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DEPARTMENT OF REVENUE

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

KEITH COUNTY

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DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Keith 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 Keith 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: Renae Zink, Keith County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

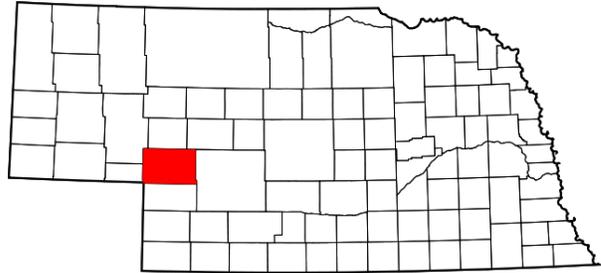
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,062 miles, Keith County had 8,018 residents, per the Census Bureau Quick Facts for 2016, a 4% population decline from the 2010 U.S. Census. Reports indicated that 66% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts).

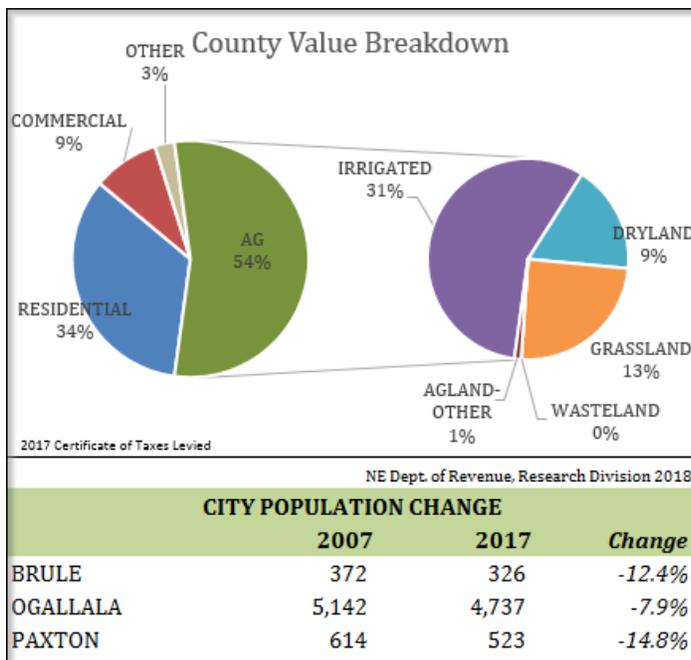


The majority of the commercial properties in Keith County are located in and around Ogallala, the county seat. According to the latest information available from the U.S. Census Bureau, there were 346 employer establishments with total employment of 2,643.

Agricultural land contributes to approximately 54% of the county’s overall valuation base. Grass land makes up the majority of the land in the county. Keith County is included in the Twin Platte

Natural Resources District. In value of sales by commodity group, Keith County ranks fifth in horses, ponies, mules, burros, and donkeys (USDA AgCensus).

A recreational attraction in Keith County is Lake McConaughy. It is Nebraska’s largest lake and the largest reservoir in a three state region. The Lake is 20 miles long, 4 miles wide and 142 feet deep at the dam. It is located on the edge of the Nebraska Sand Hills and offers natural white sand beaches, excellent fishing, boating, camping and all types of outdoor recreation.



2018 Residential Correlation for Keith County

Assessment Actions

Within the residential class, Paxton and Brule were reappraised; the properties were inspected onsite, all land, cost, and depreciation tables were updated. Within Ogallala, cost tables were updated and depreciation tables were adjusted. At Lake McConaughy land values were adjusted by neighborhood, the depreciation tables were also adjusted. For the rest of the residential class including Rural, and the small villages of Keystone, Roscoe, and Sarben only routine maintenance was completed.

Description of Analysis

The county assessor has determined that Keith County residential property has six unique Valuation Groups that have specific value-driven characteristics.

Valuation Grouping	Description
01	Ogallala—the county seat and primary provider of services.
02	Village of Paxton—about twenty miles east of Ogallala, the economy is somewhat stable. Nearest major service providers would be either Ogallala to the west or North Platte to the east.
03	Village of Brule—approximately seven miles west of Ogallala, and like Paxton has a somewhat stable economy. Yet, major service providers would be Ogallala or larger towns further to the east of west.
04	Rural—residential parcels outside the City or Village limits—excluding Lake McConaughy, but now including Ogallala suburban.
05	Lake McConaughy—mostly recreational properties.
08	The villages of Keystone, Roscoe and Sarben—these are small villages with stagnant or almost no economic activity.

Analysis of the residential statistical sample reveals 298 qualified sales with two of the three overall measures of central tendency within acceptable range (the median and the mean). The overall median is moderately supported by the coefficient of dispersion. Five of the six Valuation Groups are represented by the sample and all of these have medians within acceptable range. The assessment actions taken this year produced a 2.68% increase to the residential base (as shown by the 2018 County Abstract of Assessment, Form 45 compared with the 2017 CTL Report), which is similar to the change to properties in the state sales file. Broken down, the residential base increased by 2.63%, while the recreational base was increased by 13% (rounded). Line 03, “Ag-Homesite Land and Ag-Res Dwelling” indicates a 1% decrease.

2018 Residential Correlation for Keith County

A comparison of the difference between the measures of central tendency for the two years of the study period indicates that the residential market is slightly rising, as indicated by 161 sales revealing a median and weighted mean of 88% and 89%, respectively.

Study Yrs						
01-OCT-15 To 30-SEP-16	137	93.57	95.54	89.83	19.73	106.59
01-OCT-16 To 30-SEP-17	161	87.87	93.61	88.52	22.78	105.75

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

One area addressed is sales qualification and verification. Keith County utilizes on-site sales verifications in conjunction with the review of a particular town, neighborhood or area. Adjustments may be made to sales if they can be verified and documented.

Non-qualified sales were also reviewed to ensure the reasons for disqualification were logical and documented. The review revealed that out of 127 non-qualified residential sales, thirty-nine (or about 31%) had no documentation. Of these, sixteen were obvious (family, foreclosure, etc.). It should be noted that from a time perspective, eighteen sales were disqualified late in the assessment process; review of the reasons for non-qualifying the sales did not indicate a bias in the qualification process, ultimately all arm's length sales were utilized for measurement.

Another important part of the review was the examination of the six-year inspection and review cycle. There are three Valuation Groups—or portions thereof—that need to be completed for assessment year 2019. These are Valuation Group 04 (Rural) that still has some parcels that were inspected in 2011; Valuation Group 05 (Lake McConaughy) indicates that some parcels were last inspected in 2013;

Valuation groups are another area reviewed to determine if they are established using unique, value-driven characteristics. The review indicates that the county has adequately identified economic areas for the residential property class.

Equalization and Quality of Assessment

The stratification of the valuation groupings demonstrates that all groupings have met an acceptable level of value.

2018 Residential Correlation for Keith County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	186	92.07	96.60	89.06	21.41	108.47
02	17	93.86	88.28	81.79	22.15	107.93
03	15	93.04	90.40	89.61	17.24	100.88
04	21	92.56	95.65	92.22	18.46	103.72
05	59	92.13	90.28	88.59	21.56	101.91
<u>ALL</u>	298	92.61	94.50	89.01	20.99	106.17

The statistical analysis and a review of the assessment practices indicate that there is uniformity and equalization with the assessment of the residential property. Keith County complies with professionally accepted mass appraisal standards.

Level of Value

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

2018 Commercial Correlation for Keith County

Assessment Actions

For the 2018 assessment year, the county's focus was the reappraisal of all commercial properties to comply with the statutory six-year inspection and review cycle. Tax Valuation, Inc. was contracted to conduct the appraisal. The project took two years to complete. All properties were physically re-measured and new pictures were taken. Quality and condition ratings were determined during data collection in the field. New land and depreciation tables were created. The cost index for commercial property was updated to 2017.

Description of Analysis

Six valuation groupings have been identified with unique characteristics particular to geographic location. All but Valuation Group 04 (Rural) had sales that occurred during the timeframe of the sales study. Only Valuation Group 01 (Ogallala) had a number of sales that may constitute a reasonable sample for measurement.

Valuation Grouping	Description
01	Ogallala
02	Paxton
03	Brule
04	Rural
05	Lake McConaughy
08	Small villages of Keystone, Roscoe, and Sarben

The statistical profile for the commercial class contains 47 qualified sales that are comprised of five of the six valuation groups (only Valuation Group 04, Rural, is not represented). All three measures of central tendency are within the acceptable range; and the qualitative statistics generally support that ratios are uniform. The review of changes to the sold parcels indicated that the sample decreased approximately 2 - 4% in Ogallala and in the small villages, but increased about 20% for commercial properties at Lake McConaughy. Although the class was reappraised this year, the change to the sales file was expected given that the county put a 28% across the board increase on commercial parcels in Ogallala in 2017.

If the sales file adequately represented the population of parcels, the overall abstract should reflect an overall increase, excluding growth of no more than 1% since Lake McConaughy only represents about 12% of the commercial class and the rest of the values decreased slightly. Instead, the 2018 County Abstract of Assessment, Form 45 compared to the Certificate of Taxes Levied indicates that the class increased about 29%, with approximately 2% of the increase attributable to growth. Review of Schedule XII of the abstract shows that all of the towns and the Lake McConaughy parcels received a significant increase while rural and suburban parcels both decreased.

2018 Commercial Correlation for Keith County

The Division reviewed historical changes to commercial property in Keith County to determine whether an above market increase was warranted. Prior to 2018, commercial value in Ogallala increased at an annualized rate of approximately 6%. This adjustment was compared to other first class cities in Western Nebraska, Ogallala’s 6% change was in the middle of the array, and generally supported that commercial properties in Ogallala had increased with the general market.

	Annualized % Change 2007-2017	% Change 2018	Annualized % Change 2007-2018
Ogallala	6%	29%	10%
Sidney	6%	1%	7%
Lexington	5%	6%	4%
North Platte	7%	1%	7%
Alliance	4%	2%	3%
Chadron	5%	-8%	4%
Gering	7%	2%	7%
Holdrege	7%	6%	8%
McCook	9%	7%	6%
Scottsbluff	4%	2%	3%
Average	6%	5%	6%
Source: Certificate of Taxes Levied, 2007 and 2017 County Abstract of Assessment, Form 45 2018			

However, when the 2018 value increase is factored in, Ogallala’s valuation change has far exceeded similar sized towns in Western Nebraska. All other comparable cities had flat values to upwards of a 5% increase; Chadron stood out as an anomaly with an 8% decrease this year. When this year’s value was added in and annualized over an 11-year period, Ogallala’s annual increase now exceeds all other counties, by an average of 4% per year. Based on the analysis, the sold properties do not represent the level of value of commercial property within the county.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

An area addressed is sales qualification and verification. The county utilizes on-site verifications in conjunction with the review of particular town, neighborhood or area. Adjustments may be made to sales if the adjustment can be verified and documented.

Non-qualified sales are also reviewed to ensure the reasons for disqualification were logical and well-documented. Of the forty-four non-qualified sales reviewed, eleven had no documentation, but a number were obvious (in lieu of foreclosure, family, etc.). Further review revealed that no

2018 Commercial Correlation for Keith County

apparent bias exists in the qualification determination and that all arms'-length sales were made available for measurement purposes.

Another important part of the review was the examination of the six-year inspection and review cycle. With the completion of the countywide reappraisal for the current assessment year, the county is in compliance with the six-year inspection requirement.

Valuation groups are another area reviewed to determine if they are established using unique, value-driven characteristics. The review indicates that the county has adequately identified economic areas for the commercial property class.

Equalization and Quality of Assessment

The analysis indicates that commercial properties have not been assessed at an equitable portion of market value. Conversations with the county assessor indicated that after filing the abstract, errors in both the land and improvement values were discovered. These errors were described as involving both data calculation errors in the CAMA system as well problems with the land valuation tables. The Division does not have reliable evidence with which to make a recommendation to adjust commercial properties in the county. Although the county assessor has indicated that corrected commercial assessments will be presented to the County Board of Equalization for approval, as of the date of this report, the Division had not received specific information regarding these pending corrections.

Level of Value

Based on the analysis of all available information, the level of value of commercial property in Keith County cannot be determined.

2018 Agricultural Correlation for Keith County

Assessment Actions

For 2018, the county assessor reviewed all agricultural land sales for the three market areas and land values in the county as well as in neighboring counties. After this review, the following actions were taken to value agricultural land in Keith County: Market Area 1, no changes were made to values since the sample was very small and values were found to be equalized with surrounding counties. In Market Area 2, dryland values were decreased by 13%. In Market Area 3, irrigated land values were decreased by 6%, and all dryland values were decreased by 5%.

Description of Analysis

Keith County is located in the western part of Nebraska. Three market areas have been created by geographic characteristics with differing economic factors. Market area 1 is in the northern part of the county and a part of the Sand Hills Region best suited for livestock production. Garden, Arthur, McPherson and Lincoln County's Market Area 2 would be counties and areas considered the most comparable.

Market Area 2 is south of Lake McConaughy and the North Platte River. The makeup of this area is mostly hard grass with some dry and irrigated cropland. Counties and areas most comparable would be Deuel and Lincoln County's Market Area 1.

Market area 3 is in the southern part of the county and includes the South Platte River. This area is best suited for crop production and consists primarily of irrigation with some dry and grass. Adjoining counties are Lincoln (Market Area 1) and Perkins.

Analysis of the sample reveals forty-eight qualified sales that show all calculated three measures of central tendency to be below acceptable range. By agricultural market area, only Market Area 3 has a significant number of sales and two of the three measures of central tendency are within the range (the median and the mean). The coefficient of dispersion provides strong confirmation of the median.

If the sample is further stratified by the 80% Majority Land Use by Market Area, only the sample for Market Area 3 irrigated land has a sufficient number of sales and both the median and mean are within the acceptable range. Using only the county's sales, the dryland and grassland classifications have too small of samples to be statistically significant.

By examining the comparable qualified sales from neighboring counties that are within six miles of Keith County's borders, this produces an additional 23 sales that are compared with the county assessor's current values (see appendix at the end of this report). Overall, the additional sales indicate both a median and mean within range and a coefficient of dispersion that supports the median of 70%. Both Market Areas 1 and 3 show medians within the acceptable statutory range; Market Area 2 is still below the acceptable statutory range. A further breakdown of Market Area

2018 Agricultural Correlation for Keith County

2 with the comparable sales indicates that the market has fallen during the study period and that the newest year's sales have ratios that range from 69% to 86%. The full profile of Market Area 2 is also found in the appendix of this report.

DATE OF SALE *						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Study Yrs</u>						
10/01/2014 To 09/30/2015	4	56.98	62.33	60.28	16.73	103.40
10/01/2015 To 09/30/2016	6	61.60	68.11	66.11	18.90	103.03
10/01/2016 To 09/30/2017	4	73.29	75.37	74.95	07.89	100.56

The county assessor's adjustments were typical for the market in this region of the state and equalization has been maintained with adjoining counties. All agricultural land values are determined to be assessed within the acceptable statutory range.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

One area addressed is sales qualification and verification. Keith County utilizes on-site sales verifications in conjunction with the review of a particular area. Adjustments may be made to sales if the adjustments can be verified and documented. The county assessor has a systematic process of reviewing the unimproved agricultural land and improvements with the use of the most current imagery, building permits, and maps provided by taxpayers and the Twin Platte Natural Resource District. Onsite inspections are done by office staff.

Non-qualified sales were also reviewed to ensure the reasons for disqualification were logical and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. In summary, there were five non-documented disqualified sales, but the majority of these were obvious (exchanges, family, etc.). The PTA does not believe that any apparent bias existed in the qualification determination, and all arm's-length sales are made available for measurement.

Another important part of the review was the examination of the six-year inspection and review cycle. Land use was last completely updated in 2013, via GIS. New flyover pictures will be compared parcel by parcel. Physical inspection is also utilized to determine land use when in question.

2018 Agricultural Correlation for Keith County

Agricultural market areas within the county are reviewed to ensure that the areas defined are equally subject to economic forces that affect the value of land within the specified areas. In summary, the market area analysis indicates that the county assessor has adequately identified market areas for the agricultural land class.

Keith County recognizes a Special Valuation Area that consists of accretion land along the North and South Platte Rivers, and Lake McConaughy. This area is located within each of the three agricultural market areas. The highest and best use of the accretion land would be for residential or recreational use. The County Assessor reviews all parcels with accretion and whether or not they are attached to adjoining parcels with sufficient deeded acres used for agricultural purposes. If the primary use of the land is agricultural, then it qualifies for Special Valuation (for complete methodology, see appendix following report).

Agricultural improvements are valued at the same time as the rural residential improvements and farm home sites carry the same value as rural residential home sites.

Equalization

All rural improvements are inspected and reviewed at the same time and all farm home sites carry the same value as rural residential home sites. However, the cost indexes are different dates and the county assessor is working to complete the review of rural and agricultural improvements and implement an updated cost index for assessment year 2019.

Based on the analysis of the six-mile comparable statistic and comparison of Keith County's values with the adjoining counties, all agricultural land values are at uniform proportions of market value. The quality of assessment of the agricultural land in Keith County complies with generally accepted mass appraisal standards.

<u>80%MLU By Market Area</u>						
<u>RANGE</u>	<u>COUNT</u>	<u>MEDIAN</u>	<u>MEAN</u>	<u>WGT. MEAN</u>	<u>COD</u>	<u>PRD</u>
<u> Irrigated </u>						
County	25	74.68	74.28	69.67	16.32	106.62
2	1	76.12	76.12	76.12		100.00
3	24	72.20	74.20	69.54	17.51	106.70
<u> Dry </u>						
County	19	70.45	74.99	73.23	15.32	102.40
2	8	69.59	71.57	70.73	17.20	101.19
3	11	72.32	77.48	74.62	13.51	103.83
<u> Grass </u>						
County	19	66.87	68.85	66.06	25.24	104.22
1	12	71.20	69.05	65.29	23.12	105.76
2	3	57.32	66.79	64.78	17.31	103.10
3	4	63.84	69.78	87.42	30.37	79.82
<u> ALL </u>						
10/01/2014 To 09/30/2017	71	69.71	71.13	67.38	19.22	105.57

2018 Agricultural Correlation for Keith County

Level of Value

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

Special Valuation

A review of agricultural land value in Keith County in areas that have other non-agricultural influences indicates that the assessed values used are similar to other areas in the County where no non-agricultural influences exist. Therefore, it is the opinion of the PTA that the level of value for Special Valuation of agricultural land in Keith County is 70%.

2018 Opinions of the Property Tax Administrator for Keith County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Does not meet generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of 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 Keith County

Residential Real Property - Current

Number of Sales	298	Median	92.61
Total Sales Price	\$36,549,748	Mean	94.50
Total Adj. Sales Price	\$36,549,748	Wgt. Mean	89.01
Total Assessed Value	\$32,532,895	Average Assessed Value of the Base	\$77,621
Avg. Adj. Sales Price	\$122,650	Avg. Assessed Value	\$109,171

Confidence Interval - Current

95% Median C.I	88.85 to 95.20
95% Wgt. Mean C.I	86.30 to 91.72
95% Mean C.I	91.49 to 97.51
% of Value of the Class of all Real Property Value in the County	32.37
% of Records Sold in the Study Period	5.02
% of Value Sold in the Study Period	7.05

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	310	93	93.27
2016	328	97	97.33
2015	289	94	92.72
2014	290	94	94.13

2018 Commission Summary for Keith County

Commercial Real Property - Current

Number of Sales	47	Median	98.75
Total Sales Price	\$16,862,354	Mean	98.84
Total Adj. Sales Price	\$16,862,354	Wgt. Mean	94.61
Total Assessed Value	\$15,953,160	Average Assessed Value of the Base	\$227,463
Avg. Adj. Sales Price	\$358,773	Avg. Assessed Value	\$339,429

Confidence Interval - Current

95% Median C.I	94.10 to 101.54
95% Wgt. Mean C.I	86.60 to 102.62
95% Mean C.I	91.82 to 105.86
% of Value of the Class of all Real Property Value in the County	11.64
% of Records Sold in the Study Period	6.45
% of Value Sold in the Study Period	9.62

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	38	100	91.94
2016	42	97	96.61
2015	48	92	92.53
2014	36	93	95.02

**51 Keith
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 : 298
 Total Sales Price : 36,549,748
 Total Adj. Sales Price : 36,549,748
 Total Assessed Value : 32,532,895
 Avg. Adj. Sales Price : 122,650
 Avg. Assessed Value : 109,171

MEDIAN : 93
 WGT. MEAN : 89
 MEAN : 95
 COD : 20.99
 PRD : 106.17

COV : 28.05
 STD : 26.51
 Avg. Abs. Dev : 19.44
 MAX Sales Ratio : 206.72
 MIN Sales Ratio : 42.13

95% Median C.I. : 88.85 to 95.20
 95% Wgt. Mean C.I. : 86.30 to 91.72
 95% Mean C.I. : 91.49 to 97.51

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	31	103.68	99.66	96.51	14.28	103.26	54.70	139.96	89.95 to 106.63	118,208	114,080
01-JAN-16 To 31-MAR-16	20	93.62	97.32	91.40	20.22	106.48	54.09	157.75	82.69 to 109.76	93,314	85,288
01-APR-16 To 30-JUN-16	33	93.21	93.29	91.33	18.55	102.15	49.46	173.40	85.90 to 98.78	130,886	119,545
01-JUL-16 To 30-SEP-16	53	92.56	93.85	83.91	21.94	111.85	42.26	192.40	85.39 to 100.09	118,322	99,280
01-OCT-16 To 31-DEC-16	34	92.24	97.85	90.61	22.56	107.99	51.71	189.22	82.10 to 102.74	110,629	100,236
01-JAN-17 To 31-MAR-17	32	85.99	92.11	85.96	23.67	107.15	47.88	178.13	77.98 to 103.73	131,188	112,775
01-APR-17 To 30-JUN-17	51	81.37	89.66	84.25	23.82	106.42	43.99	206.72	77.18 to 92.56	136,521	115,018
01-JUL-17 To 30-SEP-17	44	93.47	96.02	94.45	18.93	101.66	42.13	173.25	87.86 to 100.97	125,153	118,208
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	137	93.57	95.54	89.63	19.73	106.59	42.26	192.40	90.39 to 97.69	117,672	105,467
01-OCT-16 To 30-SEP-17	161	87.87	93.61	88.52	22.78	105.75	42.13	206.72	83.35 to 95.21	126,886	112,322
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	140	93.05	95.19	88.30	21.00	107.80	42.26	192.40	89.26 to 95.91	115,843	102,290
<u>ALL</u>	298	92.61	94.50	89.01	20.99	106.17	42.13	206.72	88.85 to 95.20	122,650	109,171

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	186	92.07	96.60	89.06	21.41	108.47	44.22	206.72	88.74 to 95.26	106,435	94,795
02	17	93.86	88.28	81.79	22.15	107.93	42.13	135.33	56.50 to 104.12	77,370	63,282
03	15	93.04	90.40	89.61	17.24	100.88	51.71	126.56	76.25 to 107.01	65,033	58,277
04	21	92.56	95.65	92.22	18.46	103.72	65.31	189.22	80.57 to 101.26	183,167	168,918
05	59	92.13	90.28	88.59	21.56	101.91	42.26	159.73	80.18 to 101.93	179,923	159,386
<u>ALL</u>	298	92.61	94.50	89.01	20.99	106.17	42.13	206.72	88.85 to 95.20	122,650	109,171

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	297	92.56	94.45	88.93	21.02	106.21	42.13	206.72	88.85 to 94.93	122,524	108,960
06	1	107.37	107.37	107.37	00.00	100.00	107.37	107.37	N/A	160,000	171,790
07											
<u>ALL</u>	298	92.61	94.50	89.01	20.99	106.17	42.13	206.72	88.85 to 95.20	122,650	109,171

**51 Keith
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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MEDIAN : 93
 WGT. MEAN : 89
 MEAN : 95
 COD : 20.99
 PRD : 106.17

COV : 28.05
 STD : 26.51
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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	1	192.40	192.40	192.40	00.00	100.00	192.40	192.40	N/A	5,000	9,620	
Less Than 30,000	18	126.37	127.90	123.07	26.59	103.92	42.13	206.72	93.83 to 148.38	24,308	29,916	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	298	92.61	94.50	89.01	20.99	106.17	42.13	206.72	88.85 to 95.20	122,650	109,171	
Greater Than 14,999	297	92.56	94.17	89.00	20.71	105.81	42.13	206.72	88.85 to 94.93	123,046	109,506	
Greater Than 29,999	280	91.02	92.35	88.60	19.74	104.23	42.26	189.22	87.87 to 93.79	128,972	114,266	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	1	192.40	192.40	192.40	00.00	100.00	192.40	192.40	N/A	5,000	9,620	
15,000 TO 29,999	17	120.84	124.10	122.27	25.95	101.50	42.13	206.72	92.56 to 148.38	25,444	31,110	
30,000 TO 59,999	48	108.32	107.98	107.32	18.71	100.61	44.22	173.25	97.38 to 114.45	44,953	48,242	
60,000 TO 99,999	69	95.21	97.39	96.96	19.24	100.44	51.71	189.22	89.61 to 98.78	78,506	76,120	
100,000 TO 149,999	66	86.30	85.06	84.30	16.88	100.90	45.12	143.89	78.17 to 89.26	124,192	104,694	
150,000 TO 249,999	69	83.02	84.81	84.87	16.73	99.93	43.99	131.34	78.93 to 90.17	178,930	151,862	
250,000 TO 499,999	28	98.12	88.92	88.04	16.05	101.00	42.26	109.76	76.15 to 102.76	285,525	251,365	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	298	92.61	94.50	89.01	20.99	106.17	42.13	206.72	88.85 to 95.20	122,650	109,171	

51 Keith
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 : 47
Total Sales Price : 16,862,354
Total Adj. Sales Price : 16,862,354
Total Assessed Value : 15,953,160
Avg. Adj. Sales Price : 358,773
Avg. Assessed Value : 339,429

MEDIAN : 99
WGT. MEAN : 95
MEAN : 99
COD : 14.91
PRD : 104.47

COV : 24.83
STD : 24.54
Avg. Abs. Dev : 14.72
MAX Sales Ratio : 196.47
MIN Sales Ratio : 38.55

95% Median C.I. : 94.10 to 101.54
95% Wgt. Mean C.I. : 86.60 to 102.62
95% Mean C.I. : 91.82 to 105.86

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	2	102.89	102.89	103.36	01.31	99.55	101.54	104.23	N/A	96,750	100,003
01-JAN-15 To 31-MAR-15	2	97.14	97.14	102.06	06.66	95.18	90.67	103.60	N/A	50,305	51,340
01-APR-15 To 30-JUN-15	2	87.79	87.79	78.77	14.77	111.45	74.82	100.75	N/A	295,000	232,375
01-JUL-15 To 30-SEP-15	2	94.35	94.35	95.16	03.26	99.15	91.27	97.43	N/A	108,571	103,315
01-OCT-15 To 31-DEC-15	5	101.93	103.45	108.02	11.21	95.77	85.00	128.93	N/A	223,640	241,566
01-JAN-16 To 31-MAR-16	1	73.39	73.39	73.39	00.00	100.00	73.39	73.39	N/A	1,000,000	733,890
01-APR-16 To 30-JUN-16	5	92.31	92.70	94.46	02.77	98.14	88.44	97.37	N/A	255,300	241,153
01-JUL-16 To 30-SEP-16	5	89.58	90.90	82.80	07.04	109.78	79.46	99.30	N/A	321,247	266,003
01-OCT-16 To 31-DEC-16	6	107.71	106.28	105.62	05.57	100.62	96.51	113.01	96.51 to 113.01	170,615	180,202
01-JAN-17 To 31-MAR-17	4	71.50	75.23	61.51	47.65	122.31	38.55	119.39	N/A	254,995	156,848
01-APR-17 To 30-JUN-17	9	99.90	103.69	99.55	18.14	104.16	50.78	153.88	88.36 to 130.13	938,222	933,998
01-JUL-17 To 30-SEP-17	4	106.50	125.24	142.02	30.28	88.18	91.48	196.47	N/A	68,125	96,754
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	8	99.09	95.54	88.45	07.05	108.02	74.82	104.23	74.82 to 104.23	137,656	121,758
01-OCT-15 To 30-SEP-16	16	93.21	94.29	89.53	09.14	105.32	73.39	128.93	87.22 to 99.30	312,559	279,844
01-OCT-16 To 30-SEP-17	23	100.35	103.16	97.60	20.55	105.70	38.55	196.47	96.51 to 112.39	467,833	456,591
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	11	97.43	97.80	97.83	09.96	99.97	74.82	128.93	85.00 to 107.31	184,177	180,172
01-JAN-16 To 31-DEC-16	17	96.51	95.82	88.68	08.59	108.05	73.39	113.01	88.44 to 103.97	288,613	255,934
<u>ALL</u>	47	98.75	98.84	94.61	14.91	104.47	38.55	196.47	94.10 to 101.54	358,773	339,429

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	34	99.26	102.77	96.47	15.26	106.53	38.55	196.47	94.61 to 104.23	434,661	419,299
02	4	98.02	97.31	99.11	04.52	98.18	91.27	101.93	N/A	88,395	87,611
03	2	87.84	87.84	86.10	03.23	102.02	85.00	90.67	N/A	31,000	26,690
05	6	95.31	83.05	77.45	21.16	107.23	43.78	112.39	43.78 to 112.39	276,551	214,199
08	1	88.44	88.44	88.44	00.00	100.00	88.44	88.44	N/A	9,000	7,960
<u>ALL</u>	47	98.75	98.84	94.61	14.91	104.47	38.55	196.47	94.10 to 101.54	358,773	339,429

**51 Keith
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 : 47
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 Total Adj. Sales Price : 16,862,354
 Total Assessed Value : 15,953,160
 Avg. Adj. Sales Price : 358,773
 Avg. Assessed Value : 339,429

MEDIAN : 99
 WGT. MEAN : 95
 MEAN : 99
 COD : 14.91
 PRD : 104.47

COV : 24.83
 STD : 24.54
 Avg. Abs. Dev : 14.72
 MAX Sales Ratio : 196.47
 MIN Sales Ratio : 38.55

95% Median C.I. : 94.10 to 101.54
 95% Wgt. Mean C.I. : 86.60 to 102.62
 95% Mean C.I. : 91.82 to 105.86

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	47	98.75	98.84	94.61	14.91	104.47	38.55	196.47	94.10 to 101.54	358,773	339,429
04											
<u>ALL</u>	47	98.75	98.84	94.61	14.91	104.47	38.55	196.47	94.10 to 101.54	358,773	339,429

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	89.56	89.56	89.71	01.25	99.83	88.44	90.67	N/A	10,500	9,420
Less Than 30,000	3	90.67	91.20	91.78	02.23	99.37	88.44	94.50	N/A	12,333	11,320
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	47	98.75	98.84	94.61	14.91	104.47	38.55	196.47	94.10 to 101.54	358,773	339,429
Greater Than 14,999	45	98.92	99.26	94.61	15.12	104.91	38.55	196.47	94.50 to 101.93	374,252	354,096
Greater Than 29,999	44	99.07	99.37	94.61	15.34	105.03	38.55	196.47	94.10 to 103.19	382,394	361,800
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	89.56	89.56	89.71	01.25	99.83	88.44	90.67	N/A	10,500	9,420
15,000 TO 29,999	1	94.50	94.50	94.50	00.00	100.00	94.50	94.50	N/A	16,000	15,120
30,000 TO 59,999	6	92.79	94.86	93.73	07.50	101.21	85.00	111.44	85.00 to 111.44	45,770	42,902
60,000 TO 99,999	11	100.75	104.95	104.06	08.87	100.86	89.58	153.88	91.27 to 113.01	73,828	76,827
100,000 TO 149,999	9	98.92	100.32	100.41	26.17	99.91	38.55	196.47	50.78 to 118.49	109,736	110,185
150,000 TO 249,999	4	110.66	110.25	109.13	12.57	101.03	90.75	128.93	N/A	190,645	208,055
250,000 TO 499,999	5	96.51	105.19	105.04	11.52	100.14	92.31	130.13	N/A	318,238	334,265
500,000 TO 999,999	5	97.37	86.85	89.45	20.48	97.09	43.78	110.99	N/A	659,800	590,173
1,000,000 +	4	83.91	86.10	92.00	11.54	93.59	73.39	103.19	N/A	2,274,559	2,092,654
<u>ALL</u>	47	98.75	98.84	94.61	14.91	104.47	38.55	196.47	94.10 to 101.54	358,773	339,429

51 Keith
COMMERCIAL

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Qualified

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 WGT. MEAN : 95
 MEAN : 99
 COD : 14.91
 PRD : 104.47

COV : 24.83
 STD : 24.54
 Avg. Abs. Dev : 14.72
 MAX Sales Ratio : 196.47
 MIN Sales Ratio : 38.55

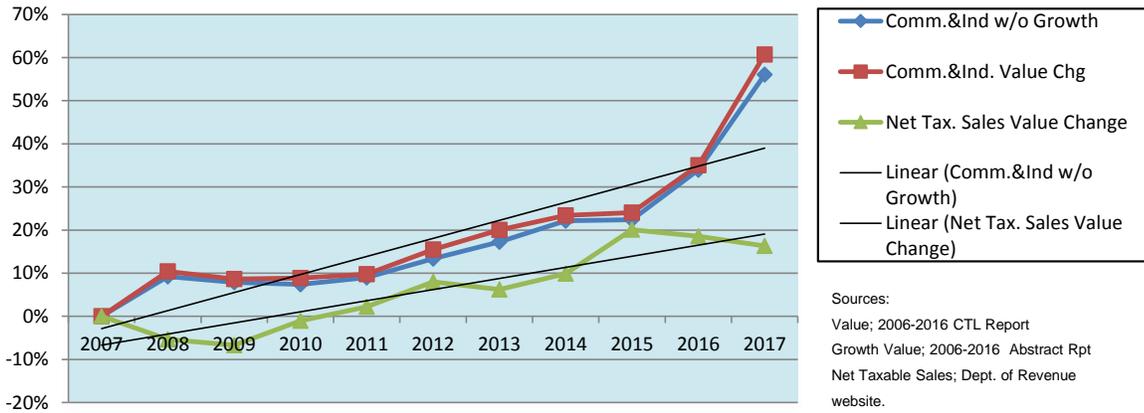
95% Median C.I. : 94.10 to 101.54
 95% Wgt. Mean C.I. : 86.60 to 102.62
 95% Mean C.I. : 91.82 to 105.86

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	74.82	74.82	74.82	00.00	100.00	74.82	74.82	N/A	500,000	374,075
151	2	110.07	110.07	113.61	08.47	96.88	100.75	119.39	N/A	145,000	164,728
304	2	107.16	107.16	109.16	04.88	98.17	101.93	112.39	N/A	315,952	344,898
306	2	162.70	162.70	155.69	20.76	104.50	128.93	196.47	N/A	132,500	206,295
339	1	110.99	110.99	110.99	00.00	100.00	110.99	110.99	N/A	974,000	1,081,080
343	5	88.36	77.94	92.00	25.41	84.72	43.78	103.60	N/A	1,535,722	1,412,825
344	4	99.26	102.90	100.72	06.03	102.16	94.61	118.49	N/A	130,375	131,314
349	1	97.37	97.37	97.37	00.00	100.00	97.37	97.37	N/A	500,000	486,825
350	2	93.59	93.59	96.32	03.12	97.17	90.67	96.51	N/A	178,182	171,620
352	2	102.37	102.37	105.64	04.83	96.90	97.43	107.31	N/A	406,071	428,968
353	9	89.58	83.47	77.61	12.95	107.55	38.55	100.35	73.39 to 99.90	306,246	237,681
386	2	94.01	94.01	92.39	03.47	101.75	90.75	97.26	N/A	138,750	128,190
406	3	101.54	106.70	123.41	13.69	86.46	88.44	130.13	N/A	107,167	132,253
412	1	104.23	104.23	104.23	00.00	100.00	104.23	104.23	N/A	131,000	136,540
418	1	153.88	153.88	153.88	00.00	100.00	153.88	153.88	N/A	65,000	100,025
434	1	98.92	98.92	98.92	00.00	100.00	98.92	98.92	N/A	100,000	98,920
442	2	101.36	101.36	100.85	02.57	100.51	98.75	103.97	N/A	83,750	84,463
470	1	94.10	94.10	94.10	00.00	100.00	94.10	94.10	N/A	38,120	35,870
471	3	94.50	96.98	95.67	09.32	101.37	85.00	111.44	N/A	33,667	32,208
528	2	102.66	102.66	95.90	10.08	107.05	92.31	113.01	N/A	187,500	179,805
<u>ALL</u>	47	98.75	98.84	94.61	14.91	104.47	38.55	196.47	94.10 to 101.54	358,773	339,429

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	\$ 79,883,410	\$ 1,873,575	2.35%	\$ 78,009,835	-	\$ 95,782,014	-
2008	\$ 88,199,275	\$ 942,580	1.07%	\$ 87,256,695	9.23%	\$ 90,672,173	-5.33%
2009	\$ 86,791,150	\$ 634,975	0.73%	\$ 86,156,175	-2.32%	\$ 89,363,137	-1.44%
2010	\$ 86,954,055	\$ 1,157,285	1.33%	\$ 85,796,770	-1.15%	\$ 94,763,283	6.04%
2011	\$ 87,666,360	\$ 599,350	0.68%	\$ 87,067,010	0.13%	\$ 97,867,008	3.28%
2012	\$ 92,246,280	\$ 1,702,665	1.85%	\$ 90,543,615	3.28%	\$ 103,414,197	5.67%
2013	\$ 95,871,540	\$ 2,182,705	2.28%	\$ 93,688,835	1.56%	\$ 101,720,938	-1.64%
2014	\$ 98,592,825	\$ 990,265	1.00%	\$ 97,602,560	1.81%	\$ 105,234,506	3.45%
2015	\$ 99,107,250	\$ 1,328,895	1.34%	\$ 97,778,355	-0.83%	\$ 115,012,584	9.29%
2016	\$ 107,873,128	\$ 857,120	0.79%	\$ 107,016,008	7.98%	\$ 113,580,114	-1.25%
2017	\$ 128,365,990	\$ 3,723,685	2.90%	\$ 124,642,305	15.55%	\$ 111,402,250	-1.92%
Ann %chg	4.86%			Average	3.52%	1.91%	1.62%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	9.23%	10.41%	-5.33%
2009	7.85%	8.65%	-6.70%
2010	7.40%	8.85%	-1.06%
2011	8.99%	9.74%	2.18%
2012	13.34%	15.48%	7.97%
2013	17.28%	20.01%	6.20%
2014	22.18%	23.42%	9.87%
2015	22.40%	24.06%	20.08%
2016	33.97%	35.04%	18.58%
2017	56.03%	60.69%	16.31%

County Number	51
County Name	Keith

51 Keith
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 : 48
Total Sales Price : 34,258,336
Total Adj. Sales Price : 34,258,336
Total Assessed Value : 21,490,150
Avg. Adj. Sales Price : 713,715
Avg. Assessed Value : 447,711

MEDIAN : 67
WGT. MEAN : 63
MEAN : 67
COD : 19.17
PRD : 106.20

COV : 25.38
STD : 16.91
Avg. Abs. Dev : 12.80
MAX Sales Ratio : 117.89
MIN Sales Ratio : 35.28

95% Median C.I. : 60.23 to 72.38
95% Wgt. Mean C.I. : 57.97 to 67.49
95% Mean C.I. : 61.84 to 71.40

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	7	49.47	63.69	60.34	31.80	105.55	45.03	117.89	45.03 to 117.89	1,124,309	678,382	
01-JAN-15 To 31-MAR-15	2	74.23	74.23	68.47	18.86	108.41	60.23	88.22	N/A	238,000	162,948	
01-APR-15 To 30-JUN-15	7	56.64	59.59	55.74	23.16	106.91	39.98	111.47	39.98 to 111.47	1,272,972	709,521	
01-JUL-15 To 30-SEP-15	2	68.95	68.95	76.26	11.81	90.41	60.81	77.09	N/A	368,628	281,125	
01-OCT-15 To 31-DEC-15	5	65.95	68.08	62.35	18.71	109.19	49.97	98.61	N/A	546,520	340,779	
01-JAN-16 To 31-MAR-16	3	66.69	58.12	62.19	18.55	93.46	35.28	72.38	N/A	493,333	306,787	
01-APR-16 To 30-JUN-16	7	74.68	70.51	71.59	11.37	98.49	56.43	87.95	56.43 to 87.95	637,043	456,060	
01-JUL-16 To 30-SEP-16	3	68.55	69.73	68.19	08.33	102.26	61.75	78.89	N/A	339,333	231,405	
01-OCT-16 To 31-DEC-16	4	60.13	63.45	54.42	26.74	116.59	47.36	86.18	N/A	596,053	324,368	
01-JAN-17 To 31-MAR-17	6	72.62	73.29	73.99	04.60	99.05	69.67	79.03	69.67 to 79.03	620,833	459,363	
01-APR-17 To 30-JUN-17	2	68.62	68.62	69.28	02.55	99.05	66.87	70.37	N/A	232,500	161,075	
01-JUL-17 To 30-SEP-17												
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	18	57.35	63.85	58.93	25.91	108.35	39.98	117.89	48.95 to 73.68	999,679	589,081	
01-OCT-15 To 30-SEP-16	18	67.62	67.64	67.19	15.28	100.67	35.28	98.61	61.45 to 74.68	538,328	361,716	
01-OCT-16 To 30-SEP-17	12	70.41	69.23	66.56	10.42	104.01	47.36	86.18	66.87 to 76.08	547,851	364,650	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	16	58.80	65.24	58.79	23.37	110.97	39.98	111.47	49.97 to 77.09	803,541	472,418	
01-JAN-16 To 31-DEC-16	17	68.55	66.52	65.35	15.96	101.79	35.28	87.95	56.43 to 76.52	549,501	359,086	
<u>ALL</u>	48	66.78	66.62	62.73	19.17	106.20	35.28	117.89	60.23 to 72.38	713,715	447,711	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	6	47.37	53.07	49.60	12.31	107.00	47.03	72.87	47.03 to 72.87	908,310	450,521	
2	10	61.60	67.02	64.22	19.74	104.36	48.95	98.61	49.97 to 86.18	287,285	184,491	
3	32	69.57	69.03	65.32	17.05	105.68	35.28	117.89	61.67 to 74.68	810,488	529,441	
<u>ALL</u>	48	66.78	66.62	62.73	19.17	106.20	35.28	117.89	60.23 to 72.38	713,715	447,711	

51 Keith
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 : 48
Total Sales Price : 34,258,336
Total Adj. Sales Price : 34,258,336
Total Assessed Value : 21,490,150
Avg. Adj. Sales Price : 713,715
Avg. Assessed Value : 447,711

MEDIAN : 67
WGT. MEAN : 63
MEAN : 67
COD : 19.17
PRD : 106.20

COV : 25.38
STD : 16.91
Avg. Abs. Dev : 12.80
MAX Sales Ratio : 117.89
MIN Sales Ratio : 35.28

95% Median C.I. : 60.23 to 72.38
95% Wgt. Mean C.I. : 57.97 to 67.49
95% Mean C.I. : 61.84 to 71.40

Printed:3/27/2018 12:03:09PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	4	68.88	76.20	63.70	30.17	119.62	49.17	117.89	N/A	1,452,541	925,235
3	4	68.88	76.20	63.70	30.17	119.62	49.17	117.89	N/A	1,452,541	925,235
_____Dry_____											
County	7	70.37	70.70	67.97	13.23	104.02	49.97	88.22	49.97 to 88.22	241,650	164,243
2	3	70.45	68.87	66.25	17.13	103.95	49.97	86.18	N/A	243,517	161,337
3	4	69.92	72.07	69.27	10.34	104.04	60.23	88.22	N/A	240,250	166,423
_____Grass_____											
County	11	56.43	54.55	50.67	13.77	107.66	39.98	72.87	47.03 to 66.87	577,740	292,755
1	6	47.37	53.07	49.60	12.31	107.00	47.03	72.87	47.03 to 72.87	908,310	450,521
2	2	56.98	56.98	56.80	00.60	100.32	56.64	57.32	N/A	322,500	183,188
3	3	60.81	55.89	57.94	14.73	96.46	39.98	66.87	N/A	86,760	50,270
_____ALL_____	48	66.78	66.62	62.73	19.17	106.20	35.28	117.89	60.23 to 72.38	713,715	447,711

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	18	72.20	71.77	66.79	14.28	107.46	49.17	117.89	61.84 to 76.52	943,731	630,271
3	18	72.20	71.77	66.79	14.28	107.46	49.17	117.89	61.84 to 76.52	943,731	630,271
_____Dry_____											
County	10	70.41	73.41	71.64	15.71	102.47	49.97	98.61	60.23 to 88.22	224,255	160,649
2	6	74.67	74.31	73.41	18.20	101.23	49.97	98.61	49.97 to 98.61	213,592	156,799
3	4	69.92	72.07	69.27	10.34	104.04	60.23	88.22	N/A	240,250	166,423
_____Grass_____											
County	12	56.54	59.29	53.58	20.71	110.66	39.98	111.47	47.34 to 66.87	556,178	297,991
1	6	47.37	53.07	49.60	12.31	107.00	47.03	72.87	47.03 to 72.87	908,310	450,521
2	2	56.98	56.98	56.80	00.60	100.32	56.64	57.32	N/A	322,500	183,188
3	4	63.84	69.78	87.42	30.37	79.82	39.98	111.47	N/A	144,820	126,598
_____ALL_____	48	66.78	66.62	62.73	19.17	106.20	35.28	117.89	60.23 to 72.38	713,715	447,711

Keith County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keith	1	n/a	2101	n/a	2100	2100	2100	2100	2100	2100
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	2205
Arthur	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	2100
Lincoln	2	2500	2500	2461	2500	2500	2456	2491	2478	2484
Keith	2	n/a	3000	n/a	2750	2650	2650	2650	2650	2780
Deuel	1	3030	3026	2945	2952	2973	2701	2695	2466	2937
Lincoln	1	4829	4870	4872	4864	4146	4076	4095	3995	4532
Keith	3	4095	4095	3785	3785	3610	3610	3610	3610	3920
Lincoln	1	4829	4870	4872	4864	4146	4076	4095	3995	4532
Perkins	1	n/a	3963	3953	3833	3868	3707	3759	3746	3875

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keith	1	n/a	625	n/a	625	600	600	600	600	608
Garden	1	n/a	755	755	750	750	750	730	730	752
Arthur	1	n/a	n/a							
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Lincoln	2	1300	1300	1300	1300	1300	1300	1300	1300	1300
Keith	2	n/a	930	905	905	875	875	875	875	917
Deuel	1	931	931	927	795	795	506	506	497	830
Lincoln	1	1800	1800	1800	1800	1800	1800	1800	1797	1800
Keith	3	1465	1465	1360	1360	1260	1260	1230	1230	1400
Lincoln	1	1800	1800	1800	1800	1800	1800	1800	1797	1800
Perkins	1	n/a	1210	1210	1130	1130	1130	1060	1060	1169

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keith	1	n/a	540	n/a	505	460	460	450	450	450
Garden	1	n/a	415	415	415	410	410	405	405	405
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	407
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450
Lincoln	2	560	560	560	560	560	495	495	494	495
Keith	2	n/a	545	515	515	485	485	470	470	475
Deuel	1	385	385	385	385	385	385	385	385	385
Lincoln	1	1200	1200	1200	1200	1200	1025	1025	994	1039
Keith	3	555	555	525	525	495	495	480	480	497
Lincoln	1	1200	1200	1200	1200	1200	1025	1025	994	1039
Perkins	1	n/a	650	650	650	650	650	650	650	650

County	Mkt Area	CRP	TIMBER	WASTE
Keith	1	710	n/a	265
Garden	1	745	n/a	50
Arthur	1	n/a	n/a	10
McPherson	1	725	n/a	10
Lincoln	2	n/a	n/a	351
Keith	2	710	n/a	311
Deuel	1	735	n/a	n/a
Lincoln	2	710	n/a	311
	3	710	n/a	335
Keith	1	n/a	n/a	350
Lincoln	1	738	n/a	81

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	71	Median :	70	COV :	26.71	95% Median C.I. :	65.95 to 73.53
Total Sales Price :	55,607,995	Wgt. Mean :	67	STD :	19.00	95% Wgt. Mean C.I. :	62.29 to 72.48
Total Adj. Sales Price :	55,607,995	Mean :	71	Avg. Abs. Dev :	13.40	95% Mean C.I. :	66.71 to 75.55
Total Assessed Value :	37,470,632						
Avg. Adj. Sales Price :	783,211	COD :	19.22	MAX Sales Ratio :	138.79		
Avg. Assessed Value :	527,755	PRD :	105.57	MIN Sales Ratio :	35.28		

Printed : 04/04/2018

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2014 To 12/31/2014	11	66.71	75.10	66.33	34.18	113.22	45.03	138.79	48.95 to 117.89	896,283	594,531
01/01/2015 To 03/31/2015	2	74.23	74.23	68.47	18.86	108.41	60.23	88.22	N/A	238,000	162,948
04/01/2015 To 06/30/2015	8	56.98	61.29	56.28	23.76	108.90	39.98	111.47	39.98 to 111.47	1,149,476	646,888
07/01/2015 To 09/30/2015	2	68.95	68.95	76.26	11.81	90.41	60.81	77.09	N/A	368,628	281,125
10/01/2015 To 12/31/2015	7	65.95	68.13	62.88	17.01	108.35	49.97	98.61	49.97 to 98.61	543,943	342,040
01/01/2016 To 03/31/2016	6	63.62	60.87	62.70	15.09	97.08	35.28	72.38	35.28 to 72.38	675,167	423,317
04/01/2016 To 06/30/2016	8	72.09	70.38	71.46	11.21	98.49	56.43	87.95	56.43 to 87.95	595,538	425,547
07/01/2016 To 09/30/2016	4	73.72	72.76	71.66	10.32	101.54	61.75	81.84	N/A	341,276	244,573
10/01/2016 To 12/31/2016	5	72.87	68.71	57.52	22.29	119.45	47.36	89.74	N/A	522,745	300,686
01/01/2017 To 03/31/2017	15	73.66	80.11	75.18	13.24	106.56	65.13	115.98	70.02 to 79.03	1,204,339	905,479
04/01/2017 To 06/30/2017	3	68.72	68.65	69.11	01.70	99.33	66.87	70.37	N/A	224,333	155,027
07/01/2017 To 09/30/2017											
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	23	60.81	69.68	62.18	30.37	112.06	39.98	138.79	49.47 to 77.09	881,225	547,961
10/01/2015 To 09/30/2016	25	68.55	67.85	66.61	13.96	101.86	35.28	98.61	61.45 to 74.68	559,520	372,674
10/01/2016 To 09/30/2017	23	72.87	76.14	72.83	14.45	104.54	47.36	115.98	69.71 to 76.12	928,340	676,117
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	19	60.23	65.98	59.49	21.80	110.91	39.98	111.47	56.42 to 76.67	748,245	445,133
01/01/2016 To 12/31/2016	23	69.49	67.95	65.86	15.20	103.17	35.28	89.74	61.45 to 74.68	556,267	366,348

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	71	Median :	70	COV :	26.71	95% Median C.I. :	65.95 to 73.53
Total Sales Price :	55,607,995	Wgt. Mean :	67	STD :	19.00	95% Wgt. Mean C.I. :	62.29 to 72.48
Total Adj. Sales Price :	55,607,995	Mean :	71	Avg. Abs. Dev :	13.40	95% Mean C.I. :	66.71 to 75.55
Total Assessed Value :	37,470,632						
Avg. Adj. Sales Price :	783,211	COD :	19.22	MAX Sales Ratio :	138.79		
Avg. Assessed Value :	527,755	PRD :	105.57	MIN Sales Ratio :	35.28		

Printed : 04/04/2018

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	12	71.20	69.05	65.29	23.12	105.76	47.03	138.79	47.36 to 73.66	1,231,394	804,028
2	14	65.24	68.53	66.88	18.76	102.47	48.95	98.61	56.64 to 86.18	290,343	194,175
3	45	69.71	72.49	68.28	18.49	106.17	35.28	117.89	66.69 to 74.68	817,033	557,863

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>_____Irrigated_____</u>											
County	5	76.08	81.47	67.22	28.81	121.20	49.17	117.89	N/A	1,278,032	859,120
3	5	76.08	81.47	67.22	28.81	121.20	49.17	117.89	N/A	1,278,032	859,120
<u>_____Dry_____</u>											
County	15	70.45	74.59	72.39	14.76	103.04	49.97	115.98	68.72 to 86.18	265,671	192,329
2	5	68.72	66.66	65.03	14.17	102.51	49.97	86.18	N/A	234,910	152,751
3	10	72.73	78.56	75.47	14.01	104.09	60.23	115.98	69.46 to 89.74	281,052	212,118
<u>_____Grass_____</u>											
County	18	63.84	66.48	65.15	24.03	102.04	39.98	138.79	47.38 to 73.53	884,442	576,172
1	12	71.20	69.05	65.29	23.12	105.76	47.03	138.79	47.36 to 73.66	1,231,394	804,028
2	3	57.32	66.79	64.78	17.31	103.10	56.64	86.40	N/A	294,318	190,653
3	3	60.81	55.89	57.94	14.73	96.46	39.98	66.87	N/A	86,760	50,270
<u>_____ALL_____</u>											
10/01/2014 To 09/30/2017	71	69.71	71.13	67.38	19.22	105.57	35.28	138.79	65.95 to 73.53	783,211	527,755

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	71	Median :	70	COV :	26.71	95% Median C.I. :	65.95 to 73.53
Total Sales Price :	55,607,995	Wgt. Mean :	67	STD :	19.00	95% Wgt. Mean C.I. :	62.29 to 72.48
Total Adj. Sales Price :	55,607,995	Mean :	71	Avg. Abs. Dev :	13.40	95% Mean C.I. :	66.71 to 75.55
Total Assessed Value :	37,470,632						
Avg. Adj. Sales Price :	783,211	COD :	19.22	MAX Sales Ratio :	138.79		
Avg. Assessed Value :	527,755	PRD :	105.57	MIN Sales Ratio :	35.28		

Printed : 04/04/2018

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	25	74.68	74.28	69.67	16.32	106.62	49.17	117.89	65.13 to 76.52	1,047,020	729,488
2	1	76.12	76.12	76.12		100.00	76.12	76.12	N/A	510,000	388,205
3	24	72.20	74.20	69.54	17.51	106.70	49.17	117.89	61.84 to 77.09	1,069,396	743,709
<u>Dry</u>											
County	19	70.45	74.99	73.23	15.32	102.40	49.97	115.98	66.71 to 86.18	254,688	186,518
2	8	69.59	71.57	70.73	17.20	101.19	49.97	98.61	49.97 to 98.61	215,694	152,568
3	11	72.32	77.48	74.62	13.51	103.83	60.23	115.98	66.71 to 89.74	283,047	211,210
<u>Grass</u>											
County	19	66.87	68.85	66.06	25.24	104.22	39.98	138.79	47.38 to 73.66	854,682	564,562
1	12	71.20	69.05	65.29	23.12	105.76	47.03	138.79	47.36 to 73.66	1,231,394	804,028
2	3	57.32	66.79	64.78	17.31	103.10	56.64	86.40	N/A	294,318	190,653
3	4	63.84	69.78	87.42	30.37	79.82	39.98	111.47	N/A	144,820	126,598
<u>ALL</u>											
10/01/2014 To 09/30/2017	71	69.71	71.13	67.38	19.22	105.57	35.28	138.79	65.95 to 73.53	783,211	527,755

AGRICULTURAL

Type : Qualified

Number of Sales :	14	Median :	65	COV :	21.82	95% Median C.I. :	56.64 to 86.18
Total Sales Price :	4,064,804	Wgt. Mean :	67	STD :	14.95	95% Wgt. Mean C.I. :	58.09 to 75.66
Total Adj. Sales Price :	4,064,804	Mean :	69	Avg. Abs. Dev :	12.24	95% Mean C.I. :	59.90 to 77.16
Total Assessed Value :	2,718,446						
Avg. Adj. Sales Price :	290,343	COD :	18.76	MAX Sales Ratio :	98.61		
Avg. Assessed Value :	194,175	PRD :	102.47	MIN Sales Ratio :	48.95		

Printed : 04/04/2018

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2014 To 12/31/2014	2	67.68	67.68	64.10	27.67	105.59	48.95	86.40	N/A	293,977	188,452
01/01/2015 To 03/31/2015											
04/01/2015 To 06/30/2015	2	56.98	56.98	56.80	00.60	100.32	56.64	57.32	N/A	322,500	183,188
07/01/2015 To 09/30/2015											
10/01/2015 To 12/31/2015	2	74.29	74.29	73.96	32.74	100.45	49.97	98.61	N/A	278,800	206,203
01/01/2016 To 03/31/2016	1	57.97	57.97	57.97		100.00	57.97	57.97	N/A	236,000	136,816
04/01/2016 To 06/30/2016	1	61.45	61.45	61.45		100.00	61.45	61.45	N/A	596,301	366,420
07/01/2016 To 09/30/2016	2	70.32	70.32	67.25	12.19	104.57	61.75	78.89	N/A	138,000	92,803
10/01/2016 To 12/31/2016	1	86.18	86.18	86.18		100.00	86.18	86.18	N/A	172,950	149,050
01/01/2017 To 03/31/2017	2	73.29	73.29	74.13	03.88	98.87	70.45	76.12	N/A	392,500	290,970
04/01/2017 To 06/30/2017	1	68.72	68.72	68.72		100.00	68.72	68.72	N/A	208,000	142,931
07/01/2017 To 09/30/2017											
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	4	56.98	62.33	60.28	16.73	103.40	48.95	86.40	N/A	308,238	185,820
10/01/2015 To 09/30/2016	6	61.60	68.11	66.11	18.90	103.03	49.97	98.61	49.97 to 98.61	277,650	183,541
10/01/2016 To 09/30/2017	4	73.29	75.37	74.95	07.89	100.56	68.72	86.18	N/A	291,488	218,480
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	4	56.98	65.64	64.76	21.64	101.36	49.97	98.61	N/A	300,650	194,695
01/01/2016 To 12/31/2016	5	61.75	69.25	65.40	14.79	105.89	57.97	86.18	N/A	256,250	167,578

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	14	65.24	68.53	66.88	18.76	102.47	48.95	98.61	56.64 to 86.18	290,343	194,175

AGRICULTURAL

Type : Qualified

Number of Sales :	14	Median :	65	COV :	21.82	95% Median C.I. :	56.64 to 86.18
Total Sales Price :	4,064,804	Wgt. Mean :	67	STD :	14.95	95% Wgt. Mean C.I. :	58.09 to 75.66
Total Adj. Sales Price :	4,064,804	Mean :	69	Avg. Abs. Dev :	12.24	95% Mean C.I. :	59.90 to 77.16
Total Assessed Value :	2,718,446						
Avg. Adj. Sales Price :	290,343	COD :	18.76	MAX Sales Ratio :	98.61		
Avg. Assessed Value :	194,175	PRD :	102.47	MIN Sales Ratio :	48.95		

Printed : 04/04/2018

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>_____ Dry _____</u>											
County	5	68.72	66.66	65.03	14.17	102.51	49.97	86.18	N/A	234,910	152,751
2	5	68.72	66.66	65.03	14.17	102.51	49.97	86.18	N/A	234,910	152,751
<u>_____ Grass _____</u>											
County	3	57.32	66.79	64.78	17.31	103.10	56.64	86.40	N/A	294,318	190,653
2	3	57.32	66.79	64.78	17.31	103.10	56.64	86.40	N/A	294,318	190,653
<u>_____ ALL _____</u>											
10/01/2014 To 09/30/2017	14	65.24	68.53	66.88	18.76	102.47	48.95	98.61	56.64 to 86.18	290,343	194,175

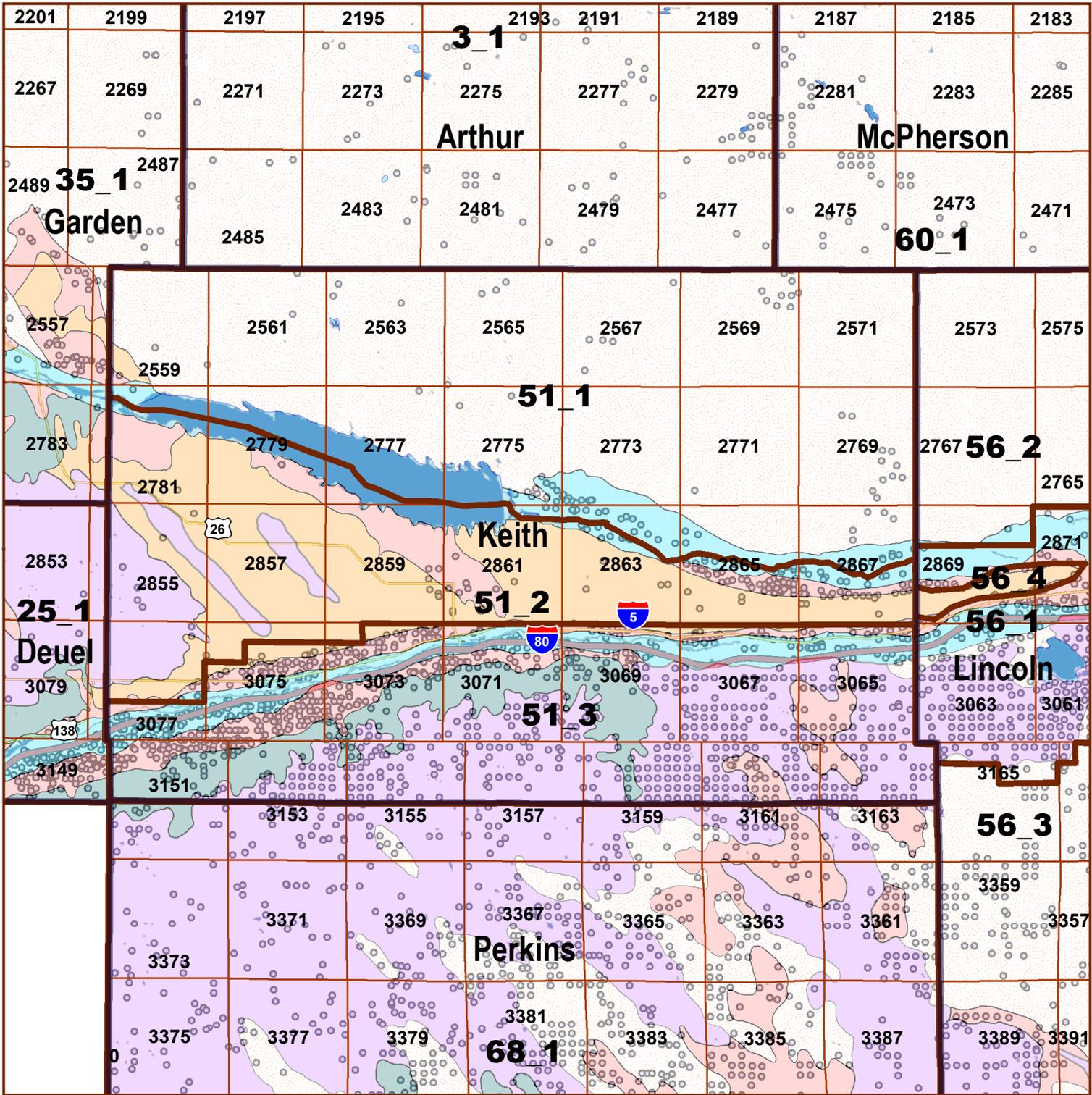
80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>_____ Irrigated _____</u>											
County	1	76.12	76.12	76.12		100.00	76.12	76.12	N/A	510,000	388,205
2	1	76.12	76.12	76.12		100.00	76.12	76.12	N/A	510,000	388,205
<u>_____ Dry _____</u>											
County	8	69.59	71.57	70.73	17.20	101.19	49.97	98.61	49.97 to 98.61	215,694	152,568
2	8	69.59	71.57	70.73	17.20	101.19	49.97	98.61	49.97 to 98.61	215,694	152,568
<u>_____ Grass _____</u>											
County	3	57.32	66.79	64.78	17.31	103.10	56.64	86.40	N/A	294,318	190,653
2	3	57.32	66.79	64.78	17.31	103.10	56.64	86.40	N/A	294,318	190,653
<u>_____ ALL _____</u>											
10/01/2014 To 09/30/2017	14	65.24	68.53	66.88	18.76	102.47	48.95	98.61	56.64 to 86.18	290,343	194,175

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	2	Total	Increase	0%

What IF



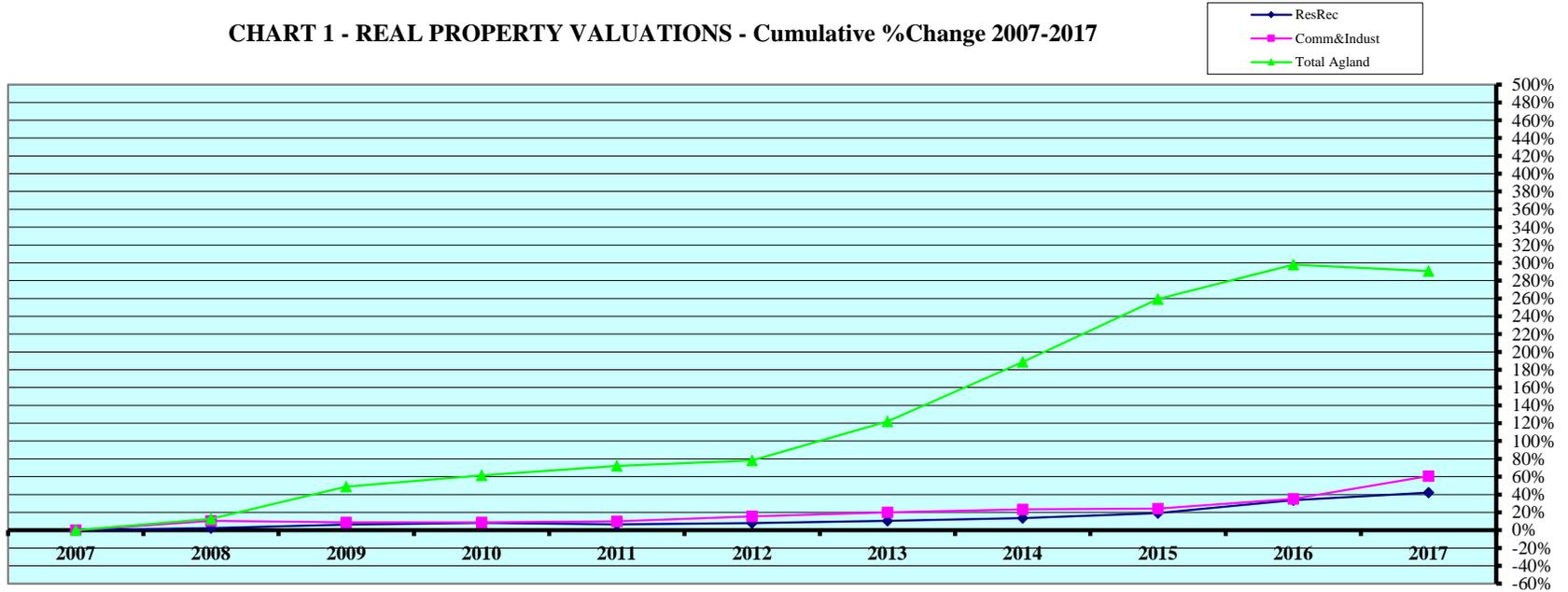
Legend

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

Keith 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	309,112,000	--	--	--	79,883,410	--	--	--	196,616,080	--	--	--
2008	316,369,810	7,257,810	2.35%	2.35%	88,199,275	8,315,865	10.41%	10.41%	221,632,840	25,016,760	12.72%	12.72%
2009	328,190,710	11,820,900	3.74%	6.17%	86,791,150	-1,408,125	-1.60%	8.65%	292,654,395	71,021,555	32.04%	48.85%
2010	334,129,510	5,938,800	1.81%	8.09%	86,954,055	162,905	0.19%	8.85%	317,502,475	24,848,080	8.49%	61.48%
2011	329,377,695	-4,751,815	-1.42%	6.56%	87,666,360	712,305	0.82%	9.74%	338,244,890	20,742,415	6.53%	72.03%
2012	333,648,235	4,270,540	1.30%	7.94%	92,246,280	4,579,920	5.22%	15.48%	350,530,405	12,285,515	3.63%	78.28%
2013	341,462,055	7,813,820	2.34%	10.47%	95,871,540	3,625,260	3.93%	20.01%	436,629,290	86,098,885	24.56%	122.07%
2014	350,691,700	9,229,645	2.70%	13.45%	98,592,825	2,721,285	2.84%	23.42%	567,610,755	130,981,465	30.00%	188.69%
2015	368,082,665	17,390,965	4.96%	19.08%	99,107,250	514,425	0.52%	24.06%	706,691,440	139,080,685	24.50%	259.43%
2016	413,237,412	45,154,747	12.27%	33.69%	107,873,128	8,765,878	8.84%	35.04%	782,428,060	75,736,620	10.72%	297.95%
2017	439,259,790	26,022,378	6.30%	42.10%	128,365,990	20,492,862	19.00%	60.69%	768,176,910	-14,251,150	-1.82%	290.70%

Rate Annual %chg: Residential & Recreational **3.58%**

Commercial & Industrial **4.86%**

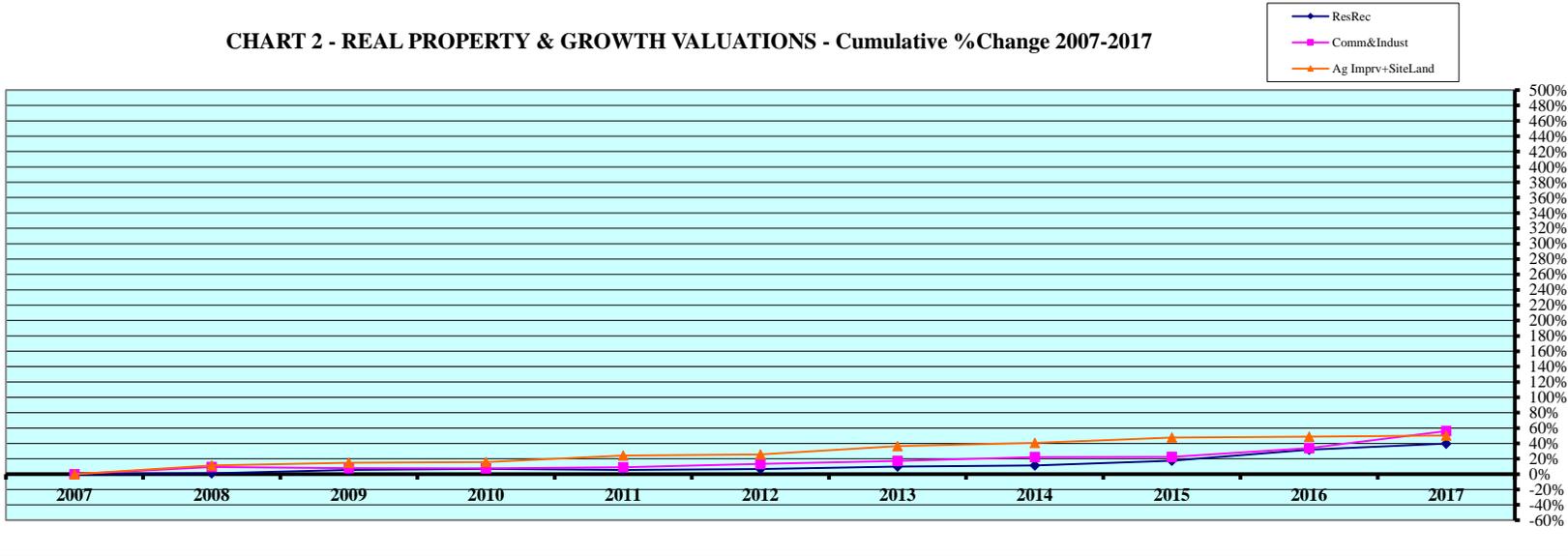
Agricultural Land **14.60%**

Cnty# **51**
County **KEITH**

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	309,112,000	6,098,117	1.97%	303,013,883	--	--	79,883,410	1,873,575	2.35%	78,009,835	--	--	
2008	316,369,810	3,768,406	1.19%	312,601,404	1.13%	1.13%	88,199,275	942,580	1.07%	87,256,695	9.23%	9.23%	
2009	328,190,710	2,610,356	0.80%	325,580,354	2.91%	5.33%	86,791,150	634,975	0.73%	86,156,175	-2.32%	7.85%	
2010	334,129,510	3,136,775	0.94%	330,992,735	0.85%	7.08%	86,954,055	1,157,285	1.33%	85,796,770	-1.15%	7.40%	
2011	329,377,695	3,375,563	1.02%	326,002,132	-2.43%	5.46%	87,666,360	599,350	0.68%	87,067,010	0.13%	8.99%	
2012	333,648,235	3,574,004	1.07%	330,074,231	0.21%	6.78%	92,246,280	1,702,665	1.85%	90,543,615	3.28%	13.34%	
2013	341,462,055	2,062,060	0.60%	339,399,995	1.72%	9.80%	95,871,540	2,182,705	2.28%	93,688,835	1.56%	17.28%	
2014	350,691,700	6,315,095	1.80%	344,376,605	0.85%	11.41%	98,592,825	990,265	1.00%	97,602,560	1.81%	22.18%	
2015	368,082,665	4,533,360	1.23%	363,549,305	3.67%	17.61%	99,107,250	1,328,895	1.34%	97,778,355	-0.83%	22.40%	
2016	413,237,412	5,675,133	1.37%	407,562,279	10.73%	31.85%	107,873,128	857,120	0.79%	107,016,008	7.98%	33.97%	
2017	439,259,790	7,276,707	1.66%	431,983,083	4.54%	39.75%	128,365,990	3,723,685	2.90%	124,642,305	15.55%	56.03%	
Rate Ann%chg	3.58%					2.42%	4.86%					C & I w/o growth	3.52%

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	26,343,495	15,703,750	42,047,245	893,625	2.13%	41,153,620	--	--
2008	31,566,795	16,193,855	47,760,650	1,012,285	2.12%	46,748,365	11.18%	11.18%
2009	33,106,280	16,817,405	49,923,685	1,587,935	3.18%	48,335,750	1.20%	14.96%
2010	33,011,130	17,112,960	50,124,090	1,445,390	2.88%	48,678,700	-2.49%	15.77%
2011	35,743,265	18,042,740	53,786,005	1,624,760	3.02%	52,161,245	4.06%	24.05%
2012	36,824,515	17,617,475	54,441,990	1,661,988	3.05%	52,780,002	-1.87%	25.53%
2013	37,309,115	22,844,325	60,153,440	2,707,340	4.50%	57,446,100	5.52%	36.62%
2014	38,889,360	23,410,395	62,299,755	3,127,015	5.02%	59,172,740	-1.63%	40.73%
2015	40,009,685	23,426,275	63,435,960	1,376,065	2.17%	62,059,895	-0.39%	47.60%
2016	40,139,220	23,460,265	63,599,485	1,005,280	1.58%	62,594,205	-1.33%	48.87%
2017	40,223,197	23,932,945	64,156,142	951,390	1.48%	63,204,752	-0.62%	50.32%
Rate Ann%chg	4.32%	4.30%	4.32%	Ag Imprv+Site w/o growth			1.36%	

(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.

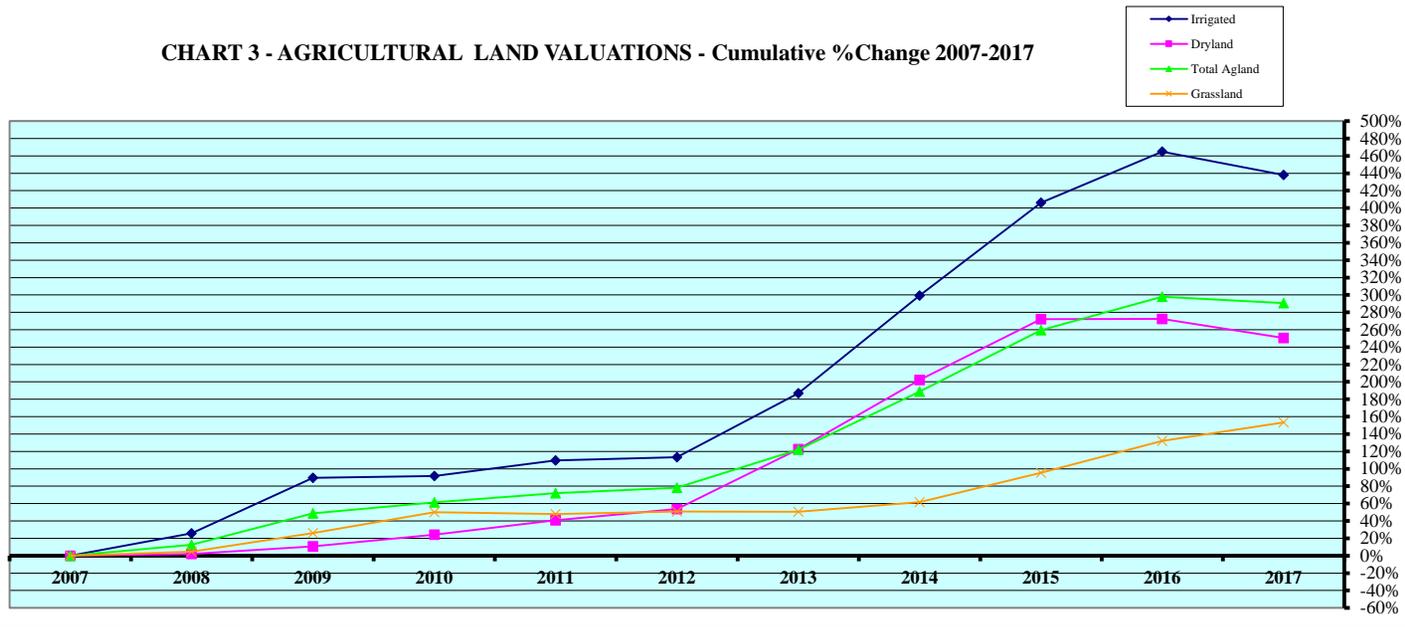
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

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

Cnty# 51
County KEITH

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	81,148,565	--	--	--	38,365,235	--	--	--	74,631,755	--	--	--
2008	102,120,715	20,972,150	25.84%	25.84%	39,117,650	752,415	1.96%	1.96%	78,140,700	3,508,945	4.70%	4.70%
2009	153,811,890	51,691,175	50.62%	89.54%	42,525,450	3,407,800	8.71%	10.84%	94,160,670	16,019,970	20.50%	26.17%
2010	155,554,455	1,742,565	1.13%	91.69%	47,630,205	5,104,755	12.00%	24.15%	111,920,430	17,759,760	18.86%	49.96%
2011	170,224,510	14,670,055	9.43%	109.77%	54,046,205	6,416,000	13.47%	40.87%	110,464,590	-1,455,840	-1.30%	48.01%
2012	173,179,285	2,954,775	1.74%	113.41%	58,967,060	4,920,855	9.10%	53.70%	112,674,250	2,209,660	2.00%	50.97%
2013	232,814,915	59,635,630	34.44%	186.90%	85,414,165	26,447,105	44.85%	122.63%	112,333,770	-340,480	-0.30%	50.52%
2014	323,944,205	91,129,290	39.14%	299.20%	115,961,525	30,547,360	35.76%	202.26%	120,742,990	8,409,220	7.49%	61.79%
2015	410,673,885	86,729,680	26.77%	406.08%	142,814,790	26,853,265	23.16%	272.25%	145,830,570	25,087,580	20.78%	95.40%
2016	458,346,890	47,673,005	11.61%	464.82%	142,895,685	80,895	0.06%	272.46%	173,149,735	27,319,165	18.73%	132.01%
2017	436,577,015	-21,769,875	-4.75%	438.00%	134,464,255	-8,431,430	-5.90%	250.48%	189,079,125	15,929,390	9.20%	153.35%

Rate Ann.%chg: Irrigated **18.33%** Dryland **13.36%** Grassland **9.74%**

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	58,370	--	--	--	2,412,155	--	--	--	196,616,080	--	--	--
2008	2,253,770	2,195,400	3761.18%	3761.18%	5	-2,412,150	-100.00%	-100.00%	221,632,840	25,016,760	12.72%	12.72%
2009	2,147,430	-106,340	-4.72%	3579.00%	8,955	8,950	179000.00%	-99.63%	292,654,395	71,021,555	32.04%	48.85%
2010	2,397,385	249,955	11.64%	4007.22%	0	-8,955	-100.00%	-100.00%	317,502,475	24,848,080	8.49%	61.48%
2011	3,509,585	1,112,200	46.39%	5912.65%	0	0		-100.00%	338,244,890	20,742,415	6.53%	72.03%
2012	14,165	-3,495,420	-99.60%	-75.73%	5,695,645	5,695,645		136.12%	350,530,405	12,285,515	3.63%	78.28%
2013	14,520	355	2.51%	-75.12%	6,051,920	356,275	6.26%	150.89%	436,629,290	86,098,885	24.56%	122.07%
2014	6,139,905	6,125,385	42185.85%	10418.94%	822,130	-5,229,790	-86.42%	-65.92%	567,610,755	130,981,465	30.00%	188.69%
2015	1,833,420	-4,306,485	-70.14%	3041.03%	5,538,775	4,716,645	573.71%	129.62%	706,691,440	139,080,685	24.50%	259.43%
2016	2,011,925	178,505	9.74%	3346.85%	6,023,825	485,050	8.76%	149.73%	782,428,060	75,736,620	10.72%	297.95%
2017	155,800	-1,856,125	-92.26%	166.92%	7,900,715	1,876,890	31.16%	227.54%	768,176,910	-14,251,150	-1.82%	290.70%

Cnty# **51**
County **KEITH**

Rate Ann.%chg: Total Agric Land **14.60%**

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	81,161,550	107,638	754			38,378,930	113,220	339			74,620,415	399,274	187		
2008	102,406,210	108,043	948	25.70%	25.70%	39,754,980	113,306	351	3.51%	3.51%	79,023,550	399,494	198	5.84%	5.84%
2009	151,960,815	108,042	1,407	48.39%	86.53%	42,977,285	113,106	380	8.30%	12.09%	98,495,410	399,280	247	24.71%	31.99%
2010	155,181,690	112,643	1,378	-2.05%	82.70%	47,830,570	109,585	436	14.87%	28.76%	111,350,395	399,518	279	12.98%	49.13%
2011	170,289,025	110,472	1,541	11.89%	104.43%	54,243,085	107,908	503	15.17%	48.29%	111,124,590	405,148	274	-1.59%	46.76%
2012	172,801,045	110,522	1,563	1.43%	107.35%	58,794,685	107,209	548	9.10%	61.79%	112,480,880	404,572	278	1.36%	48.76%
2013	232,972,615	113,587	2,051	31.18%	172.01%	85,270,595	105,495	808	47.39%	138.45%	112,310,610	404,097	278	-0.03%	48.71%
2014	323,756,345	113,685	2,848	38.85%	277.68%	116,131,510	105,668	1,099	35.97%	224.22%	120,876,430	404,005	299	7.65%	60.09%
2015	410,707,420	113,399	3,622	27.18%	380.33%	142,844,735	105,489	1,354	23.21%	299.47%	145,799,580	404,343	361	20.52%	92.94%
2016	458,346,380	113,475	4,039	11.52%	435.68%	142,915,300	105,462	1,355	0.07%	299.77%	173,083,090	404,181	428	18.76%	129.14%
2017	436,577,015	113,106	3,860	-4.44%	411.90%	134,578,625	105,740	1,273	-6.08%	275.46%	189,022,285	404,280	468	9.18%	150.17%

Rate Annual %chg Average Value/Acre: **17.74%**

14.14%

9.60%

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	58,030	1,945	30			6,288,465	13,670	460			200,507,390	635,747	315		
2008	73,280	1,854	40	32.53%	32.53%	2,419,775	13,810	175	-61.91%	-61.91%	223,677,795	636,506	351	11.42%	11.42%
2009	2,237,275	15,082	148	275.25%	397.30%	0	0				295,670,785	635,510	465	32.39%	47.52%
2010	2,501,010	14,487	173	16.38%	478.77%	100,085	125	798		73.40%	316,963,750	636,358	498	7.06%	57.93%
2011	2,475,940	14,344	173	-0.01%	478.69%	0	0				338,132,640	637,872	530	6.43%	68.08%
2012	6,757,150	14,299	473	173.77%	1484.25%	0	0				350,833,760	636,601	551	3.96%	74.74%
2013	14,520	579	25	-94.69%	-15.95%	6,096,625	14,377	424		-7.82%	436,664,965	638,136	684	24.17%	116.96%
2014	7,094,715	13,789	515	1952.35%	1624.91%	1,081,045	884	1,223	188.36%	165.81%	568,940,045	638,031	892	30.31%	182.73%
2015	1,833,420	3,574	513	-0.30%	1619.66%	5,740,435	10,556	544	-55.53%	18.22%	706,925,590	637,360	1,109	24.38%	251.68%
2016	2,011,925	3,574	563	9.74%	1787.09%	6,023,825	10,599	568	4.51%	23.55%	782,380,520	637,291	1,228	10.69%	289.25%
2017	2,020,065	3,573	565	0.45%	1795.51%	6,036,450	10,596	570	0.24%	23.84%	768,234,440	637,294	1,205	-1.81%	282.21%

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KEITH

Rate Annual %chg Average Value/Acre: **14.35%**

(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 : 9,158	Value : 1,424,992,685	Growth 11,911,005	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	195	2,288,360	45	762,820	292	5,499,175	532	8,550,355	
02. Res Improve Land	2,249	23,019,045	170	2,909,295	1,902	32,979,335	4,321	58,907,675	
03. Res Improvements	2,395	172,750,010	180	30,996,041	2,021	171,639,665	4,596	375,385,716	
04. Res Total	2,590	198,057,415	225	34,668,156	2,313	210,118,175	5,128	442,843,746	8,682,225
% of Res Total	50.51	44.72	4.39	7.83	45.11	47.45	55.99	31.08	72.89
05. Com UnImp Land	138	8,922,525	16	780,450	36	1,834,805	190	11,537,780	
06. Com Improve Land	377	19,969,965	35	1,447,190	72	4,512,485	484	25,929,640	
07. Com Improvements	400	93,747,725	42	9,839,830	82	16,499,160	524	120,086,715	
08. Com Total	538	122,640,215	58	12,067,470	118	22,846,450	714	157,554,135	2,449,165
% of Com Total	75.35	77.84	8.12	7.66	16.53	14.50	7.80	11.06	20.56
09. Ind UnImp Land	1	25,000	1	24,560	0	0	2	49,560	
10. Ind Improve Land	12	711,645	1	25,180	0	0	13	736,825	
11. Ind Improvements	12	7,299,920	1	180,320	0	0	13	7,480,240	
12. Ind Total	13	8,036,565	2	230,060	0	0	15	8,266,625	0
% of Ind Total	86.67	97.22	13.33	2.78	0.00	0.00	0.16	0.58	0.00
13. Rec UnImp Land	0	0	0	0	737	10,975,965	737	10,975,965	
14. Rec Improve Land	0	0	1	145,115	74	1,317,680	75	1,462,795	
15. Rec Improvements	0	0	1	66,385	76	5,874,220	77	5,940,605	
16. Rec Total	0	0	1	211,500	813	18,167,865	814	18,379,365	0
% of Rec Total	0.00	0.00	0.12	1.15	99.88	98.85	8.89	1.29	0.00
Res & Rec Total	2,590	198,057,415	226	34,879,656	3,126	228,286,040	5,942	461,223,111	8,682,225
% of Res & Rec Total	43.59	42.94	3.80	7.56	52.61	49.50	64.88	32.37	72.89
Com & Ind Total	551	130,676,780	60	12,297,530	118	22,846,450	729	165,820,760	2,449,165
% of Com & Ind Total	75.58	78.81	8.23	7.42	16.19	13.78	7.96	11.64	20.56
17. Taxable Total	3,141	328,734,195	286	47,177,186	3,244	251,132,490	6,671	627,043,871	11,131,390
% of Taxable Total	47.08	52.43	4.29	7.52	48.63	40.05	72.84	44.00	93.45

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	4	38,100	443,710	0	0	0
19. Commercial	22	3,268,490	28,723,065	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	4	38,100	443,710
19. Commercial	0	0	0	22	3,268,490	28,723,065
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				26	3,306,590	29,166,775

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	63	138,830	63	138,830	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	63	138,830	63	138,830	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	233	78	363	674

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	10	1,561,115	132	29,231,820	1,798	540,161,900	1,940	570,954,835
28. Ag-Improved Land	0	0	39	9,078,340	420	158,644,480	459	167,722,820
29. Ag Improvements	0	0	39	4,576,075	445	54,556,254	484	59,132,329
30. Ag Total							2,424	797,809,984

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	24	27.00	326,700	
33. HomeSite Improvements	0	0.00	0	25	0.00	3,611,910	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	4.50	6,525	
36. FarmSite Improv Land	0	0.00	0	22	21.25	30,820	
37. FarmSite Improvements	0	0.00	0	34	0.00	964,165	
38. FarmSite Total							
39. Road & Ditches	2	6.72	0	75	195.38	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	24	24.00	290,400	24	24.00	290,400	
32. HomeSite Improv Land	289	327.00	3,956,700	313	354.00	4,283,400	
33. HomeSite Improvements	305	0.00	32,041,184	330	0.00	35,653,094	411,060
34. HomeSite Total				354	378.00	40,226,894	
35. FarmSite UnImp Land	13	8.41	12,210	17	12.91	18,735	
36. FarmSite Improv Land	276	311.97	452,605	298	333.22	483,425	
37. FarmSite Improvements	418	0.00	22,515,070	452	0.00	23,479,235	368,555
38. FarmSite Total				469	346.13	23,981,395	
39. Road & Ditches	1,333	4,882.04	0	1,410	5,084.14	0	
40. Other- Non Ag Use	5	87.13	43,680	5	87.13	43,680	
41. Total Section VI				823	5,895.40	64,251,969	779,615

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	0.00	0	5	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	4	175.63	142,280	62	4,726.54	8,012,470
44. Recapture Value N/A	4	175.63	198,445	62	4,726.54	12,649,805
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	182	37,434.45	46,176,405	248	42,336.62	54,331,155
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3.43	0.03%	7,205	0.03%	2,100.58
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	702.37	6.67%	1,474,975	6.67%	2,100.00
49. 3A1	126.09	1.20%	264,790	1.20%	2,100.01
50. 3A	2,630.89	25.00%	5,524,870	25.00%	2,100.00
51. 4A1	5,177.80	49.20%	10,873,380	49.20%	2,100.00
52. 4A	1,884.32	17.90%	3,957,080	17.90%	2,100.00
53. Total	10,524.90	100.00%	22,102,300	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	33.90	4.77%	21,190	4.90%	625.07
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	192.68	27.11%	120,450	27.87%	625.13
58. 3D1	99.72	14.03%	59,830	13.84%	599.98
59. 3D	116.52	16.39%	69,910	16.18%	599.98
60. 4D1	209.33	29.45%	125,600	29.06%	600.01
61. 4D	58.68	8.26%	35,210	8.15%	600.03
62. Total	710.83	100.00%	432,190	100.00%	608.01
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	128.46	0.05%	72,505	0.06%	564.42
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	662.20	0.25%	335,965	0.28%	507.35
67. 3G1	1,125.03	0.42%	524,090	0.43%	465.85
68. 3G	5,913.76	2.21%	2,748,555	2.28%	464.77
69. 4G1	48,809.25	18.26%	22,085,625	18.29%	452.49
70. 4G	210,661.83	78.81%	95,015,255	78.67%	451.03
71. Total	267,300.53	100.00%	120,781,995	100.00%	451.86
Irrigated Total					
	10,524.90	3.73%	22,102,300	15.19%	2,100.00
Dry Total					
	710.83	0.25%	432,190	0.30%	608.01
Grass Total					
	267,300.53	94.74%	120,781,995	83.00%	451.86
72. Waste	448.45	0.16%	118,860	0.08%	265.05
73. Other	3,150.61	1.12%	2,087,705	1.43%	662.64
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	282,135.32	100.00%	145,523,050	100.00%	515.79

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	2,394.39	25.35%	7,183,170	27.36%	3,000.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	3,893.80	41.23%	10,708,030	40.78%	2,750.02
49. 3A1	423.85	4.49%	1,123,200	4.28%	2,649.99
50. 3A	2,135.16	22.61%	5,658,205	21.55%	2,650.01
51. 4A1	75.35	0.80%	199,680	0.76%	2,650.03
52. 4A	522.49	5.53%	1,384,610	5.27%	2,650.02
53. Total	9,445.04	100.00%	26,256,895	100.00%	2,779.97
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	33,850.60	69.30%	31,481,095	70.28%	930.00
56. 2D1	427.39	0.87%	386,790	0.86%	905.00
57. 2D	5,834.70	11.94%	5,280,425	11.79%	905.00
58. 3D1	1,419.37	2.91%	1,241,995	2.77%	875.03
59. 3D	4,376.27	8.96%	3,829,390	8.55%	875.04
60. 4D1	783.25	1.60%	685,450	1.53%	875.14
61. 4D	2,156.29	4.41%	1,886,895	4.21%	875.07
62. Total	48,847.87	100.00%	44,792,040	100.00%	916.97
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,981.64	4.40%	2,336,980	5.31%	586.94
65. 2G1	84.66	0.09%	52,895	0.12%	624.79
66. 2G	3,791.04	4.19%	2,060,260	4.68%	543.46
67. 3G1	1,088.42	1.20%	601,160	1.37%	552.32
68. 3G	4,691.88	5.19%	2,448,585	5.57%	521.88
69. 4G1	5,240.62	5.79%	2,513,325	5.71%	479.59
70. 4G	71,555.65	79.12%	33,971,215	77.23%	474.75
71. Total	90,433.91	100.00%	43,984,420	100.00%	486.37
Irrigated Total					
Irrigated Total	9,445.04	6.23%	26,256,895	22.58%	2,779.97
Dry Total					
Dry Total	48,847.87	32.23%	44,792,040	38.52%	916.97
Grass Total					
Grass Total	90,433.91	59.67%	43,984,420	37.82%	486.37
72. Waste	41.90	0.03%	13,015	0.01%	310.62
73. Other	2,785.25	1.84%	1,239,435	1.07%	445.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	151,553.97	100.00%	116,285,805	100.00%	767.29

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	183.48	0.20%	751,350	0.21%	4,095.00
46. 1A	50,318.78	54.16%	206,055,560	56.58%	4,095.00
47. 2A1	166.73	0.18%	631,070	0.17%	3,784.98
48. 2A	24,401.37	26.26%	92,359,290	25.36%	3,785.00
49. 3A1	3,795.67	4.09%	13,702,380	3.76%	3,610.00
50. 3A	5,292.18	5.70%	19,104,795	5.25%	3,610.00
51. 4A1	7,340.45	7.90%	26,499,030	7.28%	3,610.00
52. 4A	1,407.10	1.51%	5,079,655	1.39%	3,610.02
53. Total	92,905.76	100.00%	364,183,130	100.00%	3,919.92
Dry					
54. 1D1	11.97	0.02%	17,540	0.02%	1,465.33
55. 1D	33,325.15	59.45%	48,821,455	62.21%	1,465.00
56. 2D1	103.51	0.18%	140,770	0.18%	1,359.97
57. 2D	11,880.39	21.19%	16,157,235	20.59%	1,359.99
58. 3D1	2,347.12	4.19%	2,957,385	3.77%	1,260.01
59. 3D	2,232.26	3.98%	2,812,665	3.58%	1,260.01
60. 4D1	5,489.25	9.79%	6,751,810	8.60%	1,230.01
61. 4D	670.40	1.20%	824,630	1.05%	1,230.06
62. Total	56,060.05	100.00%	78,483,490	100.00%	1,399.99
Grass					
63. 1G1	14.76	0.03%	8,190	0.03%	554.88
64. 1G	5,274.42	11.34%	3,096,585	12.78%	587.09
65. 2G1	81.46	0.18%	42,770	0.18%	525.04
66. 2G	8,655.58	18.61%	4,808,280	19.84%	555.51
67. 3G1	1,565.92	3.37%	903,585	3.73%	577.03
68. 3G	3,866.97	8.32%	2,013,945	8.31%	520.81
69. 4G1	8,225.55	17.69%	4,282,435	17.67%	520.63
70. 4G	18,813.80	40.46%	9,076,090	37.46%	482.42
71. Total	46,498.46	100.00%	24,231,880	100.00%	521.13
Irrigated Total					
	92,905.76	45.70%	364,183,130	77.20%	3,919.92
Dry Total					
	56,060.05	27.57%	78,483,490	16.64%	1,399.99
Grass Total					
	46,498.46	22.87%	24,231,880	5.14%	521.13
72. Waste	71.40	0.04%	23,925	0.01%	335.08
73. Other	7,776.12	3.82%	4,826,735	1.02%	620.71
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	203,311.79	100.00%	471,749,160	100.00%	2,320.32

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	348.44	1,334,100	7,722.08	28,708,020	104,805.18	382,500,205	112,875.70	412,542,325
77. Dry Land	150.63	171,510	4,105.79	4,479,380	101,362.33	119,056,830	105,618.75	123,707,720
78. Grass	110.51	52,655	8,279.28	4,085,910	395,843.11	184,859,730	404,232.90	188,998,295
79. Waste	0.00	0	26.13	8,755	535.62	147,045	561.75	155,800
80. Other	6.41	2,850	1,460.43	664,050	12,245.14	7,486,975	13,711.98	8,153,875
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	615.99	1,561,115	21,593.71	37,946,115	614,791.38	694,050,785	637,001.08	733,558,015

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	112,875.70	17.72%	412,542,325	56.24%	3,654.84
Dry Land	105,618.75	16.58%	123,707,720	16.86%	1,171.27
Grass	404,232.90	63.46%	188,998,295	25.76%	467.55
Waste	561.75	0.09%	155,800	0.02%	277.35
Other	13,711.98	2.15%	8,153,875	1.11%	594.65
Exempt	0.00	0.00%	0	0.00%	0.00
Total	637,001.08	100.00%	733,558,015	100.00%	1,151.58

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 N/a Or Error	10	106,985	1	250	14	270,655	24	377,890	146,450
83.2 Brule	23	152,995	169	1,024,970	179	8,006,470	202	9,184,435	268,775
83.3 K-areas	0	0	123	5,788,000	123	14,431,575	123	20,219,575	114,025
83.4 Key/roscoe/sarben	46	428,700	111	667,575	113	4,996,815	159	6,093,090	135,725
83.5 Lake	945	14,943,935	1,532	23,207,505	1,638	131,114,935	2,583	169,266,375	5,932,765
83.6 Og Sub	37	593,970	156	2,661,830	159	27,760,511	196	31,016,311	739,230
83.7 Ogallala	151	1,817,235	1,859	19,729,110	1,981	152,013,370	2,132	173,559,715	914,360
83.8 Paxton	20	302,925	221	2,264,965	223	12,500,790	243	15,068,680	203,390
83.9 Rural	37	1,179,575	224	5,026,265	243	30,231,200	280	36,437,040	227,505
84 Residential Total	1,269	19,526,320	4,396	60,370,470	4,673	381,326,321	5,942	461,223,111	8,682,225

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Brule	22	99,315	40	311,050	43	6,379,245	65	6,789,610	0
85.2	Key/roscoe/sarben	0	0	6	44,735	6	213,495	6	258,230	0
85.3	Lake	22	1,266,440	57	4,377,240	63	14,156,800	85	19,800,480	1,407,035
85.4	Og Sub	13	686,895	27	1,116,045	31	5,193,985	44	6,996,925	0
85.5	Ogallala	102	8,738,725	312	20,165,685	330	90,696,455	432	119,600,865	695,210
85.6	Paxton	17	112,205	42	337,630	45	6,920,955	62	7,370,790	49,865
85.7	Rural	16	683,760	13	314,080	19	4,006,020	35	5,003,860	297,055
86	Commercial Total	192	11,587,340	497	26,666,465	537	127,566,955	729	165,820,760	2,449,165

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	109.99	0.04%	59,395	0.05%	540.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	654.71	0.25%	330,650	0.28%	505.03
91. 3G1	1,098.69	0.41%	505,385	0.42%	459.99
92. 3G	5,800.86	2.18%	2,668,395	2.23%	460.00
93. 4G1	48,342.95	18.19%	21,754,550	18.17%	450.00
94. 4G	209,826.65	78.93%	94,422,280	78.86%	450.00
95. Total	265,833.85	100.00%	119,740,655	100.00%	450.43
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	18.47	1.26%	13,110	1.26%	709.80
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	7.49	0.51%	5,315	0.51%	709.61
100. 3C1	26.34	1.80%	18,705	1.80%	710.14
101. 3C	112.90	7.70%	80,160	7.70%	710.01
102. 4C1	466.30	31.79%	331,075	31.79%	710.00
103. 4C	835.18	56.94%	592,975	56.94%	710.00
104. Total	1,466.68	100.00%	1,041,340	100.00%	710.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	265,833.85	99.45%	119,740,655	99.14%	450.43
CRP Total	1,466.68	0.55%	1,041,340	0.86%	710.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	267,300.53	100.00%	120,781,995	100.00%	451.86

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	2,969.40	3.45%	1,618,320	3.96%	545.00
89. 2G1	36.96	0.04%	19,030	0.05%	514.88
90. 2G	3,237.90	3.76%	1,667,550	4.08%	515.01
91. 3G1	762.65	0.89%	369,865	0.90%	484.97
92. 3G	3,923.07	4.56%	1,902,720	4.65%	485.01
93. 4G1	5,031.28	5.84%	2,364,695	5.78%	470.00
94. 4G	70,138.75	81.46%	32,965,220	80.58%	470.00
95. Total	86,100.01	100.00%	40,907,400	100.00%	475.11
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1,012.24	23.36%	718,660	23.36%	709.97
98. 2C1	47.70	1.10%	33,865	1.10%	709.96
99. 2C	553.14	12.76%	392,710	12.76%	709.96
100. 3C1	325.77	7.52%	231,295	7.52%	709.99
101. 3C	768.81	17.74%	545,865	17.74%	710.01
102. 4C1	209.34	4.83%	148,630	4.83%	709.99
103. 4C	1,416.90	32.69%	1,005,995	32.69%	710.00
104. Total	4,333.90	100.00%	3,077,020	100.00%	709.99
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	86,100.01	95.21%	40,907,400	93.00%	475.11
CRP Total	4,333.90	4.79%	3,077,020	7.00%	709.99
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	90,433.91	100.00%	43,984,420	100.00%	486.37

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	14.76	0.04%	8,190	0.04%	554.88
88. 1G	4,182.16	10.13%	2,321,105	11.31%	555.00
89. 2G1	81.46	0.20%	42,770	0.21%	525.04
90. 2G	7,229.91	17.52%	3,796,080	18.50%	525.05
91. 3G1	968.51	2.35%	479,415	2.34%	495.00
92. 3G	3,402.87	8.25%	1,684,435	8.21%	495.00
93. 4G1	6,772.85	16.41%	3,251,000	15.84%	480.00
94. 4G	18,616.04	45.11%	8,935,685	43.55%	480.00
95. Total	41,268.56	100.00%	20,518,680	100.00%	497.20
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1,092.26	20.88%	775,480	20.88%	709.98
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	1,425.67	27.26%	1,012,200	27.26%	709.98
100. 3C1	597.41	11.42%	424,170	11.42%	710.01
101. 3C	464.10	8.87%	329,510	8.87%	710.00
102. 4C1	1,452.70	27.78%	1,031,435	27.78%	710.01
103. 4C	197.76	3.78%	140,405	3.78%	709.98
104. Total	5,229.90	100.00%	3,713,200	100.00%	709.99
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	41,268.56	88.75%	20,518,680	84.68%	497.20
CRP Total	5,229.90	11.25%	3,713,200	15.32%	709.99
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	46,498.46	100.00%	24,231,880	100.00%	521.13

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

51 Keith

	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	423,017,100	442,843,746	19,826,646	4.69%	8,682,225	2.63%
02. Recreational	16,242,690	18,379,365	2,136,675	13.15%	0	13.15%
03. Ag-Homesite Land, Ag-Res Dwelling	40,223,197	40,226,894	3,697	0.01%	411,060	-1.01%
04. Total Residential (sum lines 1-3)	479,482,987	501,450,005	21,967,018	4.58%	9,093,285	2.68%
05. Commercial	122,599,470	157,554,135	34,954,665	28.51%	2,449,165	26.51%
06. Industrial	5,766,520	8,266,625	2,500,105	43.36%	0	43.36%
07. Total Commercial (sum lines 5-6)	128,365,990	165,820,760	37,454,770	29.18%	2,449,165	27.27%
08. Ag-Farmsite Land, Outbuildings	23,932,945	23,981,395	48,450	0.20%	368,555	-1.34%
09. Minerals	139,150	138,830	-320	-0.23	0	-0.23%
10. Non Ag Use Land	0	43,680	43,680			
11. Total Non-Agland (sum lines 8-10)	24,072,095	24,163,905	91,810	0.38%	368,555	-1.15%
12. Irrigated	436,577,015	412,542,325	-24,034,690	-5.51%		
13. Dryland	134,464,255	123,707,720	-10,756,535	-8.00%		
14. Grassland	189,079,125	188,998,295	-80,830	-0.04%		
15. Wasteland	155,800	155,800	0	0.00%		
16. Other Agland	7,900,715	8,153,875	253,160	3.20%		
17. Total Agricultural Land	768,176,910	733,558,015	-34,618,895	-4.51%		
18. Total Value of all Real Property (Locally Assessed)	1,400,097,982	1,424,992,685	24,894,703	1.78%	11,911,005	0.93%

2018 Assessment Survey for Keith County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	2 appraisal clerks.
3.	Other full-time employees:
	1 assessment clerk.
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$356,805
7.	Adopted budget, or granted budget if different from above:
	\$353,805
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$60,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	The data processing expenses are within a county data processing budget in County General. \$5,095 GIS contract, but also \$12,500 for GIS aerials and \$10,190 for GIS support.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,000, and this includes TERC hearing expenses.
12.	Other miscellaneous funds:
	\$266,115
13.	Amount of last year's assessor's budget not used:
	\$69,327.10

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes, as historic research work.
4.	If so, who maintains the Cadastral Maps?
	These were maintained through December 31, 2012.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. www.keith.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Ogallala, Brule, and Paxton are zoned.
4.	When was zoning implemented?
	1975

D. Contracted Services

1.	Appraisal Services:
	Tax Valuations, Inc. - Joe Wilson and Ron Elliott out of Lincoln, NE
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Tax Valuations, Inc. - Joe Wilson and Ron Elliott out of Lincoln, NE

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Tax Valuations, Inc. - Joe Wilson and Ron Elliott out of Lincoln, NE
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county requires a credentialed real property appraiser.
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?
	They provide estimated values for the county assessor's review and approval. This is the second year on the contract for the county.

2018 Residential Assessment Survey for Keith 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="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>City of Ogallala - the county seat and primary provider of services.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rural - parcels located outside the City or Village limits and excluding Lake McConaughy.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Lake McConaughy - recreational properties</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Homes and outbuildings on rural residential and agricultural parcels.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	City of Ogallala - the county seat and primary provider of services.	02	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. But nearest major service providers would be in either Ogallala to the west or North Platte to the east.	03	Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. Major service provider would be Ogallala or larger towns further to the east or west.	04	Rural - parcels located outside the City or Village limits and excluding Lake McConaughy.	05	Lake McConaughy - recreational properties	08	Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.	AG	Homes and outbuildings on rural residential and agricultural parcels.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																
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04	Rural - parcels located outside the City or Village limits and excluding Lake McConaughy.																
05	Lake McConaughy - recreational properties																
08	Villages of Keystone, Roscoe and Sarben - small villages with stale to no economic activity.																
AG	Homes and outbuildings on rural residential and agricultural parcels.																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach is primarily used for determining market value for residential property.																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	Neighborhoods are reviewed and market data is used to develop depreciation models. Tables are then entered into the CAMA.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes, and with the 6-year review and inspection cycle will be updating the depreciation models and the tables in the CAMA system.																
6.	Describe the methodology used to determine the residential lot values?																
	A sales analysis of the land is derived from the local market per neighborhood and valuation grouping.																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	The methodology used to determine value for vacant lots being held for sale or resale will require a discounted cash flow analysis for the subdivision being developed. Things to look at are estimated time to sell off the lots, average sale price of the lots, expenses and developing a discount rate.																

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2017	2017	2015	2015
	02	2017	2017	2016	2016
	03	2017	2017	2016	2016
	04	2012	2012	2012	2011, 2017
	05	2017	2017	2015	2013-2015
	08	2016	6/2016	2016	2016
	AG	2008	2008	2011	2011, 2017

There are some parcels in Valuation Groups 4 and Ag that have not been reviewed since 2011. These will be reviewed in 2019.

2018 Commercial Assessment Survey for Keith County

1.	Valuation data collection done by:	
	Assessor, staff and Tax Valuation Inc.	
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	City of Ogallala - the county seat and primary provider of services.
	02	Village of Paxton approximately 20 miles east of Ogallala, the economy is somewhat stable. The nearest major service providers would be Ogallala to the west or North Platte to the east.
	03	Village of Brule approximately 7 miles west of Ogallala, the economy is somewhat stable. The primary service providers would be towns further to the east or west.
	04	Rural - parcels located outside the City of Village limits and excluding Lake McConaughy.
	05	Lake McConaughy
	08	Villages of Keystone, Roscoe and Sarben - small villages with stale or no economic activity.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The cost approach is primarily used for determining market value for commercial property.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	Will seek the assistance of Tax Valuation, Inc. to do the unique commercial properties.	
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	Depreciation tables are developed from the market study during the six-year review.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	Yes, and with the six-year review and inspection cycle we will be updating the table with each part of the county that is reviewed for that cycle year.	
6.	Describe the methodology used to determine the commercial lot values.	
	Market data is used to establish the lot values.	

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2017	2017	2018	2016
	02	2017	2017	2018	2017
	03	2017	2017	2018	2017
	04	2017	2017	2018	2017
	05	2017	2017	2018	2017
	08	2017	2017	2018	2017

2018 Agricultural Assessment Survey for Keith 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: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Market Area 02 is south of the North Platte River and Lake McConaughy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Market Area 01 is in the northern part of Keith County; north of the North Platte River and Lake McConaughy. It is part of the Nebraska Sand Hill region that consists primarily of native grasses suitable for grazing. There is a limited amount of cropland in this area. Travel is by county roads, Highway 92 that runs along the north side of Lake McConaughy and Highway 61 that runs north to south across the county. The Union Pacific Railroad maintains two lines that run east to west along the north side of the lake.	2013	02	Market Area 02 is south of the North Platte River and Lake McConaughy but, north of the South Platte River. This land begins as a plateau that descends southerly down into the Platte River Valley. The area comprises approximately two-thirds hard grass, one-third dry land and a small percent of irrigation. Highway 26 goes northwest out of Ogallala and a small portion of Highway 61 goes across it.	2013	03	Market Area 03 includes the South Platte River and goes to the southern boundary of the county. Highway 30 and Interstate 80 run east to west through this area, along with the Union Pacific Railroad. The area is approximately 43% irrigated, dry and grass making up about 29% and 24% respectively.	2013
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	Implemented GIS during 2012 and 2013; took a considerable amount of time to edit parcels for accuracy of the data. Implemented the new soil conversion. Have new flyover pictures that will be compared parcel by parcel. Physical inspection is also utilized to determine land use when in question.													
3.	Describe the process used to determine and monitor market areas.													
	GIS maps, topography and comparable maps of surrounding counties help to identify the unique characteristics that drive the market in each of these areas.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	The actual use of the parcel is determined by physical reviews which identify the classification of either rural residential or agricultural land.													
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.													
	An analysis is done of the sales and if available, the contracts will be examined as well, to try and establish a value for the WRP acres.													

	<u>If your county has special value applications, please answer the following</u>
7a.	How many special valuation applications are on file?
	263
7b.	What process was used to determine if non-agricultural influences exist in the county?
	Market data and sales of similar influences are analyzed. If possible on-site reviews are also done to verify if a non-agricultural use exists.
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	Recreational, primarily used for hunting.
7d.	Where is the influenced area located within the county?
	Primarily along the North and South Platte Rivers,
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	It is a sales comparison approach, the sales are verified and the market data is analyzed to arrive at a market value in the influenced area.

2017
PLAN OF ASSESSMENT
FOR
KEITH COUNTY

Plan of Assessment Requirements

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

Real Property Assessment Requirements

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Keith County

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

	Parcels	% of Total Parcels	Taxable Value Base	% of Value
Residential	5,124	56.04%	424,840,085	30.21%
Commercial	695	7.60%	126,791,630	9.02%
Industrial	15	0.16%	5,771,790	0.41%

Recreational	826	9.03%	16,298,615	1.16%
Agricultural	2,419	26.4%	832,421,120	59.2%
Minerals	64	0.6%	139,150	0.01%
Sub Total	9,143			
Exempt	675	6.8%	0	0%
Game & Parks	5	.05%	0	0%
Total	9,823		1,406,262,390	
Special Value	285			
Market Value	24 denied Special Val			
Tax Increment Financing	20		25,323,347	
			Total Valuation of 1,380,939,043*	
			*excludes TIF Excess	

Agricultural land - taxable acres [637,294.44]

<u>USE</u>	<u>ACRES</u>	<u>VALUE</u>
Irrigated	113,106.07	436,577,015
Dry	105,739.61	134,578,625
Grass	404,280.26	189,022,285
Waste	3,572.81	2,020,065
Other (Primarily Accretion)	10,598.59	6,0236,450
Sub-Total Land only	637,294.44	768,234,440
Ag Home Sites	382	4,622,200
Ag Farm Sites	353.92	513,460
Improvements	698.76	63,866,530
Sub =Total Sites + IMPS		64,186,680
Total Agricultural Valuation		832,421,120

All of this and more information can be found in the 2017 County Abstract of Assessment for Real Property, Form 45.

While the Agricultural parcel count consists of less than half of the Residential parcel count, the Agricultural total valuations are more than twice the valuation of the Residential total valuation. As you can see from the acre count and values listed above, the majority of Agricultural land use consists of Grassland. The majority of the Grassland lies in the northern region of Keith County, which is north of Lake McConaughy and the North Platte River in Area 1. The Irrigated acres consist of a little over a fourth of the Grassland acres, however, due to major increases in the Irrigated Land Market the total valuation of Irrigated land is more than double the valuation of the total Grassland valuation for 2017. Dry land consists of slightly less acres than Irrigated and it comprises the least amount of valuation per use. In Keith County, Dryland Acres were historically more than the Irrigated Acres. This change is due to the Well Moratorium and in 2011, there was a shift when Irrigated Acres exceeded the Dryland Acres. Despite the Moratorium, producers are still able, with the approval of the Twin Platte NRD, to convert their Dryland or Grassland Acres to Irrigated. There are many requirements that must be met prior to approval by the NRD. With the high grain prices, Irrigated Acres were quite desirable, therefore, property owners requested transfer of acres from one location to another location so they are able to utilize their “right to irrigate” in a more productive way. In some cases they transfer acres into a bank with the NRD and wait until they have banked enough acres to drop a new pivot in another location. Some

property owners are also buying the Certified Irrigated Acres (CIA), without the land attached, from the land owner; which allows them to move the Certified Irrigated Acres to former Dry or Grass land. All transfers and new wells must be approved by the NRD. The NRD works well with the Keith County Assessor Office on all transfers to ensure accuracy of acre counts on correct parcels.

The first year that market value on Accretion was implemented in Keith County was in 2007. This was when all of the county was reviewed and was again reviewed in 2011. We currently review properties with accretion and use the Special Value Methodology when reviewing accretion properties.

New Property: For the assessment year of 2017, approximately 224 building permits and/or information statements were filed for new property/construction/additions in the county. Additional parcels were reviewed for new property construction/additions in Keith County due to other forms of discovery than building permit reporting. Unfortunately, Keith County does not require building permits for our Agricultural zoned parcels and seldom are any information statements completed and returned to the office. In the spring of 2012, GIS Workshop flew Keith County for oblique imagery to assist us with identification and a remedy to this issue of new construction in the rural areas. For 2017, GIS Workshop did a fly over to update our oblique imagery.

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

Current Resources

A. Staff/Budget/Training: 1 Assessor, 1 Deputy, 1 Appraisal Clerks, 1 Assessment Clerks.

The current Assessor has her Appraiser license and is current with required continued education classes and is working to meet all of the required continuing education for the Assessor Certificate. The assessor and deputy attend workshops, classes, and meetings to further our knowledge of the assessment field and to receive continuing education for our licenses. For the 2017 Assessment year, we have 1 new appraisal clerk. She has been here a year. We are in the process of hiring another one at this time. The appraisal clerk and assessment clerk continue to attend meetings, workshops, and classes to keep up to date with the changes, improvements, and to further their knowledge in this field.

The budget for 2016-2017 was \$396,910, the actual expense used was 327,582.90. The budget for 2017-2018 has been requested at 360,305. The County Board Proposed 360,305.00. The adopted budget was 353,805.00. Our budget request was less this year for we had hired a replacement for an employee retiring and another one going on Maternity leave last year. Since last fall we have gone through 2 appraisal clerks and are in the process of interviewing for another one. It is very hard to get a help right now. Commercial Re-appraisal was split up between 2 years we pay the second half this year. We also pay the second half of the renewal of the oblique imagery update with GIS Workshop.

- B. **Pursuant to Neb. Rev. Stat. §77-1329 the Assessor shall maintain tax maps.** We are contracted with GIS Workshop and they help us to maintain our maps and mapping systems.
- C. **Property Record Cards:** Our property record files are electronically generated, no hard cards are being kept anymore.
- D. **Software for CAMA, Assessment Administration, and GIS:** Keith County is on the MIPS CAMA system package. GIS Workshop provides the software for the web based GIS system.
- E. **Web based – property record information access:**
www.keith.gisworkshop.com and nebraskaassessorsonline.us

Current Assessment Procedures for Real Property

- A. **Discover, list & inventory all property.**
- B. **Data collection.**
- C. **Review assessment sales ratio studies before assessment actions.**
- D. **All approaches to value are looked at. However, the Cost Approach bears the most weight.**
- E. **Land valuation studies, establish market areas, special value for agricultural land: Reconciliation of final value and documentation.**
- F. **Review assessment sales ratio studies after assessment actions.**
- G. **Notices and public relations are completed by the County Assessor.**

Level of Value, Quality, and Uniformity for assessment year 2015

<u>PROPERTY CLASS</u>	<u>MEDIAN RATIO</u>	<u>COD*</u>	<u>PRD*</u>
Residential	93%	19.76%	106.84%
Commercial	100%	44.39%	131.70%
Agricultural	71%	20.79%	108.00%
Special Value Agricultural	71%		

**COD means Coefficient of Dispersion and PRD means Price Related Differential. For more information regarding statistical measures see 2017 Reports & Opinions.*

Assessment Actions Planned for Assessment Year 2018

Residential (sub classes: 06 &07) and Agricultural Land:

For the Assessment year of 2018, we will begin our two year study and reappraisal of rural residential and suburban residential review including all agricultural vacant and improved land. These will include residential sub classes (07) Rural and (06) Ogallala Suburban. We will continue ratio studies of all county residential neighborhoods and sales. Possible percentage adjustments will be applied if needed. Included in this review, we will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from

the current sales market. There are approximately 587 parcels involved in the rural residential and Ogallala Suburban review. Agricultural parcels in this review are: improved parcels (492) and unimproved parcels (1,945). This consists of a total of approximately 3,024 parcels.

Commercial (and/or subclasses):

For the Assessment year of 2018, we will continue our two year project of finishing all commercial neighborhoods being reviewed in the county. Included in this review we will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales as well as updating new costing tables from Marshall and Swift. This review will involve approximately 714 parcels.

Agricultural Land (and/or subclasses):

Review is explained in the residential review above. However each year we will also continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in price per acre if needed. We also are planning on reviewing home site and farm site values this year. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA maps for use verification to all new Agland owners per sales file and identify and remap agricultural land use changes.

Special Value – Agland:

We will start an in-depth analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. This will be included in the two year review of all rural properties as well. New photographs will be taken for agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2015 to September 30, 2017, Commercial and Ag from October 1, 2014 to September 30, 2017, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to insure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

Assessment Actions Planned for Assessment Year 2019

Residential (and/or subclasses) & Agricultural Land:

For the Assessment year of 2019, we will continue our Rural Residential and Suburban residential review. These will include residential sub classes: Rural (07) and Ogallala Suburban (06) as well as, Agricultural improved and unimproved as well as Special Value. We will

continue ratio studies of all county residential neighborhoods and sales. Possible percentage adjustment will be applied if needed. Included in this review we will be reviewing quality, condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. New costing tables will be updated to the current tables from Marshall and Swift costing tables. The number4 of Rural Residential and Ogallala Suburban parcels involved are approximately 587 parcels. Agricultural parcels in this review are improved parcels (492) and unimproved parcels (1945). This consists of a total of approximately 3024 parcels.

Commercial (and/or subclasses):

For the Assessment year of 2019, we will continue ratio studies of all county commercial neighborhoods and sales. A possible percentage adjustment will be applied if needed.

Agricultural Land (and/or subclasses):

Review is explained in the residential review above. However, each year we will also continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in price per acre. We also are planning on reviewing home site and farm site values this year. Sales will determine if they need adjusted. We will continue to process all irrigation Transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per sales file and identify and remap agricultural land use changes.

Special Value – Agland:

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. This will be included in the two year review of all rural properties as well. New photographs will be taken for agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2016 to September 30, 2018, Commercial and Ag from October 1, 2015 to September 30, 2018, and sales reviews will be sent to both the buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to insure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

Assessment Actions Planned for Assessment Year 2020

Residential (and/or subclasses):

For Assessment year 2020 our complete reappraisal will be on the Lake (residential subclass 05). This will include the K-Areas as well. Included in this review we will be reviewing quality,

condition, re-measuring all improvements, and taking new photos. Every property will be re-sketched into the CAMA system and new land and depreciation tables will be built derived from current sales. New costing tables will be updated to the current tables from Marshall and Swift. This will involve approximately 2,028 parcels.

We will continue ratio studies of all county residential neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Commercial (and/or subclasses):

For the Assessment year of 2020, we will continue ratio studies of all county commercial neighborhoods and sales. Possible percentage adjustments will be applied if needed.

Agricultural Land (and/or subclasses):

Each year we will continue the analysis of Ag Land Market Areas and sales. Any needed adjustments will be made in the price per acre. We also are planning on reviewing home site and farm site values this year. Sales will determine if they need adjusted. We will continue to process all irrigation transfers of Certified Base Areas approved by the NRD, map all new splits and subdivisions, process all NRD transfer of irrigated acres, utilize NRD maps to identify irrigated land use, request FSA Maps for use verification to all new Agland owners per Sales File and identify and remap agricultural land use changes.

Special Value – Agland:

We will continue analysis of Special Valuation properties and any Agland influences for other than agriculture-horticulture use. This will be included in the two year review of all rural properties as well. New photographs will be taken for agricultural/horticultural use and any changes will be documented. All sales will be reviewed and valued accordingly. We will process and send disqualification letters to all owners not meeting qualifications per our special valuation methodology.

New Construction/Building Permits:

We will complete all pickup work and help value any new construction or existing building construction that wasn't completed last year. Any changes made to properties will be entered into MIPS, and updated in GIS. An analysis of sales will be reviewed for all sold properties dated October 1, 2017 to September 30, 2019, Commercial and Ag from October 1, 2016 to September 30, 2019, and sales reviews will be sent to both buyer and seller. Any changes will be edited in the Property Assessment Divisions Sales File to ensure it is identical to the Assessor's CAMA sales file. We will work to complete all pickup work from all forms of Discovery by March 1.

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

Record Maintenance, Mapping updates, & Ownership changes: Pursuant to Neb. Rev. Stat. §77-1303 and §77-1331. Since we were a State office, and now a county office, record maintenance has been kept current on computerized forms with reliance solely on computer generated cards since 2007. In 2010 all of our property record cards had appraisal information that supported the

values of the property and were completely generated by the computer system. The Appraisal and Administrative File balanced and were generated on all parcels in CAMA. Now that we have a new CAMA, the depreciation and cost tables need to be reviewed so that the Appraisal information again supports the values on the Administrative File of the Property Record Card. With the reliance on computerized record maintenance we need to be assured that CAMA stores all the annual property record cards. Property Record Cards contain the information as set forth in Regulation 10-004.04 and 10-001.10 including ownership, legal description, cadastral map reference data, parcel I.D., property classification codes, taxing district, land information, building characteristics and annual value postings.

The sketches and appraisal information were updated in the Terra Scan CAMA; however, some of the sketches need to be redrawn as some of the sketches currently in the new CAMA did not convert accurately. The 2005 cost was on all Residential and Commercial Improvements including mobile homes; within the City of Ogallala as well as Ogallala Suburban, Lake, Agricultural, Rural Residential, Villages of Paxton, Brule, Keystone, Roscoe and Sarben. Ogallala Residential (01) was using 2015 costing tables as well as Lake Residential (05) & (06). Keystone, Roscoe, Sarben, Brule, and Paxton will have 2016 costing tables implemented during their review. We plan to implement 2017 costing tables from Marshal and Swift on all Ogallala Suburban, Rural Residential, and Agricultural improved parcels for assessment year 2018 & 2019. 2017 Costing tables will be implemented on Commercial properties in the county also for 2017 and 2018 Commercial the following year. It is our hopes that with an aggressive six year review cycle we will have everything table driven when complete. All information within the Appraisal File will continue to be verified for accuracy. Our goal after the review of each year will be that the Appraisal File will match the Assessment File.

All agricultural sales and land values were reviewed for all three market areas. New land values were set by soil type if changes were needed. We continue to process any irrigation transfers of certified base acres approved by the Twin Platte Natural Resource District. We continue to use the Farm Service Agency (FSA) maps provided from a request that was made in 2015, unless the owner brings in changes to the property and a new FSA map. Agricultural land will receive new pictures with the review of the Rural Residential and Ogallala Suburban properties in the county for the two-year project that will start this year in 2017. Type of crop and irrigation will be noted at this time. New soils were implemented for 2017 by reviewing the United States Department of Agricultural web soil survey map to the new soil conversion and compared with every Agland acre in the county to the current record. Changes were made accordingly.

Currently we use the GIS Website for our acre counts per soil and use, however, we do not change the total number of acres within the parcel. We have a blue line cadastral map that includes both the aerial picture and the ownership boundary lines. There are also separate pages for each subdivision filed directly behind the section map that the subdivision is located in. For each blue line cadastral map there is a corresponding page that lists Cadastral Map #, Parcel #, Ownership Name, and Legal Description.

1. Annually prepare and file Assessor Reports required by law/regulation

- a. Assessor Survey
- b. Sales information to PAD rosters & annual Assessed Value Update with Abstract

- c. Notice of Taxable Status to Governmental Entities that lease Property for other than Public Purpose
- d. Special Valuation Methodology
- e. Real Property Abstract
- f. Annual Plan of Assessment Report
- g. Certification of Value to Political Subdivisions
- h. School District Taxable Value Report
- i. Average Assessed Value Report for Homestead Exemption
- j. Generate Tax Roll
- k. Certificate of Taxes Levied Report
- l. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)

- 2. **Updating 521/Ownership Transfers**
- 3. **Permissive Exemption**
- 4. **Mobile Home Report**
- 5. **Personal Property**
- 6. **Notice of Taxable Status**
- 7. **Change of Value Notices**
- 8. **Homestead Exemptions**
- 9. **Centrally Assessed**
- 10. **Tax Increment Financing**
- 11. **Special Valuation**
- 12. **Tax Districts and Tax Rates**
- 13. **Tax Lists**
- 14. **Tax List Corrections**
- 15. **County Board of Equalization**
- 16. **TERC Appeals**
- 17. **TERC Statewide Equalization**
- 18. **Education**

Conclusion

With all the entities of county government that utilize the assessor’s records in their operation, it is important for us to maintain the most accurate data as possible.

We will continue to strive to be completely table driven on all areas in Keith County within five years. With the continual review of all properties and implementation of GIS, records will become more accurate and values will be assessed more equitable and uniformly across the county. With a well-developed plan in place, this process can flow more smoothly. A sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Assessor signature: 

2018 Special Valuation Methodology For Keith County

Identification of the Influenced Area

The Special Valuation Area is the accretion land along the North & South Platte Rivers and Lake Mc Conaughy. This area was first recognized in Assessment year 2007. This area is not in any specific Market Area as it is located within each of the three Agricultural Market Areas.

The highest and best use of Properties in the Influenced Area

The highest and best use of the accretion market area is for recreational use. The Special Valuation Area was determined by market trends as the majority of all the agricultural properties that have sold along either river have been purchased for residential living and/or recreational use. The highest and best use is legally permitted, physically possible, economically feasible, and the most profitable. Every parcel with accretion was reviewed. If the parcel contained more accretion acres than deeded acres we then looked at adjoining parcels to identify adjoining parcels with the same ownership as the parcel with accretion. If the total acres of adjoining parcels contained more deeded acres *used for agricultural purpose*, than accretion areas; these parcels were determined to be primarily agricultural purpose and therefore, are allowed Special Valuation. If the total deeded acres *used for agricultural purpose*, is a small difference than the accretion acres, these parcels were determined to be primarily agricultural purpose and therefore, are allowed Special Valuation. If the Accretion Acres contain some acres used for agricultural purpose, then these acres are valued as all other land of similar use and considered agricultural purpose and added to the deeded acres to determine whether a parcel is primarily agricultural purpose. **Parcels with slivers or small tracts of deeded land lying adjacent to larger accretion acres are not typical agricultural land in Keith County and are considered *food plots or wildlife forage*. Also, putting a few head of horses or cattle for a few months a year on these parcels with more accretion acres, does not qualify the parcel as being used primarily for agricultural purpose. After inspection, it was determined that the primary use of parcels with slivers or small tracts lying adjacent to larger accretion acres on the same parcel; or a few head of livestock for a few months annually, is not considered agricultural production in Keith County.** Parcels determined as not being primarily used for agricultural purposes were sent Disqualification Letters.

Valuation Models Used for Value Estimates

The valuation models used in these areas are unit comparison or value per acre. The models were created by using sold properties with accretion acres that were influenced by other than agricultural use. This Special Valuation Area was selected because the sold properties were not reflecting the true agricultural market. This Special Valuation Area was developed to define a market trend for agricultural parcels being used for residential or recreational use within Keith County

Market areas Analyzed-In County and out of County

All three market areas within Keith County area analyzed on an annual basis. Market trends are analyzed and sales within the Special Valuation area are used to determine the areas and market value.

We have also reviewed adjoining counties, Garden and Lincoln, Special Valuation Areas and their Valuation Methodology.

Adjustments made to Sales to reflect current cash equivalency of typical market conditions

We have not adjusted the sales. Typically the most recent sales reflect current cash equivalency. We rely on the most recent sales in determining value.

Estimates of Economic Rent or Net Operating Income

We have not studied rents for these properties. Typically actual income information is not readily available to our office.

Typical Expenses Allowed in Income Capitalization Approach

We have not studied the income approach for these properties. Typically actual income information is not readily available to our office.

Overall Capitalization Rate used in Income Capitalization Approach

We have not studied the income approach for these properties. Typically actual income information is not readily available to our office.

Other Supporting Information for the estimate of Special Value

Market trends for agricultural land in Keith County have been highly influenced by residential and recreational uses due to Lake McConaughy, the North Platte River and the South Platte River. This area is primarily agricultural parcels. The Special Valuation Market Area is determined by current sales within Keith County. The Special Value Methodologies are used to value agricultural land that is influenced by market factors other than purely agricultural or horticultural purposes. The Keith County Assessment office maintains a file of all data used for determining the special and actual valuation. This file shall be available for inspection at the Keith County Assessor Office by any interested person. Our Special Valuation area will be reviewed with during our two year study of rural and agricultural land reappraisal for 2019.



Renae Zink
Keith County Assessor