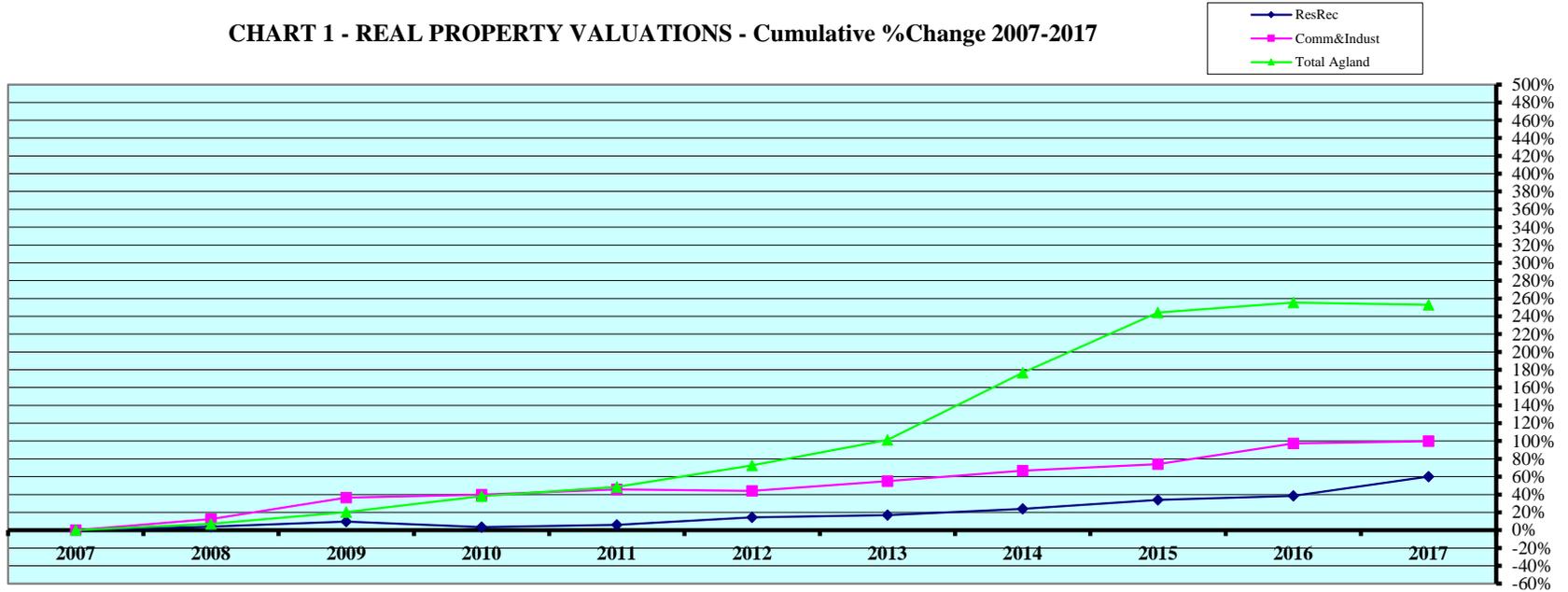
Legend

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

Howard County Map



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



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | Commercial & Industrial ⁽¹⁾ | | | | Total Agricultural Land ⁽¹⁾ | | | |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
| | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2007 | 152,685,230 | -- | -- | -- | 21,495,773 | -- | -- | -- | 251,803,995 | -- | -- | -- |
| 2008 | 158,918,107 | 6,232,877 | 4.08% | 4.08% | 24,167,831 | 2,672,058 | 12.43% | 12.43% | 269,840,099 | 18,036,104 | 7.16% | 7.16% |
| 2009 | 167,277,323 | 8,359,216 | 5.26% | 9.56% | 29,357,282 | 5,189,451 | 21.47% | 36.57% | 302,738,114 | 32,898,015 | 12.19% | 20.23% |
| 2010 | 157,749,513 | -9,527,810 | -5.70% | 3.32% | 30,042,850 | 685,568 | 2.34% | 39.76% | 347,888,605 | 45,150,491 | 14.91% | 38.16% |
| 2011 | 161,901,694 | 4,152,181 | 2.63% | 6.04% | 31,311,062 | 1,268,212 | 4.22% | 45.66% | 374,007,369 | 26,118,764 | 7.51% | 48.53% |
| 2012 | 174,424,013 | 12,522,319 | 7.73% | 14.24% | 30,940,991 | -370,071 | -1.18% | 43.94% | 435,090,320 | 61,082,951 | 16.33% | 72.79% |
| 2013 | 178,579,326 | 4,155,313 | 2.38% | 16.96% | 33,346,953 | 2,405,962 | 7.78% | 55.13% | 507,036,796 | 71,946,476 | 16.54% | 101.36% |
| 2014 | 189,176,901 | 10,597,575 | 5.93% | 23.90% | 35,857,594 | 2,510,641 | 7.53% | 66.81% | 696,405,034 | 189,368,238 | 37.35% | 176.57% |
| 2015 | 204,444,175 | 15,267,274 | 8.07% | 33.90% | 37,395,066 | 1,537,472 | 4.29% | 73.96% | 866,831,944 | 170,426,910 | 24.47% | 244.25% |
| 2016 | 211,522,217 | 7,078,042 | 3.46% | 38.53% | 42,445,569 | 5,050,503 | 13.51% | 97.46% | 894,949,900 | 28,117,956 | 3.24% | 255.42% |
| 2017 | 244,532,836 | 33,010,619 | 15.61% | 60.15% | 42,935,611 | 490,042 | 1.15% | 99.74% | 888,295,102 | -6,654,798 | -0.74% | 252.77% |

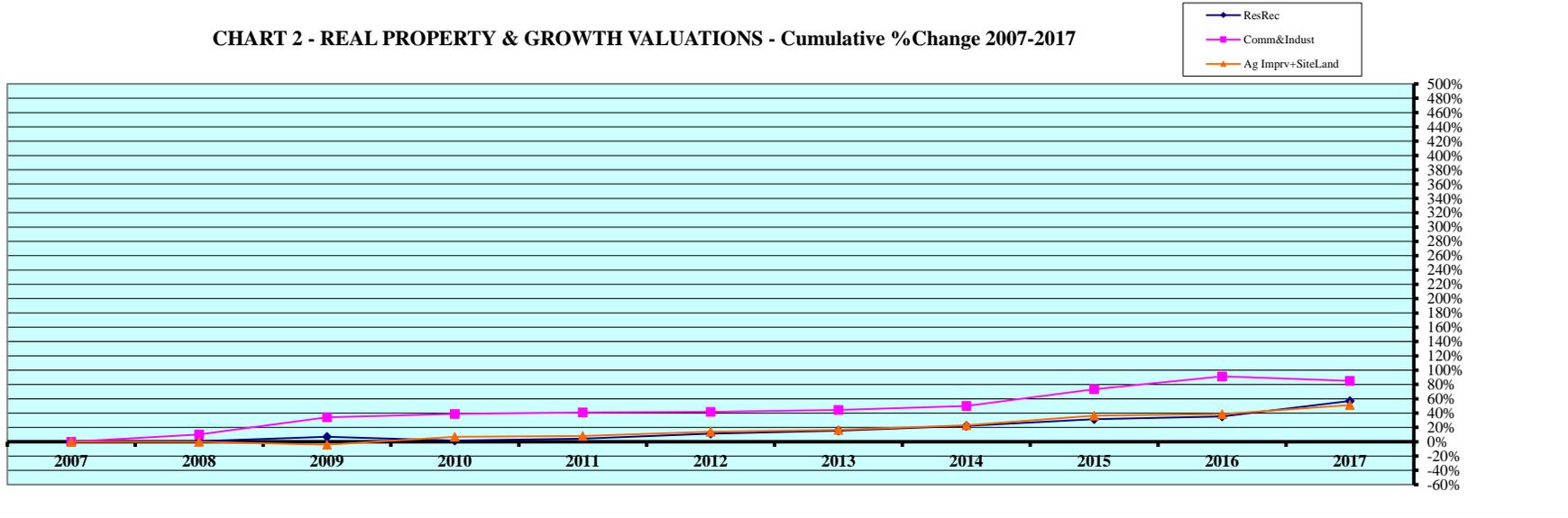
Rate Annual %chg: Residential & Recreational **4.82%** Commercial & Industrial **7.16%** Agricultural Land **13.44%**

Cnty# **47**
County **HOWARD**

CHART 1

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

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



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | | | Commercial & Industrial ⁽¹⁾ | | | | | | |
|--------------|---|--------------|-------------------|----------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|-------|
| | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | |
| 2007 | 152,685,230 | 2,337,020 | 1.53% | 150,348,210 | -- | -- | 21,495,773 | 48,916 | 0.23% | 21,446,857 | -- | -- | |
| 2008 | 158,918,107 | 4,823,975 | 3.04% | 154,094,132 | 0.92% | 0.92% | 24,167,831 | 495,248 | 2.05% | 23,672,583 | 10.13% | 10.13% | |
| 2009 | 167,277,323 | 3,905,506 | 2.33% | 163,371,817 | 2.80% | 7.00% | 29,357,282 | 550,018 | 1.87% | 28,807,264 | 19.20% | 34.01% | |
| 2010 | 157,749,513 | 2,599,031 | 1.65% | 155,150,482 | -7.25% | 1.61% | 30,042,850 | 184,371 | 0.61% | 29,858,479 | 1.71% | 38.90% | |
| 2011 | 161,901,694 | 2,656,395 | 1.64% | 159,245,299 | 0.95% | 4.30% | 31,311,062 | 1,045,208 | 3.34% | 30,265,854 | 0.74% | 40.80% | |
| 2012 | 174,424,013 | 4,264,008 | 2.44% | 170,160,005 | 5.10% | 11.44% | 30,940,991 | 478,739 | 1.55% | 30,462,252 | -2.71% | 41.71% | |
| 2013 | 178,579,326 | 2,438,651 | 1.37% | 176,140,675 | 0.98% | 15.36% | 33,346,953 | 2,320,952 | 6.96% | 31,026,001 | 0.27% | 44.34% | |
| 2014 | 189,176,901 | 2,833,190 | 1.50% | 186,343,711 | 4.35% | 22.04% | 35,857,594 | 3,594,306 | 10.02% | 32,263,288 | -3.25% | 50.09% | |
| 2015 | 204,444,175 | 3,712,607 | 1.82% | 200,731,568 | 6.11% | 31.47% | 37,395,066 | 148,974 | 0.40% | 37,246,092 | 3.87% | 73.27% | |
| 2016 | 211,522,217 | 4,853,424 | 2.29% | 206,668,793 | 1.09% | 35.36% | 42,445,569 | 1,318,709 | 3.11% | 41,126,860 | 9.98% | 91.33% | |
| 2017 | 244,532,836 | 4,891,657 | 2.00% | 239,641,179 | 13.29% | 56.95% | 42,935,611 | 3,134,538 | 7.30% | 39,801,073 | -6.23% | 85.16% | |
| Rate Ann%chg | 4.82% | | | | | 2.83% | 7.16% | | | | | C & I w/o growth | 3.37% |

| 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 | 52,517,779 | 19,783,156 | 72,300,935 | 949,823 | 1.31% | 71,351,112 | -- | -- |
| 2008 | 54,136,998 | 20,206,483 | 74,343,481 | 2,071,429 | 2.79% | 72,272,052 | -0.04% | -0.04% |
| 2009 | 50,532,015 | 21,618,578 | 72,150,593 | 2,840,345 | 3.94% | 69,310,248 | -6.77% | -4.14% |
| 2010 | 54,904,083 | 24,089,259 | 78,993,342 | 1,779,800 | 2.25% | 77,213,542 | 7.02% | 6.79% |
| 2011 | 55,178,876 | 24,505,190 | 79,684,066 | 1,522,615 | 1.91% | 78,161,451 | -1.05% | 8.11% |
| 2012 | 55,655,280 | 28,649,847 | 84,305,127 | 1,969,154 | 2.34% | 82,335,973 | 3.33% | 13.88% |
| 2013 | 56,596,889 | 29,399,145 | 85,996,034 | 1,702,503 | 1.98% | 84,293,531 | -0.01% | 16.59% |
| 2014 | 60,422,489 | 30,612,568 | 91,035,057 | 2,080,936 | 2.29% | 88,954,121 | 3.44% | 23.03% |
| 2015 | 66,436,653 | 35,119,980 | 101,556,633 | 2,837,793 | 2.79% | 98,718,840 | 8.44% | 36.54% |
| 2016 | 66,531,323 | 34,967,929 | 101,499,252 | 1,392,750 | 1.37% | 100,106,502 | -1.43% | 38.46% |
| 2017 | 76,146,290 | 35,354,794 | 111,501,084 | 2,122,806 | 1.90% | 109,378,278 | 7.76% | 51.28% |
| Rate Ann%chg | 3.78% | 5.98% | 4.43% | Ag Imprv+Site w/o growth | | | 2.07% | |

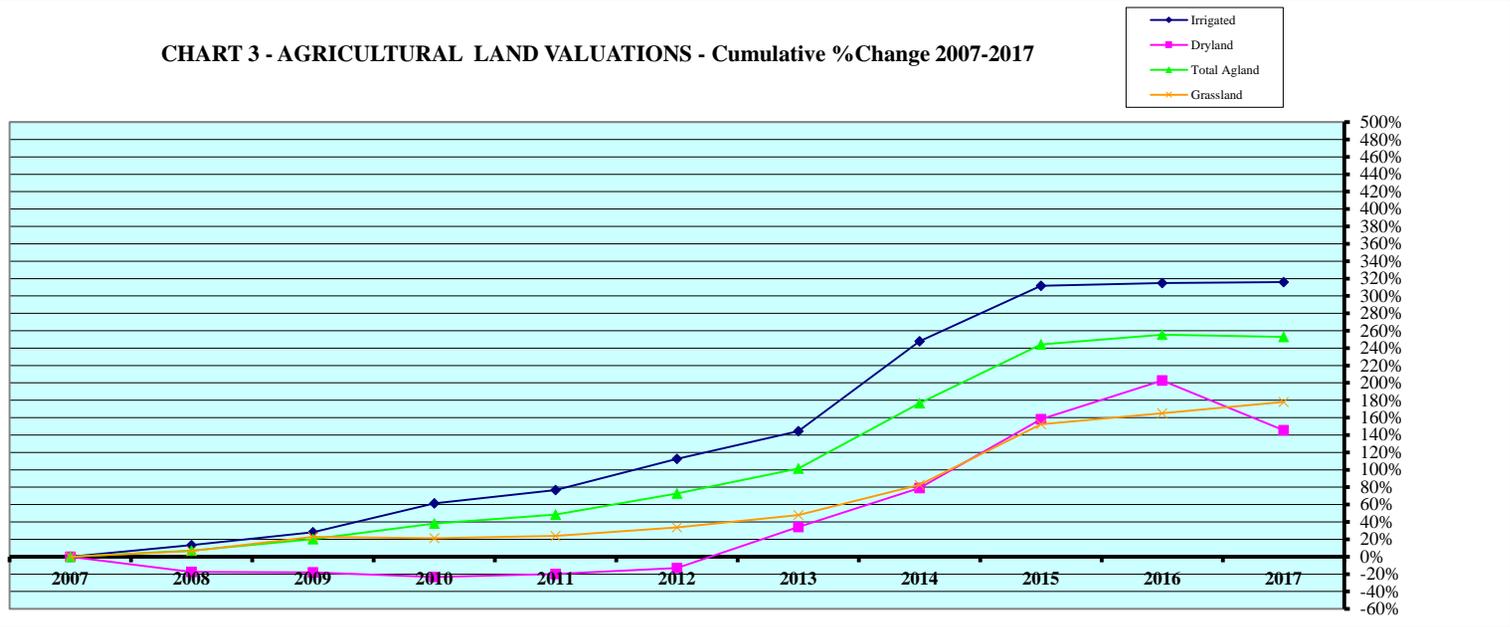
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 47
County HOWARD

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 | 143,506,881 | -- | -- | -- | 33,408,330 | -- | -- | -- | 74,200,331 | -- | -- | -- |
| 2008 | 162,683,995 | 19,177,114 | 13.36% | 13.36% | 27,600,894 | -5,807,436 | -17.38% | -17.38% | 78,995,961 | 4,795,630 | 6.46% | 6.46% |
| 2009 | 183,912,692 | 21,228,697 | 13.05% | 28.16% | 27,357,880 | -243,014 | -0.88% | -18.11% | 91,149,438 | 12,153,477 | 15.38% | 22.84% |
| 2010 | 231,574,313 | 47,661,621 | 25.92% | 61.37% | 25,620,027 | -1,737,853 | -6.35% | -23.31% | 90,087,410 | -1,062,028 | -1.17% | 21.41% |
| 2011 | 253,640,437 | 22,066,124 | 9.53% | 76.74% | 26,757,080 | 1,137,053 | 4.44% | -19.91% | 92,039,923 | 1,952,513 | 2.17% | 24.04% |
| 2012 | 305,191,848 | 51,551,411 | 20.32% | 112.67% | 29,113,903 | 2,356,823 | 8.81% | -12.85% | 99,195,676 | 7,155,753 | 7.77% | 33.69% |
| 2013 | 350,969,293 | 45,777,445 | 15.00% | 144.57% | 44,826,167 | 15,712,264 | 53.97% | 34.18% | 109,802,599 | 10,606,923 | 10.69% | 47.98% |
| 2014 | 499,243,266 | 148,273,973 | 42.25% | 247.89% | 59,847,264 | 15,021,097 | 33.51% | 79.14% | 135,653,900 | 25,851,301 | 23.54% | 82.82% |
| 2015 | 590,929,597 | 91,686,331 | 18.37% | 311.78% | 86,263,975 | 26,416,711 | 44.14% | 158.21% | 187,217,417 | 51,563,517 | 38.01% | 152.31% |
| 2016 | 595,421,815 | 4,492,218 | 0.76% | 314.91% | 101,119,138 | 14,855,163 | 17.22% | 202.68% | 196,632,837 | 9,415,420 | 5.03% | 165.00% |
| 2017 | 596,946,008 | 1,524,193 | 0.26% | 315.97% | 82,000,812 | -19,118,326 | -18.91% | 145.45% | 206,348,232 | 9,715,395 | 4.94% | 178.10% |

Rate Ann.%chg: Irrigated **15.32%** Dryland **9.39%** Grassland **10.77%**

| 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 | 640,360 | -- | -- | -- | 48,093 | -- | -- | -- | 251,803,995 | -- | -- | -- |
| 2008 | 493,560 | -146,800 | -22.92% | -22.92% | 65,689 | 17,596 | 36.59% | 36.59% | 269,840,099 | 18,036,104 | 7.16% | 7.16% |
| 2009 | 472,185 | -21,375 | -4.33% | -26.26% | (154,081) | -219,770 | -334.56% | -420.38% | 302,738,114 | 32,898,015 | 12.19% | 20.23% |
| 2010 | 516,834 | 44,649 | 9.46% | -19.29% | 90,021 | 244,102 | 270.67% | 87.18% | 347,888,605 | 45,150,491 | 14.91% | 38.16% |
| 2011 | 1,387,977 | 871,143 | 168.55% | 116.75% | 181,952 | 91,931 | 102.12% | 278.33% | 374,007,369 | 26,118,764 | 7.51% | 48.53% |
| 2012 | 1,405,341 | 17,364 | 1.25% | 119.46% | 183,552 | 1,600 | 0.88% | 281.66% | 435,090,320 | 61,082,951 | 16.33% | 72.79% |
| 2013 | 1,260,473 | -144,868 | -10.31% | 96.84% | 178,264 | -5,288 | -2.88% | 270.67% | 507,036,796 | 71,946,476 | 16.54% | 101.36% |
| 2014 | 1,417,850 | 157,377 | 12.49% | 121.41% | 242,754 | 64,490 | 36.18% | 404.76% | 696,405,034 | 189,368,238 | 37.35% | 176.57% |
| 2015 | 2,075,534 | 657,684 | 46.39% | 224.12% | 345,421 | 102,667 | 42.29% | 618.24% | 866,831,944 | 170,426,910 | 24.47% | 244.25% |
| 2016 | 1,531,119 | -544,415 | -26.23% | 139.10% | 244,991 | -100,430 | -29.07% | 409.41% | 894,949,900 | 28,117,956 | 3.24% | 255.42% |
| 2017 | 1,388,259 | -142,860 | -9.33% | 116.79% | 1,611,791 | 1,366,800 | 557.90% | 3251.40% | 888,295,102 | -6,654,798 | -0.74% | 252.77% |

Cnty# **47**
County **HOWARD**

Rate Ann.%chg: Total Agric Land **13.44%**

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 | 143,282,606 | 114,059 | 1,256 | | | 33,398,363 | 50,490 | 661 | | | 73,880,667 | 167,397 | 441 | | |
| 2008 | 162,423,253 | 127,949 | 1,269 | 1.05% | 1.05% | 27,478,763 | 41,425 | 663 | 0.28% | 0.28% | 79,127,873 | 163,359 | 484 | 9.75% | 9.75% |
| 2009 | 183,840,121 | 132,986 | 1,382 | 8.90% | 10.05% | 27,306,623 | 38,458 | 710 | 7.04% | 7.34% | 91,179,353 | 161,125 | 566 | 16.83% | 28.22% |
| 2010 | 231,481,824 | 133,178 | 1,738 | 25.73% | 38.36% | 25,698,171 | 38,436 | 669 | -5.84% | 1.07% | 90,169,996 | 160,780 | 561 | -0.89% | 27.07% |
| 2011 | 253,537,927 | 133,712 | 1,896 | 9.09% | 50.94% | 26,759,948 | 38,032 | 704 | 5.24% | 6.37% | 92,222,342 | 160,360 | 575 | 2.54% | 30.30% |
| 2012 | 305,154,316 | 133,679 | 2,283 | 20.39% | 81.71% | 29,139,032 | 37,589 | 775 | 10.17% | 17.19% | 99,216,998 | 160,622 | 618 | 7.41% | 39.96% |
| 2013 | 351,066,456 | 135,663 | 2,588 | 13.36% | 106.00% | 44,986,700 | 37,180 | 1,210 | 56.08% | 82.92% | 109,683,503 | 159,301 | 689 | 11.47% | 56.01% |
| 2014 | 499,118,856 | 136,625 | 3,653 | 41.17% | 190.81% | 59,847,768 | 36,645 | 1,633 | 34.98% | 146.90% | 135,653,714 | 159,488 | 851 | 23.53% | 92.72% |
| 2015 | 590,882,003 | 137,029 | 4,312 | 18.04% | 243.26% | 86,822,326 | 37,766 | 2,299 | 40.77% | 247.54% | 186,797,297 | 157,772 | 1,184 | 39.20% | 168.26% |
| 2016 | 595,399,864 | 137,603 | 4,327 | 0.34% | 244.44% | 102,324,301 | 43,620 | 2,346 | 2.04% | 254.63% | 195,869,698 | 152,711 | 1,283 | 8.33% | 190.61% |
| 2017 | 596,812,268 | 137,979 | 4,325 | -0.04% | 244.32% | 82,325,258 | 34,863 | 2,361 | 0.66% | 256.98% | 206,087,066 | 160,708 | 1,282 | -0.02% | 190.56% |

Rate Annual %chg Average Value/Acre: **13.16%**

13.57%

11.26%

| 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 | 626,837 | 4,179 | 150 | | | 46,062 | 307 | 150 | | | 251,234,535 | 336,431 | 747 | | |
| 2008 | 505,051 | 3,367 | 150 | 0.00% | 0.00% | 55,826 | 372 | 150 | 0.00% | 0.00% | 269,590,766 | 336,472 | 801 | 7.29% | 7.29% |
| 2009 | 479,430 | 3,253 | 147 | -1.75% | -1.75% | 56,126 | 374 | 150 | 0.00% | 0.00% | 302,861,653 | 336,196 | 901 | 12.43% | 20.63% |
| 2010 | 507,051 | 3,475 | 146 | -0.98% | -2.71% | 60,324 | 402 | 150 | 0.00% | 0.00% | 347,917,366 | 336,271 | 1,035 | 14.85% | 38.55% |
| 2011 | 1,427,397 | 3,553 | 402 | 175.27% | 167.80% | 181,952 | 455 | 400 | 166.65% | 166.66% | 374,129,566 | 336,112 | 1,113 | 7.58% | 49.06% |
| 2012 | 1,396,451 | 3,476 | 402 | 0.00% | 167.80% | 179,952 | 450 | 400 | 0.00% | 166.66% | 435,086,749 | 335,816 | 1,296 | 16.40% | 73.50% |
| 2013 | 1,260,273 | 3,136 | 402 | 0.05% | 167.93% | 170,608 | 427 | 400 | 0.00% | 166.66% | 507,167,540 | 335,706 | 1,511 | 16.61% | 102.31% |
| 2014 | 1,441,000 | 2,865 | 503 | 25.14% | 235.28% | 200,220 | 400 | 500 | 25.00% | 233.32% | 696,261,558 | 336,024 | 2,072 | 37.15% | 177.47% |
| 2015 | 2,093,722 | 2,763 | 758 | 50.66% | 405.15% | 289,969 | 387 | 750 | 50.00% | 399.99% | 866,885,317 | 335,717 | 2,582 | 24.62% | 245.78% |
| 2016 | 1,529,521 | 1,993 | 768 | 1.31% | 411.76% | 238,241 | 318 | 750 | 0.00% | 399.99% | 895,361,625 | 336,244 | 2,663 | 3.12% | 256.58% |
| 2017 | 1,390,009 | 1,808 | 769 | 0.17% | 412.63% | 1,616,291 | 781 | 2,070 | 176.02% | 1280.07% | 888,230,892 | 336,139 | 2,642 | -0.77% | 253.85% |

47
HOWARD

Rate Annual %chg Average Value/Acre: **13.47%**

(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 : 5,613 | Value : 1,290,124,446 | Growth 9,708,445 | Sum Lines 17, 25, & 41 |
|--|------------------------|------------------------------|-------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|-------------|----------|-------|---------|-------------|---------|-------------|-----------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 153 | 1,289,017 | 0 | 0 | 144 | 3,027,084 | 297 | 4,316,101 | |
| 02. Res Improve Land | 1,317 | 12,233,094 | 0 | 0 | 748 | 27,386,167 | 2,065 | 39,619,261 | |
| 03. Res Improvements | 1,334 | 98,895,058 | 0 | 0 | 809 | 103,941,448 | 2,143 | 202,836,506 | |
| 04. Res Total | 1,487 | 112,417,169 | 0 | 0 | 953 | 134,354,699 | 2,440 | 246,771,868 | 6,789,868 |
| % of Res Total | 60.94 | 45.56 | 0.00 | 0.00 | 39.06 | 54.44 | 43.47 | 19.13 | 69.94 |
| 05. Com UnImp Land | 53 | 448,441 | 0 | 0 | 6 | 95,596 | 59 | 544,037 | |
| 06. Com Improve Land | 279 | 2,885,269 | 0 | 0 | 34 | 2,653,297 | 313 | 5,538,566 | |
| 07. Com Improvements | 283 | 30,302,295 | 0 | 0 | 41 | 7,389,854 | 324 | 37,692,149 | |
| 08. Com Total | 336 | 33,636,005 | 0 | 0 | 47 | 10,138,747 | 383 | 43,774,752 | 815,533 |
| % of Com Total | 87.73 | 76.84 | 0.00 | 0.00 | 12.27 | 23.16 | 6.82 | 3.39 | 8.40 |
| 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 | 24 | 3,830,142 | 24 | 3,830,142 | |
| 14. Rec Improve Land | 0 | 0 | 0 | 0 | 25 | 3,925,873 | 25 | 3,925,873 | |
| 15. Rec Improvements | 0 | 0 | 0 | 0 | 25 | 3,530,525 | 25 | 3,530,525 | |
| 16. Rec Total | 0 | 0 | 0 | 0 | 49 | 11,286,540 | 49 | 11,286,540 | 0 |
| % of Rec Total | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 | 0.87 | 0.87 | 0.00 |
| Res & Rec Total | 1,487 | 112,417,169 | 0 | 0 | 1,002 | 145,641,239 | 2,489 | 258,058,408 | 6,789,868 |
| % of Res & Rec Total | 59.74 | 43.56 | 0.00 | 0.00 | 40.26 | 56.44 | 44.34 | 20.00 | 69.94 |
| Com & Ind Total | 336 | 33,636,005 | 0 | 0 | 47 | 10,138,747 | 383 | 43,774,752 | 815,533 |
| % of Com & Ind Total | 87.73 | 76.84 | 0.00 | 0.00 | 12.27 | 23.16 | 6.82 | 3.39 | 8.40 |
| 17. Taxable Total | 1,823 | 146,053,174 | 0 | 0 | 1,049 | 155,779,986 | 2,872 | 301,833,160 | 7,605,401 |
| % of Taxable Total | 63.47 | 48.39 | 0.00 | 0.00 | 36.53 | 51.61 | 51.17 | 23.40 | 78.34 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|-------------------------|---------|------------|--------------|-----------|----------------|------------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 8 | 127,803 | 1,148,571 | 0 | 0 | 0 |
| 19. Commercial | 5 | 270,381 | 549,559 | 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 | 8 | 127,803 | 1,148,571 |
| 19. Commercial | 0 | 0 | 0 | 5 | 270,381 | 549,559 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 13 | 398,184 | 1,698,130 |

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 143 | 0 | 303 | 446 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|---------|----------|-------|---------|-------------|--------------|--------------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 7 | 212,196 | 0 | 0 | 1,709 | 521,539,851 | 1,716 | 521,752,047 |
| 28. Ag-Improved Land | 0 | 0 | 0 | 0 | 975 | 377,680,051 | 975 | 377,680,051 |
| 29. Ag Improvements | 0 | 0 | 0 | 0 | 1,025 | 88,859,188 | 1,025 | 88,859,188 |
| 30. Ag Total | | | | | | | 2,741 | 988,291,286 |

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 | 0 | 0.00 | 0 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 1 | 3.80 | 13,300 | 0 | 0.00 | 0 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 37. FarmSite Improvements | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 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 | |
| | Rural | | | Total | | | |
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 3 | 3.00 | 54,000 | 3 | 3.00 | 54,000 | |
| 32. HomeSite Improv Land | 671 | 695.00 | 12,481,000 | 671 | 695.00 | 12,481,000 | |
| 33. HomeSite Improvements | 688 | 678.00 | 66,891,514 | 688 | 678.00 | 66,891,514 | 2,103,044 |
| 34. HomeSite Total | | | | 691 | 698.00 | 79,426,514 | |
| 35. FarmSite UnImp Land | 30 | 55.12 | 198,920 | 31 | 58.92 | 212,220 | |
| 36. FarmSite Improv Land | 902 | 3,747.78 | 13,526,187 | 902 | 3,747.78 | 13,526,187 | |
| 37. FarmSite Improvements | 966 | 0.00 | 21,967,674 | 966 | 0.00 | 21,967,674 | 0 |
| 38. FarmSite Total | | | | 997 | 3,806.70 | 35,706,081 | |
| 39. Road & Ditches | 0 | 5,658.18 | 0 | 0 | 5,658.18 | 0 | |
| 40. Other- Non Ag Use | 0 | 228.31 | 68,493 | 0 | 228.31 | 68,493 | |
| 41. Total Section VI | | | | 1,688 | 10,391.19 | 115,201,088 | 2,103,044 |

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 | 3 | 580.00 | 705,120 | 3 | 580.00 | 705,120 |

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 | 9 | 139.22 | 267,260 | 9 | 139.22 | 267,260 |
| 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 7100

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 456.30 | 0.98% | 2,258,698 | 1.21% | 4,950.03 |
| 46. 1A | 3,469.27 | 7.44% | 17,172,948 | 9.21% | 4,950.02 |
| 47. 2A1 | 3,583.96 | 7.69% | 16,127,820 | 8.65% | 4,500.00 |
| 48. 2A | 2,027.21 | 4.35% | 8,919,724 | 4.78% | 4,400.00 |
| 49. 3A1 | 12,719.60 | 27.29% | 50,878,400 | 27.28% | 4,000.00 |
| 50. 3A | 17,236.33 | 36.98% | 65,498,054 | 35.12% | 3,800.00 |
| 51. 4A1 | 3,505.63 | 7.52% | 12,620,268 | 6.77% | 3,600.00 |
| 52. 4A | 3,613.11 | 7.75% | 13,007,200 | 6.98% | 3,600.00 |
| 53. Total | 46,611.41 | 100.00% | 186,483,112 | 100.00% | 4,000.80 |
| Dry | | | | | |
| 54. 1D1 | 53.44 | 0.66% | 138,944 | 0.74% | 2,600.00 |
| 55. 1D | 506.99 | 6.24% | 1,318,174 | 7.04% | 2,600.00 |
| 56. 2D1 | 556.83 | 6.85% | 1,392,080 | 7.43% | 2,500.01 |
| 57. 2D | 616.14 | 7.58% | 1,540,350 | 8.22% | 2,500.00 |
| 58. 3D1 | 2,202.41 | 27.09% | 5,120,666 | 27.34% | 2,325.03 |
| 59. 3D | 3,058.47 | 37.62% | 6,881,661 | 36.74% | 2,250.03 |
| 60. 4D1 | 462.25 | 5.69% | 993,865 | 5.31% | 2,150.06 |
| 61. 4D | 672.51 | 8.27% | 1,345,028 | 7.18% | 2,000.01 |
| 62. Total | 8,129.04 | 100.00% | 18,730,768 | 100.00% | 2,304.18 |
| Grass | | | | | |
| 63. 1G1 | 23.63 | 0.05% | 35,445 | 0.06% | 1,500.00 |
| 64. 1G | 494.21 | 1.05% | 741,315 | 1.27% | 1,500.00 |
| 65. 2G1 | 786.32 | 1.67% | 1,061,578 | 1.82% | 1,350.06 |
| 66. 2G | 1,618.85 | 3.44% | 2,185,511 | 3.75% | 1,350.04 |
| 67. 3G1 | 3,822.42 | 8.12% | 4,969,148 | 8.53% | 1,300.00 |
| 68. 3G | 21,708.61 | 46.09% | 27,136,010 | 46.57% | 1,250.01 |
| 69. 4G1 | 9,326.13 | 19.80% | 11,191,355 | 19.21% | 1,200.00 |
| 70. 4G | 9,315.28 | 19.78% | 10,945,503 | 18.79% | 1,175.01 |
| 71. Total | 47,095.45 | 100.00% | 58,265,865 | 100.00% | 1,237.19 |
| Irrigated Total | | | | | |
| | 46,611.41 | 45.27% | 186,483,112 | 70.39% | 4,000.80 |
| Dry Total | | | | | |
| | 8,129.04 | 7.90% | 18,730,768 | 7.07% | 2,304.18 |
| Grass Total | | | | | |
| | 47,095.45 | 45.74% | 58,265,865 | 21.99% | 1,237.19 |
| 72. Waste | 694.32 | 0.67% | 520,746 | 0.20% | 750.01 |
| 73. Other | 432.48 | 0.42% | 935,137 | 0.35% | 2,162.27 |
| 74. Exempt | 381.88 | 0.37% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 102,962.70 | 100.00% | 264,935,628 | 100.00% | 2,573.12 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7200

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 1,796.39 | 2.35% | 8,892,165 | 2.61% | 4,950.02 |
| 46. 1A | 41,216.71 | 53.86% | 204,023,137 | 59.92% | 4,950.01 |
| 47. 2A1 | 4,634.34 | 6.06% | 20,854,530 | 6.12% | 4,500.00 |
| 48. 2A | 1,055.40 | 1.38% | 4,643,760 | 1.36% | 4,400.00 |
| 49. 3A1 | 4,553.54 | 5.95% | 18,214,160 | 5.35% | 4,000.00 |
| 50. 3A | 632.54 | 0.83% | 2,403,652 | 0.71% | 3,800.00 |
| 51. 4A1 | 16,911.70 | 22.10% | 60,882,127 | 17.88% | 3,600.00 |
| 52. 4A | 5,721.67 | 7.48% | 20,598,012 | 6.05% | 3,600.00 |
| 53. Total | 76,522.29 | 100.00% | 340,511,543 | 100.00% | 4,449.83 |
| Dry | | | | | |
| 54. 1D1 | 400.97 | 2.50% | 1,042,522 | 2.87% | 2,600.00 |
| 55. 1D | 3,229.65 | 20.16% | 8,397,090 | 23.10% | 2,600.00 |
| 56. 2D1 | 1,083.55 | 6.76% | 2,708,875 | 7.45% | 2,500.00 |
| 57. 2D | 242.39 | 1.51% | 605,975 | 1.67% | 2,500.00 |
| 58. 3D1 | 884.84 | 5.52% | 2,057,276 | 5.66% | 2,325.03 |
| 59. 3D | 327.03 | 2.04% | 735,827 | 2.02% | 2,250.03 |
| 60. 4D1 | 7,339.12 | 45.81% | 15,779,322 | 43.40% | 2,150.03 |
| 61. 4D | 2,514.79 | 15.70% | 5,029,580 | 13.83% | 2,000.00 |
| 62. Total | 16,022.34 | 100.00% | 36,356,467 | 100.00% | 2,269.11 |
| Grass | | | | | |
| 63. 1G1 | 967.82 | 1.61% | 1,451,730 | 1.97% | 1,500.00 |
| 64. 1G | 4,140.07 | 6.88% | 6,207,765 | 8.43% | 1,499.43 |
| 65. 2G1 | 1,871.34 | 3.11% | 2,526,390 | 3.43% | 1,350.04 |
| 66. 2G | 1,130.07 | 1.88% | 1,525,628 | 2.07% | 1,350.03 |
| 67. 3G1 | 1,367.48 | 2.27% | 1,777,720 | 2.41% | 1,300.00 |
| 68. 3G | 1,819.95 | 3.02% | 2,274,987 | 3.09% | 1,250.03 |
| 69. 4G1 | 18,036.55 | 29.96% | 21,643,863 | 29.38% | 1,200.00 |
| 70. 4G | 30,861.90 | 51.27% | 36,262,055 | 49.22% | 1,174.98 |
| 71. Total | 60,195.18 | 100.00% | 73,670,138 | 100.00% | 1,223.85 |
| Irrigated Total | | | | | |
| | 76,522.29 | 49.77% | 340,511,543 | 75.37% | 4,449.83 |
| Dry Total | | | | | |
| | 16,022.34 | 10.42% | 36,356,467 | 8.05% | 2,269.11 |
| Grass Total | | | | | |
| | 60,195.18 | 39.15% | 73,670,138 | 16.31% | 1,223.85 |
| 72. Waste | 763.27 | 0.50% | 601,958 | 0.13% | 788.66 |
| 73. Other | 262.67 | 0.17% | 675,504 | 0.15% | 2,571.68 |
| 74. Exempt | 2,692.76 | 1.75% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 153,765.75 | 100.00% | 451,815,610 | 100.00% | 2,938.34 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7300

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|-----------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 555.77 | 3.68% | 2,751,074 | 4.08% | 4,950.02 |
| 46. 1A | 7,868.19 | 52.14% | 38,947,611 | 57.81% | 4,950.01 |
| 47. 2A1 | 1,179.30 | 7.82% | 5,306,850 | 7.88% | 4,500.00 |
| 48. 2A | 510.50 | 3.38% | 2,246,200 | 3.33% | 4,400.00 |
| 49. 3A1 | 200.74 | 1.33% | 802,960 | 1.19% | 4,000.00 |
| 50. 3A | 612.00 | 4.06% | 2,325,600 | 3.45% | 3,800.00 |
| 51. 4A1 | 2,025.24 | 13.42% | 7,290,864 | 10.82% | 3,600.00 |
| 52. 4A | 2,138.47 | 14.17% | 7,698,492 | 11.43% | 3,600.00 |
| 53. Total | 15,090.21 | 100.00% | 67,369,651 | 100.00% | 4,464.46 |
| Dry | | | | | |
| 54. 1D1 | 119.82 | 1.16% | 311,532 | 1.29% | 2,600.00 |
| 55. 1D | 4,287.30 | 41.58% | 11,146,980 | 46.24% | 2,600.00 |
| 56. 2D1 | 423.20 | 4.10% | 1,058,000 | 4.39% | 2,500.00 |
| 57. 2D | 305.73 | 2.97% | 764,325 | 3.17% | 2,500.00 |
| 58. 3D1 | 156.43 | 1.52% | 363,703 | 1.51% | 2,325.02 |
| 59. 3D | 99.49 | 0.96% | 223,857 | 0.93% | 2,250.05 |
| 60. 4D1 | 2,671.09 | 25.91% | 5,742,919 | 23.82% | 2,150.03 |
| 61. 4D | 2,247.61 | 21.80% | 4,495,220 | 18.65% | 2,000.00 |
| 62. Total | 10,310.67 | 100.00% | 24,106,536 | 100.00% | 2,338.02 |
| Grass | | | | | |
| 63. 1G1 | 176.69 | 0.33% | 265,035 | 0.41% | 1,500.00 |
| 64. 1G | 2,417.60 | 4.51% | 3,626,408 | 5.63% | 1,500.00 |
| 65. 2G1 | 544.18 | 1.02% | 734,672 | 1.14% | 1,350.05 |
| 66. 2G | 732.79 | 1.37% | 989,289 | 1.54% | 1,350.03 |
| 67. 3G1 | 189.40 | 0.35% | 246,220 | 0.38% | 1,300.00 |
| 68. 3G | 496.40 | 0.93% | 620,511 | 0.96% | 1,250.02 |
| 69. 4G1 | 12,702.80 | 23.71% | 15,243,361 | 23.67% | 1,200.00 |
| 70. 4G | 36,307.86 | 67.78% | 42,661,869 | 66.26% | 1,175.00 |
| 71. Total | 53,567.72 | 100.00% | 64,387,365 | 100.00% | 1,201.98 |
| Irrigated Total | | | | | |
| | 15,090.21 | 19.01% | 67,369,651 | 43.09% | 4,464.46 |
| Dry Total | | | | | |
| | 10,310.67 | 12.99% | 24,106,536 | 15.42% | 2,338.02 |
| Grass Total | | | | | |
| | 53,567.72 | 67.50% | 64,387,365 | 41.18% | 1,201.98 |
| 72. Waste | 332.54 | 0.42% | 258,408 | 0.17% | 777.07 |
| 73. Other | 62.00 | 0.08% | 217,000 | 0.14% | 3,500.00 |
| 74. Exempt | 654.56 | 0.82% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 79,363.14 | 100.00% | 156,338,960 | 100.00% | 1,969.92 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|--------------|----------------|-------------|----------|-------------------|--------------------|-------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 35.40 | 174,731 | 0.00 | 0 | 138,188.51 | 594,189,575 | 138,223.91 | 594,364,306 |
| 77. Dry Land | 8.25 | 21,450 | 0.00 | 0 | 34,453.80 | 79,172,321 | 34,462.05 | 79,193,771 |
| 78. Grass | 4.25 | 2,715 | 0.00 | 0 | 160,854.10 | 196,320,653 | 160,858.35 | 196,323,368 |
| 79. Waste | 0.00 | 0 | 0.00 | 0 | 1,790.13 | 1,381,112 | 1,790.13 | 1,381,112 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 757.15 | 1,827,641 | 757.15 | 1,827,641 |
| 81. Exempt | 37.60 | 0 | 0.00 | 0 | 3,691.60 | 0 | 3,729.20 | 0 |
| 82. Total | 47.90 | 198,896 | 0.00 | 0 | 336,043.69 | 872,891,302 | 336,091.59 | 873,090,198 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 138,223.91 | 41.13% | 594,364,306 | 68.08% | 4,300.01 |
| Dry Land | 34,462.05 | 10.25% | 79,193,771 | 9.07% | 2,298.00 |
| Grass | 160,858.35 | 47.86% | 196,323,368 | 22.49% | 1,220.47 |
| Waste | 1,790.13 | 0.53% | 1,381,112 | 0.16% | 771.51 |
| Other | 757.15 | 0.23% | 1,827,641 | 0.21% | 2,413.84 |
| Exempt | 3,729.20 | 1.11% | 0 | 0.00% | 0.00 |
| Total | 336,091.59 | 100.00% | 873,090,198 | 100.00% | 2,597.77 |

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 7100 | 13 | 1,654,587 | 22 | 2,933,526 | 24 | 4,266,165 | 37 | 8,854,278 | 376,314 |
| 83.2 7200 | 12 | 2,165,144 | 14 | 943,866 | 16 | 1,381,501 | 28 | 4,490,511 | 347,737 |
| 83.3 7300 | 4 | 165,676 | 6 | 468,725 | 7 | 603,143 | 11 | 1,237,544 | 58,784 |
| 83.4 Rural | 115 | 2,618,909 | 622 | 26,215,740 | 679 | 90,962,864 | 794 | 119,797,513 | 3,720,855 |
| 83.5 Small Town | 125 | 482,872 | 574 | 2,534,902 | 584 | 29,092,310 | 709 | 32,110,084 | 469,173 |
| 83.6 St Paul | 52 | 1,059,055 | 852 | 10,448,375 | 858 | 80,061,048 | 910 | 91,568,478 | 1,817,005 |
| 84 Residential Total | 321 | 8,146,243 | 2,090 | 43,545,134 | 2,168 | 206,367,031 | 2,489 | 258,058,408 | 6,789,868 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> | <u>I</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|--------------|----------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | | | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 | | 7100 | 0 | 0 | 1 | 1,214,598 | 1 | 296,965 | 1 | 1,511,563 | 0 |
| 85.2 | | 7200 | 0 | 0 | 1 | 527,177 | 1 | 538,107 | 1 | 1,065,284 | 0 |
| 85.3 | | Rural | 5 | 77,130 | 20 | 786,492 | 23 | 4,870,886 | 28 | 5,734,508 | 4,457 |
| 85.4 | | Small Town | 27 | 68,934 | 128 | 309,311 | 134 | 6,063,954 | 161 | 6,442,199 | 534,890 |
| 85.5 | | St Paul | 27 | 397,973 | 163 | 2,700,988 | 165 | 25,922,237 | 192 | 29,021,198 | 276,186 |
| 86 | | Commercial Total | 59 | 544,037 | 313 | 5,538,566 | 324 | 37,692,149 | 383 | 43,774,752 | 815,533 |

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

Market Area 7100

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|-----------|-------------|------------|-------------|-------------------------|
| 87. 1G1 | 18.11 | 0.04% | 27,165 | 0.05% | 1,500.00 |
| 88. 1G | 477.21 | 1.03% | 715,815 | 1.24% | 1,500.00 |
| 89. 2G1 | 786.32 | 1.69% | 1,061,578 | 1.85% | 1,350.06 |
| 90. 2G | 1,608.53 | 3.46% | 2,171,579 | 3.77% | 1,350.04 |
| 91. 3G1 | 3,705.70 | 7.97% | 4,817,412 | 8.37% | 1,300.00 |
| 92. 3G | 21,365.69 | 45.93% | 26,707,354 | 46.42% | 1,250.01 |
| 93. 4G1 | 9,300.27 | 19.99% | 11,160,323 | 19.40% | 1,200.00 |
| 94. 4G | 9,254.56 | 19.90% | 10,874,155 | 18.90% | 1,175.01 |
| 95. Total | 46,516.39 | 100.00% | 57,535,381 | 100.00% | 1,236.88 |
| CRP | | | | | |
| 96. 1C1 | 5.52 | 0.95% | 8,280 | 1.13% | 1,500.00 |
| 97. 1C | 17.00 | 2.94% | 25,500 | 3.49% | 1,500.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 10.32 | 1.78% | 13,932 | 1.91% | 1,350.00 |
| 100. 3C1 | 116.72 | 20.16% | 151,736 | 20.77% | 1,300.00 |
| 101. 3C | 342.92 | 59.22% | 428,656 | 58.68% | 1,250.02 |
| 102. 4C1 | 25.86 | 4.47% | 31,032 | 4.25% | 1,200.00 |
| 103. 4C | 60.72 | 10.49% | 71,348 | 9.77% | 1,175.03 |
| 104. Total | 579.06 | 100.00% | 730,484 | 100.00% | 1,261.50 |
| 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 | 46,516.39 | 98.77% | 57,535,381 | 98.75% | 1,236.88 |
| CRP Total | 579.06 | 1.23% | 730,484 | 1.25% | 1,261.50 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 47,095.45 | 100.00% | 58,265,865 | 100.00% | 1,237.19 |

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

Market Area 7200

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|-----------|-------------|------------|-------------|-------------------------|
| 87. 1G1 | 967.82 | 1.62% | 1,451,730 | 1.98% | 1,500.00 |
| 88. 1G | 4,094.75 | 6.85% | 6,139,785 | 8.39% | 1,499.43 |
| 89. 2G1 | 1,845.03 | 3.09% | 2,490,871 | 3.40% | 1,350.04 |
| 90. 2G | 1,126.33 | 1.88% | 1,520,579 | 2.08% | 1,350.03 |
| 91. 3G1 | 1,337.26 | 2.24% | 1,738,434 | 2.38% | 1,300.00 |
| 92. 3G | 1,809.42 | 3.03% | 2,261,824 | 3.09% | 1,250.03 |
| 93. 4G1 | 17,882.23 | 29.90% | 21,458,679 | 29.32% | 1,200.00 |
| 94. 4G | 30,738.85 | 51.40% | 36,117,470 | 49.35% | 1,174.98 |
| 95. Total | 59,801.69 | 100.00% | 73,179,372 | 100.00% | 1,223.70 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 45.32 | 11.52% | 67,980 | 13.85% | 1,500.00 |
| 98. 2C1 | 26.31 | 6.69% | 35,519 | 7.24% | 1,350.02 |
| 99. 2C | 3.74 | 0.95% | 5,049 | 1.03% | 1,350.00 |
| 100. 3C1 | 30.22 | 7.68% | 39,286 | 8.01% | 1,300.00 |
| 101. 3C | 10.53 | 2.68% | 13,163 | 2.68% | 1,250.05 |
| 102. 4C1 | 154.32 | 39.22% | 185,184 | 37.73% | 1,200.00 |
| 103. 4C | 123.05 | 31.27% | 144,585 | 29.46% | 1,175.01 |
| 104. Total | 393.49 | 100.00% | 490,766 | 100.00% | 1,247.21 |
| 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 | 59,801.69 | 99.35% | 73,179,372 | 99.33% | 1,223.70 |
| CRP Total | 393.49 | 0.65% | 490,766 | 0.67% | 1,247.21 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 60,195.18 | 100.00% | 73,670,138 | 100.00% | 1,223.85 |

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

Market Area 7300

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|-----------|-------------|------------|-------------|-------------------------|
| 87. 1G1 | 176.69 | 0.33% | 265,035 | 0.41% | 1,500.00 |
| 88. 1G | 2,366.91 | 4.43% | 3,550,373 | 5.53% | 1,500.00 |
| 89. 2G1 | 544.18 | 1.02% | 734,672 | 1.14% | 1,350.05 |
| 90. 2G | 732.79 | 1.37% | 989,289 | 1.54% | 1,350.03 |
| 91. 3G1 | 189.40 | 0.35% | 246,220 | 0.38% | 1,300.00 |
| 92. 3G | 496.40 | 0.93% | 620,511 | 0.97% | 1,250.02 |
| 93. 4G1 | 12,649.36 | 23.67% | 15,179,233 | 23.64% | 1,200.00 |
| 94. 4G | 36,283.61 | 67.90% | 42,633,374 | 66.39% | 1,175.00 |
| 95. Total | 53,439.34 | 100.00% | 64,218,707 | 100.00% | 1,201.71 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 50.69 | 39.48% | 76,035 | 45.08% | 1,500.00 |
| 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 | 53.44 | 41.63% | 64,128 | 38.02% | 1,200.00 |
| 103. 4C | 24.25 | 18.89% | 28,495 | 16.90% | 1,175.05 |
| 104. Total | 128.38 | 100.00% | 168,658 | 100.00% | 1,313.74 |
| 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 | 53,439.34 | 99.76% | 64,218,707 | 99.74% | 1,201.71 |
| CRP Total | 128.38 | 0.24% | 168,658 | 0.26% | 1,313.74 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 53,567.72 | 100.00% | 64,387,365 | 100.00% | 1,201.98 |

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

47 Howard

| | 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 | 234,206,312 | 246,771,868 | 12,565,556 | 5.37% | 6,789,868 | 2.47% |
| 02. Recreational | 10,326,524 | 11,286,540 | 960,016 | 9.30% | 0 | 9.30% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 76,146,290 | 79,426,514 | 3,280,224 | 4.31% | 2,103,044 | 1.55% |
| 04. Total Residential (sum lines 1-3) | 320,679,126 | 337,484,922 | 16,805,796 | 5.24% | 8,892,912 | 2.47% |
| 05. Commercial | 42,935,611 | 43,774,752 | 839,141 | 1.95% | 815,533 | 0.05% |
| 06. Industrial | 0 | 0 | 0 | | 0 | |
| 07. Total Commercial (sum lines 5-6) | 42,935,611 | 43,774,752 | 839,141 | 1.95% | 815,533 | 0.05% |
| 08. Ag-Farmsite Land, Outbuildings | 34,442,944 | 35,706,081 | 1,263,137 | 3.67% | 0 | 3.67% |
| 09. Minerals | 0 | 0 | 0 | | 0 | |
| 10. Non Ag Use Land | 911,850 | 68,493 | -843,357 | -92.49% | | |
| 11. Total Non-Agland (sum lines 8-10) | 35,354,794 | 35,774,574 | 419,780 | 1.19% | 0 | 1.19% |
| 12. Irrigated | 596,946,008 | 594,364,306 | -2,581,702 | -0.43% | | |
| 13. Dryland | 82,000,812 | 79,193,771 | -2,807,041 | -3.42% | | |
| 14. Grassland | 206,348,232 | 196,323,368 | -10,024,864 | -4.86% | | |
| 15. Wasteland | 1,388,259 | 1,381,112 | -7,147 | -0.51% | | |
| 16. Other Agland | 1,611,791 | 1,827,641 | 215,850 | 13.39% | | |
| 17. Total Agricultural Land | 888,295,102 | 873,090,198 | -15,204,904 | -1.71% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 1,287,264,633 | 1,290,124,446 | 2,859,813 | 0.22% | 9,708,445 | -0.53% |

2018 Assessment Survey for Howard County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | 1 |
| 2. | Appraiser(s) on staff: |
| | None |
| 3. | Other full-time employees: |
| | 1 |
| 4. | Other part-time employees: |
| | 1 - summer help to assist with property reviews |
| 5. | Number of shared employees: |
| | None |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$134,657 |
| 7. | Adopted budget, or granted budget if different from above: |
| | \$134,657 |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | None |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | None |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$9,000 |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$2,400 |
| 12. | Other miscellaneous funds: |
| | \$1,200 |
| 13. | Amount of last year's assessor's budget not used: |
| | \$3,700 |

B. Computer, Automation Information and GIS

| | |
|----|--|
| 1. | Administrative software: |
| | TerraScan |
| 2. | CAMA software: |
| | TerraScan |
| 3. | Are cadastral maps currently being used? |
| | No |
| 4. | If so, who maintains the Cadastral Maps? |
| | None |
| 5. | Does the county have GIS software? |
| | Yes |
| 6. | Is GIS available to the public? If so, what is the web address? |
| | Yes howard.gisworkshop.com |
| 7. | Who maintains the GIS software and maps? |
| | GIS Workshop Inc., assessor, and staff |
| 8. | Personal Property software: |
| | TerraScan |

C. Zoning Information

| | |
|----|---|
| 1. | Does the county have zoning? |
| | Yes |
| 2. | If so, is the zoning countywide? |
| | Yes, adopted 2015 |
| 3. | What municipalities in the county are zoned? |
| | St. Paul, Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell |
| 4. | When was zoning implemented? |
| | 1973 for St. Paul and Boelus. 2015 for everything else |

D. Contracted Services

| | |
|-----------|----------------------------|
| 1. | Appraisal Services: |
| | Yes, as needed. |
| 2. | GIS Services: |
| | GIS Workshop Inc. |
| 3. | Other services: |
| | None |

E. Appraisal /Listing Services

| | |
|-----------|--|
| 1. | Does the county employ outside help for appraisal or listing services? |
| | Normally no, but for 2015 Stanard Appraisal did some commercial work. |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | Yes |
| 3. | What appraisal certifications or qualifications does the County require? |
| | Recommendation of the assessor |
| 4. | Have the existing contracts been approved by the PTA? |
| | Yes |
| 5. | Does the appraisal or listing service providers establish assessed values for the county? |
| | Yes, on the properties they reviewed. |

2018 Residential Assessment Survey for Howard County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------|---|------------------------|--------------------------------|--------------------------------|---------------------------|--|------------------------|--|--------------------------------|---|------|---|------|-------------------------------------|----|------|------|------|------|----|------|------|------|------|----|------|------|------|------|
| | Assessor and staff | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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;">01</td> <td>St. Paul - City and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business; stable housing markets</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Rural - all residential parcels not located within the boundaries of a town</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table> | | | | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 01 | St. Paul - City and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable. | 02 | Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business; stable housing markets | 03 | Rural - all residential parcels not located within the boundaries of a town | Ag | Agricultural homes and outbuildings | | | | | | | | | | | | | | | |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01 | St. Paul - City and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 02 | Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business; stable housing markets | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 03 | Rural - all residential parcels not located within the boundaries of a town | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ag | Agricultural homes and outbuildings | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Cost and sales comparison approaches | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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? | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | A combination of tables provided by the CAMA vendor and depreciation studies based on local market information are used. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Depreciation tables are developed on a county-wide basis and then modified with economic depreciation developed for individual valuation groups. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Sales comparison and availability | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | Describe the methodology used to determine value for vacant lots being held for sale or resale? | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | All lots are treated the same; no applications to combine lots have been received | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table> | | | | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | 01 | 2016 | 2016 | 2017 | 2016 | 02 | 2018 | 2016 | 2018 | 2018 | 03 | 2008 | 2016 | 2018 | 2014 | Ag | 2008 | 2016 | 2018 | 2014 |
| <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01 | 2016 | 2016 | 2017 | 2016 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 02 | 2018 | 2016 | 2018 | 2018 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 03 | 2008 | 2016 | 2018 | 2014 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ag | 2008 | 2016 | 2018 | 2014 | | | | | | | | | | | | | | | | | | | | | | | | | |

2018 Commercial Assessment Survey for Howard County

| | | | | |
|------------|---|--|------------------------|--------------------------------|
| 1. | Valuation data collection done by: | | | |
| | Assessor and staff | | | |
| 2. | List the valuation groupings recognized in the County and describe the unique characteristics of each: | | | |
| | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | |
| | 01 | St Paul - Village and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island | | |
| | 02 | Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business | | |
| | 03 | Rural - all commercial parcels not located within the boundaries of a town | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | |
| | Sales comparison, income, and cost approaches | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | |
| | Physical inspection, joint review with commercial appraiser, state sales file query | | | |
| 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? | | | |
| | A combination of tables provided by the CAMA vendor and depreciation studies based on local market information | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | |
| | Depreciation tables are developed on a county-wide bases and modified with economic depreciation developed for each valuation group | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | |
| | Sales comparison | | | |
| 7. | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> |
| | 01 | 2008 | 2008 | 2015 |
| | 02 | 2008 | 2008 | 2015 |
| | 03 | 2008 | 2008 | 2015 |

2018 Agricultural Assessment Survey for Howard County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | |
|--------------------|---|--------------------------------|--------------------|--|--------------------------------|------|---|------|------|---|------|------|--|------|
| | Assessor and staff | | | | | | | | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 60%;"><u>Description of unique characteristics</u></th> <th style="width: 25%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">7100</td> <td>This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">7200</td> <td>This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">7300</td> <td>This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table> | | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 7100 | This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area). | 2015 | 7200 | This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area). | 2015 | 7300 | This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area). | 2015 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | | | | | | | | |
| 7100 | This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area). | 2015 | | | | | | | | | | | | |
| 7200 | This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area). | 2015 | | | | | | | | | | | | |
| 7300 | This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area). | 2015 | | | | | | | | | | | | |
| | Although separate market areas have been identified, the same value is currently being applied to all areas; will continue to monitor the market for changes | | | | | | | | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | | | | | | | | |
| | River boundaries, common geographic characteristics, topography, and market characteristics | | | | | | | | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | | | | | | | | |
| | Through review of questionnaires and discussions with owner | | | | | | | | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences? | | | | | | | | | | | | | |
| | Yes | | | | | | | | | | | | | |
| 6. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | | | | | | | | |
| | Through review of questionnaires, discussions with sellers, buyers, and real estate agents, sales analysis; valued as grass land at 100% of market value | | | | | | | | | | | | | |

| | |
|------------|--|
| | <u>If your county has special value applications, please answer the following</u> |
| 7a. | How many special valuation applications are on file? |
| | 9 |
| 7b. | What process was used to determine if non-agricultural influences exist in the county? |
| | Sales review is conducted annually |
| | <u>If your county recognizes a special value, please answer the following</u> |
| 7c. | Describe the non-agricultural influences recognized within the county. |
| | There are no areas of influence. |
| 7d. | Where is the influenced area located within the county? |
| | The parcels with applications on file are scattered throughout the county |
| 7e. | Describe in detail how the special values were arrived at in the influenced area(s). |
| | Analysis of agricultural sales; parcels are valued as ag land as there is no indication of non-agricultural influence present in the market. |

2017 Plan of Assessment for Howard County

Assessment years 2018, 2019, 2020

Date: June 15, 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 and 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.”

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 horticulture land

General Description of Real Property in Howard County

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

| | Parcels | % of Total Parcels | % of Taxable Value Base |
|--------------|---------|--------------------|-------------------------|
| Residential | 2479 | 44% | 19% |
| Commercial | 380 | 7% | 3.5% |
| Agricultural | 2731 | 49% | 77.5% |

Agricultural land – value for taxable acres for 2017 assessment was \$888,031,485

Agricultural land is 72% of the real property valuation base in Howard County and of that 67% is assessed as irrigated, 23% is assessed as grass and 9% is assessed as dry.

For assessment year 2017, an estimated 185 permits were filed for new property construction/additions in the county.

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

Current Resources

There are currently three full time employees on staff including the assessor. Also there is one part-time summer help. The assessor and deputy are certified by the Property Tax Administrator.

The certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and

regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made to them.

The county started a GIS project in 2005, which was greatly needed as Howard County does not have Cadastral Maps. The Howard County Assessor's office is currently working on correcting and completing the county map. GIS Workshop completed our land use conversion prior to January 1, 2010 and also put Howard County Assessor data on line. Our website is <http://howard.assessor.gisworkshop.com>. The Howard County Board accepted GIS Workshop's proposal for maintenance for the mapping and the website. With the GIS Workshop completion of the mapping information, maps will be printed in the future when the information is available.

Office Budget for July 1, 2016 – June 30, 2017 was \$133,183. Office Budget for July 1, 2017 – June 30, 2018 is approximately \$135,000.

Terra Scan is the vendor for the assessment administration and CAMA. Howard County has the GIS mapping on a public website, which has the mapping and assessment information available.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled weekly. Depending on the number of transfers filed, there is a 2-4 week turnaround time. Ownership changes are made as sales are processed. All Residential, Agricultural and Commercial sales are verified by sales questionnaires by telephone calls to sellers, buyers and realtors involved in the sale. Physical inspections are performed if deemed necessary to confirm any corrections to the parcel information. Most residential sales are inspected and new photos taken if necessary. Building permits are checked yearly beginning in July. Pickup work is to be completed by March 1 each year.

2016 Marshall & Swift costing was implemented for 2017 for Residential properties.

It is the goal of the office to review at approximately 20 percent of the properties yearly. Market data is gathered and reviewed yearly.

Ratio studies are done on all the sales after September 30 each year. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Howard County is in compliance with state statutes to facilitate equalization within the classes and subclasses of Howard County.

By approximately March 1 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Changes are mailed to the property owners on or before June 1.

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

| <u>Property Class</u> | <u>Median</u> | <u>COD</u> | <u>PRD</u> |
|-----------------------|---------------|------------|------------|
| Residential | 99 | 9.58 | 101.88 |
| Commercial | 96 | 21.95 | 84.34 |
| Agricultural Land | 70 | 17.98 | 103.23 |

For more information regarding statistical measures see 2017 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2018:

Residential:

A physical review will be completed for all improved parcels in Market Area 7300 and all of the small towns in the county. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2018. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2018 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2018. Commercial appraisal was done in 2016 by Stanard Appraisal and Assessor's staff.

Agricultural Land:

A market analysis will be conducted for 2018 and agricultural land values will be assessed by the market values. Corrections of listing errors will be done when correct information is obtained. Also with changes to irrigated acres or the transfer of irrigated acres will be corrected when the information is obtained. New land use conversion was implemented for 2016. The use of

agricultural land use for recreational purposes will be reviewed and possibly reclassified as recreational property.

Assessment actions planned for assessment year 2019:

Residential:

A physical review will be completed for all improved parcels in Market Area 7200. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2018. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2019 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2019.

Agricultural:

A market analysis will be conducted for 2019 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will begin a land use study to update our property record cards with possible changes.

Assessment actions planned for assessment year 2020:

Residential:

A physical review will be completed for all improved parcels in Market Area 7100. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2020. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2020 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2020.

Agricultural Land:

A market analysis will be conducted for 2020 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

Other functions performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the green sheets are worked and forwarded to the property tax division electronically on a quarterly basis. Splits and subdivision changes are made as they become available to the assessor's office from the county clerk. These will be updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package. Assessor's website is updated monthly by GIS Workshop.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update & w/Abstract
 - d. Certification of Value to Political Subdivision

- e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 770 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 approximately 320 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
 7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
 8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
 9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 10. Tax Lists – prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
 11. Tax List Corrections – prepare tax list correction documents for county board approval.
 12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
 13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
 14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
 15. Education: Assessor and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification and work toward an appraiser license. The staff of the assessor’s office with an assessor’s certificate will meet their 60 hours of education in the 4 year period to maintain it.

Conclusion:

The Howard County Assessor’s Office will strive for a uniform and proportionate valuing of property throughout the county.

Neal Dethlefs
Howard County Assessor
(308)754-4261

March 2, 2018

Re: Special Value for 2018

I have reviewed the Special Valuation parcels for Howard County for the 2018 tax year. We currently have ten parcels.

The highest and best use for these parcels is agricultural. They are not suburban in nature and are not within any town or village's zoning jurisdiction. There are not any residential or commercial influences in regard to value. They are all currently used for agriculture.

They are being valued as agland, based on land use and soil type, which is derived from the three year agland sales file.

The income approach to value does not apply at this time.

Sincerely,

Neal Dethlefs
Howard County Assessor