

NEBRASKA

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DEPARTMENT OF REVENUE

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

LOGAN 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 Logan 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 Logan 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: Debbie Myers, Logan County Assessor

Table of Contents

2018 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

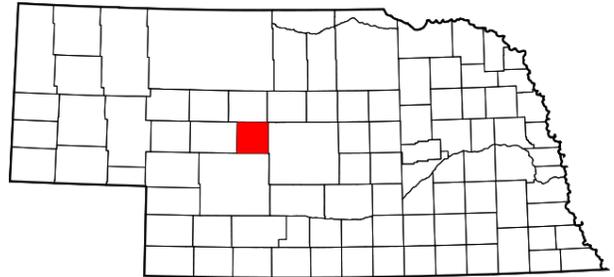
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

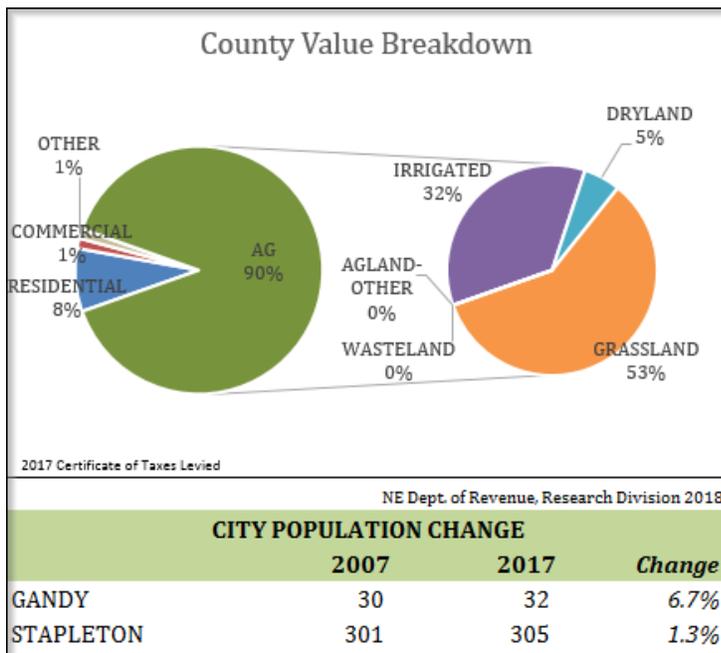
**Further information may be found in Exhibit 94*

County Overview

With a total area of 571 miles, Logan County had 772 residents, per the Census Bureau Quick Facts for 2016, reflecting an overall population increase over the 2010 US Census of 1%. Reports indicated that 67% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Logan County are located in and around the county seat of Stapleton. According to the latest information available from the U.S. Census Bureau, there were 23 employer establishments with total employment of 80.



Agricultural land is the single largest contributor to the county’s overall valuation base by an overwhelming majority. Grassland makes up the majority of the land in the county and cattle production is the primary agricultural activity. Logan County is included in the Upper Loup Natural Resources District (NRD).

2018 Residential Correlation for Logan County

Assessment Actions

Only routine maintenance was completed for the residential class of property.

Description of Analysis

There is only one valuation group for the residential class as there are typically too few sales outside of Stapleton to warrant stratifying the sales into multiple groups. In the two-year study period, there were 18 qualified residential sales in Logan County. All three measures of central tendency are within the acceptable range. The COD is 7%; the residential class of property was reappraised for 2017, and the COD reflects the same amount of dispersion for sales after the reappraisal as it does for sales that occurred prior to the reappraisal. Therefore, the COD supports the use of the median as the indicator of the level of value and indicates that the 2017 reappraisal was uniformly applied. The PRD also supports that assessments are uniform within the class. The County's Abstract of Assessment for Real Property, Form 45 Compared to the 2017 Certificate of Taxes Levied and the changes to the sales file reflect the reported actions of routine maintenance for the current assessment year.

Assessment Practice Review

In the residential class, the Division's annual assessment practice review focuses on the submission and qualification of sales data, stratification of the class into valuation groups, comparison of sold and unsold properties for equalization, and all aspects of the valuation process. In Logan County, sales are accurately submitted on a monthly basis. The county utilization of residential sales has improved in recent years; currently the county is utilizing approximately 70% of the residential sales. Review of the sales data supported that all arm's-length transactions were utilized for the measurement of the class.

There is no need for more than one valuation group within the class, the majority of the properties are within Stapleton and Gandy and market analysis over time has supported the use of the same appraisal tables. Rural residential properties are also depreciated with the same tables; however, the county uses additional land value in the rural area to bring those properties to market value.

The county is in compliance with six-year inspection requirements; all properties were last inspected in 2015 and 2016, with new cost and depreciation tables implemented for 2017. The inspection work was done by a contract appraisal service, who reviewed all properties on-site. An attempt is made to interview property owners regarding interior information at time of inspection. Review of sold and unsold property after the 2017 reappraisal confirmed that sold and unsold properties were uniformly adjusted. Land values have not been updated since 2009 in the county; however, comparison to similar counties and review of the limited sales data that exists did not suggest that land values are too low. Lot values are established using a sales comparison approach.

2018 Residential Correlation for Logan County

Equalization and Quality of Assessment

Both the qualitative statistics and the assessment practices review support that assessments are uniform within the class. The county complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	18	99.40	98.11	98.17	07.48	99.94
____ALL____	18	99.40	98.11	98.17	07.48	99.94

Level of Value

Based on the review of all available information, the level of value of residential property in Logan County is 99% of market value.

2018 Commercial Correlation for Logan County

Assessment Actions

Routine pickup work of commercial property was completed timely in Logan County for the current assessment period. No other assessment actions were taken.

Description of Analysis

There is only one valuation group for commercial property in Logan County; with only 36 improved parcels in the county, stratification by location is not feasible. With only three commercial sales in the three-year study period, the statistics are not a reliable measurement of commercial property. The County's Abstract of Assessment for Real Property, Form 45 Compared to the 2017 Certificate of Taxes Levied supports the reported actions of only pickup work within the class. Review of valuation changes to the class over the past decade indicates that when growth is excluded, commercial and residential property in the county have appreciated at a similar annual rate, supporting that commercial assessments have kept pace with the local market.

Assessment Practice Review

With so few commercial properties in the county, the Division's annual assessment practice review is crucial in the determination of the level of value. Within the commercial class of property for Logan County, the review focuses on the qualification of sales, comparison of sold and unsold properties for equalization, as well as all aspects of the valuation process.

The county assessor has a history of utilizing as many commercial sales as possible; however, actual utilization rates vary due to the low volume of sales. This year there were only two non-qualified transactions, and reasons for excluding sales were well documented and qualification determinations were made without a bias.

Commercial properties were last reappraised in 2017. Comparison of sold and unsold values after the 2017 reappraisal supported that the valuation methodology was consistently applied. The reappraisal was completed by a contract appraisal service. It included an on-site review with interior inspections where possible. At the time of review, the cost and depreciation tables were also updated. Commercial land values have not been updated since 2009 in the county; however, comparison to similar counties and review of the limited sales data that exists did not suggest that land values are too low. Lot values are established using a sales comparison approach.

Equalization and Quality of Assessment

Based on the assessment practices review, commercial property has been uniformly valued within

2018 Commercial Correlation for Logan County

the county. The county complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	3	103.72	127.75	103.02	28.31	124.01
____ALL____	3	103.72	127.75	103.02	28.31	124.01

Level of Value

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

2018 Agricultural Correlation for Logan County

Assessor Actions

Only routine maintenance was completed for the agricultural improvements in Logan County. A sales analysis was completed for unimproved agricultural land. After studying trends in the market, the county assessor decided not to change agricultural land values for 2018.

Description of Analysis

A review of the statistical profile of the agricultural class shows 14 qualified sales with a median well below the acceptable range. The first two study period years have ratios ranging from approximately 43-66% while the more recent year ratios range from 59-76%, indicating that like the remainder of the state, the agricultural land market is decreasing in Logan County.

As identified in the 2017 Reports and Opinions of the Property Tax Administrator (R&O), from 2014-2015 the economy within the Sandhill's region was temporarily stimulated by a combination of retroactive drought relief payments made available in the 2014 Farm Bill and record high cattle prices. All aspects of the local economy, including the agricultural land market, were impacted by what ended up being a large, but short-lived windfall in revenue. The sample of agricultural land sales in Logan County represents this short time period, but does not adequately represent the market of agricultural land today.

The analysis in Logan County was somewhat unique in 2018, because it was the only Sandhill's county with both a small sample and individual ratios that were below the acceptable range in all three years. Review of the sample of sales indicated that the county assessor has verified as much information as possible, but was diligent to keep sales qualified in the state file, unless it could be proven that an above market premium was paid. As a result, at least one-third of the small sample consists of sales with some possibility of special influence, including adjoining land sales, market premiums, and other untypical motivations. Removal of these sales increases the median at least three points, but also reduces the sample to a very low number of sales.

The Division attempted to expand the sample of agricultural land sales to include comparable sales within 12 miles of Logan County. The sample is larger, and clearly demonstrates the decline of the agricultural market within the current study period. However, with both of the older years below the acceptable range, the overall median remains low. A statistical profile of the sample can be found in the appendices of this report.

Logan County's agricultural land values are already higher than all adjoining counties, except for Blaine County, which is to the northwest, and is typically somewhat higher, and Custer County. Logan County's grassland lies primarily in the northern part of the county and compares best to Custer County's Market Area 2; these values are virtually the same. Logan County's cropland lies in the southern part of the county and is most comparable to Custer County Area 5. However, Custer County's irrigation in Area 5 is heavily concentrated in the upper three land capability groups (LCG's), while Logan County land is more spread out among the LCG's. With only one

2018 Agricultural Correlation for Logan County

market area, Logan County differentiates cropland values more drastically by LCG to equalize cropland values across the county. The Logan County Assessor's decision to leave agricultural land values unchanged was typical for the region, except in Lincoln County, where a strong trend in declining sale prices prompted the county assessor to decrease grassland in the Sandhill's Market Area 2.

Reliance on the statistical sample would result in an 18% increase to agricultural land values in Logan County. No agricultural land values in the state increased by double digits this year, only a small number of counties made any positive adjustments. The analysis supports that the agricultural land market is declining in Logan County, based on the analysis and the county's comparability to adjoining counties, all agricultural land values in the county are determined to be within the acceptable range.

Assessment Practice Review

Within the agricultural class the assessment practices review focuses on sales qualification, classification and valuation of agricultural land, and the assessment of agricultural improvements. Logan County utilized approximately 60% of their agricultural transactions this year, which is slightly higher than normal and is a reflection of the county assessor's attentiveness to ensuring that the qualification determinations are well supported. The county assessor is open to discussion and shares the information about the sales transactions with the field liaisons. The Division will continue to work with the county assessor to ensure sales utilized for measurement are not influenced by abnormal conditions and special factors.

Agricultural land is periodically reviewed for land use, and when the primary use of the land is not agricultural, it will typically be classified and valued as rural residential. The county does not have multiple market areas, but does have a small strip of distinctly different soil in the southern portion of the county. The majority of that region is cropped; to date the county has successfully equalized values by differentiating value among land capability groups for cropland and has not needed multiple market areas to ensure values are equalized.

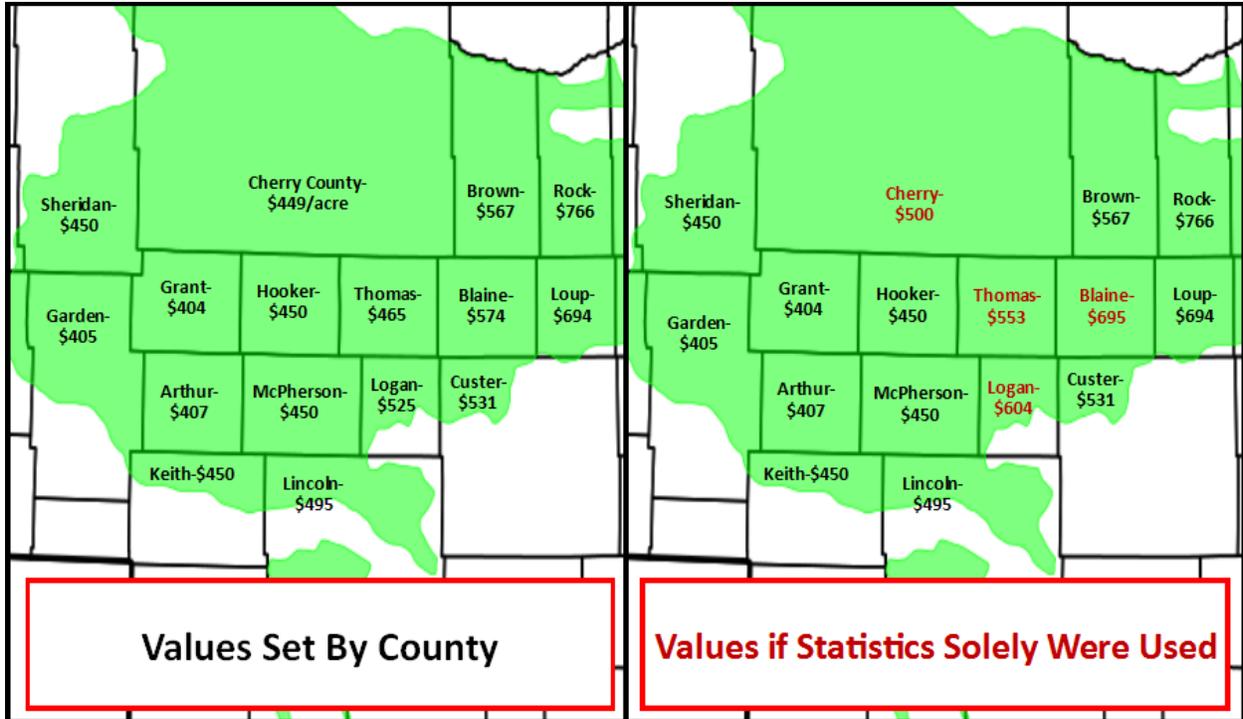
Agricultural outbuildings are inspected at the same time rural residential properties are reviewed. A contract appraisal service conducts the reviews and attempts to interview the property owner to gather interior information. Agricultural outbuildings are valued using locally developed pricing based on building type, age, and condition. All outbuildings in the county are priced this way, regardless of classification. Agricultural homes receive the same first acre value, costing, and depreciation tables that rural residential receive.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued the same as similar property across the county, and are assessed within the acceptable range. Based on the review of all available information,

2018 Agricultural Correlation for Logan County

agricultural land values are also equalized, and although the statistics do not support an acceptable level of value, a non-binding recommendation will not be made to increase values in a declining market. If an adjustment were made based upon the statistics, Logan County would have values that were 10-34% higher than any of the four counties that it directly adjoins.



The quality of assessment of agricultural land in Logan County complies with professionally accepted mass appraisal standards.

Level of Value

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

2018 Opinions of the Property Tax Administrator for Logan 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 Logan County

Residential Real Property - Current

Number of Sales	18	Median	99.40
Total Sales Price	\$1,061,450	Mean	98.11
Total Adj. Sales Price	\$1,061,450	Wgt. Mean	98.17
Total Assessed Value	\$1,041,988	Average Assessed Value of the Base	\$50,328
Avg. Adj. Sales Price	\$58,969	Avg. Assessed Value	\$57,888

Confidence Interval - Current

95% Median C.I	94.80 to 105.45
95% Wgt. Mean C.I	93.85 to 102.48
95% Mean C.I	92.82 to 103.40
% of Value of the Class of all Real Property Value in the County	4.46
% of Records Sold in the Study Period	6.38
% of Value Sold in the Study Period	7.34

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	11	100	94.80
2016	11	97	97.31
2015	12	99	99.08
2014	13	96	95.54

2018 Commission Summary for Logan County

Commercial Real Property - Current

Number of Sales	3	Median	103.72
Total Sales Price	\$866,500	Mean	127.75
Total Adj. Sales Price	\$866,500	Wgt. Mean	103.02
Total Assessed Value	\$892,694	Average Assessed Value of the Base	\$89,145
Avg. Adj. Sales Price	\$288,833	Avg. Assessed Value	\$297,565

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	6.74 to 248.76
% of Value of the Class of all Real Property Value in the County	1.32
% of Records Sold in the Study Period	6.38
% of Value Sold in the Study Period	21.31

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	4	100	115.60
2016	2	100	94.06
2015	0	100	00.00
2014	1	100	118.98

57 Logan
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 : 18
Total Sales Price : 1,061,450
Total Adj. Sales Price : 1,061,450
Total Assessed Value : 1,041,988
Avg. Adj. Sales Price : 58,969
Avg. Assessed Value : 57,888

MEDIAN : 99
WGT. MEAN : 98
MEAN : 98
COD : 07.48
PRD : 99.94

COV : 10.84
STD : 10.64
Avg. Abs. Dev : 07.44
MAX Sales Ratio : 116.14
MIN Sales Ratio : 71.36

95% Median C.I. : 94.80 to 105.45
95% Wgt. Mean C.I. : 93.85 to 102.48
95% Mean C.I. : 92.82 to 103.40

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-OCT-15 To 31-DEC-15	1	98.91	98.91	98.91	00.00	100.00	98.91	98.91	N/A	60,000	59,344
01-JAN-16 To 31-MAR-16	2	90.17	90.17	90.00	01.56	100.19	88.76	91.58	N/A	40,000	35,999
01-APR-16 To 30-JUN-16	2	83.08	83.08	89.76	14.11	92.56	71.36	94.80	N/A	69,750	62,609
01-JUL-16 To 30-SEP-16	1	96.48	96.48	96.48	00.00	100.00	96.48	96.48	N/A	78,000	75,258
01-OCT-16 To 31-DEC-16	4	100.50	99.94	100.21	01.31	99.73	97.35	101.40	N/A	61,175	61,305
01-JAN-17 To 31-MAR-17	2	110.99	110.99	107.42	04.65	103.32	105.83	116.14	N/A	16,250	17,455
01-APR-17 To 30-JUN-17	3	105.45	102.99	101.50	02.93	101.47	97.13	106.40	N/A	65,583	66,568
01-JUL-17 To 30-SEP-17	3	102.43	97.80	100.15	10.28	97.65	79.69	111.27	N/A	76,667	76,779
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	6	93.19	90.32	92.82	06.89	97.31	71.36	98.91	71.36 to 98.91	59,583	55,303
01-OCT-16 To 30-SEP-17	12	101.92	102.01	100.88	05.80	101.12	79.69	116.14	97.35 to 106.40	58,663	59,181
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	9	96.48	93.64	95.48	06.14	98.07	71.36	101.40	88.76 to 101.12	60,244	57,521
<u>ALL</u>	18	99.40	98.11	98.17	07.48	99.94	71.36	116.14	94.80 to 105.45	58,969	57,888

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	18	99.40	98.11	98.17	07.48	99.94	71.36	116.14	94.80 to 105.45	58,969	57,888
<u>ALL</u>	18	99.40	98.11	98.17	07.48	99.94	71.36	116.14	94.80 to 105.45	58,969	57,888

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	17	98.91	97.92	98.06	07.82	99.86	71.36	116.14	91.58 to 105.83	60,497	59,325
06											
07	1	101.40	101.40	101.40	00.00	100.00	101.40	101.40	N/A	33,000	33,461
<u>ALL</u>	18	99.40	98.11	98.17	07.48	99.94	71.36	116.14	94.80 to 105.45	58,969	57,888

57 Logan
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 : 18
Total Sales Price : 1,061,450
Total Adj. Sales Price : 1,061,450
Total Assessed Value : 1,041,988
Avg. Adj. Sales Price : 58,969
Avg. Assessed Value : 57,888

MEDIAN : 99
WGT. MEAN : 98
MEAN : 98
COD : 07.48
PRD : 99.94

COV : 10.84
STD : 10.64
Avg. Abs. Dev : 07.44
MAX Sales Ratio : 116.14
MIN Sales Ratio : 71.36

95% Median C.I. : 94.80 to 105.45
95% Wgt. Mean C.I. : 93.85 to 102.48
95% Mean C.I. : 92.82 to 103.40

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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	1	116.14	116.14	116.14	00.00	100.00	116.14	116.14	N/A	5,000	5,807	
Less Than 30,000	3	106.40	109.46	107.02	03.23	102.28	105.83	116.14	N/A	17,667	18,907	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	18	99.40	98.11	98.17	07.48	99.94	71.36	116.14	94.80 to 105.45	58,969	57,888	
Greater Than 14,999	17	98.91	97.05	98.08	06.94	98.95	71.36	111.27	91.58 to 105.45	62,144	60,952	
Greater Than 29,999	15	97.35	95.84	97.70	06.89	98.10	71.36	111.27	91.58 to 101.40	67,230	65,684	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	116.14	116.14	116.14	00.00	100.00	116.14	116.14	N/A	5,000	5,807	
15,000 TO 29,999	2	106.12	106.12	106.07	00.27	100.05	105.83	106.40	N/A	24,000	25,457	
30,000 TO 59,999	5	91.58	90.09	90.28	08.44	99.79	71.36	101.40	N/A	34,940	31,545	
60,000 TO 99,999	9	99.88	99.15	99.93	05.35	99.22	79.69	111.27	96.48 to 105.45	80,472	80,415	
100,000 TO 149,999	1	94.80	94.80	94.80	00.00	100.00	94.80	94.80	N/A	109,500	103,808	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	18	99.40	98.11	98.17	07.48	99.94	71.36	116.14	94.80 to 105.45	58,969	57,888	

57 Logan
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 : 3
Total Sales Price : 866,500
Total Adj. Sales Price : 866,500
Total Assessed Value : 892,694
Avg. Adj. Sales Price : 288,833
Avg. Assessed Value : 297,565

MEDIAN : 104
WGT. MEAN : 103
MEAN : 128
COD : 28.31
PRD : 124.01

COV : 38.13
STD : 48.71
Avg. Abs. Dev : 29.36
MAX Sales Ratio : 183.80
MIN Sales Ratio : 95.72

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 6.74 to 248.76

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	103.72	103.72	103.72	00.00	100.00	103.72	103.72	N/A	218,500	226,636
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	183.80	183.80	183.80	00.00	100.00	183.80	183.80	N/A	52,000	95,577
01-JUL-16 To 30-SEP-16	1	95.72	95.72	95.72	00.00	100.00	95.72	95.72	N/A	596,000	570,481
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	1	103.72	103.72	103.72	00.00	100.00	103.72	103.72	N/A	218,500	226,636
01-OCT-15 To 30-SEP-16	2	139.76	139.76	102.79	31.51	135.97	95.72	183.80	N/A	324,000	333,029
01-OCT-16 To 30-SEP-17											
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	1	103.72	103.72	103.72	00.00	100.00	103.72	103.72	N/A	218,500	226,636
01-JAN-16 To 31-DEC-16	2	139.76	139.76	102.79	31.51	135.97	95.72	183.80	N/A	324,000	333,029
<u>ALL</u>	3	103.72	127.75	103.02	28.31	124.01	95.72	183.80	N/A	288,833	297,565

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	3	103.72	127.75	103.02	28.31	124.01	95.72	183.80	N/A	288,833	297,565
<u>ALL</u>	3	103.72	127.75	103.02	28.31	124.01	95.72	183.80	N/A	288,833	297,565

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	3	103.72	127.75	103.02	28.31	124.01	95.72	183.80	N/A	288,833	297,565
04											
<u>ALL</u>	3	103.72	127.75	103.02	28.31	124.01	95.72	183.80	N/A	288,833	297,565

57 Logan
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 : 3
Total Sales Price : 866,500
Total Adj. Sales Price : 866,500
Total Assessed Value : 892,694
Avg. Adj. Sales Price : 288,833
Avg. Assessed Value : 297,565

MEDIAN : 104
WGT. MEAN : 103
MEAN : 128
COD : 28.31
PRD : 124.01

COV : 38.13
STD : 48.71
Avg. Abs. Dev : 29.36
MAX Sales Ratio : 183.80
MIN Sales Ratio : 95.72

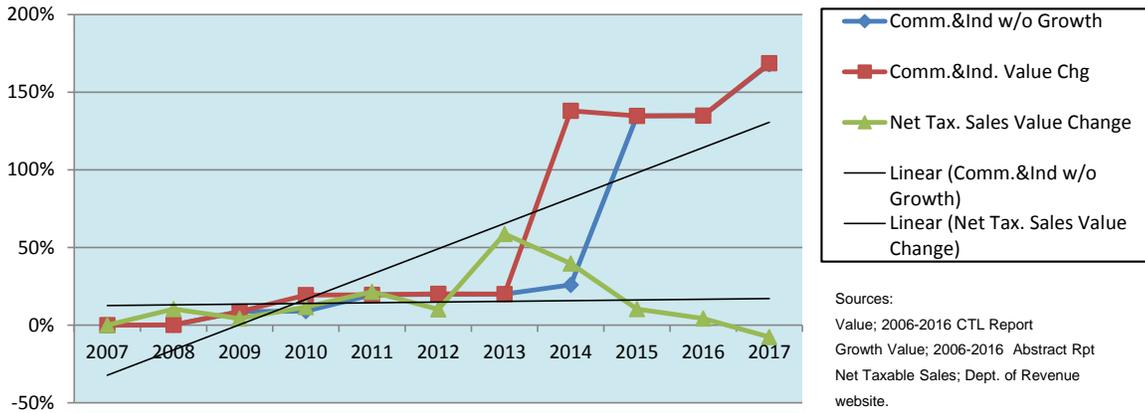
95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 6.74 to 248.76

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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												
Less Than 30,000												
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	3	103.72	127.75	103.02	28.31	124.01	95.72	183.80	N/A	288,833	297,565	
Greater Than 14,999	3	103.72	127.75	103.02	28.31	124.01	95.72	183.80	N/A	288,833	297,565	
Greater Than 29,999	3	103.72	127.75	103.02	28.31	124.01	95.72	183.80	N/A	288,833	297,565	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	1	183.80	183.80	183.80	00.00	100.00	183.80	183.80	N/A	52,000	95,577	
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999	1	103.72	103.72	103.72	00.00	100.00	103.72	103.72	N/A	218,500	226,636	
250,000 TO 499,999												
500,000 TO 999,999	1	95.72	95.72	95.72	00.00	100.00	95.72	95.72	N/A	596,000	570,481	
1,000,000 +												
___ ALL ___	3	103.72	127.75	103.02	28.31	124.01	95.72	183.80	N/A	288,833	297,565	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
350	1	183.80	183.80	183.80	00.00	100.00	183.80	183.80	N/A	52,000	95,577	
406	1	103.72	103.72	103.72	00.00	100.00	103.72	103.72	N/A	218,500	226,636	
419	1	95.72	95.72	95.72	00.00	100.00	95.72	95.72	N/A	596,000	570,481	
___ ALL ___	3	103.72	127.75	103.02	28.31	124.01	95.72	183.80	N/A	288,833	297,565	

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 1,555,244	\$ -	0.00%	\$ 1,555,244	-	\$ 2,549,371	-
2008	\$ 1,558,942	\$ -	0.00%	\$ 1,558,942	0.24%	\$ 2,813,689	10.37%
2009	\$ 1,689,783	\$ -	0.00%	\$ 1,689,783	8.39%	\$ 2,655,827	-5.61%
2010	\$ 1,854,763	\$ 160,367	8.65%	\$ 1,694,396	0.27%	\$ 2,844,687	7.11%
2011	\$ 1,859,019	\$ -	0.00%	\$ 1,859,019	0.23%	\$ 3,097,309	8.88%
2012	\$ 1,868,258	\$ 4,381	0.23%	\$ 1,863,877	0.26%	\$ 2,810,403	-9.26%
2013	\$ 1,865,795	\$ -	0.00%	\$ 1,865,795	-0.13%	\$ 4,046,679	43.99%
2014	\$ 3,701,585	\$ 1,743,718	47.11%	\$ 1,957,867	4.93%	\$ 3,561,406	-11.99%
2015	\$ 3,651,447	\$ -	0.00%	\$ 3,651,447	-1.35%	\$ 2,813,232	-21.01%
2016	\$ 3,654,375	\$ -	0.00%	\$ 3,654,375	0.08%	\$ 2,659,640	-5.46%
2017	\$ 4,178,245	\$ 9,657	0.23%	\$ 4,168,588	14.07%	\$ 2,353,622	-11.51%
Ann %chg	10.39%			Average	2.70%	0.47%	0.55%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	0.24%	0.24%	10.37%
2009	8.65%	8.65%	4.18%
2010	8.95%	19.26%	11.58%
2011	19.53%	19.53%	21.49%
2012	19.84%	20.13%	10.24%
2013	19.97%	19.97%	58.73%
2014	25.89%	138.01%	39.70%
2015	134.78%	134.78%	10.35%
2016	134.97%	134.97%	4.33%
2017	168.03%	168.66%	-7.68%

County Number
 County Name

57 Logan
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 : 14
Total Sales Price : 8,152,042
Total Adj. Sales Price : 8,152,042
Total Assessed Value : 5,137,536
Avg. Adj. Sales Price : 582,289
Avg. Assessed Value : 366,967

MEDIAN : 60
WGT. MEAN : 63
MEAN : 58
COD : 10.67
PRD : 92.73

COV : 15.38
STD : 08.99
Avg. Abs. Dev : 06.39
MAX Sales Ratio : 76.06
MIN Sales Ratio : 43.35

95% Median C.I. : 46.37 to 65.22
95% Wgt. Mean C.I. : 56.29 to 69.76
95% Mean C.I. : 53.25 to 63.63

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14												
01-JAN-15 To 31-MAR-15	1	46.37	46.37	46.37	00.00	100.00	46.37	46.37	N/A	346,300	160,572	
01-APR-15 To 30-JUN-15	3	57.31	55.29	61.33	12.72	90.15	43.35	65.22	N/A	711,667	436,483	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15												
01-JAN-16 To 31-MAR-16	1	61.41	61.41	61.41	00.00	100.00	61.41	61.41	N/A	730,000	448,288	
01-APR-16 To 30-JUN-16	3	60.97	56.17	57.43	10.82	97.81	43.87	63.66	N/A	482,781	277,270	
01-JUL-16 To 30-SEP-16	3	58.11	60.08	63.47	05.46	94.66	56.31	65.83	N/A	267,800	169,985	
01-OCT-16 To 31-DEC-16												
01-JAN-17 To 31-MAR-17	1	76.06	76.06	76.06	00.00	100.00	76.06	76.06	N/A	1,650,000	1,255,047	
01-APR-17 To 30-JUN-17	1	59.08	59.08	59.08	00.00	100.00	59.08	59.08	N/A	499,000	294,785	
01-JUL-17 To 30-SEP-17	1	60.67	60.67	60.67	00.00	100.00	60.67	60.67	N/A	540,000	327,633	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	4	51.84	53.06	59.24	15.82	89.57	43.35	65.22	N/A	620,325	367,505	
01-OCT-15 To 30-SEP-16	7	60.97	58.59	60.03	07.64	97.60	43.87	65.83	43.87 to 65.83	425,963	255,722	
01-OCT-16 To 30-SEP-17	3	60.67	65.27	69.82	09.33	93.48	59.08	76.06	N/A	896,333	625,822	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	4	51.84	53.06	59.24	15.82	89.57	43.35	65.22	N/A	620,325	367,505	
01-JAN-16 To 31-DEC-16	7	60.97	58.59	60.03	07.64	97.60	43.87	65.83	43.87 to 65.83	425,963	255,722	
<u>ALL</u>	14	59.88	58.44	63.02	10.67	92.73	43.35	76.06	46.37 to 65.22	582,289	366,967	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	14	59.88	58.44	63.02	10.67	92.73	43.35	76.06	46.37 to 65.22	582,289	366,967	
<u>ALL</u>	14	59.88	58.44	63.02	10.67	92.73	43.35	76.06	46.37 to 65.22	582,289	366,967	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Grass</u>												
County	9	59.08	58.34	63.69	10.66	91.60	43.87	76.06	46.37 to 63.66	523,560	333,474	
1	9	59.08	58.34	63.69	10.66	91.60	43.87	76.06	46.37 to 63.66	523,560	333,474	
<u>ALL</u>	14	59.88	58.44	63.02	10.67	92.73	43.35	76.06	46.37 to 65.22	582,289	366,967	

57 Logan
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 : 14
 Total Sales Price : 8,152,042
 Total Adj. Sales Price : 8,152,042
 Total Assessed Value : 5,137,536
 Avg. Adj. Sales Price : 582,289
 Avg. Assessed Value : 366,967

MEDIAN : 60
 WGT. MEAN : 63
 MEAN : 58
 COD : 10.67
 PRD : 92.73

COV : 15.38
 STD : 08.99
 Avg. Abs. Dev : 06.39
 MAX Sales Ratio : 76.06
 MIN Sales Ratio : 43.35

95% Median C.I. : 46.37 to 65.22
 95% Wgt. Mean C.I. : 56.29 to 69.76
 95% Mean C.I. : 53.25 to 63.63

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	59.36	59.36	59.96	03.45	99.00	57.31	61.41	N/A	565,000	338,773
1	2	59.36	59.36	59.96	03.45	99.00	57.31	61.41	N/A	565,000	338,773
_____Dry_____											
County	1	43.35	43.35	43.35	00.00	100.00	43.35	43.35	N/A	235,000	101,877
1	1	43.35	43.35	43.35	00.00	100.00	43.35	43.35	N/A	235,000	101,877
_____Grass_____											
County	10	59.88	59.03	64.06	10.49	92.15	43.87	76.06	46.37 to 65.22	621,204	397,958
1	10	59.88	59.03	64.06	10.49	92.15	43.87	76.06	46.37 to 65.22	621,204	397,958
_____ALL_____											
	14	59.88	58.44	63.02	10.67	92.73	43.35	76.06	46.37 to 65.22	582,289	366,967

Logan County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Logan	1	3740	3740	3600	3460	2955	2955	2600	2485	3090
Thomas	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
Blaine	1	n/a	2100	n/a	2100	2100	2100	2100	2100	2100
Custer	2	n/a	1680	1861	1916	n/a	2026	2075	2076	2056
Custer	5	n/a	4849	4449	3750	3464	3352	3139	2939	4118
Lincoln	2	2500	2500	2461	2500	2500	2456	2491	2478	2484
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	2100

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Logan	1	1625	1625	1560	1560	1440	1440	1210	1210	1440
Thomas	1	n/a	n/a							
Blaine	1	n/a	720	n/a	n/a	n/a	720	720	720	720
Custer	2	n/a	540	530	530	530	530	530	530	532
Custer	5	n/a	2095	1910	1610	1495	1445	1355	1275	1692
Lincoln	2	1300	1300	1300	1300	1300	1300	1300	1300	1300
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Logan	1	525	525	525	525	525	525	525	525	525
Thomas	1	n/a	n/a	465	n/a	465	465	465	465	465
Blaine	1	n/a	720	720	720	720	720	570	570	574
Custer	2	n/a	530	530	530	530	534	534	531	531
Custer	5	n/a	1080	1066	1067	1066	1060	1051	994	1006
Lincoln	2	560	560	560	560	560	495	495	494	495
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450

County	Mkt Area	CRP	TIMBER	WASTE
Logan	1	n/a	n/a	15
Thomas	1	n/a	n/a	150
Blaine	1	n/a	n/a	25
Custer	2	n/a	n/a	26
Custer	5	n/a	n/a	50
Lincoln	2	n/a	n/a	351
McPherson	1	725	n/a	10

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

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

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	21	Median :	61	COV :	39.79	95% Median C.I. :	57.31 to 76.06
Total Sales Price :	11,657,735	Wgt. Mean :	65	STD :	27.67	95% Wgt. Mean C.I. :	58.75 to 70.91
Total Adj. Sales Price :	11,657,735	Mean :	70	Avg. Abs. Dev :	15.38	95% Mean C.I. :	56.94 to 82.14
Total Assessed Value :	7,557,822						
Avg. Adj. Sales Price :	555,130	COD :	25.04	MAX Sales Ratio :	172.72		
Avg. Assessed Value :	359,896	PRD :	107.27	MIN Sales Ratio :	43.35		

Printed : 03/24/2018

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2014 To 12/31/2014	2	56.87	56.87	58.84	08.74	96.65	51.90	61.83	N/A	1,248,160	734,459
01/01/2015 To 03/31/2015	1	46.37	46.37	46.37		100.00	46.37	46.37	N/A	346,300	160,572
04/01/2015 To 06/30/2015	3	57.31	55.29	61.33	12.72	90.15	43.35	65.22	N/A	711,667	436,483
07/01/2015 To 09/30/2015											
10/01/2015 To 12/31/2015											
01/01/2016 To 03/31/2016	1	61.41	61.41	61.41		100.00	61.41	61.41	N/A	730,000	448,288
04/01/2016 To 06/30/2016	4	62.32	85.31	61.28	52.78	139.21	43.87	172.72	N/A	374,586	229,542
07/01/2016 To 09/30/2016	3	58.11	60.08	63.47	05.46	94.66	56.31	65.83	N/A	267,800	169,985
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017	2	81.85	81.85	76.70	07.07	106.71	76.06	87.63	N/A	873,000	669,587
04/01/2017 To 06/30/2017	3	91.33	80.58	78.30	11.77	102.91	59.08	91.33	N/A	411,667	322,327
07/01/2017 To 09/30/2017	2	73.00	73.00	65.38	16.89	111.65	60.67	85.33	N/A	333,687	218,160
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	6	54.61	54.33	59.04	13.04	92.02	43.35	65.22	43.35 to 65.22	829,603	489,823
10/01/2015 To 09/30/2016	8	61.19	72.86	61.89	29.50	117.72	43.87	172.72	43.87 to 172.72	378,968	234,551
10/01/2016 To 09/30/2017	7	85.33	78.78	75.17	12.47	104.80	59.08	91.33	59.08 to 91.33	521,196	391,782
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	4	51.84	53.06	59.24	15.82	89.57	43.35	65.22	N/A	620,325	367,505
01/01/2016 To 12/31/2016	8	61.19	72.86	61.89	29.50	117.72	43.87	172.72	43.87 to 172.72	378,968	234,551

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	21	61.41	69.54	64.83	25.04	107.27	43.35	172.72	57.31 to 76.06	555,130	359,896

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	21	Median :	61	COV :	39.79	95% Median C.I. :	57.31 to 76.06
Total Sales Price :	11,657,735	Wgt. Mean :	65	STD :	27.67	95% Wgt. Mean C.I. :	58.75 to 70.91
Total Adj. Sales Price :	11,657,735	Mean :	70	Avg. Abs. Dev :	15.38	95% Mean C.I. :	56.94 to 82.14
Total Assessed Value :	7,557,822						
Avg. Adj. Sales Price :	555,130	COD :	25.04	MAX Sales Ratio :	172.72		
Avg. Assessed Value :	359,896	PRD :	107.27	MIN Sales Ratio :	43.35		

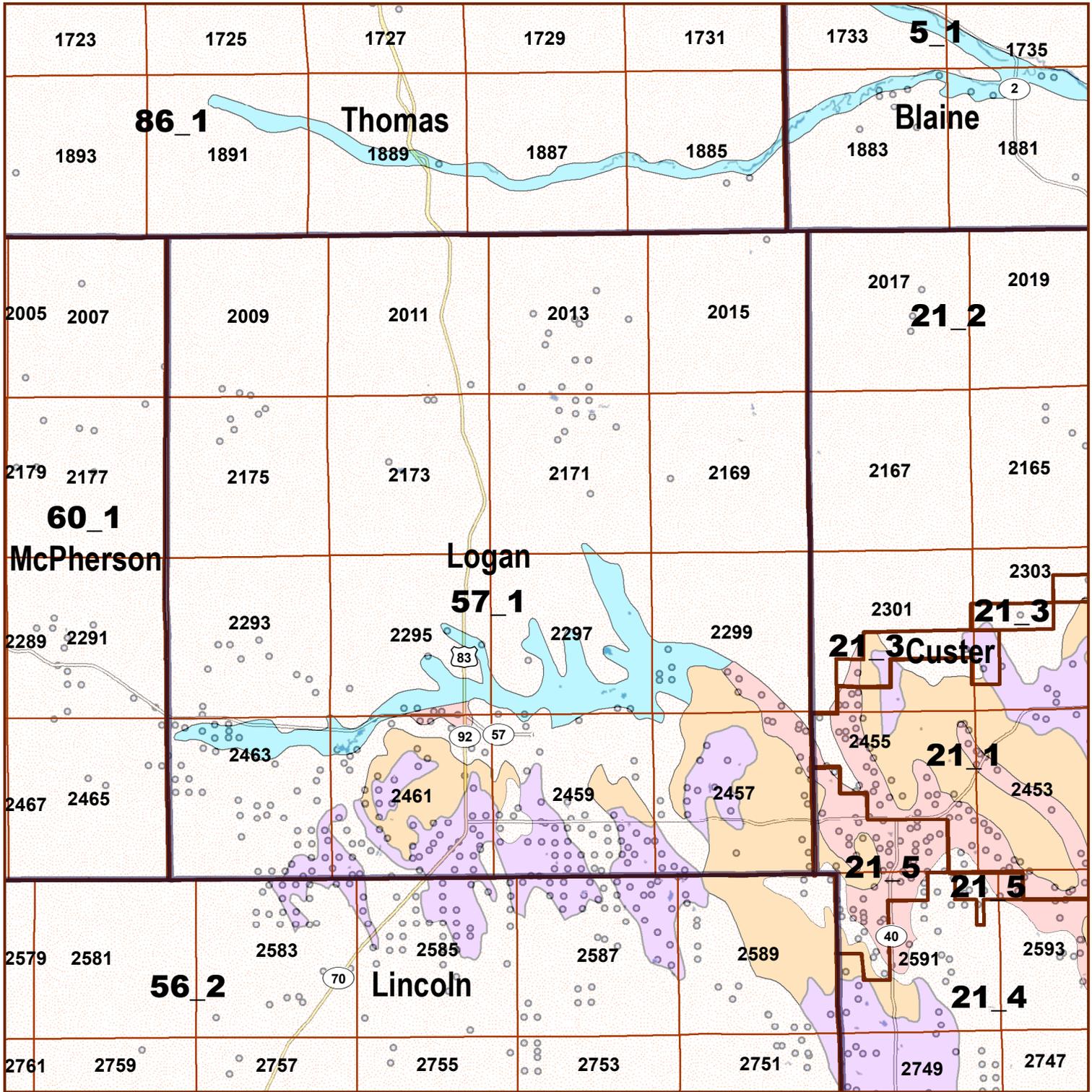
Printed : 03/24/2018

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Grass</u>											
County	16	61.40	72.95	65.97	29.79	110.58	43.87	172.72	56.31 to 87.63	513,608	338,847
1	16	61.40	72.95	65.97	29.79	110.58	43.87	172.72	56.31 to 87.63	513,608	338,847
<u>ALL</u>											
10/01/2014 To 09/30/2017	21	61.41	69.54	64.83	25.04	107.27	43.35	172.72	57.31 to 76.06	555,130	359,896

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	2	59.36	59.36	59.96	03.45	99.00	57.31	61.41	N/A	565,000	338,773
1	2	59.36	59.36	59.96	03.45	99.00	57.31	61.41	N/A	565,000	338,773
<u>Dry</u>											
County	1	43.35	43.35	43.35		100.00	43.35	43.35	N/A	235,000	101,877
1	1	43.35	43.35	43.35		100.00	43.35	43.35	N/A	235,000	101,877
<u>Grass</u>											
County	17	61.83	72.49	65.86	28.16	110.07	43.87	172.72	56.31 to 87.63	571,631	376,463
1	17	61.83	72.49	65.86	28.16	110.07	43.87	172.72	56.31 to 87.63	571,631	376,463
<u>ALL</u>											
10/01/2014 To 09/30/2017	21	61.41	69.54	64.83	25.04	107.27	43.35	172.72	57.31 to 76.06	555,130	359,896



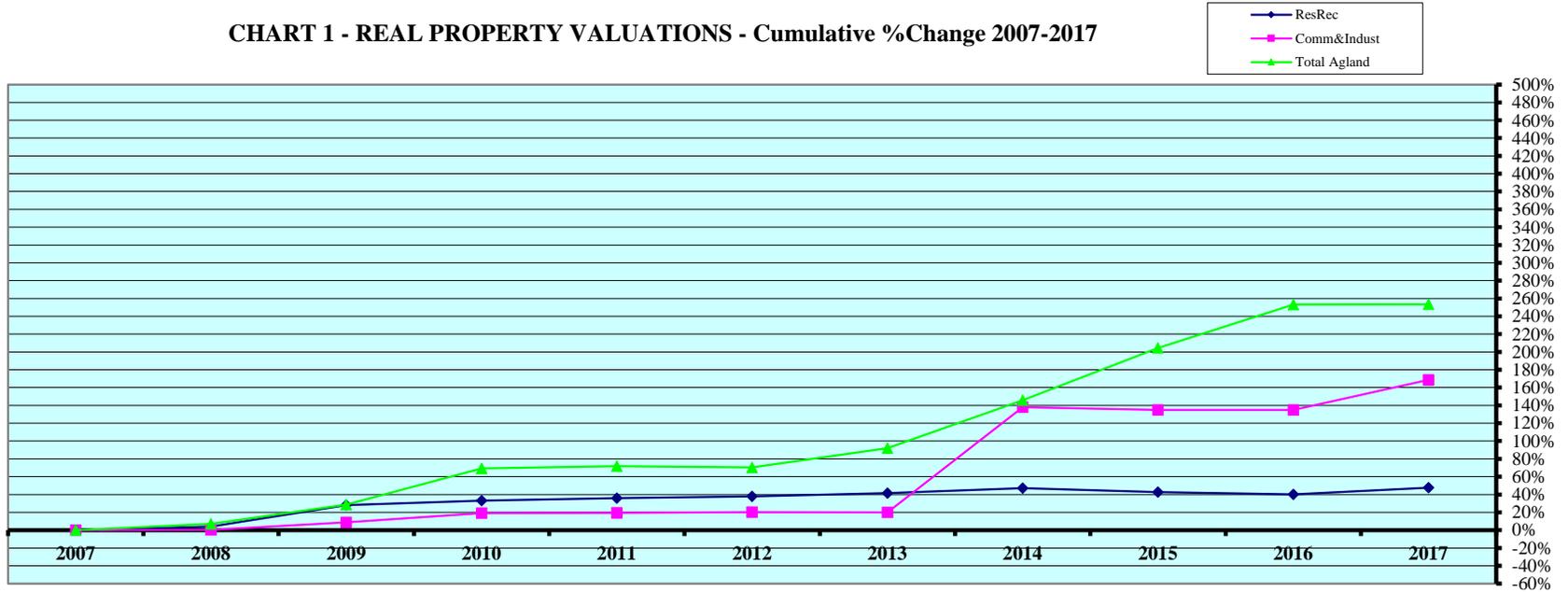
Legend

- 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

Logan County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	9,178,253	--	--	--	1,555,244	--	--	--	79,840,020	--	--	--
2008	9,544,888	366,635	3.99%	3.99%	1,558,942	3,698	0.24%	0.24%	85,480,795	5,640,775	7.07%	7.07%
2009	11,761,277	2,216,389	23.22%	28.14%	1,689,783	130,841	8.39%	8.65%	102,799,124	17,318,329	20.26%	28.76%
2010	12,216,144	454,867	3.87%	33.10%	1,854,763	164,980	9.76%	19.26%	135,177,802	32,378,678	31.50%	69.31%
2011	12,486,998	270,854	2.22%	36.05%	1,859,019	4,256	0.23%	19.53%	137,138,972	1,961,170	1.45%	71.77%
2012	12,648,149	161,151	1.29%	37.81%	1,868,258	9,239	0.50%	20.13%	136,111,173	-1,027,799	-0.75%	70.48%
2013	12,985,303	337,154	2.67%	41.48%	1,865,795	-2,463	-0.13%	19.97%	153,373,829	17,262,656	12.68%	92.10%
2014	13,499,708	514,405	3.96%	47.08%	3,701,585	1,835,790	98.39%	138.01%	196,172,358	42,798,529	27.90%	145.71%
2015	13,103,383	-396,325	-2.94%	42.77%	3,651,447	-50,138	-1.35%	134.78%	242,985,551	46,813,193	23.86%	204.34%
2016	12,866,127	-237,256	-1.81%	40.18%	3,654,375	2,928	0.08%	134.97%	281,987,367	39,001,816	16.05%	253.19%
2017	13,552,577	686,450	5.34%	47.66%	4,178,245	523,870	14.34%	168.66%	282,121,912	134,545	0.05%	253.36%

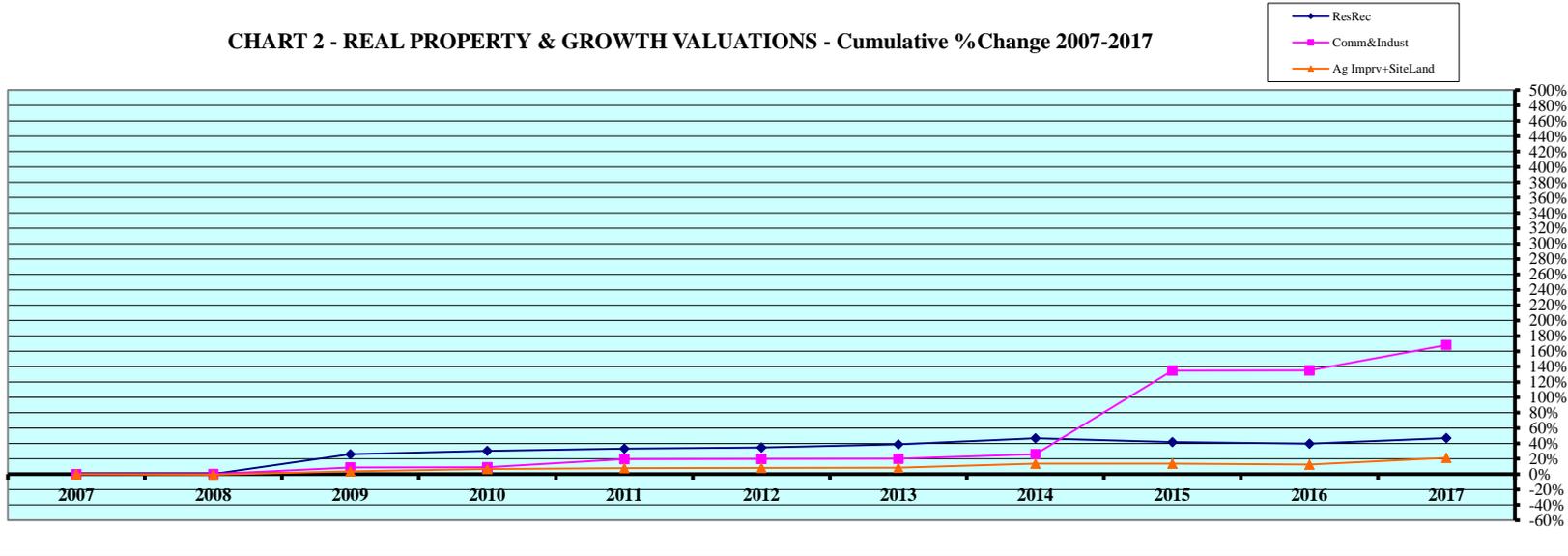
Rate Annual %chg: Residential & Recreational **3.97%** Commercial & Industrial **10.39%** Agricultural Land **13.45%**

Cnty# **57**
County **LOGAN**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	9,178,253	201,038	2.19%	8,977,215	--	--	1,555,244	0	0.00%	1,555,244	--	--
2008	9,544,888	359,228	3.76%	9,185,660	0.08%	0.08%	1,558,942	0	0.00%	1,558,942	0.24%	0.24%
2009	11,761,277	188,424	1.60%	11,572,853	21.25%	26.09%	1,689,783	0	0.00%	1,689,783	8.39%	8.65%
2010	12,216,144	250,557	2.05%	11,965,587	1.74%	30.37%	1,854,763	160,367	8.65%	1,694,396	0.27%	8.95%
2011	12,486,998	253,582	2.03%	12,233,416	0.14%	33.29%	1,859,019	0	0.00%	1,859,019	0.23%	19.53%
2012	12,648,149	281,900	2.23%	12,366,249	-0.97%	34.73%	1,868,258	4,381	0.23%	1,863,877	0.26%	19.84%
2013	12,985,303	234,970	1.81%	12,750,333	0.81%	38.92%	1,865,795	0	0.00%	1,865,795	-0.13%	19.97%
2014	13,499,708	44,800	0.33%	13,454,908	3.62%	46.60%	3,701,585	1,743,718	47.11%	1,957,867	4.93%	25.89%
2015	13,103,383	94,372	0.72%	13,009,011	-3.63%	41.74%	3,651,447	0	0.00%	3,651,447	-1.35%	134.78%
2016	12,866,127	50,944	0.40%	12,815,183	-2.20%	39.63%	3,654,375	0	0.00%	3,654,375	0.08%	134.97%
2017	13,552,577	65,631	0.48%	13,486,946	4.83%	46.94%	4,178,245	9,657	0.23%	4,168,588	14.07%	168.03%
Rate Ann%chg	3.97%				2.57%		10.39%			C & I w/o growth 2.70%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	10,549,677	2,459,974	13,009,651	743,018	5.71%	12,266,633	--	--
2008	10,476,852	2,481,275	12,958,127	48,687	0.38%	12,909,440	-0.77%	-0.77%
2009	11,401,836	2,625,826	14,027,662	530,376	3.78%	13,497,286	4.16%	3.75%
2010	11,325,197	2,694,205	14,019,402	151,143	1.08%	13,868,259	-1.14%	6.60%
2011	11,224,377	2,832,975	14,057,352	45,619	0.32%	14,011,733	-0.05%	7.70%
2012	11,219,511	3,000,013	14,219,524	144,467	1.02%	14,075,057	0.13%	8.19%
2013	11,173,766	3,164,244	14,338,010	251,197	1.75%	14,086,813	-0.93%	8.28%
2014	11,636,428	3,160,710	14,797,138	0	0.00%	14,797,138	3.20%	13.74%
2015	11,552,714	3,690,697	15,243,411	449,108	2.95%	14,794,303	-0.02%	13.72%
2016	11,491,498	3,776,031	15,267,529	629,036	4.12%	14,638,493	-3.97%	12.52%
2017	12,506,293	3,869,823	16,376,116	611,047	3.73%	15,765,069	3.26%	21.18%
Rate Ann%chg	1.72%	4.63%	2.33%			Ag Imprv+Site w/o growth	0.39%	

(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.

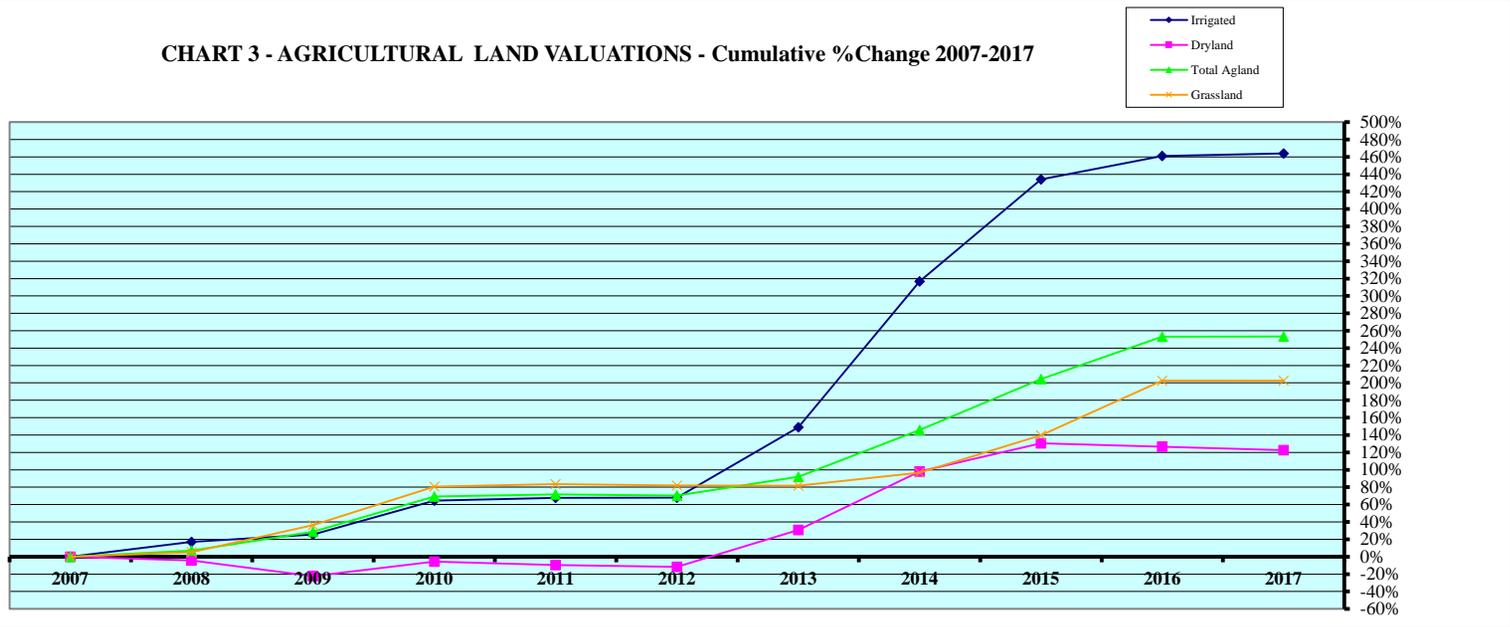
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

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

Cnty# 57
County LOGAN

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	17,749,352	--	--	--	7,171,529	--	--	--	54,907,230	--	--	--
2008	20,790,143	3,040,791	17.13%	17.13%	6,872,790	-298,739	-4.17%	-4.17%	57,806,303	2,899,073	5.28%	5.28%
2009	22,279,091	1,488,948	7.16%	25.52%	5,568,980	-1,303,810	-18.97%	-22.35%	74,916,952	17,110,649	29.60%	36.44%
2010	29,207,484	6,928,393	31.10%	64.56%	6,772,502	1,203,522	21.61%	-5.56%	99,163,640	24,246,688	32.36%	80.60%
2011	29,770,163	562,679	1.93%	67.73%	6,494,171	-278,331	-4.11%	-9.45%	100,840,462	1,676,822	1.69%	83.66%
2012	29,811,201	41,038	0.14%	67.96%	6,338,738	-155,433	-2.39%	-11.61%	99,929,208	-911,254	-0.90%	82.00%
2013	44,187,428	14,376,227	48.22%	148.95%	9,379,697	3,040,959	47.97%	30.79%	99,774,960	-154,248	-0.15%	81.72%
2014	73,978,165	29,790,737	67.42%	316.79%	14,200,866	4,821,169	51.40%	98.02%	107,961,583	8,186,623	8.21%	96.63%
2015	94,809,628	20,831,463	28.16%	434.16%	16,531,173	2,330,307	16.41%	130.51%	131,612,799	23,651,216	21.91%	139.70%
2016	99,580,959	4,771,331	5.03%	461.04%	16,237,154	-294,019	-1.78%	126.41%	166,137,476	34,524,677	26.23%	202.58%
2017	100,098,272	517,313	0.52%	463.95%	15,967,164	-269,990	-1.66%	122.65%	166,024,368	-113,108	-0.07%	202.37%

Rate Ann.%chg: Irrigated **18.88%** Dryland **8.33%** Grassland **11.70%**

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	11,666	--	--	--	243	--	--	--	79,840,020	--	--	--
2008	11,316	-350	-3.00%	-3.00%	243	0	0.00%	0.00%	85,480,795	5,640,775	7.07%	7.07%
2009	33,858	22,542	199.20%	190.23%	243	0	0.00%	0.00%	102,799,124	17,318,329	20.26%	28.76%
2010	33,933	75	0.22%	190.87%	243	0	0.00%	0.00%	135,177,802	32,378,678	31.50%	69.31%
2011	33,933	0	0.00%	190.87%	243	0	0.00%	0.00%	137,138,972	1,961,170	1.45%	71.77%
2012	31,838	-2,095	-6.17%	172.91%	188	-55	-22.63%	-22.63%	136,111,173	-1,027,799	-0.75%	70.48%
2013	31,556	-282	-0.89%	170.50%	188	0	0.00%	-22.63%	153,373,829	17,262,656	12.68%	92.10%
2014	31,556	0	0.00%	170.50%	188	0	0.00%	-22.63%	196,172,358	42,798,529	27.90%	145.71%
2015	31,763	207	0.66%	172.27%	188	0	0.00%	-22.63%	242,985,551	46,813,193	23.86%	204.34%
2016	31,590	-173	-0.54%	170.79%	188	0	0.00%	-22.63%	281,987,367	39,001,816	16.05%	253.19%
2017	31,920	330	1.04%	173.62%	188	0	0.00%	-22.63%	282,121,912	134,545	0.05%	253.36%

Cnty# **57**
County **LOGAN**

Rate Ann.%chg: Total Agric Land **13.45%**

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	17,749,352	22,722	781			7,171,529	20,039	358			54,907,570	320,273	171		
2008	20,470,615	24,161	847	8.46%	8.46%	7,003,865	19,646	357	-0.38%	-0.38%	57,820,463	319,292	181	5.63%	5.63%
2009	22,279,091	25,765	865	2.06%	10.70%	5,568,980	18,454	302	-15.35%	-15.67%	74,917,704	318,799	235	29.77%	37.07%
2010	29,207,484	26,154	1,117	29.15%	42.96%	7,133,762	18,092	394	30.66%	10.18%	98,810,714	318,744	310	31.91%	80.82%
2011	29,767,963	26,660	1,117	-0.02%	42.94%	6,639,416	16,593	400	1.48%	11.81%	100,717,526	319,738	315	1.61%	83.74%
2012	29,811,201	26,706	1,116	-0.03%	42.90%	6,338,312	15,732	403	0.69%	12.58%	99,923,909	317,218	315	0.00%	83.74%
2013	44,167,210	28,344	1,558	39.59%	99.48%	9,438,680	14,680	643	59.59%	79.66%	99,746,072	316,654	315	0.00%	83.74%
2014	73,828,292	29,907	2,469	58.42%	216.02%	15,580,715	13,370	1,165	81.25%	225.63%	107,565,707	316,370	340	7.94%	98.32%
2015	94,809,627	31,108	3,048	23.46%	290.16%	16,531,126	11,471	1,441	23.66%	302.68%	131,613,219	317,043	415	22.10%	142.14%
2016	99,580,959	32,122	3,100	1.72%	296.87%	16,237,154	11,271	1,441	-0.03%	302.56%	165,981,890	315,930	525	26.56%	206.45%
2017	99,680,618	32,214	3,094	-0.19%	296.13%	15,967,164	11,077	1,441	0.05%	302.78%	166,112,605	316,223	525	-0.01%	206.41%

Rate Annual %chg Average Value/Acre: **14.76%**

14.95%

11.85%

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	11,666	2,333	5			243	49	5			79,840,360	365,416	218		
2008	11,316	2,263	5	0.00%	0.00%	243	49	5	0.00%	0.00%	85,306,502	365,411	233	6.85%	6.85%
2009	33,858	2,257	15	200.00%	200.00%	243	49	5	0.00%	0.00%	102,799,876	365,323	281	20.54%	28.79%
2010	33,978	2,265	15	0.00%	200.00%	243	49	5	0.00%	0.00%	135,186,181	365,304	370	31.51%	69.37%
2011	33,933	2,262	15	0.00%	200.00%	243	49	5	0.00%	0.00%	137,159,081	365,302	375	1.46%	71.85%
2012	31,838	2,122	15	0.00%	200.01%	188	38	5	0.12%	0.12%	136,105,448	361,816	376	0.19%	72.17%
2013	31,556	2,104	15	0.00%	200.02%	188	38	5	0.00%	0.12%	153,383,706	361,819	424	12.69%	94.02%
2014	31,556	2,104	15	0.00%	200.02%	188	38	5	0.00%	0.12%	197,006,458	361,788	545	28.45%	149.22%
2015	31,763	2,107	15	0.50%	201.53%	188	38	5	0.00%	0.12%	242,985,923	361,766	672	23.35%	207.41%
2016	31,590	2,106	15	-0.50%	200.02%	188	38	5	0.00%	0.12%	281,831,781	361,466	780	16.08%	256.85%
2017	31,920	2,128	15	-0.01%	200.00%	188	38	5	0.03%	0.14%	281,792,495	361,680	779	-0.07%	256.59%

57
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Rate Annual %chg Average Value/Acre: **13.56%**

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 1,493	Value : 318,296,791	Growth 1,322,854	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	67	157,775	0	0	6	1,425	73	159,200	
02. Res Improve Land	168	831,651	1	20,932	40	719,291	209	1,571,874	
03. Res Improvements	168	8,012,112	1	267,787	40	4,181,606	209	12,461,505	
04. Res Total	235	9,001,538	1	288,719	46	4,902,322	282	14,192,579	618,771
% of Res Total	83.33	63.42	0.35	2.03	16.31	34.54	18.89	4.46	46.78
05. Com UnImp Land	11	80,677	0	0	0	0	11	80,677	
06. Com Improve Land	32	124,929	0	0	4	265,181	36	390,110	
07. Com Improvements	32	1,124,989	0	0	4	2,594,057	36	3,719,046	
08. Com Total	43	1,330,595	0	0	4	2,859,238	47	4,189,833	0
% of Com Total	91.49	31.76	0.00	0.00	8.51	68.24	3.15	1.32	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	235	9,001,538	1	288,719	46	4,902,322	282	14,192,579	618,771
% of Res & Rec Total	83.33	63.42	0.35	2.03	16.31	34.54	18.89	4.46	46.78
Com & Ind Total	43	1,330,595	0	0	4	2,859,238	47	4,189,833	0
% of Com & Ind Total	91.49	31.76	0.00	0.00	8.51	68.24	3.15	1.32	0.00
17. Taxable Total	278	10,332,133	1	288,719	50	7,761,560	329	18,382,412	618,771
% of Taxable Total	84.50	56.21	0.30	1.57	15.20	42.22	22.04	5.78	46.78

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	14	860	14	860	0
25. Total	0	0	0	0	14	860	14	860	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	24	0	8	32

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	306,590	0	0	954	226,437,274	955	226,743,864
28. Ag-Improved Land	0	0	0	0	184	57,199,279	184	57,199,279
29. Ag Improvements	0	0	0	0	195	15,970,376	195	15,970,376
30. Ag Total							1,150	299,913,519

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	2	2.00	10,000	2	2.00	10,000	
32. HomeSite Improv Land	145	161.10	805,500	145	161.10	805,500	
33. HomeSite Improvements	148	153.10	12,155,132	148	153.10	12,155,132	704,083
34. HomeSite Total				150	163.10	12,970,632	
35. FarmSite UnImp Land	2	2.00	1,500	2	2.00	1,500	
36. FarmSite Improv Land	164	179.73	158,881	164	179.73	158,881	
37. FarmSite Improvements	180	0.00	3,815,244	180	0.00	3,815,244	0
38. FarmSite Total				182	181.73	3,975,625	
39. Road & Ditches	0	1,572.06	0	0	1,572.06	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				332	1,916.89	16,946,257	704,083

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	329.17	1.00%	1,231,096	1.21%	3,740.00
46. 1A	5,783.08	17.60%	21,628,723	21.31%	3,740.00
47. 2A1	4,137.40	12.59%	14,894,640	14.67%	3,600.00
48. 2A	4,349.68	13.24%	15,049,883	14.83%	3,460.00
49. 3A1	2,853.52	8.69%	8,432,153	8.31%	2,955.00
50. 3A	3,073.67	9.36%	9,082,693	8.95%	2,955.00
51. 4A1	4,843.63	14.74%	12,593,438	12.41%	2,600.00
52. 4A	7,479.96	22.77%	18,587,708	18.31%	2,485.00
53. Total	32,850.11	100.00%	101,500,334	100.00%	3,089.80
Dry					
54. 1D1	136.63	1.26%	222,024	1.42%	1,625.00
55. 1D	2,506.22	23.16%	4,072,635	26.13%	1,625.01
56. 2D1	1,000.96	9.25%	1,561,498	10.02%	1,560.00
57. 2D	1,388.19	12.83%	2,165,575	13.89%	1,560.00
58. 3D1	1,768.03	16.34%	2,545,959	16.34%	1,440.00
59. 3D	655.51	6.06%	943,936	6.06%	1,440.00
60. 4D1	2,189.94	20.24%	2,649,842	17.00%	1,210.01
61. 4D	1,176.90	10.87%	1,424,058	9.14%	1,210.01
62. Total	10,822.38	100.00%	15,585,527	100.00%	1,440.12
Grass					
63. 1G1	120.12	0.04%	63,068	0.04%	525.04
64. 1G	1,114.74	0.35%	585,259	0.35%	525.02
65. 2G1	2,309.86	0.73%	1,212,703	0.73%	525.01
66. 2G	4,183.60	1.32%	2,196,447	1.32%	525.01
67. 3G1	860.11	0.27%	451,576	0.27%	525.02
68. 3G	10,544.98	3.34%	5,536,166	3.34%	525.00
69. 4G1	20,383.01	6.45%	10,701,171	6.45%	525.00
70. 4G	276,304.63	87.49%	145,102,153	87.49%	525.15
71. Total	315,821.05	100.00%	165,848,543	100.00%	525.13
Irrigated Total					
Irrigated Total	32,850.11	9.08%	101,500,334	35.87%	3,089.80
Dry Total					
Dry Total	10,822.38	2.99%	15,585,527	5.51%	1,440.12
Grass Total					
Grass Total	315,821.05	87.33%	165,848,543	58.61%	525.13
72. Waste	2,127.97	0.59%	31,920	0.01%	15.00
73. Other	38.50	0.01%	938	0.00%	24.36
74. Exempt	10.00	0.00%	0	0.00%	0.00
75. Market Area Total	361,660.01	100.00%	282,967,262	100.00%	782.41

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	32,850.11	101,500,334	32,850.11	101,500,334
77. Dry Land	0.00	0	0.00	0	10,822.38	15,585,527	10,822.38	15,585,527
78. Grass	583.98	306,590	0.00	0	315,237.07	165,541,953	315,821.05	165,848,543
79. Waste	0.00	0	0.00	0	2,127.97	31,920	2,127.97	31,920
80. Other	0.00	0	0.00	0	38.50	938	38.50	938
81. Exempt	0.00	0	0.00	0	10.00	0	10.00	0
82. Total	583.98	306,590	0.00	0	361,076.03	282,660,672	361,660.01	282,967,262

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	32,850.11	9.08%	101,500,334	35.87%	3,089.80
Dry Land	10,822.38	2.99%	15,585,527	5.51%	1,440.12
Grass	315,821.05	87.33%	165,848,543	58.61%	525.13
Waste	2,127.97	0.59%	31,920	0.01%	15.00
Other	38.50	0.01%	938	0.00%	24.36
Exempt	10.00	0.00%	0	0.00%	0.00
Total	361,660.01	100.00%	282,967,262	100.00%	782.41

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 Gandy	55	101,932	20	108,567	20	693,330	75	903,829	0
83.2 Rural	6	1,425	38	677,863	38	3,877,547	44	4,556,835	43,585
83.3 Stapleton	12	55,843	148	723,084	148	7,318,782	160	8,097,709	3,340
83.4 [none]	0	0	3	62,360	3	571,846	3	634,206	571,846
84 Residential Total	73	159,200	209	1,571,874	209	12,461,505	282	14,192,579	618,771

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	Gandy	1	6,725	1	1,095	1	2,301	2	10,121	0
85.2	Rural	0	0	4	265,181	4	2,594,057	4	2,859,238	0
85.3	Stapleton	9	62,952	31	123,834	31	1,122,688	40	1,309,474	0
85.4	[none]	1	11,000	0	0	0	0	1	11,000	0
86	Commercial Total	11	80,677	36	390,110	36	3,719,046	47	4,189,833	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	120.12	0.04%	63,068	0.04%	525.04
88. 1G	1,114.74	0.35%	585,259	0.35%	525.02
89. 2G1	2,309.86	0.73%	1,212,703	0.73%	525.01
90. 2G	4,183.60	1.32%	2,196,447	1.32%	525.01
91. 3G1	860.11	0.27%	451,576	0.27%	525.02
92. 3G	10,544.98	3.34%	5,536,166	3.34%	525.00
93. 4G1	20,383.01	6.45%	10,701,171	6.45%	525.00
94. 4G	276,304.63	87.49%	145,102,153	87.49%	525.15
95. Total	315,821.05	100.00%	165,848,543	100.00%	525.13
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	315,821.05	100.00%	165,848,543	100.00%	525.13
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	315,821.05	100.00%	165,848,543	100.00%	525.13

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

57 Logan

	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	13,552,577	14,192,579	640,002	4.72%	618,771	0.16%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	12,506,293	12,970,632	464,339	3.71%	704,083	-1.92%
04. Total Residential (sum lines 1-3)	26,058,870	27,163,211	1,104,341	4.24%	1,322,854	-0.84%
05. Commercial	4,178,245	4,189,833	11,588	0.28%	0	0.28%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	4,178,245	4,189,833	11,588	0.28%	0	0.28%
08. Ag-Farmsite Land, Outbuildings	3,869,823	3,975,625	105,802	2.73%	0	2.73%
09. Minerals	860	860	0	0.00	0	0.00%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	3,870,683	3,976,485	105,802	2.73%	0	2.73%
12. Irrigated	100,098,272	101,500,334	1,402,062	1.40%		
13. Dryland	15,967,164	15,585,527	-381,637	-2.39%		
14. Grassland	166,024,368	165,848,543	-175,825	-0.11%		
15. Wasteland	31,920	31,920	0	0.00%		
16. Other Agland	188	938	750	398.94%		
17. Total Agricultural Land	282,121,912	282,967,262	845,350	0.30%		
18. Total Value of all Real Property (Locally Assessed)	316,229,710	318,296,791	2,067,081	0.65%	1,322,854	0.24%

2018 Assessment Survey for Logan County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$88,900
7.	Adopted budget, or granted budget if different from above:
	\$83,900
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$10,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$16,300
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$26,802

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan (owned by Thomson Reuters)
2.	CAMA software:
	TerraScan (owned by Thomson Reuters)
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	County assessor
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.logan.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	TerraScan (owned by Thomson Reuters)

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No - only the rural area is zoned.
3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	2003

D. Contracted Services

1.	Appraisal Services:
	Tax Valuation Inc., for pickup work
2.	GIS Services:
	GIS Workshop
3.	Other services:
	TerraScan (owned by Thomson Reuters)

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, Tax Valuation Inc.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Credentialed and professional experience in the appraisal field.
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?
	The appraisal firm completes the listing work and helps create the depreciation tables but ultimately the appraiser sets the values

2018 Residential Assessment Survey for Logan County

1.	Valuation data collection done by:																		
	A contract appraisal firm																		
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings - structures located on rural parcels throughout the county</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.	AG	Outbuildings - structures located on rural parcels throughout the county									
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.																		
AG	Outbuildings - structures located on rural parcels throughout the county																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Sales were used to establish depreciation as it pertains to the cost approach. However, there are not enough residential sales to adequately utilize the sales comparison or income approaches.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	County develops the depreciation study based on local market information.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No																		
6.	Describe the methodology used to determine the residential lot values?																		
	Market and then a square foot cost is applied.																		
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																		
	N/A																		
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">6/2014</td> <td style="text-align: center;">2009</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">6/2014</td> <td style="text-align: center;">2006</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2016	6/2014	2009	2015-2016	AG	2016	6/2014	2006	2015
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2016	6/2014	2009	2015-2016															
AG	2016	6/2014	2006	2015															
	Rural Residential and outbuildings were physically inspected in 2015 and the villages were inspected in 2016 by a contract appraisal firm.																		
	No new lot sales since 2009.																		

2018 Commercial Assessment Survey for Logan County

1.	Valuation data collection done by:													
	A contract appraisal firm													
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.						
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1	Consists of Stapleton, Gandy and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The cost approach, supported by comparable sales using the sales price per square foot. There is not enough data or commercial sales to utilize the income approach.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	A contracted appraiser will be hired to value unique commercial properties.													
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?													
	Depreciation is based on the local market information.													
5.	Are individual depreciation tables developed for each valuation grouping?													
	No													
6.	Describe the methodology used to determine the commercial lot values.													
	Market and a square foot cost are applied.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2009</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2016	2014	2009	2015
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>										
1	2016	2014	2009	2015										
	New depreciation was implemented for the 2017 assessment year following a physical inspection the prior year													

2018 Agricultural Assessment Survey for Logan County

1.	Valuation data collection done by:							
	County assessor and deputy county assessor.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.	2016	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.	2016						
	GIS was reviewed in 2014 to capture the irrigated acres and changes in land use throughout the county.							
3.	Describe the process used to determine and monitor market areas.							
	N/A							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county follows the zoning manual in identifying rural residential land as no more than 20 acres. There is no recreational at this time.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Rural home sites are valued at \$5000 for the first acre and the building site is \$750. Values for 4500 (rural residential) parcels are the first acre \$5000, \$2395 up to ten acres and \$2395 up to twenty acres. These values are used for the whole county.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	With lack of market evidence, WRP is valued at 100% market value of grass.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	N/A							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
7c.	Describe the non-agricultural influences recognized within the county.							
	N/A							
7d.	Where is the influenced area located within the county?							

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

LOGAN COUNTY 3-YEAR PLAN OF ASSESSMENT JUNE 15, 2017

Logan County has 280 residential properties, 47 Commercial Properties and 1166 agricultural properties. There are an estimated 150 personal property filings each year and an estimated 49 homestead exemptions.

Logan County has an official, one full-time clerical and one part time clerical that deal with listing of properties, determining of values, and filing personal property schedules. The county also will hire an appraiser as needed. The official and full time clerical handle most of the computer work such as data entry, sketching, record changes, and running necessary reports. The official has final responsibility of setting values for all classes of property.

The County assessor maintains the cadastral mapping system at the time of the recording of a deed. The records have current ownership and land description.

Aerials were taken 2001-2002. In 2015-2016 hired Tax Valuaton Inc. to review and take pictures of all rural residential and commercial properties in the County. Ag sales were studied and adjusted values accordingly to sales of dryland, grass, and irrigated classes. In 2016-2017 hired Tax Valuation Inc. to review and take pictures of all residential property in Stapleton and Gandy. In January 2017 completed statewide soil conversion, Ag-land sales were studied and adjusted value according to sales for dryland, grass and irrigated classes. Added new irrigated acres. Work done by Tax Valuation Inc. in 2015-2016 and 2016-2017 was entered on the computer and Residential and Mobile Home pricing was brought up to Marshall Swift 2014 pricing with a new 2017 depreciation table, commercial property was brought up to the Marshall & Swift 2016 pricing with a new 2017 depreciation table. We made no new changes to the land and lot values for residential or commercial.

We start our pickup work as time allows. We list all pickup work in a notebook. This work is completed timely according to statute. In 2017-2018 we plan to drive 1/3 of the County and review property and do annual pickup work and work on the assessor's record files. In 2018-2019 we plan to drive 1/3 of the County and review property, do annual pickup work and work on assessor's record files. In 2019-2020 we plan to drive the last 1/3 of the County and review property, do annual pickup work and work on assessor's record files. Also annually study ag-land and take pictures of rural and residential improvements as needed to insert into Terrascan system.

Assessor completes 521 data as soon as possible.

Reports of the Logan County Assessor are filed on time.

Homestead Exemption applications are filed on or before June 30. State Statute.

State Statutes, rules and regulations are followed in filing personal property schedules and abstracts are filed on time.

Debbie Myers
Logan County Assessor