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DEPARTMENT OF REVENUE

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

NEMAHA COUNTY



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Nemaha 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 Nemaha 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: Mallory Lempka, Nemaha County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

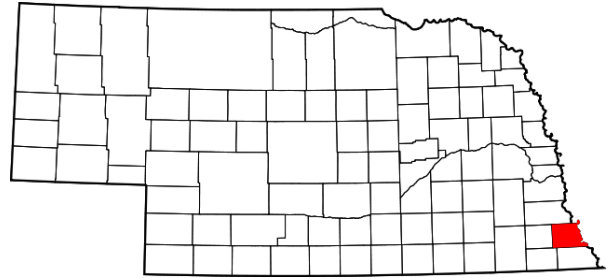
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

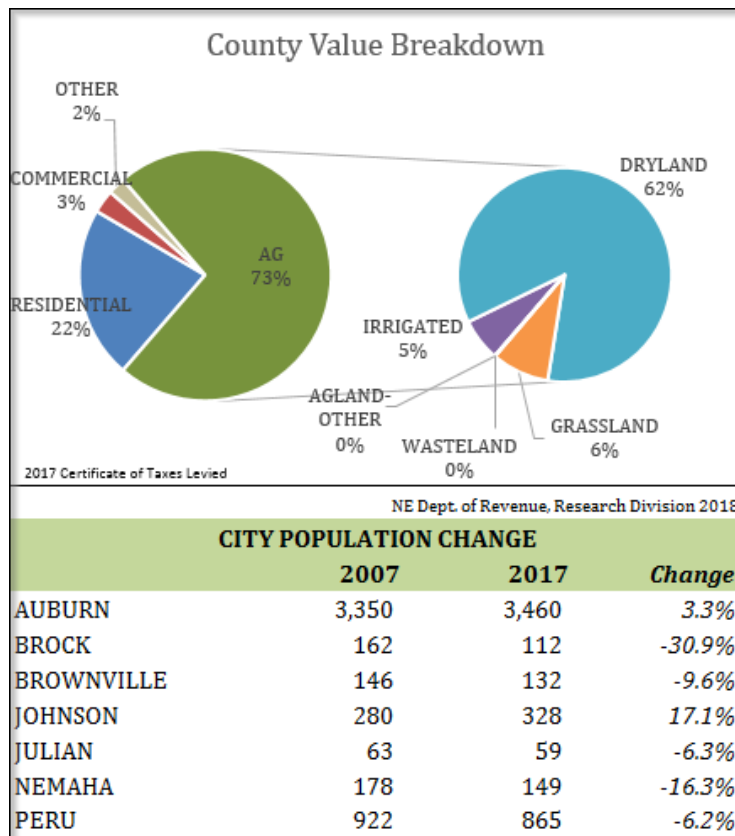
**Further information may be found in Exhibit 94*

County Overview

With a total area of 407 miles, Nemaha County had 6,971 residents, per the Census Bureau Quick Facts for 2016, a 4% population decline from the 2010 U.S. Census. Reports indicated that 71% of county residents were homeowners and 82% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Nemaha County are located in and around Auburn, the county seat. According to the latest information available from the U.S. Census Bureau, there were 183 employer establishments with total employment of 1,513.



Agricultural land is the largest factor that contributes to the overall valuation base of the county. Dryland makes up the majority of the land in the county. Nemaha County is included in the Nemaha Natural Resources District (NRD).

2018 Residential Correlation for Nemaha County

Assessment Actions

For 2018, Nemaha County completed reviewing rural residential and outbuildings. Including all buildings associated with the main structure, new photos of the property, new market analysis and depreciation. Implemented new replacement cost and established new assessed value for 2018. All pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

Residential parcels are valued utilizing five valuation groupings that are based on the county assessor locations in the county. Two of the groupings comprise the residential parcels inside specific towns, and two groupings consist of the combination of smaller villages based on similar attributes that affect the market values. The remaining group is for the rural residential parcels in the County.

| Valuation Grouping | Assessor Location |
|---------------------------|--------------------------|
| 01 | Auburn |
| 02 | Brock, Julian and Nemaha |
| 03 | Brownville |
| 04 | Johnson and Peru |
| 05 | Rural |

For the residential property class, a review of Nemaha's statistical analysis profiles 179 residential sales, representing the valuation groupings. Valuation group 01 (Auburn) constitutes about 60% of the sales in the residential class of property and is the major trade center of the county. Two of the three measures of central tendency for the residential class of properties are within acceptable range (the median and the weighted mean). The mean or arithmetic average is skewed by outlying sales and dramatic improvement is observed when low dollar sales are removed as evident in the statistics of sales with a selling price of less than 30,000. The calculated median for the sales in the file is 96%.

Assessment Practice Review

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

2018 Residential Correlation for Nemaha County

One of the areas addressed included sales qualification and verification. The Nemaha County Assessor has developed a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire to aid in the verification of all the residential sales. The Division's review inspects the nonqualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Nemaha County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is working hard to stay on schedule to comply with six-year inspection and review requirement as evidenced by the six-year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the residential class. Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county typically bases the assessment decisions and review based on the individual towns and will adjust those with a separate economic depreciation if needed. Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The review of Nemaha County revealed that the data was transmitted accurately but only periodically. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property. The Review cycle of the residential property appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

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

2018 Residential Correlation for Nemaha County

Equalization and Quality of Assessment

Of the valuation, groups with an adequate sample all display medians within the acceptable range. 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.

| VALUATION GROUPING | | | | | | |
|--------------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 01 | 102 | 95.98 | 103.28 | 95.06 | 19.71 | 108.65 |
| 02 | 10 | 99.20 | 104.70 | 96.95 | 30.06 | 107.99 |
| 03 | 5 | 85.53 | 104.82 | 88.63 | 30.68 | 118.27 |
| 04 | 34 | 93.42 | 94.02 | 89.55 | 16.55 | 104.99 |
| 05 | 28 | 96.67 | 100.00 | 96.36 | 09.81 | 103.78 |
| ____ALL____ | 179 | 95.85 | 101.13 | 94.58 | 18.50 | 106.93 |

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Nemaha County is 96%.

2018 Commercial Correlation for Nemaha County

Assessment Actions

For 2018, Nemaha County analyzed the sales within the commercial class of properties and determined that no adjustments were necessary for this year. The county verified all commercial sales in the county. The county completed the permit and pickup work for the year.

Description of Analysis

Nemaha County has two valuation groupings for the commercial class, which are defined by assessor locations and towns within the county.

| VALUATION GROUPING | ASSESSOR LOCATION |
|--------------------|-------------------------|
| 01 | Auburn |
| 02 | Remainder of the County |

For the commercial property class, a review of the Nemaha statistical profile includes 23 commercial sales, representing the two valuation groupings. Eighteen sales in grouping 01 and five sales in grouping 02. This is reflective of the commercial reappraisal that went on for 2016. Nemaha County has updated their cost and depreciation tables to 2015 values.

All though the three measures of central tendency are within the acceptable range, the COD and PRD show disparity in the sample. The hypothetical removal of two high ratios moves the median approximately 3 percentage points. While information analyzed suggests the commercial values are acceptable, the median is not reliable to indicate a precise estimate of the level of value for the entire commercial class of property.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification of sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor.

The review of Nemaha County revealed that the submission of sales as well as other statutory reports were transmitted accurately but only periodically. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property due to sale review. The county has successfully completed the first six-year inspection and review cycle of the improvements on commercial property and appears to

2018 Commercial Correlation for Nemaha County

be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the property record files.

Valuation groups were also examined to ensure that the group is equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. 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.

Equalization

Based on the assessment, practices review and the statistical analysis, the quality of assessment in Nemaha County is in compliance with professionally accepted mass appraisal standards.

| VALUATION GROUPING | | | | | | |
|--------------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 01 | 18 | 98.49 | 102.52 | 90.52 | 22.08 | 113.28 |
| 02 | 5 | 75.29 | 84.89 | 99.14 | 20.47 | 85.63 |
| ____ALL____ | 23 | 98.49 | 98.69 | 91.83 | 21.71 | 107.47 |

Level of Value

Based on analysis of all available information, Nemaha County has achieved the statutory level of 100% for the commercial property class.

2018 Agricultural Correlation for Nemaha County

Assessment Actions

Nemaha County did a systematic review of land use this year. The review was primarily conducted using aerial imagery. When additional information was needed, the taxpayer was contacted to verify Farm Service Agency (FSA) certifications and/or a physical inspection was completed. The county continually verifies sales and completed all pick-up work for the year. After a market analysis of the sales and a review of the statistics were completed, Ag values did not change throughout the county for 2018.

Description of Analysis

The majority of agricultural land in Nemaha county is predominately Dry land with some Grass and very little Irrigated. The county uses a schedule of values based generally on the LCG structure with some variations by soil type. The county has only one market area for the county. The agricultural statistical sample of 43 sales reveals that all three measures of central tendency are within the range. An analysis by majority land use suggests that the dry cropland is below the acceptable range, knowing the county did not adjust values for this year and observing a decreasing agricultural market in the area further analysis was required. A comparison utilizing sales from a broader area (within six miles of the county) resulted in confirmation that the schedule of values utilized in Nemaha County are acceptable.

| <u>80%MLU By Market Area</u> | | | | | | |
|------------------------------|-------|--------|-------|-----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD |
| <u> Irrigated </u> | | | | | | |
| County | 2 | 71.99 | 71.99 | 72.22 | 02.58 | 99.68 |
| 1 | 2 | 71.99 | 71.99 | 72.22 | 02.58 | 99.68 |
| <u> Dry </u> | | | | | | |
| County | 47 | 72.17 | 76.03 | 72.53 | 17.65 | 104.83 |
| 1 | 47 | 72.17 | 76.03 | 72.53 | 17.65 | 104.83 |
| <u> Grass </u> | | | | | | |
| County | 5 | 67.58 | 63.25 | 64.19 | 13.27 | 98.54 |
| 1 | 5 | 67.58 | 63.25 | 64.19 | 13.27 | 98.54 |
| <u> ALL </u> | | | | | | |
| 10/01/2014 To 09/30/2017 | 74 | 73.71 | 75.63 | 73.67 | 15.38 | 102.66 |

A comparison of the acre value comparison table demonstrates that schedule of values is relatively comparable to the adjoining counties.

2018 Agricultural Correlation for Nemaha County

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. The Division reviews the transmission of data from the county to the sales file to see if it is received on a timely basis and for accuracy.

The review of Nemaha County revealed that the submission of sales as well as other statutory reports were transmitted accurately but only periodically. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to the review of sales. The improvements on agricultural property appears to be on schedule to comply with the ongoing inspection and review requirements. They also keep the agricultural land use current. The inspections are changed and documented on the property record files.

Using updated aerial imagery photos the county reviews to see if any detectable changes have occurred between the current photos and the previously taken photos. The county reviews all available information, such as Pictometry, GIS, Google Earth, Farm Services Agency (FSA) maps and documents from the NRD.

Agricultural home sites and rural residential home sites are identical. Another portion of the assessment practices relates to how rural residential and recreational land use is identified apart from agricultural land within the county. This is determined by the predominate present use of the parcel. There are no parcels classified as recreational land in Johnson County.

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

Equalization

All dwellings located on both agricultural and residential-use land are valued using the same cost index and depreciation schedule. Farm home sites carry the same value as rural residential home sites, because the county Assessor believes there are minimal market differences between them.

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 Nemaha County complies with professionally accepted mass appraisal practices.

2018 Agricultural Correlation for Nemaha County

| 80%MLU By Market Area | | | | | | |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| ____Dry____ | | | | | | |
| County | 28 | 67.91 | 73.31 | 70.72 | 19.91 | 103.66 |
| 1 | 28 | 67.91 | 73.31 | 70.72 | 19.91 | 103.66 |
| ____Grass____ | | | | | | |
| County | 4 | 70.24 | 63.51 | 64.87 | 14.05 | 97.90 |
| 1 | 4 | 70.24 | 63.51 | 64.87 | 14.05 | 97.90 |
| ____ALL____ | 43 | 70.93 | 72.37 | 71.16 | 16.40 | 101.70 |

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nemaha County is 71%.

2018 Opinions of the Property Tax Administrator for Nemaha 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 | 71 | 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 Nemaha County

Residential Real Property - Current

| | | | |
|------------------------|--------------|------------------------------------|----------|
| Number of Sales | 179 | Median | 95.85 |
| Total Sales Price | \$16,365,637 | Mean | 101.13 |
| Total Adj. Sales Price | \$16,365,637 | Wgt. Mean | 94.58 |
| Total Assessed Value | \$15,478,704 | Average Assessed Value of the Base | \$66,672 |
| Avg. Adj. Sales Price | \$91,428 | Avg. Assessed Value | \$86,473 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 93.73 to 97.65 |
| 95% Wgt. Mean C.I | 92.05 to 97.11 |
| 95% Mean C.I | 97.42 to 104.84 |
| % of Value of the Class of all Real Property Value in the County | 19.16 |
| % of Records Sold in the Study Period | 5.77 |
| % of Value Sold in the Study Period | 7.48 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2017 | 179 | 95 | 95.06 |
| 2016 | 221 | 99 | 99.38 |
| 2015 | 243 | 99 | 98.56 |
| 2014 | 208 | 97 | 96.92 |

2018 Commission Summary for Nemaha County

Commercial Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales | 23 | Median | 95.74 |
| Total Sales Price | \$3,012,122 | Mean | 94.55 |
| Total Adj. Sales Price | \$3,012,122 | Wgt. Mean | 82.36 |
| Total Assessed Value | \$2,480,716 | Average Assessed Value of the Base | \$70,874 |
| Avg. Adj. Sales Price | \$130,962 | Avg. Assessed Value | \$107,857 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 75.29 to 109.97 |
| 95% Wgt. Mean C.I | 56.36 to 108.36 |
| 95% Mean C.I | 77.99 to 111.11 |
| % of Value of the Class of all Real Property Value in the County | 3.01 |
| % of Records Sold in the Study Period | 5.01 |
| % of Value Sold in the Study Period | 7.63 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2017 | 15 | 100 | 98.66 |
| 2016 | 16 | 100 | 101.59 |
| 2015 | 48 | 100 | 91.03 |
| 2014 | 44 | 95 | 94.76 |

**64 Nemaha
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 : 179
 Total Sales Price : 16,365,637
 Total Adj. Sales Price : 16,365,637
 Total Assessed Value : 15,478,704
 Avg. Adj. Sales Price : 91,428
 Avg. Assessed Value : 86,473

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 101
 COD : 18.50
 PRD : 106.93

COV : 25.02
 STD : 25.30
 Avg. Abs. Dev : 17.73
 MAX Sales Ratio : 192.33
 MIN Sales Ratio : 57.97

95% Median C.I. : 93.73 to 97.65
 95% Wgt. Mean C.I. : 92.05 to 97.11
 95% Mean C.I. : 97.42 to 104.84

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DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u>Qtrts</u> | | | | | | | | | | | |
| 01-OCT-15 To 31-DEC-15 | 9 | 97.73 | 98.65 | 96.82 | 13.80 | 101.89 | 66.07 | 131.64 | 85.53 to 115.34 | 74,989 | 72,605 |
| 01-JAN-16 To 31-MAR-16 | 12 | 94.22 | 106.50 | 94.45 | 22.89 | 112.76 | 70.28 | 192.33 | 85.08 to 126.05 | 100,583 | 94,997 |
| 01-APR-16 To 30-JUN-16 | 33 | 96.16 | 102.54 | 94.65 | 17.56 | 108.34 | 71.31 | 175.33 | 91.87 to 99.46 | 88,042 | 83,328 |
| 01-JUL-16 To 30-SEP-16 | 37 | 94.59 | 96.55 | 92.85 | 16.41 | 103.98 | 61.68 | 145.28 | 87.86 to 104.94 | 94,818 | 88,038 |
| 01-OCT-16 To 31-DEC-16 | 15 | 96.62 | 94.72 | 93.86 | 17.03 | 100.92 | 58.82 | 141.14 | 83.87 to 101.38 | 101,152 | 94,940 |
| 01-JAN-17 To 31-MAR-17 | 12 | 96.94 | 107.40 | 99.86 | 23.17 | 107.55 | 74.29 | 172.74 | 81.33 to 133.44 | 77,333 | 77,226 |
| 01-APR-17 To 30-JUN-17 | 37 | 96.33 | 105.70 | 96.38 | 18.41 | 109.67 | 70.05 | 180.45 | 93.17 to 104.15 | 85,568 | 82,474 |
| 01-JUL-17 To 30-SEP-17 | 24 | 93.48 | 98.32 | 92.56 | 21.20 | 106.22 | 57.97 | 144.27 | 87.71 to 106.86 | 102,448 | 94,823 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-15 To 30-SEP-16 | 91 | 95.60 | 100.24 | 94.03 | 17.45 | 106.60 | 61.68 | 192.33 | 92.01 to 99.22 | 91,160 | 85,721 |
| 01-OCT-16 To 30-SEP-17 | 88 | 96.30 | 102.05 | 95.14 | 19.52 | 107.26 | 57.97 | 180.45 | 93.11 to 98.37 | 91,705 | 87,251 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-16 To 31-DEC-16 | 97 | 95.28 | 99.54 | 93.80 | 17.76 | 106.12 | 58.82 | 192.33 | 92.01 to 98.51 | 94,206 | 88,364 |
| <u>ALL</u> | 179 | 95.85 | 101.13 | 94.58 | 18.50 | 106.93 | 57.97 | 192.33 | 93.73 to 97.65 | 91,428 | 86,473 |

VALUATION GROUPING

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01 | 102 | 95.98 | 103.28 | 95.06 | 19.71 | 108.65 | 58.82 | 192.33 | 92.85 to 101.38 | 94,339 | 89,675 |
| 02 | 10 | 99.20 | 104.70 | 96.95 | 30.06 | 107.99 | 59.40 | 156.72 | 68.43 to 139.00 | 29,050 | 28,164 |
| 03 | 5 | 85.53 | 104.82 | 88.63 | 30.68 | 118.27 | 74.29 | 167.90 | N/A | 74,700 | 66,208 |
| 04 | 34 | 93.42 | 94.02 | 89.55 | 16.55 | 104.99 | 61.68 | 136.73 | 85.08 to 97.65 | 60,003 | 53,735 |
| 05 | 28 | 96.67 | 100.00 | 96.36 | 09.81 | 103.78 | 57.97 | 180.45 | 94.59 to 100.13 | 144,250 | 139,006 |
| <u>ALL</u> | 179 | 95.85 | 101.13 | 94.58 | 18.50 | 106.93 | 57.97 | 192.33 | 93.73 to 97.65 | 91,428 | 86,473 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01 | 174 | 95.67 | 100.96 | 94.42 | 18.29 | 106.93 | 57.97 | 192.33 | 93.17 to 97.57 | 93,351 | 88,142 |
| 06 | | | | | | | | | | | |
| 07 | 5 | 114.54 | 106.94 | 115.94 | 15.47 | 92.24 | 59.40 | 130.00 | N/A | 24,500 | 28,405 |
| <u>ALL</u> | 179 | 95.85 | 101.13 | 94.58 | 18.50 | 106.93 | 57.97 | 192.33 | 93.73 to 97.65 | 91,428 | 86,473 |

**64 Nemaha
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 : 179
 Total Sales Price : 16,365,637
 Total Adj. Sales Price : 16,365,637
 Total Assessed Value : 15,478,704
 Avg. Adj. Sales Price : 91,428
 Avg. Assessed Value : 86,473

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 101
 COD : 18.50
 PRD : 106.93

COV : 25.02
 STD : 25.30
 Avg. Abs. Dev : 17.73
 MAX Sales Ratio : 192.33
 MIN Sales Ratio : 57.97

95% Median C.I. : 93.73 to 97.65
 95% Wgt. Mean C.I. : 92.05 to 97.11
 95% Mean C.I. : 97.42 to 104.84

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| SALE PRICE * | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------------|-------|--------|--------|----------|-------|--------|-------|--------|------------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| <u>Low \$ Ranges</u> | | | | | | | | | | | | |
| Less Than 5,000 | 2 | 99.20 | 99.20 | 121.31 | 40.12 | 81.77 | 59.40 | 139.00 | N/A | 2,250 | 2,730 | |
| Less Than 15,000 | 6 | 124.71 | 126.38 | 140.57 | 30.71 | 89.91 | 59.40 | 192.33 | 59.40 to 192.33 | 8,333 | 11,714 | |
| Less Than 30,000 | 26 | 126.76 | 125.58 | 125.16 | 20.79 | 100.34 | 59.40 | 192.33 | 100.69 to 139.00 | 19,250 | 24,093 | |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | | |
| Greater Than 4,999 | 177 | 95.85 | 101.15 | 94.57 | 18.24 | 106.96 | 57.97 | 192.33 | 93.73 to 97.65 | 92,436 | 87,419 | |
| Greater Than 14,999 | 173 | 95.69 | 100.25 | 94.44 | 17.61 | 106.15 | 57.97 | 180.45 | 93.17 to 97.57 | 94,310 | 89,066 | |
| Greater Than 29,999 | 153 | 94.59 | 96.97 | 93.62 | 15.38 | 103.58 | 57.97 | 180.45 | 91.87 to 96.33 | 103,694 | 97,074 | |
| <u>Incremental Ranges</u> | | | | | | | | | | | | |
| 0 TO 4,999 | 2 | 99.20 | 99.20 | 121.31 | 40.12 | 81.77 | 59.40 | 139.00 | N/A | 2,250 | 2,730 | |
| 5,000 TO 14,999 | 4 | 136.57 | 139.97 | 142.47 | 27.50 | 98.25 | 94.42 | 192.33 | N/A | 11,375 | 16,206 | |
| 15,000 TO 29,999 | 20 | 126.76 | 125.34 | 123.45 | 17.96 | 101.53 | 67.14 | 175.33 | 100.69 to 134.82 | 22,525 | 27,807 | |
| 30,000 TO 59,999 | 37 | 105.11 | 110.87 | 112.39 | 20.31 | 98.65 | 60.89 | 180.45 | 97.41 to 117.00 | 43,030 | 48,364 | |
| 60,000 TO 99,999 | 52 | 93.00 | 95.03 | 94.46 | 15.52 | 100.60 | 57.97 | 144.27 | 87.11 to 97.64 | 78,609 | 74,257 | |
| 100,000 TO 149,999 | 34 | 92.16 | 90.34 | 89.46 | 12.23 | 100.98 | 58.82 | 126.05 | 84.58 to 96.26 | 122,788 | 109,846 | |
| 150,000 TO 249,999 | 24 | 91.57 | 90.60 | 90.82 | 07.74 | 99.76 | 74.29 | 106.86 | 87.64 to 97.15 | 180,253 | 163,707 | |
| 250,000 TO 499,999 | 6 | 92.46 | 91.22 | 91.29 | 03.60 | 99.92 | 83.81 | 96.04 | 83.81 to 96.04 | 280,750 | 256,294 | |
| 500,000 TO 999,999 | | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | | |
| <u>ALL</u> | 179 | 95.85 | 101.13 | 94.58 | 18.50 | 106.93 | 57.97 | 192.33 | 93.73 to 97.65 | 91,428 | 86,473 | |

64 Nemaha
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 : 23
Total Sales Price : 3,012,122
Total Adj. Sales Price : 3,012,122
Total Assessed Value : 2,766,031
Avg. Adj. Sales Price : 130,962
Avg. Assessed Value : 120,262

MEDIAN : 98
WGT. MEAN : 92
MEAN : 99
COD : 21.71
PRD : 107.47

COV : 33.16
STD : 32.73
Avg. Abs. Dev : 21.38
MAX Sales Ratio : 201.25
MIN Sales Ratio : 46.80

95% Median C.I. : 89.20 to 109.97
95% Wgt. Mean C.I. : 71.35 to 112.31
95% Mean C.I. : 84.54 to 112.84

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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 | 97.12 | 97.12 | 97.94 | 01.42 | 99.16 | 95.74 | 98.49 | N/A | 187,500 | 183,638 |
| 01-APR-15 To 30-JUN-15 | 1 | 99.72 | 99.72 | 99.72 | 00.00 | 100.00 | 99.72 | 99.72 | N/A | 45,000 | 44,875 |
| 01-JUL-15 To 30-SEP-15 | 2 | 104.23 | 104.23 | 104.46 | 05.51 | 99.78 | 98.49 | 109.97 | N/A | 312,361 | 326,280 |
| 01-OCT-15 To 31-DEC-15 | | | | | | | | | | | |
| 01-JAN-16 To 31-MAR-16 | 2 | 127.81 | 127.81 | 121.47 | 12.71 | 105.22 | 111.56 | 144.06 | N/A | 41,000 | 49,803 |
| 01-APR-16 To 30-JUN-16 | | | | | | | | | | | |
| 01-JUL-16 To 30-SEP-16 | 4 | 84.25 | 83.40 | 79.55 | 25.72 | 104.84 | 48.88 | 116.22 | N/A | 87,975 | 69,986 |
| 01-OCT-16 To 31-DEC-16 | 2 | 145.23 | 145.23 | 160.57 | 38.58 | 90.45 | 89.20 | 201.25 | N/A | 39,250 | 63,025 |
| 01-JAN-17 To 31-MAR-17 | 4 | 106.17 | 102.17 | 124.25 | 20.70 | 82.23 | 61.49 | 134.83 | N/A | 116,125 | 144,280 |
| 01-APR-17 To 30-JUN-17 | 4 | 81.78 | 78.37 | 57.25 | 25.76 | 136.89 | 46.80 | 103.13 | N/A | 197,875 | 113,280 |
| 01-JUL-17 To 30-SEP-17 | 2 | 82.82 | 82.82 | 83.16 | 09.09 | 99.59 | 75.29 | 90.34 | N/A | 99,500 | 82,741 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-14 To 30-SEP-15 | 5 | 98.49 | 100.48 | 101.91 | 03.14 | 98.60 | 95.74 | 109.97 | N/A | 208,944 | 212,942 |
| 01-OCT-15 To 30-SEP-16 | 6 | 102.74 | 98.20 | 87.47 | 25.05 | 112.27 | 48.88 | 144.06 | 48.88 to 144.06 | 72,317 | 63,259 |
| 01-OCT-16 To 30-SEP-17 | 12 | 93.04 | 98.19 | 86.19 | 28.33 | 113.92 | 46.80 | 201.25 | 67.81 to 113.45 | 127,792 | 110,148 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-15 To 31-DEC-15 | 5 | 98.49 | 100.48 | 101.91 | 03.14 | 98.60 | 95.74 | 109.97 | N/A | 208,944 | 212,942 |
| 01-JAN-16 To 31-DEC-16 | 8 | 102.74 | 109.96 | 98.67 | 32.42 | 111.44 | 48.88 | 201.25 | 48.88 to 201.25 | 64,050 | 63,200 |
| <u>ALL</u> | 23 | 98.49 | 98.69 | 91.83 | 21.71 | 107.47 | 46.80 | 201.25 | 89.20 to 109.97 | 130,962 | 120,262 |

| VALUATION GROUPING | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|--------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 01 | 18 | 98.49 | 102.52 | 90.52 | 22.08 | 113.26 | 46.80 | 201.25 | 90.34 to 113.45 | 141,967 | 128,514 |
| 02 | 5 | 75.29 | 84.89 | 99.14 | 20.47 | 85.63 | 61.49 | 109.97 | N/A | 91,344 | 90,556 |
| <u>ALL</u> | 23 | 98.49 | 98.69 | 91.83 | 21.71 | 107.47 | 46.80 | 201.25 | 89.20 to 109.97 | 130,962 | 120,262 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 02 | 1 | 93.92 | 93.92 | 93.92 | 00.00 | 100.00 | 93.92 | 93.92 | N/A | 189,900 | 178,345 |
| 03 | 22 | 98.49 | 98.91 | 91.69 | 22.49 | 107.87 | 46.80 | 201.25 | 75.29 to 111.56 | 128,283 | 117,622 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 23 | 98.49 | 98.69 | 91.83 | 21.71 | 107.47 | 46.80 | 201.25 | 89.20 to 109.97 | 130,962 | 120,262 |

**64 Nemaha
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 : 23
 Total Sales Price : 3,012,122
 Total Adj. Sales Price : 3,012,122
 Total Assessed Value : 2,766,031
 Avg. Adj. Sales Price : 130,962
 Avg. Assessed Value : 120,262

MEDIAN : 98
 WGT. MEAN : 92
 MEAN : 99
 COD : 21.71
 PRD : 107.47

COV : 33.16
 STD : 32.73
 Avg. Abs. Dev : 21.38
 MAX Sales Ratio : 201.25
 MIN Sales Ratio : 46.80

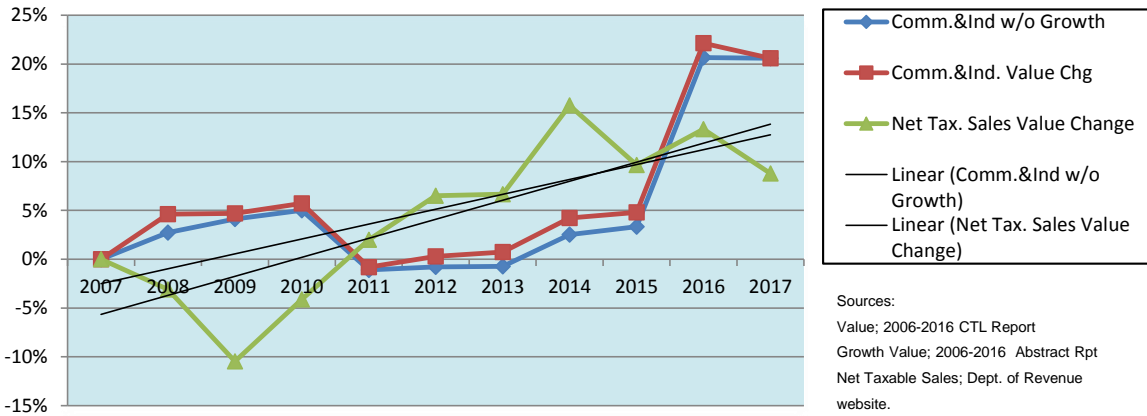
95% Median C.I. : 89.20 to 109.97
 95% Wgt. Mean C.I. : 71.35 to 112.31
 95% Mean C.I. : 84.54 to 112.84

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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 | 1 | 103.13 | 103.13 | 103.13 | 00.00 | 100.00 | 103.13 | 103.13 | N/A | 1,500 | 1,547 | |
| Less Than 15,000 | 2 | 88.86 | 88.86 | 80.29 | 16.07 | 110.67 | 74.58 | 103.13 | N/A | 3,750 | 3,011 | |
| Less Than 30,000 | 5 | 89.20 | 94.49 | 94.58 | 24.91 | 99.90 | 61.49 | 144.06 | N/A | 18,100 | 17,120 | |
| ___Ranges Excl. Low \$___ | | | | | | | | | | | | |
| Greater Than 4,999 | 22 | 97.12 | 98.49 | 91.82 | 22.80 | 107.26 | 46.80 | 201.25 | 75.29 to 111.56 | 136,846 | 125,658 | |
| Greater Than 14,999 | 21 | 98.49 | 99.63 | 91.86 | 22.40 | 108.46 | 46.80 | 201.25 | 89.20 to 111.56 | 143,077 | 131,429 | |
| Greater Than 29,999 | 18 | 98.49 | 99.86 | 91.74 | 20.95 | 108.85 | 46.80 | 201.25 | 90.34 to 111.56 | 162,312 | 148,913 | |
| ___Incremental Ranges___ | | | | | | | | | | | | |
| 0 TO 4,999 | 1 | 103.13 | 103.13 | 103.13 | 00.00 | 100.00 | 103.13 | 103.13 | N/A | 1,500 | 1,547 | |
| 5,000 TO 14,999 | 1 | 74.58 | 74.58 | 74.58 | 00.00 | 100.00 | 74.58 | 74.58 | N/A | 6,000 | 4,475 | |
| 15,000 TO 29,999 | 3 | 89.20 | 98.25 | 95.88 | 30.85 | 102.47 | 61.49 | 144.06 | N/A | 27,667 | 26,526 | |
| 30,000 TO 59,999 | 5 | 111.56 | 125.53 | 128.32 | 21.31 | 97.83 | 98.89 | 201.25 | N/A | 43,600 | 55,947 | |
| 60,000 TO 99,999 | 4 | 95.74 | 95.06 | 93.51 | 09.96 | 101.66 | 75.29 | 113.45 | N/A | 78,750 | 73,639 | |
| 100,000 TO 149,999 | 2 | 69.61 | 69.61 | 67.71 | 29.78 | 102.81 | 48.88 | 90.34 | N/A | 114,500 | 77,526 | |
| 150,000 TO 249,999 | 2 | 80.87 | 80.87 | 80.05 | 16.15 | 101.02 | 67.81 | 93.92 | N/A | 202,450 | 162,066 | |
| 250,000 TO 499,999 | 4 | 104.23 | 110.45 | 111.02 | 11.47 | 99.49 | 98.49 | 134.83 | N/A | 313,681 | 348,245 | |
| 500,000 TO 999,999 | 1 | 46.80 | 46.80 | 46.80 | 00.00 | 100.00 | 46.80 | 46.80 | N/A | 500,000 | 233,979 | |
| 1,000,000 + | | | | | | | | | | | | |
| ___ALL___ | 23 | 98.49 | 98.69 | 91.83 | 21.71 | 107.47 | 46.80 | 201.25 | 89.20 to 109.97 | 130,962 | 120,262 | |

| OCCUPANCY CODE | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| Blank | 2 | 98.53 | 98.53 | 93.99 | 04.68 | 104.83 | 93.92 | 103.13 | N/A | 95,700 | 89,946 | |
| 319 | 1 | 90.34 | 90.34 | 90.34 | 00.00 | 100.00 | 90.34 | 90.34 | N/A | 104,000 | 93,956 | |
| 344 | 3 | 109.97 | 106.81 | 109.26 | 03.84 | 97.76 | 98.89 | 111.56 | N/A | 138,907 | 151,765 | |
| 349 | 1 | 46.80 | 46.80 | 46.80 | 00.00 | 100.00 | 46.80 | 46.80 | N/A | 500,000 | 233,979 | |
| 352 | 1 | 61.49 | 61.49 | 61.49 | 00.00 | 100.00 | 61.49 | 61.49 | N/A | 29,500 | 18,140 | |
| 353 | 5 | 116.22 | 124.77 | 104.05 | 31.49 | 119.91 | 48.88 | 201.25 | N/A | 60,200 | 62,636 | |
| 386 | 2 | 95.74 | 95.74 | 95.74 | 00.00 | 100.00 | 95.74 | 95.74 | N/A | 75,000 | 71,808 | |
| 406 | 2 | 71.20 | 71.20 | 67.99 | 04.76 | 104.72 | 67.81 | 74.58 | N/A | 110,500 | 75,131 | |
| 442 | 2 | 87.51 | 87.51 | 83.14 | 13.96 | 105.26 | 75.29 | 99.72 | N/A | 70,000 | 58,201 | |
| 531 | 2 | 98.49 | 98.49 | 98.49 | 00.00 | 100.00 | 98.49 | 98.49 | N/A | 300,000 | 295,467 | |
| 701 | 1 | 89.20 | 89.20 | 89.20 | 00.00 | 100.00 | 89.20 | 89.20 | N/A | 28,500 | 25,423 | |
| 999 | 1 | 134.83 | 134.83 | 134.83 | 00.00 | 100.00 | 134.83 | 134.83 | N/A | 330,000 | 444,953 | |
| ___ALL___ | 23 | 98.49 | 98.69 | 91.83 | 21.71 | 107.47 | 46.80 | 201.25 | 89.20 to 109.97 | 130,962 | 120,262 | |

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 | \$ 26,779,665 | \$ 222,275 | 0.83% | \$ 26,557,390 | - | \$ 34,145,842 | - |
| 2008 | \$ 28,018,010 | \$ 509,215 | 1.82% | \$ 27,508,795 | 2.72% | \$ 33,094,241 | -3.08% |
| 2009 | \$ 28,034,850 | \$ 151,920 | 0.54% | \$ 27,882,930 | -0.48% | \$ 30,572,024 | -7.62% |
| 2010 | \$ 28,313,170 | \$ 191,795 | 0.68% | \$ 28,121,375 | 0.31% | \$ 32,739,367 | 7.09% |
| 2011 | \$ 26,563,740 | \$ 76,445 | 0.29% | \$ 26,487,295 | -6.45% | \$ 34,826,264 | 6.37% |
| 2012 | \$ 26,856,815 | \$ 286,530 | 1.07% | \$ 26,570,285 | 0.02% | \$ 36,370,273 | 4.43% |
| 2013 | \$ 26,975,655 | \$ 392,985 | 1.46% | \$ 26,582,670 | -1.02% | \$ 36,419,279 | 0.13% |
| 2014 | \$ 27,909,905 | \$ 454,500 | 1.63% | \$ 27,455,405 | 1.78% | \$ 39,524,838 | 8.53% |
| 2015 | \$ 28,068,105 | \$ 393,865 | 1.40% | \$ 27,674,240 | -0.84% | \$ 37,444,650 | -5.26% |
| 2016 | \$ 32,706,651 | \$ 393,865 | 1.20% | \$ 32,312,786 | 15.12% | \$ 38,695,015 | 3.34% |
| 2017 | \$ 32,293,864 | \$ - | 0.00% | \$ 32,293,864 | -1.26% | \$ 37,148,982 | -4.00% |
| Ann %chg | 1.89% | | | Average | 0.99% | 1.40% | 0.99% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2007 | - | - | - |
| 2008 | 2.72% | 4.62% | -3.08% |
| 2009 | 4.12% | 4.69% | -10.47% |
| 2010 | 5.01% | 5.73% | -4.12% |
| 2011 | -1.09% | -0.81% | 1.99% |
| 2012 | -0.78% | 0.29% | 6.51% |
| 2013 | -0.74% | 0.73% | 6.66% |
| 2014 | 2.52% | 4.22% | 15.75% |
| 2015 | 3.34% | 4.81% | 9.66% |
| 2016 | 20.66% | 22.13% | 13.32% |
| 2017 | 20.59% | 20.59% | 8.80% |

County Number: 64
 County Name: Nemaha

64 Nemaha
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 : 43
Total Sales Price : 21,749,137
Total Adj. Sales Price : 21,749,137
Total Assessed Value : 15,477,331
Avg. Adj. Sales Price : 505,794
Avg. Assessed Value : 359,938

MEDIAN : 71
WGT. MEAN : 71
MEAN : 72
COD : 16.40
PRD : 101.70

COV : 22.63
STD : 16.38
Avg. Abs. Dev : 11.63
MAX Sales Ratio : 125.52
MIN Sales Ratio : 37.55

95% Median C.I. : 67.12 to 75.76
95% Wgt. Mean C.I. : 65.72 to 76.61
95% Mean C.I. : 67.47 to 77.27

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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 | 3 | 71.75 | 71.45 | 71.50 | 11.90 | 99.93 | 58.49 | 84.10 | N/A | 519,500 | 371,456 |
| 01-JAN-15 To 31-MAR-15 | 3 | 73.56 | 73.56 | 74.02 | 05.22 | 99.38 | 67.80 | 79.32 | N/A | 475,667 | 352,094 |
| 01-APR-15 To 30-JUN-15 | 1 | 67.85 | 67.85 | 67.85 | 00.00 | 100.00 | 67.85 | 67.85 | N/A | 444,000 | 301,242 |
| 01-JUL-15 To 30-SEP-15 | 3 | 56.92 | 56.72 | 56.58 | 00.90 | 100.25 | 55.85 | 57.38 | N/A | 1,000,000 | 565,803 |
| 01-OCT-15 To 31-DEC-15 | 1 | 54.76 | 54.76 | 54.76 | 00.00 | 100.00 | 54.76 | 54.76 | N/A | 528,000 | 289,137 |
| 01-JAN-16 To 31-MAR-16 | 10 | 77.22 | 79.15 | 84.40 | 21.17 | 93.78 | 39.69 | 125.52 | 60.01 to 91.95 | 425,255 | 358,920 |
| 01-APR-16 To 30-JUN-16 | 1 | 73.59 | 73.59 | 73.59 | 00.00 | 100.00 | 73.59 | 73.59 | N/A | 400,000 | 294,353 |
| 01-JUL-16 To 30-SEP-16 | 3 | 72.89 | 71.89 | 71.94 | 03.90 | 99.93 | 67.12 | 75.65 | N/A | 662,235 | 476,403 |
| 01-OCT-16 To 31-DEC-16 | 4 | 63.96 | 65.21 | 63.82 | 08.94 | 102.18 | 59.04 | 73.87 | N/A | 609,570 | 389,024 |
| 01-JAN-17 To 31-MAR-17 | 6 | 68.94 | 72.21 | 71.80 | 09.78 | 100.57 | 62.77 | 88.37 | 62.77 to 88.37 | 433,784 | 311,465 |
| 01-APR-17 To 30-JUN-17 | 6 | 79.12 | 76.82 | 74.91 | 23.77 | 102.55 | 37.55 | 115.72 | 37.55 to 115.72 | 333,986 | 250,200 |
| 01-JUL-17 To 30-SEP-17 | 2 | 74.29 | 74.29 | 70.43 | 10.78 | 105.48 | 66.28 | 82.29 | N/A | 553,743 | 390,024 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-14 To 30-SEP-15 | 10 | 67.83 | 67.30 | 64.85 | 11.81 | 103.78 | 55.85 | 84.10 | 56.92 to 79.32 | 642,950 | 416,930 |
| 01-OCT-15 To 30-SEP-16 | 15 | 73.59 | 75.70 | 78.16 | 17.75 | 96.85 | 39.69 | 125.52 | 67.12 to 89.48 | 477,817 | 373,460 |
| 01-OCT-16 To 30-SEP-17 | 18 | 68.94 | 72.42 | 69.99 | 16.81 | 103.47 | 37.55 | 115.72 | 62.77 to 82.03 | 452,910 | 317,007 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-15 To 31-DEC-15 | 8 | 62.59 | 64.18 | 61.94 | 12.70 | 103.62 | 54.76 | 79.32 | 54.76 to 79.32 | 674,875 | 418,009 |
| 01-JAN-16 To 31-DEC-16 | 18 | 73.24 | 74.53 | 75.67 | 16.02 | 98.49 | 39.69 | 125.52 | 67.12 to 78.68 | 504,307 | 381,603 |
| <u>ALL</u> | 43 | 70.93 | 72.37 | 71.16 | 16.40 | 101.70 | 37.55 | 125.52 | 67.12 to 75.76 | 505,794 | 359,938 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1 | 43 | 70.93 | 72.37 | 71.16 | 16.40 | 101.70 | 37.55 | 125.52 | 67.12 to 75.76 | 505,794 | 359,938 |
| <u>ALL</u> | 43 | 70.93 | 72.37 | 71.16 | 16.40 | 101.70 | 37.55 | 125.52 | 67.12 to 75.76 | 505,794 | 359,938 |

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>Dry</u> | | | | | | | | | | | |
| County | 15 | 67.97 | 72.47 | 68.79 | 20.17 | 105.35 | 37.55 | 115.72 | 59.04 to 89.48 | 505,217 | 347,557 |
| 1 | 15 | 67.97 | 72.47 | 68.79 | 20.17 | 105.35 | 37.55 | 115.72 | 59.04 to 89.48 | 505,217 | 347,557 |
| <u>Grass</u> | | | | | | | | | | | |
| County | 4 | 70.24 | 63.51 | 64.87 | 14.05 | 97.90 | 39.69 | 73.87 | N/A | 211,000 | 136,871 |
| 1 | 4 | 70.24 | 63.51 | 64.87 | 14.05 | 97.90 | 39.69 | 73.87 | N/A | 211,000 | 136,871 |
| <u>ALL</u> | 43 | 70.93 | 72.37 | 71.16 | 16.40 | 101.70 | 37.55 | 125.52 | 67.12 to 75.76 | 505,794 | 359,938 |

64 Nemaha
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 : 43
 Total Sales Price : 21,749,137
 Total Adj. Sales Price : 21,749,137
 Total Assessed Value : 15,477,331
 Avg. Adj. Sales Price : 505,794
 Avg. Assessed Value : 359,938

MEDIAN : 71
 WGT. MEAN : 71
 MEAN : 72
 COD : 16.40
 PRD : 101.70

COV : 22.63
 STD : 16.38
 Avg. Abs. Dev : 11.63
 MAX Sales Ratio : 125.52
 MIN Sales Ratio : 37.55

95% Median C.I. : 67.12 to 75.76
 95% Wgt. Mean C.I. : 65.72 to 76.61
 95% Mean C.I. : 67.47 to 77.27

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80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u> Dry </u> | | | | | | | | | | | |
| County | 28 | 67.91 | 73.31 | 70.72 | 19.91 | 103.66 | 37.55 | 125.52 | 62.77 to 78.68 | 559,557 | 395,722 |
| 1 | 28 | 67.91 | 73.31 | 70.72 | 19.91 | 103.66 | 37.55 | 125.52 | 62.77 to 78.68 | 559,557 | 395,722 |
| <u> Grass </u> | | | | | | | | | | | |
| County | 4 | 70.24 | 63.51 | 64.87 | 14.05 | 97.90 | 39.69 | 73.87 | N/A | 211,000 | 136,871 |
| 1 | 4 | 70.24 | 63.51 | 64.87 | 14.05 | 97.90 | 39.69 | 73.87 | N/A | 211,000 | 136,871 |
| <u> ALL </u> | 43 | 70.93 | 72.37 | 71.16 | 16.40 | 101.70 | 37.55 | 125.52 | 67.12 to 75.76 | 505,794 | 359,938 |

Nemaha County 2018 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|------------|----------|------|------|------|------|------|------|------|------|------------------|
| Nemaha | 1 | 5675 | 5450 | 5150 | 5050 | 4950 | 4850 | 4050 | 3950 | 5023 |
| Johnson | 1 | 7341 | 5918 | 6820 | 5469 | 4291 | n/a | 3250 | 2770 | 5196 |
| Otoe | 8000 | 5600 | 5600 | 5500 | 5500 | 5000 | 5000 | 4200 | 4200 | 5212 |
| Richardson | 50 | 5450 | 5325 | 4504 | 4845 | 4715 | 4615 | 3226 | 3195 | 4798 |
| | | | | | | | | | | |
| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
| Nemaha | 1 | 4820 | 4669 | 4369 | 4120 | 3820 | 3669 | 2770 | 2520 | 3844 |
| Johnson | 1 | 4216 | 3897 | 3810 | 3448 | 3010 | 3312 | 2500 | 1870 | 3172 |
| Otoe | 8000 | 4600 | 4600 | 4300 | 4250 | 4150 | 4100 | 3500 | 3200 | 4192 |
| Richardson | 50 | 4675 | 4585 | 4258 | 4209 | 3797 | 3400 | 2498 | 2500 | 3801 |
| | | | | | | | | | | |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|------------|----------|------|------|------|------|------|------|------|------|--------------------|
| Nemaha | 1 | 2200 | 2050 | 1875 | 1775 | 1725 | 1675 | 1525 | 1400 | 1622 |
| Johnson | 1 | 2810 | 2740 | 2280 | 1972 | 1904 | 1980 | 1880 | 1410 | 1888 |
| Otoe | 8000 | 2290 | 2250 | 2180 | 2160 | 2030 | 2000 | 1750 | 1550 | 2001 |
| Richardson | 50 | 2365 | 2275 | 2030 | 1950 | 1871 | 1760 | 1722 | 1498 | 1791 |
| | | | | | | | | | | |

| County | Mkt Area | CRP | TIMBER | WASTE |
|------------|----------|------|--------|-------|
| Nemaha | 1 | 2479 | 900 | 99 |
| Johnson | 1 | 2131 | 1326 | 130 |
| Otoe | 8000 | 4013 | 1104 | 100 |
| Richardson | 50 | n/a | 832 | 100 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 74 | Median : | 74 | COV : | 20.28 | 95% Median C.I. : | 70.37 to 78.68 |
| Total Sales Price : | 41,103,456 | Wgt. Mean : | 74 | STD : | 15.34 | 95% Wgt. Mean C.I. : | 69.73 to 77.61 |
| Total Adj. Sales Price : | 41,612,198 | Mean : | 76 | Avg. Abs.Dev : | 11.34 | 95% Mean C.I. : | 72.13 to 79.13 |
| Total Assessed Value : | 30,655,897 | | | | | | |
| Avg. Adj. Sales Price : | 562,327 | COD : | 15.38 | MAX Sales Ratio : | 125.51 | | |
| Avg. Assessed Value : | 414,269 | PRD : | 102.66 | MIN Sales Ratio : | 39.69 | | |

Printed : 04/04/2018

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2014 To 12/31/2014 | 5 | 71.74 | 72.77 | 67.54 | 24.44 | 107.74 | 43.74 | 105.79 | N/A | 733,714 | 495,555 |
| 01/01/2015 To 03/31/2015 | 7 | 73.84 | 77.76 | 76.72 | 09.20 | 101.36 | 67.79 | 96.04 | 67.79 to 96.04 | 525,351 | 403,040 |
| 04/01/2015 To 06/30/2015 | 6 | 65.36 | 67.78 | 68.18 | 08.45 | 99.41 | 61.66 | 80.58 | 61.66 to 80.58 | 598,708 | 408,179 |
| 07/01/2015 To 09/30/2015 | 4 | 57.14 | 58.55 | 58.26 | 03.80 | 100.50 | 55.84 | 64.07 | N/A | 968,006 | 563,921 |
| 10/01/2015 To 12/31/2015 | 6 | 72.07 | 70.63 | 70.94 | 13.25 | 99.56 | 54.75 | 81.73 | 54.75 to 81.73 | 529,521 | 375,631 |
| 01/01/2016 To 03/31/2016 | 10 | 77.22 | 79.18 | 84.46 | 21.13 | 93.75 | 39.69 | 125.51 | 60.34 to 91.94 | 425,255 | 359,149 |
| 04/01/2016 To 06/30/2016 | 3 | 83.64 | 83.32 | 83.83 | 07.64 | 99.39 | 73.57 | 92.75 | N/A | 599,867 | 502,873 |
| 07/01/2016 To 09/30/2016 | 4 | 74.27 | 79.89 | 75.69 | 13.33 | 105.55 | 67.10 | 103.94 | N/A | 562,677 | 425,863 |
| 10/01/2016 To 12/31/2016 | 6 | 69.10 | 67.72 | 67.19 | 07.89 | 100.79 | 59.04 | 75.26 | 59.04 to 75.26 | 710,030 | 477,102 |
| 01/01/2017 To 03/31/2017 | 10 | 83.22 | 80.04 | 79.10 | 10.07 | 101.19 | 62.77 | 92.81 | 65.30 to 89.64 | 487,689 | 385,749 |
| 04/01/2017 To 06/30/2017 | 8 | 76.05 | 82.08 | 80.17 | 11.40 | 102.38 | 70.75 | 115.71 | 70.75 to 115.71 | 430,865 | 345,426 |
| 07/01/2017 To 09/30/2017 | 5 | 69.51 | 79.78 | 77.11 | 18.99 | 103.46 | 65.44 | 115.44 | N/A | 547,587 | 422,243 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2014 To 09/30/2015 | 22 | 68.98 | 70.41 | 67.55 | 15.25 | 104.23 | 43.74 | 105.79 | 61.66 to 79.30 | 673,195 | 454,719 |
| 10/01/2015 To 09/30/2016 | 23 | 75.76 | 77.61 | 78.90 | 16.49 | 98.37 | 39.69 | 125.51 | 67.58 to 83.64 | 499,129 | 393,798 |
| 10/01/2016 To 09/30/2017 | 29 | 75.26 | 78.01 | 75.67 | 13.47 | 103.09 | 59.04 | 115.71 | 69.51 to 82.94 | 528,342 | 399,818 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2015 To 12/31/2015 | 23 | 67.83 | 69.96 | 68.30 | 12.63 | 102.43 | 54.75 | 96.04 | 62.89 to 78.98 | 622,559 | 425,210 |
| 01/01/2016 To 12/31/2016 | 23 | 73.87 | 76.85 | 76.94 | 16.20 | 99.88 | 39.69 | 125.51 | 67.83 to 83.64 | 546,219 | 420,268 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 1 | 74 | 73.71 | 75.63 | 73.67 | 15.38 | 102.66 | 39.69 | 125.51 | 70.37 to 78.68 | 562,327 | 414,269 |

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 74 | Median : | 74 | COV : | 20.28 | 95% Median C.I. : | 70.37 to 78.68 |
| Total Sales Price : | 41,103,456 | Wgt. Mean : | 74 | STD : | 15.34 | 95% Wgt. Mean C.I. : | 69.73 to 77.61 |
| Total Adj. Sales Price : | 41,612,198 | Mean : | 76 | Avg. Abs.Dev : | 11.34 | 95% Mean C.I. : | 72.13 to 79.13 |
| Total Assessed Value : | 30,655,897 | | | | | | |
| Avg. Adj. Sales Price : | 562,327 | COD : | 15.38 | MAX Sales Ratio : | 125.51 | | |
| Avg. Assessed Value : | 414,269 | PRD : | 102.66 | MIN Sales Ratio : | 39.69 | | |

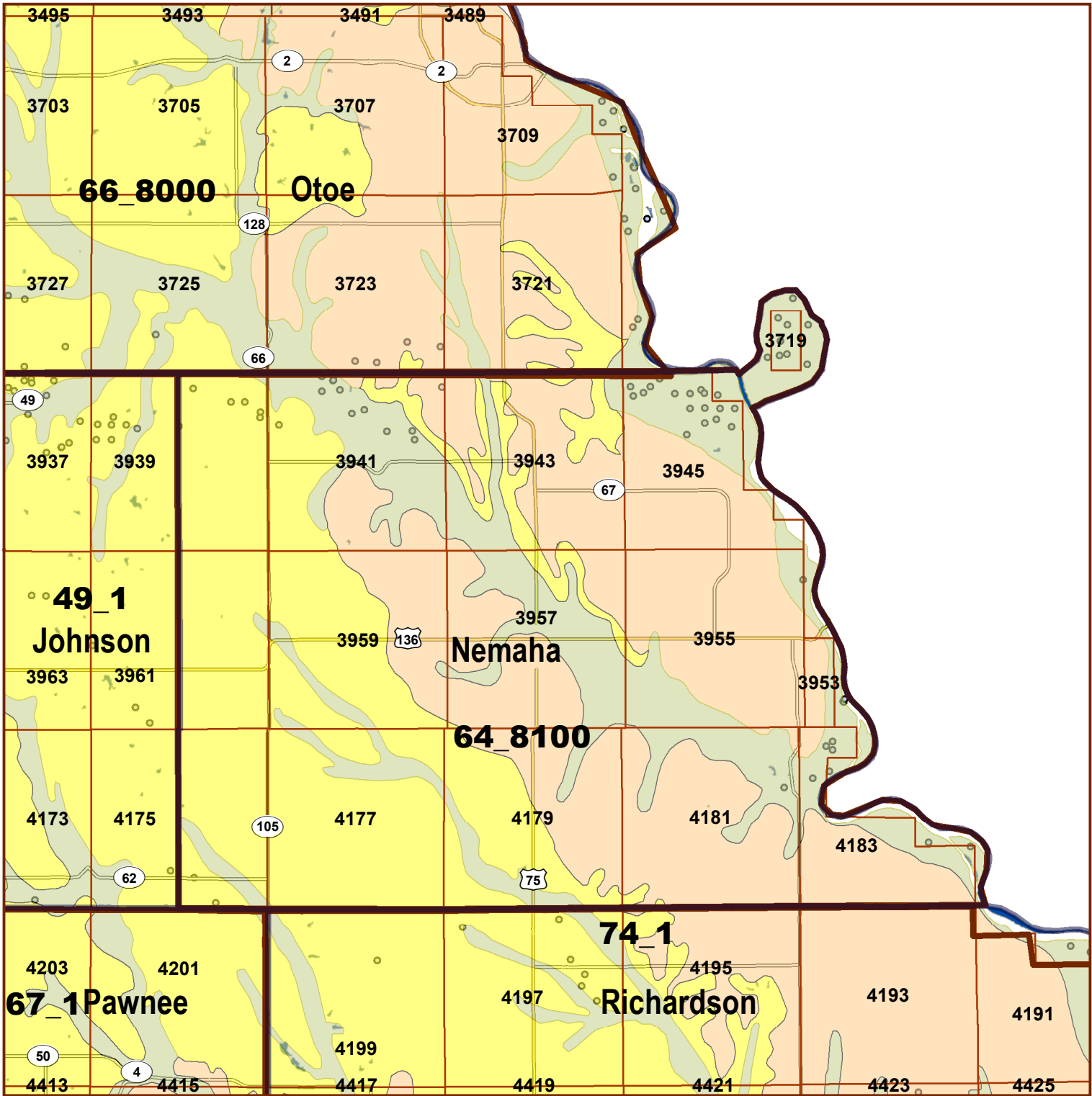
Printed : 04/04/2018

95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u>_____Dry_____</u> | | | | | | | | | | | |
| County | 24 | 71.13 | 73.53 | 68.60 | 16.21 | 107.19 | 43.74 | 115.71 | 64.07 to 78.98 | 567,351 | 389,208 |
| 1 | 24 | 71.13 | 73.53 | 68.60 | 16.21 | 107.19 | 43.74 | 115.71 | 64.07 to 78.98 | 567,351 | 389,208 |
| <u>_____Grass_____</u> | | | | | | | | | | | |
| County | 5 | 67.58 | 63.25 | 64.19 | 13.27 | 98.54 | 39.69 | 73.87 | N/A | 226,620 | 145,476 |
| 1 | 5 | 67.58 | 63.25 | 64.19 | 13.27 | 98.54 | 39.69 | 73.87 | N/A | 226,620 | 145,476 |
| <u>_____ALL_____</u> | | | | | | | | | | | |
| 10/01/2014 To 09/30/2017 | 74 | 73.71 | 75.63 | 73.67 | 15.38 | 102.66 | 39.69 | 125.51 | 70.37 to 78.68 | 562,327 | 414,269 |

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|----------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| <u>_____Irrigated_____</u> | | | | | | | | | | | |
| County | 2 | 71.99 | 71.99 | 72.22 | 02.58 | 99.68 | 70.13 | 73.84 | N/A | 628,500 | 453,923 |
| 1 | 2 | 71.99 | 71.99 | 72.22 | 02.58 | 99.68 | 70.13 | 73.84 | N/A | 628,500 | 453,923 |
| <u>_____Dry_____</u> | | | | | | | | | | | |
| County | 47 | 72.17 | 76.03 | 72.53 | 17.65 | 104.83 | 43.74 | 125.51 | 67.79 to 79.82 | 595,019 | 431,554 |
| 1 | 47 | 72.17 | 76.03 | 72.53 | 17.65 | 104.83 | 43.74 | 125.51 | 67.79 to 79.82 | 595,019 | 431,554 |
| <u>_____Grass_____</u> | | | | | | | | | | | |
| County | 5 | 67.58 | 63.25 | 64.19 | 13.27 | 98.54 | 39.69 | 73.87 | N/A | 226,620 | 145,476 |
| 1 | 5 | 67.58 | 63.25 | 64.19 | 13.27 | 98.54 | 39.69 | 73.87 | N/A | 226,620 | 145,476 |
| <u>_____ALL_____</u> | | | | | | | | | | | |
| 10/01/2014 To 09/30/2017 | 74 | 73.71 | 75.63 | 73.67 | 15.38 | 102.66 | 39.69 | 125.51 | 70.37 to 78.68 | 562,327 | 414,269 |



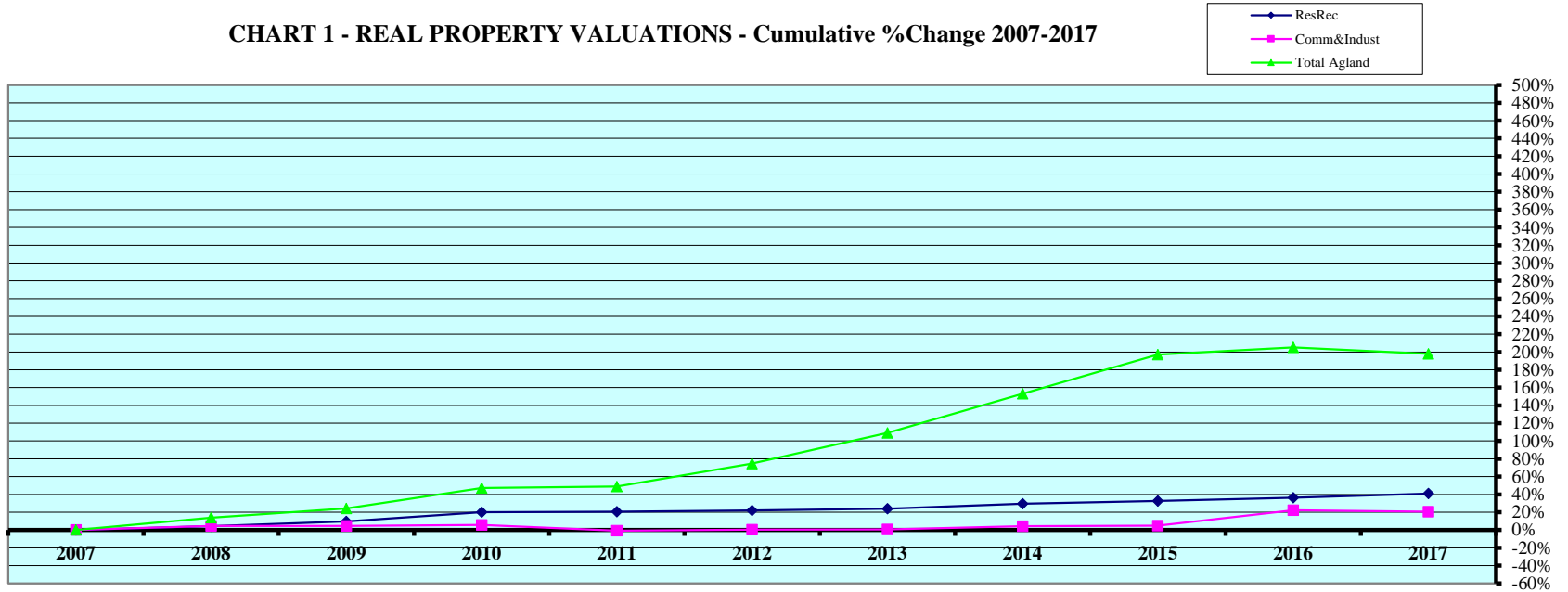
Legend

- 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

Nemaha 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 | 148,331,515 | -- | -- | -- | 26,779,665 | -- | -- | -- | 264,259,930 | -- | -- | -- |
| 2008 | 154,482,150 | 6,150,635 | 4.15% | 4.15% | 28,018,010 | 1,238,345 | 4.62% | 4.62% | 301,026,100 | 36,766,170 | 13.91% | 13.91% |
| 2009 | 162,579,335 | 8,097,185 | 5.24% | 9.61% | 28,034,850 | 16,840 | 0.06% | 4.69% | 328,121,010 | 27,094,910 | 9.00% | 24.17% |
| 2010 | 178,100,445 | 15,521,110 | 9.55% | 20.07% | 28,313,170 | 278,320 | 0.99% | 5.73% | 388,748,440 | 60,627,430 | 18.48% | 47.11% |
| 2011 | 178,713,840 | 613,395 | 0.34% | 20.48% | 26,563,740 | -1,749,430 | -6.18% | -0.81% | 393,465,705 | 4,717,265 | 1.21% | 48.89% |
| 2012 | 180,883,130 | 2,169,290 | 1.21% | 21.95% | 26,856,815 | 293,075 | 1.10% | 0.29% | 461,261,700 | 67,795,995 | 17.23% | 74.55% |
| 2013 | 183,621,625 | 2,738,495 | 1.51% | 23.79% | 26,975,655 | 118,840 | 0.44% | 0.73% | 552,215,055 | 90,953,355 | 19.72% | 108.97% |
| 2014 | 192,104,890 | 8,483,265 | 4.62% | 29.51% | 27,909,905 | 934,250 | 3.46% | 4.22% | 668,898,125 | 116,683,070 | 21.13% | 153.12% |
| 2015 | 196,831,550 | 4,726,660 | 2.46% | 32.70% | 28,068,105 | 158,200 | 0.57% | 4.81% | 784,976,115 | 116,077,990 | 17.35% | 197.05% |
| 2016 | 202,084,734 | 5,253,184 | 2.67% | 36.24% | 32,706,651 | 4,638,546 | 16.53% | 22.13% | 806,438,197 | 21,462,082 | 2.73% | 205.17% |
| 2017 | 208,950,991 | 6,866,257 | 3.40% | 40.87% | 32,293,864 | -412,787 | -1.26% | 20.59% | 786,985,695 | -19,452,502 | -2.41% | 197.81% |

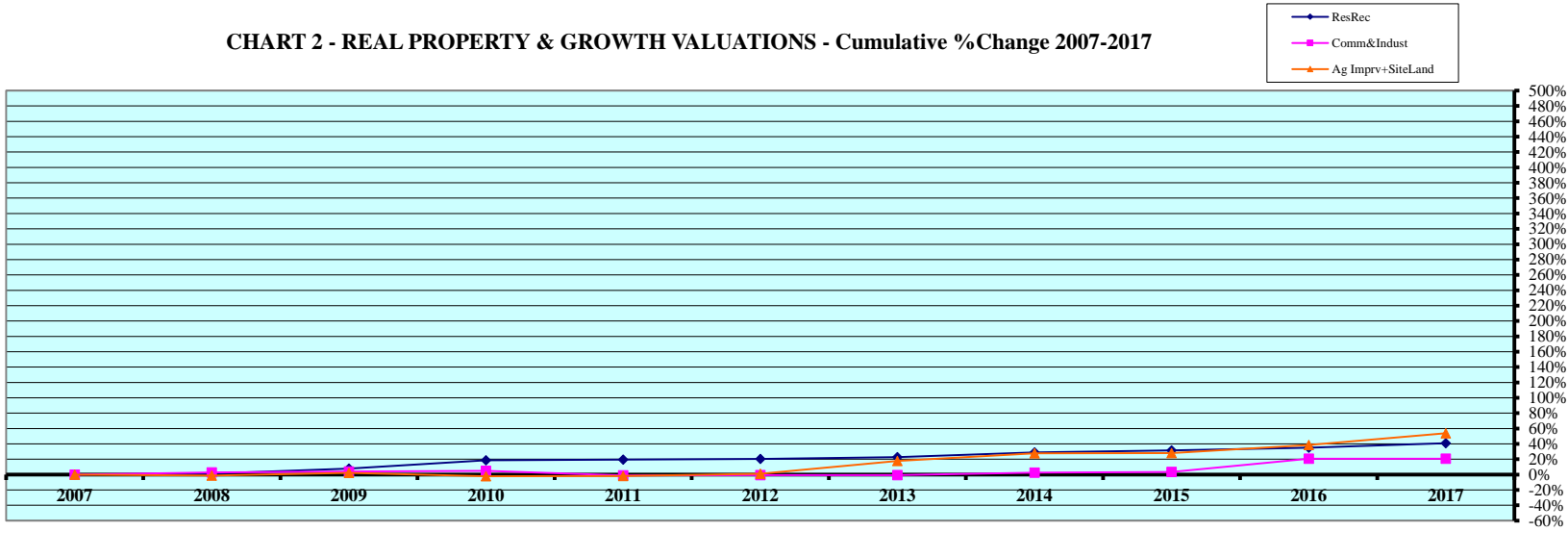
Rate Annual %chg: Residential & Recreational **3.49%** Commercial & Industrial **1.89%** Agricultural Land **11.53%**

Cnty# **64**
County **NEMAHA**

CHART 1

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

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



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | | | Commercial & Industrial ⁽¹⁾ | | | | | |
|--------------|---|--------------|-------------------|----------------------|--------------------|---------------------|--|--------------|-------------------|------------------------|--------------------|---------------------|
| | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2007 | 148,331,515 | 2,904,005 | 1.96% | 145,427,510 | -- | -- | 26,779,665 | 222,275 | 0.83% | 26,557,390 | -- | -- |
| 2008 | 154,482,150 | 4,124,590 | 2.67% | 150,357,560 | 1.37% | 1.37% | 28,018,010 | 509,215 | 1.82% | 27,508,795 | 2.72% | 2.72% |
| 2009 | 162,579,335 | 2,786,920 | 1.71% | 159,792,415 | 3.44% | 7.73% | 28,034,850 | 151,920 | 0.54% | 27,882,930 | -0.48% | 4.12% |
| 2010 | 178,100,445 | 2,132,690 | 1.20% | 175,967,755 | 8.24% | 18.63% | 28,313,170 | 191,795 | 0.68% | 28,121,375 | 0.31% | 5.01% |
| 2011 | 178,713,840 | 1,350,485 | 0.76% | 177,363,355 | -0.41% | 19.57% | 26,563,740 | 76,445 | 0.29% | 26,487,295 | -6.45% | -1.09% |
| 2012 | 180,883,130 | 2,460,250 | 1.36% | 178,422,880 | -0.16% | 20.29% | 26,856,815 | 286,530 | 1.07% | 26,570,285 | 0.02% | -0.78% |
| 2013 | 183,621,625 | 1,417,155 | 0.77% | 182,204,470 | 0.73% | 22.84% | 26,975,655 | 392,985 | 1.46% | 26,582,670 | -1.02% | -0.74% |
| 2014 | 192,104,890 | 1,024,177 | 0.53% | 191,080,713 | 4.06% | 28.82% | 27,909,905 | 454,500 | 1.63% | 27,455,405 | 1.78% | 2.52% |
| 2015 | 196,831,550 | 1,858,478 | 0.94% | 194,973,072 | 1.49% | 31.44% | 28,068,105 | 393,865 | 1.40% | 27,674,240 | -0.84% | 3.34% |
| 2016 | 202,084,734 | 1,858,478 | 0.92% | 200,226,256 | 1.72% | 34.99% | 32,706,651 | 393,865 | 1.20% | 32,312,786 | 15.12% | 20.66% |
| 2017 | 208,950,991 | 0 | 0.00% | 208,950,991 | 3.40% | 40.87% | 32,293,864 | 0 | 0.00% | 32,293,864 | -1.26% | 20.59% |
| Rate Ann%chg | 3.49% | | | | 2.39% | | 1.89% | | | C & I w/o growth 0.99% | | |

| 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 | 23,191,560 | 9,233,395 | 32,424,955 | 551,500 | 1.70% | 31,873,455 | -- | -- |
| 2008 | 23,801,070 | 9,729,215 | 33,530,285 | 1,561,080 | 4.66% | 31,969,205 | -1.41% | -1.41% |
| 2009 | 23,753,200 | 9,905,180 | 33,658,380 | 538,230 | 1.60% | 33,120,150 | -1.22% | 2.14% |
| 2010 | 22,738,235 | 9,617,885 | 32,356,120 | 636,360 | 1.97% | 31,719,760 | -5.76% | -2.17% |
| 2011 | 23,097,370 | 9,822,450 | 32,919,820 | 1,068,220 | 3.24% | 31,851,600 | -1.56% | -1.77% |
| 2012 | 23,309,110 | 10,356,190 | 33,665,300 | 862,075 | 2.56% | 32,803,225 | -0.35% | 1.17% |
| 2013 | 27,292,160 | 13,192,450 | 40,484,610 | 2,284,580 | 5.64% | 38,200,030 | 13.47% | 17.81% |
| 2014 | 26,918,115 | 14,532,330 | 41,450,445 | 0 | 0.00% | 41,450,445 | 2.39% | 27.84% |
| 2015 | 26,679,910 | 14,831,540 | 41,511,450 | 0 | 0.00% | 41,511,450 | 0.15% | 28.02% |
| 2016 | 29,875,763 | 15,072,282 | 44,948,045 | 0 | 0.00% | 44,948,045 | 8.28% | 38.62% |
| 2017 | 31,186,376 | 18,705,499 | 49,891,875 | 0 | 0.00% | 49,891,875 | 11.00% | 53.87% |
| Rate Ann%chg | 3.01% | 7.32% | 4.40% | | | Ag Imprv+Site w/o growth | 2.50% | |

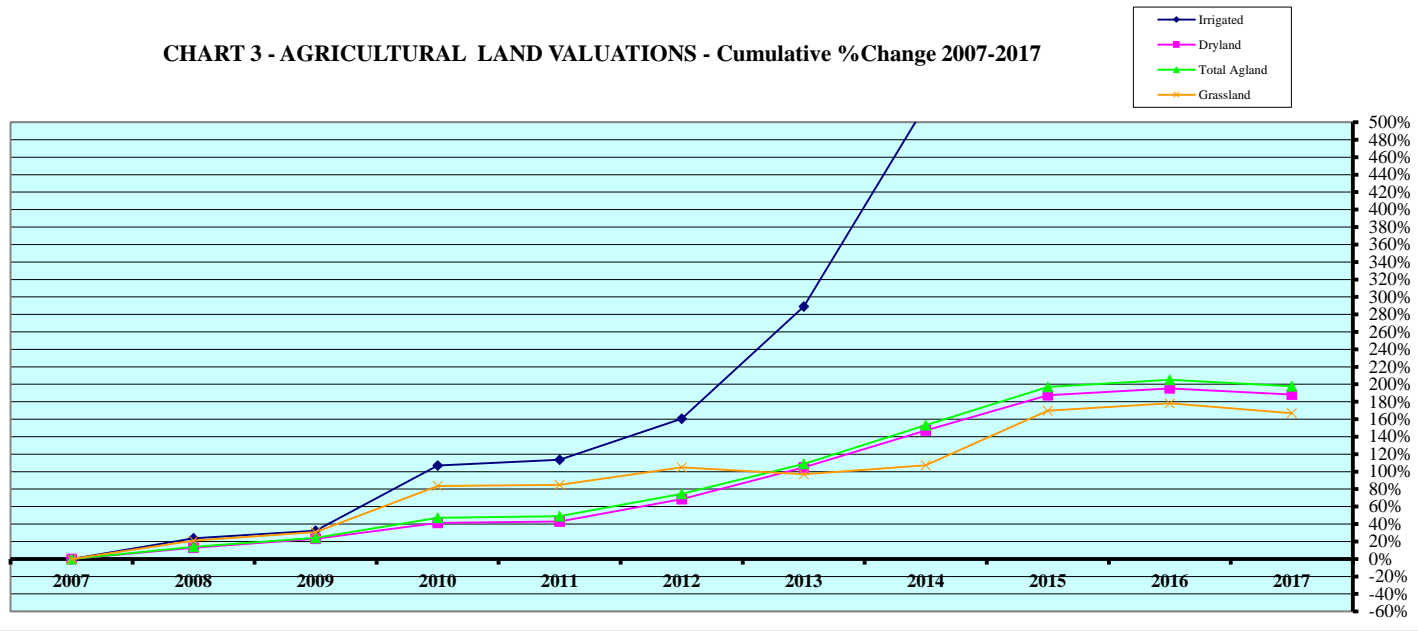
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 64
County NEMAHA

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 | 6,940,645 | -- | -- | -- | 231,457,025 | -- | -- | -- | 25,743,855 | -- | -- | -- |
| 2008 | 8,583,450 | 1,642,805 | 23.67% | 23.67% | 261,113,055 | 29,656,030 | 12.81% | 12.81% | 31,194,050 | 5,450,195 | 21.17% | 21.17% |
| 2009 | 9,192,380 | 608,930 | 7.09% | 32.44% | 285,141,730 | 24,028,675 | 9.20% | 23.19% | 33,651,115 | 2,457,065 | 7.88% | 30.72% |
| 2010 | 14,374,105 | 5,181,725 | 56.37% | 107.10% | 326,962,960 | 41,821,230 | 14.67% | 41.26% | 47,275,210 | 13,624,095 | 40.49% | 83.64% |
| 2011 | 14,818,015 | 443,910 | 3.09% | 113.50% | 330,944,070 | 3,981,110 | 1.22% | 42.98% | 47,566,685 | 291,475 | 0.62% | 84.77% |
| 2012 | 18,093,400 | 3,275,385 | 22.10% | 160.69% | 390,098,855 | 59,154,785 | 17.87% | 68.54% | 52,721,930 | 5,155,245 | 10.84% | 104.79% |
| 2013 | 27,003,080 | 8,909,680 | 49.24% | 289.06% | 473,995,090 | 83,896,235 | 21.51% | 104.79% | 50,685,785 | -2,036,145 | -3.86% | 96.88% |
| 2014 | 43,001,065 | 15,997,985 | 59.25% | 519.55% | 572,062,600 | 98,067,510 | 20.69% | 147.16% | 53,345,040 | 2,659,255 | 5.25% | 107.21% |
| 2015 | 49,649,995 | 6,648,930 | 15.46% | 615.35% | 665,385,815 | 93,323,215 | 16.31% | 187.48% | 69,450,145 | 16,105,105 | 30.19% | 169.77% |
| 2016 | 51,097,016 | 1,447,021 | 2.91% | 636.20% | 683,381,191 | 17,995,376 | 2.70% | 195.25% | 71,632,430 | 2,182,285 | 3.14% | 178.25% |
| 2017 | 51,000,991 | -96,025 | -0.19% | 634.82% | 666,935,497 | -16,445,694 | -2.41% | 188.15% | 68,714,219 | -2,918,211 | -4.07% | 166.92% |

Rate Ann.%chg: Irrigated **22.07%** Dryland **11.16%** Grassland **10.32%**

| 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 | 102,030 | -- | -- | -- | 16,375 | -- | -- | -- | 264,259,930 | -- | -- | -- |
| 2008 | 119,170 | 17,140 | 16.80% | 16.80% | 16,375 | 0 | 0.00% | 0.00% | 301,026,100 | 36,766,170 | 13.91% | 13.91% |
| 2009 | 119,410 | 240 | 0.20% | 17.03% | 16,375 | 0 | 0.00% | 0.00% | 328,121,010 | 27,094,910 | 9.00% | 24.17% |
| 2010 | 120,790 | 1,380 | 1.16% | 18.39% | 15,375 | -1,000 | -6.11% | -6.11% | 388,748,440 | 60,627,430 | 18.48% | 47.11% |
| 2011 | 121,550 | 760 | 0.63% | 19.13% | 15,385 | 10 | 0.07% | -6.05% | 393,465,705 | 4,717,265 | 1.21% | 48.89% |
| 2012 | 332,190 | 210,640 | 173.29% | 225.58% | 15,325 | -60 | -0.39% | -6.41% | 461,261,700 | 67,795,995 | 17.23% | 74.55% |
| 2013 | 531,100 | 198,910 | 59.88% | 420.53% | 0 | -15,325 | -100.00% | -100.00% | 552,215,055 | 90,953,355 | 19.72% | 108.97% |
| 2014 | 489,420 | -41,680 | -7.85% | 379.68% | 0 | 0 | 0 | 0 | 668,898,125 | 116,683,070 | 21.13% | 153.12% |
| 2015 | 490,160 | 740 | 0.15% | 380.41% | 0 | 0 | 0 | 0 | 784,976,115 | 116,077,990 | 17.35% | 197.05% |
| 2016 | 327,560 | -162,600 | -33.17% | 221.04% | 0 | 0 | 0 | 0 | 806,438,197 | 21,462,082 | 2.73% | 205.17% |
| 2017 | 334,988 | 7,428 | 2.27% | 228.32% | 0 | 0 | 0 | 0 | 786,985,695 | -19,452,502 | -2.41% | 197.81% |

Cnty# **64**
County **NEMAHA**

Rate Ann.%chg: Total Agric Land **11.53%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017 (from County Abstract Reports)⁽¹⁾

| Tax Year | IRRIGATED LAND | | | | | DRYLAND | | | | | GRASSLAND | | | | |
|----------|----------------|--------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|------------|--------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2007 | 7,094,615 | 5,064 | 1,401 | | | 231,582,980 | 180,225 | 1,285 | | | 25,768,690 | 48,619 | 530 | | |
| 2008 | 8,583,450 | 5,198 | 1,651 | 17.86% | 17.86% | 260,994,395 | 179,539 | 1,454 | 13.13% | 13.13% | 31,278,365 | 48,471 | 645 | 21.75% | 21.75% |
| 2009 | 9,085,500 | 5,388 | 1,686 | 2.12% | 20.35% | 285,165,625 | 179,760 | 1,586 | 9.13% | 23.46% | 33,688,275 | 47,913 | 703 | 8.96% | 32.66% |
| 2010 | 15,497,590 | 7,269 | 2,132 | 26.45% | 52.18% | 330,444,910 | 178,327 | 1,853 | 16.81% | 44.21% | 55,373,520 | 48,641 | 1,138 | 61.91% | 114.79% |
| 2011 | 14,789,820 | 7,563 | 1,955 | -8.29% | 39.57% | 331,067,510 | 181,520 | 1,824 | -1.57% | 41.94% | 47,628,725 | 45,356 | 1,050 | -7.76% | 98.13% |
| 2012 | 18,093,400 | 7,499 | 2,413 | 23.38% | 72.21% | 391,423,800 | 181,236 | 2,160 | 18.42% | 68.08% | 52,817,910 | 45,162 | 1,170 | 11.37% | 120.66% |
| 2013 | 25,703,540 | 7,545 | 3,406 | 41.19% | 143.15% | 475,620,780 | 182,243 | 2,610 | 20.84% | 103.10% | 50,865,205 | 43,805 | 1,161 | -0.71% | 119.08% |
| 2014 | 39,944,350 | 8,105 | 4,929 | 44.68% | 251.79% | 574,298,850 | 181,318 | 3,167 | 21.36% | 146.49% | 53,403,410 | 43,830 | 1,218 | 4.93% | 129.89% |
| 2015 | 50,217,315 | 10,084 | 4,980 | 1.04% | 255.44% | 666,331,450 | 174,109 | 3,827 | 20.83% | 197.84% | 68,534,295 | 48,916 | 1,401 | 14.99% | 164.35% |
| 2016 | 51,154,819 | 9,971 | 5,131 | 3.03% | 266.20% | 683,282,421 | 173,351 | 3,942 | 2.99% | 206.75% | 71,576,616 | 49,174 | 1,456 | 3.89% | 174.63% |
| 2017 | 49,840,036 | 9,926 | 5,021 | -2.13% | 258.38% | 667,781,858 | 173,707 | 3,844 | -2.47% | 199.17% | 68,578,622 | 48,663 | 1,409 | -3.18% | 165.89% |

Rate Annual %chg Average Value/Acre: **13.61%**

11.58%

10.27%

| 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 | 101,990 | 3,400 | 30 | | | 22,140 | 518 | 43 | | | 264,570,415 | 237,826 | 1,112 | | |
| 2008 | 119,170 | 3,402 | 35 | 16.80% | 16.80% | 16,375 | 422 | 39 | -9.20% | -9.20% | 300,991,755 | 237,032 | 1,270 | 14.15% | 14.15% |
| 2009 | 119,090 | 3,399 | 35 | 0.00% | 16.80% | 16,375 | 422 | 39 | 0.00% | -9.20% | 328,074,865 | 236,884 | 1,385 | 9.07% | 24.50% |
| 2010 | 118,380 | 2,363 | 50 | 43.00% | 67.02% | 29,715 | 771 | 39 | -0.66% | -9.80% | 401,464,115 | 237,371 | 1,691 | 22.12% | 52.03% |
| 2011 | 120,775 | 2,411 | 50 | 0.00% | 67.01% | 22,860 | 645 | 35 | -8.00% | -17.01% | 393,629,690 | 237,495 | 1,657 | -2.00% | 48.99% |
| 2012 | 263,080 | 2,630 | 100 | 99.66% | 233.45% | 30,320 | 636 | 48 | 34.54% | 11.66% | 462,628,510 | 237,163 | 1,951 | 17.69% | 75.35% |
| 2013 | 295,330 | 3,050 | 97 | -3.18% | 222.84% | 18,935 | 344 | 55 | 15.49% | 28.95% | 552,503,790 | 236,987 | 2,331 | 19.52% | 109.57% |
| 2014 | 508,170 | 3,202 | 159 | 63.87% | 429.02% | 15,705 | 331 | 47 | -13.90% | 11.03% | 668,170,485 | 236,786 | 2,822 | 21.04% | 153.66% |
| 2015 | 506,630 | 3,138 | 161 | 1.75% | 438.27% | 14,330 | 317 | 45 | -4.79% | 5.71% | 785,604,020 | 236,564 | 3,321 | 17.69% | 198.52% |
| 2016 | 325,949 | 3,280 | 99 | -38.44% | 231.34% | 0 | 0 | | | | 806,339,805 | 235,775 | 3,420 | 2.98% | 207.42% |
| 2017 | 330,077 | 3,322 | 99 | -0.02% | 231.26% | 0 | 0 | | | | 786,530,593 | 235,619 | 3,338 | -2.39% | 200.07% |

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NEMAHA

Rate Annual %chg Average Value/Acre: **11.61%**

(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

CHART 5 - 2017 County and Municipal Valuations by Property Type

| Pop. | County: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
|-------------------------------------|------------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|-------------|------------|------------|----------|---------------|
| 7,248 | NEMAHA | 36,100,617 | 9,615,123 | 14,582,461 | 206,868,461 | 26,984,344 | 5,309,520 | 2,082,530 | 786,985,695 | 31,186,376 | 18,705,499 | 0 | 1,138,420,626 |
| cnty sector value % of total value: | | 3.17% | 0.84% | 1.28% | 18.17% | 2.37% | 0.47% | 0.18% | 69.13% | 2.74% | 1.64% | | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 3,460 | AUBURN | 3,806,540 | 1,481,443 | 633,530 | 106,331,108 | 18,238,568 | 2,091,264 | 0 | 92,637 | 0 | 0 | 0 | 132,675,090 |
| 47.74% | %sector of county sector | 10.54% | 15.41% | 4.34% | 51.40% | 67.59% | 39.39% | | 0.01% | | | | 11.65% |
| | %sector of municipality | 2.87% | 1.12% | 0.48% | 80.14% | 13.75% | 1.58% | | 0.07% | | | | 100.00% |
| 112 | BROCK | 661,067 | 63,608 | 8,025 | 2,027,249 | 1,266,515 | 0 | 0 | 171,855 | 900 | 0 | 0 | 4,199,219 |
| 1.55% | %sector of county sector | 1.83% | 0.66% | 0.06% | 0.98% | 4.69% | | | 0.02% | 0.00% | | | 0.37% |
| | %sector of municipality | 15.74% | 1.51% | 0.19% | 48.28% | 30.16% | | | 4.09% | 0.02% | | | 100.00% |
| 132 | BROWNVILLE | 12,142 | 80,333 | 10,512 | 6,044,852 | 852,172 | 0 | 0 | 0 | 0 | 0 | 0 | 7,000,011 |
| 1.82% | %sector of county sector | 0.03% | 0.84% | 0.07% | 2.92% | 3.16% | | | | | | | 0.61% |
| | %sector of municipality | 0.17% | 1.15% | 0.15% | 86.35% | 12.17% | | | | | | | 100.00% |
| 328 | JOHNSON | 229,278 | 161,504 | 16,970 | 12,841,042 | 1,428,437 | 0 | 0 | 0 | 0 | 0 | 0 | 14,677,231 |
| 4.53% | %sector of county sector | 0.64% | 1.68% | 0.12% | 6.21% | 5.29% | | | | | | | 1.29% |
| | %sector of municipality | 1.56% | 1.10% | 0.12% | 87.49% | 9.73% | | | | | | | 100.00% |
| 59 | JULIAN | 1,297 | 118,104 | 411,362 | 1,110,365 | 26,942 | 0 | 0 | 26,851 | 0 | 0 | 0 | 1,694,921 |
| 0.81% | %sector of county sector | 0.00% | 1.23% | 2.82% | 0.54% | 0.10% | | | 0.00% | | | | 0.15% |
| | %sector of municipality | 0.08% | 6.97% | 24.27% | 65.51% | 1.59% | | | 1.58% | | | | 100.00% |
| 149 | NEMAHA | 6,300 | 52,371 | 6,607 | 2,656,704 | 433,134 | 0 | 0 | 288,916 | 0 | 0 | 0 | 3,444,032 |
| 2.06% | %sector of county sector | 0.02% | 0.54% | 0.05% | 1.28% | 1.61% | | | 0.04% | | | | 0.30% |
| | %sector of municipality | 0.18% | 1.52% | 0.19% | 77.14% | 12.58% | | | 8.39% | | | | 100.00% |
| 865 | PERU | 292,777 | 257,194 | 22,754 | 8,375,228 | 765,962 | 0 | 0 | 37,620 | 0 | 0 | 0 | 9,751,535 |
| 11.93% | %sector of county sector | 0.81% | 2.67% | 0.16% | 4.05% | 2.84% | | | 0.00% | | | | 0.86% |
| | %sector of municipality | 3.00% | 2.64% | 0.23% | 85.89% | 7.85% | | | 0.39% | | | | 100.00% |
| 5,105 | Total Municipalities | 5,009,401 | 2,214,557 | 1,109,760 | 139,386,548 | 23,011,730 | 2,091,264 | 0 | 617,879 | 900 | 0 | 0 | 173,442,039 |
| 70.43% | %all municip.sectors of cnty | 13.88% | 23.03% | 7.61% | 67.38% | 85.28% | 39.39% | | 0.08% | 0.00% | | | 15.24% |

| | | | | |
|--|------------------------|------------------------------|-------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 6,188 | Value : 1,079,905,280 | Growth 2,177,712 | Sum Lines 17, 25, & 41 |
|--|------------------------|------------------------------|-------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|-------------|----------|------------|---------|------------|---------|-------------|-----------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 364 | 2,400,907 | 35 | 226,062 | 46 | 150,313 | 445 | 2,777,282 | |
| 02. Res Improve Land | 2,043 | 17,317,812 | 119 | 2,742,698 | 397 | 11,523,902 | 2,559 | 31,584,412 | |
| 03. Res Improvements | 2,083 | 119,689,831 | 121 | 10,291,335 | 411 | 40,522,937 | 2,615 | 170,504,103 | |
| 04. Res Total | 2,447 | 139,408,550 | 156 | 13,260,095 | 457 | 52,197,152 | 3,060 | 204,865,797 | 1,287,573 |
| % of Res Total | 79.97 | 68.05 | 5.10 | 6.47 | 14.93 | 25.48 | 49.45 | 18.97 | 59.13 |
| 05. Com UnImp Land | 64 | 378,457 | 1 | 26,215 | 0 | 0 | 65 | 404,672 | |
| 06. Com Improve Land | 347 | 2,871,626 | 14 | 403,525 | 14 | 431,177 | 375 | 3,706,328 | |
| 07. Com Improvements | 354 | 19,966,688 | 20 | 1,333,928 | 15 | 1,810,000 | 389 | 23,110,616 | |
| 08. Com Total | 418 | 23,216,771 | 21 | 1,763,668 | 15 | 2,241,177 | 454 | 27,221,616 | 0 |
| % of Com Total | 92.07 | 85.29 | 4.63 | 6.48 | 3.30 | 8.23 | 7.34 | 2.52 | 0.00 |
| 09. Ind UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 10. Ind Improve Land | 1 | 116,819 | 4 | 245,809 | 0 | 0 | 5 | 362,628 | |
| 11. Ind Improvements | 1 | 1,677,480 | 4 | 3,269,412 | 0 | 0 | 5 | 4,946,892 | |
| 12. Ind Total | 1 | 1,794,299 | 4 | 3,515,221 | 0 | 0 | 5 | 5,309,520 | 0 |
| % of Ind Total | 20.00 | 33.79 | 80.00 | 66.21 | 0.00 | 0.00 | 0.08 | 0.49 | 0.00 |
| 13. Rec UnImp Land | 0 | 0 | 7 | 414,859 | 34 | 1,548,026 | 41 | 1,962,885 | |
| 14. Rec Improve Land | 0 | 0 | 2 | 36,405 | 1 | 46,180 | 3 | 82,585 | |
| 15. Rec Improvements | 0 | 0 | 2 | 33,130 | 1 | 3,930 | 3 | 37,060 | |
| 16. Rec Total | 0 | 0 | 9 | 484,394 | 35 | 1,598,136 | 44 | 2,082,530 | 0 |
| % of Rec Total | 0.00 | 0.00 | 20.45 | 23.26 | 79.55 | 76.74 | 0.71 | 0.19 | 0.00 |
| Res & Rec Total | 2,447 | 139,408,550 | 165 | 13,744,489 | 492 | 53,795,288 | 3,104 | 206,948,327 | 1,287,573 |
| % of Res & Rec Total | 78.83 | 67.36 | 5.32 | 6.64 | 15.85 | 25.99 | 50.16 | 19.16 | 59.13 |
| Com & Ind Total | 419 | 25,011,070 | 25 | 5,278,889 | 15 | 2,241,177 | 459 | 32,531,136 | 0 |
| % of Com & Ind Total | 91.29 | 76.88 | 5.45 | 16.23 | 3.27 | 6.89 | 7.42 | 3.01 | 0.00 |
| 17. Taxable Total | 2,866 | 164,419,620 | 190 | 19,023,378 | 507 | 56,036,465 | 3,563 | 239,479,463 | 1,287,573 |
| % of Taxable Total | 80.44 | 68.66 | 5.33 | 7.94 | 14.23 | 23.40 | 57.58 | 22.18 | 59.13 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 269 | 8,577,850 | 4,510,665 | 0 | 0 | 0 |
| 19. Commercial | 214 | 10,038,250 | 10,994,684 | 0 | 0 | 0 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 2 | 7,385 | 2,260 | 0 | 0 | 0 |
| | Rural | | | Total | | |
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 269 | 8,577,850 | 4,510,665 |
| 19. Commercial | 0 | 0 | 0 | 214 | 10,038,250 | 10,994,684 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 2 | 7,385 | 2,260 |
| 22. Total Sch II | | | | 485 | 18,623,485 | 15,507,609 |

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 257 | 59 | 113 | 429 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|-----------|----------|------------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 55 | 1,004,848 | 148 | 30,012,891 | 1,537 | 451,911,506 | 1,740 | 482,929,245 |
| 28. Ag-Improved Land | 3 | 231,313 | 77 | 21,154,969 | 783 | 295,105,110 | 863 | 316,491,392 |
| 29. Ag Improvements | 3 | 3,813 | 78 | 3,071,399 | 804 | 37,929,968 | 885 | 41,005,180 |
| 30. Ag Total | | | | | | | 2,625 | 840,425,817 |

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 | 42 | 43.01 | 516,120 | |
| 33. HomeSite Improvements | 1 | 0.00 | 900 | 45 | 0.00 | 2,267,988 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 2 | 11.06 | 48,001 | |
| 36. FarmSite Improv Land | 1 | 0.46 | 2,760 | 58 | 98.04 | 550,634 | |
| 37. FarmSite Improvements | 1 | 0.00 | 2,913 | 71 | 0.00 | 803,411 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 5.21 | 0 | 0 | 263.53 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 57.87 | 14,969 | |
| | Records | Acres | Value | Records | Acres | Value | Growth |
| 31. HomeSite UnImp Land | 2 | 2.00 | 24,000 | 2 | 2.00 | 24,000 | |
| 32. HomeSite Improv Land | 420 | 434.14 | 5,209,680 | 462 | 477.15 | 5,725,800 | |
| 33. HomeSite Improvements | 425 | 0.00 | 26,010,725 | 471 | 0.00 | 28,279,613 | 863,405 |
| 34. HomeSite Total | | | | 473 | 479.15 | 34,029,413 | |
| 35. FarmSite UnImp Land | 43 | 542.00 | 190,468 | 45 | 553.06 | 238,469 | |
| 36. FarmSite Improv Land | 628 | 1,184.64 | 6,294,877 | 687 | 1,283.14 | 6,848,271 | |
| 37. FarmSite Improvements | 733 | 0.00 | 11,919,243 | 805 | 0.00 | 12,725,567 | 26,734 |
| 38. FarmSite Total | | | | 850 | 1,836.20 | 19,812,307 | |
| 39. Road & Ditches | 0 | 4,398.74 | 0 | 0 | 4,667.48 | 0 | |
| 40. Other- Non Ag Use | 0 | 171.78 | 28,774 | 0 | 229.65 | 43,743 | |
| 41. Total Section VI | | | | 1,323 | 7,212.48 | 53,885,463 | 890,139 |

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

| | Urban | | | SubUrban | | |
|------------------|---------|--------|---------|----------|----------|-----------|
| | Records | Acres | Value | Records | Acres | Value |
| 42. Game & Parks | 0 | 0.00 | 0 | 3 | 272.74 | 233,000 |
| | Rural | | | Total | | |
| | Records | Acres | Value | Records | Acres | Value |
| 42. Game & Parks | 10 | 728.46 | 824,821 | 13 | 1,001.20 | 1,057,821 |

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1 | 339.39 | 3.34% | 1,926,040 | 3.78% | 5,675.01 |
| 46. 1A | 756.06 | 7.45% | 4,120,547 | 8.08% | 5,450.03 |
| 47. 2A1 | 4,069.50 | 40.08% | 20,957,982 | 41.09% | 5,150.01 |
| 48. 2A | 1,080.61 | 10.64% | 5,457,099 | 10.70% | 5,050.02 |
| 49. 3A1 | 2,302.55 | 22.68% | 11,397,647 | 22.35% | 4,950.01 |
| 50. 3A | 805.20 | 7.93% | 3,905,233 | 7.66% | 4,850.02 |
| 51. 4A1 | 723.12 | 7.12% | 2,928,654 | 5.74% | 4,050.02 |
| 52. 4A | 77.92 | 0.77% | 307,789 | 0.60% | 3,950.06 |
| 53. Total | 10,154.35 | 100.00% | 51,000,991 | 100.00% | 5,022.58 |
| Dry | | | | | |
| 54. 1D1 | 2,287.05 | 1.32% | 11,023,577 | 1.65% | 4,820.00 |
| 55. 1D | 16,071.06 | 9.27% | 75,035,850 | 11.26% | 4,669.00 |
| 56. 2D1 | 37,205.60 | 21.46% | 162,536,564 | 24.39% | 4,368.60 |
| 57. 2D | 13,289.15 | 7.66% | 54,751,287 | 8.21% | 4,120.00 |
| 58. 3D1 | 34,911.12 | 20.13% | 133,358,918 | 20.01% | 3,819.96 |
| 59. 3D | 42,108.89 | 24.28% | 154,498,934 | 23.18% | 3,669.03 |
| 60. 4D1 | 23,787.63 | 13.72% | 65,884,676 | 9.88% | 2,769.70 |
| 61. 4D | 3,747.23 | 2.16% | 9,443,016 | 1.42% | 2,520.00 |
| 62. Total | 173,407.73 | 100.00% | 666,532,822 | 100.00% | 3,843.73 |
| Grass | | | | | |
| 63. 1G1 | 309.31 | 0.64% | 395,042 | 0.58% | 1,277.17 |
| 64. 1G | 2,497.39 | 5.13% | 4,235,905 | 6.17% | 1,696.13 |
| 65. 2G1 | 6,248.78 | 12.85% | 8,982,082 | 13.08% | 1,437.41 |
| 66. 2G | 2,006.66 | 4.13% | 3,402,670 | 4.96% | 1,695.69 |
| 67. 3G1 | 3,445.86 | 7.08% | 7,490,863 | 10.91% | 2,173.87 |
| 68. 3G | 5,193.73 | 10.68% | 7,824,766 | 11.40% | 1,506.58 |
| 69. 4G1 | 13,022.55 | 26.77% | 19,672,536 | 28.65% | 1,510.65 |
| 70. 4G | 15,921.87 | 32.73% | 16,664,241 | 24.27% | 1,046.63 |
| 71. Total | 48,646.15 | 100.00% | 68,668,105 | 100.00% | 1,411.58 |
| Irrigated Total | | | | | |
| Irrigated Total | 10,154.35 | 4.31% | 51,000,991 | 6.48% | 5,022.58 |
| Dry Total | | | | | |
| Dry Total | 173,407.73 | 73.60% | 666,532,822 | 84.74% | 3,843.73 |
| Grass Total | | | | | |
| Grass Total | 48,646.15 | 20.65% | 68,668,105 | 8.73% | 1,411.58 |
| 72. Waste | 3,405.44 | 1.45% | 338,436 | 0.04% | 99.38 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 235.58 | 0.10% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 235,613.67 | 100.00% | 786,540,354 | 100.00% | 3,338.26 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------------|------------------|------------------|-------------------|-------------------|--------------------|-------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 606.90 | 3,101,716 | 9,547.45 | 47,899,275 | 10,154.35 | 51,000,991 |
| 77. Dry Land | 298.11 | 1,189,062 | 10,829.23 | 42,237,617 | 162,280.39 | 623,106,143 | 173,407.73 | 666,532,822 |
| 78. Grass | 29.57 | 44,320 | 3,643.94 | 4,667,467 | 44,972.64 | 63,956,318 | 48,646.15 | 68,668,105 |
| 79. Waste | 0.19 | 19 | 314.36 | 31,336 | 3,090.89 | 307,081 | 3,405.44 | 338,436 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 81. Exempt | 0.09 | 0 | 8.53 | 0 | 226.96 | 0 | 235.58 | 0 |
| 82. Total | 327.87 | 1,233,401 | 15,394.43 | 50,038,136 | 219,891.37 | 735,268,817 | 235,613.67 | 786,540,354 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 10,154.35 | 4.31% | 51,000,991 | 6.48% | 5,022.58 |
| Dry Land | 173,407.73 | 73.60% | 666,532,822 | 84.74% | 3,843.73 |
| Grass | 48,646.15 | 20.65% | 68,668,105 | 8.73% | 1,411.58 |
| Waste | 3,405.44 | 1.45% | 338,436 | 0.04% | 99.38 |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | 235.58 | 0.10% | 0 | 0.00% | 0.00 |
| Total | 235,613.67 | 100.00% | 786,540,354 | 100.00% | 3,338.26 |

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 Auburn | 113 | 1,596,602 | 1,345 | 14,156,674 | 1,378 | 90,613,742 | 1,491 | 106,367,018 | 209,379 |
| 83.2 Brock | 44 | 60,598 | 70 | 132,134 | 71 | 1,834,517 | 115 | 2,027,249 | 0 |
| 83.3 Brownville | 77 | 334,725 | 103 | 544,631 | 105 | 5,165,496 | 182 | 6,044,852 | 0 |
| 83.4 Johnson | 35 | 277,460 | 167 | 1,844,122 | 167 | 10,719,460 | 202 | 12,841,042 | 0 |
| 83.5 Julian | 20 | 14,325 | 41 | 53,275 | 41 | 1,021,470 | 61 | 1,089,070 | 0 |
| 83.6 Nemaha | 23 | 40,225 | 92 | 167,536 | 95 | 2,448,943 | 118 | 2,656,704 | 31,283 |
| 83.7 Peru | 53 | 90,160 | 224 | 418,790 | 225 | 7,866,278 | 278 | 8,375,228 | 0 |
| 83.8 Rural | 121 | 2,326,072 | 520 | 14,349,835 | 536 | 50,871,257 | 657 | 67,547,164 | 1,046,911 |
| 84 Residential Total | 486 | 4,740,167 | 2,562 | 31,666,997 | 2,618 | 170,541,163 | 3,104 | 206,948,327 | 1,287,573 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|--------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 | Auburn | 30 | 309,100 | 243 | 2,739,924 | 249 | 17,518,197 | 279 | 20,567,221 | 0 |
| 85.2 | Brock | 6 | 22,275 | 18 | 44,956 | 18 | 1,199,284 | 24 | 1,266,515 | 0 |
| 85.3 | Brownville | 9 | 21,311 | 14 | 68,345 | 14 | 762,516 | 23 | 852,172 | 0 |
| 85.4 | Johnson | 3 | 4,690 | 26 | 133,749 | 26 | 1,289,998 | 29 | 1,428,437 | 0 |
| 85.5 | Julian | 2 | 817 | 6 | 6,353 | 7 | 19,509 | 9 | 26,679 | 0 |
| 85.6 | Nemaha | 2 | 1,015 | 13 | 18,036 | 13 | 414,083 | 15 | 433,134 | 0 |
| 85.7 | Peru | 12 | 19,249 | 30 | 40,781 | 30 | 705,932 | 42 | 765,962 | 0 |
| 85.8 | Rural | 1 | 26,215 | 30 | 1,016,812 | 37 | 6,147,989 | 38 | 7,191,016 | 0 |
| 86 | Commercial Total | 65 | 404,672 | 380 | 4,068,956 | 394 | 28,057,508 | 459 | 32,531,136 | 0 |

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

Market Area 1

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|-----------|-------------|------------|-------------|-------------------------|
| 87. 1G1 | 40.39 | 0.20% | 88,858 | 0.27% | 2,200.00 |
| 88. 1G | 1,220.15 | 5.95% | 2,501,453 | 7.52% | 2,050.12 |
| 89. 2G1 | 2,304.17 | 11.24% | 4,320,436 | 12.99% | 1,875.05 |
| 90. 2G | 1,060.40 | 5.17% | 1,882,260 | 5.66% | 1,775.05 |
| 91. 3G1 | 1,817.79 | 8.87% | 3,135,757 | 9.43% | 1,725.04 |
| 92. 3G | 2,696.49 | 13.15% | 4,516,697 | 13.58% | 1,675.03 |
| 93. 4G1 | 7,269.79 | 35.46% | 11,086,601 | 33.33% | 1,525.02 |
| 94. 4G | 4,094.40 | 19.97% | 5,732,160 | 17.23% | 1,400.00 |
| 95. Total | 20,503.58 | 100.00% | 33,264,222 | 100.00% | 1,622.36 |
| CRP | | | | | |
| 96. 1C1 | 26.50 | 0.42% | 88,780 | 0.56% | 3,350.19 |
| 97. 1C | 251.58 | 3.94% | 811,358 | 5.13% | 3,225.05 |
| 98. 2C1 | 535.65 | 8.39% | 1,593,582 | 10.07% | 2,975.04 |
| 99. 2C | 347.41 | 5.44% | 981,445 | 6.20% | 2,825.03 |
| 100. 3C1 | 1,628.07 | 25.51% | 4,355,106 | 27.53% | 2,675.01 |
| 101. 3C | 646.68 | 10.13% | 1,642,565 | 10.38% | 2,540.00 |
| 102. 4C1 | 2,673.26 | 41.88% | 5,814,385 | 36.75% | 2,175.02 |
| 103. 4C | 273.64 | 4.29% | 533,634 | 3.37% | 1,950.13 |
| 104. Total | 6,382.79 | 100.00% | 15,820,855 | 100.00% | 2,478.67 |
| Timber | | | | | |
| 105. 1T1 | 242.42 | 1.11% | 217,404 | 1.11% | 896.81 |
| 106. 1T | 1,025.66 | 4.71% | 923,094 | 4.71% | 900.00 |
| 107. 2T1 | 3,408.96 | 15.67% | 3,068,064 | 15.67% | 900.00 |
| 108. 2T | 598.85 | 2.75% | 538,965 | 2.75% | 900.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 1,850.56 | 8.50% | 1,665,504 | 8.50% | 900.00 |
| 111. 4T1 | 3,079.50 | 14.15% | 2,771,550 | 14.15% | 900.00 |
| 112. 4T | 11,553.83 | 53.10% | 10,398,447 | 53.10% | 900.00 |
| 113. Total | 21,759.78 | 100.00% | 19,583,028 | 100.00% | 899.96 |
| <hr/> | | | | | |
| Grass Total | 20,503.58 | 42.15% | 33,264,222 | 48.44% | 1,622.36 |
| CRP Total | 6,382.79 | 13.12% | 15,820,855 | 23.04% | 2,478.67 |
| Timber Total | 21,759.78 | 44.73% | 19,583,028 | 28.52% | 899.96 |
| <hr/> | | | | | |
| 114. Market Area Total | 48,646.15 | 100.00% | 68,668,105 | 100.00% | 1,411.58 |

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

64 Nemaha

| | 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 | 206,868,461 | 204,865,797 | -2,002,664 | -0.97% | 1,287,573 | -1.59% |
| 02. Recreational | 2,082,530 | 2,082,530 | 0 | 0.00% | 0 | 0.00% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 31,186,376 | 34,029,413 | 2,843,037 | 9.12% | 863,405 | 6.35% |
| 04. Total Residential (sum lines 1-3) | 240,137,367 | 240,977,740 | 840,373 | 0.35% | 2,150,978 | -0.55% |
| 05. Commercial | 26,984,344 | 27,221,616 | 237,272 | 0.88% | 0 | 0.88% |
| 06. Industrial | 5,309,520 | 5,309,520 | 0 | 0.00% | 0 | 0.00% |
| 07. Total Commercial (sum lines 5-6) | 32,293,864 | 32,531,136 | 237,272 | 0.73% | 0 | 0.73% |
| 08. Ag-Farmsite Land, Outbuildings | 18,661,756 | 19,812,307 | 1,150,551 | 6.17% | 26,734 | 6.02% |
| 09. Minerals | 0 | 0 | 0 | | 0 | |
| 10. Non Ag Use Land | 43,743 | 43,743 | 0 | 0.00% | | |
| 11. Total Non-Agland (sum lines 8-10) | 18,705,499 | 19,856,050 | 1,150,551 | 6.15% | 26,734 | 6.01% |
| 12. Irrigated | 51,000,991 | 51,000,991 | 0 | 0.00% | | |
| 13. Dryland | 666,935,497 | 666,532,822 | -402,675 | -0.06% | | |
| 14. Grassland | 68,714,219 | 68,668,105 | -46,114 | -0.07% | | |
| 15. Wasteland | 334,988 | 338,436 | 3,448 | 1.03% | | |
| 16. Other Agland | 0 | 0 | 0 | | | |
| 17. Total Agricultural Land | 786,985,695 | 786,540,354 | -445,341 | -0.06% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 1,078,122,425 | 1,079,905,280 | 1,782,855 | 0.17% | 2,177,712 | -0.04% |

2018 Assessment Survey for Nemaha County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | 1 |
| 2. | Appraiser(s) on staff: |
| | 0 |
| 3. | Other full-time employees: |
| | 1 |
| 4. | Other part-time employees: |
| | 0 |
| 5. | Number of shared employees: |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$159,305.23 |
| 7. | Adopted budget, or granted budget if different from above: |
| | Adopted budget. |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$3,000 (in case of a new commercial building) |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | Not a separate levied fund. |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$20,931.25 for CAMA \$1,000 for new computer equipment. |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$750 |
| 12. | Other miscellaneous funds: |
| | 0 |
| 13. | Amount of last year's assessor's budget not used: |
| | \$19,796.87 |

B. Computer, Automation Information and GIS

| | |
|----|---|
| 1. | Administrative software: |
| | Vanguard |
| 2. | CAMA software: |
| | Vanguard |
| 3. | Are cadastral maps currently being used? |
| | No |
| 4. | If so, who maintains the Cadastral Maps? |
| | Not being maintained. Just on GIS. |
| 5. | Does the county have GIS software? |
| | Yes |
| 6. | Is GIS available to the public? If so, what is the web address? |
| | http://www.nemaha.assessor.gisworkshop.com/ |
| 7. | Who maintains the GIS software and maps? |
| | Assessor |
| 8. | Personal Property software: |
| | Vanguard |

C. Zoning Information

| | |
|----|---|
| 1. | Does the county have zoning? |
| | No |
| 2. | If so, is the zoning countywide? |
| | N/A |
| 3. | What municipalities in the county are zoned? |
| | Auburn |
| 4. | When was zoning implemented? |
| | The County is not aware of the date of zoning for the various communities |

D. Contracted Services

| | |
|----|----------------------------|
| 1. | Appraisal Services: |
| | Vanguard if needed. |
| 2. | GIS Services: |
| | GIS Workshop |
| 3. | Other services: |
| | No other services. |

E. Appraisal /Listing Services

| | |
|----|--|
| 1. | Does the county employ outside help for appraisal or listing services? |
| | Not currently. We have in the past. |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | Yes |
| 3. | What appraisal certifications or qualifications does the County require? |
| | The County requires the appraiser to hold a Certified General license. |
| 4. | Have the existing contracts been approved by the PTA? |
| | Prior contracts were approved. |
| 5. | Does the appraisal or listing service providers establish assessed values for the county? |
| | Yes |

2018 Residential Assessment Survey for Nemaha County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------|--|------------------------|--------------------------------|--------------------------------|---------------------------|--|------------------------|--|--------------------------------|--|------|---|------|----------------|----|---------------------------|------|------|------|----|------|------|------|------|----|------|------|------|------|----|------|------|------|------|
| | County Assessor & Staff | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | List the valuation groupings recognized by the County and describe the unique characteristics of each: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Auburn - County seat and the major trade area of the county.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Johnson & Peru</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural - rural residential</td> </tr> </tbody> </table> | | | | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 01 | Auburn - County seat and the major trade area of the county. | 02 | Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City | 03 | Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism | 04 | Johnson & Peru | 05 | Rural - rural residential | | | | | | | | | | | | | | | | | | |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01 | Auburn - County seat and the major trade area of the county. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 02 | Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 03 | Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 04 | Johnson & Peru | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 05 | Rural - rural residential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | The county uses a market approach based on appreciation or depreciation to the cost approach. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. | If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | The county uses depreciation developed from the local market of each valuation group. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Yes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | During the review of the valuation group the county conducts a review of the lot values by using vacant lot sales and also by doing an allocation of value on improved sales. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | Describe the methodology used to determine value for vacant lots being held for sale or resale? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | They are valued at current market value based on comparable sales. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">04</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">05</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table> | | | | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | 01 | 2013 | 2013 | 2013 | 2013 | 02 | 2014 | 2014 | 2014 | 2014 | 03 | 2014 | 2014 | 2014 | 2014 | 04 | 2014 | 2014 | 2014 | 2014 | 05 | 2017 | 2008 | 2017 | 2017 |
| <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01 | 2013 | 2013 | 2013 | 2013 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 02 | 2014 | 2014 | 2014 | 2014 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 03 | 2014 | 2014 | 2014 | 2014 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 04 | 2014 | 2014 | 2014 | 2014 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 05 | 2017 | 2008 | 2017 | 2017 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

The valuation groups in Nemaha County are more of a reflection of the appraisal review cycle as much as differences in the market. The county conducts a market analysis for each group and develops depreciation table from that market. Working on all of Group 5 for 2018. New tables, costing, and inspections will be complete by abstract. Working on all of Group 5 for 2018. New tables, costing, and inspections will be complete by abstract.

2018 Commercial Assessment Survey for Nemaha County

| | | | | |
|------------|---|--|------------------------|--------------------------------|
| 1. | Valuation data collection done by: | | | |
| | County Assessor (Jon Fritz previously contracted to do a complete review of Commercials) - Vanguard may list a couple of buildings for us. | | | |
| 2. | List the valuation groupings recognized in the County and describe the unique characteristics of each: | | | |
| | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | |
| | 01 | Auburn - County seat and trade center for the area. Wide variety of occupancies included in sales file. Predominately retail sales and offices. | | |
| | 02 | Remainder of the assessor locations in the county. The locations outside of Auburn do not have an organized market. Small number of sales, tendency for use changes following sales. | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | |
| | Market value based on either a depreciated or appreciated cost approach | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | |
| | The county relies on researching similar sales from other counties in the state and adjusting to the local market. | | | |
| 4. | If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor? | | | |
| | The county uses depreciation tables based on the local market information. | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | |
| | Yes | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | |
| | Sales comparison based on local sales. The majority are calculated on a square foot basis while the larger on based on an acre value. | | | |
| 7. | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> |
| | 01 | 2015 | 2015 | 2015 |
| | 02 | 2015 | 2015 | 2015 |
| | Other than the city of Auburn, generally not an organized market, with limited amount of sales without much consistency within the class. | | | |

2018 Agricultural Assessment Survey for Nemaha 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;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The county assessor considers the entire county as one market area</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table> | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 01 | The county assessor considers the entire county as one market area | 2017 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | |
| 01 | The county assessor considers the entire county as one market area | 2017 | | | | | |
| | The county conducts a market analysis by reviewing sales in all locations in the county to see if there are any indicators of differing market values for similar types of land. Currently there is no discernable difference, so the entire county is considered as one market area. | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | |
| | The county completes an analysis with all of the sales and also reviews by geo code to determine if different factors attribute to different market values. These studies are done to see if they can achieve a reasonable level of value while maintaining the quality of assessment throughout the county. | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | |
| | The county determines highest and best use and compares that to current use of the parcel and they conduct a thorough sale verification through the use of questionnaires. | | | | | | |
| 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. | | | | | | |
| | The county uses current sales in the county for similar properties enrolled in the program and also analyzes sales from outside the county. | | | | | | |

2017-2018-2019 PLAN OF ASSESSMENT FOR NEMAHA COUNTY, NE

To: Nemaha County Board of Equalization
Nebraska Department of Revenue--Property Assessment Division

As required by Nebr. Sec. 77-1311.02, R.R.S. as amended by 2007 Neb. Laws LB334, Section 64, the assessor shall prepare a Plan of Assessment on or before June 15 of each year, which shall described the assessment actions the county assessor plans to make for the next assessment year and two years thereafter and submit such plan to the County Board of Equalization on or before July 31 of each year, any may amend the plan, if necessary, after a budget is approved by the County Board, and submit a copy of the plan and any amendments of the Nebraska Department of Revenue, Property Assessment Division on or before October 31 each year. 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.

The following is a plan of assessment for:

Tax Year 2017:

Residential—

1. Complete review of agricultural houses and outbuildings in Nemaha County. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2018.
2. Pick up new construction and removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass

percentage adjustment needed to comply with statistical measures as required by law.

3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2018.
2. Review rural improvements and preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

BUDGET REQUEST FOR 2017-2018:

Requested budget of \$3,000 is needed for the possibility of new commercial construction. Vanguard commercial appraisers would be able to list and price the facility.

TAX YEAR 2018:

Residential—

1. Complete review of residential properties in Auburn. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2019.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural—

1. New agricultural land study and value will be applied for 2019.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

Exempt (Time Permitting)---

1. Complete review of exempt properties in Nemaha County. This would include all related buildings associated with the main structure, new photos of property, sketches, and determine use for record.
2. Pick up new construction and removal of buildings.
3. Compare findings to the Permissive Exemption listings.

TAX YEAR 2019:

Residential—

5. Complete review of residential properties in Small Towns (Nemaha, Peru, Julian, Brock, and Johnson). This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2020.
6. Pick up new construction and verify removal of buildings.
7. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass

percentage adjustment needed to comply with statistical measures as required by law.

3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2020.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.