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DEPARTMENT OF REVENUE

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

KIMBALL 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 Kimball 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 Kimball 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: Sherry Winstrom, Kimball 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.

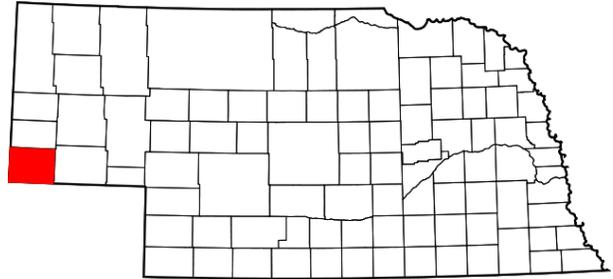
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

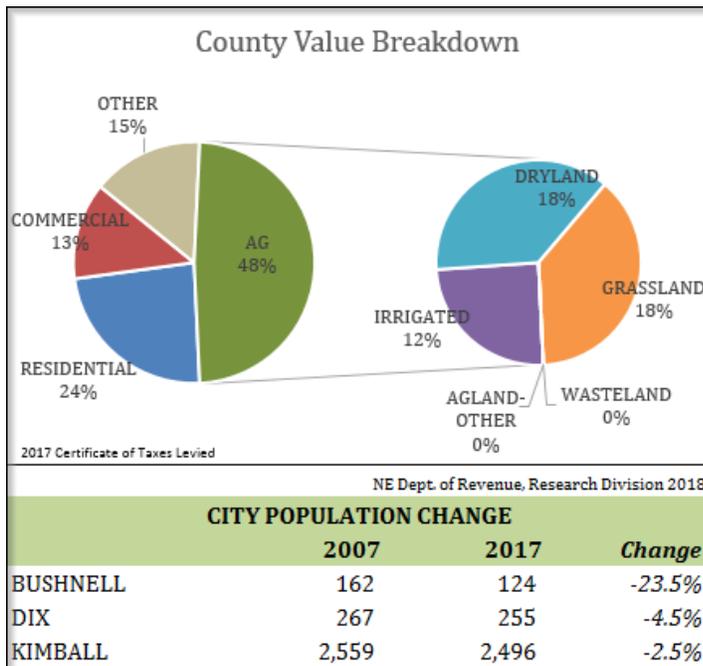
**Further information may be found in Exhibit 94*

County Overview

With a total area of 952 miles, Kimball County had 3,679 residents, per the Census Bureau Quick Facts for 2016, a 4% population decline from the 2010 U.S. Census. Reports indicated that 68% of county residents were homeowners and 82% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Kimball County are located in and around Kimball, the county seat. According to the latest information available from the U.S. Census Bureau, there were 127 employer establishments with total employment of 1,181.



Approximately 48% of the county's valuation base is attributed to agricultural land. Grassland makes up the majority of the land in the county. Kimball County is included in the South Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Kimball County ranks second in winter wheat for grain, proso millet, and all wheat for grain (USDA AgCensus).

2018 Residential Correlation for Kimball County

Assessment Actions

Since the county completed a review and re-valuation of both residential and commercial parcels in 2017, the assessor reviewed the sales for the current assessment year and determined that one-story homes in Valuation Grouping 10 (Kimball) required a 4% decrease in order to remain within acceptable range.

Description of Analysis

The residential property class consists of four valuation groups based on the city and villages assessor locations and the rural subclass described in the following table:

| Valuation Grouping | Description |
|---------------------------|---|
| 10 | Kimball: all residential properties within the city of Kimball. |
| 20 | Bushnell: residential parcels within the village of Bushnell. |
| 30 | Dix: residential parcels within the village of Dix. |
| 80 | Rural: the remaining residential parcels not found within the above valuation groupings, including those that would be considered suburban. |

The residential statistical profile shows 111 qualified sales and all four valuation groups are represented in this sample. Naturally, Valuation Group 10 is somewhat over-represented in the sample, and this is not surprising due to the fact that only Kimball has a somewhat viable residential market compared to the other groups. Two of the three overall measures of central tendency are within range and the median and weighted mean are equal. Two Valuation Groups (10 and 80) have double-digit sales and have medians within range and COD's that would support them. The overall sample, though somewhat over-represented by Valuation Group 10, is considered stable since the absence or presence of outliers produces no appreciable effect on the overall median.

Assessment Practice Review

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

One area addressed included sales qualification and verification. The county assessor has developed a consistent procedure for both sales qualification and verification. The review inspects the non-qualified sales to ensure that the county assessor has supported and documented the grounds for disqualification. Only two of the eighty-three non-qualified sales lacked sufficient documentation. The review includes a dialogue with the county assessor and a consideration of

2018 Residential Correlation for Kimball County

verification documentation. The review of Kimball County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property.

Verification of sales consists of a mailed questionnaire sent to both the buyer and seller of all sales transactions for the three property classes, with the exception of those transactions that current IAAO standards recommend for possible exclusion. The response rate is slightly over 50% and for non-respondents the county assessor's office contacts these by phone.

Another area of assessment practices examined is the county's inspection and review cycle for all real property. All improvements were inspected in 2016, with new values put on for assessment year 2017, and thus the county is current with the six-year inspection cycle.

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

Equalization and Quality of Assessment

Valuation Group substrata of those with a double-digit sample size indicate that the two groups are statistically within acceptable range (median), and the since the two smaller Valuation Groups are reviewed, and valued with the same cost index and depreciation it is believed that they are equalized as well.

Based on all relevant information, the quality of assessment for the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

| VALUATION GROUPING | | | | | | |
|--------------------|------------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 10 | 88 | 98.31 | 102.98 | 100.66 | 13.53 | 102.30 |
| 20 | 8 | 100.34 | 100.11 | 96.57 | 14.32 | 103.67 |
| 30 | 2 | 100.91 | 100.91 | 104.14 | 15.66 | 96.90 |
| 80 | 13 | 99.24 | 98.94 | 94.32 | 15.70 | 104.90 |
| <u>ALL</u> | <u>111</u> | 98.54 | 102.26 | 99.31 | 13.89 | 102.97 |

Level of Value

Based on analysis of all available information, the level of value for the residential class of real property in Kimball County is 99%.

2018 Commercial Correlation for Kimball County

Assessment Actions

For the current assessment year, Kimball County completed all pick-up work for the commercial property class. All commercial improvements had been reviewed and re-valued for assessment year 2017.

Description of Analysis

Like the residential property class, the county assessor has established four valuation groups based primarily on assessor location, and are described in the table below:

| Valuation Grouping | Description |
|---------------------------|--|
| 10 | Kimball—all commercial property within the city of Kimball. |
| 20 | Bushnell—the commercial parcels found within the village of Bushnell. |
| 30 | Dix—commercial parcels within the village of Dix. |
| 80 | Rural—all commercial properties not found within the above valuation groupings, including those commercial properties that would be considered suburban. |

A review of statistical profile reveals sixteen qualified sales distributed among the four valuation groups, with 75% of them occurring in Kimball. This is not surprising, since as mentioned in the County Overview, “the majority of the commercial properties in Kimball County are located in and around Kimball.” All three measures of central tendency appear to be within the acceptable range, and both qualitative statistics are within the prescribed parameters. The sample of sixteen sales overall is small and the 95% Median confidence level of 89% - 111% confirms the small sample size.

By valuation group, only Valuation Group 10 (Kimball) has a double-digit sample with all three measures of central tendency in the acceptable range, but again is a small sample as shown by the 95% Median confidence interval. The remaining sales in the other three valuation groups are extremely small (only four total) and consist of: two sales with steel bins that are used for storage; one storage garage, and one storage “T-Hangar,” an improvement on leased land. Since these four sales in the remaining three valuation groups were reviewed, and re-valued with the rest of the commercial property in 2017, it is believed that they are equalized with the commercial property class.

2018 Commercial Correlation for Kimball County

Assessment Practice Review

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

One area addressed included sales qualification and verification. The county assessor has developed a consistent procedure for both sales qualification and verification. The review inspects the non-qualified sales to ensure that the county assessor has supported and documented the grounds for disqualification. All of the non-qualified sales contained sufficient documentation. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Kimball County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of commercial property.

Verification of sales consists of a mailed questionnaire sent to both the buyer and seller of all sales transactions for the three property classes (with the exception of those transactions that current IAAO standards recommend for possible exclusion). The response rate is slightly over 50% and for non-respondents the county assessor's office contacts these by phone.

Another important part of the review was the examination of the six-year inspection and review cycle. For assessment year 2017 the county conducted a physical review of all commercial properties within the county, utilizing Stanard Appraisal, a contracted appraisal firm, to review and re-value all commercial properties. Therefore, the county is current with the six-year inspection cycle.

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

Equalization and Quality of Assessment

Only Valuation Group 10 (Kimball) has double-digit sales and is still a small sample to base a precise number as an overall level of value. Based on all relevant information, the quality of assessment for the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in compliance.

2018 Commercial Correlation for Kimball County

| VALUATION GROUPING | | | | | | |
|--------------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 10 | 12 | 100.18 | 100.31 | 95.53 | 13.31 | 105.00 |
| 20 | 1 | 89.50 | 89.50 | 89.50 | 00.00 | 100.00 |
| 30 | 1 | 90.31 | 90.31 | 90.31 | 00.00 | 100.00 |
| 80 | 2 | 90.13 | 90.13 | 83.19 | 23.08 | 108.34 |
| ____ALL____ | 16 | 95.26 | 97.74 | 95.36 | 14.38 | 102.50 |

Level of Value

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

2018 Agricultural Correlation for Kimball County

Assessment Actions

Actions taken by the county assessor to address agricultural/horticultural land for assessment year 2018 included the following overall adjustments: in Market Area 1, dry land was reduced by 6% (with the exception of the two lowest Land Capability Groups—4D1 and 4D); grass was raised by 3% (with the exception of the two lowest LCG's). Land enrolled in CRP was lowered by 3%--for all LCG's. These actions were taken to bring Market Area 1 into range. In Market Area 2, all grass and land enrolled in CRP was lowered by 3% to bring this subclass into range.

Description of Analysis

The county assessor has partitioned agricultural land geographically into two distinct market areas. Market Area 1 consists of land in the southern portion of the county and Market Area 2 consists of the northern one-third (approximately) portion of the county and typically has better irrigated land. Analysis of the agricultural sample reveals sixty-one sales deemed qualified by the county assessor, and the overall statistical profile indicates all three measures of central tendency within acceptable range. Both qualitative statistics are also within their prescribed ranges. The overall agricultural statistics are stable, since they are not influenced by the absence or presence of extreme outliers.

Both defined market areas also have medians within acceptable range, supported by their respective COD's. Review of the 80% MLU by Market Area appears to indicate that grass values are outside of the acceptable range in Market Area 1. This sample contain a mixture of grass and CRP sales, the county values CRP differently than grass. When these sales are separated by use, there are eight CRP sales and six grass sales. The CRP sales are within the range at 73%; there are only 6 grass sales with a median below the range, but the ratios range from 57% to 100%. Grassland in Market Area 1 is only physically comparable to Cheyenne County Area 1 and Kimball and Cheyenne County's values are very similar. Since the county's adjacent to Kimball have both lowered dry and CRP, it is believed that the assessor's actions reflect the overall market movement.

Assessment Practice Review

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

One area addressed included sales qualification and verification. The county assessor has developed a consistent procedure for both sales qualification and verification. The review inspects the non-qualified sales to ensure that the county assessor has supported and documented the grounds for disqualification. All of the forty-six non-qualified sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of

2018 Agricultural Correlation for Kimball County

verification documentation. The review of Kimball County revealed that no apparent bias existed in the qualification determination and that all arms'-length sales were available for the measurement of real property.

Further, all sales were reviewed to ensure that those sales deemed qualified were not affected by non-agricultural influences or special factors that would cause a premium to be paid for the land.

Verification of sales consists of a mailed questionnaire sent to both the buyer and seller of all sales transactions for the three property classes (with the exception of those transactions that current IAAO standards recommend for possible exclusion). The response rate is slightly over 50% and for non-respondents the county assessor's office contacts these by phone.

The Division also examined the county's inspection and review cycle for agricultural land and improvements. Kimball County utilizes GIS Workshop information and tries to supplement this with Farm Service Agency maps obtained from taxpayers to determine current land use for parcels in question. Land use is currently out of date and out of compliance, with a last completed date of 2011. Agricultural improvements are reviewed at the same time as the rural residential/suburban parcels. This was last completed during assessment year 2016.

The Division's review of agricultural market areas within the county was conducted with the county assessor to ensure that the areas defined are equally subject to economic forces that affect the value of land within the delineated areas. In summary, the market area analysis indicates that the county assessor has adequately identified market areas for the agricultural land class.

Equalization

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites, determined by the quality of amenities on the site (such as well, septic, and electricity).

All subclasses with a sufficient number of sales are within the acceptable range, except grass in Market Area 1, the analysis section indicates that these sales are a mixture of grass and CRP, and that the values are within the acceptable range.

| AREA (MARKET) | | | | | | |
|----------------------|--------------|---------------|-------------|-----------------|------------|------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 1 | 44 | 75.49 | 76.10 | 74.24 | 14.93 | 102.51 |
| 2 | 17 | 72.62 | 71.65 | 71.00 | 07.39 | 100.92 |
| ____ALL____ | 61 | 74.61 | 74.86 | 73.20 | 13.01 | 102.27 |

2018 Agricultural Correlation for Kimball County

| 80%MLU By Market Area | | | | | | |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| <u>Irrigated</u> | | | | | | |
| County | 2 | 70.12 | 70.12 | 71.56 | 12.22 | 97.99 |
| 1 | 1 | 78.69 | 78.69 | 78.69 | 00.00 | 100.00 |
| 2 | 1 | 61.55 | 61.55 | 61.55 | 00.00 | 100.00 |
| <u>Dry</u> | | | | | | |
| County | 21 | 71.70 | 71.87 | 70.18 | 10.10 | 102.41 |
| 1 | 16 | 72.35 | 73.01 | 71.73 | 09.30 | 101.78 |
| 2 | 5 | 65.09 | 68.21 | 64.52 | 11.58 | 105.72 |
| <u>Grass</u> | | | | | | |
| County | 25 | 72.62 | 75.30 | 72.77 | 15.44 | 103.48 |
| 1 | 18 | 79.44 | 76.32 | 73.10 | 17.41 | 104.40 |
| 2 | 7 | 72.04 | 72.70 | 72.10 | 03.62 | 100.83 |
| <u>ALL</u> | 61 | 74.61 | 74.86 | 73.20 | 13.01 | 102.27 |

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Kimball County is 75%.

2018 Opinions of the Property Tax Administrator for Kimball 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 | 99 | 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 Kimball County

Residential Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales | 111 | Median | 98.54 |
| Total Sales Price | \$8,704,269 | Mean | 102.26 |
| Total Adj. Sales Price | \$8,704,269 | Wgt. Mean | 99.31 |
| Total Assessed Value | \$8,644,375 | Average Assessed Value of the Base | \$52,723 |
| Avg. Adj. Sales Price | \$78,417 | Avg. Assessed Value | \$77,877 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 96.60 to 101.12 |
| 95% Wgt. Mean C.I | 95.55 to 103.07 |
| 95% Mean C.I | 98.76 to 105.76 |
| % of Value of the Class of all Real Property Value in the County | 21.57 |
| % of Records Sold in the Study Period | 5.31 |
| % of Value Sold in the Study Period | 7.84 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2017 | 90 | 99 | 99.16 |
| 2016 | 92 | | 102.05 |
| 2015 | 114 | | 102.39 |
| 2014 | 103 | 99 | 98.78 |

2018 Commission Summary for Kimball County

Commercial Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales | 16 | Median | 95.26 |
| Total Sales Price | \$2,236,500 | Mean | 97.74 |
| Total Adj. Sales Price | \$2,236,500 | Wgt. Mean | 95.36 |
| Total Assessed Value | \$2,132,665 | Average Assessed Value of the Base | \$142,907 |
| Avg. Adj. Sales Price | \$139,781 | Avg. Assessed Value | \$133,292 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 88.62 to 110.92 |
| 95% Wgt. Mean C.I | 84.48 to 106.24 |
| 95% Mean C.I | 88.08 to 107.40 |
| % of Value of the Class of all Real Property Value in the County | 14.46 |
| % of Records Sold in the Study Period | 3.09 |
| % of Value Sold in the Study Period | 2.89 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2017 | 12 | 100 | 98.36 |
| 2016 | 19 | | 78.54 |
| 2015 | 20 | | 89.30 |
| 2014 | 20 | 100 | 84.52 |

**53 Kimball
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 : 111
 Total Sales Price : 8,704,269
 Total Adj. Sales Price : 8,704,269
 Total Assessed Value : 8,644,375
 Avg. Adj. Sales Price : 78,417
 Avg. Assessed Value : 77,877

MEDIAN : 99
 WGT. MEAN : 99
 MEAN : 102
 COD : 13.89
 PRD : 102.97

COV : 18.41
 STD : 18.83
 Avg. Abs. Dev : 13.69
 MAX Sales Ratio : 161.73
 MIN Sales Ratio : 69.06

95% Median C.I. : 96.60 to 101.12
 95% Wgt. Mean C.I. : 95.55 to 103.07
 95% Mean C.I. : 98.76 to 105.76

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| DATE OF SALE * | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| <u>Qtrts</u> | | | | | | | | | | | | |
| 01-OCT-15 To 31-DEC-15 | 13 | 95.75 | 94.77 | 94.01 | 06.41 | 100.81 | 80.98 | 107.26 | 89.18 to 103.63 | 85,288 | 80,182 | |
| 01-JAN-16 To 31-MAR-16 | 9 | 101.12 | 105.46 | 107.21 | 06.03 | 98.37 | 98.08 | 138.89 | 98.54 to 106.39 | 87,944 | 94,289 | |
| 01-APR-16 To 30-JUN-16 | 10 | 94.28 | 105.65 | 101.74 | 17.84 | 103.84 | 85.22 | 151.01 | 86.96 to 133.88 | 64,850 | 65,979 | |
| 01-JUL-16 To 30-SEP-16 | 12 | 97.06 | 102.57 | 97.32 | 08.41 | 105.39 | 91.62 | 161.73 | 94.54 to 101.38 | 86,292 | 83,978 | |
| 01-OCT-16 To 31-DEC-16 | 13 | 112.28 | 116.88 | 117.89 | 15.11 | 99.14 | 96.79 | 146.48 | 97.73 to 138.61 | 74,000 | 87,236 | |
| 01-JAN-17 To 31-MAR-17 | 15 | 103.46 | 109.34 | 110.37 | 17.17 | 99.07 | 72.11 | 142.97 | 93.83 to 125.56 | 55,948 | 61,750 | |
| 01-APR-17 To 30-JUN-17 | 18 | 89.63 | 93.70 | 89.27 | 15.22 | 104.96 | 69.06 | 130.83 | 79.60 to 105.07 | 88,611 | 79,104 | |
| 01-JUL-17 To 30-SEP-17 | 21 | 99.27 | 96.97 | 92.92 | 13.77 | 104.36 | 69.28 | 130.30 | 85.06 to 107.56 | 82,086 | 76,271 | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-15 To 30-SEP-16 | 44 | 97.61 | 101.56 | 99.28 | 09.91 | 102.30 | 80.98 | 161.73 | 95.44 to 101.12 | 81,460 | 80,875 | |
| 01-OCT-16 To 30-SEP-17 | 67 | 100.19 | 102.72 | 99.33 | 16.18 | 103.41 | 69.06 | 146.48 | 93.83 to 107.48 | 76,418 | 75,909 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-16 To 31-DEC-16 | 44 | 99.75 | 108.09 | 106.19 | 13.27 | 101.79 | 85.22 | 161.73 | 97.49 to 105.15 | 78,125 | 82,959 | |
| <u>ALL</u> | 111 | 98.54 | 102.26 | 99.31 | 13.89 | 102.97 | 69.06 | 161.73 | 96.60 to 101.12 | 78,417 | 77,877 | |

| VALUATION GROUPING | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 10 | 88 | 98.31 | 102.98 | 100.66 | 13.53 | 102.30 | 71.57 | 161.73 | 96.60 to 101.12 | 75,899 | 76,400 | |
| 20 | 8 | 100.34 | 100.11 | 96.57 | 14.32 | 103.67 | 72.11 | 130.83 | 72.11 to 130.83 | 37,738 | 36,443 | |
| 30 | 2 | 100.91 | 100.91 | 104.14 | 15.66 | 96.90 | 85.11 | 116.70 | N/A | 22,000 | 22,910 | |
| 80 | 13 | 99.24 | 98.94 | 94.32 | 15.70 | 104.90 | 69.06 | 134.72 | 81.96 to 121.07 | 129,173 | 121,831 | |
| <u>ALL</u> | 111 | 98.54 | 102.26 | 99.31 | 13.89 | 102.97 | 69.06 | 161.73 | 96.60 to 101.12 | 78,417 | 77,877 | |

| PROPERTY TYPE * | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 01 | 111 | 98.54 | 102.26 | 99.31 | 13.89 | 102.97 | 69.06 | 161.73 | 96.60 to 101.12 | 78,417 | 77,877 | |
| 06 | | | | | | | | | | | | |
| 07 | | | | | | | | | | | | |
| <u>ALL</u> | 111 | 98.54 | 102.26 | 99.31 | 13.89 | 102.97 | 69.06 | 161.73 | 96.60 to 101.12 | 78,417 | 77,877 | |

**53 Kimball
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 : 111
 Total Sales Price : 8,704,269
 Total Adj. Sales Price : 8,704,269
 Total Assessed Value : 8,644,375
 Avg. Adj. Sales Price : 78,417
 Avg. Assessed Value : 77,877

MEDIAN : 99
 WGT. MEAN : 99
 MEAN : 102
 COD : 13.89
 PRD : 102.97

COV : 18.41
 STD : 18.83
 Avg. Abs. Dev : 13.69
 MAX Sales Ratio : 161.73
 MIN Sales Ratio : 69.06

95% Median C.I. : 96.60 to 101.12
 95% Wgt. Mean C.I. : 95.55 to 103.07
 95% Mean C.I. : 98.76 to 105.76

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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 | 4 | 98.65 | 100.06 | 101.71 | 17.32 | 98.38 | 72.11 | 130.83 | N/A | 9,875 | 10,044 | |
| Less Than 30,000 | 12 | 101.93 | 111.10 | 112.96 | 19.52 | 98.35 | 72.11 | 161.73 | 93.83 to 130.83 | 17,000 | 19,203 | |
| ___Ranges Excl. Low \$___ | | | | | | | | | | | | |
| Greater Than 4,999 | 111 | 98.54 | 102.26 | 99.31 | 13.89 | 102.97 | 69.06 | 161.73 | 96.60 to 101.12 | 78,417 | 77,877 | |
| Greater Than 14,999 | 107 | 98.54 | 102.34 | 99.30 | 13.76 | 103.06 | 69.06 | 161.73 | 96.60 to 101.12 | 80,979 | 80,413 | |
| Greater Than 29,999 | 99 | 98.08 | 101.19 | 98.98 | 13.11 | 102.23 | 69.06 | 151.01 | 96.02 to 100.68 | 85,861 | 84,989 | |
| ___Incremental Ranges___ | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | 4 | 98.65 | 100.06 | 101.71 | 17.32 | 98.38 | 72.11 | 130.83 | N/A | 9,875 | 10,044 | |
| 15,000 TO 29,999 | 8 | 108.55 | 116.61 | 115.66 | 19.63 | 100.82 | 85.11 | 161.73 | 85.11 to 161.73 | 20,563 | 23,783 | |
| 30,000 TO 59,999 | 29 | 100.68 | 106.30 | 106.36 | 13.24 | 99.94 | 79.85 | 151.01 | 97.20 to 107.48 | 44,328 | 47,147 | |
| 60,000 TO 99,999 | 39 | 100.19 | 102.61 | 102.53 | 11.79 | 100.08 | 79.60 | 138.61 | 96.02 to 106.11 | 78,777 | 80,768 | |
| 100,000 TO 149,999 | 22 | 92.39 | 96.98 | 97.14 | 14.90 | 99.84 | 69.06 | 146.48 | 85.76 to 103.51 | 120,705 | 117,250 | |
| 150,000 TO 249,999 | 9 | 91.62 | 88.86 | 88.58 | 08.83 | 100.32 | 69.28 | 100.50 | 76.53 to 99.54 | 165,219 | 146,358 | |
| 250,000 TO 499,999 | | | | | | | | | | | | |
| 500,000 TO 999,999 | | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | | |
| ___ALL___ | 111 | 98.54 | 102.26 | 99.31 | 13.89 | 102.97 | 69.06 | 161.73 | 96.60 to 101.12 | 78,417 | 77,877 | |

53 Kimball
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 : 16
Total Sales Price : 2,236,500
Total Adj. Sales Price : 2,236,500
Total Assessed Value : 2,132,665
Avg. Adj. Sales Price : 139,781
Avg. Assessed Value : 133,292

MEDIAN : 95
WGT. MEAN : 95
MEAN : 98
COD : 14.38
PRD : 102.50

COV : 18.55
STD : 18.13
Avg. Abs. Dev : 13.70
MAX Sales Ratio : 138.24
MIN Sales Ratio : 69.33

95% Median C.I. : 88.62 to 110.92
95% Wgt. Mean C.I. : 84.48 to 106.24
95% Mean C.I. : 88.08 to 107.40

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| DATE OF SALE * | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|------------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Asstd. Val | |
| <u>Qtrts</u> | | | | | | | | | | | | |
| 01-OCT-14 To 31-DEC-14 | 2 | 101.67 | 101.67 | 101.67 | 00.00 | 100.00 | 101.67 | 101.67 | N/A | 60,000 | 61,000 | |
| 01-JAN-15 To 31-MAR-15 | | | | | | | | | | | | |
| 01-APR-15 To 30-JUN-15 | 1 | 69.33 | 69.33 | 69.33 | 00.00 | 100.00 | 69.33 | 69.33 | N/A | 12,000 | 8,320 | |
| 01-JUL-15 To 30-SEP-15 | 4 | 95.26 | 97.73 | 94.28 | 07.42 | 103.66 | 89.50 | 110.92 | N/A | 129,000 | 121,623 | |
| 01-OCT-15 To 31-DEC-15 | 1 | 89.98 | 89.98 | 89.98 | 00.00 | 100.00 | 89.98 | 89.98 | N/A | 400,000 | 359,925 | |
| 01-JAN-16 To 31-MAR-16 | | | | | | | | | | | | |
| 01-APR-16 To 30-JUN-16 | 1 | 90.31 | 90.31 | 90.31 | 00.00 | 100.00 | 90.31 | 90.31 | N/A | 8,000 | 7,225 | |
| 01-JUL-16 To 30-SEP-16 | | | | | | | | | | | | |
| 01-OCT-16 To 31-DEC-16 | 2 | 95.73 | 95.73 | 100.06 | 07.43 | 95.67 | 88.62 | 102.84 | N/A | 217,500 | 217,628 | |
| 01-JAN-17 To 31-MAR-17 | 1 | 82.50 | 82.50 | 82.50 | 00.00 | 100.00 | 82.50 | 82.50 | N/A | 100,000 | 82,495 | |
| 01-APR-17 To 30-JUN-17 | 3 | 125.05 | 125.23 | 123.96 | 06.89 | 101.02 | 112.40 | 138.24 | N/A | 110,167 | 136,558 | |
| 01-JUL-17 To 30-SEP-17 | 1 | 70.25 | 70.25 | 70.25 | 00.00 | 100.00 | 70.25 | 70.25 | N/A | 315,000 | 221,280 | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-14 To 30-SEP-15 | 7 | 98.69 | 94.80 | 95.19 | 09.21 | 99.59 | 69.33 | 110.92 | 69.33 to 110.92 | 92,571 | 88,116 | |
| 01-OCT-15 To 30-SEP-16 | 2 | 90.15 | 90.15 | 89.99 | 00.19 | 100.18 | 89.98 | 90.31 | N/A | 204,000 | 183,575 | |
| 01-OCT-16 To 30-SEP-17 | 7 | 102.84 | 102.84 | 97.31 | 18.66 | 105.68 | 70.25 | 138.24 | 70.25 to 138.24 | 168,643 | 164,101 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-15 To 31-DEC-15 | 6 | 90.90 | 91.71 | 92.11 | 09.65 | 99.57 | 69.33 | 110.92 | 69.33 to 110.92 | 154,667 | 142,456 | |
| 01-JAN-16 To 31-DEC-16 | 3 | 90.31 | 93.92 | 99.88 | 05.25 | 94.03 | 88.62 | 102.84 | N/A | 147,667 | 147,493 | |
| <u>ALL</u> | 16 | 95.26 | 97.74 | 95.36 | 14.38 | 102.50 | 69.33 | 138.24 | 88.62 to 110.92 | 139,781 | 133,292 | |

| VALUATION GROUPING | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|------------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Asstd. Val | |
| 10 | 12 | 100.18 | 100.31 | 95.53 | 13.31 | 105.00 | 70.25 | 138.24 | 88.62 to 112.40 | 182,542 | 174,380 | |
| 20 | 1 | 89.50 | 89.50 | 89.50 | 00.00 | 100.00 | 89.50 | 89.50 | N/A | 20,000 | 17,900 | |
| 30 | 1 | 90.31 | 90.31 | 90.31 | 00.00 | 100.00 | 90.31 | 90.31 | N/A | 8,000 | 7,225 | |
| 80 | 2 | 90.13 | 90.13 | 83.19 | 23.08 | 108.34 | 69.33 | 110.92 | N/A | 9,000 | 7,488 | |
| <u>ALL</u> | 16 | 95.26 | 97.74 | 95.36 | 14.38 | 102.50 | 69.33 | 138.24 | 88.62 to 110.92 | 139,781 | 133,292 | |

| PROPERTY TYPE * | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|------------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Asstd. Val | |
| 02 | | | | | | | | | | | | |
| 03 | 13 | 91.82 | 95.84 | 90.11 | 14.50 | 106.36 | 69.33 | 138.24 | 82.50 to 110.92 | 98,192 | 88,478 | |
| 04 | 3 | 102.84 | 105.96 | 102.34 | 11.37 | 103.54 | 89.98 | 125.05 | N/A | 320,000 | 327,485 | |
| <u>ALL</u> | 16 | 95.26 | 97.74 | 95.36 | 14.38 | 102.50 | 69.33 | 138.24 | 88.62 to 110.92 | 139,781 | 133,292 | |

53 Kimball
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 : 16
Total Sales Price : 2,236,500
Total Adj. Sales Price : 2,236,500
Total Assessed Value : 2,132,665
Avg. Adj. Sales Price : 139,781
Avg. Assessed Value : 133,292

MEDIAN : 95
WGT. MEAN : 95
MEAN : 98
COD : 14.38
PRD : 102.50

COV : 18.55
STD : 18.13
Avg. Abs. Dev : 13.70
MAX Sales Ratio : 138.24
MIN Sales Ratio : 69.33

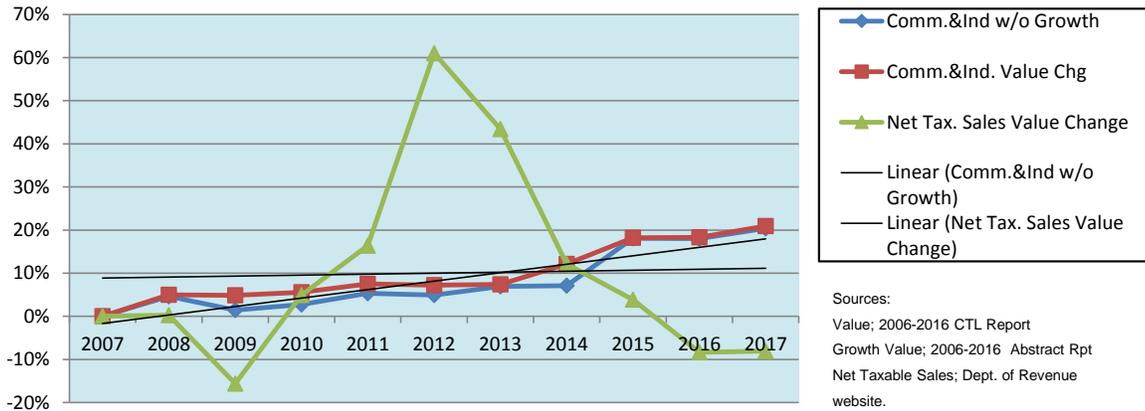
95% Median C.I. : 88.62 to 110.92
95% Wgt. Mean C.I. : 84.48 to 106.24
95% Mean C.I. : 88.08 to 107.40

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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 | 3 | 90.31 | 90.19 | 85.38 | 15.35 | 105.63 | 69.33 | 110.92 | N/A | 8,667 | 7,400 | |
| Less Than 30,000 | 4 | 89.91 | 90.02 | 87.17 | 11.79 | 103.27 | 69.33 | 110.92 | N/A | 11,500 | 10,025 | |
| ___ Ranges Excl. Low \$ ___ | | | | | | | | | | | | |
| Greater Than 4,999 | 16 | 95.26 | 97.74 | 95.36 | 14.38 | 102.50 | 69.33 | 138.24 | 88.62 to 110.92 | 139,781 | 133,292 | |
| Greater Than 14,999 | 13 | 98.69 | 99.48 | 95.47 | 13.19 | 104.20 | 70.25 | 138.24 | 88.62 to 112.40 | 170,038 | 162,343 | |
| Greater Than 29,999 | 12 | 100.18 | 100.31 | 95.53 | 13.31 | 105.00 | 70.25 | 138.24 | 88.62 to 112.40 | 182,542 | 174,380 | |
| ___ Incremental Ranges ___ | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | 3 | 90.31 | 90.19 | 85.38 | 15.35 | 105.63 | 69.33 | 110.92 | N/A | 8,667 | 7,400 | |
| 15,000 TO 29,999 | 1 | 89.50 | 89.50 | 89.50 | 00.00 | 100.00 | 89.50 | 89.50 | N/A | 20,000 | 17,900 | |
| 30,000 TO 59,999 | 1 | 138.24 | 138.24 | 138.24 | 00.00 | 100.00 | 138.24 | 138.24 | N/A | 45,000 | 62,210 | |
| 60,000 TO 99,999 | 4 | 101.67 | 101.09 | 100.60 | 05.85 | 100.49 | 88.62 | 112.40 | N/A | 70,125 | 70,548 | |
| 100,000 TO 149,999 | 1 | 82.50 | 82.50 | 82.50 | 00.00 | 100.00 | 82.50 | 82.50 | N/A | 100,000 | 82,495 | |
| 150,000 TO 249,999 | 2 | 111.87 | 111.87 | 113.07 | 11.78 | 98.94 | 98.69 | 125.05 | N/A | 192,500 | 217,660 | |
| 250,000 TO 499,999 | 4 | 90.90 | 88.72 | 89.16 | 09.47 | 99.51 | 70.25 | 102.84 | N/A | 345,000 | 307,588 | |
| 500,000 TO 999,999 | | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | | |
| ___ ALL ___ | 16 | 95.26 | 97.74 | 95.36 | 14.38 | 102.50 | 69.33 | 138.24 | 88.62 to 110.92 | 139,781 | 133,292 | |

| OCCUPANCY CODE | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| Blank | 2 | 79.42 | 79.42 | 81.94 | 12.70 | 96.92 | 69.33 | 89.50 | N/A | 16,000 | 13,110 | |
| 306 | 1 | 98.69 | 98.69 | 98.69 | 00.00 | 100.00 | 98.69 | 98.69 | N/A | 175,000 | 172,715 | |
| 326 | 1 | 90.31 | 90.31 | 90.31 | 00.00 | 100.00 | 90.31 | 90.31 | N/A | 8,000 | 7,225 | |
| 344 | 2 | 119.96 | 119.96 | 117.34 | 15.25 | 102.23 | 101.67 | 138.24 | N/A | 52,500 | 61,605 | |
| 352 | 1 | 91.82 | 91.82 | 91.82 | 00.00 | 100.00 | 91.82 | 91.82 | N/A | 315,000 | 289,220 | |
| 353 | 1 | 112.40 | 112.40 | 112.40 | 00.00 | 100.00 | 112.40 | 112.40 | N/A | 75,500 | 84,860 | |
| 384 | 1 | 101.67 | 101.67 | 101.67 | 00.00 | 100.00 | 101.67 | 101.67 | N/A | 60,000 | 61,000 | |
| 386 | 1 | 88.62 | 88.62 | 88.62 | 00.00 | 100.00 | 88.62 | 88.62 | N/A | 85,000 | 75,330 | |
| 406 | 1 | 70.25 | 70.25 | 70.25 | 00.00 | 100.00 | 70.25 | 70.25 | N/A | 315,000 | 221,280 | |
| 409 | 1 | 110.92 | 110.92 | 110.92 | 00.00 | 100.00 | 110.92 | 110.92 | N/A | 6,000 | 6,655 | |
| 494 | 3 | 102.84 | 105.96 | 102.34 | 11.37 | 103.54 | 89.98 | 125.05 | N/A | 320,000 | 327,485 | |
| 555 | 1 | 82.50 | 82.50 | 82.50 | 00.00 | 100.00 | 82.50 | 82.50 | N/A | 100,000 | 82,495 | |
| ___ ALL ___ | 16 | 95.26 | 97.74 | 95.36 | 14.38 | 102.50 | 69.33 | 138.24 | 88.62 to 110.92 | 139,781 | 133,292 | |

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 | \$ 59,601,577 | \$ 111,569 | 0.19% | \$ 59,490,008 | - | \$ 25,969,285 | - |
| 2008 | \$ 62,574,426 | \$ 209,355 | 0.33% | \$ 62,365,071 | 4.64% | \$ 26,038,219 | 0.27% |
| 2009 | \$ 62,481,862 | \$ 2,043,704 | 3.27% | \$ 60,438,158 | -3.41% | \$ 21,915,679 | -15.83% |
| 2010 | \$ 62,908,152 | \$ 1,662,293 | 2.64% | \$ 61,245,859 | -1.98% | \$ 27,243,598 | 24.31% |
| 2011 | \$ 64,082,610 | \$ 1,293,559 | 2.02% | \$ 62,789,051 | -0.19% | \$ 30,225,252 | 10.94% |
| 2012 | \$ 63,918,386 | \$ 1,395,984 | 2.18% | \$ 62,522,402 | -2.43% | \$ 41,818,055 | 38.35% |
| 2013 | \$ 64,017,288 | \$ 299,811 | 0.47% | \$ 63,717,477 | -0.31% | \$ 37,249,144 | -10.93% |
| 2014 | \$ 66,834,472 | \$ 2,997,645 | 4.49% | \$ 63,836,827 | -0.28% | \$ 29,122,936 | -21.82% |
| 2015 | \$ 70,448,729 | \$ 58,498 | 0.08% | \$ 70,390,231 | 5.32% | \$ 26,974,951 | -7.38% |
| 2016 | \$ 70,517,449 | \$ 179,080 | 0.25% | \$ 70,338,369 | -0.16% | \$ 23,791,686 | -11.80% |
| 2017 | \$ 72,078,260 | \$ 325,015 | 0.45% | \$ 71,753,245 | 1.75% | \$ 23,869,019 | 0.33% |
| Ann %chg | 1.92% | | | Average | 0.29% | -0.97% | 0.65% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2007 | - | - | - |
| 2008 | 4.64% | 4.99% | 0.27% |
| 2009 | 1.40% | 4.83% | -15.61% |
| 2010 | 2.76% | 5.55% | 4.91% |
| 2011 | 5.35% | 7.52% | 16.39% |
| 2012 | 4.90% | 7.24% | 61.03% |
| 2013 | 6.91% | 7.41% | 43.44% |
| 2014 | 7.11% | 12.14% | 12.14% |
| 2015 | 18.10% | 18.20% | 3.87% |
| 2016 | 18.01% | 18.31% | -8.39% |
| 2017 | 20.39% | 20.93% | -8.09% |

County Number: 53
 County Name: Kimball

53 Kimball
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 : 61
Total Sales Price : 12,984,895
Total Adj. Sales Price : 12,984,895
Total Assessed Value : 9,505,300
Avg. Adj. Sales Price : 212,867
Avg. Assessed Value : 155,825

MEDIAN : 75
WGT. MEAN : 73
MEAN : 75
COD : 13.01
PRD : 102.27

COV : 16.26
STD : 12.17
Avg. Abs. Dev : 09.71
MAX Sales Ratio : 101.41
MIN Sales Ratio : 53.86

95% Median C.I. : 71.65 to 77.69
95% Wgt. Mean C.I. : 69.94 to 76.46
95% Mean C.I. : 71.81 to 77.91

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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 | 80.98 | 84.58 | 83.94 | 11.58 | 100.76 | 71.65 | 101.41 | N/A | 126,196 | 105,926 |
| 01-JAN-15 To 31-MAR-15 | 6 | 67.06 | 70.55 | 69.24 | 19.98 | 101.89 | 53.88 | 96.66 | 53.88 to 96.66 | 166,000 | 114,943 |
| 01-APR-15 To 30-JUN-15 | 7 | 72.99 | 72.52 | 75.05 | 06.07 | 96.63 | 64.76 | 78.69 | 64.76 to 78.69 | 341,986 | 256,667 |
| 01-JUL-15 To 30-SEP-15 | 6 | 69.00 | 72.48 | 65.70 | 16.59 | 110.32 | 58.07 | 100.26 | 58.07 to 100.26 | 229,367 | 150,698 |
| 01-OCT-15 To 31-DEC-15 | 8 | 74.93 | 74.49 | 73.28 | 09.25 | 101.65 | 57.43 | 87.72 | 57.43 to 87.72 | 183,775 | 134,663 |
| 01-JAN-16 To 31-MAR-16 | 6 | 66.13 | 68.70 | 68.24 | 15.53 | 100.67 | 54.35 | 85.38 | 54.35 to 85.38 | 308,833 | 210,742 |
| 01-APR-16 To 30-JUN-16 | 5 | 72.04 | 72.99 | 73.19 | 04.72 | 99.73 | 66.25 | 77.69 | N/A | 189,300 | 138,558 |
| 01-JUL-16 To 30-SEP-16 | 4 | 77.32 | 75.76 | 81.09 | 18.09 | 93.43 | 53.86 | 94.52 | N/A | 120,466 | 97,689 |
| 01-OCT-16 To 31-DEC-16 | 3 | 66.57 | 71.88 | 71.60 | 10.94 | 100.39 | 63.62 | 85.45 | N/A | 169,667 | 121,473 |
| 01-JAN-17 To 31-MAR-17 | 6 | 84.16 | 84.73 | 80.43 | 09.85 | 105.35 | 71.12 | 97.58 | 71.12 to 97.58 | 246,033 | 197,889 |
| 01-APR-17 To 30-JUN-17 | 4 | 72.64 | 73.89 | 69.06 | 15.36 | 106.99 | 61.55 | 88.74 | N/A | 173,600 | 119,886 |
| 01-JUL-17 To 30-SEP-17 | 1 | 82.07 | 82.07 | 82.07 | 00.00 | 100.00 | 82.07 | 82.07 | N/A | 156,650 | 128,555 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-14 To 30-SEP-15 | 24 | 73.31 | 74.53 | 72.63 | 13.72 | 102.62 | 53.88 | 101.41 | 65.09 to 78.88 | 224,878 | 163,339 |
| 01-OCT-15 To 30-SEP-16 | 23 | 72.04 | 72.87 | 72.09 | 11.87 | 101.08 | 53.86 | 94.52 | 66.25 to 77.69 | 206,590 | 148,926 |
| 01-OCT-16 To 30-SEP-17 | 14 | 81.72 | 78.69 | 76.15 | 11.89 | 103.34 | 61.55 | 97.58 | 63.92 to 88.74 | 202,589 | 154,275 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-15 To 31-DEC-15 | 27 | 72.99 | 72.66 | 71.64 | 12.18 | 101.42 | 53.88 | 100.26 | 65.09 to 77.39 | 230,974 | 165,475 |
| 01-JAN-16 To 31-DEC-16 | 18 | 71.62 | 71.99 | 71.56 | 12.58 | 100.60 | 53.86 | 94.52 | 63.62 to 79.99 | 210,576 | 150,690 |
| <u>ALL</u> | 61 | 74.61 | 74.86 | 73.20 | 13.01 | 102.27 | 53.86 | 101.41 | 71.65 to 77.69 | 212,867 | 155,825 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1 | 44 | 75.49 | 76.10 | 74.24 | 14.93 | 102.51 | 53.86 | 101.41 | 69.67 to 83.57 | 200,632 | 148,950 |
| 2 | 17 | 72.62 | 71.65 | 71.00 | 07.39 | 100.92 | 54.35 | 81.57 | 65.09 to 77.26 | 244,534 | 173,617 |
| <u>ALL</u> | 61 | 74.61 | 74.86 | 73.20 | 13.01 | 102.27 | 53.86 | 101.41 | 71.65 to 77.69 | 212,867 | 155,825 |

53 Kimball
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 : 61
Total Sales Price : 12,984,895
Total Adj. Sales Price : 12,984,895
Total Assessed Value : 9,505,300
Avg. Adj. Sales Price : 212,867
Avg. Assessed Value : 155,825

MEDIAN : 75
WGT. MEAN : 73
MEAN : 75
COD : 13.01
PRD : 102.27

COV : 16.26
STD : 12.17
Avg. Abs. Dev : 09.71
MAX Sales Ratio : 101.41
MIN Sales Ratio : 53.86

95% Median C.I. : 71.65 to 77.69
95% Wgt. Mean C.I. : 69.94 to 76.46
95% Mean C.I. : 71.81 to 77.91

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95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| _____Irrigated_____ | | | | | | | | | | | |
| County | 1 | 78.69 | 78.69 | 78.69 | 00.00 | 100.00 | 78.69 | 78.69 | N/A | 435,000 | 342,320 |
| 1 | 1 | 78.69 | 78.69 | 78.69 | 00.00 | 100.00 | 78.69 | 78.69 | N/A | 435,000 | 342,320 |
| _____Dry_____ | | | | | | | | | | | |
| County | 12 | 73.28 | 72.47 | 70.62 | 08.00 | 102.62 | 60.21 | 84.74 | 65.09 to 75.98 | 165,807 | 117,087 |
| 1 | 9 | 74.86 | 73.77 | 71.59 | 07.35 | 103.05 | 60.21 | 84.74 | 66.25 to 83.57 | 171,133 | 122,507 |
| 2 | 3 | 65.09 | 68.57 | 67.29 | 05.68 | 101.90 | 64.76 | 75.85 | N/A | 149,827 | 100,825 |
| _____Grass_____ | | | | | | | | | | | |
| County | 24 | 72.33 | 74.89 | 72.19 | 15.42 | 103.74 | 53.88 | 101.41 | 63.92 to 81.36 | 188,692 | 136,207 |
| 1 | 17 | 78.88 | 75.78 | 72.23 | 18.08 | 104.91 | 53.88 | 101.41 | 59.65 to 93.01 | 174,182 | 125,813 |
| 2 | 7 | 72.04 | 72.70 | 72.10 | 03.62 | 100.83 | 66.20 | 77.69 | 66.20 to 77.69 | 223,929 | 161,451 |
| _____ALL_____ | 61 | 74.61 | 74.86 | 73.20 | 13.01 | 102.27 | 53.86 | 101.41 | 71.65 to 77.69 | 212,867 | 155,825 |

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| _____Irrigated_____ | | | | | | | | | | | |
| County | 2 | 70.12 | 70.12 | 71.56 | 12.22 | 97.99 | 61.55 | 78.69 | N/A | 372,500 | 266,555 |
| 1 | 1 | 78.69 | 78.69 | 78.69 | 00.00 | 100.00 | 78.69 | 78.69 | N/A | 435,000 | 342,320 |
| 2 | 1 | 61.55 | 61.55 | 61.55 | 00.00 | 100.00 | 61.55 | 61.55 | N/A | 310,000 | 190,790 |
| _____Dry_____ | | | | | | | | | | | |
| County | 21 | 71.70 | 71.87 | 70.18 | 10.10 | 102.41 | 53.86 | 88.74 | 65.37 to 75.98 | 180,420 | 126,626 |
| 1 | 16 | 72.35 | 73.01 | 71.73 | 09.30 | 101.78 | 53.86 | 88.74 | 66.25 to 82.07 | 185,928 | 133,372 |
| 2 | 5 | 65.09 | 68.21 | 64.52 | 11.58 | 105.72 | 54.35 | 80.98 | N/A | 162,796 | 105,042 |
| _____Grass_____ | | | | | | | | | | | |
| County | 25 | 72.62 | 75.30 | 72.77 | 15.44 | 103.48 | 53.88 | 101.41 | 66.20 to 81.36 | 189,484 | 137,879 |
| 1 | 18 | 79.44 | 76.32 | 73.10 | 17.41 | 104.40 | 53.88 | 101.41 | 60.71 to 87.72 | 176,089 | 128,713 |
| 2 | 7 | 72.04 | 72.70 | 72.10 | 03.62 | 100.83 | 66.20 | 77.69 | 66.20 to 77.69 | 223,929 | 161,451 |
| _____ALL_____ | 61 | 74.61 | 74.86 | 73.20 | 13.01 | 102.27 | 53.86 | 101.41 | 71.65 to 77.69 | 212,867 | 155,825 |

Kimball County 2018 Average Acre Value Comparison

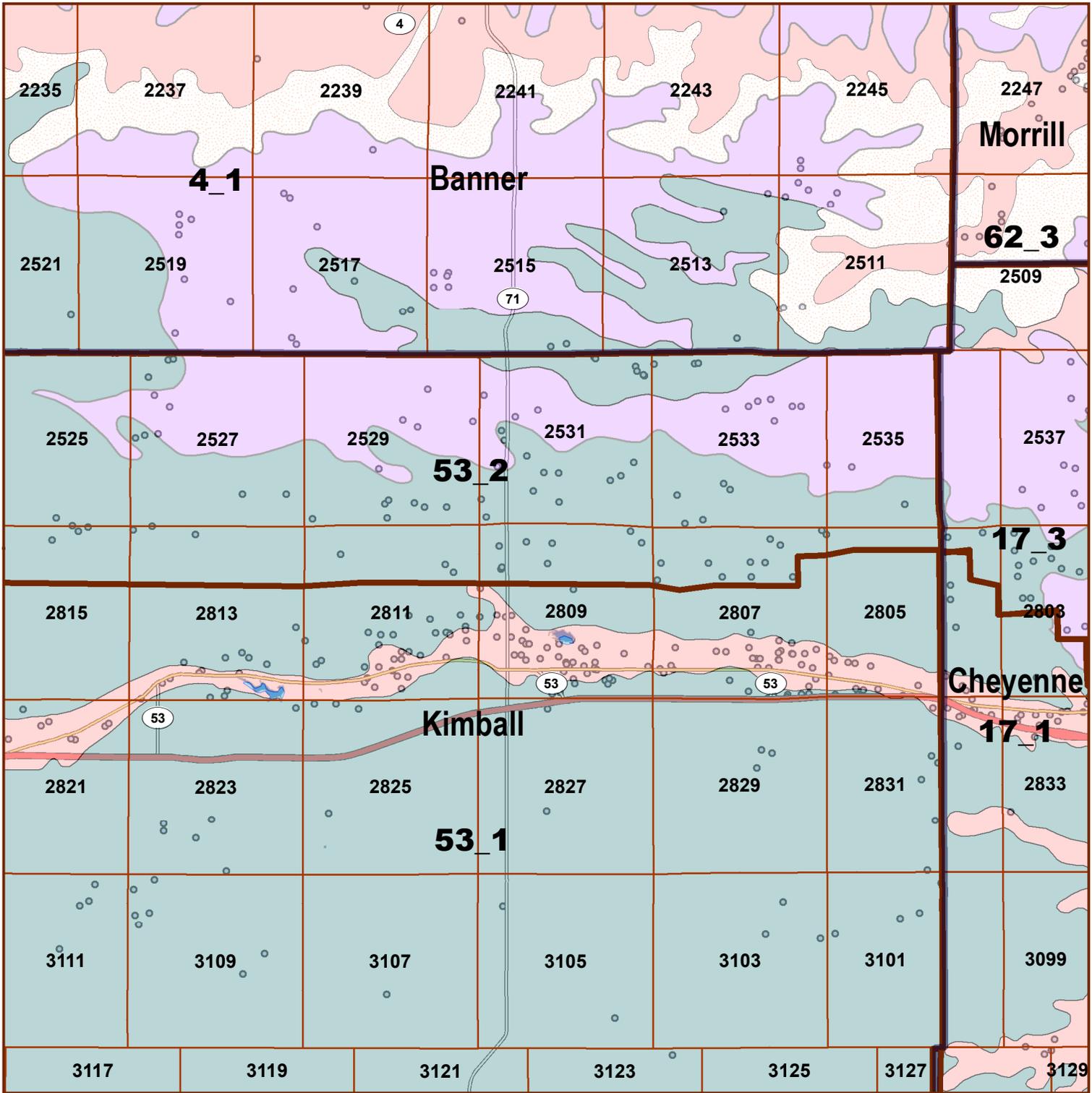
| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|----------|----------|-----|------|------|------|------|------|------|------|------------------|
| Kimball | 1 | n/a | 1650 | 1645 | 1640 | 1625 | 1625 | 1500 | 1500 | 1600 |
| Kimball | 2 | n/a | 1975 | 1975 | 1625 | 1625 | 1625 | 1625 | 1500 | 1712 |
| Banner | 1 | n/a | 2000 | 1900 | 1800 | 1800 | 1800 | 1600 | 1289 | 1734 |
| Cheyenne | 1 | n/a | 2460 | 2450 | 2445 | 2440 | 2335 | 2100 | 1950 | 2412 |
| Cheyenne | 3 | n/a | 2780 | 2775 | 2770 | 2765 | 2600 | 2525 | 2480 | 2751 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|----------|----------|-----|-----|-----|-----|-----|-----|-----|-----|------------------|
| Kimball | 1 | n/a | 490 | 455 | 425 | 360 | 340 | 315 | 315 | 371 |
| Kimball | 2 | n/a | 565 | 525 | 505 | 415 | 390 | 350 | 345 | 453 |
| Banner | 1 | n/a | 530 | 530 | 510 | 490 | 450 | 440 | 420 | 496 |
| Cheyenne | 1 | n/a | 594 | 481 | 524 | 570 | 503 | 463 | 410 | 555 |
| Cheyenne | 3 | n/a | 828 | 823 | 771 | 762 | 749 | 736 | 727 | 811 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|----------|----------|-----|-----|-----|-----|-----|-----|-----|-----|--------------------|
| Kimball | 1 | n/a | 475 | 390 | 380 | 355 | 335 | 310 | 310 | 326 |
| Kimball | 2 | n/a | 420 | 355 | 335 | 315 | 290 | 290 | 290 | 301 |
| Banner | 1 | n/a | 470 | 460 | 440 | 410 | 400 | 400 | 356 | 388 |
| Cheyenne | 1 | n/a | 436 | 430 | 392 | 381 | 378 | 367 | 300 | 346 |
| Cheyenne | 3 | n/a | 636 | 611 | 606 | 600 | 551 | 551 | 325 | 454 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

| County | Mkt Area | CRP | TIMBER | WASTE |
|----------|----------|-----|--------|-------|
| Kimball | 1 | 374 | n/a | n/a |
| Kimball | 2 | 364 | n/a | n/a |
| Banner | 1 | 400 | n/a | 40 |
| Cheyenne | 1 | 449 | n/a | 100 |
| Cheyenne | 3 | 554 | n/a | 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

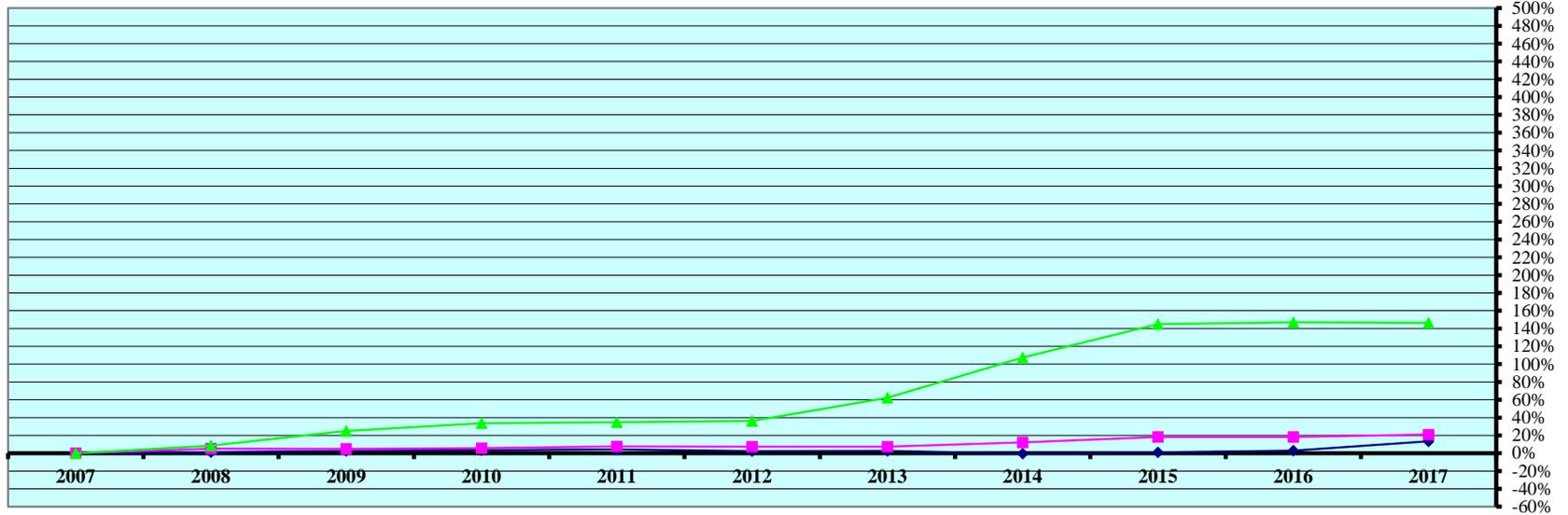
- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium 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

Kimball 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 | 97,810,682 | -- | -- | -- | 59,601,577 | -- | -- | -- | 109,304,100 | -- | -- | -- |
| 2008 | 98,912,727 | 1,102,045 | 1.13% | 1.13% | 62,574,426 | 2,972,849 | 4.99% | 4.99% | 118,685,045 | 9,380,945 | 8.58% | 8.58% |
| 2009 | 100,400,251 | 1,487,524 | 1.50% | 2.65% | 62,481,862 | -92,564 | -0.15% | 4.83% | 136,745,790 | 18,060,745 | 15.22% | 25.11% |
| 2010 | 101,056,185 | 655,934 | 0.65% | 3.32% | 62,908,152 | 426,290 | 0.68% | 5.55% | 146,213,685 | 9,467,895 | 6.92% | 33.77% |
| 2011 | 101,908,479 | 852,294 | 0.84% | 4.19% | 64,082,610 | 1,174,458 | 1.87% | 7.52% | 147,243,290 | 1,029,605 | 0.70% | 34.71% |
| 2012 | 99,993,598 | -1,914,881 | -1.88% | 2.23% | 63,918,386 | -164,224 | -0.26% | 7.24% | 148,812,495 | 1,569,205 | 1.07% | 36.15% |
| 2013 | 100,391,923 | 398,325 | 0.40% | 2.64% | 64,017,288 | 98,902 | 0.15% | 7.41% | 177,290,150 | 28,477,655 | 19.14% | 62.20% |
| 2014 | 97,270,002 | -3,121,921 | -3.11% | -0.55% | 66,834,472 | 2,817,184 | 4.40% | 12.14% | 226,836,315 | 49,546,165 | 27.95% | 107.53% |
| 2015 | 98,618,227 | 1,348,225 | 1.39% | 0.83% | 70,448,729 | 3,614,257 | 5.41% | 18.20% | 267,630,609 | 40,794,294 | 17.98% | 144.85% |
| 2016 | 100,747,082 | 2,128,855 | 2.16% | 3.00% | 70,517,449 | 68,720 | 0.10% | 18.31% | 269,956,675 | 2,326,066 | 0.87% | 146.98% |
| 2017 | 110,896,490 | 10,149,408 | 10.07% | 13.38% | 72,078,260 | 1,560,811 | 2.21% | 20.93% | 269,213,105 | -743,570 | -0.28% | 146.30% |

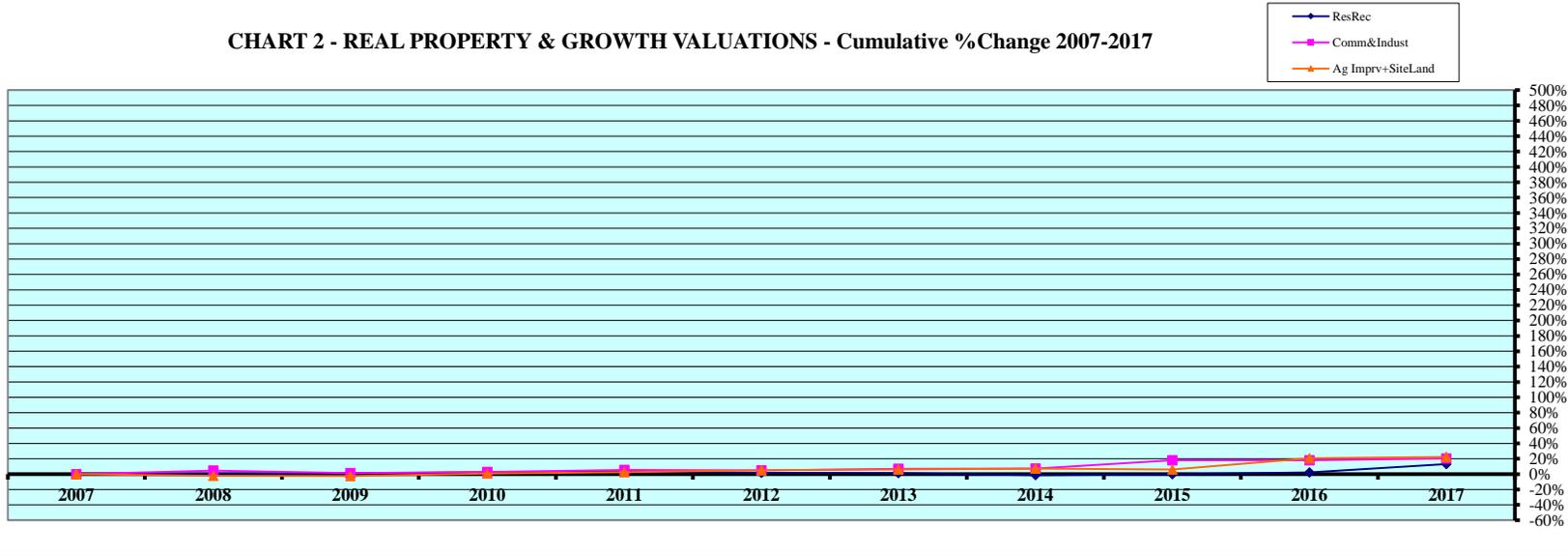
Rate Annual %chg: Residential & Recreational **1.26%** Commercial & Industrial **1.92%** Agricultural Land **9.43%**

Cnty# **53**
County **KIMBALL**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.
Source: 2007 - 2017 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

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



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | | | Commercial & Industrial ⁽¹⁾ | | | | | |
|--------------|---|--------------|-------------------|----------------------|--------------------|---------------------|--|--------------|-------------------|------------------------|--------------------|---------------------|
| | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2007 | 97,810,682 | 598,668 | 0.61% | 97,212,014 | -- | -- | 59,601,577 | 111,569 | 0.19% | 59,490,008 | -- | -- |
| 2008 | 98,912,727 | 498,068 | 0.50% | 98,414,659 | 0.62% | 0.62% | 62,574,426 | 209,355 | 0.33% | 62,365,071 | 4.64% | 4.64% |
| 2009 | 100,400,251 | 1,584,104 | 1.58% | 98,816,147 | -0.10% | 1.03% | 62,481,862 | 2,043,704 | 3.27% | 60,438,158 | -3.41% | 1.40% |
| 2010 | 101,056,185 | 800,642 | 0.79% | 100,255,543 | -0.14% | 2.50% | 62,908,152 | 1,662,293 | 2.64% | 61,245,859 | -1.98% | 2.76% |
| 2011 | 101,908,479 | 524,764 | 0.51% | 101,383,715 | 0.32% | 3.65% | 64,082,610 | 1,293,559 | 2.02% | 62,789,051 | -0.19% | 5.35% |
| 2012 | 99,993,598 | 547,460 | 0.55% | 99,446,138 | -2.42% | 1.67% | 63,918,386 | 1,395,984 | 2.18% | 62,522,402 | -2.43% | 4.90% |
| 2013 | 100,391,923 | 1,173,094 | 1.17% | 99,218,829 | -0.77% | 1.44% | 64,017,288 | 299,811 | 0.47% | 63,717,477 | -0.31% | 6.91% |
| 2014 | 97,270,002 | 825,128 | 0.85% | 96,444,874 | -3.93% | -1.40% | 66,834,472 | 2,997,645 | 4.49% | 63,836,827 | -0.28% | 7.11% |
| 2015 | 98,618,227 | 836,045 | 0.85% | 97,782,182 | 0.53% | -0.03% | 70,448,729 | 58,498 | 0.08% | 70,390,231 | 5.32% | 18.10% |
| 2016 | 100,747,082 | 655,050 | 0.65% | 100,092,032 | 1.49% | 2.33% | 70,517,449 | 179,080 | 0.25% | 70,338,369 | -0.16% | 18.01% |
| 2017 | 110,896,490 | 227,945 | 0.21% | 110,668,545 | 9.85% | 13.15% | 72,078,260 | 325,015 | 0.45% | 71,753,245 | 1.75% | 20.39% |
| Rate Ann%chg | 1.26% | | | | 0.54% | | 1.92% | | | C & I w/o growth 0.29% | | |

| 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 | 14,934,608 | 8,724,133 | 23,658,741 | 341,753 | 1.44% | 23,316,988 | -- | -- |
| 2008 | 15,009,350 | 8,675,026 | 23,684,376 | 564,070 | 2.38% | 23,120,306 | -2.28% | -2.28% |
| 2009 | 15,315,348 | 8,686,793 | 24,002,141 | 923,131 | 3.85% | 23,079,010 | -2.56% | -2.45% |
| 2010 | 15,914,631 | 8,978,149 | 24,892,780 | 1,080,148 | 4.34% | 23,812,632 | -0.79% | 0.65% |
| 2011 | 15,838,411 | 9,197,497 | 25,035,908 | 758,825 | 3.03% | 24,277,083 | -2.47% | 2.61% |
| 2012 | 15,872,307 | 9,196,756 | 25,069,063 | 182,468 | 0.73% | 24,886,595 | -0.60% | 5.19% |
| 2013 | 16,229,268 | 9,274,938 | 25,504,206 | 379,173 | 1.49% | 25,125,033 | 0.22% | 6.20% |
| 2014 | 16,218,396 | 9,455,267 | 25,673,663 | 308,843 | 1.20% | 25,364,820 | -0.55% | 7.21% |
| 2015 | 15,995,524 | 9,926,475 | 25,921,999 | 853,435 | 3.29% | 25,068,564 | -2.36% | 5.96% |
| 2016 | 18,241,525 | 11,025,111 | 29,266,636 | 726,505 | 2.48% | 28,540,131 | 10.10% | 20.63% |
| 2017 | 20,083,260 | 9,246,270 | 29,329,530 | 374,798 | 1.28% | 28,954,732 | -1.07% | 22.38% |
| Rate Ann%chg | 3.01% | 0.58% | 2.17% | | | Ag Imprv+Site w/o growth | -0.23% | |

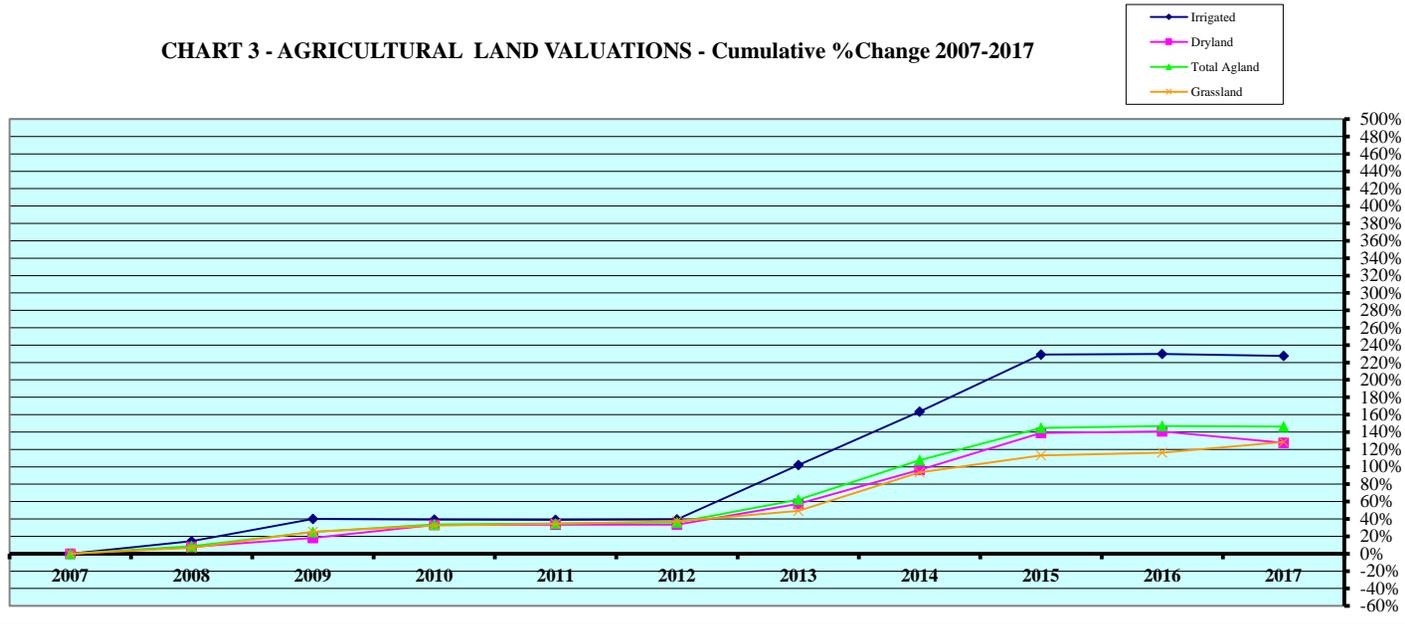
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 53
County KIMBALL

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 | 20,272,655 | -- | -- | -- | 44,120,405 | -- | -- | -- | 44,799,900 | -- | -- | -- |
| 2008 | 23,209,715 | 2,937,060 | 14.49% | 14.49% | 47,526,985 | 3,406,580 | 7.72% | 7.72% | 47,802,515 | 3,002,615 | 6.70% | 6.70% |
| 2009 | 28,410,690 | 5,200,975 | 22.41% | 40.14% | 52,174,370 | 4,647,385 | 9.78% | 18.25% | 56,160,730 | 8,358,215 | 17.48% | 25.36% |
| 2010 | 28,246,780 | -163,910 | -0.58% | 39.33% | 58,711,030 | 6,536,660 | 12.53% | 33.07% | 59,255,875 | 3,095,145 | 5.51% | 32.27% |
| 2011 | 28,176,190 | -70,590 | -0.25% | 38.99% | 58,816,510 | 105,480 | 0.18% | 33.31% | 60,250,590 | 994,715 | 1.68% | 34.49% |
| 2012 | 28,290,670 | 114,480 | 0.41% | 39.55% | 58,927,725 | 111,215 | 0.19% | 33.56% | 61,594,100 | 1,343,510 | 2.23% | 37.49% |
| 2013 | 40,961,985 | 12,671,315 | 44.79% | 102.06% | 69,442,615 | 10,514,890 | 17.84% | 57.39% | 66,885,550 | 5,291,450 | 8.59% | 49.30% |
| 2014 | 53,436,430 | 12,474,445 | 30.45% | 163.59% | 86,719,185 | 17,276,570 | 24.88% | 96.55% | 86,680,700 | 19,795,150 | 29.60% | 93.48% |
| 2015 | 66,747,407 | 13,310,977 | 24.91% | 229.25% | 105,402,902 | 18,683,717 | 21.55% | 138.90% | 95,479,080 | 8,798,380 | 10.15% | 113.12% |
| 2016 | 66,861,035 | 113,628 | 0.17% | 229.81% | 106,188,090 | 785,188 | 0.74% | 140.68% | 96,907,550 | 1,428,470 | 1.50% | 116.31% |
| 2017 | 66,396,080 | -464,955 | -0.70% | 227.52% | 100,428,740 | -5,759,350 | -5.42% | 127.62% | 102,388,285 | 5,480,735 | 5.66% | 128.55% |

Rate Ann.%chg: Irrigated **12.60%** Dryland **8.57%** Grassland **8.62%**

| 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 | 107,950 | -- | -- | -- | 3,190 | -- | -- | -- | 109,304,100 | -- | -- | -- |
| 2008 | 107,905 | -45 | -0.04% | -0.04% | 37,925 | 34,735 | 1088.87% | 1088.87% | 118,685,045 | 9,380,945 | 8.58% | 8.58% |
| 2009 | 0 | -107,905 | -100.00% | -100.00% | 0 | -37,925 | -100.00% | -100.00% | 136,745,790 | 18,060,745 | 15.22% | 25.11% |
| 2010 | 0 | 0 | -- | -100.00% | 0 | 0 | -- | -100.00% | 146,213,685 | 9,467,895 | 6.92% | 33.77% |
| 2011 | 0 | 0 | -- | -100.00% | 0 | 0 | -- | -100.00% | 147,243,290 | 1,029,605 | 0.70% | 34.71% |
| 2012 | 0 | 0 | -- | -100.00% | 0 | 0 | -- | -100.00% | 148,812,495 | 1,569,205 | 1.07% | 36.15% |
| 2013 | 0 | 0 | -- | -100.00% | 0 | 0 | -- | -100.00% | 177,290,150 | 28,477,655 | 19.14% | 62.20% |
| 2014 | 0 | 0 | -- | -100.00% | 0 | 0 | -- | -100.00% | 226,836,315 | 49,546,165 | 27.95% | 107.53% |
| 2015 | 0 | 0 | -- | -100.00% | 1,220 | 1,220 | -61.76% | -61.76% | 267,630,609 | 40,794,294 | 17.98% | 144.85% |
| 2016 | 0 | 0 | -- | -100.00% | 0 | -1,220 | -100.00% | -100.00% | 269,956,675 | 2,326,066 | 0.87% | 146.98% |
| 2017 | 0 | 0 | -- | -100.00% | 0 | 0 | -- | -100.00% | 269,213,105 | -743,570 | -0.28% | 146.30% |

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Rate Ann.%chg: Total Agric Land **9.43%**

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 | 20,272,660 | 40,452 | 501 | | | 44,120,770 | 255,340 | 173 | | | 44,806,120 | 287,669 | 156 | | |
| 2008 | 23,277,835 | 40,458 | 575 | 14.81% | 14.81% | 47,638,170 | 254,161 | 187 | 8.47% | 8.47% | 47,638,280 | 288,407 | 165 | 6.05% | 6.05% |
| 2009 | 28,233,025 | 40,913 | 690 | 19.94% | 37.70% | 52,216,480 | 251,922 | 207 | 10.58% | 19.95% | 56,165,660 | 295,718 | 190 | 14.99% | 21.94% |
| 2010 | 28,246,875 | 40,932 | 690 | 0.00% | 37.70% | 58,828,295 | 253,681 | 232 | 11.88% | 34.21% | 59,157,910 | 293,803 | 201 | 6.01% | 29.27% |
| 2011 | 28,176,190 | 40,810 | 690 | 0.05% | 37.77% | 58,816,780 | 250,487 | 235 | 1.26% | 35.89% | 60,250,360 | 297,122 | 203 | 0.71% | 30.19% |
| 2012 | 28,290,670 | 40,808 | 693 | 0.41% | 38.33% | 58,896,400 | 246,237 | 239 | 1.86% | 38.42% | 61,610,920 | 301,106 | 205 | 0.91% | 31.37% |
| 2013 | 40,775,695 | 40,810 | 999 | 44.12% | 99.37% | 69,433,880 | 245,582 | 283 | 18.21% | 63.63% | 66,879,230 | 301,537 | 222 | 8.40% | 42.40% |
| 2014 | 53,434,805 | 40,611 | 1,316 | 31.69% | 162.55% | 86,719,280 | 243,118 | 357 | 26.16% | 106.43% | 86,679,810 | 304,195 | 285 | 28.47% | 82.95% |
| 2015 | 66,814,280 | 40,612 | 1,645 | 25.03% | 228.28% | 105,406,350 | 244,303 | 431 | 20.96% | 149.70% | 95,479,080 | 302,827 | 315 | 10.65% | 102.43% |
| 2016 | 66,907,255 | 40,670 | 1,645 | 0.00% | 228.27% | 106,087,180 | 245,838 | 432 | 0.02% | 149.74% | 96,976,955 | 301,230 | 322 | 2.11% | 106.69% |
| 2017 | 66,658,770 | 40,509 | 1,646 | 0.02% | 228.35% | 100,552,350 | 245,251 | 410 | -4.99% | 137.28% | 102,214,705 | 301,746 | 339 | 5.22% | 117.48% |

Rate Annual %chg Average Value/Acre: 12.62%

9.02%

8.08%

| 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 | 107,950 | 7,191 | 15 | | | 3,190 | 80 | 40 | | | 109,310,690 | 590,732 | 185 | | |
| 2008 | 107,905 | 7,189 | 15 | -0.01% | -0.01% | 3,190 | 80 | 40 | 0.00% | 0.00% | 118,665,380 | 590,295 | 201 | 8.64% | 8.64% |
| 2009 | 0 | 0 | | | | 0 | 0 | | | | 136,615,165 | 588,553 | 232 | 15.47% | 25.44% |
| 2010 | 0 | 0 | | | | 0 | 0 | | | | 146,233,080 | 588,416 | 249 | 7.07% | 34.30% |
| 2011 | 0 | 0 | | | | 0 | 0 | | | | 147,243,330 | 588,418 | 250 | 0.69% | 35.23% |
| 2012 | 0 | 0 | | | | 0 | 0 | | | | 148,797,990 | 588,151 | 253 | 1.10% | 36.72% |
| 2013 | 0 | 0 | | | | 0 | 0 | | | | 177,088,805 | 587,930 | 301 | 19.06% | 62.78% |
| 2014 | 0 | 0 | | | | 0 | 0 | | | | 226,833,895 | 587,925 | 386 | 28.09% | 108.50% |
| 2015 | 0 | 0 | | | | 0 | 0 | | | | 267,699,710 | 587,743 | 455 | 18.05% | 146.14% |
| 2016 | 0 | 0 | | | | 0 | 0 | | | | 269,971,390 | 587,738 | 459 | 0.85% | 148.23% |
| 2017 | 0 | 0 | | | | 0 | 0 | | | | 269,425,825 | 587,506 | 459 | -0.16% | 147.83% |

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KIMBALL

Rate Annual %chg Average Value/Acre: 9.50%

(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
Aglan Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 4

CHART 5 - 2017 County and Municipal Valuations by Property Type

| Pop. | County: | Personal Prop | StateAsd PP | StateAsdReal | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
|------------------------------------|------------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|-------------|------------|------------|------------|-------------|
| 3,821 | KIMBALL | 33,928,965 | 66,772,845 | 82,795,167 | 110,896,490 | 32,710,690 | 39,367,570 | 0 | 269,213,105 | 20,083,260 | 9,246,270 | 34,160,689 | 699,175,051 |
| cnty sectorvalue % of total value: | | 4.85% | 9.55% | 11.84% | 15.86% | 4.68% | 5.63% | | 38.50% | 2.87% | 1.32% | 4.89% | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 124 | BUSHNELL | 119,000 | 447,720 | 1,525,902 | 3,370,690 | 423,575 | 0 | 0 | 0 | 0 | 0 | 0 | 5,886,887 |
| 3.25% | %sector of county sector | 0.35% | 0.67% | 1.84% | 3.04% | 1.29% | | | | | | | 0.84% |
| | %sector of municipality | 2.02% | 7.61% | 25.92% | 57.26% | 7.20% | | | | | | | 100.00% |
| 255 | DIX | 133,810 | 397,301 | 1,265,462 | 5,954,160 | 870,615 | 0 | 0 | 0 | 0 | 0 | 0 | 8,621,348 |
| 6.67% | %sector of county sector | 0.39% | 0.60% | 1.53% | 5.37% | 2.66% | | | | | | | 1.23% |
| | %sector of municipality | 1.55% | 4.61% | 14.68% | 69.06% | 10.10% | | | | | | | 100.00% |
| 2,496 | KIMBALL | 7,194,968 | 2,508,420 | 6,305,997 | 71,687,955 | 22,896,438 | 5,249,060 | 0 | 0 | 0 | 0 | 18,090 | 115,860,928 |
| 65.32% | %sector of county sector | 21.21% | 3.76% | 7.62% | 64.64% | 70.00% | 13.33% | | | | | 0.05% | 16.57% |
| | %sector of municipality | 6.21% | 2.17% | 5.44% | 61.87% | 19.76% | 4.53% | | | | | 0.02% | 100.00% |
| 2,875 | Total Municipalities | 7,447,778 | 3,353,441 | 9,097,361 | 81,012,805 | 24,190,628 | 5,249,060 | 0 | 0 | 0 | 0 | 18,090 | 130,369,163 |
| 75.24% | %all municip.sectors of cnty | 21.95% | 5.02% | 10.99% | 73.05% | 73.95% | 13.33% | | | | | 0.05% | 18.65% |

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

CHART 5

| | | | | |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 5,020 | Value : 510,882,951 | Growth 4,958,280 | Sum Lines 17, 25, & 41 |
|--|------------------------|----------------------------|-------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|-------------|----------|------------|---------|------------|---------|-------------|-----------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 151 | 632,270 | 107 | 894,875 | 196 | 2,498,725 | 454 | 4,025,870 | |
| 02. Res Improve Land | 1,279 | 9,926,905 | 74 | 740,020 | 148 | 1,480,000 | 1,501 | 12,146,925 | |
| 03. Res Improvements | 1,329 | 68,827,350 | 111 | 8,696,210 | 196 | 16,494,260 | 1,636 | 94,017,820 | |
| 04. Res Total | 1,480 | 79,386,525 | 218 | 10,331,105 | 392 | 20,472,985 | 2,090 | 110,190,615 | 308,515 |
| % of Res Total | 70.81 | 72.04 | 10.43 | 9.38 | 18.76 | 18.58 | 41.63 | 21.57 | 6.22 |
| 05. Com UnImp Land | 52 | 340,548 | 16 | 60,845 | 13 | 65,980 | 81 | 467,373 | |
| 06. Com Improve Land | 314 | 3,729,670 | 29 | 304,230 | 32 | 116,662 | 375 | 4,150,562 | |
| 07. Com Improvements | 325 | 20,171,740 | 45 | 7,644,425 | 57 | 2,081,320 | 427 | 29,897,485 | |
| 08. Com Total | 377 | 24,241,958 | 61 | 8,009,500 | 70 | 2,263,962 | 508 | 34,515,420 | 1,564,440 |
| % of Com Total | 74.21 | 70.24 | 12.01 | 23.21 | 13.78 | 6.56 | 10.12 | 6.76 | 31.55 |
| 09. Ind UnImp Land | 0 | 0 | 0 | 0 | 1 | 110,650 | 1 | 110,650 | |
| 10. Ind Improve Land | 7 | 207,750 | 0 | 0 | 1 | 81,585 | 8 | 289,335 | |
| 11. Ind Improvements | 7 | 5,041,310 | 0 | 0 | 1 | 33,926,275 | 8 | 38,967,585 | |
| 12. Ind Total | 7 | 5,249,060 | 0 | 0 | 2 | 34,118,510 | 9 | 39,367,570 | 0 |
| % of Ind Total | 77.78 | 13.33 | 0.00 | 0.00 | 22.22 | 86.67 | 0.18 | 7.71 | 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 | 1,480 | 79,386,525 | 218 | 10,331,105 | 392 | 20,472,985 | 2,090 | 110,190,615 | 308,515 |
| % of Res & Rec Total | 70.81 | 72.04 | 10.43 | 9.38 | 18.76 | 18.58 | 41.63 | 21.57 | 6.22 |
| Com & Ind Total | 384 | 29,491,018 | 61 | 8,009,500 | 72 | 36,382,472 | 517 | 73,882,990 | 1,564,440 |
| % of Com & Ind Total | 74.27 | 39.92 | 11.80 | 10.84 | 13.93 | 49.24 | 10.30 | 14.46 | 31.55 |
| 17. Taxable Total | 1,864 | 108,877,543 | 279 | 18,340,605 | 464 | 56,855,457 | 2,607 | 184,073,605 | 1,872,955 |
| % of Taxable Total | 71.50 | 59.15 | 10.70 | 9.96 | 17.80 | 30.89 | 51.93 | 36.03 | 37.77 |

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 | 1 | 26,398 | 1,536,487 | 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 | 1 | 26,398 | 1,536,487 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 1 | 26,398 | 1,536,487 |

Schedule III : Mineral Interest Records

| Mineral Interest | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value | Growth |
|-------------------|---------|-------------|---------|----------------|---------|-------------|---------|-------------|-----------|
| 23. Producing | 0 | 0 | 2 | 112,050 | 203 | 31,796,780 | 205 | 31,908,830 | 2,858,920 |
| 24. Non-Producing | 0 | 0 | 0 | 0 | 270 | 128,741 | 270 | 128,741 | 0 |
| 25. Total | 0 | 0 | 2 | 112,050 | 473 | 31,925,521 | 475 | 32,037,571 | 2,858,920 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 135 | 67 | 290 | 492 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|-------|----------|-----------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 0 | 0 | 26 | 2,330,520 | 1,461 | 188,571,585 | 1,487 | 190,902,105 |
| 28. Ag-Improved Land | 0 | 0 | 21 | 4,200,150 | 392 | 74,284,575 | 413 | 78,484,725 |
| 29. Ag Improvements | 0 | 0 | 23 | 1,670,990 | 428 | 23,713,955 | 451 | 25,384,945 |
| 30. Ag Total | | | | | | | 1,938 | 294,771,775 |

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | Growth |
|---------------------------|---------|----------|------------|------------|-----------------|-------------------|----------------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 6 | 8.00 | 66,200 | |
| 32. HomeSite Improv Land | 0 | 0.00 | 0 | 14 | 31.49 | 314,940 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 14 | 0.00 | 1,329,300 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 6 | 5.90 | 1,295 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 17 | 76.86 | 19,400 | |
| 37. FarmSite Improvements | 0 | 0.00 | 0 | 21 | 0.00 | 341,690 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 23 | 46.90 | 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 | 35 | 35.01 | 336,340 | 41 | 43.01 | 402,540 | |
| 32. HomeSite Improv Land | 196 | 224.03 | 2,067,680 | 210 | 255.52 | 2,382,620 | |
| 33. HomeSite Improvements | 204 | 0.00 | 15,845,095 | 218 | 0.00 | 17,174,395 | 0 |
| 34. HomeSite Total | | | | 259 | 298.53 | 19,959,555 | |
| 35. FarmSite UnImp Land | 70 | 250.83 | 161,990 | 76 | 256.73 | 163,285 | |
| 36. FarmSite Improv Land | 379 | 1,938.83 | 524,290 | 396 | 2,015.69 | 543,690 | |
| 37. FarmSite Improvements | 425 | 0.00 | 7,868,860 | 446 | 0.00 | 8,210,550 | 226,405 |
| 38. FarmSite Total | | | | 522 | 2,272.42 | 8,917,525 | |
| 39. Road & Ditches | 1,373 | 5,241.75 | 0 | 1,396 | 5,288.65 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 41. Total Section VI | | | | 781 | 7,859.60 | 28,877,080 | 226,405 |

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 46. 1A | 2,767.92 | 11.66% | 4,567,035 | 12.03% | 1,649.99 |
| 47. 2A1 | 7,425.90 | 31.29% | 12,215,520 | 32.18% | 1,644.99 |
| 48. 2A | 3,736.91 | 15.75% | 6,128,490 | 16.14% | 1,639.99 |
| 49. 3A1 | 1,126.37 | 4.75% | 1,830,340 | 4.82% | 1,624.99 |
| 50. 3A | 1,701.39 | 7.17% | 2,764,745 | 7.28% | 1,624.99 |
| 51. 4A1 | 5,606.09 | 23.62% | 8,409,125 | 22.15% | 1,500.00 |
| 52. 4A | 1,366.52 | 5.76% | 2,049,755 | 5.40% | 1,499.98 |
| 53. Total | 23,731.10 | 100.00% | 37,965,010 | 100.00% | 1,599.80 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 7,325.83 | 4.68% | 3,589,645 | 6.19% | 490.00 |
| 56. 2D1 | 15,703.87 | 10.03% | 7,145,220 | 12.31% | 455.00 |
| 57. 2D | 34,453.57 | 22.01% | 14,642,695 | 25.23% | 425.00 |
| 58. 3D1 | 31,416.10 | 20.07% | 11,309,715 | 19.49% | 360.00 |
| 59. 3D | 1,639.68 | 1.05% | 557,485 | 0.96% | 340.00 |
| 60. 4D1 | 46,250.47 | 29.54% | 14,568,845 | 25.10% | 315.00 |
| 61. 4D | 19,759.30 | 12.62% | 6,224,110 | 10.72% | 315.00 |
| 62. Total | 156,548.82 | 100.00% | 58,037,715 | 100.00% | 370.73 |
| Grass | | | | | |
| 63. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 64. 1G | 5,211.26 | 2.21% | 2,690,745 | 3.38% | 516.33 |
| 65. 2G1 | 13,886.51 | 5.88% | 5,862,295 | 7.36% | 422.16 |
| 66. 2G | 21,047.46 | 8.91% | 8,575,480 | 10.77% | 407.44 |
| 67. 3G1 | 13,500.81 | 5.72% | 4,884,880 | 6.13% | 361.82 |
| 68. 3G | 16,191.58 | 6.85% | 5,440,720 | 6.83% | 336.02 |
| 69. 4G1 | 80,565.89 | 34.11% | 25,546,655 | 32.07% | 317.09 |
| 70. 4G | 85,814.41 | 36.33% | 26,655,160 | 33.46% | 310.61 |
| 71. Total | 236,217.92 | 100.00% | 79,655,935 | 100.00% | 337.21 |
| Irrigated Total | 23,731.10 | 5.70% | 37,965,010 | 21.61% | 1,599.80 |
| Dry Total | 156,548.82 | 37.59% | 58,037,715 | 33.04% | 370.73 |
| Grass Total | 236,217.92 | 56.72% | 79,655,935 | 45.35% | 337.21 |
| 72. Waste | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 416,497.84 | 100.00% | 175,658,660 | 100.00% | 421.75 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------------|-------------------|----------------|-------------------|----------------|-------------------------|
| 45. 1A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 46. 1A | 1,886.34 | 11.38% | 3,725,495 | 13.13% | 1,974.99 |
| 47. 2A1 | 2,446.98 | 14.76% | 4,832,785 | 17.03% | 1,975.00 |
| 48. 2A | 5,022.52 | 30.31% | 8,161,535 | 28.76% | 1,624.99 |
| 49. 3A1 | 253.53 | 1.53% | 412,005 | 1.45% | 1,625.07 |
| 50. 3A | 1,041.61 | 6.28% | 1,692,610 | 5.97% | 1,624.99 |
| 51. 4A1 | 5,333.78 | 32.18% | 8,667,345 | 30.55% | 1,624.99 |
| 52. 4A | 588.38 | 3.55% | 882,540 | 3.11% | 1,499.95 |
| 53. Total | 16,573.14 | 100.00% | 28,374,315 | 100.00% | 1,712.07 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 12,047.91 | 13.32% | 6,807,005 | 16.63% | 564.99 |
| 56. 2D1 | 7,963.04 | 8.80% | 4,180,585 | 10.21% | 525.00 |
| 57. 2D | 32,260.43 | 35.67% | 16,291,375 | 39.79% | 505.00 |
| 58. 3D1 | 3,635.11 | 4.02% | 1,508,565 | 3.68% | 415.00 |
| 59. 3D | 1,807.57 | 2.00% | 704,965 | 1.72% | 390.01 |
| 60. 4D1 | 30,528.76 | 33.75% | 10,685,020 | 26.10% | 350.00 |
| 61. 4D | 2,207.56 | 2.44% | 761,580 | 1.86% | 344.99 |
| 62. Total | 90,450.38 | 100.00% | 40,939,095 | 100.00% | 452.61 |
| Grass | | | | | |
| 63. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 64. 1G | 1,753.97 | 2.74% | 833,415 | 3.98% | 475.16 |
| 65. 2G1 | 3,355.18 | 5.25% | 1,472,850 | 7.04% | 438.98 |
| 66. 2G | 8,642.31 | 13.52% | 3,353,485 | 16.03% | 388.03 |
| 67. 3G1 | 3,220.77 | 5.04% | 1,091,730 | 5.22% | 338.97 |
| 68. 3G | 3,148.97 | 4.93% | 985,645 | 4.71% | 313.01 |
| 69. 4G1 | 24,150.90 | 37.79% | 7,454,965 | 35.63% | 308.68 |
| 70. 4G | 19,629.50 | 30.72% | 5,730,535 | 27.39% | 291.93 |
| 71. Total | 63,901.60 | 100.00% | 20,922,625 | 100.00% | 327.42 |
| Irrigated Total | | | | | |
| Irrigated Total | 16,573.14 | 9.70% | 28,374,315 | 31.44% | 1,712.07 |
| Dry Total | | | | | |
| Dry Total | 90,450.38 | 52.92% | 40,939,095 | 45.37% | 452.61 |
| Grass Total | | | | | |
| Grass Total | 63,901.60 | 37.39% | 20,922,625 | 23.19% | 327.42 |
| 72. Waste | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 170,925.12 | 100.00% | 90,236,035 | 100.00% | 527.93 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|-------------|----------|-----------------|------------------|-------------------|--------------------|-------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 2,738.42 | 4,457,845 | 37,565.82 | 61,881,480 | 40,304.24 | 66,339,325 |
| 77. Dry Land | 0.00 | 0 | 1,113.58 | 457,230 | 245,885.62 | 98,519,580 | 246,999.20 | 98,976,810 |
| 78. Grass | 0.00 | 0 | 3,750.71 | 1,213,760 | 296,368.81 | 99,364,800 | 300,119.52 | 100,578,560 |
| 79. Waste | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 81. Exempt | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 82. Total | 0.00 | 0 | 7,602.71 | 6,128,835 | 579,820.25 | 259,765,860 | 587,422.96 | 265,894,695 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 40,304.24 | 6.86% | 66,339,325 | 24.95% | 1,645.96 |
| Dry Land | 246,999.20 | 42.05% | 98,976,810 | 37.22% | 400.72 |
| Grass | 300,119.52 | 51.09% | 100,578,560 | 37.83% | 335.13 |
| Waste | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Total | 587,422.96 | 100.00% | 265,894,695 | 100.00% | 452.65 |

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 Bushnell | 39 | 92,510 | 90 | 367,325 | 98 | 2,950,320 | 137 | 3,410,155 | 0 |
| 83.2 Dix | 37 | 72,095 | 132 | 479,210 | 138 | 5,424,370 | 175 | 5,975,675 | 4,040 |
| 83.3 Kimball | 74 | 461,265 | 1,057 | 9,080,370 | 1,093 | 60,484,040 | 1,167 | 70,025,675 | 113,415 |
| 83.4 Rural | 304 | 3,400,000 | 222 | 2,220,020 | 307 | 25,159,090 | 611 | 30,779,110 | 191,060 |
| 84 Residential Total | 454 | 4,025,870 | 1,501 | 12,146,925 | 1,636 | 94,017,820 | 2,090 | 110,190,615 | 308,515 |

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 | Bushnell | 16 | 45,755 | 31 | 75,155 | 37 | 301,675 | 53 | 422,585 | 0 |
| 85.2 | Dix | 2 | 8,845 | 24 | 83,965 | 26 | 777,805 | 28 | 870,615 | 0 |
| 85.3 | Kimball | 36 | 301,118 | 265 | 3,732,485 | 270 | 20,214,920 | 306 | 24,248,523 | 5,930 |
| 85.4 | Rural | 28 | 222,305 | 63 | 548,292 | 102 | 47,570,670 | 130 | 48,341,267 | 1,558,510 |
| 86 | Commercial Total | 82 | 578,023 | 383 | 4,439,897 | 435 | 68,865,070 | 517 | 73,882,990 | 1,564,440 |

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

Market Area 1

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|------------|-------------|-------------------------|
| 87. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 88. 1G | 3,672.84 | 2.05% | 1,744,615 | 2.99% | 475.00 |
| 89. 2G1 | 9,420.27 | 5.25% | 3,673,850 | 6.29% | 389.99 |
| 90. 2G | 10,549.14 | 5.88% | 4,008,760 | 6.86% | 380.01 |
| 91. 3G1 | 7,363.87 | 4.11% | 2,614,205 | 4.48% | 355.00 |
| 92. 3G | 15,363.10 | 8.57% | 5,146,625 | 8.81% | 335.00 |
| 93. 4G1 | 57,707.29 | 32.18% | 17,889,050 | 30.63% | 310.00 |
| 94. 4G | 75,250.29 | 41.96% | 23,327,490 | 39.94% | 310.00 |
| 95. Total | 179,326.80 | 100.00% | 58,404,595 | 100.00% | 325.69 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 1,538.42 | 2.70% | 946,130 | 4.45% | 615.00 |
| 98. 2C1 | 4,466.24 | 7.85% | 2,188,445 | 10.30% | 490.00 |
| 99. 2C | 10,498.32 | 18.45% | 4,566,720 | 21.49% | 435.00 |
| 100. 3C1 | 6,136.94 | 10.79% | 2,270,675 | 10.68% | 370.00 |
| 101. 3C | 828.48 | 1.46% | 294,095 | 1.38% | 354.98 |
| 102. 4C1 | 22,858.60 | 40.18% | 7,657,605 | 36.03% | 335.00 |
| 103. 4C | 10,564.12 | 18.57% | 3,327,670 | 15.66% | 315.00 |
| 104. Total | 56,891.12 | 100.00% | 21,251,340 | 100.00% | 373.54 |
| 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 | 179,326.80 | 75.92% | 58,404,595 | 73.32% | 325.69 |
| CRP Total | 56,891.12 | 24.08% | 21,251,340 | 26.68% | 373.54 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 236,217.92 | 100.00% | 79,655,935 | 100.00% | 337.21 |

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

Market Area 2

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|-----------|-------------|------------|-------------|-------------------------|
| 87. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 88. 1G | 1,201.10 | 3.23% | 504,460 | 4.51% | 420.00 |
| 89. 2G1 | 1,007.20 | 2.71% | 357,560 | 3.20% | 355.00 |
| 90. 2G | 3,250.50 | 8.75% | 1,088,905 | 9.74% | 335.00 |
| 91. 3G1 | 1,504.66 | 4.05% | 473,925 | 4.24% | 314.97 |
| 92. 3G | 1,831.49 | 4.93% | 531,115 | 4.75% | 289.99 |
| 93. 4G1 | 11,257.30 | 30.31% | 3,264,565 | 29.21% | 290.00 |
| 94. 4G | 17,093.78 | 46.02% | 4,957,155 | 44.35% | 290.00 |
| 95. Total | 37,146.03 | 100.00% | 11,177,685 | 100.00% | 300.91 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 552.87 | 2.07% | 328,955 | 3.38% | 595.00 |
| 98. 2C1 | 2,347.98 | 8.78% | 1,115,290 | 11.44% | 475.00 |
| 99. 2C | 5,391.81 | 20.15% | 2,264,580 | 23.24% | 420.00 |
| 100. 3C1 | 1,716.11 | 6.41% | 617,805 | 6.34% | 360.00 |
| 101. 3C | 1,317.48 | 4.92% | 454,530 | 4.66% | 345.00 |
| 102. 4C1 | 12,893.60 | 48.19% | 4,190,400 | 43.00% | 325.00 |
| 103. 4C | 2,535.72 | 9.48% | 773,380 | 7.94% | 304.99 |
| 104. Total | 26,755.57 | 100.00% | 9,744,940 | 100.00% | 364.22 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 37,146.03 | 58.13% | 11,177,685 | 53.42% | 300.91 |
| CRP Total | 26,755.57 | 41.87% | 9,744,940 | 46.58% | 364.22 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 63,901.60 | 100.00% | 20,922,625 | 100.00% | 327.42 |

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

53 Kimball

| | 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 | 110,896,490 | 110,190,615 | -705,875 | -0.64% | 308,515 | -0.91% |
| 02. Recreational | 0 | 0 | 0 | | 0 | |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 20,083,260 | 19,959,555 | -123,705 | -0.62% | 0 | -0.62% |
| 04. Total Residential (sum lines 1-3) | 130,979,750 | 130,150,170 | -829,580 | -0.63% | 308,515 | -0.87% |
| 05. Commercial | 32,710,690 | 34,515,420 | 1,804,730 | 5.52% | 1,564,440 | 0.73% |
| 06. Industrial | 39,367,570 | 39,367,570 | 0 | 0.00% | 0 | 0.00% |
| 07. Total Commercial (sum lines 5-6) | 72,078,260 | 73,882,990 | 1,804,730 | 2.50% | 1,564,440 | 0.33% |
| 08. Ag-Farmsite Land, Outbuildings | 9,246,270 | 8,917,525 | -328,745 | -3.56% | 226,405 | -6.00% |
| 09. Minerals | 34,160,689 | 32,037,571 | -2,123,118 | -6.22 | 2,858,920 | -14.58% |
| 10. Non Ag Use Land | 0 | 0 | 0 | | | |
| 11. Total Non-Agland (sum lines 8-10) | 43,406,959 | 40,955,096 | -2,451,863 | -5.65% | 3,085,325 | -12.76% |
| 12. Irrigated | 66,396,080 | 66,339,325 | -56,755 | -0.09% | | |
| 13. Dryland | 100,428,740 | 98,976,810 | -1,451,930 | -1.45% | | |
| 14. Grassland | 102,388,285 | 100,578,560 | -1,809,725 | -1.77% | | |
| 15. Wasteland | 0 | 0 | 0 | | | |
| 16. Other Agland | 0 | 0 | 0 | | | |
| 17. Total Agricultural Land | 269,213,105 | 265,894,695 | -3,318,410 | -1.23% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 515,678,074 | 510,882,951 | -4,795,123 | -0.93% | 4,958,280 | -1.89% |

2018 Assessment Survey for Kimball County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | One |
| 2. | Appraiser(s) on staff: |
| | None |
| 3. | Other full-time employees: |
| | Two |
| 4. | Other part-time employees: |
| | None |
| 5. | Number of shared employees: |
| | None |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$149,570 |
| 7. | Adopted budget, or granted budget if different from above: |
| | Same. |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | None. |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | None. |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$12,528--\$6,825 of this is for GIS support. |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$4,000 |
| 12. | Other miscellaneous funds: |
| | None. |
| 13. | Amount of last year's assessor's budget not used: |
| | \$16,900 |

B. Computer, Automation Information and GIS

| | |
|----|---|
| 1. | Administrative software: |
| | MIPS |
| 2. | CAMA software: |
| | MIPS |
| 3. | Are cadastral maps currently being used? |
| | Yes, in conjunction with GIS Workshop. |
| 4. | If so, who maintains the Cadastral Maps? |
| | The Assessor and her staff. |
| 5. | Does the county have GIS software? |
| | Yes. |
| 6. | Is GIS available to the public? If so, what is the web address? |
| | Yes. The web address is http://kimball.gisworkshop.com |
| 7. | Who maintains the GIS software and maps? |
| | GIS Workshop and the Assessor. |
| 8. | Personal Property software: |
| | MIPS |

C. Zoning Information

| | |
|----|---|
| 1. | Does the county have zoning? |
| | Yes |
| 2. | If so, is the zoning countywide? |
| | Yes |
| 3. | What municipalities in the county are zoned? |
| | City of Kimball, and the villages of Bushnell and Dix. |
| 4. | When was zoning implemented? |
| | County zoning was implemented in 2010. It is unknown when the municipalities' zoning was implemented. |

D. Contracted Services

| | |
|-----------|---|
| 1. | Appraisal Services: |
| | Pritchard & Abbott for all oil, gas and mineral interests. |
| 2. | GIS Services: |
| | GIS Workshop. |
| 3. | Other services: |
| | MIPS for administrative, CAMA and personal property software. |

E. Appraisal /Listing Services

| | |
|-----------|---|
| 1. | Does the county employ outside help for appraisal or listing services? |
| | Pritchard & Abbott for oil, gas and mineral interests. |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | Yes. |
| 3. | What appraisal certifications or qualifications does the County require? |
| | Certified general appraisal for all improvements. Expertise in the appraisal of oil, gas and mineral interests. |
| 4. | Have the existing contracts been approved by the PTA? |
| | Yes |
| 5. | Does the appraisal or listing service providers establish assessed values for the county? |
| | No. |

2018 Residential Assessment Survey for Kimball County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------|--|------------------------|--------------------------------|--------------------------------|---------------------------|--|------------------------|--|--------------------------------|--|------|---|------|--|----|--------------------------------------|------|------|------|----|------|------|------|------|----|------|------|------|------|----|------|------|------|------|
| | The County Assessor and her staff. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | List the valuation groupings recognized by the County and describe the unique characteristics of each: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Kimball: all residential parcels within the City of Kimball.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Bushnell: the residential parcels within the village of Bushnell</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Dix: all residential parcels within the village of Dix.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban.</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> | 10 | Kimball: all residential parcels within the City of Kimball. | 20 | Bushnell: the residential parcels within the village of Bushnell | 30 | Dix: all residential parcels within the village of Dix. | 80 | Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban. | AG | Agricultural homes and outbuildings. | | | | | | | | | | | | | | | | | | |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Kimball: all residential parcels within the City of Kimball. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | Bushnell: the residential parcels within the village of Bushnell | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 30 | Dix: all residential parcels within the village of Dix. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 80 | Rural: the remaining residential parcels not found within the aforementioned valuation groupings, including those that could be called suburban. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 to determine the market value of residential 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? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | For the re-appraisal, local market depreciation was used in the depreciation studies. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | The market approach is used, and then values are determined on a square foot basis. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | Describe the methodology used to determine value for vacant lots being held for sale or resale? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | The County Assessor is not aware of any vacant lots being held for sale or resale. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">30</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table> | | | | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | 10 | 2016 | 2016 | 2016 | 2016 | 20 | 2016 | 2016 | 2016 | 2016 | 30 | 2016 | 2016 | 2016 | 2016 | 80 | 2016 | 2016 | 2016 | 2016 | AG | 2016 | 2016 | 2016 | 2016 |
| <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> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | 2016 | 2016 | 2016 | 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | 2016 | 2016 | 2016 | 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 30 | 2016 | 2016 | 2016 | 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 80 | 2016 | 2016 | 2016 | 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AG | 2016 | 2016 | 2016 | 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

2018 Commercial Assessment Survey for Kimball County

| | | | | |
|------------|---|---|------------------------|--------------------------------|
| 1. | Valuation data collection done by: | | | |
| | The County Assessor and staff. | | | |
| 2. | List the valuation groupings recognized in the County and describe the unique characteristics of each: | | | |
| | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | |
| | 10 | Kimball: all commercial properties within the city of Kimball and the commercial properties considered to be suburban, since there is no separate suburban commercial market. | | |
| | 20 | Bushnell: commercial parcels within the village of Bushnell. | | |
| | 30 | Dix: commercial parcels within the village of Dix. | | |
| | 80 | Rural: all commercial parcels not within the above valuation groupings. | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | |
| | All three approaches: cost, income and sales comparison are used to estimate commercial property market value. | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | |
| | The County contracted with Stanard Appraisal to perform unique industrial property appraisals—such as Clean Harbors. | | | |
| 4. | If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor? | | | |
| | The county utilized the local market information in developing depreciation studies. | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | |
| | No. | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | |
| | Commercial lot values appeared to be scattered--therefore they were put in a manageable order and equalized. | | | |
| 7. | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> |
| | 10 | 2016 | 2016 | 2016 |
| | 20 | 2016 | 2016 | 2016 |
| | 30 | 2016 | 2016 | 2016 |
| | 80 | 2016 | 2016 | 2016 |

2018 Agricultural Assessment Survey for Kimball County

| 1. | Valuation data collection done by: | | | | | | | | | | |
|--------------------|--|--------------------------------|--------------------|--|--------------------------------|---|---|------|---|---|------|
| | The County Assessor and staff. | | | | | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>This area is in the southern portion of the County, and is bordered by the State of Wyoming on the west and the State of Colorado on the south.</td> <td style="text-align: center;">2011</td> </tr> <tr> <td style="text-align: center;">2</td> <td>This Market Area is located in the northern portion of the county. Banner County borders this area to the north and Cheyenne County borders to the east. This area has some of the better irrigated land within the County.</td> <td style="text-align: center;">2011</td> </tr> </tbody> </table> | | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | This area is in the southern portion of the County, and is bordered by the State of Wyoming on the west and the State of Colorado on the south. | 2011 | 2 | This Market Area is located in the northern portion of the county. Banner County borders this area to the north and Cheyenne County borders to the east. This area has some of the better irrigated land within the County. | 2011 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | | | | | |
| 1 | This area is in the southern portion of the County, and is bordered by the State of Wyoming on the west and the State of Colorado on the south. | 2011 | | | | | | | | | |
| 2 | This Market Area is located in the northern portion of the county. Banner County borders this area to the north and Cheyenne County borders to the east. This area has some of the better irrigated land within the County. | 2011 | | | | | | | | | |
| | CRP is updated annually by letters sent to taxpayers who currently have CRP contracts. | | | | | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | | | | | |
| | Sales within the agricultural areas are reviewed yearly to determine the need for any changes to the areas' geographic composition or other possible trends. | | | | | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | | | | | |
| | Primary use of the land is used to distinguish both rural residential and recreational land from agricultural land. Rural residential land (other than the home and first acre farm site) is valued by market comparison with other similar parcels. Recreational use of land has not been seen within the county at this time. | | | | | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences? | | | | | | | | | | |
| | Yes, they are valued the same. | | | | | | | | | | |
| 6. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | | | | | |
| | There are currently no parcels enrolled in the Wetland Reserve Program. | | | | | | | | | | |
| | <u>If your county has special value applications, please answer the following</u> | | | | | | | | | | |
| 7a. | How many special valuation applications are on file? | | | | | | | | | | |
| | N/A | | | | | | | | | | |
| 7b. | What process was used to determine if non-agricultural influences exist in the county? | | | | | | | | | | |
| | N/A | | | | | | | | | | |
| | <u>If your county recognizes a special value, please answer the following</u> | | | | | | | | | | |
| 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 |

**2018 Plan of Assessment for Kimball County
Assessment Years 2018, 2019 and 2020
Date: July 14, 2017**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (hereinafter referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 of each year.

General Description of Real Property in Kimball County:

According to the 2017 County Abstract, Kimball County consists of the following real property types:

| <u>Base</u> | <u>Parcels</u> | <u>% of Total Parcels</u> | <u>% of Taxable Value</u> |
|--------------|----------------|---------------------------|---------------------------|
| Residential | 1936 | 39.68 | 21.53 |
| Commercial | 496 | 10.17 | 6.37 |
| Industrial | 9 | .18 | 7.62 |
| Recreational | 0 | 0 | 0 |
| Minerals | 496 | 10.17 | 6.64 |
| Agricultural | 1942 | 39.80 | 57.84 |

Kimball County has 587,506.29 acres of agricultural land; comprised of 6.90% irrigated land, 41.74% dryland, and 51.36% grassland.

New Property: For assessment year 2017, several building permits and/or Information Statements were filed for new property construction/additions in the county. Our yearly pickup work incorporated these permits and Information Statements and included newly constructed buildings, improvements, removed or deteriorated improvements, updating land uses, etc. Kimball County had an estimated \$927,758 in growth for 2017.

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

Current Resources:

Staff:

Deputy Assessor and two clerks.

Assessment Actions Planned for Assessment Year 2018:

Residential Property:

The 6 year review process will begin this year. We will begin with an onsite inspection and review of the Village of Bushnell and the Village of Dix.

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted on the write-ups that are kept in the property record card. If the property owner is at home, data collectors will ask whether any changes have been made to the property and review the interior to determine the condition of the home. If the owner is not home a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed. If construction is new, it is assigned a partial value for the amount of construction completed.

Residential real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property and adjusted as necessary to reflect market values.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

Commercial Property:

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted on the write-ups that are kept in the property record card. If the property owner is present, data collectors will ask whether any changes have been made to the property and review the interior to determine the condition of the property. If the owner is not at the location a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed. If construction is new, it is assigned a partial value for the amount of construction completed. Commercial real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

Agricultural Land:

A complete land use review will be completed. All agricultural land will be reviewed using GIS

and current FSA maps to verify correct land use. Once verified, changes will be made as needed to maintain accuracy on all land usage.

As real estate transfers are received, we send out a questionnaire confirming the land use. We obtain a list from our local FSA office of CRP participants that have received a payment. (The FSA furnishes names after the program payments are received.) We send a letter to all landowners on the list and request an FSA map. A majority of them provide it. We then update our records from this information. We also use GIS imagery and field inspections to try to determine land use.

Ratio studies will be conducted by market areas for each class and subclass of land. With sales information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

Assessment Actions Planned for Assessment Year 2019:

Residential Property:

The 6 year review process will continue this year. We will begin with an onsite inspection and review of all Kimball Residential.

New pictures will be taken, any necessary measurements will be obtained along with collection of new data and any characteristic changes made to the home. Changes will be noted on the write-ups that are kept in the property record card. If the property owner is at home, data collectors will ask whether any changes have been made to the property and review the interior to determine the condition of the home. If the owner is not home a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed. If construction is new, it is assigned a partial value for the amount of construction completed.

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted on the write-ups that are kept in the property record card. If the property owner is at home, data collectors will ask whether any changes have been made to the property and review the interior to determine the condition of the home. If the owner is not home a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed.

If construction is new, it is assigned a partial value for the amount of construction completed.

Residential real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property and adjusted as necessary to reflect market values.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

Commercial Property:

Pickup work will be continuing for this term. The Assessor’s office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted on the write-ups that are kept in the property record card. If the property owner is present, data collectors will ask whether any changes have been made to the property and review the interior to determine the condition of the property. . If the owner is not at the location a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed. If construction is new, it is assigned a partial value for the amount of construction completed. Commercial real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

Agricultural Land:

As real estate transfers are received, we send out a questionnaire confirming the land use. We obtain a list from our local FSA office of CRP participants that have received a payment. (The FSA furnishes names after the program payments are received.) We send a letter to all landowners on the list and request an FSA map. A majority of them provide it. We then update our records from this information. We also use GIS imagery and field inspections to try to determine land use.

Ratio studies will be conducted by market areas for each class and subclass of land. With sales information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

Assessment Actions Planned for Assessment Year 2020:

Residential Property:

The 6 year review process will continue this year. We will begin with an onsite inspection and review of Rural Residential in townships 12-53 thru 12-59 and 13-53 thru 13-59.

Pickup work will be continuing for this term. The Assessor’s office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted on the write-ups that are kept in the property record card. If the property owner is at home, data collectors will ask whether any changes have been made to the property and review the interior to determine the condition of the home. If the owner is not home a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed. If construction is new, it is assigned a partial value for the amount of construction completed.

Residential real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property and adjusted as necessary to reflect market values.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

Commercial Property:

This year will include the 6 year review and commercial reappraisal of Clean Harbors, Grain Elevators and IOS.

Pickup work will be continuing for this term. The Assessor's office obtains building permits from the City of Kimball, gathers information from the local newspaper, and records observations concerning changes to real estate to identify potential pickup work. The property is visited as close to December 31st as possible. New pictures will be taken and compared with the old pictures in the file. Changes will be noted on the write-ups that are kept in the property record card. If the property owner is present, data collectors will ask whether any changes have been made to the property and review the interior to determine the condition of the property. If the owner is not at the location a questionnaire will be left along with a follow-up visit scheduled. Necessary adjustments to valuation will be made once the review is completed. If construction is new, it is assigned a partial value for the amount of construction completed. Commercial real estate sales will continue to be monitored for the median level. Ratio studies will be conducted for each class and subclass of property.

Sale questionnaires are sent out on every transfer to collect information concerning the sale.

Agricultural Land:

A complete land use review will be completed. All agricultural land will be reviewed using GIS and current FSA maps to verify correct land use. Once verified, changes will be made as needed to maintain accuracy on all land usage.

As real estate transfers are received, we send out a questionnaire confirming the land use. We obtain a list from our local FSA office of CRP participants that have received a payment. (The FSA furnishes names after the program payments are received.) We send a letter to all landowners on the list and request an FSA map. A majority of them provide it. We then update our records from this information. We also use GIS imagery and field inspections to try to determine land use.

Ratio studies will be conducted by market areas for each class and subclass of land. With sales information and the aid of statistical information provided by the State, when warranted, annual adjustments will be made.

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

1. Personal Property: Assist taxpayers with preprinted schedules mailed to them and prepare new schedules when there are changes. Prepare notices of failure to file, penalties, unsigned returns, etc. as required.

2. Homestead Exemption Program: Assist applicants with forms. Send reminders or telephone previous year applicants that haven't filed by June 15th. Process the applications before mailing to State.
3. Annually prepare and file administrative reports as required by law or regulation with the Property Tax Administrator including:
 - Personal Property Abstract
 - Real Property Abstract
 - Annual Plan of Assessment
 - Assessor Survey
 - School District Taxable Value Report
 - Average Residential Value for Homestead Exemption purposes
 - Homestead Exemption Tax Loss Report
 - Certificate of Taxes Levied Report
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Annual review of government owned property not used for a public purpose and send notice of intent to tax.
6. Certify values to Political Subdivisions.
7. Record maintenance, mapping updates, and ownership changes.
8. On or before June 1st send Notices of Valuation Change to owners of record.
9. Centrally Assessed: review of valuations of entities as certified by PAD for railroad and public service entities. Establish assessment records for each subdivision taxed to each company and tax billing for tax list provided to the County Treasurer.
10. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Two parcels for each TIF property, one real estate card with the base value and one for the excess value of the property are maintained.
11. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
12. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
13. Tax List Corrections: prepare tax list correction documents for county board approval.
14. Annual Inventory: update report designating personal property of the assessor's office by August 25th each year.
15. County Board of Equalization: attend all County Board of Equalization meetings. Assemble and provide information for valuation protests.
16. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC.
17. TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC.
18. Pull real estate cards, make copies, and answer questions in person, over the phone or through email. Among those we assist are appraisers, realtors, lending institutions, property owners, attorneys, surveyors, general public and other county offices.
19. Education: Assessor and Deputy Assessor must attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

We strive to operate a well-organized, non-adversarial, congenial office that serves the public and educates them about the assessment process. Our aim is equalization and uniformity of

valuation of all property in the county and completing the duties and responsibilities required of the assessor by Nebraska Statutes, Regulations and Directives.

Respectfully submitted to the Kimball County Board of Equalization:

Sherry Winstrom
Kimball County Assessor
July 18, 2017