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DEPARTMENT OF REVENUE

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

MERRICK COUNTY

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DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Merrick 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 Merrick 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: Jan Placke, Merrick County Assessor

Property Assessment Division
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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.

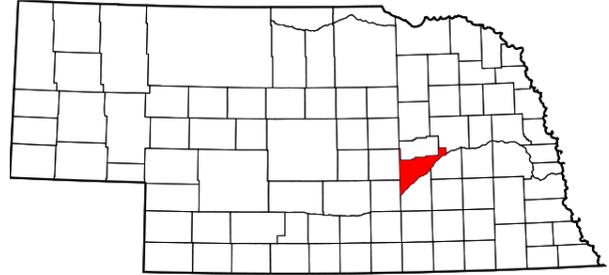
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

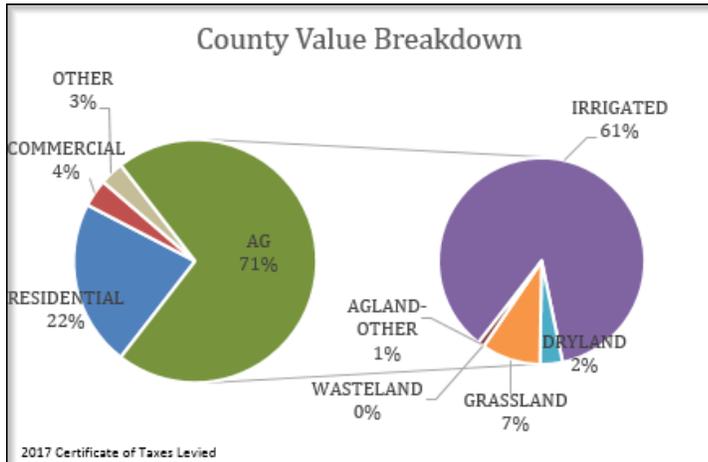
**Further information may be found in Exhibit 94*

County Overview

With a total area of 485 square miles, Merrick County had 7,828 residents, per the Census Bureau Quick Facts for 2016, a slight population decline from the 2010 U.S. Census. Reports indicated that 74% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Merrick County are located in and around Central City, the county seat. According to the latest information available from the U.S. Census Bureau, there were 235 employer establishments with total employment of 1,728.



Agricultural land accounts for a significant portion of the county's valuation base. Irrigated land makes up the majority of the land in the county. Merrick County is included in both the Central Platte and Lower Loup Natural Resource Districts (NRD).

An ethanol plant located in Central City also contributes to the local agricultural economy.

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
CENTRAL CITY	2,998	2,934	-2.1%
CHAPMAN	341	287	-15.8%
CLARKS	361	369	2.2%
PALMER	472	472	0.0%
SILVER CREEK	441	362	-17.9%

2018 Residential Correlation for Merrick County

Assessment Actions

Within the residential class of Merrick County, physical inspections and re-appraisals of residential improvements take place over the course of the inspection and review cycle. For the current assessment year, the county physically inspected residential parcels lying within two valuation groupings; the Grand Island subdivisions and those in Archer. Additionally, all residential pick-up work was completed by the county, as were on-site inspections of any remodeling and new additions.

A market analysis and sales analysis was done for all residential valuation groupings to determine whether further adjustments or studies were warranted. As a result of these analyses and adjustments, the overall assessed value for Archer increased 17% and the Grand Island subdivisions increased just over 3%.

Description of Analysis

Residential parcels are analyzed utilizing 8 valuation groupings that are based on the assessor locations in the county.

Valuation Grouping	Description
1	Acreages
2	Central City Lakes
3	Central City
4	Chapman, Clarks
5	Central City River
6	Clarks Lakes
7	Grand Island Subdivisions
8	Palmer, Silver Creek
9	Silver Creek Lakes
10	Shoups
11	Archer
12	WRP

For the residential property class, a review of Merrick County's statistical profile includes 190 qualified sales, representing all the valuation groupings with the exception of the WRP grouping. All valuation groupings with an adequate number of sales are within the acceptable range. All three measures of central tendency for the residential class of properties are within the acceptable range and demonstrate strong support for each other. The qualitative statistics provide support of

2018 Residential Correlation for Merrick County

the assessment actions of the county. Both the number of sales and the movement of the median ratio's demonstrate an increasing market.

Assessment Practice Review

Annually, a comprehensive review of the assessment practices is conducted for all counties. The purpose of the review is to examine the assessment practices of the county to determine whether the valuation processes result in uniform and proportionate values in the county. Reviewed items may include the county's sales verification and qualification process, the valuation groupings of the county, and the county's inspection and review processes.

The county assessor's office studied and made changes to the sales review policy in the last year. The county now provides sales letters to buyers and sellers of all parcels, along with a self-addressed stamped envelope. The county assessor reports that there is about a 70% return response rate. Once the seller and/or buyer return the questionnaire to the county assessor's office, it is used during the verification process to make a qualification determination. The Division evaluated the qualification determinations of the assessor's office to confirm that sales were properly vetted and given a determination. The county assessor's office offered descriptions of the sales that supported the qualification determination reached.

Valuation groupings were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The county has created twelve valuation groupings for residential parcels, citing similar economic influence and factors throughout the county.

The county has had a self-imposed cycle of inspection and review in place that pre-dates the six-year inspection and review requirement. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As inspections are completed, property records are updated, as are cost and depreciation tables. The county has shared their systematic schedule of inspections with the Division and it has been verified that the county is on schedule with the review cycle.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

2018 Residential Correlation for Merrick County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	21	95.90	92.71	89.93	08.16	103.09
02	2	78.47	78.47	78.29	01.15	100.23
03	130	96.04	102.75	100.17	19.31	102.58
04	22	98.79	108.17	96.22	26.81	112.42
05	1	61.20	61.20	61.20	00.00	100.00
06	4	78.08	78.63	80.20	06.25	98.04
07	19	95.45	99.20	91.29	22.34	108.66
08	25	96.13	97.32	90.50	20.85	107.54
09	3	46.82	50.03	51.07	09.82	97.96
11	1	84.96	84.96	84.96	00.00	100.00
<u>ALL</u>	<u>228</u>	95.63	99.87	93.82	19.99	106.45

Level of Value

Based on a review of all available information discussed in this report, the level of value of the residential class of real property in Merrick County is 96%.

2018 Commercial Correlation for Merrick County

Assessment Actions

A market analysis and sales analysis was done for the commercial valuation grouping to determine whether adjustments or additional studies were warranted. As a result of these analyses and adjustments, limited valuation changes were made to the commercial class for the current year.

All commercial pick-up work is completed every year by the county, as are onsite inspections of any remodeling and new additions. As a result a 2% increase was seen in the commercial class of properties.

Description of Analysis

The commercial class of property is considered as one valuation grouping in Merrick County.

Valuation Grouping	Description
01	Commercial

There were twelve commercial sales in the statistical profile. Analyses of these sales were done to determine if the sales overall were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales.

The sample shows that of the three measures of central tendency only the median is within the acceptable range. The overall spread of these measures is fourteen points, which confirms limited support among these measures.

While the calculated median of the sample of commercial sales fell within the acceptable measurement range, the current sample is not reliable enough to be used or large enough to be relied upon with confidence. Based on all of these factors, the median will not be used to measure the level of value of the commercial class.

Assessment Practice Review

Annually, a comprehensive review of the assessment practices is conducted for all counties. The purpose of the review is to examine the assessment practices of the county to determine whether the valuation processes result in uniform and proportionate values in the county. Reviewed items may include the county's sales verification and qualification process, the valuation groupings of the county, and the county's inspection and review processes.

The county provides sales letters to buyers and sellers of all parcels, along with a self-addressed stamped envelope. The assessor reports that there is about a 70% return response rate. Once the seller and/or buyer return the questionnaire to the county assessor's office, it is used during the verification process to make a qualification determination. Perhaps due to this sales review policy

2018 Commercial Correlation for Merrick County

change, the county assessor has found an increase in the number of sales not valid for measurement due to substantial changes on the parcel after it had sold. The Division evaluated the qualification determinations of the assessor’s office to confirm that sales were properly vetted. The county assessor’s office offered descriptions of the sales that explained the qualification determination reached.

Valuation groupings were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The county has put all commercial parcels into one valuation grouping, citing similar economic influence and factors throughout the county. The review and analysis indicates that Merrick County has adequately identified economic areas for the commercial property class.

The county has had a self-imposed five-year cycle of inspection and review in place that pre-dates the six-year inspection and review requirement. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As inspections are completed, property records are updated, as are cost and depreciation tables. The county has shared their systematic schedule of inspections with the Division and the Division has found that the county continues to follow it.

Equalization and Quality of Assessment

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

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	12	95.71	86.50	82.23	14.47	105.19
____ALL____	12	95.71	86.50	82.23	14.47	105.19

Level of Value

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

2018 Agricultural Correlation for Merrick County

Assessment Actions

Within the agricultural class of Merrick County, the physical inspections of agricultural improvements, vacant land, and rural residential with agricultural land take place over a two-year period of the six-year inspection and review cycle. Land use continues to be updated as information becomes available. The county assessor contacts the property owners to inform them of any potential changes and to encourage the property owner to bring any additional information into the county assessor's office. A market analysis and sales analysis occurred for the current year. As a result, updates to land values were made to reflect those findings. Cropland decreased on average by 3% with grass land increasing 3%.

Description of Analysis

Of Merrick County's agricultural land, irrigated land lies between Classes 3A, 2A, and 2A1. Overall, these land capability groups (LCGs) hold over 50% of the county's total agricultural land composition. The agricultural land is considered as one market area in the county.

A review of the county's statistical analysis displayed fifty-seven sales. The measures of central tendency are all within the range and provide strong support for each other with a spread of only one point. Both grassland and irrigated cropland for the 80% majority land use (MLUs) statistics display a calculated median within the range providing evidence that the classes are valued at a similar relationship to market value.

Merrick counties agricultural values were compared to adjoining counties values and they appear relatively similar for all classes of property.

Assessment Practice Review

Annually, a comprehensive review of the assessment practices is conducted for all counties. The purpose of the review is to examine the assessment practices of the county to determine whether the valuation processes result in uniform and proportionate values in the county. Reviewed items may include the county's sales verification and qualification process, the market areas of the county, and the county's inspection and review processes.

The county provides sales letters to buyers and sellers of all parcels, along with a self-addressed stamped envelope. The assessor reports that there is about a 70% return response rate. Once the seller and/or buyer return the questionnaire to the county assessor's office, it is used during the verification process to make a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted. In addition to the normal review of sales and qualification determinations, the Division also performed additional analyses of non-agricultural production influences on agricultural sales. The county assessor's office offered descriptions of the sales that explained the qualification determination reached.

After an annual examination of the county's agricultural land, the county assessor concluded that there would remain a single market area within the county. The Division worked with the county

2018 Agricultural Correlation for Merrick County

assessor to ensure that sales with non-agricultural influences were not used to establish agricultural land values.

The county has a five-year inspection and review cycle plan. Within a class of property, the review work is typically completed in a two-year window. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. Among other ways to gather information, aerial imagery is a tool utilized to better identify parcels that require further inspection, for both changes to improvements on agricultural parcels as well as vacant agricultural land use changes. All parcels are reviewed for primary use during this time. The county has shared their systematic schedule of inspections with the Division and the Division has found that the county continues to follow it.

Equalization

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages have; and the rural residential improvements are believed to be equalized at the statutorily required assessment level.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Merrick County complies with professionally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	35	70.75	72.26	70.68	10.06	102.24
1	35	70.75	72.26	70.68	10.06	102.24
<u> Grass </u>						
County	10	71.37	76.78	69.39	27.03	110.65
1	10	71.37	76.78	69.39	27.03	110.65
<u> ALL </u>						
	57	70.32	70.54	69.61	17.90	101.34

Level of Value

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

2018 Opinions of the Property Tax Administrator for Merrick 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	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Merrick County

Residential Real Property - Current

Number of Sales	228	Median	95.63
Total Sales Price	\$24,642,800	Mean	99.87
Total Adj. Sales Price	\$24,642,800	Wgt. Mean	93.82
Total Assessed Value	\$23,120,040	Average Assessed Value of the Base	\$79,787
Avg. Adj. Sales Price	\$108,082	Avg. Assessed Value	\$101,404

Confidence Interval - Current

95% Median C.I	92.62 to 97.70
95% Wgt. Mean C.I	89.14 to 98.50
95% Mean C.I	95.71 to 104.03
% of Value of the Class of all Real Property Value in the County	19.89
% of Records Sold in the Study Period	5.63
% of Value Sold in the Study Period	7.15

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	190	97	97.23
2016	178	95	94.61
2015	184	96	95.57
2014	158	98	97.63

2018 Commission Summary for Merrick County

Commercial Real Property - Current

Number of Sales	12	Median	95.71
Total Sales Price	\$1,948,000	Mean	86.50
Total Adj. Sales Price	\$1,948,000	Wgt. Mean	82.23
Total Assessed Value	\$1,601,805	Average Assessed Value of the Base	\$144,181
Avg. Adj. Sales Price	\$162,333	Avg. Assessed Value	\$133,484

Confidence Interval - Current

95% Median C.I	75.20 to 101.84
95% Wgt. Mean C.I	61.10 to 103.36
95% Mean C.I	72.38 to 100.62
% of Value of the Class of all Real Property Value in the County	3.80
% of Records Sold in the Study Period	2.80
% of Value Sold in the Study Period	2.60

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	15	100	93.31
2016	8	100	99.27
2015	12	100	98.63
2014	14	99	99.09

**61 Merrick
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 : 228
 Total Sales Price : 24,642,800
 Total Adj. Sales Price : 24,642,800
 Total Assessed Value : 23,120,040
 Avg. Adj. Sales Price : 108,082
 Avg. Assessed Value : 101,404

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 100
 COD : 19.99
 PRD : 106.45

COV : 32.11
 STD : 32.07
 Avg. Abs. Dev : 19.12
 MAX Sales Ratio : 357.05
 MIN Sales Ratio : 44.74

95% Median C.I. : 92.62 to 97.70
 95% Wgt. Mean C.I. : 89.14 to 98.50
 95% Mean C.I. : 95.71 to 104.03

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	30	95.86	98.04	94.17	18.35	104.11	52.28	187.24	82.61 to 103.60	109,090	102,731
01-JAN-16 To 31-MAR-16	13	107.82	103.52	96.79	13.71	106.95	65.97	140.60	84.71 to 118.09	108,419	104,941
01-APR-16 To 30-JUN-16	30	96.53	98.05	91.81	17.96	106.80	46.82	201.16	83.39 to 107.11	117,822	108,169
01-JUL-16 To 30-SEP-16	28	91.56	91.25	88.96	13.49	102.57	58.53	126.95	85.17 to 98.63	119,371	106,196
01-OCT-16 To 31-DEC-16	33	100.02	110.43	96.16	28.86	114.84	58.65	357.05	92.41 to 110.71	81,282	78,165
01-JAN-17 To 31-MAR-17	22	90.72	94.37	89.73	21.01	105.17	44.74	172.94	81.13 to 109.75	86,709	77,806
01-APR-17 To 30-JUN-17	42	92.44	96.54	89.89	17.54	107.40	53.38	227.00	85.97 to 99.18	117,336	105,478
01-JUL-17 To 30-SEP-17	30	95.70	107.04	104.73	22.41	102.21	69.14	247.33	89.58 to 106.42	118,853	124,470
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	101	96.03	96.87	92.26	16.70	105.00	46.82	201.16	91.63 to 99.02	114,448	105,591
01-OCT-16 To 30-SEP-17	127	95.19	102.25	95.20	22.64	107.41	44.74	357.05	91.27 to 99.18	103,020	98,073
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	104	96.61	100.83	92.65	20.46	108.83	46.82	357.05	92.41 to 100.02	105,469	97,714
<u>ALL</u>	228	95.63	99.87	93.82	19.99	106.45	44.74	357.05	92.62 to 97.70	108,082	101,404

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	21	95.90	92.71	89.93	08.16	103.09	54.64	108.79	91.51 to 99.29	195,383	175,700
02	2	78.47	78.47	78.29	01.15	100.23	77.57	79.36	N/A	193,250	151,305
03	130	96.04	102.75	100.17	19.31	102.58	64.71	357.05	92.95 to 100.02	100,707	100,877
04	22	98.79	108.17	96.22	26.81	112.42	58.65	247.33	87.90 to 110.68	57,177	55,017
05	1	61.20	61.20	61.20	00.00	100.00	61.20	61.20	N/A	90,000	55,080
06	4	78.08	78.63	80.20	06.25	98.04	72.77	85.60	N/A	340,750	273,273
07	19	95.45	99.20	91.29	22.34	108.66	52.28	201.16	80.44 to 113.76	103,218	94,228
08	25	96.13	97.32	90.50	20.85	107.54	53.38	172.94	82.61 to 107.33	61,092	55,290
09	3	46.82	50.03	51.07	09.82	97.96	44.74	58.53	N/A	245,667	125,470
11	1	84.96	84.96	84.96	00.00	100.00	84.96	84.96	N/A	125,000	106,200
<u>ALL</u>	228	95.63	99.87	93.82	19.99	106.45	44.74	357.05	92.62 to 97.70	108,082	101,404

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	228	95.63	99.87	93.82	19.99	106.45	44.74	357.05	92.62 to 97.70	108,082	101,404
06											
07											
<u>ALL</u>	228	95.63	99.87	93.82	19.99	106.45	44.74	357.05	92.62 to 97.70	108,082	101,404

**61 Merrick
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 : 228
 Total Sales Price : 24,642,800
 Total Adj. Sales Price : 24,642,800
 Total Assessed Value : 23,120,040
 Avg. Adj. Sales Price : 108,082
 Avg. Assessed Value : 101,404

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 100
 COD : 19.99
 PRD : 106.45

COV : 32.11
 STD : 32.07
 Avg. Abs. Dev : 19.12
 MAX Sales Ratio : 357.05
 MIN Sales Ratio : 44.74

95% Median C.I. : 92.62 to 97.70
 95% Wgt. Mean C.I. : 89.14 to 98.50
 95% Mean C.I. : 95.71 to 104.03

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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	5	134.45	181.24	181.41	58.96	99.91	73.88	357.05	N/A	9,800	17,778	
Less Than 30,000	21	119.35	139.53	132.31	42.08	105.46	59.28	357.05	92.62 to 172.94	18,588	24,594	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	228	95.63	99.87	93.82	19.99	106.45	44.74	357.05	92.62 to 97.70	108,082	101,404	
Greater Than 14,999	223	95.50	98.04	93.65	18.26	104.69	44.74	247.33	92.41 to 97.02	110,286	103,279	
Greater Than 29,999	207	95.23	95.84	93.20	16.22	102.83	44.74	169.17	91.63 to 96.26	117,162	109,196	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	5	134.45	181.24	181.41	58.96	99.91	73.88	357.05	N/A	9,800	17,778	
15,000 TO 29,999	16	116.56	126.50	125.26	34.49	100.99	59.28	247.33	84.30 to 172.94	21,334	26,724	
30,000 TO 59,999	36	103.01	105.66	104.78	19.74	100.84	59.14	169.17	89.16 to 111.39	45,806	47,996	
60,000 TO 99,999	64	99.17	96.78	97.28	16.16	99.49	52.28	145.65	90.50 to 102.53	74,223	72,207	
100,000 TO 149,999	56	90.98	90.79	90.61	11.11	100.20	68.05	126.43	84.58 to 95.23	122,208	110,735	
150,000 TO 249,999	40	95.34	97.56	97.59	15.05	99.97	46.82	166.35	91.27 to 98.63	185,514	181,041	
250,000 TO 499,999	10	80.17	77.40	77.84	22.05	99.43	44.74	100.24	54.64 to 97.02	308,900	240,458	
500,000 TO 999,999	1	81.42	81.42	81.42	00.00	100.00	81.42	81.42	N/A	500,000	407,085	
1,000,000 +												
___ ALL ___	228	95.63	99.87	93.82	19.99	106.45	44.74	357.05	92.62 to 97.70	108,082	101,404	

61 Merrick
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 : 12
Total Sales Price : 1,948,000
Total Adj. Sales Price : 1,948,000
Total Assessed Value : 1,601,805
Avg. Adj. Sales Price : 162,333
Avg. Assessed Value : 133,484

MEDIAN : 96
WGT. MEAN : 82
MEAN : 87
COD : 14.47
PRD : 105.19

COV : 25.70
STD : 22.23
Avg. Abs. Dev : 13.85
MAX Sales Ratio : 104.39
MIN Sales Ratio : 32.91

95% Median C.I. : 75.20 to 101.84
95% Wgt. Mean C.I. : 61.10 to 103.36
95% Mean C.I. : 72.38 to 100.62

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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	2	74.35	74.35	59.05	28.42	125.91	53.22	95.47	N/A	290,000	171,248
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	3	75.20	70.83	69.35	31.69	102.13	32.91	104.39	N/A	81,833	56,748
01-JAN-16 To 31-MAR-16	1	93.31	93.31	93.31	00.00	100.00	93.31	93.31	N/A	27,500	25,660
01-APR-16 To 30-JUN-16	2	100.84	100.84	99.82	01.70	101.02	99.13	102.55	N/A	75,000	74,863
01-JUL-16 To 30-SEP-16	1	85.80	85.80	85.80	00.00	100.00	85.80	85.80	N/A	15,000	12,870
01-OCT-16 To 31-DEC-16	1	98.29	98.29	98.29	00.00	100.00	98.29	98.29	N/A	240,000	235,895
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	1	95.94	95.94	95.94	00.00	100.00	95.94	95.94	N/A	640,000	613,995
01-JUL-17 To 30-SEP-17	1	101.84	101.84	101.84	00.00	100.00	101.84	101.84	N/A	50,000	50,920
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	2	74.35	74.35	59.05	28.42	125.91	53.22	95.47	N/A	290,000	171,248
01-OCT-15 To 30-SEP-16	7	93.31	84.76	81.85	17.17	103.56	32.91	104.39	32.91 to 104.39	62,571	51,214
01-OCT-16 To 30-SEP-17	3	98.29	98.69	96.86	02.00	101.89	95.94	101.84	N/A	310,000	300,270
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	5	75.20	72.24	62.11	30.25	116.31	32.91	104.39	N/A	165,100	102,548
01-JAN-16 To 31-DEC-16	5	98.29	95.82	98.07	04.59	97.71	85.80	102.55	N/A	86,500	84,830
<u>ALL</u>	12	95.71	86.50	82.23	14.47	105.19	32.91	104.39	75.20 to 101.84	162,333	133,484

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	12	95.71	86.50	82.23	14.47	105.19	32.91	104.39	75.20 to 101.84	162,333	133,484
<u>ALL</u>	12	95.71	86.50	82.23	14.47	105.19	32.91	104.39	75.20 to 101.84	162,333	133,484

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	12	95.71	86.50	82.23	14.47	105.19	32.91	104.39	75.20 to 101.84	162,333	133,484
04											
<u>ALL</u>	12	95.71	86.50	82.23	14.47	105.19	32.91	104.39	75.20 to 101.84	162,333	133,484

61 Merrick
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 : 12
Total Sales Price : 1,948,000
Total Adj. Sales Price : 1,948,000
Total Assessed Value : 1,601,805
Avg. Adj. Sales Price : 162,333
Avg. Assessed Value : 133,484

MEDIAN : 96
WGT. MEAN : 82
MEAN : 87
COD : 14.47
PRD : 105.19

COV : 25.70
STD : 22.23
Avg. Abs. Dev : 13.85
MAX Sales Ratio : 104.39
MIN Sales Ratio : 32.91

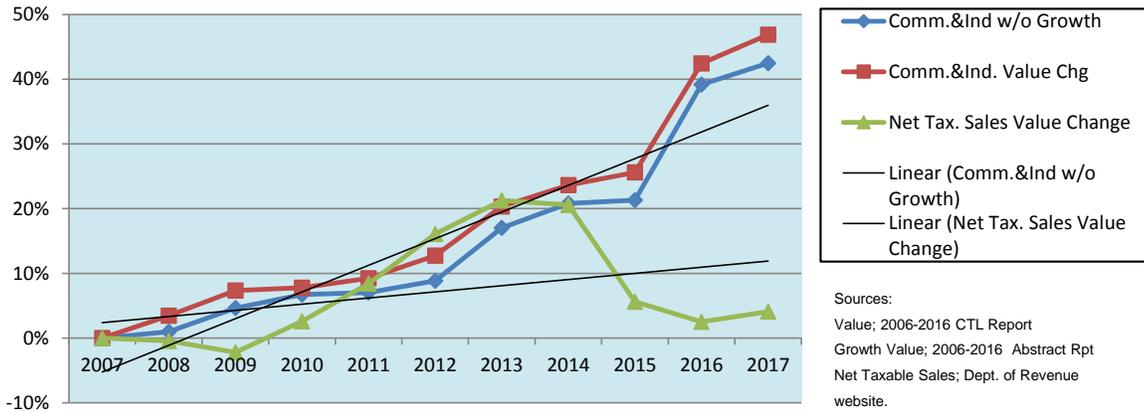
95% Median C.I. : 75.20 to 101.84
95% Wgt. Mean C.I. : 61.10 to 103.36
95% Mean C.I. : 72.38 to 100.62

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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	2	89.56	89.56	90.66	04.20	98.79	85.80	93.31	N/A	21,250	19,265	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	12	95.71	86.50	82.23	14.47	105.19	32.91	104.39	75.20 to 101.84	162,333	133,484	
Greater Than 14,999	12	95.71	86.50	82.23	14.47	105.19	32.91	104.39	75.20 to 101.84	162,333	133,484	
Greater Than 29,999	10	97.12	85.89	82.04	15.81	104.69	32.91	104.39	53.22 to 102.55	190,550	156,328	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	89.56	89.56	90.66	04.20	98.79	85.80	93.31	N/A	21,250	19,265	
30,000 TO 59,999	3	102.55	102.93	102.91	00.83	100.02	101.84	104.39	N/A	41,167	42,365	
60,000 TO 99,999	2	64.19	64.19	67.67	48.73	94.86	32.91	95.47	N/A	72,000	48,720	
100,000 TO 149,999	2	87.17	87.17	86.33	13.73	100.97	75.20	99.13	N/A	129,000	111,365	
150,000 TO 249,999	1	98.29	98.29	98.29	00.00	100.00	98.29	98.29	N/A	240,000	235,895	
250,000 TO 499,999												
500,000 TO 999,999	2	74.58	74.58	77.20	28.64	96.61	53.22	95.94	N/A	570,000	440,058	
1,000,000 +												
___ ALL ___	12	95.71	86.50	82.23	14.47	105.19	32.91	104.39	75.20 to 101.84	162,333	133,484	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
325	1	101.84	101.84	101.84	00.00	100.00	101.84	101.84	N/A	50,000	50,920	
344	4	97.93	88.37	61.22	15.42	144.35	53.22	104.39	N/A	150,250	91,989	
350	1	85.80	85.80	85.80	00.00	100.00	85.80	85.80	N/A	15,000	12,870	
352	2	97.12	97.12	96.58	01.21	100.56	95.94	98.29	N/A	440,000	424,945	
353	1	95.47	95.47	95.47	00.00	100.00	95.47	95.47	N/A	80,000	76,375	
442	2	54.06	54.06	61.80	39.12	87.48	32.91	75.20	N/A	101,000	62,418	
470	1	99.13	99.13	99.13	00.00	100.00	99.13	99.13	N/A	120,000	118,960	
___ ALL ___	12	95.71	86.50	82.23	14.47	105.19	32.91	104.39	75.20 to 101.84	162,333	133,484	

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	\$ 41,129,110	\$ 328,555	0.80%	\$ 40,800,555	-	\$ 36,863,282	-
2008	\$ 42,545,850	\$ 1,016,445	2.39%	\$ 41,529,405	0.97%	\$ 36,694,689	-0.46%
2009	\$ 44,146,415	\$ 1,113,070	2.52%	\$ 43,033,345	1.15%	\$ 36,048,867	-1.76%
2010	\$ 44,333,825	\$ 441,880	1.00%	\$ 43,891,945	-0.58%	\$ 37,822,385	4.92%
2011	\$ 44,933,465	\$ 915,530	2.04%	\$ 44,017,935	-0.71%	\$ 39,962,182	5.66%
2012	\$ 46,370,960	\$ 1,597,345	3.44%	\$ 44,773,615	-0.36%	\$ 42,798,696	7.10%
2013	\$ 49,487,925	\$ 1,359,195	2.75%	\$ 48,128,730	3.79%	\$ 44,706,715	4.46%
2014	\$ 50,857,120	\$ 1,165,085	2.29%	\$ 49,692,035	0.41%	\$ 44,452,055	-0.57%
2015	\$ 51,652,140	\$ 1,757,700	3.40%	\$ 49,894,440	-1.89%	\$ 38,935,045	-12.41%
2016	\$ 58,589,905	\$ 1,353,430	2.31%	\$ 57,236,475	10.81%	\$ 37,795,568	-2.93%
2017	\$ 60,415,063	\$ 1,810,945	3.00%	\$ 58,604,118	0.02%	\$ 38,370,068	1.52%
Ann %chg	3.92%			Average	1.36%	0.28%	0.55%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	0.97%	3.44%	-0.46%
2009	4.63%	7.34%	-2.21%
2010	6.72%	7.79%	2.60%
2011	7.02%	9.25%	8.41%
2012	8.86%	12.74%	16.10%
2013	17.02%	20.32%	21.28%
2014	20.82%	23.65%	20.59%
2015	21.31%	25.59%	5.62%
2016	39.16%	42.45%	2.53%
2017	42.49%	46.89%	4.09%

County Number: 61
 County Name: Merrick

61 Merrick
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 : 57
Total Sales Price : 43,029,894
Total Adj. Sales Price : 43,029,894
Total Assessed Value : 29,953,500
Avg. Adj. Sales Price : 754,910
Avg. Assessed Value : 525,500

MEDIAN : 70
WGT. MEAN : 70
MEAN : 71
COD : 17.90
PRD : 101.34

COV : 27.23
STD : 19.21
Avg. Abs. Dev : 12.59
MAX Sales Ratio : 141.12
MIN Sales Ratio : 12.34

95% Median C.I. : 66.75 to 75.46
95% Wgt. Mean C.I. : 66.57 to 72.65
95% Mean C.I. : 65.55 to 75.53

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	6	65.27	63.44	63.21	04.47	100.36	57.64	67.84	57.64 to 67.84	1,121,116	708,712
01-JAN-15 To 31-MAR-15	3	64.79	51.69	59.32	33.74	87.14	12.34	77.93	N/A	526,667	312,433
01-APR-15 To 30-JUN-15	10	68.97	69.16	68.74	07.16	100.61	58.67	78.45	61.25 to 77.12	1,026,363	705,501
01-JUL-15 To 30-SEP-15	3	69.72	77.87	71.99	14.53	108.17	66.75	97.15	N/A	395,000	284,372
01-OCT-15 To 31-DEC-15	11	70.75	70.98	71.25	10.77	99.62	57.00	89.39	57.61 to 84.29	997,422	710,700
01-JAN-16 To 31-MAR-16	6	72.20	71.63	69.33	18.98	103.32	41.25	96.65	41.25 to 96.65	549,875	381,233
01-APR-16 To 30-JUN-16	1	21.64	21.64	21.64	00.00	100.00	21.64	21.64	N/A	425,000	91,985
01-JUL-16 To 30-SEP-16	4	82.46	95.31	82.84	21.14	115.05	75.22	141.12	N/A	450,250	372,981
01-OCT-16 To 31-DEC-16	5	63.22	60.30	59.85	30.94	100.75	18.59	85.48	N/A	347,691	208,105
01-JAN-17 To 31-MAR-17	3	84.39	83.42	85.61	05.70	97.44	75.73	90.15	N/A	786,983	673,743
01-APR-17 To 30-JUN-17	4	76.15	75.70	75.18	14.08	100.69	59.12	91.37	N/A	532,070	400,001
01-JUL-17 To 30-SEP-17	1	91.83	91.83	91.83	00.00	100.00	91.83	91.83	N/A	550,000	505,045
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	22	66.97	66.41	66.30	11.87	100.17	12.34	97.15	64.79 to 71.63	897,969	595,350
01-OCT-15 To 30-SEP-16	22	73.89	73.34	70.86	18.97	103.50	21.64	141.12	64.27 to 83.18	749,859	531,318
01-OCT-16 To 30-SEP-17	13	81.45	72.80	76.23	17.62	95.50	18.59	91.83	59.12 to 90.15	521,360	397,447
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	27	69.72	68.93	69.43	12.49	99.28	12.34	97.15	66.40 to 74.55	888,899	617,153
01-JAN-16 To 31-DEC-16	16	75.69	70.88	67.62	26.91	104.82	18.59	141.12	51.66 to 84.37	453,981	306,989
<u>ALL</u>	57	70.32	70.54	69.61	17.90	101.34	12.34	141.12	66.75 to 75.46	754,910	525,500

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	57	70.32	70.54	69.61	17.90	101.34	12.34	141.12	66.75 to 75.46	754,910	525,500
<u>ALL</u>	57	70.32	70.54	69.61	17.90	101.34	12.34	141.12	66.75 to 75.46	754,910	525,500

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Irrigated</u>											
County	27	70.75	72.11	70.70	09.64	101.99	58.67	90.15	66.75 to 76.15	965,347	682,463
1	27	70.75	72.11	70.70	09.64	101.99	58.67	90.15	66.75 to 76.15	965,347	682,463
<u>Grass</u>											
County	8	78.55	79.79	71.19	27.57	112.08	41.25	141.12	41.25 to 141.12	191,148	136,072
1	8	78.55	79.79	71.19	27.57	112.08	41.25	141.12	41.25 to 141.12	191,148	136,072
<u>ALL</u>	57	70.32	70.54	69.61	17.90	101.34	12.34	141.12	66.75 to 75.46	754,910	525,500

61 Merrick
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 : 57
 Total Sales Price : 43,029,894
 Total Adj. Sales Price : 43,029,894
 Total Assessed Value : 29,953,500
 Avg. Adj. Sales Price : 754,910
 Avg. Assessed Value : 525,500

MEDIAN : 70
 WGT. MEAN : 70
 MEAN : 71
 COD : 17.90
 PRD : 101.34

COV : 27.23
 STD : 19.21
 Avg. Abs. Dev : 12.59
 MAX Sales Ratio : 141.12
 MIN Sales Ratio : 12.34

95% Median C.I. : 66.75 to 75.46
 95% Wgt. Mean C.I. : 66.57 to 72.65
 95% Mean C.I. : 65.55 to 75.53

Printed:3/29/2018 8:59:57AM

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	35	70.75	72.26	70.68	10.06	102.24	57.64	91.83	67.18 to 75.46	958,577	677,554
1	35	70.75	72.26	70.68	10.06	102.24	57.64	91.83	67.18 to 75.46	958,577	677,554
_____Grass_____											
County	10	71.37	76.78	69.39	27.03	110.65	41.25	141.12	57.61 to 96.65	269,099	186,735
1	10	71.37	76.78	69.39	27.03	110.65	41.25	141.12	57.61 to 96.65	269,099	186,735
_____ALL_____	57	70.32	70.54	69.61	17.90	101.34	12.34	141.12	66.75 to 75.46	754,910	525,500

Merrick County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Merrick	1	6015	5790	5565	5390	5000	4850	4435	3870	5187
Hall	1	6495	6495	5740	5737	4570	4570	4335	4323	5888
Howard	7100	4950	4950	4500	4400	4000	3800	3600	3600	4001
Nance	1	5156	5150	5142	5127	5065	5058	5033	5032	5105
Hamilton	1	6450	6439	6425	6400	6373	6375	6341	6350	6430
Polk	1	7044	6390	5985	5613	5185	5084	4907	4353	6437

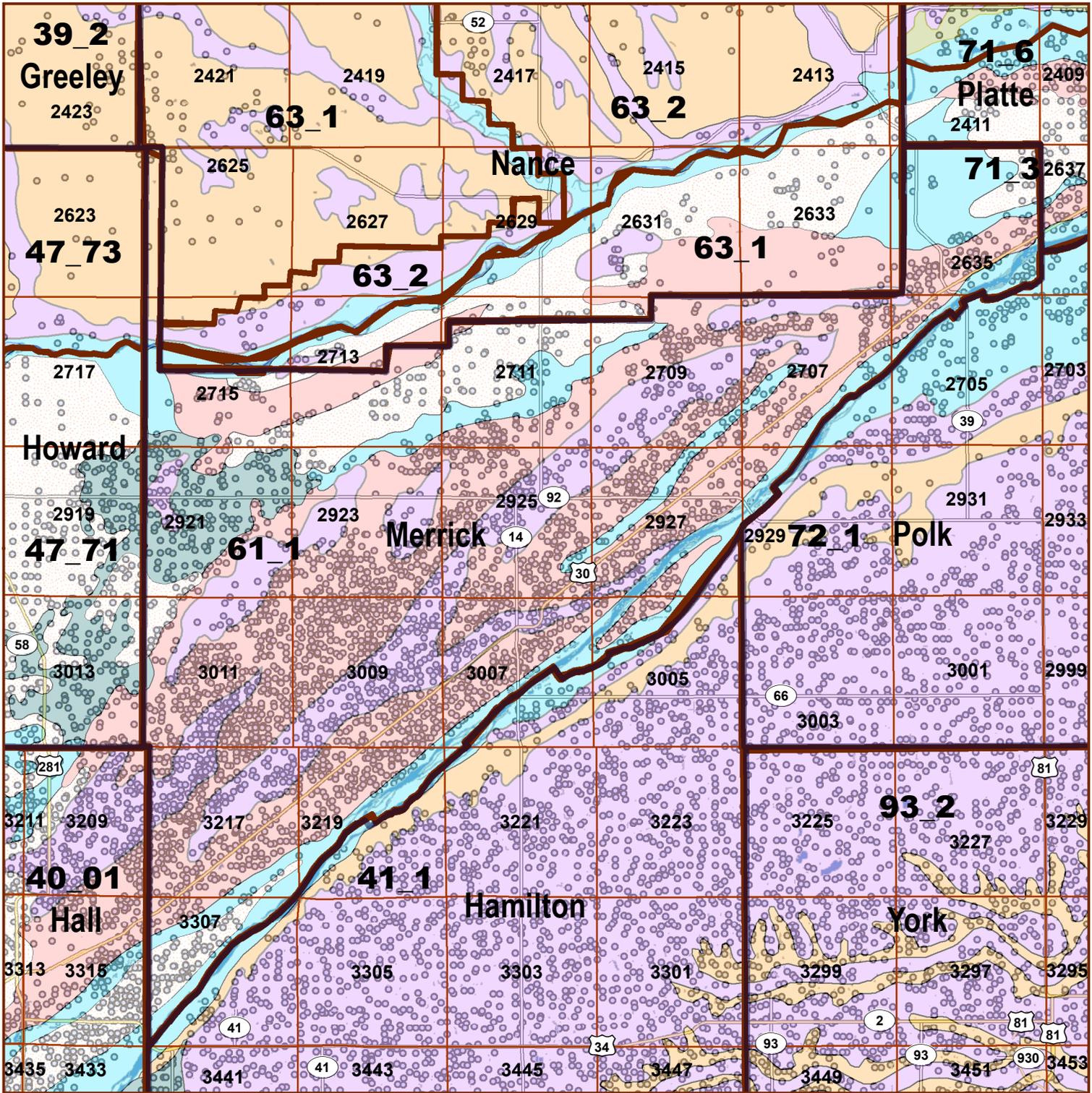
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Merrick	1	3310	2975	2760	2625	2430	2405	2100	2040	2494
Hall	1	3340	3340	2955	2955	2530	2530	2230	2230	2924
Howard	7100	2600	2600	2500	2500	2325	2250	2150	2000	2304
Nance	1	3388	3390	3367	3341	3341	3324	3344	3345	3360
Hamilton	1	5000	5000	4800	4800	4700	4700	4600	4600	4887
Polk	1	5504	5230	4039	4039	3606	3508	3401	3401	4820

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Merrick	1	2400	2250	2103	1953	1804	1653	1527	1351	1640
Hall	1	2220	2213	1826	1833	1407	1409	1408	1408	1528
Howard	7100	1500	1500	1350	1350	1300	1250	1200	1175	1237
Nance	1	1500	1500	1480	1471	1470	1425	1396	1396	1416
Hamilton	1	2300	2300	2200	2200	2100	2100	2000	2000	2081
Polk	1	2200	2200	2200	2200	2200	2200	2100	2100	2154

County	Mkt Area	CRP	TIMBER	WASTE
Merrick	1	1371	500	300
Hall	1	n/a	n/a	100
Howard	7100	1261	n/a	750
Nance	1	1400	1000	221
Hamilton	1	n/a	n/a	900
Polk	1	n/a	1200	40

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

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



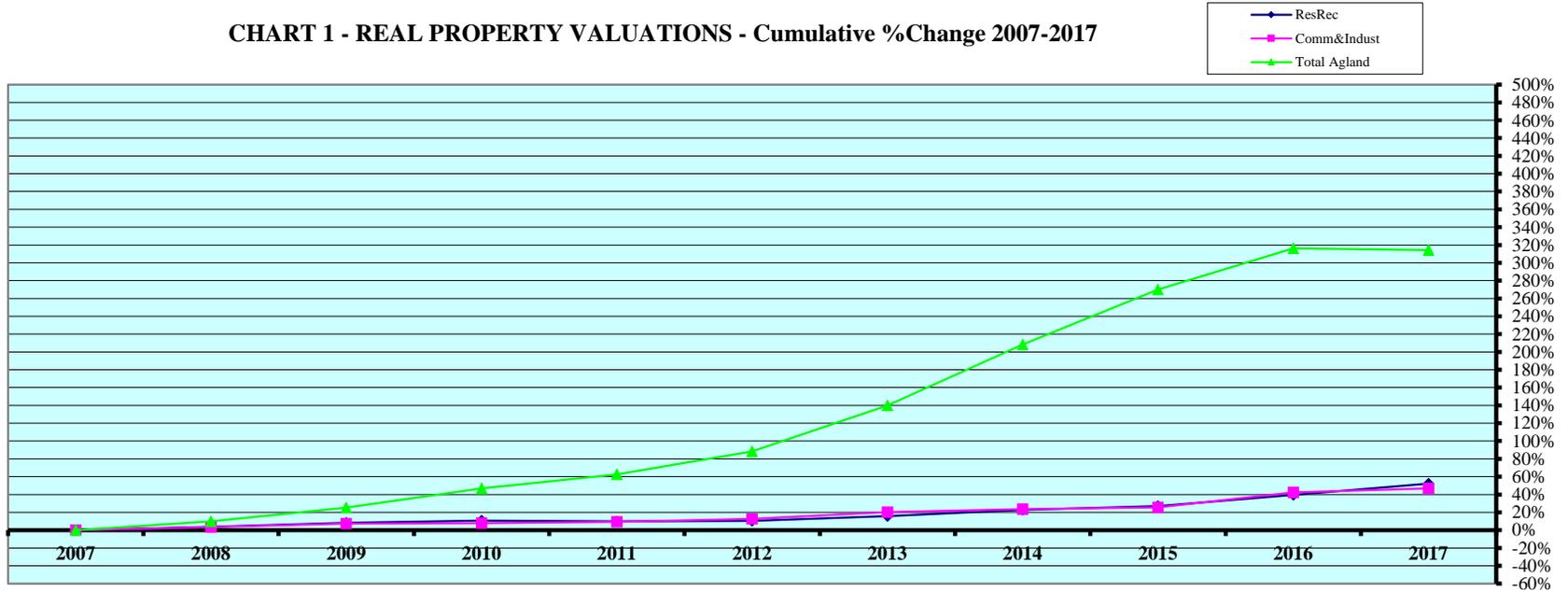
Legend

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

Merrick 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	204,667,285	--	--	--	41,129,110	--	--	--	282,410,190	--	--	--
2008	212,301,755	7,634,470	3.73%	3.73%	42,545,850	1,416,740	3.44%	3.44%	310,079,640	27,669,450	9.80%	9.80%
2009	221,528,144	9,226,389	4.35%	8.24%	44,146,415	1,600,565	3.76%	7.34%	354,107,750	44,028,110	14.20%	25.39%
2010	226,383,394	4,855,250	2.19%	10.61%	44,333,825	187,410	0.42%	7.79%	414,757,500	60,649,750	17.13%	46.86%
2011	225,124,646	-1,258,748	-0.56%	10.00%	44,933,465	599,640	1.35%	9.25%	458,848,745	44,091,245	10.63%	62.48%
2012	226,090,760	966,114	0.43%	10.47%	46,370,960	1,437,495	3.20%	12.74%	531,868,345	73,019,600	15.91%	88.33%
2013	237,026,700	10,935,940	4.84%	15.81%	49,487,925	3,116,965	6.72%	20.32%	677,692,960	145,824,615	27.42%	139.97%
2014	251,523,128	14,496,428	6.12%	22.89%	50,857,120	1,369,195	2.77%	23.65%	870,523,275	192,830,315	28.45%	208.25%
2015	259,910,310	8,387,182	3.33%	26.99%	51,652,140	795,020	1.56%	25.59%	1,044,896,100	174,372,825	20.03%	269.99%
2016	285,469,352	25,559,042	9.83%	39.48%	58,589,905	6,937,765	13.43%	42.45%	1,175,522,950	130,626,850	12.50%	316.25%
2017	311,605,236	26,135,884	9.16%	52.25%	60,415,063	1,825,158	3.12%	46.89%	1,170,079,960	-5,442,990	-0.46%	314.32%

Rate Annual %chg: Residential & Recreational **4.29%** Commercial & Industrial **3.92%** Agricultural Land **15.27%**

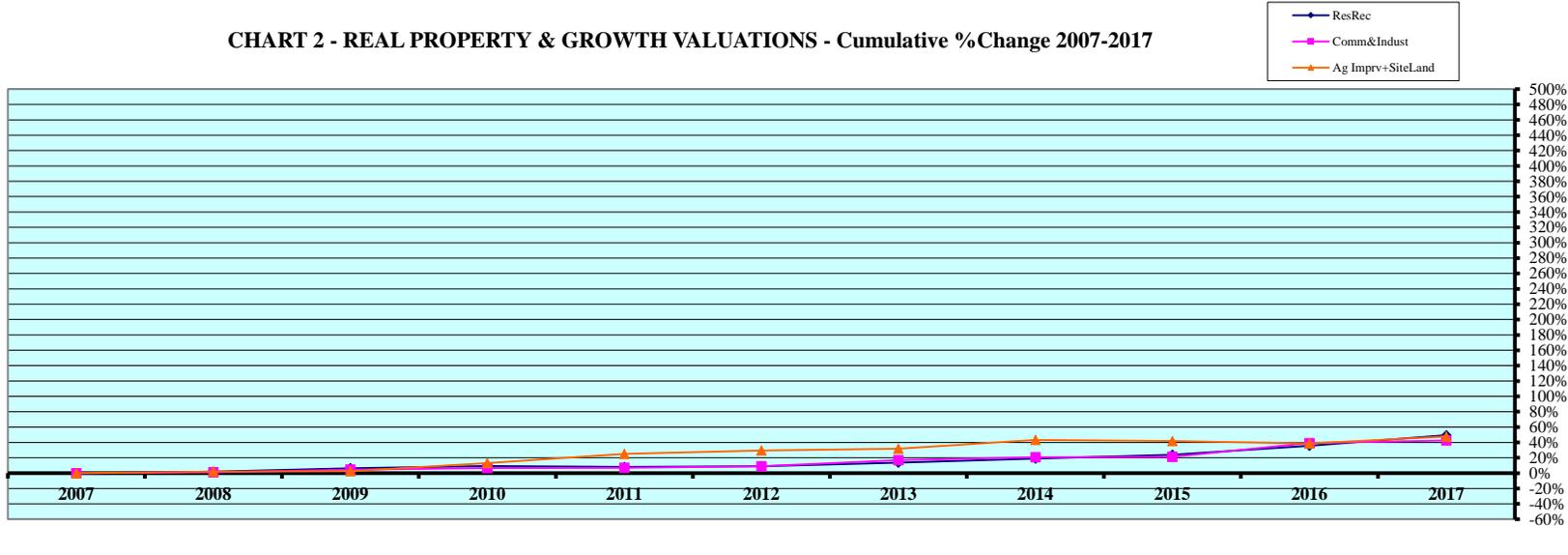
Cnty# **61**
County **MERRICK**

CHART 1

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

Source: 2007 - 2017 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	204,667,285	4,045,670	1.98%	200,621,615	--	--	41,129,110	328,555	0.80%	40,800,555	--	--
2008	212,301,755	3,800,310	1.79%	208,501,445	1.87%	1.87%	42,545,850	1,016,445	2.39%	41,529,405	0.97%	0.97%
2009	221,528,144	4,132,165	1.87%	217,395,979	2.40%	6.22%	44,146,415	1,113,070	2.52%	43,033,345	1.15%	4.63%
2010	226,383,394	2,554,115	1.13%	223,829,279	1.04%	9.36%	44,333,825	441,880	1.00%	43,891,945	-0.58%	6.72%
2011	225,124,646	3,817,220	1.70%	221,307,426	-2.24%	8.13%	44,933,465	915,530	2.04%	44,017,935	-0.71%	7.02%
2012	226,090,760	3,044,711	1.35%	223,046,049	-0.92%	8.98%	46,370,960	1,597,345	3.44%	44,773,615	-0.36%	8.86%
2013	237,026,700	4,339,865	1.83%	232,686,835	2.92%	13.69%	49,487,925	1,359,195	2.75%	48,128,730	3.79%	17.02%
2014	251,523,128	8,331,960	3.31%	243,191,168	2.60%	18.82%	50,857,120	1,165,085	2.29%	49,692,035	0.41%	20.82%
2015	259,910,310	6,396,170	2.46%	253,514,140	0.79%	23.87%	51,652,140	1,757,700	3.40%	49,894,440	-1.89%	21.31%
2016	285,469,352	8,083,063	2.83%	277,386,289	6.72%	35.53%	58,589,905	1,353,430	2.31%	57,236,475	10.81%	39.16%
2017	311,605,236	5,763,590	1.85%	305,841,646	7.14%	49.43%	60,415,063	1,810,945	3.00%	58,604,118	0.02%	42.49%
Rate Ann%chg	4.29%				2.23%		3.92%				1.36%	

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	38,333,075	21,457,205	59,790,280	1,169,290	1.96%	58,620,990	--	--
2008	40,625,805	21,603,235	62,229,040	1,324,610	2.13%	60,904,430	1.86%	1.86%
2009	40,234,645	22,967,520	63,202,165	1,916,045	3.03%	61,286,120	-1.52%	2.50%
2010	43,774,645	24,701,676	68,476,321	795,400	1.16%	67,680,921	7.09%	13.20%
2011	51,183,080	25,246,545	76,429,625	1,616,785	2.12%	74,812,840	9.25%	25.13%
2012	52,931,560	26,141,960	79,073,520	1,618,300	2.05%	77,455,220	1.34%	29.54%
2013	53,834,465	27,851,845	81,686,310	2,816,934	3.45%	78,869,376	-0.26%	31.91%
2014	57,150,555	29,849,026	86,999,581	1,428,740	1.64%	85,570,841	4.76%	43.12%
2015	57,543,160	31,858,474	89,401,634	4,666,025	5.22%	84,735,609	-2.60%	41.72%
2016	53,165,615	36,060,930	89,226,545	6,357,960	7.13%	82,868,585	-7.31%	38.60%
2017	53,609,445	39,992,435	93,601,880	5,269,810	5.63%	88,332,070	-1.00%	47.74%
Rate Ann%chg	3.41%	6.42%	4.58%					1.16%

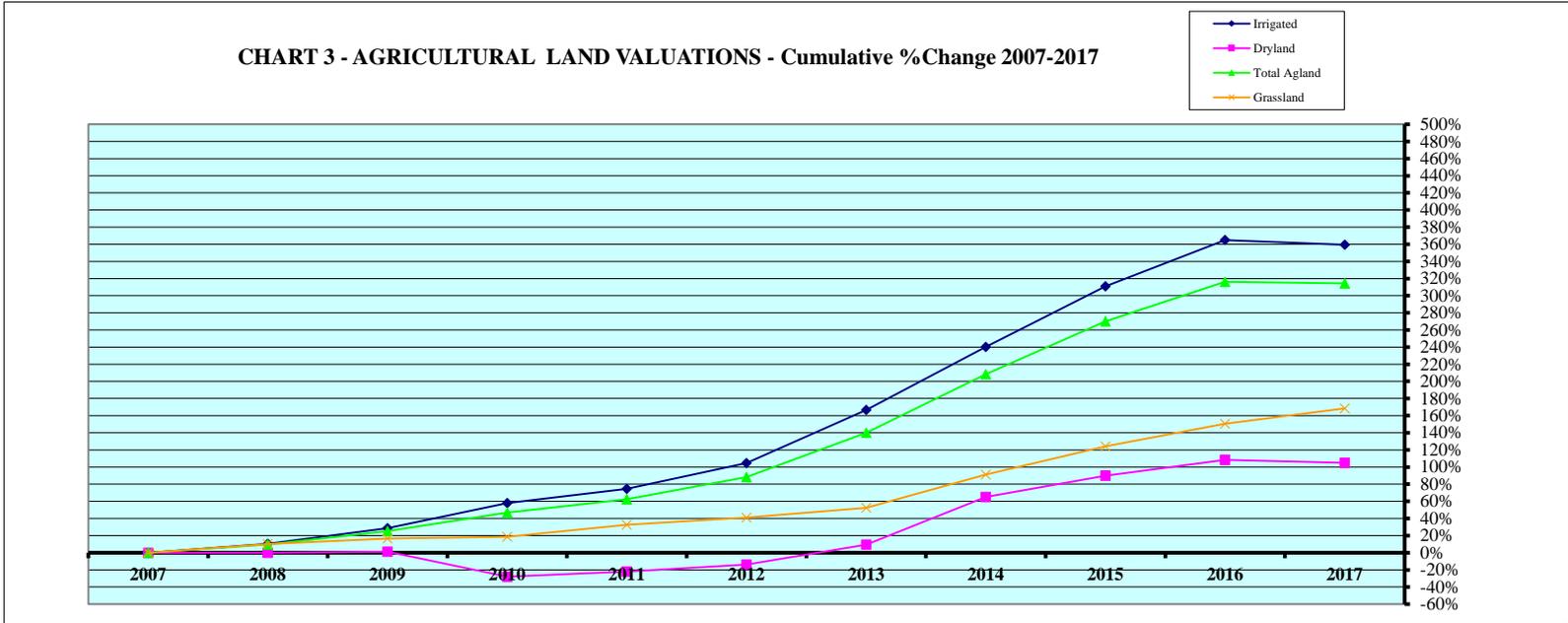
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 61
County MERRICK

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	219,639,740	--	--	--	20,118,825	--	--	--	40,436,745	--	--	--
2008	242,856,585	23,216,845	10.57%	10.57%	20,130,890	12,065	0.06%	0.06%	44,607,615	4,170,870	10.31%	10.31%
2009	282,925,145	40,068,560	16.50%	28.81%	20,361,330	230,440	1.14%	1.21%	47,097,170	2,489,555	5.58%	16.47%
2010	346,951,250	64,026,105	22.63%	57.96%	14,504,450	-5,856,880	-28.76%	-27.91%	48,014,325	917,155	1.95%	18.74%
2011	383,691,385	36,740,135	10.59%	74.69%	15,710,270	1,205,820	8.31%	-21.91%	53,620,830	5,606,505	11.68%	32.60%
2012	449,471,560	65,780,175	17.14%	104.64%	17,349,120	1,638,850	10.43%	-13.77%	57,076,620	3,455,790	6.44%	41.15%
2013	585,738,230	136,266,670	30.32%	166.68%	22,039,185	4,690,065	27.03%	9.55%	61,667,900	4,591,280	8.04%	52.50%
2014	747,241,200	161,502,970	27.57%	240.21%	33,213,685	11,174,500	50.70%	65.09%	77,283,550	15,615,650	25.32%	91.12%
2015	902,660,135	155,418,935	20.80%	310.97%	38,214,595	5,000,910	15.06%	89.94%	90,653,370	13,369,820	17.30%	124.19%
2016	1,021,023,020	118,362,885	13.11%	364.86%	41,918,875	3,704,280	9.69%	108.36%	101,333,375	10,680,005	11.78%	150.60%
2017	1,009,100,920	-11,922,100	-1.17%	359.43%	41,212,640	-706,235	-1.68%	104.85%	108,549,345	7,215,970	7.12%	168.44%

Rate Ann.%chg: Irrigated **16.47%** Dryland **7.43%** Grassland **10.38%**

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	0	--	--	--	2,214,880	--	--	--	282,410,190	--	--	--
2008	0	0	--	--	2,484,550	269,670	12.18%	12.18%	310,079,640	27,669,450	9.80%	9.80%
2009	0	0	--	--	3,724,105	1,239,555	49.89%	68.14%	354,107,750	44,028,110	14.20%	25.39%
2010	0	0	--	--	5,287,475	1,563,370	41.98%	138.73%	414,757,500	60,649,750	17.13%	46.86%
2011	0	0	--	--	5,826,260	538,785	10.19%	163.05%	458,848,745	44,091,245	10.63%	62.48%
2012	0	0	--	--	7,971,045	2,144,785	36.81%	259.89%	531,868,345	73,019,600	15.91%	88.33%
2013	0	0	--	--	8,247,645	276,600	3.47%	272.37%	677,692,960	145,824,615	27.42%	139.97%
2014	0	0	--	--	12,784,840	4,537,195	55.01%	477.22%	870,523,275	192,830,315	28.45%	208.25%
2015	45,175	45,175	--	--	13,322,825	537,985	4.21%	501.51%	1,044,896,100	174,372,825	20.03%	269.99%
2016	39,450	-5,725	-12.67%	--	11,208,230	-2,114,595	-15.87%	406.04%	1,175,522,950	130,626,850	12.50%	316.25%
2017	39,145	-305	-0.77%	--	11,177,910	-30,320	-0.27%	404.67%	1,170,079,960	-5,442,990	-0.46%	314.32%

Cnty# **61**
County **MERRICK**

Rate Ann.%chg: Total Agric Land **15.27%**

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	219,495,815	170,105	1,290			20,240,525	28,145	719			40,455,840	78,011	519		
2008	242,787,245	172,088	1,411	9.34%	9.34%	20,209,355	26,533	762	5.91%	5.91%	44,615,270	77,523	576	10.97%	10.97%
2009	282,804,930	172,234	1,642	16.38%	27.25%	20,450,535	26,115	783	2.81%	8.89%	47,023,420	77,363	608	5.62%	17.21%
2010	348,217,130	186,148	1,871	13.93%	44.97%	14,568,065	17,968	811	3.53%	12.74%	47,503,940	72,261	657	8.15%	26.76%
2011	383,599,305	185,505	2,068	10.54%	60.26%	15,548,200	17,770	875	7.92%	21.67%	53,180,745	72,575	733	11.47%	41.30%
2012	448,506,345	185,227	2,421	17.10%	87.65%	17,377,110	17,964	967	10.56%	34.51%	56,916,200	73,446	775	5.76%	49.43%
2013	586,015,500	186,929	3,135	29.47%	142.95%	22,051,610	17,539	1,257	29.98%	74.83%	61,691,435	72,558	850	9.72%	63.95%
2014	745,756,805	187,861	3,970	26.63%	207.65%	33,724,165	16,916	1,994	58.56%	177.21%	77,497,975	68,787	1,127	32.51%	117.25%
2015	903,310,330	188,270	4,798	20.86%	271.83%	38,183,405	16,197	2,357	18.25%	227.80%	90,556,205	69,096	1,311	16.33%	152.72%
2016	1,021,137,745	188,247	5,424	13.06%	320.39%	41,913,390	16,153	2,595	10.07%	260.81%	101,349,730	69,068	1,467	11.96%	182.96%
2017	1,009,786,065	188,419	5,359	-1.20%	315.33%	41,351,000	15,937	2,595	-0.01%	260.78%	108,552,075	69,016	1,573	7.19%	203.29%

Rate Annual %chg Average Value/Acre: **15.30%**

13.69%

11.73%

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	0	0				1,223,405	7,831	156			281,415,585	284,092	991		
2008	0	0				1,415,405	8,087	175	12.03%	12.03%	309,027,275	284,231	1,087	9.76%	9.76%
2009	0	0				2,530,330	8,220	308	75.88%	97.03%	352,809,215	283,932	1,243	14.29%	25.44%
2010	0	0				4,559,775	9,772	467	51.59%	198.68%	414,848,910	286,149	1,450	16.67%	46.35%
2011	0	0				4,719,155	10,097	467	0.17%	199.18%	457,047,405	285,947	1,598	10.25%	61.36%
2012	0	0				6,589,465	11,382	579	23.86%	270.57%	529,389,120	288,019	1,838	14.99%	85.55%
2013	0	0				6,749,730	11,637	580	0.19%	271.26%	676,508,275	288,663	2,344	27.51%	136.59%
2014	0	0				10,893,030	18,534	588	1.33%	276.20%	867,871,975	292,098	2,971	26.78%	199.94%
2015	0	0				10,822,930	18,407	588	0.04%	276.37%	1,042,872,870	291,970	3,572	20.22%	260.58%
2016	39,450	132	300			11,207,050	18,837	595	1.19%	280.83%	1,175,647,365	292,436	4,020	12.55%	305.84%
2017	39,145	131	300	-0.01%		11,165,995	18,767	595	0.00%	280.83%	1,170,894,280	292,270	4,006	-0.35%	304.43%

61
MERRICK

Rate Annual %chg Average Value/Acre: **15.00%**

(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 : 7,371	Value : 1,624,837,739	Growth 7,855,096	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	214	1,150,520	14	125,975	756	12,220,300	984	13,496,795	
02. Res Improve Land	1,811	12,309,710	148	2,172,850	856	21,517,095	2,815	35,999,655	
03. Res Improvements	1,867	124,595,750	153	11,584,510	1,025	136,386,501	3,045	272,566,761	
04. Res Total	2,081	138,055,980	167	13,883,335	1,781	170,123,896	4,029	322,063,211	4,713,366
% of Res Total	51.65	42.87	4.14	4.31	44.20	52.82	54.66	19.82	60.00
05. Com UnImp Land	58	689,183	1	6,640	16	416,410	75	1,112,233	
06. Com Improve Land	273	3,284,345	2	33,680	34	1,887,255	309	5,205,280	
07. Com Improvements	292	31,620,545	2	710,710	55	21,659,695	349	53,990,950	
08. Com Total	350	35,594,073	3	751,030	71	23,963,360	424	60,308,463	1,244,415
% of Com Total	82.55	59.02	0.71	1.25	16.75	39.73	5.75	3.71	15.84
09. Ind UnImp Land	3	182,345	0	0	0	0	3	182,345	
10. Ind Improve Land	1	115,000	0	0	0	0	1	115,000	
11. Ind Improvements	1	1,103,605	0	0	0	0	1	1,103,605	
12. Ind Total	4	1,400,950	0	0	0	0	4	1,400,950	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.05	0.09	0.00
13. Rec UnImp Land	0	0	0	0	18	563,640	18	563,640	
14. Rec Improve Land	0	0	0	0	4	478,010	4	478,010	
15. Rec Improvements	0	0	0	0	4	110,700	4	110,700	
16. Rec Total	0	0	0	0	22	1,152,350	22	1,152,350	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.30	0.07	0.00
Res & Rec Total	2,081	138,055,980	167	13,883,335	1,803	171,276,246	4,051	323,215,561	4,713,366
% of Res & Rec Total	51.37	42.71	4.12	4.30	44.51	52.99	54.96	19.89	60.00
Com & Ind Total	354	36,995,023	3	751,030	71	23,963,360	428	61,709,413	1,244,415
% of Com & Ind Total	82.71	59.95	0.70	1.22	16.59	38.83	5.81	3.80	15.84
17. Taxable Total	2,435	175,051,003	170	14,634,365	1,874	195,239,606	4,479	384,924,974	5,957,781
% of Taxable Total	54.36	45.48	3.80	3.80	41.84	50.72	60.77	23.69	75.85

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	42	234,005	6,736,235	0	0	0
19. Commercial	8	314,190	7,565,750	0	0	0
20. Industrial	3	182,345	31,014,475	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	42	234,005	6,736,235
19. Commercial	0	0	0	8	314,190	7,565,750
20. Industrial	0	0	0	3	182,345	31,014,475
21. Other	0	0	0	0	0	0
22. Total Sch II				53	730,540	45,316,460

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	1	0	0	0	4	585	5	585	0
25. Total	1	0	0	0	4	585	5	585	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	221	2	653	876

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	205,325	0	0	2,051	766,024,825	2,054	766,230,150
28. Ag-Improved Land	2	26,600	0	0	783	395,013,770	785	395,040,370
29. Ag Improvements	2	11,930	0	0	831	78,629,730	833	78,641,660
30. Ag Total							2,887	1,239,912,180

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	2	3.53	10,590	0	0.00	0	
37. FarmSite Improvements	2	0.00	11,930	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	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	23	58.49	1,169,800	23	58.49	1,169,800	
32. HomeSite Improv Land	460	500.72	10,014,400	460	500.72	10,014,400	
33. HomeSite Improvements	463	0.00	45,329,035	463	0.00	45,329,035	919,795
34. HomeSite Total				486	559.21	56,513,235	
35. FarmSite UnImp Land	20	40.14	120,420	20	40.14	120,420	
36. FarmSite Improv Land	724	2,376.60	7,128,995	726	2,380.13	7,139,585	
37. FarmSite Improvements	807	0.00	33,300,695	809	0.00	33,312,625	977,520
38. FarmSite Total				829	2,420.27	40,572,630	
39. Road & Ditches	2,310	5,353.60	0	2,310	5,353.60	0	
40. Other- Non Ag Use	26	2,951.95	1,667,045	26	2,951.95	1,667,045	
41. Total Section VI				1,315	11,285.03	98,752,910	1,897,315

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	2	255.80	195,975	2	255.80	195,975

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	8	249.19	952,115	8	249.19	952,115
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	6,620.91	3.52%	39,824,780	4.08%	6,015.00
46. 1A	14,892.65	7.91%	86,228,430	8.83%	5,790.00
47. 2A1	37,783.44	20.07%	210,265,005	21.53%	5,565.00
48. 2A	46,034.55	24.45%	248,126,180	25.41%	5,390.00
49. 3A1	3,100.06	1.65%	15,500,300	1.59%	5,000.00
50. 3A	59,124.52	31.41%	286,754,455	29.36%	4,850.01
51. 4A1	17,209.38	9.14%	76,323,570	7.82%	4,435.00
52. 4A	3,487.27	1.85%	13,495,765	1.38%	3,870.01
53. Total	188,252.78	100.00%	976,518,485	100.00%	5,187.27
Dry					
54. 1D1	199.76	1.25%	661,195	1.66%	3,309.95
55. 1D	928.11	5.81%	2,761,140	6.93%	2,975.01
56. 2D1	2,413.37	15.10%	6,660,925	16.71%	2,760.01
57. 2D	4,432.78	27.74%	11,636,505	29.20%	2,625.10
58. 3D1	268.62	1.68%	652,760	1.64%	2,430.05
59. 3D	4,155.03	26.00%	9,992,795	25.07%	2,404.99
60. 4D1	2,967.85	18.57%	6,232,515	15.64%	2,100.01
61. 4D	614.98	3.85%	1,254,560	3.15%	2,040.00
62. Total	15,980.50	100.00%	39,852,395	100.00%	2,493.81
Grass					
63. 1G1	263.65	0.38%	617,640	0.55%	2,342.65
64. 1G	593.97	0.86%	1,310,760	1.17%	2,206.78
65. 2G1	2,151.28	3.12%	4,451,925	3.98%	2,069.43
66. 2G	11,791.81	17.10%	22,880,655	20.46%	1,940.39
67. 3G1	1,340.59	1.94%	2,396,635	2.14%	1,787.75
68. 3G	20,293.74	29.44%	33,288,460	29.77%	1,640.33
69. 4G1	20,286.62	29.43%	30,900,090	27.63%	1,523.18
70. 4G	12,217.50	17.72%	15,973,975	14.29%	1,307.47
71. Total	68,939.16	100.00%	111,820,140	100.00%	1,622.01
Irrigated Total					
Irrigated Total	188,252.78	64.45%	976,518,485	85.57%	5,187.27
Dry Total					
Dry Total	15,980.50	5.47%	39,852,395	3.49%	2,493.81
Grass Total					
Grass Total	68,939.16	23.60%	111,820,140	9.80%	1,622.01
72. Waste	138.73	0.05%	41,610	0.00%	299.94
73. Other	18,777.24	6.43%	12,926,640	1.13%	688.42
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	292,088.41	100.00%	1,141,159,270	100.00%	3,906.90

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	41.30	204,240	0.00	0	188,211.48	976,314,245	188,252.78	976,518,485
77. Dry Land	5.51	14,915	0.00	0	15,974.99	39,837,480	15,980.50	39,852,395
78. Grass	0.00	0	0.00	0	68,939.16	111,820,140	68,939.16	111,820,140
79. Waste	0.00	0	0.00	0	138.73	41,610	138.73	41,610
80. Other	5.80	2,180	0.00	0	18,771.44	12,924,460	18,777.24	12,926,640
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	52.61	221,335	0.00	0	292,035.80	1,140,937,935	292,088.41	1,141,159,270

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	188,252.78	64.45%	976,518,485	85.57%	5,187.27
Dry Land	15,980.50	5.47%	39,852,395	3.49%	2,493.81
Grass	68,939.16	23.60%	111,820,140	9.80%	1,622.01
Waste	138.73	0.05%	41,610	0.00%	299.94
Other	18,777.24	6.43%	12,926,640	1.13%	688.42
Exempt	0.00	0.00%	0	0.00%	0.00
Total	292,088.41	100.00%	1,141,159,270	100.00%	3,906.90

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	0	0	0	0	2	159,725	2	159,725	0
83.2 Acreage	668	8,224,390	620	12,021,610	654	81,446,875	1,322	101,692,875	703,150
83.3 Archer	6	27,610	24	69,840	24	1,030,370	30	1,127,820	0
83.4 Cc Lakes	7	59,290	10	603,810	71	6,561,160	78	7,224,260	108,985
83.5 Cc River	50	1,498,105	40	1,672,530	40	7,428,570	90	10,599,205	465,470
83.6 Central City	134	844,665	1,151	9,394,415	1,176	92,099,965	1,310	102,339,045	1,919,880
83.7 Chapman	18	93,620	110	693,530	136	5,582,625	154	6,369,775	173,715
83.8 Clarks	17	57,160	175	670,600	175	6,889,385	192	7,617,145	0
83.9 Clarks Lakes	16	603,540	119	6,613,190	125	29,034,881	141	36,251,611	387,481
83.10 Gi Subs	2	17,400	142	2,063,810	145	10,616,895	147	12,698,105	60,205
83.11 Palmer	32	52,735	191	410,325	195	10,600,405	227	11,063,465	379,650
83.12 Rural	37	2,450,840	34	791,025	74	8,822,965	111	12,064,830	377,750
83.13 Sc Lakes	1	15,120	19	314,640	19	2,558,315	20	2,888,075	0
83.14 Shoups	0	0	0	0	28	510,350	28	510,350	0
83.15 Silver Creek	14	115,960	184	1,158,340	185	9,334,975	199	10,609,275	137,080
84 Residential Total	1,002	14,060,435	2,819	36,477,665	3,049	272,677,461	4,051	323,215,561	4,713,366

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Acreage	13	76,625	18	303,610	20	9,137,535	33	9,517,770	0
85.2	Archer	3	5,980	7	25,430	7	415,190	10	446,600	0
85.3	Cc Lakes	0	0	0	0	2	29,220	2	29,220	0
85.4	Central City	36	789,915	148	2,883,045	158	21,910,215	194	25,583,175	905,855
85.5	Chapman	1	3,000	14	116,950	17	2,571,195	18	2,691,145	0
85.6	Clarks	5	8,725	33	167,220	35	2,992,950	40	3,168,895	0
85.7	Clarks Lakes	0	0	0	0	1	9,670	1	9,670	0
85.8	Palmer	10	22,615	47	95,800	51	3,910,315	61	4,028,730	0
85.9	Rural	2	359,560	12	1,597,445	25	12,137,785	27	14,094,790	252,520
85.10	Silver Creek	8	28,158	31	130,780	34	1,980,480	42	2,139,418	86,040
86	Commercial Total	78	1,294,578	310	5,320,280	350	55,094,555	428	61,709,413	1,244,415

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	249.35	0.37%	598,335	0.54%	2,399.58
88. 1G	564.40	0.84%	1,270,095	1.15%	2,250.35
89. 2G1	2,071.16	3.09%	4,356,590	3.96%	2,103.45
90. 2G	11,556.31	17.22%	22,571,970	20.51%	1,953.22
91. 3G1	1,300.79	1.94%	2,346,715	2.13%	1,804.07
92. 3G	19,810.72	29.52%	32,754,170	29.76%	1,653.36
93. 4G1	20,096.12	29.95%	30,679,460	27.88%	1,526.64
94. 4G	11,453.38	17.07%	15,470,785	14.06%	1,350.76
95. Total	67,102.23	100.00%	110,048,120	100.00%	1,640.01
CRP					
96. 1C1	14.30	1.46%	19,305	1.44%	1,350.00
97. 1C	27.65	2.82%	39,705	2.95%	1,435.99
98. 2C1	63.67	6.49%	87,110	6.48%	1,368.15
99. 2C	223.26	22.77%	302,565	22.52%	1,355.21
100. 3C1	35.13	3.58%	47,585	3.54%	1,354.54
101. 3C	331.32	33.79%	458,440	34.12%	1,383.68
102. 4C1	143.87	14.67%	197,315	14.68%	1,371.48
103. 4C	141.25	14.41%	191,755	14.27%	1,357.56
104. Total	980.45	100.00%	1,343,780	100.00%	1,370.57
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	1.92	0.22%	960	0.22%	500.00
107. 2T1	16.45	1.92%	8,225	1.92%	500.00
108. 2T	12.24	1.43%	6,120	1.43%	500.00
109. 3T1	4.67	0.55%	2,335	0.55%	500.00
110. 3T	151.70	17.71%	75,850	17.71%	500.00
111. 4T1	46.63	5.44%	23,315	5.44%	500.00
112. 4T	622.87	72.72%	311,435	72.72%	500.00
113. Total	856.48	100.00%	428,240	100.00%	500.00
<hr/>					
Grass Total	67,102.23	97.34%	110,048,120	98.42%	1,640.01
CRP Total	980.45	1.42%	1,343,780	1.20%	1,370.57
Timber Total	856.48	1.24%	428,240	0.38%	500.00
<hr/>					
114. Market Area Total	68,939.16	100.00%	111,820,140	100.00%	1,622.01

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	0.00	0.00%	0	0.00%	0.00
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	0.00	0.00%	0	0.00%	0.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	0.00	0.00%	0	0.00%	0.00

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

61 Merrick

	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	310,664,401	322,063,211	11,398,810	3.67%	4,713,366	2.15%
02. Recreational	940,835	1,152,350	211,515	22.48%	0	22.48%
03. Ag-Homesite Land, Ag-Res Dwelling	53,609,445	56,513,235	2,903,790	5.42%	919,795	3.70%
04. Total Residential (sum lines 1-3)	365,214,681	379,728,796	14,514,115	3.97%	5,633,161	2.43%
05. Commercial	59,014,113	60,308,463	1,294,350	2.19%	1,244,415	0.08%
06. Industrial	1,400,950	1,400,950	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	60,415,063	61,709,413	1,294,350	2.14%	1,244,415	0.08%
08. Ag-Farmsite Land, Outbuildings	38,531,260	40,572,630	2,041,370	5.30%	977,520	2.76%
09. Minerals	585	585	0	0.00%	0	0.00%
10. Non Ag Use Land	1,461,175	1,667,045	205,870	14.09%		
11. Total Non-Agland (sum lines 8-10)	39,993,020	42,240,260	2,247,240	5.62%	977,520	3.17%
12. Irrigated	1,009,100,920	976,518,485	-32,582,435	-3.23%		
13. Dryland	41,212,640	39,852,395	-1,360,245	-3.30%		
14. Grassland	108,549,345	111,820,140	3,270,795	3.01%		
15. Wasteland	39,145	41,610	2,465	6.30%		
16. Other Agland	11,177,910	12,926,640	1,748,730	15.64%		
17. Total Agricultural Land	1,170,079,960	1,141,159,270	-28,920,690	-2.47%		
18. Total Value of all Real Property (Locally Assessed)	1,635,702,724	1,624,837,739	-10,864,985	-0.66%	7,855,096	-1.14%

2018 Assessment Survey for Merrick County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$143,625
7.	Adopted budget, or granted budget if different from above:
	\$144,422
8.	Amount of the total assessor's budget set aside for appraisal work:
	Mileage \$1,200
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$70,240
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$1,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$10,498

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS/County Solutions
2.	CAMA software:
	MIPS/County Solutions
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor's Office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. https://merrick.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	MIPS/County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Central City, Chapman, Clarks, Palmer, and Silver Creek are all zoned.
4.	When was zoning implemented?
	1970's

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS software support

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Per State qualifications
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2018 Residential Assessment Survey for Merrick County

1.	Valuation data collection done by:																										
	Assessor Staff and Contract Appraiser																										
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																										
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	Cost approach with market derived depreciation, and sales comparison approach are used to estimate the market value of residential properties in the county.																										
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?																										
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5.	Are individual depreciation tables developed for each valuation grouping?																										
	Yes																										

6.	Describe the methodology used to determine the residential lot values?																																																																					
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2018 Commercial Assessment Survey for Merrick County

1.	Valuation data collection done by:				
	Contract Appraiser – Stanard Appraisal Services, Inc.				
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>			
	1	All commercial parcels are grouped together for analysis of comparables. All commercial parcels in the county have the same general market characteristics.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	All three approaches are used and reconciled in the commercial valuation.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	This is handled by contract appraiser, Stanard Appraisal Services, Inc. and looks at outside sales.				
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?				
	Local market information				
5.	Are individual depreciation tables developed for each valuation grouping?				
	Yes (only one valuation grouping)				
6.	Describe the methodology used to determine the commercial lot values.				
	Vacant lot sales were used to determine assessed values.				
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2013	2011	2013	2013
	Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.				

2018 Agricultural Assessment Survey for Merrick County

1.	Valuation data collection done by:							
	County Assessor and Staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; border: none;"><u>Market Area</u></th> <th style="text-align: center; border: none;"><u>Description of unique characteristics</u></th> <th style="text-align: center; border: none;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; border: none;">1</td> <td style="border: none;">Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.</td> <td style="text-align: center; border: none;">ongoing</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.	ongoing	
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1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.	ongoing						
3.	Describe the process used to determine and monitor market areas.							
	The county reviews sale information annually and identifies common characteristics of the parcels. Similar parcels are grouped together based on how the market appears to recognize those parcels.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales analysis and personal use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Analysis of comparable sales and looks at sales outside county.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	7							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	Sales Review							

2017 Plan of Assessment for Merrick County Assessment Years 2018, 2019 and 2020

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. Each year, the assessor shall present the plan to the county board of equalization.

Assessment Actions Planned for Assessment Year 2018

Residential

The county plans to review the Grand Island Subs and Village of Archer. This will include drive by inspections along with taking new digital pictures. These properties will be valued using the cost approach and market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The county will do a complete re-appraisal of the pumping sand pits in the county. The commercial and industrial properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

Assessment Actions Planned for Assessment Year 2019

Residential

The county plans to review the Clarks and Central City Lakes, Thunderbird, Flatwater, Riverside and Equineus. This will include drive-by-inspections along with taking new digital pictures. These properties will be valued using the cost approach and market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

The county will do a complete appraisal update of commercial and industrial properties. Properties will be physically inspected to verify current listings and new digital photos will be taken. These properties in Merrick County were re-appraised in 2013. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

Assessment Actions Planned for Assessment Year 2020

Residential

The county plans to begin the review of rural improvements. This will include drive by inspections along with taking new digital pictures. This will include acreages and farms along with any outbuildings. There are approximately 1,530 parcels in the rural area. These properties will be valued for 2021 using the cost approach and market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up will also be completed for residential properties.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County are to be re-appraised in 2019. Sales and pick up work will be completed.

Agricultural

A market analysis of agricultural sales by land classifications will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with the NRD's.

Conclusion:

In order to achieve assessment actions, \$143,605 is requested to be budgeted for the office including wages for assessor staff along with GIS Mapping online and GIS maintenance. An additional \$70,240 is requested for contract appraisal services including \$4,000 for Terc review.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Assessor signature: _____

Date _____

The Merrick County Board of Supervisors approved a budget of \$144,422.81 for the operation of the Assessor's Office. This was an increase in the amount originally requested due part of clerical wages which was originally paid out of the Planning and Zoning budget is now paid out of the assessor's budget. An additional \$70,240 was approved for contract appraisal help.

**JAN PLACKE
MERRICK COUNTY ASSESSOR
MERRICK COUNTY COURT HOUSE
P.O. BOX 27
CENTRAL CITY, NE 68826
(308) 946-2443
Fax 308-946-2332**

February 28, 2018

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, Ne 68509-8919

Re: Special Value for 2018

Merrick County submits this report pursuant to Title 350, Neb Regulation 11-005.04.

I have reviewed the eight Special Valuation Applications on file in Merrick Count. These parcels meet all of the requirements for approval as a special valuation parcel. As such all were approved. Specific descriptions are as follows:

- Parcel # 1 Parcel Number: 1836.00
 Legal: Nebr Conf Sem Sub Lots 4-11 Blk 61
 This parcel contains 2.91 acres

- Parcel # 2 Parcel Number: 1836.02
 Legal: Nebr Conf Sem Sub Lots 4-11 Blk 63 Lots 3-14 Blk 62
 And closed abutting streets 5-13-6
 This parcel contains 6.04 acres

- Parcel # 3 Parcel number: 1841.00
 Legal: Nebr Conf Sem Sub Blks 89-90
 This parcel contains 8.69 acres

- Parcel # 4 Parcel number: 5320.00
 Legal: W1/2NE1/4NW1/4, 21-12-08
 This parcel contains 19.63 acres

- Parcel # 5 Parcel: 5321.00
 Legal: E1/2NE1/4NW1/4, 21-12-08
 This parcel contains 19.97 acres

Parcel # 6 Parcel number: 5323.00
Legal: N1/4 of W1/2SE1/4NW1/4 & SW1/4NW1/4
This parcel contains 19.8 acres

Parcel #7 Parcel number: 5325.00
Legal S1/3 of W1/2SE1/4NW1/4 & S1/3 of SW1/4NW1/4 21-12-8
This parcel contains 20.07

Parcel #8 Parcel number: 5761.00
Legal: NE1/4 except Tax Lot 2
This parcel contains 160.03

Although, Merrick County has Special Valuation Applications on file it has not instituted Special Valuation as there is no evidence of any outside influence on the agricultural land values. At this time my opinion of the highest and best use of the property is the current use of agricultural land. The parcels identified in the Special Value Applications are valued the same as other agricultural land in the county.

Sincerely,



Jan Placke
Merrick County Assessor