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DEPARTMENT OF REVENUE

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

KEYA PAHA COUNTY



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Keya Paha 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 Keya Paha 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: Suzy Wentworth, Keya Paha 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.

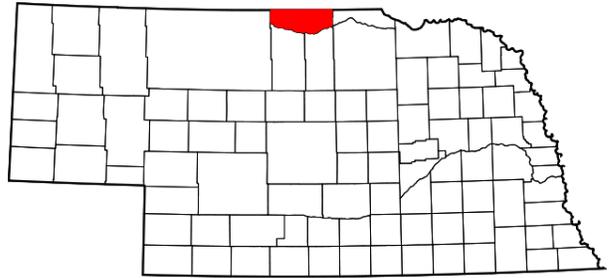
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

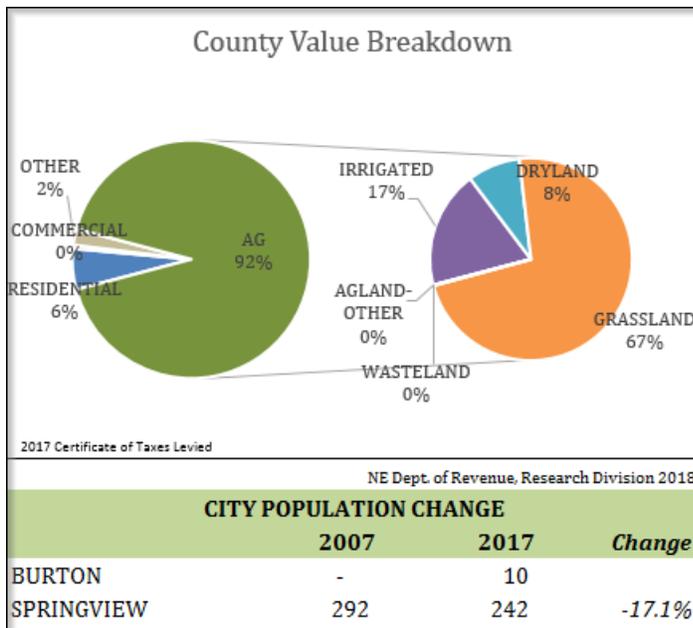
**Further information may be found in Exhibit 94*

County Overview

With a total area of 773 miles, Keya Paha County had 791 residents, per the Census Bureau Quick Facts for 2016, a 4% population decline from the 2010 U.S. Census. Reports indicated that 70% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Keya Paha County are located in around the county seat of Springview. According to the latest information available from the U.S. Census Bureau, there were 23 employer establishments with total employment of 57.



Agricultural land is the single largest contributor to the county's overall valuation base by an overwhelming majority. Grassland makes up the majority of the land in the county. Keya Paha County is included in both the Middle Niobrara and the Lower Niobrara Natural Resources Districts (NRD).

2018 Residential Correlation for Keya Paha County

Assessment Actions

For the 2018 assessment year, the rural improvements countywide were physically reviewed and inspected. Updated Marshall Swift costing and depreciation was put on. All pick up work was also completed and placed on the assessment roll.

Description of Analysis

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

Valuation Grouping	Description
1	Burton, Jamison, Mills and Norden
2	Meadville
3	Rural
4	Springview

The rural properties were reviewed and revalued. One rural residential sale is in the sample. However, between the rural residential and agricultural homes, those account for 73% of the dwelling value in the county. Rural/agricultural homes increased about 5% in the abstract for 2018.

The statistical profile consists of eleven total sales. Seven of the eleven sales are from valuation group 4, which is Springview. Review of sales ratios in Springview over an extended period of time, indicates that medians fluctuate from year to year. In 2017, five sales produced a median of 93%, that is down to 79% this year, but two sales past the study period of individual assessment to sale ratios of 97% and 100%. Reliance on the statistics alone in Springview would produce assessed values that would fluctuate just as much as the statistics. Springview has had a declining population over the past decade, comparison of similar sized towns with declining population trends in the region shows that values in Springview have kept up with a 2% increase per year.

With such a small sample the reliability of the sample in representing the population for measurement purposes is reduced. Although the statistics are unreliable for the determination of a point estimate of the level of value, the values are consistently applied, and believed to be uniformly assessed.

2018 Residential Correlation for Keya Paha County

Assessment Practice Review

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

While the county assessor filed all reports timely for the previous assessment year, it is noted that the Abstract of Assessment was filed after the due date. Despite the delayed filing, the information was adequately reviewed by the Division and remains a credible base of information used in the analysis.

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the county assessor and deputy county assessor know are not arm's-length transactions are not verified. Being a smaller county the court house employees are pretty knowledgeable about the sales that take place. When sales questionnaires are incomplete, the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are not completed for sales. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's-length or personal knowledge within the court house. Personal property adjustments for residential property are not automatically made when reported. The county assessor comments are fairly well documented on the non-qualified transactions.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The filing of the transfer statements has improved, however the county assessor still needs to be reminded on occasion. The AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. Lot and depreciation studies are done as each valuation grouping is reviewed as part of the review and inspection cycle. The county is up to date with the 6 year review cycle. Updated Marshall Swift costing is being implemented as each group is reviewed and inspected.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class.

2018 Residential Correlation for Keya Paha County

Equalization and Quality of Assessment

There are not enough sales to analyze the statistics for measurement purposes. Analysis of value changes over time suggests that valuation changes have kept pace with the local economy. The assessment process in the county is consistently applied to all property and values are believed to be uniformly assessed.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	2	93.72	93.72	92.78	10.00	101.01
02	1	57.68	57.68	57.68	00.00	100.00
03	1	48.70	48.70	48.70	00.00	100.00
04	7	79.33	80.38	78.09	13.92	102.93
____ALL____	11	79.33	77.86	65.98	18.14	118.01

Level of Value

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

2018 Commercial Correlation for Keya Paha County

Assessment Actions

Routine maintenance and pick up work were the only assessment actions performed for the commercial class of property for assessment year 2018 in Keya Paha County.

Description of Analysis

Currently there is one valuation grouping within the commercial class. This consists of all the towns and villages within the county.

For this study period, there were six commercial sales profiled for the valuation group. There are approximately 61 commercial properties in the county with 72% being in Springview. There are two few sales to rely on the statistics to provide a point estimate of the level of value of commercial property in the county.

A historical review of assessment practices and valuation changes supports that the county has kept up with the review and inspections. Over the past decade, Springview has had a declining population. Comparison of similar sized towns with declining population trends in the region shows that values in Springview have kept up with a 1.2% increase per year.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the county assessor and deputy know are not good sales are not verified. Being a smaller county, the courthouse employees are knowledgeable about the sales that take place. When sales questionnaires are incomplete, the county does make phone calls to follow up for additional information to help with the verification of the transaction. On-site reviews are not completed for sales. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are either not arms-length or there is personal knowledge within the courthouse. Personal Property adjustments for commercial property are not automatically made when reported. The county assessor comments are fairly well documented on the non-qualified transactions.

2018 Commercial Correlation for Keya Paha County

The review also looked at the filing of 521 real estate transfers as well as a check of the values reported on the Assessed Value Update (AVU). The filing of 521's has improved, however the county assessor still needs to be reminded on occasion. The AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is up to date with inspections and reviews.

Valuation groups were examined to ensure that the grouping defined was equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified one economic area for the commercial property class. Grouping all towns and villages together in one valuation grouping is the most logical method.

Equalization and Quality of Assessment

With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionated manner.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	6	85.95	95.47	64.24	35.61	148.61
___ALL___	6	85.95	95.47	64.24	35.61	148.61

Level of Value

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

2018 Agricultural Correlation for Keya Paha County

Assessment Actions

A sales analysis was completed, and as a result, the County made no changes to the agricultural land values for the 2018 assessment year. Land use is continually updated via the newest GIS imagery. All pickup work was completed in a timely fashion.

Description of Analysis

The agricultural land acres in Keya Paha County is divided between grassland at 86%, dry at 7%, and irrigated land at 7%. One valuation model is applied to the entire county. All counties adjoining Keya Paha are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

The statistical analysis for Keya Paha County consists of overall twenty-nine sales with twenty-three of them being 80% grassland majority land use (MLU). This sample consists of sales with half of the grass sample selling at \$880 an acre and half selling towards \$1,490 an acre, this market arability can be observed all across the county and is not attributable to identifiable land characteristics. So far, in the county there have been no sales from October 1, 2017 to current, which is consistent with the market trend slowing down and flattening in the region.

Although the study period analysis indicated the overall median is not within the acceptable range, the 80% (MLU) Grass has 79% of the sales with a median of 73.67%. There are no sales of cropland in the county within the study period. Keya Paha's irrigated and dryland values are toward the upper end in the region, only Brown and Rock counties to the south have higher irrigated values. None of the counties in the area increased cropland values this year.

The county assessor's decision to make no adjustment to agricultural land values is consistent within the region. When comparing the counties schedule of values to the adjoining counties with similar markets it appears that Keya Paha's values are relatively similar and equalized. Given the current trends in the agricultural land market and the comparison to surrounding county values, all classes in Keya Paha is believed to be assessed within the acceptable range.

Assessment Practice Review

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

2018 Agricultural Correlation for Keya Paha County

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. Family sales that the assessor and deputy know are not good sales are not verified. Being a smaller county, the court house employees are pretty knowledgeable about the sales that take place. When sales questionnaires are incomplete, the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are not completed for sales. Private sales are most generally considered qualified sales unless the verification process indicates that they are not arm's-length or personal knowledge within the courthouse. Pivot adjustments are made when the personal property is reported on the Real Property Transfer Statement or the returned sales questionnaire. A review of the county assessor comments on the sales file are fairly well documented on the non-qualified transactions.

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

The review also looked at the filing of transfer statements as well as a check of the values reported on the Assessed Value Update (AVU). The filing of transfer statements has improved, however the county assessor still needs to be reminded on occasion. The AVU review was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. Within the class, the review work is typically completed in a five-year cycle. The inspection process includes an onsite inspection of all improved properties. The review of vacant agricultural land includes a review of the most current aerial imagery.

A sales analysis is studied each year to determine if one market area or additional areas are needed for the agricultural class. The analysis supports the one market area.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The land use of a parcel is reviewed through aerial imagery and physical inspection of the parcel. The County does consider parcels 40 acres and less to be rural residential unless verification of the parcel determines otherwise. Conversations with the county assessor indicate that if agricultural activity is observed on the majority of the parcel, then the parcel is considered agricultural regardless of size. Although the county does not have a written policy in place to define agricultural or non-agricultural land, there is no reason to believe that the county is not considering the primary use of the parcel to identify and value agricultural land.

Equalization

The Division's review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar

2018 Agricultural Correlation for Keya Paha County

property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

The analysis supports that the county has achieved equalization; comparison of Keya Paha County values compared to the adjoining counties shows that all values are reasonably comparable.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
Grass						
County	23	73.67	77.71	63.13	31.59	123.10
1	23	73.67	77.71	63.13	31.59	123.10
ALL	29	64.39	70.64	56.49	36.73	125.05

Level of Value

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

2018 Opinions of the Property Tax Administrator for Keya Paha County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Keya Paha County

Residential Real Property - Current

Number of Sales	11	Median	79.33
Total Sales Price	\$651,660	Mean	77.86
Total Adj. Sales Price	\$651,660	Wgt. Mean	65.98
Total Assessed Value	\$429,970	Average Assessed Value of the Base	\$27,325
Avg. Adj. Sales Price	\$59,242	Avg. Assessed Value	\$39,088

Confidence Interval - Current

95% Median C.I	52.76 to 94.37
95% Wgt. Mean C.I	49.61 to 82.35
95% Mean C.I	65.60 to 90.12
% of Value of the Class of all Real Property Value in the County	2.49
% of Records Sold in the Study Period	2.63
% of Value Sold in the Study Period	3.76

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	6	100	93.85
2016	11	100	88.55
2015	11	100	88.13
2014	12	100	91.85

2018 Commission Summary for Keya Paha County

Commercial Real Property - Current

Number of Sales	6	Median	85.95
Total Sales Price	\$935,500	Mean	95.47
Total Adj. Sales Price	\$935,500	Wgt. Mean	64.24
Total Assessed Value	\$600,950	Average Assessed Value of the Base	\$32,760
Avg. Adj. Sales Price	\$155,917	Avg. Assessed Value	\$100,158

Confidence Interval - Current

95% Median C.I	46.26 to 172.46
95% Wgt. Mean C.I	28.93 to 99.55
95% Mean C.I	48.30 to 142.64
% of Value of the Class of all Real Property Value in the County	0.49
% of Records Sold in the Study Period	8.70
% of Value Sold in the Study Period	26.59

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	6	100	77.95
2016	6	100	75.83
2015	6	100	71.27
2014	5	100	84.14

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RESIDENTIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 11
 Total Sales Price : 651,660
 Total Adj. Sales Price : 651,660
 Total Assessed Value : 429,970
 Avg. Adj. Sales Price : 59,242
 Avg. Assessed Value : 39,088

MEDIAN : 79
 WGT. MEAN : 66
 MEAN : 78
 COD : 18.14
 PRD : 118.01

COV : 23.44
 STD : 18.25
 Avg. Abs. Dev : 14.39
 MAX Sales Ratio : 103.09
 MIN Sales Ratio : 48.70

95% Median C.I. : 52.76 to 94.37
 95% Wgt. Mean C.I. : 49.61 to 82.35
 95% Mean C.I. : 65.60 to 90.12

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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-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	2	98.21	98.21	102.48	04.97	95.83	93.33	103.09	N/A	24,000	24,595
01-JUL-16 To 30-SEP-16	2	86.85	86.85	90.53	08.66	95.94	79.33	94.37	N/A	23,500	21,275
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	3	52.76	57.82	50.80	14.73	113.82	48.70	72.00	N/A	87,553	44,480
01-APR-17 To 30-JUN-17	1	78.27	78.27	78.27	00.00	100.00	78.27	78.27	N/A	15,000	11,740
01-JUL-17 To 30-SEP-17	3	84.35	78.21	69.19	13.80	113.04	57.68	92.60	N/A	93,000	64,350
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	4	93.85	92.53	96.57	06.61	95.82	79.33	103.09	N/A	23,750	22,935
01-OCT-16 To 30-SEP-17	7	72.00	69.48	60.76	19.07	114.35	48.70	92.60	48.70 to 92.60	79,523	48,319
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	4	93.85	92.53	96.57	06.61	95.82	79.33	103.09	N/A	23,750	22,935
<u>ALL</u>	11	79.33	77.86	65.98	18.14	118.01	48.70	103.09	52.76 to 94.37	59,242	39,088

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	2	93.72	93.72	92.78	10.00	101.01	84.35	103.09	N/A	50,000	46,390
02	1	57.68	57.68	57.68	00.00	100.00	57.68	57.68	N/A	174,000	100,360
03	1	48.70	48.70	48.70	00.00	100.00	48.70	48.70	N/A	197,660	96,260
04	7	79.33	80.38	78.09	13.92	102.93	52.76	94.37	52.76 to 94.37	25,714	20,081
<u>ALL</u>	11	79.33	77.86	65.98	18.14	118.01	48.70	103.09	52.76 to 94.37	59,242	39,088

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	11	79.33	77.86	65.98	18.14	118.01	48.70	103.09	52.76 to 94.37	59,242	39,088
06											
07											
<u>ALL</u>	11	79.33	77.86	65.98	18.14	118.01	48.70	103.09	52.76 to 94.37	59,242	39,088

52 Keya Paha
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 : 11
Total Sales Price : 651,660
Total Adj. Sales Price : 651,660
Total Assessed Value : 429,970
Avg. Adj. Sales Price : 59,242
Avg. Assessed Value : 39,088

MEDIAN : 79
WGT. MEAN : 66
MEAN : 78
COD : 18.14
PRD : 118.01

COV : 23.44
STD : 18.25
Avg. Abs. Dev : 14.39
MAX Sales Ratio : 103.09
MIN Sales Ratio : 48.70

95% Median C.I. : 52.76 to 94.37
95% Wgt. Mean C.I. : 49.61 to 82.35
95% Mean C.I. : 65.60 to 90.12

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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	1	93.33	93.33	93.33	00.00	100.00	93.33	93.33	N/A	3,000	2,800	
Less Than 15,000	2	86.33	86.33	82.13	08.11	105.11	79.33	93.33	N/A	7,500	6,160	
Less Than 30,000	4	78.80	80.73	77.47	07.11	104.21	72.00	93.33	N/A	11,250	8,715	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	10	78.80	76.32	65.85	18.31	115.90	48.70	103.09	52.76 to 94.37	64,866	42,717	
Greater Than 14,999	9	78.27	75.98	65.60	20.34	115.82	48.70	103.09	52.76 to 94.37	70,740	46,406	
Greater Than 29,999	7	84.35	76.22	65.13	22.17	117.03	48.70	103.09	48.70 to 103.09	86,666	56,444	
<u>Incremental Ranges</u>												
0 TO 4,999	1	93.33	93.33	93.33	00.00	100.00	93.33	93.33	N/A	3,000	2,800	
5,000 TO 14,999	1	79.33	79.33	79.33	00.00	100.00	79.33	79.33	N/A	12,000	9,520	
15,000 TO 29,999	2	75.14	75.14	75.13	04.18	100.01	72.00	78.27	N/A	15,000	11,270	
30,000 TO 59,999	5	92.60	85.43	84.46	13.03	101.15	52.76	103.09	N/A	47,000	39,698	
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999	2	53.19	53.19	52.90	08.44	100.55	48.70	57.68	N/A	185,830	98,310	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	11	79.33	77.86	65.98	18.14	118.01	48.70	103.09	52.76 to 94.37	59,242	39,088	

52 Keya Paha

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 : 6
 Total Sales Price : 935,500
 Total Adj. Sales Price : 935,500
 Total Assessed Value : 600,950
 Avg. Adj. Sales Price : 155,917
 Avg. Assessed Value : 100,158

MEDIAN : 86
 WGT. MEAN : 64
 MEAN : 95
 COD : 35.61
 PRD : 148.61

COV : 47.07
 STD : 44.94
 Avg. Abs. Dev : 30.61
 MAX Sales Ratio : 172.46
 MIN Sales Ratio : 46.26

95% Median C.I. : 46.26 to 172.46
 95% Wgt. Mean C.I. : 28.93 to 99.55
 95% Mean C.I. : 48.30 to 142.64

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	1	63.47	63.47	63.47	00.00	100.00	63.47	63.47	N/A	57,000	36,180
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	118.72	118.72	118.72	00.00	100.00	118.72	118.72	N/A	25,000	29,680
01-JAN-16 To 31-MAR-16	1	87.06	87.06	87.06	00.00	100.00	87.06	87.06	N/A	300,000	261,180
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	2	109.36	109.36	47.81	57.70	228.74	46.26	172.46	N/A	264,250	126,350
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	1	84.84	84.84	84.84	00.00	100.00	84.84	84.84	N/A	25,000	21,210
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	1	63.47	63.47	63.47	00.00	100.00	63.47	63.47	N/A	57,000	36,180
01-OCT-15 To 30-SEP-16	2	102.89	102.89	89.50	15.39	114.96	87.06	118.72	N/A	162,500	145,430
01-OCT-16 To 30-SEP-17	3	84.84	101.19	49.49	49.59	204.47	46.26	172.46	N/A	184,500	91,303
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	2	91.10	91.10	80.32	30.33	113.42	63.47	118.72	N/A	41,000	32,930
01-JAN-16 To 31-DEC-16	3	87.06	101.93	62.03	48.32	164.32	46.26	172.46	N/A	276,167	171,293
<u>ALL</u>	6	85.95	95.47	64.24	35.61	148.61	46.26	172.46	46.26 to 172.46	155,917	100,158

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	6	85.95	95.47	64.24	35.61	148.61	46.26	172.46	46.26 to 172.46	155,917	100,158
<u>ALL</u>	6	85.95	95.47	64.24	35.61	148.61	46.26	172.46	46.26 to 172.46	155,917	100,158

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	6	85.95	95.47	64.24	35.61	148.61	46.26	172.46	46.26 to 172.46	155,917	100,158
04											
<u>ALL</u>	6	85.95	95.47	64.24	35.61	148.61	46.26	172.46	46.26 to 172.46	155,917	100,158

**52 Keya Paha
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 : 6
 Total Sales Price : 935,500
 Total Adj. Sales Price : 935,500
 Total Assessed Value : 600,950
 Avg. Adj. Sales Price : 155,917
 Avg. Assessed Value : 100,158

MEDIAN : 86
 WGT. MEAN : 64
 MEAN : 95
 COD : 35.61
 PRD : 148.61

COV : 47.07
 STD : 44.94
 Avg. Abs. Dev : 30.61
 MAX Sales Ratio : 172.46
 MIN Sales Ratio : 46.26

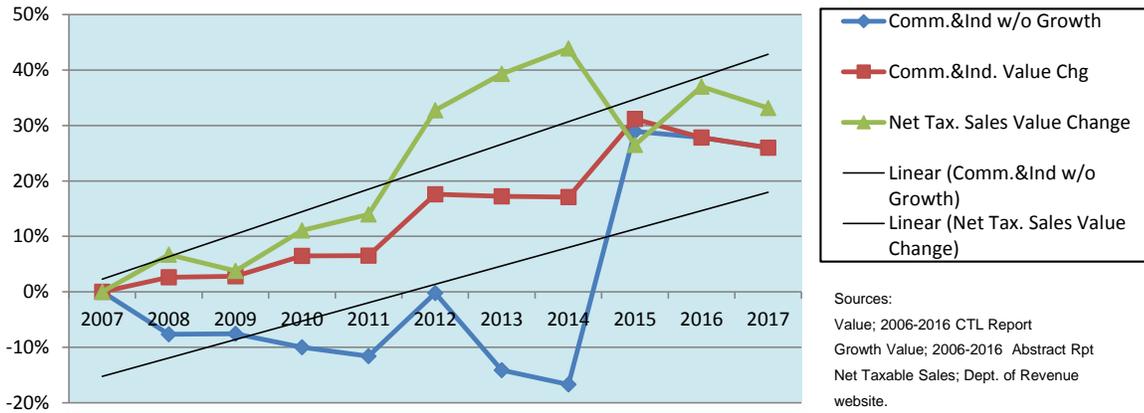
95% Median C.I. : 46.26 to 172.46
 95% Wgt. Mean C.I. : 28.93 to 99.55
 95% Mean C.I. : 48.30 to 142.64

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Low \$ Ranges												
Less Than 5,000												
Less Than 15,000	1	172.46	172.46	172.46	00.00	100.00	172.46	172.46	N/A	6,500	11,210	
Less Than 30,000	3	118.72	125.34	109.91	24.60	114.04	84.84	172.46	N/A	18,833	20,700	
Ranges Excl. Low \$												
Greater Than 4,999	6	85.95	95.47	64.24	35.61	148.61	46.26	172.46	46.26 to 172.46	155,917	100,158	
Greater Than 14,999	5	84.84	80.07	63.48	22.64	126.13	46.26	118.72	N/A	185,800	117,948	
Greater Than 29,999	3	63.47	65.60	61.30	21.43	107.01	46.26	87.06	N/A	293,000	179,617	
Incremental Ranges												
0 TO 4,999												
5,000 TO 14,999	1	172.46	172.46	172.46	00.00	100.00	172.46	172.46	N/A	6,500	11,210	
15,000 TO 29,999	2	101.78	101.78	101.78	16.64	100.00	84.84	118.72	N/A	25,000	25,445	
30,000 TO 59,999	1	63.47	63.47	63.47	00.00	100.00	63.47	63.47	N/A	57,000	36,180	
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999	1	87.06	87.06	87.06	00.00	100.00	87.06	87.06	N/A	300,000	261,180	
500,000 TO 999,999	1	46.26	46.26	46.26	00.00	100.00	46.26	46.26	N/A	522,000	241,490	
1,000,000 +												
ALL	6	85.95	95.47	64.24	35.61	148.61	46.26	172.46	46.26 to 172.46	155,917	100,158	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
352	1	46.26	46.26	46.26	00.00	100.00	46.26	46.26	N/A	522,000	241,490	
406	2	145.59	145.59	129.81	18.46	112.16	118.72	172.46	N/A	15,750	20,445	
419	1	87.06	87.06	87.06	00.00	100.00	87.06	87.06	N/A	300,000	261,180	
442	1	63.47	63.47	63.47	00.00	100.00	63.47	63.47	N/A	57,000	36,180	
528	1	84.84	84.84	84.84	00.00	100.00	84.84	84.84	N/A	25,000	21,210	
ALL	6	85.95	95.47	64.24	35.61	148.61	46.26	172.46	46.26 to 172.46	155,917	100,158	

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	\$ 1,772,260	\$ 88,280	4.98%	\$ 1,683,980	-	\$ 2,098,789	-
2008	\$ 1,818,540	\$ 181,670	9.99%	\$ 1,636,870	-7.64%	\$ 2,240,137	6.73%
2009	\$ 1,821,750	\$ 183,230	10.06%	\$ 1,638,520	-9.90%	\$ 2,177,657	-2.79%
2010	\$ 1,887,380	\$ 292,200	15.48%	\$ 1,595,180	-12.44%	\$ 2,331,459	7.06%
2011	\$ 1,887,810	\$ 320,900	17.00%	\$ 1,566,910	-16.98%	\$ 2,392,235	2.61%
2012	\$ 2,084,380	\$ 315,830	15.15%	\$ 1,768,550	-6.32%	\$ 2,786,049	16.46%
2013	\$ 2,077,380	\$ 555,260	26.73%	\$ 1,522,120	-26.97%	\$ 2,923,708	4.94%
2014	\$ 2,075,270	\$ 599,080	28.87%	\$ 1,476,190	-28.94%	\$ 3,019,835	3.29%
2015	\$ 2,324,730	\$ 39,670	1.71%	\$ 2,285,060	10.11%	\$ 2,655,059	-12.08%
2016	\$ 2,265,170	\$ -	0.00%	\$ 2,265,170	-2.56%	\$ 2,875,307	8.30%
2017	\$ 2,232,710	\$ -	0.00%	\$ 2,232,710	-1.43%	\$ 2,795,018	-2.79%
Ann %chg	2.34%			Average	-10.31%	3.56%	3.17%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-7.64%	2.61%	6.73%
2009	-7.55%	2.79%	3.76%
2010	-9.99%	6.50%	11.09%
2011	-11.59%	6.52%	13.98%
2012	-0.21%	17.61%	32.75%
2013	-14.11%	17.22%	39.30%
2014	-16.71%	17.10%	43.88%
2015	28.93%	31.17%	26.50%
2016	27.81%	27.81%	37.00%
2017	25.98%	25.98%	33.17%

County Number
 County Name

52 Keya Paha
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 : 29
Total Sales Price : 66,543,656
Total Adj. Sales Price : 66,543,656
Total Assessed Value : 37,591,920
Avg. Adj. Sales Price : 2,294,609
Avg. Assessed Value : 1,296,273

MEDIAN : 64
WGT. MEAN : 56
MEAN : 71
COD : 36.73
PRD : 125.05

COV : 51.93
STD : 36.68
Avg. Abs. Dev : 23.65
MAX Sales Ratio : 214.74
MIN Sales Ratio : 29.69

95% Median C.I. : 50.76 to 81.68
95% Wgt. Mean C.I. : 47.84 to 65.15
95% Mean C.I. : 56.69 to 84.59

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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	5	61.60	99.36	71.59	91.69	138.79	29.69	214.74	N/A	309,242	221,376
01-JAN-15 To 31-MAR-15	3	73.67	67.37	67.95	26.27	99.15	35.19	93.24	N/A	2,497,827	1,697,167
01-APR-15 To 30-JUN-15	2	60.26	60.26	69.20	24.53	87.08	45.48	75.04	N/A	324,000	224,215
01-JUL-15 To 30-SEP-15	5	84.40	78.74	55.17	07.46	142.72	54.63	85.29	N/A	8,387,711	4,627,596
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	3	50.81	48.37	48.78	05.73	99.16	42.79	51.52	N/A	840,000	409,710
01-APR-16 To 30-JUN-16	3	46.18	44.51	44.23	10.22	100.63	36.60	50.76	N/A	685,138	303,060
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	2	80.08	80.08	80.08	02.00	100.00	78.48	81.68	N/A	142,000	113,715
01-JAN-17 To 31-MAR-17	3	71.75	71.66	53.28	24.63	134.50	45.11	98.12	N/A	2,850,533	1,518,790
01-APR-17 To 30-JUN-17	3	64.39	60.54	58.75	06.72	103.05	52.13	65.11	N/A	502,132	295,007
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	15	75.04	80.88	57.69	39.46	140.20	29.69	214.74	46.72 to 85.29	3,441,750	1,985,653
01-OCT-15 To 30-SEP-16	6	48.47	46.44	46.73	09.47	99.38	36.60	51.52	36.60 to 51.52	762,569	356,385
01-OCT-16 To 30-SEP-17	8	68.43	69.60	54.81	18.87	126.98	45.11	98.12	45.11 to 98.12	1,292,749	708,603
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	10	79.66	71.63	57.26	18.62	125.10	35.19	93.24	45.48 to 85.29	5,008,004	2,867,791
01-JAN-16 To 31-DEC-16	8	50.79	54.85	48.68	21.20	112.67	36.60	81.68	36.60 to 81.68	607,427	295,718
<u>ALL</u>	29	64.39	70.64	56.49	36.73	125.05	29.69	214.74	50.76 to 81.68	2,294,609	1,296,273

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	29	64.39	70.64	56.49	36.73	125.05	29.69	214.74	50.76 to 81.68	2,294,609	1,296,273
<u>ALL</u>	29	64.39	70.64	56.49	36.73	125.05	29.69	214.74	50.76 to 81.68	2,294,609	1,296,273

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Grass</u>											
County	18	68.07	76.79	53.74	38.96	142.89	36.60	214.74	50.76 to 84.40	729,846	392,248
1	18	68.07	76.79	53.74	38.96	142.89	36.60	214.74	50.76 to 84.40	729,846	392,248
<u>ALL</u>	29	64.39	70.64	56.49	36.73	125.05	29.69	214.74	50.76 to 81.68	2,294,609	1,296,273

52 Keya Paha
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 : 29
 Total Sales Price : 66,543,656
 Total Adj. Sales Price : 66,543,656
 Total Assessed Value : 37,591,920
 Avg. Adj. Sales Price : 2,294,609
 Avg. Assessed Value : 1,296,273

MEDIAN : 64
 WGT. MEAN : 56
 MEAN : 71
 COD : 36.73
 PRD : 125.05

COV : 51.93
 STD : 36.68
 Avg. Abs. Dev : 23.65
 MAX Sales Ratio : 214.74
 MIN Sales Ratio : 29.69

95% Median C.I. : 50.76 to 81.68
 95% Wgt. Mean C.I. : 47.84 to 65.15
 95% Mean C.I. : 56.69 to 84.59

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____ Grass ____											
County	23	73.67	77.71	63.13	31.59	123.10	36.60	214.74	51.52 to 84.40	920,350	581,033
1	23	73.67	77.71	63.13	31.59	123.10	36.60	214.74	51.52 to 84.40	920,350	581,033
____ ALL ____	29	64.39	70.64	56.49	36.73	125.05	29.69	214.74	50.76 to 81.68	2,294,609	1,296,273

Keya Paha County 2018 Average Acre Value Comparison

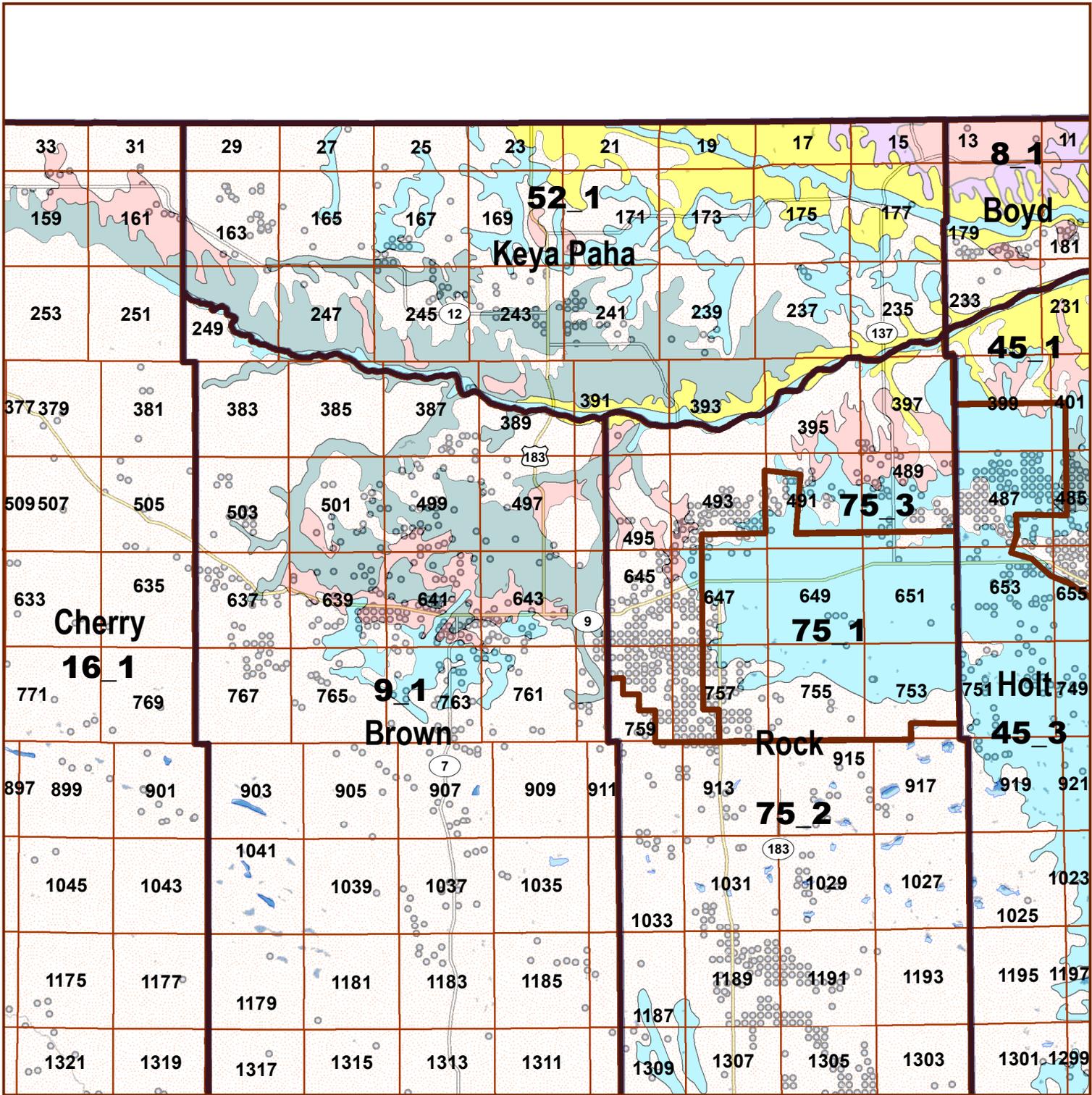
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Keya Paha	1	3200	3200	3100	3100	2800	2800	2700	2700	2851
Rock	3	n/a	3700	n/a	3600	3500	3492	3249	2717	3387
Brown	1	n/a	3887	3871	3842	3095	2971	2604	2795	3358
Cherry	1	n/a	2300	2300	2299	2088	2070	2092	2100	2139
Boyd	1	3470	3470	3260	3260	3080	3080	2820	2820	3084
Holt	3	2850	2850	2850	2850	2700	2700	2500	2500	2609

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Keya Paha	1	1000	1000	995	995	965	965	915	915	974
Rock	3	n/a	1100	n/a	1070	960	920	860	800	950
Brown	1	n/a	1090	1090	1090	995	810	810	810	963
Cherry	1	n/a	725	725	725	725	725	725	725	725
Boyd	1	2350	2350	2090	2090	1880	1880	1700	1700	2117
Holt	3	1800	1800	1800	1800	1800	1803	1803	1817	1802

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Keya Paha	1	810	810	745	745	735	735	725	725	730
Rock	3	n/a	1051	n/a	987	900	855	745	638	776
Brown	1	n/a	915	914	915	860	695	525	525	567
Cherry	1	n/a	700	670	645	599	550	425	425	449
Boyd	1	1420	1420	1280	1280	1202	1200	1190	1190	1213
Holt	3	1540	1541	1441	1436	1436	1433	1323	874	1232

County	Mkt Area	CRP	TIMBER	WASTE
Keya Paha	1	n/a	n/a	60
Rock	3	575	350	113
Brown	1	586	500	78
Cherry	1	725	n/a	73
Boyd	1	n/a	n/a	627
Holt	3	1430	500	100

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



Legend

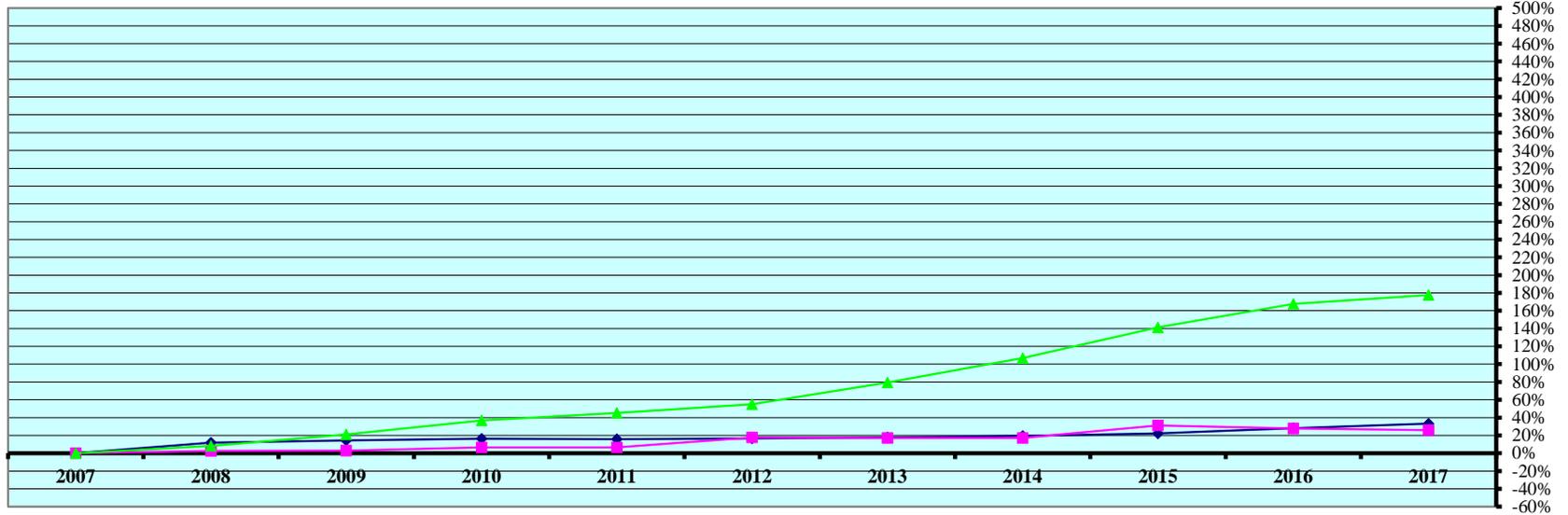
- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium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

Keya Paha County Map



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

ResRec
Comm&Indust
Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	7,767,530	--	--	--	1,772,260	--	--	--	150,164,860	--	--	--
2008	8,696,600	929,070	11.96%	11.96%	1,818,540	46,280	2.61%	2.61%	162,268,690	12,103,830	8.06%	8.06%
2009	8,889,530	192,930	2.22%	14.44%	1,821,750	3,210	0.18%	2.79%	181,918,310	19,649,620	12.11%	21.15%
2010	9,040,280	150,750	1.70%	16.39%	1,887,380	65,630	3.60%	6.50%	205,210,210	23,291,900	12.80%	36.66%
2011	8,983,980	-56,300	-0.62%	15.66%	1,887,810	430	0.02%	6.52%	217,884,820	12,674,610	6.18%	45.10%
2012	9,067,880	83,900	0.93%	16.74%	2,084,380	196,570	10.41%	17.61%	232,749,660	14,864,840	6.82%	55.00%
2013	9,152,350	84,470	0.93%	17.83%	2,077,380	-7,000	-0.34%	17.22%	269,345,780	36,596,120	15.72%	79.37%
2014	9,268,370	116,020	1.27%	19.32%	2,075,270	-2,110	-0.10%	17.10%	310,697,740	41,351,960	15.35%	106.90%
2015	9,484,700	216,330	2.33%	22.11%	2,324,730	249,460	12.02%	31.17%	362,418,710	51,720,970	16.65%	141.35%
2016	9,945,720	461,020	4.86%	28.04%	2,265,170	-59,560	-2.56%	27.81%	401,909,870	39,491,160	10.90%	167.65%
2017	10,350,360	404,640	4.07%	33.25%	2,232,710	-32,460	-1.43%	25.98%	416,902,220	14,992,350	3.73%	177.63%

Rate Annual %chg: Residential & Recreational **2.91%**

Commercial & Industrial **2.34%**

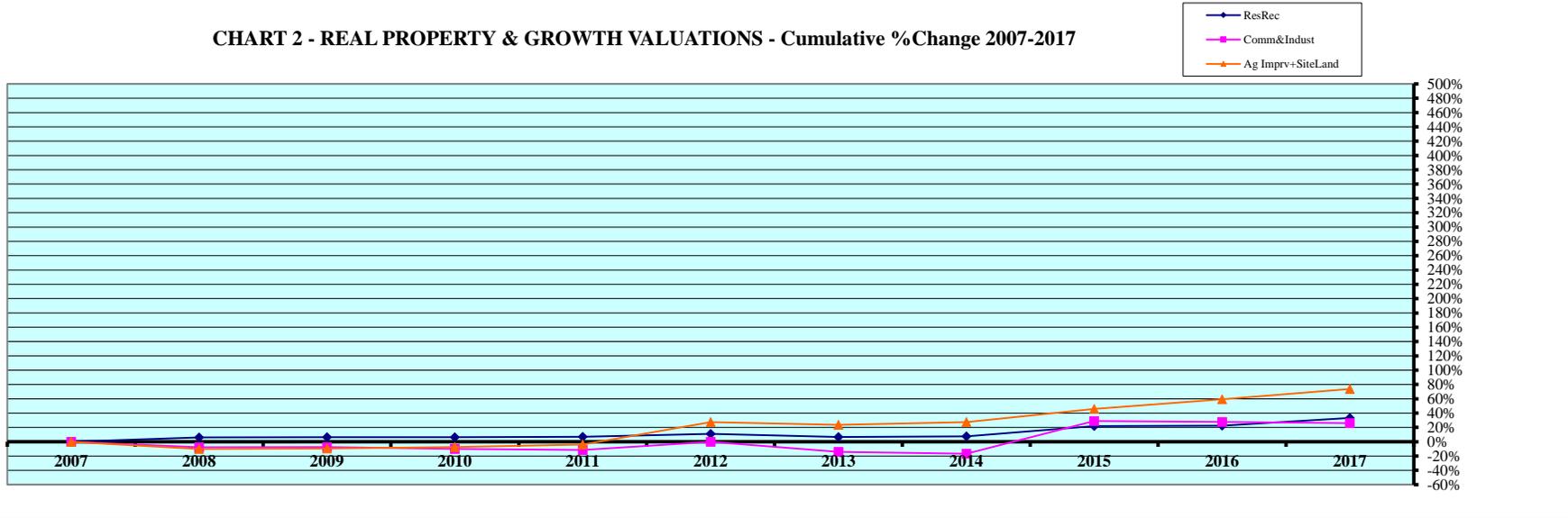
Agricultural Land **10.75%**

Cnty# **52**
County **KEYA PAHA**

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	7,767,530	71,590	0.92%	7,695,940	--	--	1,772,260	88,280	4.98%	1,683,980	--	--
2008	8,696,600	455,525	5.24%	8,241,075	6.10%	6.10%	1,818,540	181,670	9.99%	1,636,870	-7.64%	-7.64%
2009	8,889,530	619,715	6.97%	8,269,815	-4.91%	6.47%	1,821,750	183,230	10.06%	1,638,520	-9.90%	-7.55%
2010	9,040,280	772,265	8.54%	8,268,015	-6.99%	6.44%	1,887,380	292,200	15.48%	1,595,180	-12.44%	-9.99%
2011	8,983,980	681,935	7.59%	8,302,045	-8.17%	6.88%	1,887,810	320,900	17.00%	1,566,910	-16.98%	-11.59%
2012	9,067,880	451,490	4.98%	8,616,390	-4.09%	10.93%	2,084,380	315,830	15.15%	1,768,550	-6.32%	-0.21%
2013	9,152,350	861,555	9.41%	8,290,795	-8.57%	6.74%	2,077,380	555,260	26.73%	1,522,120	-26.97%	-14.11%
2014	9,268,370	907,770	9.79%	8,360,600	-8.65%	7.64%	2,075,270	599,080	28.87%	1,476,190	-28.94%	-16.71%
2015	9,484,700	13,060	0.14%	9,471,640	2.19%	21.94%	2,324,730	39,670	1.71%	2,285,060	10.11%	28.93%
2016	9,945,720	423,920	4.26%	9,521,800	0.39%	22.58%	2,265,170	0	0.00%	2,265,170	-2.56%	27.81%
2017	10,350,360	0	0.00%	10,350,360	4.07%	33.25%	2,232,710	0	0.00%	2,232,710	-1.43%	25.98%
Rate Ann%chg	2.91%				-2.86%		2.34%			C & I w/o growth -10.31%		

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	10,415,160	3,755,620	14,170,780	0	0.00%	14,170,780	--	--
2008	10,758,110	3,924,750	14,682,860	1,950,456	13.28%	12,732,404	-10.15%	-10.15%
2009	11,033,040	5,364,440	16,397,480	3,553,841	21.67%	12,843,639	-12.53%	-9.37%
2010	11,469,780	5,623,350	17,093,130	3,968,451	23.22%	13,124,679	-19.96%	-7.38%
2011	12,150,080	5,808,900	17,958,980	4,342,211	24.18%	13,616,769	-20.34%	-3.91%
2012	12,495,670	6,118,520	18,614,190	573,438	3.08%	18,040,752	0.46%	27.31%
2013	12,112,590	6,199,400	18,311,990	815,813	4.46%	17,496,177	-6.01%	23.47%
2014	12,978,120	6,794,960	19,773,080	1,732,363	8.76%	18,040,717	-1.48%	27.31%
2015	14,105,780	7,972,140	22,077,920	1,389,350	6.29%	20,688,570	4.63%	45.99%
2016	14,864,360	8,919,930	23,784,290	1,219,965	5.13%	22,564,325	2.20%	59.23%
2017	14,830,930	9,786,490	24,617,420	0	0.00%	24,617,420	3.50%	73.72%
Rate Ann%chg	3.60%	10.05%	5.68%			Ag Imprv+Site w/o growth	-5.97%	

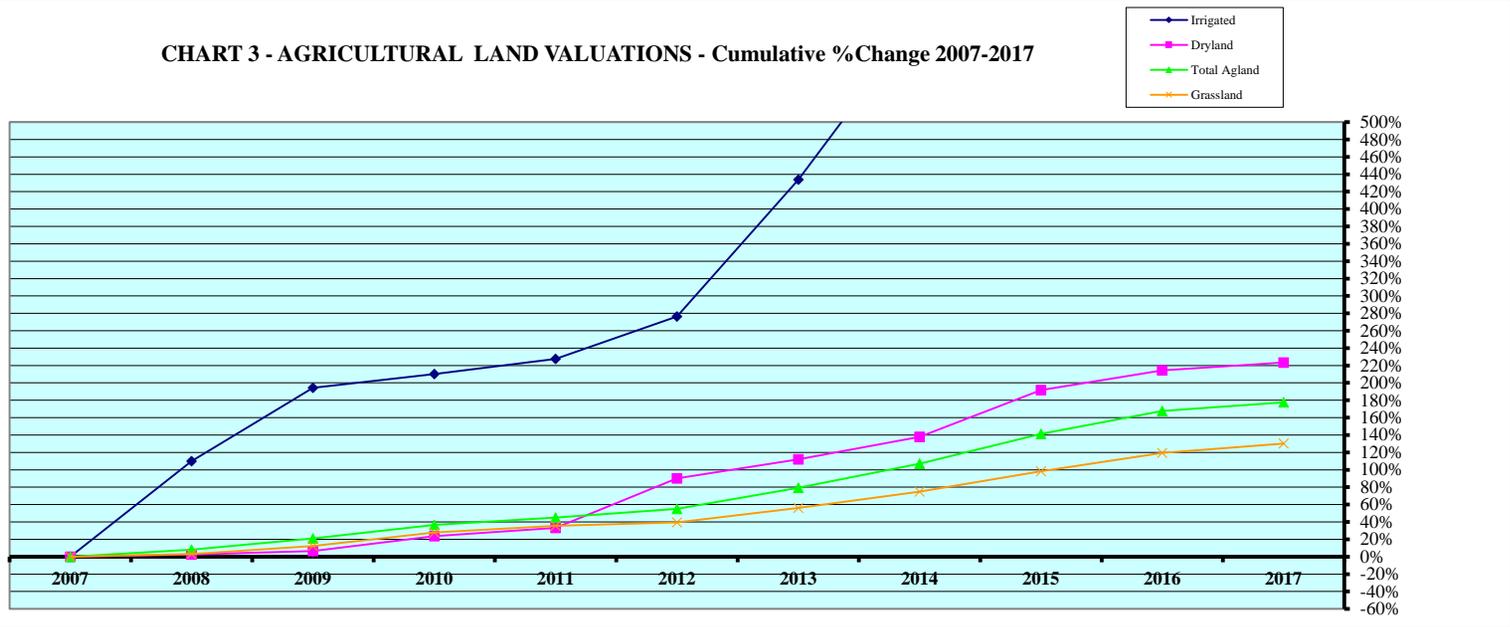
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 52
County KEYA PAHA

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	7,549,800	--	--	--	10,888,220	--	--	--	131,705,940	--	--	--
2008	15,843,500	8,293,700	109.85%	109.85%	11,177,880	289,660	2.66%	2.66%	135,745,270	4,039,330	3.07%	3.07%
2009	22,228,250	6,384,750	40.30%	194.42%	11,605,470	427,590	3.83%	6.59%	148,063,400	12,318,130	9.07%	12.42%
2010	23,424,330	1,196,080	5.38%	210.26%	13,464,670	1,859,200	16.02%	23.66%	168,278,870	20,215,470	13.65%	27.77%
2011	24,738,900	1,314,570	5.61%	227.68%	14,487,730	1,023,060	7.60%	33.06%	178,615,850	10,336,980	6.14%	35.62%
2012	28,412,660	3,673,760	14.85%	276.34%	20,715,140	6,227,410	42.98%	90.25%	183,847,530	5,231,680	2.93%	39.59%
2013	40,297,560	11,884,900	41.83%	433.76%	23,078,600	2,363,460	11.41%	111.96%	205,757,590	21,910,060	11.92%	56.22%
2014	54,364,840	14,067,280	34.91%	620.08%	25,888,180	2,809,580	12.17%	137.76%	230,191,350	24,433,760	11.88%	74.78%
2015	69,120,790	14,755,950	27.14%	815.53%	31,762,130	5,873,950	22.69%	191.71%	261,126,560	30,935,210	13.44%	98.26%
2016	78,183,530	9,062,740	13.11%	935.57%	34,223,670	2,461,540	7.75%	214.32%	289,150,270	28,023,710	10.73%	119.54%
2017	78,491,240	307,710	0.39%	939.65%	35,217,160	993,490	2.90%	223.44%	303,146,460	13,996,190	4.84%	130.17%

Rate Ann.%chg: Irrigated **26.38%** Dryland **12.46%** Grassland **8.69%**

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	21,100	--	--	--	(200)	--	--	--	150,164,860	--	--	--
2008	21,190	90	0.43%	0.43%	(519,150)	-518,950	--	--	162,268,690	12,103,830	8.06%	8.06%
2009	21,190	0	0.00%	0.43%	0	519,150	--	--	181,918,310	19,649,620	12.11%	21.15%
2010	42,340	21,150	99.81%	100.66%	0	0	--	--	205,210,210	23,291,900	12.80%	36.66%
2011	42,340	0	0.00%	100.66%	0	0	--	--	217,884,820	12,674,610	6.18%	45.10%
2012	212,280	169,940	401.37%	906.07%	(437,950)	-437,950	--	--	232,749,660	14,864,840	6.82%	55.00%
2013	212,030	-250	-0.12%	904.88%	0	437,950	--	--	269,345,780	36,596,120	15.72%	79.37%
2014	253,370	41,340	19.50%	1100.81%	0	0	--	--	310,697,740	41,351,960	15.35%	106.90%
2015	261,770	8,400	3.32%	1140.62%	147,460	147,460	--	--	362,418,710	51,720,970	16.65%	141.35%
2016	261,650	-120	-0.05%	1140.05%	90,750	-56,710	-38.46%	--	401,909,870	39,491,160	10.90%	167.65%
2017	258,960	-2,690	-1.03%	1127.30%	(211,600)	-302,350	-333.17%	--	416,902,220	14,992,350	3.73%	177.63%

Cnty# **52**
County **KEYA PAHA**

Rate Ann.%chg: Total Agric Land **10.75%**

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	7,478,060	19,517	383			10,884,970	35,032	311			131,792,050	428,027	308		
2008	14,552,540	20,280	718	87.28%	87.28%	11,628,910	34,930	333	7.14%	7.14%	135,878,010	427,303	318	3.27%	3.27%
2009	22,351,730	24,155	925	28.96%	141.51%	11,585,750	32,413	357	7.37%	15.04%	148,029,590	425,943	348	9.29%	12.87%
2010	23,424,330	24,023	975	5.37%	154.49%	13,464,670	32,463	415	16.04%	33.49%	168,279,680	426,023	395	13.66%	28.29%
2011	24,710,330	24,023	1,029	5.49%	168.46%	14,487,730	32,463	446	7.60%	43.63%	178,627,520	426,021	419	6.15%	36.18%
2012	28,244,720	24,022	1,176	14.31%	206.87%	20,628,250	36,773	561	25.70%	80.53%	183,843,740	418,842	439	4.68%	42.55%
2013	40,114,260	25,159	1,594	35.61%	316.14%	23,126,020	37,553	616	9.78%	98.19%	205,686,470	416,958	493	12.39%	60.21%
2014	54,132,420	26,531	2,040	27.97%	432.51%	25,890,490	37,200	696	13.01%	123.99%	230,109,350	415,850	553	12.17%	79.71%
2015	69,044,210	27,359	2,524	23.69%	558.66%	31,758,470	36,705	865	24.32%	178.47%	261,006,710	415,423	628	13.54%	104.05%
2016	78,110,960	27,383	2,852	13.03%	644.48%	34,222,130	36,537	937	8.25%	201.44%	289,038,910	415,591	695	10.70%	125.88%
2017	78,633,530	27,569	2,852	-0.01%	644.42%	35,355,920	36,307	974	3.97%	213.40%	303,098,570	415,336	730	4.93%	137.01%

Rate Annual %chg Average Value/Acre: **22.23%**

12.10%

9.01%

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	20,570	2,055	10			0	0				150,175,650	484,631	310		
2008	21,190	2,117	10	-0.03%	-0.03%	0	0				162,080,650	484,631	334	7.93%	7.93%
2009	21,190	2,117	10	0.00%	-0.03%	0	0				181,988,260	484,629	376	12.28%	21.18%
2010	42,340	2,117	20	99.81%	99.76%	0	0				205,211,020	484,627	423	12.76%	36.65%
2011	42,340	2,117	20	0.00%	99.76%	0	0				217,867,920	484,625	450	6.17%	45.08%
2012	232,310	4,784	49	142.86%	385.14%	790	16	51			232,949,810	484,437	481	6.96%	55.18%
2013	212,410	4,383	48	-0.21%	384.10%	128,340	440	292	473.90%		269,267,500	484,493	556	15.58%	79.35%
2014	253,430	4,377	58	19.49%	478.44%	128,000	439	292	0.11%		310,513,690	484,396	641	15.34%	106.87%
2015	261,820	4,376	60	3.33%	497.73%	431,590	581	743	154.67%		362,502,800	484,443	748	16.73%	141.48%
2016	261,770	4,375	60	0.00%	497.73%	271,190	555	488	-34.31%		401,904,960	484,441	830	10.87%	167.73%
2017	260,370	4,350	60	0.04%	497.99%	364,990	647	564	15.53%		417,713,380	484,209	863	3.98%	178.39%

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KEYA PAHA

Rate Annual %chg Average Value/Acre: **10.78%**

(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 : 2,463	Value : 458,201,220	Growth 1,723,460	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	108	158,110	1	3,820	34	183,410	143	345,340	
02. Res Improve Land	175	574,070	0	0	31	1,102,370	206	1,676,440	
03. Res Improvements	180	4,773,880	0	0	95	4,626,370	275	9,400,250	
04. Res Total	288	5,506,060	1	3,820	129	5,912,150	418	11,422,030	80,880
% of Res Total	68.90	48.21	0.24	0.03	30.86	51.76	16.97	2.49	4.69
05. Com UnImp Land	6	19,770	1	3,500	1	5,500	8	28,770	
06. Com Improve Land	44	127,540	3	111,270	4	74,480	51	313,290	
07. Com Improvements	46	1,178,160	3	345,340	12	394,890	61	1,918,390	
08. Com Total	52	1,325,470	4	460,110	13	474,870	69	2,260,450	0
% of Com Total	75.36	58.64	5.80	20.35	18.84	21.01	2.80	0.49	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	288	5,506,060	1	3,820	129	5,912,150	418	11,422,030	80,880
% of Res & Rec Total	68.90	48.21	0.24	0.03	30.86	51.76	16.97	2.49	4.69
Com & Ind Total	52	1,325,470	4	460,110	13	474,870	69	2,260,450	0
% of Com & Ind Total	75.36	58.64	5.80	20.35	18.84	21.01	2.80	0.49	0.00
17. Taxable Total	340	6,831,530	5	463,930	142	6,387,020	487	13,682,480	80,880
% of Taxable Total	69.82	49.93	1.03	3.39	29.16	46.68	19.77	2.99	4.69

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	46	5	115	166

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,550	309,603,800	1,550	309,603,800
28. Ag-Improved Land	0	0	1	1,128,340	409	109,250,470	410	110,378,810
29. Ag Improvements	0	0	1	434,110	425	24,102,020	426	24,536,130
30. Ag Total							1,976	444,518,740

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	1	1.54	5,390	
37. FarmSite Improvements	0	0.00	0	1	0.00	434,110	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	3.75	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	11	12.00	60,000	11	12.00	60,000	
32. HomeSite Improv Land	269	316.00	1,572,500	269	316.00	1,572,500	
33. HomeSite Improvements	300	303.00	15,158,980	300	303.00	15,158,980	1,642,580
34. HomeSite Total				311	328.00	16,791,480	
35. FarmSite UnImp Land	17	37.73	82,060	17	37.73	82,060	
36. FarmSite Improv Land	261	525.16	1,707,830	262	526.70	1,713,220	
37. FarmSite Improvements	380	0.00	8,943,040	381	0.00	9,377,150	0
38. FarmSite Total				398	564.43	11,172,430	
39. Road & Ditches	0	3,397.60	0	0	3,401.35	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				709	4,293.78	27,963,910	1,642,580

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	7	1,325.01	920,300	7	1,325.01	920,300

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	166	43,034.21	33,477,940	166	43,034.21	33,477,940
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	186.80	0.69%	597,750	0.77%	3,199.95
46. 1A	698.64	2.56%	2,235,660	2.88%	3,200.02
47. 2A1	2,477.66	9.09%	7,680,790	9.88%	3,100.02
48. 2A	4,365.51	16.01%	13,533,220	17.41%	3,100.03
49. 3A1	1,701.57	6.24%	4,764,450	6.13%	2,800.03
50. 3A	7,568.29	27.76%	21,191,250	27.27%	2,800.01
51. 4A1	6,199.19	22.74%	16,737,920	21.54%	2,700.02
52. 4A	4,066.71	14.92%	10,980,230	14.13%	2,700.03
53. Total	27,264.37	100.00%	77,721,270	100.00%	2,850.65
Dry					
54. 1D1	541.16	1.49%	541,160	1.53%	1,000.00
55. 1D	5,876.15	16.14%	5,876,150	16.58%	1,000.00
56. 2D1	3,952.17	10.86%	3,932,420	11.10%	995.00
57. 2D	10,465.21	28.75%	10,413,170	29.38%	995.03
58. 3D1	2,593.31	7.12%	2,502,560	7.06%	965.01
59. 3D	6,079.98	16.70%	5,867,210	16.56%	965.00
60. 4D1	3,870.29	10.63%	3,541,450	9.99%	915.03
61. 4D	3,023.57	8.31%	2,766,580	7.81%	915.00
62. Total	36,401.84	100.00%	35,440,700	100.00%	973.60
Grass					
63. 1G1	901.97	0.22%	730,600	0.24%	810.00
64. 1G	4,815.78	1.16%	3,900,870	1.29%	810.02
65. 2G1	5,339.65	1.29%	3,978,030	1.31%	745.00
66. 2G	23,467.57	5.66%	17,483,510	5.77%	745.01
67. 3G1	16,179.40	3.90%	11,891,910	3.93%	735.00
68. 3G	75,119.37	18.11%	55,212,730	18.24%	735.00
69. 4G1	82,047.72	19.78%	59,485,140	19.65%	725.01
70. 4G	207,003.07	49.90%	150,077,800	49.57%	725.00
71. Total	414,874.53	100.00%	302,760,590	100.00%	729.76
Irrigated Total					
	27,264.37	5.64%	77,721,270	18.66%	2,850.65
Dry Total					
	36,401.84	7.53%	35,440,700	8.51%	973.60
Grass Total					
	414,874.53	85.80%	302,760,590	72.68%	729.76
72. Waste	4,325.08	0.89%	258,920	0.06%	59.86
73. Other	674.38	0.14%	373,350	0.09%	553.62
74. Exempt	382.87	0.08%	0	0.00%	0.00
75. Market Area Total	483,540.20	100.00%	416,554,830	100.00%	861.47

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	386.93	1,045,050	26,877.44	76,676,220	27,264.37	77,721,270
77. Dry Land	0.00	0	27.39	25,190	36,374.45	35,415,510	36,401.84	35,440,700
78. Grass	0.00	0	72.65	52,710	414,801.88	302,707,880	414,874.53	302,760,590
79. Waste	0.00	0	0.00	0	4,325.08	258,920	4,325.08	258,920
80. Other	0.00	0	0.00	0	674.38	373,350	674.38	373,350
81. Exempt	14.48	0	0.00	0	368.39	0	382.87	0
82. Total	0.00	0	486.97	1,122,950	483,053.23	415,431,880	483,540.20	416,554,830

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	27,264.37	5.64%	77,721,270	18.66%	2,850.65
Dry Land	36,401.84	7.53%	35,440,700	8.51%	973.60
Grass	414,874.53	85.80%	302,760,590	72.68%	729.76
Waste	4,325.08	0.89%	258,920	0.06%	59.86
Other	674.38	0.14%	373,350	0.09%	553.62
Exempt	382.87	0.08%	0	0.00%	0.00
Total	483,540.20	100.00%	416,554,830	100.00%	861.47

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 Brocksburg	3	1,500	1	300	1	300	4	2,100	0
83.2 Burton	30	9,580	5	1,730	6	153,880	36	165,190	0
83.3 Jamison	15	14,640	3	3,600	4	27,830	19	46,070	0
83.4 Meadville	17	67,010	8	55,940	8	1,017,970	25	1,140,920	0
83.5 Mills	5	910	0	0	0	0	5	910	0
83.6 Norden	34	23,270	6	4,500	7	143,470	41	171,240	0
83.7 Rural	13	117,340	19	1,047,480	77	2,758,790	90	3,923,610	46,940
83.8 Springview	24	110,630	163	557,250	166	4,574,260	190	5,242,140	0
83.9 [none]	2	460	1	5,640	6	723,750	8	729,850	33,940
84 Residential Total	143	345,340	206	1,676,440	275	9,400,250	418	11,422,030	80,880

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	Burton	0	0	1	600	1	52,470	1	53,070	0
85.2	Jamison	0	0	1	1,040	1	3,520	1	4,560	0
85.3	Meadville	0	0	1	2,520	1	16,030	1	18,550	0
85.4	Mills	0	0	1	2,030	1	18,990	1	21,020	0
85.5	Rural	1	5,500	6	183,230	13	709,610	14	898,340	0
85.6	Springview	6	18,520	41	123,870	44	1,117,770	50	1,260,160	0
85.7	[none]	1	4,750	0	0	0	0	1	4,750	0
86	Commercial Total	8	28,770	51	313,290	61	1,918,390	69	2,260,450	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	901.97	0.22%	730,600	0.24%	810.00
88. 1G	4,815.78	1.16%	3,900,870	1.29%	810.02
89. 2G1	5,339.65	1.29%	3,978,030	1.31%	745.00
90. 2G	23,467.57	5.66%	17,483,510	5.77%	745.01
91. 3G1	16,179.40	3.90%	11,891,910	3.93%	735.00
92. 3G	75,119.37	18.11%	55,212,730	18.24%	735.00
93. 4G1	82,047.72	19.78%	59,485,140	19.65%	725.01
94. 4G	207,003.07	49.90%	150,077,800	49.57%	725.00
95. Total	414,874.53	100.00%	302,760,590	100.00%	729.76
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	414,874.53	100.00%	302,760,590	100.00%	729.76
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	414,874.53	100.00%	302,760,590	100.00%	729.76

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

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	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	10,350,360	11,422,030	1,071,670	10.35%	80,880	9.57%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	14,830,930	16,791,480	1,960,550	13.22%	1,642,580	2.14%
04. Total Residential (sum lines 1-3)	25,181,290	28,213,510	3,032,220	12.04%	1,723,460	5.20%
05. Commercial	2,232,710	2,260,450	27,740	1.24%	0	1.24%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	2,232,710	2,260,450	27,740	1.24%	0	1.24%
08. Ag-Farmsite Land, Outbuildings	9,786,490	11,172,430	1,385,940	14.16%	0	14.16%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	9,786,490	11,172,430	1,385,940	14.16%	0	14.16%
12. Irrigated	78,491,240	77,721,270	-769,970	-0.98%		
13. Dryland	35,217,160	35,440,700	223,540	0.63%		
14. Grassland	303,146,460	302,760,590	-385,870	-0.13%		
15. Wasteland	258,960	258,920	-40	-0.02%		
16. Other Agland	-211,600	373,350	584,950			
17. Total Agricultural Land	416,902,220	416,554,830	-347,390	-0.08%		
18. Total Value of all Real Property (Locally Assessed)	454,102,710	458,201,220	4,098,510	0.90%	1,723,460	0.52%

2018 Assessment Survey for Keya Paha County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$89,600
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$70,000
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:
	\$6,500 for CAMA system and \$7,000 for GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Other miscellaneous funds:
	\$3,000
13.	Amount of last year's assessor's budget not used:
	\$18,410.82 which stays in for the next year.

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters formally Terra Scan
2.	CAMA software:
	Thomson Reuters formally Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and Deputy
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes – keyapaha.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop with input from the assessor
8.	Personal Property software:
	Thomson Reuters formally Terra Scan

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?
	None
4.	When was zoning implemented?
	1995

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal as needed
2.	GIS Services:
	GIS Workshop
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, as needed.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Meet the qualifications of the NE Real Property Appraiser Board.
4.	Have the existing contracts been approved by the PTA?
	There have been no contracts as of late.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	When they're used they provide a value subject to assessor's opinion.

2018 Residential Assessment Survey for Keya Paha County

1.	Valuation data collection done by:												
	Assessor, staff and appraiser when needed.												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Burton, Jamison, Mills & Norden: all improved and unimproved properties located within these villages. These villages contain very few livable houses.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Meadville: all improved and unimproved properties located within the Village of Meadville. Approximately 20-25 lots with 10-15 having improvements. The village is located on the Niobrara River and contains a Bar/Grill/Store. Also located next to the river is a village park for camping that is privately owned.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Rural: all improved and unimproved properties located outside the village limits in the rural areas.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Springview: all improved and unimproved properties located within the Village of Springview. Population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Burton, Jamison, Mills & Norden: all improved and unimproved properties located within these villages. These villages contain very few livable houses.	02	Meadville: all improved and unimproved properties located within the Village of Meadville. Approximately 20-25 lots with 10-15 having improvements. The village is located on the Niobrara River and contains a Bar/Grill/Store. Also located next to the river is a village park for camping that is privately owned.	03	Rural: all improved and unimproved properties located outside the village limits in the rural areas.	04	Springview: all improved and unimproved properties located within the Village of Springview. Population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.	Ag	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
01	Burton, Jamison, Mills & Norden: all improved and unimproved properties located within these villages. These villages contain very few livable houses.												
02	Meadville: all improved and unimproved properties located within the Village of Meadville. Approximately 20-25 lots with 10-15 having improvements. The village is located on the Niobrara River and contains a Bar/Grill/Store. Also located next to the river is a village park for camping that is privately owned.												
03	Rural: all improved and unimproved properties located outside the village limits in the rural areas.												
04	Springview: all improved and unimproved properties located within the Village of Springview. Population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.												
Ag	Agricultural homes and outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of 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 studies are based on local market information.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Yes												
6.	Describe the methodology used to determine the residential lot values?												
	The lot values were established by completing a sales study using a price per square foot analysis.												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	All lots are treated the same, currently there is no difference.												

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	2013	2005	2009	2014
	02	2013	2005	2009	2014
	03	2017	2017	2017	2017
	04	2013	2005	2013	2013
	Ag	2017	2017	2017	2017

2018 Commercial Assessment Survey for Keya Paha County

1.	Valuation data collection done by:			
	Assessor, staff and appraiser when needed.			
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	Burton, Jamison, Mills, Norden, Meadville, Rural and Springview: all improved and unimproved properties located within these villages. The old school house in Burton is now a taxidermy business. Norden has the county fairgrounds along with a Dance Hall. Meadville has a bar/grill/general store. Rural area consists of a Coop, canoe outfitters and hair salons. Springview has a population of approximately 290. K-12 Public School, convenience store, bank, post office, newspaper, bar/grill, grocery store, hair salon, green house nursery, public library, and welding shop/mechanic shops.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Unique properties are valued by the contract appraisal company when needed.			
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 studies are based on local market information.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	One is used for all commercial.			
6.	Describe the methodology used to determine the commercial lot values.			
	The lot values were established by completing a sales study using a price per square foot analysis.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2013	2005	2009
				<u>Date of Last Inspection</u>
				2014

2018 Agricultural Assessment Survey for Keya Paha County

1.	Valuation data collection done by:							
	Assessor, staff and appraiser when needed.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; padding: 5px;"><u>Market Area</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> <th style="text-align: center; padding: 5px;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">1</td> <td style="padding: 5px;">Soils, land use and geographic characteristics.</td> <td style="text-align: center; padding: 5px;">2016-2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Soils, land use and geographic characteristics.	2016-2017	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Soils, land use and geographic characteristics.	2016-2017						
3.	Describe the process used to determine and monitor market areas.							
	Each year agricultural sales and characteristics are studied and plotted to see if the market is showing any trend that may say a market area or areas are needed.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E. Sales are reviewed and inspected before a determination is made as to usage.							
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.							
	N/A							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	21							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	Sales are monitored and studied on a yearly basis to see if there are any non-agricultural characteristics.							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
7c.	Describe the non-agricultural influences recognized within the county.							
	N/A							
7d.	Where is the influenced area located within the county?							
	N/A							
7e.	Describe in detail how the special values were arrived at in the influenced area(s).							
	N/A							

**Keya Paha County Plan of Assessment
Assessment Years 2018, 2019 & 2020
October 2017**

INTRODUCTION

The Plan of Assessment is a required documentation of the assessor to the Property Tax Administrator and the County Board of Equalization to help them understand the plans and workings of the Keya Paha County Assessor's Office. This plan is to be submitted by July 31st to the CBOE and October 31st to PA&T.

LEVEL OF VALUE

The level of value for Keya Paha for the 2017 year is as follows:

Residential Class Not Applicable - lack of enough sales
Commercial Class Not Applicable - lack of enough sales
Agricultural Class is 70%

PARCEL COUNT

The 2017 County Abstract record shows 2,517 parcels.

STAFF AND EQUIPMENT

The Keya Paha County Assessor is also the County Clerk and has one full time deputy to perform all the duties of the ex-officio office. The Assessor and Deputy attend schooling and workshops offered by the Department of Property Assessment and Taxation and are also taking online classes offered by IAAO. Working around board meetings and workload is a juggling act to work in the required continuing education hours, especially during an election year. A weeklong class is a burden for the office, having one person gone makes it difficult to clerk commissioners meetings, answering phone and etc. The Deputy has her Assessor certificate.

The Assessor budget submitted for the 2017-2018 year is \$89,600 which would include a percentage of the office personnel salaries on a shared basis with all of the positions. There is \$70,000 budgeted for appraisal and another \$7,000 for cost of maintaining GIS in Keya Paha County. The property record cards are very well kept and always current. They contain all pertinent information required plus some extra information. They include: name, address, legal, acres, and current land use and value. The record also includes historic information dating back at least 17 years.

The records are kept in pull out file cabinets that are very well marked with townships and ranges so that anyone can easily access a file. The folders have a metal clasp so that all records are secure and kept in the same order for each record so that similar information can easily be compared to other parcels.

The Marshall & Swift pricing for all improvements is done with the use of Terra Scan. Keya Paha County has all assessment information available on GIS and a website.

PROCEEDURES MANUAL

The Property Tax Division's "Assessor Reference Manual" is the main book of reference for filing deadlines and reposts. A policy and procedure manual was developed in 2002. It describes the steps taken in the office when changes are made and values are set. It outlines real and personal property procedures in the office.

REPORT GENERATION

The reports required by the State are all filed in a timely manner from the Terra Scan program. The Assessor completes and files all of the reports. The reports are generated as well as supporting documents to compare that all information is correct. The reports are kept in chronological order and easily accessible. The tax corrections are in a bound book and numbered. The Treasurer is also on Terra Scan so all tax rolls are easily delivered to her and both have the same information available at all times.

REAL PROPERTY

Discovery is done by building permits from the Zoning Administrator, Village Clerk and personal knowledge of county officials and employees.

When new improvements are discovered through sales process, building permits, and information received there is a list compiled for the appraiser. The appraiser does the data collection and measurements, along with the yearly review of property according to the 5 year plan of reappraisal.

The Real Estate Transfer Statements are received with the Deeds at the time of recording. This office is also the Register of Deeds and Clerk so there is no waiting to receive them. The property record cards are changed and updated along with the recording process. The Assessor does the 521's monthly and the 521's are scanned and e-mailed to the Department of Revenue with the revenue mailed in.

Each 521 is reviewed along with the Property Record Card. After a deed is recorded the property record card is left with the 521 until the sale is reviewed. The sale properties are not physically reviewed at the time of the sale, as this is a small county the Assessor and Deputy are familiar with most properties in the county. The Assessor and Deputy visit about the sale as the review is conducted. All pertinent sales information is put into a binder containing all the sales for that year. We also have a sales map on display in the office that has a different color for each year and a flag stating the book and page of recording as well as the price per acre. The map is placed where the public can easily see it and it is a great point of interest to most visitors in the office.

After the sales are added to the sales file and the preliminary statistics are released by PA&T the valuation studies are done on all classes of property. Use is determined and ag studies are done. The market approach is applied to all sales properties as well as unsold properties. A review of improvements is done on the 5 year cycle depending on the study that is to be done that year.

Valuation change notices are mailed timely after the abstract is submitted and the report and opinion is rendered and no shoe cause hearing changes any value. The appeal process for valuation protest is as prescribed by law. Taxpayer fills the appropriate forms for protest and submits them to the County Clerk and a schedule of hearing dates is set up for the County Board of Equalization hearings. Hearings are held on protests and a final review and determination is made by the CBOE. The Clerk notifies the taxpayer of the CBOE decision as prescribed by law within the time allowed.

Taxpayers may then appeal to the TERC if not satisfied by the CBOE's decision. The Assessor attends any hearings and show cause hearings to defend values and preparation of any defense of that value.

PERSONAL PROPERTY

Non residents as well as new taxpayers are sent a postcard to let them know about Nebraska personal property law. The personal property files are included in the Terra Scan program and easily and quickly accessed by the staff. A personal property roster is printed as soon after the 1st of January as possible. This roster includes the schedule number, name and all property that was listed the prior year. The roster also includes the type, year, adjusted basis, recovery, depreciation percent and tax value. The roster is compared to the depreciation sheets as the taxpayer is in the office so that they do not have to make follow-up trips to the office. Every effort is made to get everything done for them to file in a timely manner with only one trip to the courthouse. Follow up reminders are sent after the filing deadline in June and August to get all the schedules filed and all the personal property in the county listed. The schedules are filed in alphabetical order as received and kept in a secure place as personal property lists are not available to the public. The roster printed for the office use is shredded after the taxpayer files.

PLAN BREAKDOWN BY YEAR

2018—Village of Springview Reappraisal

2019—Village & Commercial

2020—Just Pick Up Work

CONCLUSION

We continue to struggle to get all things accomplished in our ex-officio office. The coming year is an election year and will be exceptionally challenging to keep up with the work of the Clerk, Assessor, Register of Deeds, Clerk of the District Court and the Election Commissioner.

A market study was done on rural parcels that have sold to help set the value and depreciation adjustment needed to have the improvements valued at market value. The pick-up work is kept up on a yearly basis.

The three year plan, that of reviewing the property classes on a 5 year cycle, would also include continued growth in knowledge and implementation of the changes that need to be made to keep the level, quality, and uniformity of assessment equal to statutory and administrative guidelines.

Suzy Wentworth, Assessor

Date

2018 Methodology Report for Special Valuation

Keya Paha County

There is nothing at this time to indicate implementing special value. The parcels approved for special value are no different than the rest of the agricultural land.

The 17 applications on file were received from 2004 to 2006. At that time and each year there after all sales are examined thoroughly. The sales study determined there is no difference in the market to show a reason for special value.

Suzy Wentworth

Keya Paha County Assessor