

NEBRASKA

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DEPARTMENT OF REVENUE

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

SARPY 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 Sarpy 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 Sarpy 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: Dan Pittman, Sarpy 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.

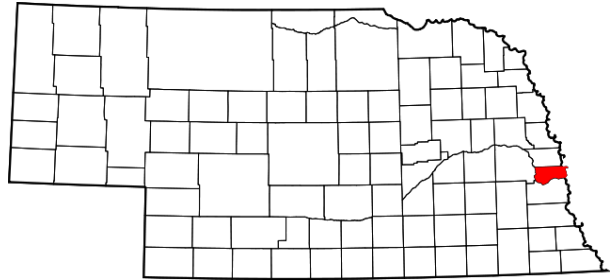
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

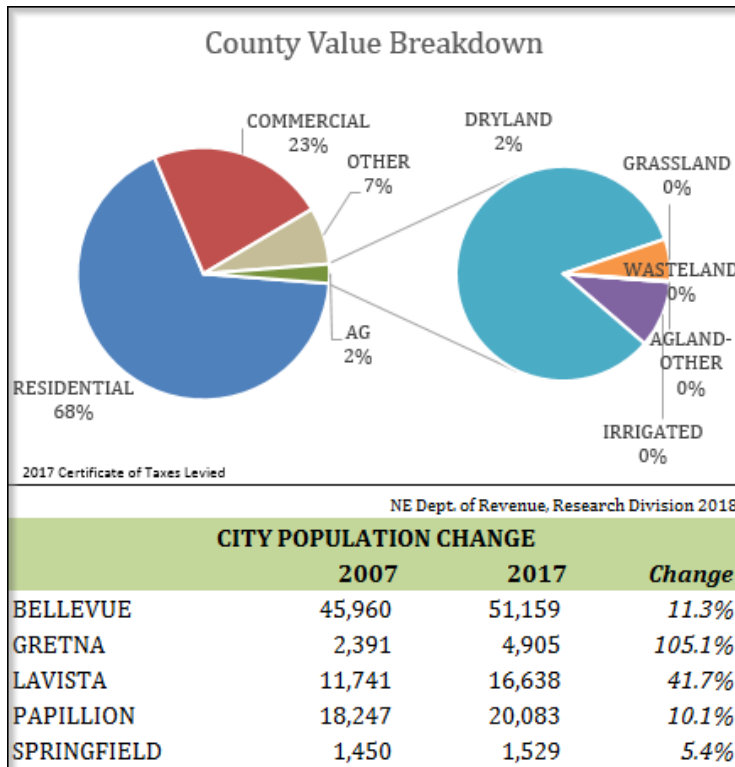
**Further information may be found in Exhibit 94*

County Overview

With a total area of 239 square miles, Sarpy County had 179,023 residents, per the Census Bureau Quick Facts for 2016, a 13% population increase over the 2010 U.S. Census. Reports indicated that 70% of county residents were homeowners and 85% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Sarpy County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there were 3,497 employer establishments with total employment of 50,778.



While the majority of Sarpy County's value comes from sources other than agriculture, an agricultural presence is felt in the county. Dry land makes up the majority of the land in the county. Sarpy County is included in the Papio-Missouri River Natural Resources District (NRD).

2018 Residential Correlation for Sarpy County

Assessment Actions

Within the residential class of Sarpy County, the physical inspection of residential properties is broken up among the six years of the inspection and review cycle. For the current assessment year, the county physically inspected properties located within neighborhoods scheduled for review. This systematic review resulted in approximately 2,409 parcels being inspected in Bellevue, 741 in Gretna, 146 in La Vista, 562 in Millard, 3,432 in Papillion, 137 in Springfield, and 304 parcels in the rural portion of the county along with 68 recreational parcels. The county developed a valuation model for each valuation grouping and assigned new assessed values for all properties in the residential class. A sales study and market analysis was conducted to identify necessary market adjustments.

The overall residential class increased in value by 4.6%, due to the revaluation of existing properties, and increased 3.25% due to new construction value.

Description of Analysis

Residential parcels are stratified into eight valuation groupings. The three groupings that represent Bellevue, Millard and Papillion account for approximately 78% of the sales in the statistical profile.

Valuation Grouping	Assessor Location
01	Bellevue
02	Gretna
03	Millard
05	Papillion
06	Springfield
07	La Vista
08	Recreational/Lake Area
09	Rural Sarpy

There are 7,096 qualified residential sales in the statistical profile. The measures of central tendency for the county as a whole are the same, suggesting very strong support for each other. Both of the qualitative measures, COD and the PRD are also well within the acceptable range, suggesting that properties are uniformly assessed.

All measures of statistics carry through the valuation groups also indicating that the practices of the county are consistent throughout the residential class of properties. The quality of assessment

2018 Residential Correlation for Sarpy County

especially the low COD can call into question the assessment actions of a jurisdiction, but for Sarpy County, it is more of an indicator of the homogenous residential property class. Over 54% of the sales consists of homes built after 2000, with 94% of the homes in the profile being built after 1960.

The residential market trend is consistent with the other counties in the immediate area, as demonstrated by the movement of the median in the two study years. Sarpy County does indicate an active residential market with a nearly equal number of qualified sales in both years of the study period.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, timely submission of sales, the valuation groupings of the county, and the county's inspection and review process.

The county reviews all sales by reviewing multiple listing services and realtor websites. Parties involved in the transfers are contacted and interviewed on outlier sales. The county does not conduct a sales review of the property relying instead on the most recent data collected during the six-year inspection and review cycle.

The assessment practices review also includes processes to ensure that sales data and assessed values are accurately transferred with the state sales file and the Division. The county assessor has worked diligently with the Division and has filed sales data on a timely basis for inclusion in the state sales file.

A review of the valuation groups identified in the county confirmed that they are appropriate for the measurement of the residential class. The residential value groups are properties that are single family residential in nature and are located within city boundaries, effective taxing jurisdictions (ETJ), or Sanitary Improvement District (SID). The other properties are residential in nature, however are located around lakes and rivers. These are generally recreational in nature, places to go and stay part time for recreation. They are cabins, mobile homes, single family. The owners may or may not own the land; improvements on leased land (IOLL).

The county has a six-year inspection and review plan, which is revised as needed. At the conclusion of each assessment year, the county reviews the statistics from the year prior and determines whether any additional areas need to be reviewed for the next assessment year.

2018 Residential Correlation for Sarpy County

Equalization and Quality of Assessment

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	2,262	96.08	96.59	96.34	05.64	100.26
02	895	96.14	96.48	96.32	04.59	100.17
03	1,361	96.25	96.36	96.36	04.58	100.00
05	1,923	95.95	95.90	95.76	04.92	100.15
06	68	95.43	94.53	94.94	07.14	99.57
07	481	96.05	95.83	95.98	05.34	99.84
08	72	96.08	95.95	95.33	06.70	100.65
09	34	96.73	95.01	96.15	08.08	98.81
____ALL____	7,096	96.09	96.26	96.11	05.13	100.16

The quality of assessment class in the county has been determined to be in compliance with generally accepted mass appraisal practices.

Level of Value

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

2017 Commercial Correlation for Sarpy County

Assessment Actions

Within the commercial class of property in Sarpy County, the physical inspection of commercial properties is broken up among the six year inspection and review cycle. The county conducts the inspections by occupancy code. For the current year, the focus was on the occupancies of service garages, and industrial properties. Tax Value Incorporated Inc. was contracted to review and establish assessed values for those occupancies. The commercial parcels values are also updated on an as needed basis by adjusting after a statistical analysis has been completed.

For the current year, the commercial class of property increased 3.63% and the industrial property increased 12.26% both of those increases included growth. Total growth was just over 161 million dollars for 2018.

Description of Analysis

Commercial parcels have not been stratified into typical valuation groupings. The county groups parcels together by their occupancy code while remaining cognizant of their geographic location within the county. All commercial properties are reported in value group ten.

There are 149 sales in the calculated statistical profile of the county. Of the measures of central tendency the median is within the acceptable range, the range between these measures is five points, offering support for each other. In looking at the sale price range strata, there are 57 sales of over one million dollars, averaging nearly 3.7 million dollars this is over 38% of the commercial sales affecting the mean and weighted mean measures.

The stratification by occupancy code identifies the type of business for which the building was constructed. These occupancies closely mirror the appraisal schedule of the county assessor. All of the occupancies with an adequate sample display a median within the acceptable range. Each of the property type categories are also within the acceptable range.

The market trends for the commercial property within the county is similar to the market change in the other higher-populated areas of the state. There is a steady market increase as evidenced by the change in medians over the three-year study period. The year-to-year trend in the market follows the change in assessments as reported in the abstract for the commercial class of properties.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process,

2017 Commercial Correlation for Sarpy County

timely submission of sales, the valuation groupings of the county, and the county’s inspection and review process.

The county reviews all commercial sales by reviewing multiple listing services and realtor websites. Phone calls are made to both buyers and sellers. However, the county does not do a physical sales review inspection, instead relying on the most recent data collected during the six-year inspection and review cycle. Any information collected during the inspection and review process is entered into commercial binders, which are located in the county assessor’s office. Parties involved in outlier sale transfers are contacted and interviewed on outlier sales.

The assessment practices review also includes processes to ensure that sales data and assessed value are accurately filed in the state sales file and with the Division. The county assessor worked with the Division and continues to submit sales data on a timely basis. The county continues to have a dialogue with the Division about improving the submission of data in a useable format, and that will maintain the integrity of the county data. The county is prompt in addressing any issues that arise and are very knowledgeable of both the county’s computer system as well as the state’s sales file.

While there is only one valuation group for the commercial class of property the stratification by occupancy is used by the county for their market modeling. This approach is logical and lends itself to the measurement of the commercial class of properties.

The county has a six-year inspection and review plan, which is revised as needed. At the conclusion of each assessment year, the county reviews the statistics from the year prior and determines whether any additional areas need to be reviewed for the next assessment year. The county inspects properties in the following order: new construction; building permits; six-year inspection and review cycle; and sales verification.

Equalization and Quality of Assessment

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

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
10	149	93.79	90.11	89.04	11.85	101.20
____ALL____	149	93.79	90.11	89.04	11.85	101.20

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Sarpy County is 94%.

2018 Agricultural Correlation for Sarpy County

Assessment Actions

Within the agricultural land class, the physical inspection of agricultural improvements is broken up among the years of the six-year inspection and review cycle by township. The county continued these inspections for the 2018 assessment year. The county continually updates land use for the agricultural class by using imagery as well as utilizing reports available from the Natural Resources and Conservation Service. The county reviewed sales from the state sales file from comparable agricultural market areas and reviewed those sales to ensure that those sales deemed qualified were not affected by non-agricultural influences or special conditions that would cause a premium to be paid for the land. After analyzing sales from comparable uninfluenced areas outside of the county, adjustments implemented for the various classes of agricultural land consisted of decreases to dryland and irrigated cropland and for grassland. Overall irrigated cropland decreased 1%, dry cropland decreased 2%, and grassland decreased 8%. Total change for all agricultural land was a decrease of 2.4%

Description of Analysis

The agricultural market trend for eastern Nebraska is a decreasing market. Sarpy County's agricultural market is influenced by economic factors other than pure agricultural uses. To analyze the values utilized by the county to assess agricultural land for its agricultural use, sales from areas with the same general market for agricultural purposes were stratified in a sales analysis.

Agricultural sales from the counties of Burt, Dodge, Washington, Saunders, Cass and Otoe were the basis to create a sales analysis for Sarpy County. Sales from areas of these counties that have no market influence other than agricultural were used in the analysis. The statistically calculated sample demonstrates that the assessed values established by the county brought the overall level of value within the acceptable range for the county as a whole and by the subclasses of dry cropland. In the statistical profile, there are 15 irrigated land sales with 80% majority land use of irrigated cropland. The calculated median is 66, which is below the range; on additional analysis, eight of those sales are from Dodge County. Looking at Schedule IX of the abstract of assessment for the two counties it is shown that Dodge County has a much higher percentage of class one soils and the irrigated parcels overall are of higher quality. The irrigated land values decreased the least of any of the majority land uses. A comparison of the assessed values of the adjoining counties shows that the values established for Sarpy County are consistent.

The 188 sales in the statistical profile for agricultural land in Sarpy County demonstrates that the statutorily required level of value has been achieved in Sarpy County. The land values established by the county reflect typical trends in the area and the values are similar to the values established by comparable counties. All available information supports the values established by the county and that agricultural land is assessed at an acceptable relationship to the market for agricultural land.

2018 Agricultural Correlation for Sarpy County

Assessment Practice Review

Annually, the Division conducts a comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices of the county to ensure that these produce uniform and proportion valuation of all property.

Since the county is fully influenced by non-agricultural uses, there are no qualified sales in the state sales file. However, the county continues to review and verify sales in an effort to have the most current information possible attached to each parcel. Sales are reviewed and the county submits sales and supplemental information both timely and accurately. For the expanded analysis that the county uses, they verify the agricultural sales from the other counties to assure that the data is reliable to use. The county concentrates their analysis on sales that are predominately a single land use to aid in arriving at the best representative values.

The Division also examined the county's inspection and review cycle for agricultural land and improvements. The review work includes a review of the primary use of the parcel. Aerial imagery and on-site inspections are utilized to determine primary use of the parcel. The counties special valuation methodology describes processes for establishing both the market value and the special value of land within the county. Farm site and home site values are the same throughout the county and are routinely analyzed to ensure that they are at market value.

Equalization

The review of agricultural improvements and site acres indicate that these parcels are inspected and appraised using the same processes as used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory required level.

The analysis also supports that agricultural land is assessed at uniform portions of market values; assessed values are also comparable to the surrounding counties.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	15	65.62	71.03	65.26	22.97	108.84
1	15	65.62	71.03	65.26	22.97	108.84
<u> Dry </u>						
County	118	69.76	72.38	68.54	18.66	105.60
1	118	69.76	72.38	68.54	18.66	105.60
<u> Grass </u>						
County	8	57.45	61.65	59.00	20.96	104.49
1	8	57.45	61.65	59.00	20.96	104.49
<u> ALL </u>						
10/01/2014 To 09/30/2017	188	71.07	73.96	69.85	19.85	105.88

2018 Agricultural Correlation for Sarpy County

Based on all of the information, the quality of assessment of the agricultural class complies with generally accepted mass appraisal standards.

Special Valuation Level of Value

Based on a review of all available information discussed in this report, the level of value for Special Valuation of agricultural land in Sarpy County is 71%

2018 Opinions of the Property Tax Administrator for Sarpy 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	94	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of 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 Sarpy County

Residential Real Property - Current

Number of Sales	7096	Median	96.09
Total Sales Price	\$1,604,103,797	Mean	96.26
Total Adj. Sales Price	\$1,604,103,797	Wgt. Mean	96.11
Total Assessed Value	\$1,541,747,325	Average Assessed Value of the Base	\$179,635
Avg. Adj. Sales Price	\$226,057	Avg. Assessed Value	\$217,270

Confidence Interval - Current

95% Median C.I	95.94 to 96.23
95% Wgt. Mean C.I	95.95 to 96.27
95% Mean C.I	96.10 to 96.42
% of Value of the Class of all Real Property Value in the County	71.29
% of Records Sold in the Study Period	11.88
% of Value Sold in the Study Period	14.37

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	6,990	96	96.32
2016	6,425	96	96.39
2015	5,684	97	96.61
2014	4,956	96	96.49

2018 Commission Summary for Sarpy County

Commercial Real Property - Current

Number of Sales	149	Median	93.79
Total Sales Price	\$239,359,380	Mean	90.11
Total Adj. Sales Price	\$239,359,380	Wgt. Mean	89.04
Total Assessed Value	\$213,124,579	Average Assessed Value of the Base	\$1,218,511
Avg. Adj. Sales Price	\$1,606,439	Avg. Assessed Value	\$1,430,366

Confidence Interval - Current

95% Median C.I	91.92 to 94.46
95% Wgt. Mean C.I	82.39 to 95.69
95% Mean C.I	87.71 to 92.51
% of Value of the Class of all Real Property Value in the County	24.29
% of Records Sold in the Study Period	4.97
% of Value Sold in the Study Period	5.83

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	116	95	95.27
2016	90	96	96.07
2015	85	98	97.59
2014	84	98	97.78

77 Sarpy
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 : 7,096
 Total Sales Price : 1,604,103,797
 Total Adj. Sales Price : 1,604,103,797
 Total Assessed Value : 1,541,747,325
 Avg. Adj. Sales Price : 226,057
 Avg. Assessed Value : 217,270

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 05.13
 PRD : 100.16

COV : 06.94
 STD : 06.68
 Avg. Abs. Dev : 04.93
 MAX Sales Ratio : 153.85
 MIN Sales Ratio : 66.05

95% Median C.I. : 95.94 to 96.23
 95% Wgt. Mean C.I. : 95.95 to 96.27
 95% Mean C.I. : 96.10 to 96.42

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	740	100.01	100.68	99.90	04.78	100.78	80.98	129.69	99.49 to 100.38	218,064	217,854
01-JAN-16 To 31-MAR-16	598	98.89	99.62	99.18	04.32	100.44	79.36	152.51	98.51 to 99.37	217,903	216,112
01-APR-16 To 30-JUN-16	1,113	97.08	97.61	97.61	04.43	100.00	72.51	128.22	96.77 to 97.52	223,112	217,783
01-JUL-16 To 30-SEP-16	1,080	96.51	96.73	96.62	04.37	100.11	68.90	118.15	96.27 to 96.81	227,774	220,071
01-OCT-16 To 31-DEC-16	837	96.12	96.60	96.27	04.59	100.34	73.06	152.57	95.76 to 96.49	227,823	219,336
01-JAN-17 To 31-MAR-17	643	95.57	95.52	95.52	04.52	100.00	72.58	124.62	95.13 to 95.92	223,511	213,502
01-APR-17 To 30-JUN-17	1,115	92.99	93.29	93.49	05.15	99.79	69.20	153.85	92.66 to 93.61	238,255	222,751
01-JUL-17 To 30-SEP-17	970	92.09	92.34	92.64	05.19	99.68	66.05	133.88	91.74 to 92.57	224,795	208,245
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	3,531	97.77	98.33	98.03	04.62	100.31	68.90	152.51	97.59 to 97.98	222,598	218,215
01-OCT-16 To 30-SEP-17	3,565	94.11	94.21	94.27	05.13	99.94	66.05	153.85	93.88 to 94.40	229,484	216,334
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	3,628	96.99	97.45	97.25	04.51	100.21	68.90	152.57	96.82 to 97.19	224,728	218,547
<u>ALL</u>	7,096	96.09	96.26	96.11	05.13	100.16	66.05	153.85	95.94 to 96.23	226,057	217,270

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	2,262	96.08	96.59	96.34	05.64	100.26	68.55	152.57	95.83 to 96.35	179,140	172,592
02	895	96.14	96.48	96.32	04.59	100.17	70.81	153.85	95.81 to 96.63	300,887	289,813
03	1,361	96.25	96.36	96.36	04.58	100.00	77.78	119.24	95.95 to 96.65	210,616	202,957
05	1,923	95.95	95.90	95.76	04.92	100.15	72.01	128.22	95.70 to 96.20	259,139	248,143
06	68	95.43	94.53	94.94	07.14	99.57	72.58	119.66	92.89 to 97.70	212,286	201,538
07	481	96.05	95.83	95.98	05.34	99.84	72.90	127.88	95.44 to 96.65	202,756	194,607
08	72	96.08	95.95	95.33	06.70	100.65	73.06	125.54	94.30 to 96.97	267,070	254,610
09	34	96.73	95.01	96.15	08.08	98.81	66.05	118.99	91.04 to 99.27	395,050	379,849
<u>ALL</u>	7,096	96.09	96.26	96.11	05.13	100.16	66.05	153.85	95.94 to 96.23	226,057	217,270

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	7,081	96.09	96.26	96.11	05.11	100.16	66.05	153.85	95.94 to 96.23	226,441	217,640
06	14	97.30	97.50	94.15	13.44	103.56	73.06	125.54	83.83 to 108.53	38,809	36,539
07	1	96.63	96.63	96.63	00.00	100.00	96.63	96.63	N/A	131,000	126,583
<u>ALL</u>	7,096	96.09	96.26	96.11	05.13	100.16	66.05	153.85	95.94 to 96.23	226,057	217,270

77 Sarpy
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 : 7,096
 Total Sales Price : 1,604,103,797
 Total Adj. Sales Price : 1,604,103,797
 Total Assessed Value : 1,541,747,325
 Avg. Adj. Sales Price : 226,057
 Avg. Assessed Value : 217,270

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 05.13
 PRD : 100.16

COV : 06.94
 STD : 06.68
 Avg. Abs. Dev : 04.93
 MAX Sales Ratio : 153.85
 MIN Sales Ratio : 66.05

95% Median C.I. : 95.94 to 96.23
 95% Wgt. Mean C.I. : 95.95 to 96.27
 95% Mean C.I. : 96.10 to 96.42

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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												
Less Than 15,000	3	123.05	117.22	115.68	06.09	101.33	103.07	125.54	N/A	9,195	10,637	
Less Than 30,000	5	107.38	113.24	110.26	07.14	102.70	103.07	125.54	N/A	15,507	17,098	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	7,096	96.09	96.26	96.11	05.13	100.16	66.05	153.85	95.94 to 96.23	226,057	217,270	
Greater Than 14,999	7,093	96.09	96.25	96.11	05.12	100.15	66.05	153.85	95.94 to 96.23	226,149	217,357	
Greater Than 29,999	7,091	96.09	96.25	96.11	05.12	100.15	66.05	153.85	95.94 to 96.23	226,206	217,411	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	3	123.05	117.22	115.68	06.09	101.33	103.07	125.54	N/A	9,195	10,637	
15,000 TO 29,999	2	107.27	107.27	107.27	00.10	100.00	107.16	107.38	N/A	24,975	26,791	
30,000 TO 59,999	16	91.10	97.13	99.29	16.85	97.82	73.06	152.57	83.83 to 107.79	45,446	45,126	
60,000 TO 99,999	215	99.92	100.73	100.45	08.58	100.28	69.20	153.85	97.34 to 101.35	85,621	86,010	
100,000 TO 149,999	1,209	96.68	96.94	96.95	06.09	99.99	66.05	128.22	96.34 to 97.14	130,068	126,102	
150,000 TO 249,999	3,276	95.67	95.68	95.73	04.84	99.95	69.50	128.29	95.51 to 95.88	195,266	186,921	
250,000 TO 499,999	2,285	96.26	96.32	96.25	04.50	100.07	68.55	121.21	95.98 to 96.43	320,055	308,041	
500,000 TO 999,999	87	95.21	94.86	94.81	04.66	100.05	76.37	112.63	93.48 to 97.03	610,597	578,922	
1,000,000 +	3	94.66	97.57	97.06	03.90	100.53	93.50	104.56	N/A	1,166,667	1,132,340	
<u>ALL</u>	7,096	96.09	96.26	96.11	05.13	100.16	66.05	153.85	95.94 to 96.23	226,057	217,270	

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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 : 149
 Total Sales Price : 239,359,380
 Total Adj. Sales Price : 239,359,380
 Total Assessed Value : 213,124,579
 Avg. Adj. Sales Price : 1,606,439
 Avg. Assessed Value : 1,430,366

MEDIAN : 94
 WGT. MEAN : 89
 MEAN : 90
 COD : 11.85
 PRD : 101.20

COV : 16.61
 STD : 14.97
 Avg. Abs. Dev : 11.11
 MAX Sales Ratio : 140.00
 MIN Sales Ratio : 47.96

95% Median C.I. : 91.92 to 94.46
 95% Wgt. Mean C.I. : 82.39 to 95.69
 95% Mean C.I. : 87.71 to 92.51

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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>Qrtrs</u>											
01-OCT-14 To 31-DEC-14	9	98.76	97.70	99.45	05.88	98.24	88.00	112.00	92.00 to 104.00	579,300	576,089
01-JAN-15 To 31-MAR-15	4	91.27	91.63	90.29	01.94	101.48	89.53	94.44	N/A	9,393,073	8,480,750
01-APR-15 To 30-JUN-15	8	94.96	97.79	91.49	11.54	106.89	68.13	119.13	68.13 to 119.13	935,232	855,623
01-JUL-15 To 30-SEP-15	6	96.63	90.59	93.02	11.18	97.39	70.40	105.38	70.40 to 105.38	1,617,500	1,504,648
01-OCT-15 To 31-DEC-15	15	95.00	90.07	88.02	08.64	102.33	63.16	112.00	79.20 to 96.00	1,454,967	1,280,609
01-JAN-16 To 31-MAR-16	14	94.19	92.37	78.91	09.73	117.06	63.91	110.00	84.80 to 102.25	1,161,854	916,783
01-APR-16 To 30-JUN-16	13	86.67	89.67	89.21	13.18	100.52	66.84	140.00	72.16 to 96.06	1,626,846	1,451,335
01-JUL-16 To 30-SEP-16	18	93.22	88.94	92.61	11.05	96.04	61.05	111.20	83.53 to 98.34	1,326,505	1,228,462
01-OCT-16 To 31-DEC-16	11	96.67	90.44	98.96	09.48	91.39	68.41	107.72	73.85 to 100.00	1,056,500	1,045,464
01-JAN-17 To 31-MAR-17	15	83.78	84.65	86.04	12.69	98.38	64.60	105.75	72.22 to 94.08	1,050,118	903,489
01-APR-17 To 30-JUN-17	19	91.19	92.26	93.25	16.05	98.94	57.20	129.32	76.64 to 103.07	1,799,395	1,677,951
01-JUL-17 To 30-SEP-17	17	93.96	83.87	81.21	16.10	103.28	47.96	111.11	63.89 to 98.70	2,041,660	1,658,037
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	27	94.44	95.24	91.68	08.64	103.88	68.13	119.13	92.00 to 100.00	2,221,217	2,036,321
01-OCT-15 To 30-SEP-16	60	94.23	90.18	87.86	10.62	102.64	61.05	140.00	86.67 to 95.16	1,385,276	1,217,063
01-OCT-16 To 30-SEP-17	62	91.66	87.80	88.42	14.53	99.30	47.96	129.32	83.54 to 95.00	1,552,742	1,372,905
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	33	94.44	92.23	90.10	09.22	102.36	63.16	119.13	92.35 to 95.62	2,320,717	2,091,061
01-JAN-16 To 31-DEC-16	56	93.96	90.26	89.58	11.04	100.76	61.05	140.00	86.28 to 95.75	1,302,028	1,166,335
<u>ALL</u>	149	93.79	90.11	89.04	11.85	101.20	47.96	140.00	91.92 to 94.46	1,606,439	1,430,366

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	149	93.79	90.11	89.04	11.85	101.20	47.96	140.00	91.92 to 94.46	1,606,439	1,430,366
<u>ALL</u>	149	93.79	90.11	89.04	11.85	101.20	47.96	140.00	91.92 to 94.46	1,606,439	1,430,366

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	22	91.68	89.43	89.38	07.96	100.06	57.20	110.00	84.21 to 94.59	3,415,032	3,052,316
03	81	94.58	92.41	93.79	12.50	98.53	47.96	140.00	92.92 to 96.67	1,098,624	1,030,441
04	46	91.97	86.37	83.08	12.09	103.96	63.91	112.00	78.13 to 94.46	1,635,655	1,358,867
<u>ALL</u>	149	93.79	90.11	89.04	11.85	101.20	47.96	140.00	91.92 to 94.46	1,606,439	1,430,366

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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 : 149
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MEDIAN : 94
 WGT. MEAN : 89
 MEAN : 90
 COD : 11.85
 PRD : 101.20

COV : 16.61
 STD : 14.97
 Avg. Abs. Dev : 11.11
 MAX Sales Ratio : 140.00
 MIN Sales Ratio : 47.96

95% Median C.I. : 91.92 to 94.46
 95% Wgt. Mean C.I. : 82.39 to 95.69
 95% Mean C.I. : 87.71 to 92.51

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000												
___Ranges Excl. Low \$___												
Greater Than 4,999	149	93.79	90.11	89.04	11.85	101.20	47.96	140.00	91.92 to 94.46	1,606,439	1,430,366	
Greater Than 14,999	149	93.79	90.11	89.04	11.85	101.20	47.96	140.00	91.92 to 94.46	1,606,439	1,430,366	
Greater Than 29,999	149	93.79	90.11	89.04	11.85	101.20	47.96	140.00	91.92 to 94.46	1,606,439	1,430,366	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	5	104.65	100.82	100.31	04.36	100.51	92.31	105.75	N/A	49,300	49,455	
60,000 TO 99,999	5	94.44	95.07	94.93	01.47	100.15	92.92	98.70	N/A	85,280	80,960	
100,000 TO 149,999	12	94.67	96.86	97.04	11.13	99.81	73.85	123.81	85.71 to 104.76	117,583	114,100	
150,000 TO 249,999	24	94.37	91.56	90.83	10.54	100.80	59.81	112.00	85.98 to 97.56	186,621	169,502	
250,000 TO 499,999	30	86.39	86.63	85.61	16.37	101.19	47.96	119.13	77.19 to 96.67	357,231	305,839	
500,000 TO 999,999	16	84.17	82.50	82.63	14.38	99.84	57.20	111.20	68.41 to 93.08	733,568	606,154	
1,000,000 +	57	93.79	90.66	89.45	10.42	101.35	62.31	140.00	90.18 to 95.75	3,690,221	3,301,081	
___ALL___	149	93.79	90.11	89.04	11.85	101.20	47.96	140.00	91.92 to 94.46	1,606,439	1,430,366	

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COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

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MEDIAN : 94
WGT. MEAN : 89
MEAN : 90
COD : 11.85
PRD : 101.20

COV : 16.61
STD : 14.97
Avg. Abs. Dev : 11.11
MAX Sales Ratio : 140.00
MIN Sales Ratio : 47.96

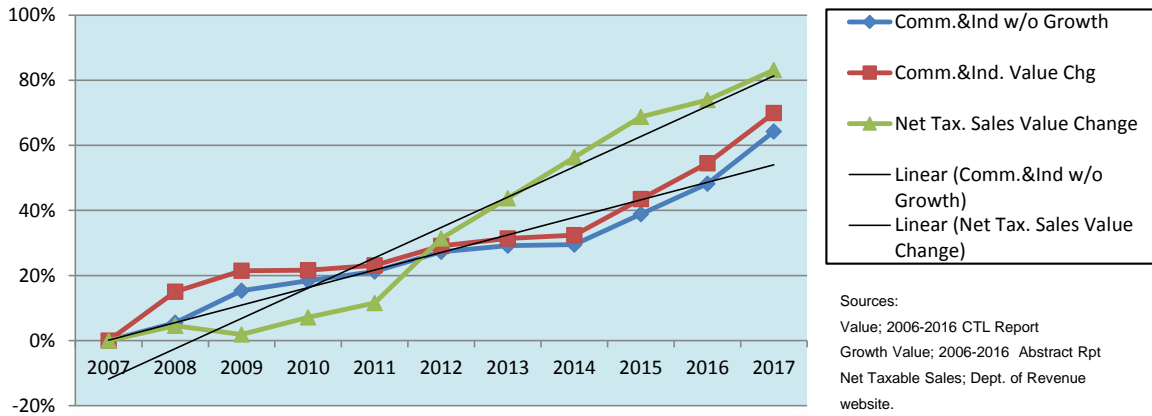
95% Median C.I. : 91.92 to 94.46
95% Wgt. Mean C.I. : 82.39 to 95.69
95% Mean C.I. : 87.71 to 92.51

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
303	2	75.98	75.98	78.52	36.88	96.77	47.96	104.00	N/A	458,500	360,000
306	1	69.89	69.89	69.89	00.00	100.00	69.89	69.89	N/A	930,000	650,000
311	2	73.86	73.86	73.51	17.34	100.48	61.05	86.67	N/A	462,500	340,000
319	1	69.41	69.41	69.41	00.00	100.00	69.41	69.41	N/A	4,610,471	3,200,000
326	3	100.00	101.79	100.40	01.79	101.38	100.00	105.38	N/A	224,333	225,229
336	1	95.24	95.24	95.24	00.00	100.00	95.24	95.24	N/A	84,000	80,000
341	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	5,150,000	5,150,000
344	21	92.92	93.33	98.57	10.43	94.68	62.31	129.32	85.71 to 97.73	1,205,638	1,188,438
349	1	90.26	90.26	90.26	00.00	100.00	90.26	90.26	N/A	709,088	640,000
350	5	92.31	92.11	91.81	08.21	100.33	77.19	103.07	N/A	189,300	173,800
351	1	105.75	105.75	105.75	00.00	100.00	105.75	105.75	N/A	45,000	47,587
352	22	91.68	89.43	89.38	07.96	100.06	57.20	110.00	84.21 to 94.59	3,415,032	3,052,316
353	8	93.76	88.52	88.88	07.31	99.59	63.89	97.56	63.89 to 97.56	769,000	683,500
386	4	93.13	88.31	90.89	10.72	97.16	64.74	102.25	N/A	646,301	587,450
406	18	92.99	87.67	86.64	10.84	101.19	66.84	112.00	76.16 to 96.27	1,561,128	1,352,539
407	7	78.13	78.40	76.67	10.92	102.26	63.91	92.69	63.91 to 92.69	4,929,429	3,779,169
412	11	99.34	101.19	99.72	07.99	101.47	76.64	140.00	95.62 to 111.11	2,151,455	2,145,490
419	2	98.36	98.36	98.98	03.42	99.37	95.00	101.72	N/A	245,000	242,500
426	3	65.05	69.98	68.74	08.04	101.80	64.60	80.29	N/A	461,667	317,333
451	1	99.11	99.11	99.11	00.00	100.00	99.11	99.11	N/A	1,917,000	1,900,000
453	8	94.25	90.64	92.86	12.18	97.61	67.11	112.00	67.11 to 112.00	660,539	613,369
455	1	63.16	63.16	63.16	00.00	100.00	63.16	63.16	N/A	1,900,000	1,200,000
470	5	95.00	93.20	90.66	07.98	102.80	72.16	109.38	N/A	182,600	165,540
471	1	68.72	68.72	68.72	00.00	100.00	68.72	68.72	N/A	312,000	214,400
483	1	107.72	107.72	107.72	00.00	100.00	107.72	107.72	N/A	5,050,000	5,440,000
494	3	96.94	97.26	98.22	02.04	99.02	94.46	100.39	N/A	895,000	879,067
497	1	77.91	77.91	77.91	00.00	100.00	77.91	77.91	N/A	860,000	670,000
528	10	94.21	89.04	87.27	17.61	102.03	59.81	119.13	63.33 to 115.47	361,491	315,481
531	1	111.20	111.20	111.20	00.00	100.00	111.20	111.20	N/A	625,000	695,000
999	3	96.00	97.70	77.51	16.02	126.05	75.48	121.62	N/A	1,291,500	1,001,000
<u>ALL</u>	<u>149</u>	<u>93.79</u>	<u>90.11</u>	<u>89.04</u>	<u>11.85</u>	<u>101.20</u>	<u>47.96</u>	<u>140.00</u>	<u>91.92 to 94.46</u>	<u>1,606,439</u>	<u>1,430,366</u>

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	\$ 2,024,741,290	\$ 113,468,099	5.60%	\$ 1,911,273,191	-	\$ 1,002,214,274	-
2008	\$ 2,329,160,378	\$ 192,891,814	8.28%	\$ 2,136,268,564	5.51%	\$ 1,047,406,948	4.51%
2009	\$ 2,459,078,067	\$ 123,579,082	5.03%	\$ 2,335,498,985	0.27%	\$ 1,020,721,260	-2.55%
2010	\$ 2,462,232,923	\$ 64,985,911	2.64%	\$ 2,397,247,012	-2.51%	\$ 1,073,751,329	5.20%
2011	\$ 2,493,146,998	\$ 39,213,239	1.57%	\$ 2,453,933,759	-0.34%	\$ 1,118,043,437	4.12%
2012	\$ 2,613,727,280	\$ 35,840,888	1.37%	\$ 2,577,886,392	3.40%	\$ 1,316,902,534	17.79%
2013	\$ 2,659,770,921	\$ 44,359,727	1.67%	\$ 2,615,411,194	0.06%	\$ 1,440,611,314	9.39%
2014	\$ 2,681,265,360	\$ 59,860,679	2.23%	\$ 2,621,404,681	-1.44%	\$ 1,566,802,225	8.76%
2015	\$ 2,906,139,280	\$ 94,168,827	3.24%	\$ 2,811,970,453	4.87%	\$ 1,691,615,901	7.97%
2016	\$ 3,128,766,492	\$ 127,302,828	4.07%	\$ 3,001,463,664	3.28%	\$ 1,743,450,920	3.06%
2017	\$ 3,440,327,629	\$ 114,307,546	3.32%	\$ 3,326,020,083	6.30%	\$ 1,835,611,916	5.29%
Ann %chg	5.44%			Average	1.94%	6.34%	6.35%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	5.51%	15.03%	4.51%
2009	15.35%	21.45%	1.85%
2010	18.40%	21.61%	7.14%
2011	21.20%	23.13%	11.56%
2012	27.32%	29.09%	31.40%
2013	29.17%	31.36%	43.74%
2014	29.47%	32.43%	56.33%
2015	38.88%	43.53%	68.79%
2016	48.24%	54.53%	73.96%
2017	64.27%	69.91%	83.16%

County Number
 County Name

Type : Qualified

Number of Sales :	188	Median :	71	COV :	25.97	95% Median C.I. :	68.45 to 73.38
Total Sales Price :	126,516,731	Wgt. Mean :	70	STD :	19.21	95% Wgt. Mean C.I. :	67.76 to 71.94
Total Adj. Sales Price :	126,516,731	Mean :	74	Avg. Abs.Dev :	14.11	95% Mean C.I. :	71.21 to 76.71
Total Assessed Value :	88,374,688						
Avg. Adj. Sales Price :	672,961	COD :	19.85	MAX Sales Ratio :	170.28		
Avg. Assessed Value :	470,078	PRD :	105.88	MIN Sales Ratio :	26.98		

Printed : 04/05/2018

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	25	65.79	64.91	64.35	11.40	100.87	46.07	88.94	58.65 to 69.55	734,520	472,675
01/01/2015 To 03/31/2015	15	69.79	72.31	70.89	21.39	102.00	43.59	105.86	61.68 to 85.87	635,571	450,533
04/01/2015 To 06/30/2015	22	82.39	80.52	73.63	17.08	109.36	50.12	114.04	65.60 to 91.51	588,686	433,464
07/01/2015 To 09/30/2015	9	77.35	80.54	76.44	20.21	105.36	51.43	107.03	62.45 to 105.14	495,219	378,554
10/01/2015 To 12/31/2015	16	66.12	73.74	69.80	22.04	105.64	47.75	142.33	59.95 to 85.22	615,834	429,860
01/01/2016 To 03/31/2016	17	73.38	71.55	70.69	17.28	101.22	46.36	112.29	55.41 to 81.58	798,404	564,371
04/01/2016 To 06/30/2016	10	80.30	78.06	76.54	10.87	101.99	63.86	92.46	65.94 to 88.12	903,085	691,201
07/01/2016 To 09/30/2016	9	76.48	80.09	68.20	18.83	117.43	57.55	113.86	63.63 to 97.99	809,616	552,126
10/01/2016 To 12/31/2016	21	65.37	68.69	68.29	16.14	100.59	43.07	99.83	61.62 to 77.76	720,556	492,097
01/01/2017 To 03/31/2017	24	72.00	71.82	66.07	19.29	108.70	36.03	107.46	60.35 to 83.44	623,379	411,859
04/01/2017 To 06/30/2017	17	71.96	80.05	71.76	24.29	111.55	53.70	123.48	60.07 to 100.90	623,307	447,273
07/01/2017 To 09/30/2017	3	78.00	91.75	87.38	61.24	105.00	26.98	170.28	N/A	259,827	227,039
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	71	70.85	73.29	69.57	18.74	105.35	43.59	114.04	65.79 to 74.58	638,094	443,916
10/01/2015 To 09/30/2016	52	73.92	74.95	71.34	18.03	105.06	46.36	142.33	65.94 to 78.67	764,300	545,254
10/01/2016 To 09/30/2017	65	70.98	73.88	68.74	21.95	107.48	26.98	170.28	63.56 to 75.02	637,977	438,514
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	62	74.38	76.79	72.24	20.72	106.30	43.59	142.33	66.44 to 82.84	593,467	428,693
01/01/2016 To 12/31/2016	57	70.60	72.99	70.65	17.05	103.31	43.07	113.86	65.62 to 78.03	789,859	558,061

Type : Qualified

Number of Sales :	188	Median :	71	COV :	25.97	95% Median C.I. :	68.45 to 73.38
Total Sales Price :	126,516,731	Wgt. Mean :	70	STD :	19.21	95% Wgt. Mean C.I. :	67.76 to 71.94
Total Adj. Sales Price :	126,516,731	Mean :	74	Avg. Abs.Dev :	14.11	95% Mean C.I. :	71.21 to 76.71
Total Assessed Value :	88,374,688						
Avg. Adj. Sales Price :	672,961	COD :	19.85	MAX Sales Ratio :	170.28		
Avg. Assessed Value :	470,078	PRD :	105.88	MIN Sales Ratio :	26.98		

Printed : 04/05/2018

GEO CODE / TOWNSHIP #

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1797	5	81.24	73.92	65.59	15.78	112.70	46.18	88.12	N/A	745,993	489,286
1799	2	74.29	74.29	74.60	20.72	99.58	58.90	89.68	N/A	441,159	329,117
1815	4	60.40	57.42	59.25	12.27	96.91	43.07	65.79	N/A	600,419	355,746
1817	4	59.38	59.76	59.68	01.84	100.13	58.65	61.62	N/A	1,661,500	991,582
1819	9	59.51	66.12	62.51	23.54	105.78	43.59	107.46	52.78 to 86.90	840,146	525,187
2083	4	53.25	52.53	53.06	05.77	99.00	47.96	55.65	N/A	1,362,724	723,100
2085	1	64.09	64.09	64.09		100.00	64.09	64.09	N/A	894,000	572,962
2097	2	55.05	55.05	55.74	06.58	98.76	51.43	58.67	N/A	557,100	310,544
2099	4	61.97	71.97	63.41	21.43	113.50	56.91	107.03	N/A	936,822	594,024
2103	3	57.55	75.62	67.43	66.81	112.15	26.98	142.33	N/A	1,348,520	909,240
2105	2	56.70	56.70	54.47	09.59	104.09	51.26	62.14	N/A	624,000	339,905
2107	1	57.37	57.37	57.37		100.00	57.37	57.37	N/A	736,000	422,247
2109	3	62.58	62.06	61.73	03.50	100.53	58.52	65.09	N/A	535,502	330,577
2361	1	89.07	89.07	89.07		100.00	89.07	89.07	N/A	500,500	445,779
2363	6	73.92	71.97	70.19	07.14	102.54	61.68	78.67	61.68 to 78.67	653,250	458,527
2365	3	60.72	62.31	61.72	02.83	100.96	60.53	65.68	N/A	845,073	521,551
2367	3	68.51	96.30	68.31	58.46	140.97	50.12	170.28	N/A	768,333	524,836
2369	5	53.70	54.16	52.12	06.31	103.91	46.36	62.91	N/A	648,073	337,769
2389	3	69.79	58.89	47.64	16.64	123.61	36.03	70.85	N/A	836,223	398,335
2391	1	51.05	51.05	51.05		100.00	51.05	51.05	N/A	570,000	290,966
2393	2	64.77	64.77	63.77	10.45	101.57	58.00	71.53	N/A	615,120	392,290
2395	2	81.01	81.01	64.26	25.66	126.07	60.22	101.80	N/A	423,673	272,244
2397	4	63.05	61.80	58.84	11.88	105.03	46.07	75.02	N/A	709,570	417,483
2649	2	66.45	66.45	66.81	04.92	99.46	63.18	69.72	N/A	411,000	274,579
2655	3	65.62	64.22	65.25	05.49	98.42	58.12	68.93	N/A	1,076,432	702,410
2683	1	73.19	73.19	73.19		100.00	73.19	73.19	N/A	486,000	355,716
2689	12	71.07	72.09	74.16	09.19	97.21	59.95	97.09	63.15 to 74.46	590,532	437,913

2691	4	87.08	85.89	84.86	03.77	101.21	80.00	89.38	N/A	357,250	303,156
2945	3	72.27	77.03	75.17	12.74	102.47	65.60	93.23	N/A	450,670	338,753
2947	3	75.06	73.78	72.27	03.76	102.09	68.91	77.36	N/A	594,348	429,515
2949	2	79.32	79.32	77.56	05.19	102.27	75.20	83.44	N/A	1,192,060	924,590
2981	6	61.98	64.25	63.69	13.12	100.88	51.93	78.00	51.93 to 78.00	565,218	360,009
2983	5	81.93	83.33	78.31	14.99	106.41	66.44	113.86	N/A	487,604	381,832
2985	1	77.55	77.55	77.55		100.00	77.55	77.55	N/A	488,000	378,455
2987	4	49.64	60.17	62.18	23.21	96.77	47.75	93.67	N/A	309,585	192,488
3249	1	63.63	63.63	63.63		100.00	63.63	63.63	N/A	490,000	311,781
3251	1	70.11	70.11	70.11		100.00	70.11	70.11	N/A	1,088,000	762,812
3273	1	60.35	60.35	60.35		100.00	60.35	60.35	N/A	445,160	268,652
3275	4	66.89	66.49	65.17	05.53	102.03	60.20	71.96	N/A	946,329	616,691
3473	2	80.17	80.17	80.58	08.93	99.49	73.01	87.33	N/A	530,000	427,054
3475	4	71.24	70.12	69.23	05.78	101.29	62.45	75.56	N/A	602,596	417,204
3477	1	74.40	74.40	74.40		100.00	74.40	74.40	N/A	950,000	706,817
3491	5	76.13	73.64	71.58	08.18	102.88	62.45	84.27	N/A	602,638	431,390
3493	2	83.16	83.16	82.81	06.20	100.42	78.00	88.32	N/A	412,000	341,176
3495	2	92.02	92.02	96.69	08.67	95.17	84.04	99.99	N/A	388,479	375,603
3497	7	96.16	89.81	86.50	13.24	103.83	68.09	105.86	68.09 to 105.86	554,221	479,388
3499	7	97.99	94.36	94.59	07.29	99.76	72.55	102.68	72.55 to 102.68	370,127	350,119
3699	3	121.35	121.45	120.99	01.09	100.38	119.52	123.48	N/A	378,667	458,143
3701	11	83.92	89.37	92.02	14.81	97.12	73.00	114.04	73.65 to 112.29	639,236	588,233
3703	1	91.68	91.68	91.68		100.00	91.68	91.68	N/A	344,000	315,372
3705	5	83.97	79.83	77.42	11.12	103.11	65.79	95.46	N/A	797,000	617,035
3707	6	74.50	74.59	74.63	07.64	99.95	65.56	81.58	65.56 to 81.58	523,315	390,575
3723	1	77.08	77.08	77.08		100.00	77.08	77.08	N/A	480,000	369,965
3727	4	84.36	86.79	88.03	05.45	98.59	81.53	96.90	N/A	600,114	528,254

Type : Qualified

Number of Sales :	188	Median :	71	COV :	25.97	95% Median C.I. :	68.45 to 73.38
Total Sales Price :	126,516,731	Wgt. Mean :	70	STD :	19.21	95% Wgt. Mean C.I. :	67.76 to 71.94
Total Adj. Sales Price :	126,516,731	Mean :	74	Avg. Abs. Dev :	14.11	95% Mean C.I. :	71.21 to 76.71
Total Assessed Value :	88,374,688						
Avg. Adj. Sales Price :	672,961	COD :	19.85	MAX Sales Ratio :	170.28		
Avg. Assessed Value :	470,078	PRD :	105.88	MIN Sales Ratio :	26.98		

Printed : 04/05/2018

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	188	71.07	73.96	69.85	19.85	105.88	26.98	170.28	68.45 to 73.38	672,961	470,078

STATUS: IMPROVED, UNIMPROVED, & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	22	73.43	75.78	73.97	17.38	102.45	43.07	112.29	65.09 to 83.97	974,467	720,834
2	166	70.73	73.71	69.01	20.18	106.81	26.98	170.28	68.01 to 73.38	633,003	436,845

Type : Qualified

Number of Sales :	188	Median :	71	COV :	25.97	95% Median C.I. :	68.45 to 73.38
Total Sales Price :	126,516,731	Wgt. Mean :	70	STD :	19.21	95% Wgt. Mean C.I. :	67.76 to 71.94
Total Adj. Sales Price :	126,516,731	Mean :	74	Avg. Abs. Dev :	14.11	95% Mean C.I. :	71.21 to 76.71
Total Assessed Value :	88,374,688						
Avg. Adj. Sales Price :	672,961	COD :	19.85	MAX Sales Ratio :	170.28		
Avg. Assessed Value :	470,078	PRD :	105.88	MIN Sales Ratio :	26.98		

Printed : 04/05/2018

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
110001	5	63.86	69.49	62.34	18.37	111.47	55.53	107.03	N/A	983,735	613,225
110014	21	61.62	66.74	62.56	21.60	106.68	43.07	107.46	55.41 to 81.24	909,211	568,775
120502	12	76.14	73.08	76.52	18.05	95.50	47.75	93.23	49.72 to 88.94	504,128	385,762
130032											
130056											
130097	8	70.76	69.07	68.76	06.56	100.45	60.35	75.56	60.35 to 75.56	655,862	450,978
270001	6	65.65	60.13	55.73	14.06	107.90	36.03	71.53	36.03 to 71.53	874,321	487,247
270062	2	56.70	56.70	54.47	09.59	104.09	51.26	62.14	N/A	624,000	339,905
270594	10	58.53	65.06	62.42	29.45	104.23	26.98	142.33	47.96 to 71.36	1,045,164	652,385
270595	20	63.37	67.80	64.21	13.43	105.59	46.07	101.80	60.72 to 75.02	625,997	401,962
280001											
280017											
490050	3	82.84	87.09	88.93	06.18	97.93	81.53	96.90	N/A	563,818	501,394
550145	5	73.01	77.39	71.90	15.53	107.64	60.20	97.99	N/A	749,799	539,088
550161	6	79.74	77.68	73.30	11.19	105.98	62.30	93.67	62.30 to 93.67	589,349	431,975
660027	24	87.10	89.00	89.90	12.17	99.00	65.79	114.04	81.93 to 96.16	595,731	535,590
660111	13	76.13	73.94	72.81	07.47	101.55	62.45	84.27	68.01 to 81.49	581,683	423,546
660501	13	100.90	97.01	92.30	14.44	105.10	68.09	123.48	78.03 to 119.52	438,894	405,114
770001											
770027											
770037											
770046											
780001	5	61.66	60.42	62.27	08.77	97.03	51.93	70.11	N/A	632,743	394,001
780039	19	73.38	75.20	74.12	10.56	101.46	59.95	113.86	68.91 to 77.36	548,362	406,462
780072	2	71.06	71.06	70.22	03.00	101.20	68.93	73.19	N/A	800,840	562,369
780107	1	58.12	58.12	58.12		100.00	58.12	58.12	N/A	650,000	377,779
890001	5	60.46	59.39	59.36	05.39	100.05	51.43	63.47	N/A	599,302	355,757

890024	7	53.70	69.31	55.75	34.88	124.32	46.36	170.28	46.36 to 170.28	821,478	457,979
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Type : Qualified

Number of Sales :	188	Median :	71	COV :	25.97	95% Median C.I. :	68.45 to 73.38
Total Sales Price :	126,516,731	Wgt. Mean :	70	STD :	19.21	95% Wgt. Mean C.I. :	67.76 to 71.94
Total Adj. Sales Price :	126,516,731	Mean :	74	Avg. Abs. Dev :	14.11	95% Mean C.I. :	71.21 to 76.71
Total Assessed Value :	88,374,688						
Avg. Adj. Sales Price :	672,961	COD :	19.85	MAX Sales Ratio :	170.28		
Avg. Assessed Value :	470,078	PRD :	105.88	MIN Sales Ratio :	26.98		

Printed : 04/05/2018

AG ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
30.01 TO 50.00	16	71.56	71.25	69.62	17.55	102.34	26.98	101.80	62.14 to 85.22	260,745	181,522
50.01 TO 100.00	102	71.38	73.10	69.83	19.35	104.68	43.07	123.48	65.09 to 76.13	468,576	327,208
100.01 TO 180.00	54	70.02	74.84	70.31	19.28	106.44	36.03	142.33	65.94 to 74.58	892,672	627,598
180.01 TO 330.00	14	68.30	80.30	69.49	29.37	115.56	55.41	170.28	56.91 to 99.83	1,491,181	1,036,285
330.01 TO 650.00	2	70.83	70.83	67.59	18.75	104.79	57.55	84.10	N/A	2,734,582	1,848,403

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
DRY	71	67.15	69.20	66.10	16.90	104.69	43.59	113.86	62.45 to 71.36	721,465	476,889
DRY-N/A	76	76.92	79.36	75.43	18.86	105.21	50.12	123.48	70.60 to 83.01	604,783	456,178
GRASS	4	57.65	66.66	59.54	28.05	111.96	49.55	101.80	N/A	390,569	232,557
GRASS-N/A	14	72.41	73.17	71.74	28.28	101.99	26.98	170.28	47.75 to 84.04	318,902	228,791
IRRGTD	5	65.62	77.08	69.38	32.49	111.10	46.07	142.33	N/A	943,187	654,415
IRRGTD-N/A	18	72.00	71.27	66.93	15.46	106.48	36.03	96.90	62.54 to 81.53	1,032,577	691,149

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
DRY	118	69.76	72.38	68.54	18.66	105.60	43.59	123.48	65.37 to 72.93	690,046	472,986
DRY-N/A	29	82.84	82.89	80.68	15.51	102.74	56.94	114.04	71.87 to 91.68	543,522	438,493
GRASS	8	57.45	61.65	59.00	20.96	104.49	47.75	101.80	47.75 to 101.80	376,397	222,070
GRASS-N/A	10	76.53	79.78	78.15	28.50	102.09	26.98	170.28	43.07 to 93.67	301,572	235,674
IRRGTD	15	65.62	71.03	65.26	22.97	108.84	36.03	142.33	60.22 to 81.53	878,183	573,072
IRRGTD-N/A	8	75.13	75.34	70.26	10.42	107.23	57.55	96.90	57.55 to 96.90	1,266,197	889,585

Type : Qualified

Number of Sales :	188	Median :	71	COV :	25.97	95% Median C.I. :	68.45 to 73.38
Total Sales Price :	126,516,731	Wgt. Mean :	70	STD :	19.21	95% Wgt. Mean C.I. :	67.76 to 71.94
Total Adj. Sales Price :	126,516,731	Mean :	74	Avg. Abs. Dev :	14.11	95% Mean C.I. :	71.21 to 76.71
Total Assessed Value :	88,374,688						
Avg. Adj. Sales Price :	672,961	COD :	19.85	MAX Sales Ratio :	170.28		
Avg. Assessed Value :	470,078	PRD :	105.88	MIN Sales Ratio :	26.98		

Printed : 04/05/2018

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$__											
Greater Than 4,999	188	71.07	73.96	69.85	19.85	105.88	26.98	170.28	68.45 to 73.38	672,961	470,078
Greater Than 14,999	188	71.07	73.96	69.85	19.85	105.88	26.98	170.28	68.45 to 73.38	672,961	470,078
Greater Than 29,999	188	71.07	73.96	69.85	19.85	105.88	26.98	170.28	68.45 to 73.38	672,961	470,078
__ Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	101.80	101.80	101.80		100.00	101.80	101.80	N/A	82,260	83,742
100,000 TO 149,999	1	26.98	26.98	26.98		100.00	26.98	26.98	N/A	128,000	34,538
150,000 TO 249,999	7	81.58	91.20	87.66	21.41	104.04	68.01	170.28	68.01 to 170.28	191,162	167,568
250,000 TO 499,999	75	76.48	78.60	77.83	18.08	100.99	43.07	123.48	72.27 to 82.84	376,366	292,907
500,000 TO 999,999	73	68.91	72.04	71.30	18.81	101.04	43.59	142.33	63.86 to 73.65	681,302	485,741
1,000,000 +	31	62.45	63.96	63.09	14.56	101.38	36.03	112.29	58.69 to 67.02	1,516,318	956,654

Type : Qualified

Number of Sales :	188	Median :	71	COV :	25.97	95% Median C.I. :	68.45 to 73.38
Total Sales Price :	126,516,731	Wgt. Mean :	70	STD :	19.21	95% Wgt. Mean C.I. :	67.76 to 71.94
Total Adj. Sales Price :	126,516,731	Mean :	74	Avg. Abs. Dev :	14.11	95% Mean C.I. :	71.21 to 76.71
Total Assessed Value :	88,374,688						
Avg. Adj. Sales Price :	672,961	COD :	19.85	MAX Sales Ratio :	170.28		
Avg. Assessed Value :	470,078	PRD :	105.88	MIN Sales Ratio :	26.98		

Printed : 04/05/2018

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1 TO 4999											
5000 TO 9999											
____ Total \$ ____											
1 TO 9999											
10000 TO 29999											
30000 TO 59999	1	26.98	26.98	26.98		100.00	26.98	26.98	N/A	128,000	34,538
60000 TO 99999	1	101.80	101.80	101.80		100.00	101.80	101.80	N/A	82,260	83,742
100000 TO 149999	2	77.32	77.32	76.59	08.69	100.95	70.60	84.04	N/A	180,479	138,233
150000 TO 249999	24	72.26	77.32	74.02	25.42	104.46	43.07	170.28	63.18 to 85.22	291,071	215,457
250000 TO 499999	100	72.97	73.70	71.00	17.08	103.80	43.59	123.48	67.15 to 76.48	494,699	351,230
500000 +	60	68.43	73.24	68.62	20.52	106.73	36.03	142.33	64.62 to 71.87	1,158,166	794,767

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____ Irrigated ____											
County	5	65.62	77.08	69.38	32.49	111.10	46.07	142.33	N/A	943,187	654,415
1	5	65.62	77.08	69.38	32.49	111.10	46.07	142.33	N/A	943,187	654,415
____ Dry ____											
County	71	67.15	69.20	66.10	16.90	104.69	43.59	113.86	62.45 to 71.36	721,465	476,889
1	71	67.15	69.20	66.10	16.90	104.69	43.59	113.86	62.45 to 71.36	721,465	476,889
____ Grass ____											
County	4	57.65	66.66	59.54	28.05	111.96	49.55	101.80	N/A	390,569	232,557
1	4	57.65	66.66	59.54	28.05	111.96	49.55	101.80	N/A	390,569	232,557
____ ALL ____											
10/01/2014 To 09/30/2017	188	71.07	73.96	69.85	19.85	105.88	26.98	170.28	68.45 to 73.38	672,961	470,078

Type : Qualified

Number of Sales :	188	Median :	71	COV :	25.97	95% Median C.I. :	68.45 to 73.38
Total Sales Price :	126,516,731	Wgt. Mean :	70	STD :	19.21	95% Wgt. Mean C.I. :	67.76 to 71.94
Total Adj. Sales Price :	126,516,731	Mean :	74	Avg. Abs. Dev :	14.11	95% Mean C.I. :	71.21 to 76.71
Total Assessed Value :	88,374,688						
Avg. Adj. Sales Price :	672,961	COD :	19.85	MAX Sales Ratio :	170.28		
Avg. Assessed Value :	470,078	PRD :	105.88	MIN Sales Ratio :	26.98		

Printed : 04/05/2018

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 Value
<u>Irrigated</u>											
County	15	65.62	71.03	65.26	22.97	108.84	36.03	142.33	60.22 to 81.53	878,183	573,072
1	15	65.62	71.03	65.26	22.97	108.84	36.03	142.33	60.22 to 81.53	878,183	573,072
<u>Dry</u>											
County	118	69.76	72.38	68.54	18.66	105.60	43.59	123.48	65.37 to 72.93	690,046	472,986
1	118	69.76	72.38	68.54	18.66	105.60	43.59	123.48	65.37 to 72.93	690,046	472,986
<u>Grass</u>											
County	8	57.45	61.65	59.00	20.96	104.49	47.75	101.80	47.75 to 101.80	376,397	222,070
1	8	57.45	61.65	59.00	20.96	104.49	47.75	101.80	47.75 to 101.80	376,397	222,070
<u>ALL</u>											
10/01/2014 To 09/30/2017	188	71.07	73.96	69.85	19.85	105.88	26.98	170.28	68.45 to 73.38	672,961	470,078

Sarpy County 2018 Average Acre Value Comparison

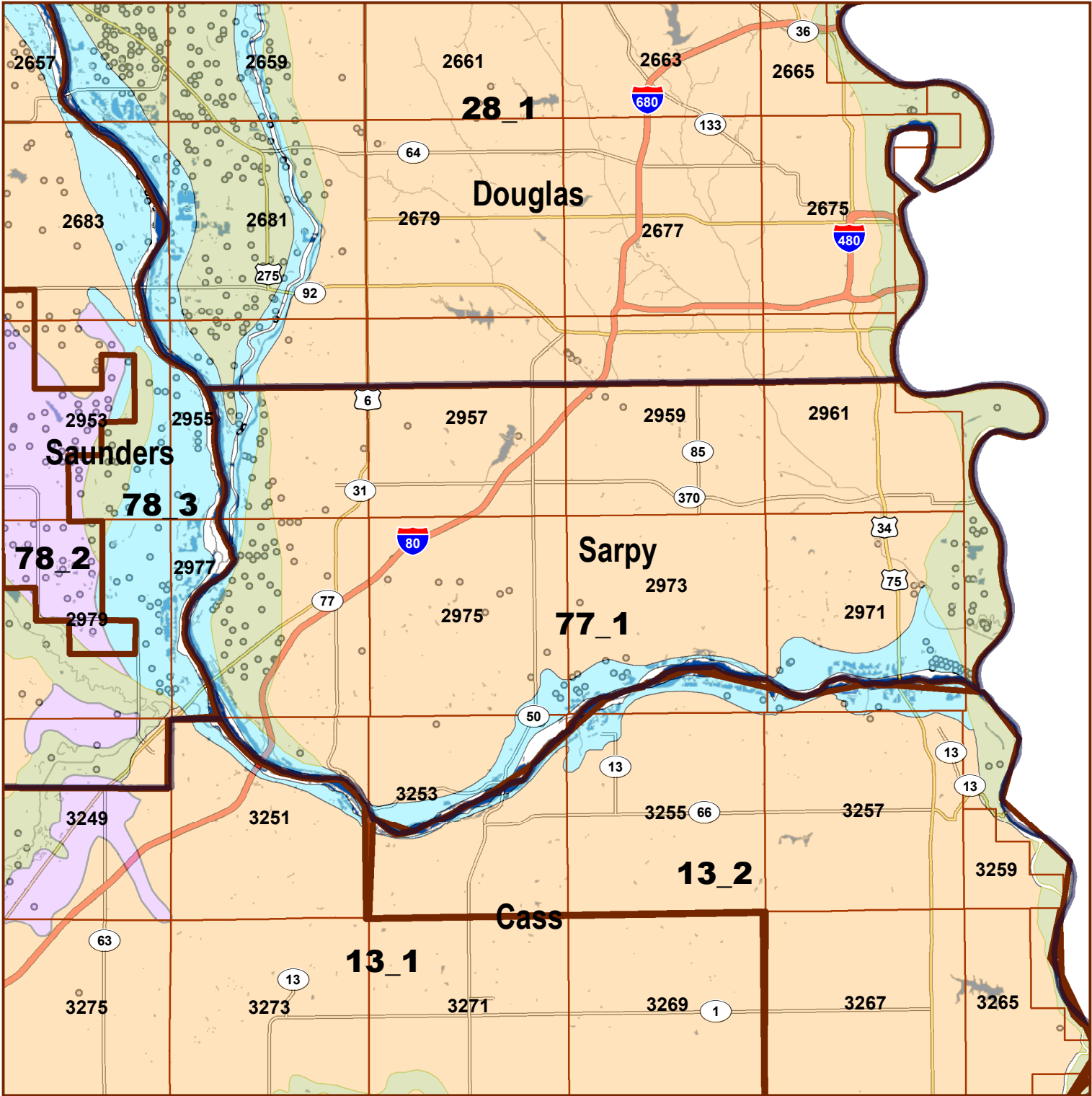
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sarpy	1	6510	6310	5980	5830	5634	4925	4605	4335	5878
Burt	1	6624	6685	5929	5895	4707	5030	4450	3020	5433
Cass	1	6275	6070	4721	5510	3344	4850	3612	4204	5021
Douglas	1	6400	6250	6100	5749	5400	4993	4560	4300	5724
Otoe	8000	5600	5600	5500	5500	5000	5000	4200	4200	5212
Saunders	1	6320	6104	5844	5457	5270	4464	3910	3670	5150
Saunders	3	6930	6691	6453	5831	5740	5004	4515	4060	6076
Washington	1	6050	6020	5485	5315	5090	5010	4025	3125	5499

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sarpy	1	5730	5558	5215	5055	4885	4315	4015	3795	5032
Burt	1	6760	6515	5611	5790	4841	4875	4425	3052	5314
Cass	1	5198	5049	4931	4555	4114	4259	3957	3735	4566
Douglas	1	6170	5787	5341	5047	4804	4338	4081	3836	5028
Otoe	8000	4600	4600	4300	4250	4150	4100	3500	3200	4192
Saunders	1	5715	5497	5292	4760	4566	3839	3437	3193	4317
Saunders	3	5883	5656	5438	5032	4821	4100	3708	3492	4828
Washington	1	6020	5990	5460	5260	5060	4980	3990	3065	5378

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sarpy	1	2380	2350	2270	2190	2090	2060	1860	1790	2057
Burt	1	2550	2380	1960	1965	1895	1830	1765	1587	1872
Cass	1	2395	2343	2243	2180	1940	2064	1850	1600	2020
Douglas	1	2334	2262	2151	2143	1963	1990	1919	1824	2029
Otoe	8000	2290	2250	2180	2160	2030	2000	1750	1550	2001
Saunders	1	1953	2602	2061	2502	2043	2223	1728	2105	2004
Saunders	3	1917	2608	1954	2501	2165	2259	1675	2119	2129
Washington	1	2226	2050	1745	1685	1636	1600	1550	1435	1779

County	Mkt Area	CRP	TIMBER	WASTE
Sarpy	1	3226	932	152
Burt	1	3184	n/a	122
Cass	1	2020	1851	593
Douglas	1	n/a	n/a	150
Otoe	8000	4013	1104	100
Saunders	1	2478	724	177
Saunders	3	2553	634	161
Washington	1	4634	n/a	401

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



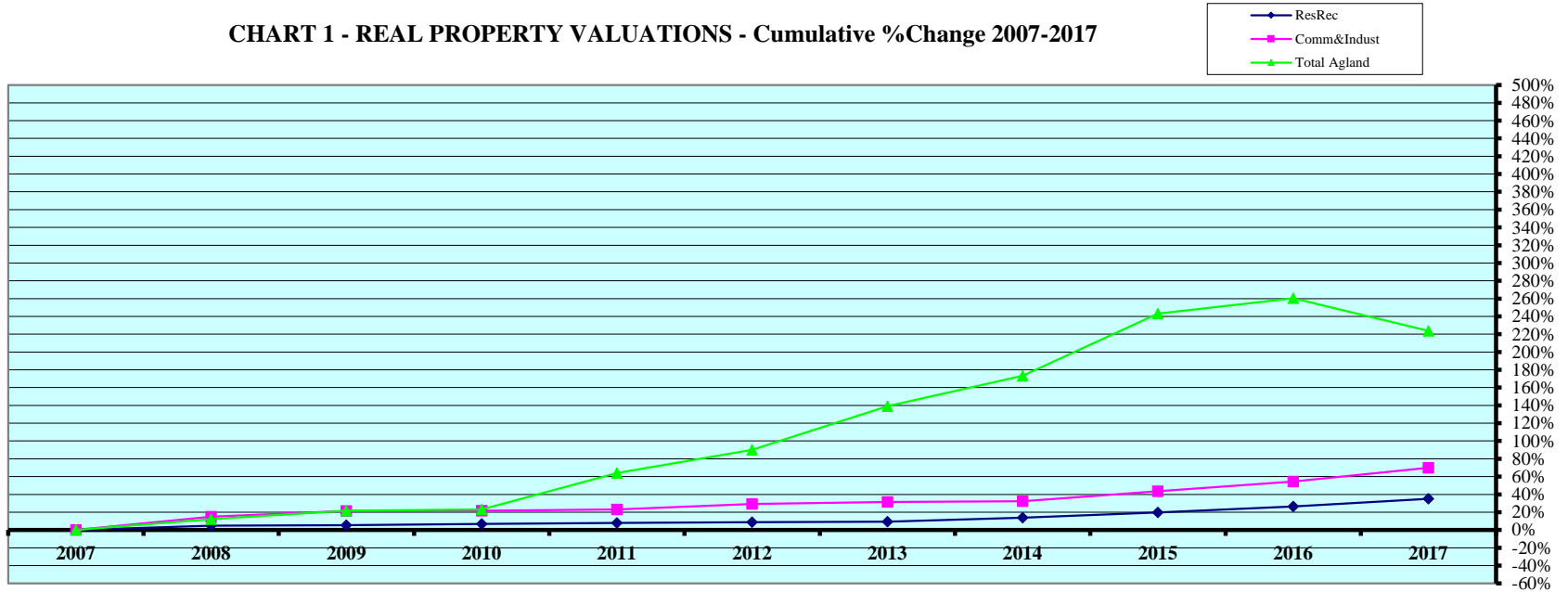
Legend

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

Sarpy 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	7,382,158,387	--	--	--	2,024,741,290	--	--	--	114,729,248	--	--	--
2008	7,737,522,705	355,364,318	4.81%	4.81%	2,329,160,378	304,419,088	15.03%	15.03%	128,672,561	13,943,313	12.15%	12.15%
2009	7,787,339,559	49,816,854	0.64%	5.49%	2,459,078,067	129,917,689	5.58%	21.45%	139,469,115	10,796,554	8.39%	21.56%
2010	7,873,412,894	86,073,335	1.11%	6.65%	2,462,232,923	3,154,856	0.13%	21.61%	141,193,520	1,724,405	1.24%	23.07%
2011	7,969,265,775	95,852,881	1.22%	7.95%	2,493,146,998	30,914,075	1.26%	23.13%	188,021,499	46,827,979	33.17%	63.88%
2012	8,028,648,157	59,382,382	0.75%	8.76%	2,613,727,280	120,580,282	4.84%	29.09%	218,007,575	29,986,076	15.95%	90.02%
2013	8,078,097,700	49,449,543	0.62%	9.43%	2,659,770,921	46,043,641	1.76%	31.36%	274,278,197	56,270,622	25.81%	139.07%
2014	8,397,346,693	319,248,993	3.95%	13.75%	2,681,265,360	21,494,439	0.81%	32.43%	313,572,688	39,294,491	14.33%	173.32%
2015	8,840,328,734	442,982,041	5.28%	19.75%	2,906,139,280	224,873,920	8.39%	43.53%	393,525,850	79,953,162	25.50%	243.00%
2016	9,339,896,340	499,567,606	5.65%	26.52%	3,128,766,492	222,627,212	7.66%	54.53%	413,475,449	19,949,599	5.07%	260.39%
2017	9,967,061,475	627,165,135	6.71%	35.02%	3,440,327,629	311,561,137	9.96%	69.91%	371,318,498	-42,156,951	-10.20%	223.65%

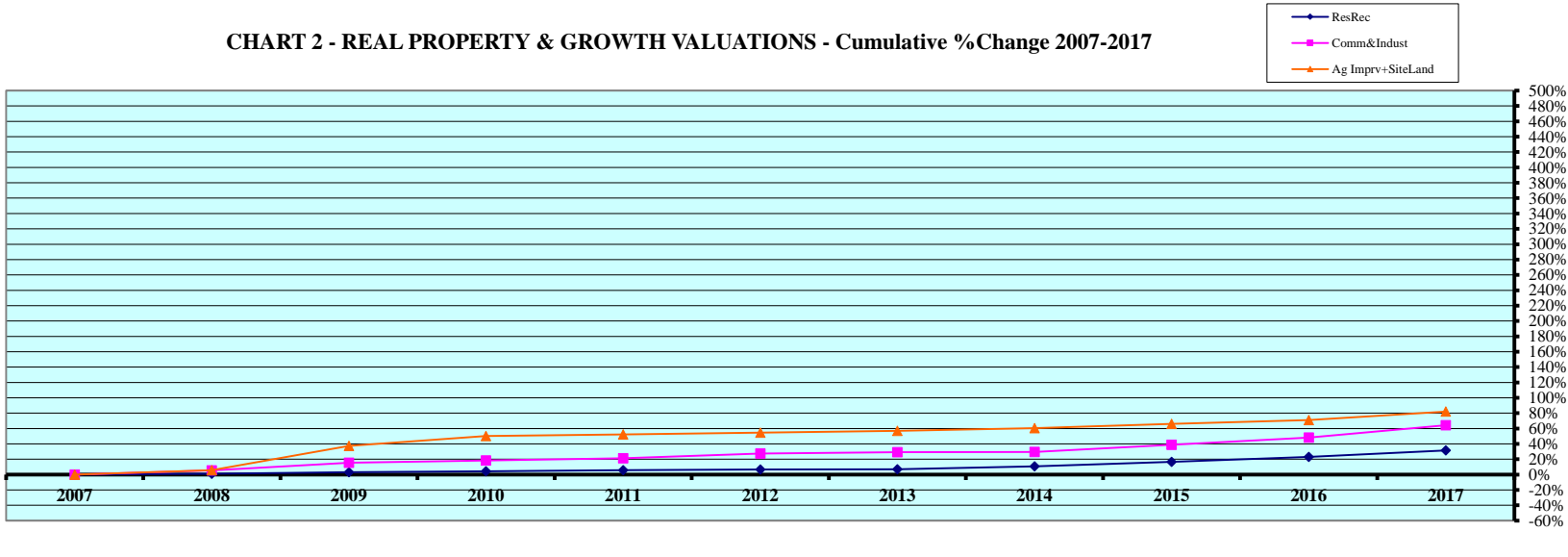
Rate Annual %chg: Residential & Recreational **3.05%** Commercial & Industrial **5.44%** Agricultural Land **12.46%**

Cnty# **77**
County **SARPY**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	7,382,158,387	383,875,842	5.20%	6,998,282,545	--	--	2,024,741,290	113,468,099	5.60%	1,911,273,191	--	--
2008	7,737,522,705	286,309,804	3.70%	7,451,212,901	0.94%	0.94%	2,329,160,378	192,891,814	8.28%	2,136,268,564	5.51%	5.51%
2009	7,787,339,559	184,697,247	2.37%	7,602,642,312	-1.74%	2.99%	2,459,078,067	123,579,082	5.03%	2,335,498,985	0.27%	15.35%
2010	7,873,412,894	178,277,097	2.26%	7,695,135,797	-1.18%	4.24%	2,462,232,923	64,985,911	2.64%	2,397,247,012	-2.51%	18.40%
2011	7,969,265,775	169,444,635	2.13%	7,799,821,140	-0.93%	5.66%	2,493,146,998	39,213,239	1.57%	2,453,933,759	-0.34%	21.20%
2012	8,028,648,157	153,388,564	1.91%	7,875,259,593	-1.18%	6.68%	2,613,727,280	35,840,888	1.37%	2,577,886,392	3.40%	27.32%
2013	8,078,097,700	177,382,524	2.20%	7,900,715,176	-1.59%	7.02%	2,659,770,921	44,359,727	1.67%	2,615,411,194	0.06%	29.17%
2014	8,397,346,693	229,970,674	2.74%	8,167,376,019	1.11%	10.64%	2,681,265,360	59,860,679	2.23%	2,621,404,681	-1.44%	29.47%
2015	8,840,328,734	239,632,508	2.71%	8,600,696,226	2.42%	16.51%	2,906,139,280	94,168,827	3.24%	2,811,970,453	4.87%	38.88%
2016	9,339,896,340	253,905,995	2.72%	9,085,990,345	2.78%	23.08%	3,128,766,492	127,302,828	4.07%	3,001,463,664	3.28%	48.24%
2017	9,967,061,475	262,988,131	2.64%	9,704,073,344	3.90%	31.45%	3,440,327,629	114,307,546	3.32%	3,326,020,083	6.30%	64.27%
Rate Ann%chg	3.05%			0.45%			5.44%			C & I w/o growth 1.94%		

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	123,703,697	15,762,212	139,465,909	2,388,142	1.71%	137,077,767	--	--
2008	133,679,744	17,306,945	150,986,689	3,582,264	2.37%	147,404,425	5.69%	5.69%
2009	132,244,864	66,062,266	198,307,130	6,746,576	3.40%	191,560,554	26.87%	37.35%
2010	131,275,048	82,429,585	213,704,633	4,038,418	1.89%	209,666,215	5.73%	50.34%
2011	137,201,413	79,927,245	217,128,658	4,904,898	2.26%	212,223,760	-0.69%	52.17%
2012	140,042,187	82,019,519	222,061,706	6,345,786	2.86%	215,715,920	-0.65%	54.67%
2013	140,691,543	81,873,581	222,565,124	3,567,282	1.60%	218,997,842	-1.38%	57.03%
2014	189,117,341	40,011,471	229,128,812	5,173,049	2.26%	223,955,763	0.62%	60.58%
2015	201,044,072	42,784,033	243,828,105	12,130,612	4.98%	231,697,493	1.12%	66.13%
2016	194,123,487	51,529,858	245,653,345	7,045,555	2.87%	238,607,790	-2.14%	71.09%
2017	205,619,810	53,916,910	259,536,720	5,680,646	2.19%	253,856,074	3.34%	82.02%
Rate Ann%chg	5.21%	13.09%	6.41%	Ag Imprv+Site w/o growth			3.85%	

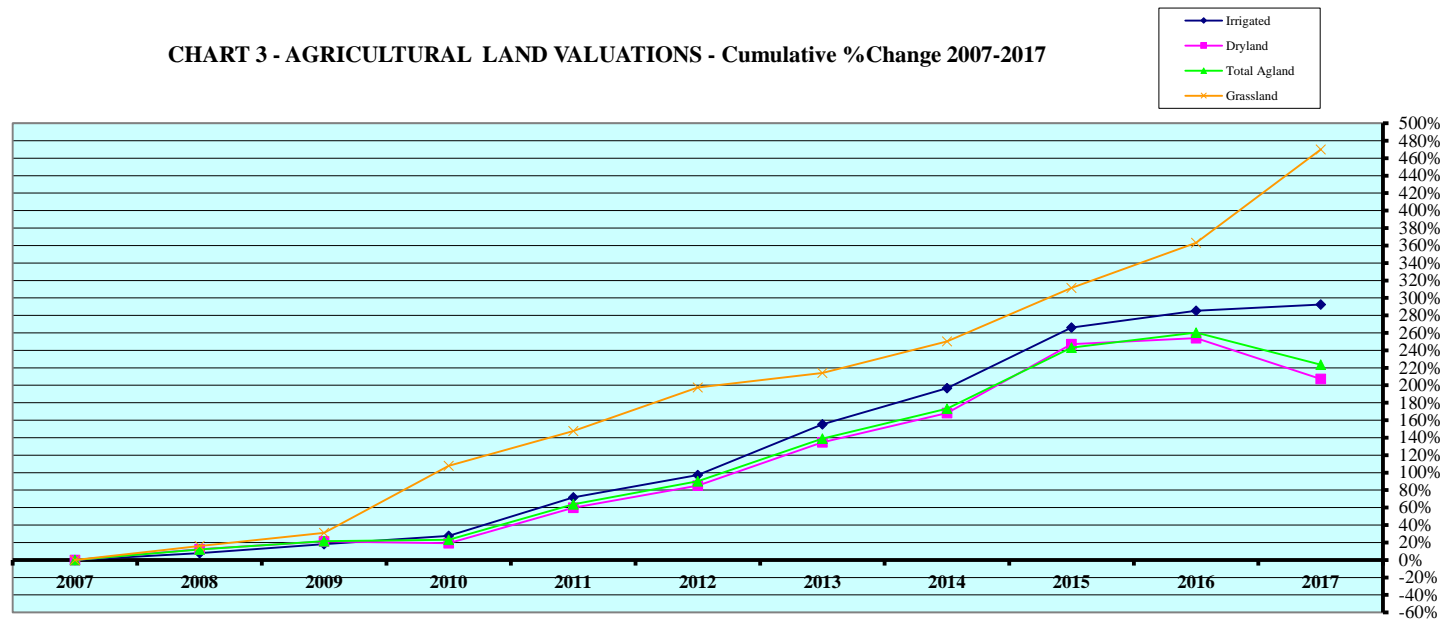
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 77
County SARPY

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	9,530,578	--	--	--	100,887,504	--	--	--	4,116,279	--	--	--
2008	10,271,854	741,276	7.78%	7.78%	113,231,211	12,343,707	12.24%	12.24%	4,774,973	658,694	16.00%	16.00%
2009	11,260,246	988,392	9.62%	18.15%	122,383,340	9,152,129	8.08%	21.31%	5,394,831	619,858	12.98%	31.06%
2010	12,160,414	900,168	7.99%	27.59%	120,247,372	-2,135,968	-1.75%	19.19%	8,553,169	3,158,338	58.54%	107.79%
2011	16,357,989	4,197,575	34.52%	71.64%	161,230,776	40,983,404	34.08%	59.81%	10,198,214	1,645,045	19.23%	147.75%
2012	18,804,970	2,446,981	14.96%	97.31%	186,721,951	25,491,175	15.81%	85.08%	12,250,963	2,052,749	20.13%	197.62%
2013	24,325,303	5,520,333	29.36%	155.23%	236,744,227	50,022,276	26.79%	134.66%	12,925,791	674,828	5.51%	214.02%
2014	28,289,408	3,964,105	16.30%	196.83%	270,501,966	33,757,739	14.26%	168.12%	14,416,318	1,490,527	11.53%	250.23%
2015	34,879,581	6,590,173	23.30%	265.98%	350,251,289	79,749,323	29.48%	247.17%	16,935,953	2,519,635	17.48%	311.44%
2016	36,717,610	1,838,029	5.27%	285.26%	357,150,905	6,899,616	1.97%	254.01%	19,062,223	2,126,270	12.55%	363.09%
2017	37,403,421	685,811	1.87%	292.46%	309,907,712	-47,243,193	-13.23%	207.18%	23,457,867	4,395,644	23.06%	469.88%

Rate Ann.%chg: Irrigated **14.65%** Dryland **11.88%** Grassland **19.01%**

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	194,442	--	--	--	445	--	--	--	114,729,248	--	--	--
2008	393,633	199,191	102.44%	102.44%	890	445	100.00%	100.00%	128,672,561	13,943,313	12.15%	12.15%
2009	429,767	36,134	9.18%	121.03%	931	41	4.61%	109.21%	139,469,115	10,796,554	8.39%	21.56%
2010	232,078	-197,689	-46.00%	19.36%	487	-444	-47.69%	9.44%	141,193,520	1,724,405	1.24%	23.07%
2011	232,772	694	0.30%	19.71%	1,748	1,261	258.93%	292.81%	188,021,499	46,827,979	33.17%	63.88%
2012	228,037	-4,735	-2.03%	17.28%	1,654	-94	-5.38%	271.69%	218,007,575	29,986,076	15.95%	90.02%
2013	281,436	53,399	23.42%	44.74%	1,440	-214	-12.94%	223.60%	274,278,197	56,270,622	25.81%	139.07%
2014	362,254	80,818	28.72%	86.30%	2,742	1,302	90.42%	516.18%	313,572,688	39,294,491	14.33%	173.32%
2015	441,923	79,669	21.99%	127.28%	(8,982,896)	-8,985,638	--	--	393,525,850	79,953,162	25.50%	243.00%
2016	560,186	118,263	26.76%	188.10%	(15,475)	8,967,421	--	--	413,475,449	19,949,599	5.07%	260.39%
2017	547,717	-12,469	-2.23%	181.69%	1,781	17,256	--	--	371,318,498	-42,156,951	-10.20%	223.65%

Cnty# **77**
County **SARPY**

Rate Ann.%chg: Total Agric Land **12.46%**

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	9,337,921	5,720	1,632			98,970,477	70,377	1,406			2,735,351	4,376	625		
2008	10,482,018	5,838	1,795	9.99%	9.99%	113,220,096	71,920	1,574	11.94%	11.94%	3,640,205	5,053	720	15.25%	15.25%
2009	10,884,184	5,654	1,925	7.22%	17.93%	123,710,671	71,432	1,732	10.01%	23.15%	4,138,785	5,052	819	13.72%	31.06%
2010	12,163,083	6,199	1,962	1.93%	20.21%	120,454,355	66,915	1,800	3.94%	28.01%	6,601,210	7,200	917	11.91%	46.66%
2011	16,096,181	6,225	2,586	31.78%	58.41%	161,822,610	66,365	2,438	35.46%	73.39%	7,656,121	7,084	1,081	17.88%	72.89%
2012	19,101,517	6,365	3,001	16.05%	83.83%	186,903,468	66,047	2,830	16.06%	101.23%	9,284,153	7,169	1,295	19.83%	107.17%
2013	24,610,506	6,218	3,958	31.90%	142.48%	237,499,823	65,864	3,606	27.42%	156.41%	9,791,799	7,204	1,359	4.95%	117.43%
2014	28,579,366	6,205	4,606	16.36%	182.14%	270,556,847	65,343	4,141	14.83%	194.43%	10,712,421	7,076	1,514	11.38%	142.17%
2015	34,872,071	6,205	5,620	22.02%	244.28%	352,713,171	64,867	5,438	31.32%	286.66%	13,007,275	7,105	1,831	20.93%	192.86%
2016	37,866,157	6,325	5,987	6.53%	266.76%	368,135,968	63,899	5,761	5.95%	309.68%	19,117,920	12,402	1,541	-15.80%	146.60%
2017	37,403,421	6,374	5,868	-1.99%	259.48%	313,351,946	62,299	5,030	-12.70%	257.66%	23,416,944	12,947	1,809	17.34%	189.35%

Rate Annual %chg Average Value/Acre: 13.65%

13.59%

11.21%

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	165,504	4,138	40			681,980	2,872	237			111,891,233	87,484	1,279		
2008	394,835	4,939	80	99.87%	99.87%	1,053,920	3,925	269	13.09%	13.09%	128,791,074	91,675	1,405	9.84%	9.84%
2009	407,760	5,105	80	-0.09%	99.69%	1,191,126	4,031	295	10.04%	24.45%	140,332,526	91,274	1,537	9.44%	20.21%
2010	215,420	2,693	80	0.16%	100.01%	2,067,799	6,666	310	4.98%	30.65%	141,501,867	89,672	1,578	2.63%	23.38%
2011	222,083	2,725	81	1.87%	103.74%	2,448,525	6,635	369	18.97%	55.44%	188,245,520	89,034	2,114	33.99%	65.31%
2012	229,787	2,819	82	0.03%	103.80%	2,928,203	6,642	441	19.46%	85.68%	218,447,128	89,043	2,453	16.03%	91.81%
2013	281,959	2,777	102	24.56%	153.84%	3,098,465	6,725	461	4.51%	94.06%	275,282,552	88,788	3,100	26.38%	142.41%
2014	353,000	2,906	121	19.63%	203.66%	3,616,350	6,364	568	23.34%	139.35%	313,817,984	87,894	3,570	15.16%	179.16%
2015	443,642	2,926	152	24.81%	279.01%	3,891,598	6,486	600	5.58%	152.71%	404,927,757	87,589	4,623	29.48%	261.46%
2016	439,706	2,887	152	0.47%	280.78%	111,048	1,107	100	-83.28%	-57.75%	425,670,799	86,620	4,914	6.30%	284.23%
2017	537,157	3,544	152	-0.50%	278.88%	1,675	384	4	-95.65%	-98.16%	374,711,143	85,548	4,380	-10.87%	242.46%

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SARPY

Rate Annual %chg Average Value/Acre: 13.10%

(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
158,840	SARPY	366,604,095	50,867,491	38,532,920	9,946,225,550	2,392,198,699	1,048,128,930	20,835,925	371,318,498	205,619,810	53,916,910	0	14,494,248,828
cnty sector		2.53%	0.35%	0.27%	68.62%	16.50%	7.23%	0.14%	2.56%	1.42%	0.37%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
51,159	BELLEVUE	55,433,892	12,294,232	7,325,064	2,167,033,159	686,354,888	57,236,467	0	0	0	0	0	2,985,677,702
32.21%	%sector of county sector	15.12%	24.17%	19.01%	21.79%	28.69%	5.46%						20.60%
	%sector of municipality	1.86%	0.41%	0.25%	72.58%	22.99%	1.92%						100.00%
4,905	GRETNA	17,275,808	1,104,365	411,683	236,968,789	70,593,363	36,581,247	0	0	0	0	0	362,935,255
3.09%	%sector of county sector	4.71%	2.17%	1.07%	2.38%	2.95%	3.49%						2.50%
	%sector of municipality	4.76%	0.30%	0.11%	65.29%	19.45%	10.08%						100.00%
16,638	LA VISTA	60,293,475	7,177,798	1,619,442	693,499,687	472,212,438	262,947,320	0	0	0	0	0	1,497,750,160
10.47%	%sector of county sector	16.45%	14.11%	4.20%	6.97%	19.74%	25.09%						10.33%
	%sector of municipality	4.03%	0.48%	0.11%	46.30%	31.53%	17.56%						100.00%
20,083	PAPILLION	60,370,620	3,986,782	771,624	995,722,651	508,200,804	79,163,889	0	668,903	0	0	0	1,648,885,273
12.64%	%sector of county sector	16.47%	7.84%	2.00%	10.01%	21.24%	7.55%		0.18%				11.38%
	%sector of municipality	3.66%	0.24%	0.05%	60.39%	30.82%	4.80%		0.04%				100.00%
1,529	SPRINGFIELD	3,374,280	193,664	88,182	72,508,225	10,136,639	9,699,418	0	0	0	0	0	96,000,408
0.96%	%sector of county sector	0.92%	0.38%	0.23%	0.73%	0.42%	0.93%						0.66%
	%sector of municipality	3.51%	0.20%	0.09%	75.53%	10.56%	10.10%						100.00%
94,314	Total Municipalities	196,748,075	24,756,841	10,215,995	4,165,732,511	1,747,498,132	445,628,341	0	668,903	0	0	0	6,591,248,798
59.38%	%all municip.sectors of cnty	53.67%	48.67%	26.51%	41.88%	73.05%	42.52%		0.18%				45.47%

Total Real Property Sum Lines 17, 25, & 30	Records : 64,669	Value : 15,047,698,762	Growth 491,694,349	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	701	21,430,621	3,916	85,153,493	1,079	30,298,789	5,696	136,882,903	
02. Res Improve Land	27,675	687,028,787	17,152	660,861,114	8,126	368,771,642	52,953	1,716,661,543	
03. Res Improvements	28,236	0	17,202	0	8,174	1,660,370,689	53,612	8,852,576,914	
04. Res Total	28,937	708,459,408	21,118	746,014,607	9,253	2,059,441,120	59,308	10,706,121,360	300,132,123
% of Res Total	48.79	6.62	35.61	6.97	15.60	19.24	91.71	71.15	61.04
05. Com UnImp Land	303	83,197,862	179	61,440,934	65	21,947,178	547	166,585,974	
06. Com Improve Land	1,183	354,229,497	141	67,467,129	125	51,946,961	1,449	473,643,587	
07. Com Improvements	1,204	1,328,148,727	147	367,572,729	129	142,979,987	1,480	1,838,701,443	
08. Com Total	1,507	1,765,576,086	326	496,480,792	194	216,874,126	2,027	2,478,931,004	69,522,526
% of Com Total	74.35	71.22	16.08	20.03	9.57	8.75	3.13	16.47	14.14
09. Ind UnImp Land	111	23,956,369	78	8,994,650	46	15,946,974	235	48,897,993	
10. Ind Improve Land	352	86,521,845	187	65,146,655	195	77,915,585	734	229,584,085	
11. Ind Improvements	354	399,915,022	187	247,219,883	197	250,985,523	738	898,120,428	
12. Ind Total	465	510,393,236	265	321,361,188	243	344,848,082	973	1,176,602,506	91,540,556
% of Ind Total	47.79	43.38	27.24	27.31	24.97	29.31	1.50	7.82	18.62
13. Rec UnImp Land	0	0	9	1,022,364	88	6,320,061	97	7,342,425	
14. Rec Improve Land	0	0	10	727,851	32	2,324,255	42	3,052,106	
15. Rec Improvements	0	0	10	710,835	306	10,757,447	316	11,468,282	
16. Rec Total	0	0	19	2,461,050	394	19,401,763	413	21,862,813	48,388
% of Rec Total	0.00	0.00	4.60	11.26	95.40	88.74	0.64	0.15	0.01
Res & Rec Total	28,937	708,459,408	21,137	748,475,657	9,647	2,078,842,883	59,721	10,727,984,173	300,180,511
% of Res & Rec Total	48.45	6.60	35.39	6.98	16.15	19.38	92.35	71.29	61.05
Com & Ind Total	1,972	2,275,969,322	591	817,841,980	437	561,722,208	3,000	3,655,533,510	161,063,082
% of Com & Ind Total	65.73	62.26	19.70	22.37	14.57	15.37	4.64	24.29	32.76
17. Taxable Total	30,909	2,984,428,730	21,728	1,566,317,637	10,084	2,640,565,091	62,721	14,383,517,683	461,243,593
% of Taxable Total	49.28	20.75	34.64	10.89	16.08	18.36	96.99	95.59	93.81

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	14	8,933,481	98,054,188	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	14	8,933,481	98,054,188
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				14	8,933,481	98,054,188

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
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	1,090	827	547	2,464

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	497	81,349,563	510	124,424,193	1,007	205,773,756
28. Ag-Improved Land	0	0	363	90,144,702	566	130,794,667	929	220,939,369
29. Ag Improvements	0	0	364	75,326,321	577	162,141,633	941	237,467,954
30. Ag Total							1,948	664,181,079

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	4	2.05	63,025	
32. HomeSite Improv Land	0	0.00	0	277	316.14	11,680,289	
33. HomeSite Improvements	0	0.00	0	294	312.33	65,680,461	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	48	66.97	828,043	
36. FarmSite Improv Land	0	0.00	0	327	680.07	10,653,270	
37. FarmSite Improvements	0	0.00	0	291	0.00	9,645,860	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.54	0	
40. Other- Non Ag Use	0	0.00	0	0	0.86	129	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	12	11.44	298,121	16	13.49	361,146	
32. HomeSite Improv Land	462	550.24	19,942,325	739	866.38	31,622,614	
33. HomeSite Improvements	492	544.97	142,285,777	786	857.30	207,966,238	30,450,756
34. HomeSite Total				802	879.87	239,949,998	
35. FarmSite UnImp Land	77	631.80	3,232,080	125	698.77	4,060,123	
36. FarmSite Improv Land	517	1,381.52	17,621,120	844	2,061.59	28,274,390	
37. FarmSite Improvements	473	0.00	19,855,856	764	0.00	29,501,716	0
38. FarmSite Total				889	2,760.36	61,836,229	
39. Road & Ditches	0	0.02	0	0	1.56	0	
40. Other- Non Ag Use	0	0.00	0	0	0.86	129	
41. Total Section VI				1,691	3,642.65	301,786,356	30,450,756

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.00	2,940	1	0.00	2,940

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	862	32,275.51	147,429,941
44. Recapture Value N/A	0	0.00	0	862	32,275.51	376,796,667
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1,068	50,878.03	213,757,212	1,930	83,153.54	361,187,153
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	834.37	13.27%	5,431,748	14.70%	6,510.00
46. 1A	581.78	9.25%	3,671,034	9.93%	6,310.00
47. 2A1	551.47	8.77%	3,297,791	8.92%	5,980.00
48. 2A	2,993.91	47.61%	17,454,500	47.23%	5,830.00
49. 3A1	895.01	14.23%	5,042,689	13.64%	5,634.23
50. 3A	268.82	4.28%	1,323,941	3.58%	4,925.01
51. 4A1	120.65	1.92%	555,596	1.50%	4,605.02
52. 4A	42.02	0.67%	182,157	0.49%	4,335.01
53. Total	6,288.03	100.00%	36,959,456	100.00%	5,877.75
Dry					
54. 1D1	2,484.02	4.12%	14,233,462	4.69%	5,730.01
55. 1D	17,699.47	29.36%	98,366,617	32.42%	5,557.60
56. 2D1	1,310.32	2.17%	6,833,315	2.25%	5,215.00
57. 2D	5,408.99	8.97%	27,342,468	9.01%	5,055.00
58. 3D1	25,944.50	43.03%	126,740,783	41.78%	4,885.07
59. 3D	423.60	0.70%	1,827,837	0.60%	4,315.01
60. 4D1	6,280.36	10.42%	25,216,881	8.31%	4,015.20
61. 4D	741.64	1.23%	2,814,566	0.93%	3,795.06
62. Total	60,292.90	100.00%	303,375,929	100.00%	5,031.70
Grass					
63. 1G1	410.97	3.22%	1,048,454	4.87%	2,551.17
64. 1G	1,532.17	12.02%	3,615,667	16.80%	2,359.83
65. 2G1	124.56	0.98%	237,661	1.10%	1,908.00
66. 2G	450.21	3.53%	938,484	4.36%	2,084.55
67. 3G1	3,284.12	25.76%	6,480,925	30.12%	1,973.41
68. 3G	774.01	6.07%	798,672	3.71%	1,031.86
69. 4G1	3,042.36	23.87%	5,030,053	23.37%	1,653.34
70. 4G	3,128.75	24.54%	3,369,470	15.66%	1,076.94
71. Total	12,747.15	100.00%	21,519,386	100.00%	1,688.17
Irrigated Total					
Irrigated Total	6,288.03	7.54%	36,959,456	10.20%	5,877.75
Dry Total					
Dry Total	60,292.90	72.28%	303,375,929	83.71%	5,031.70
Grass Total					
Grass Total	12,747.15	15.28%	21,519,386	5.94%	1,688.17
72. Waste	3,548.41	4.25%	538,277	0.15%	151.70
73. Other	538.35	0.65%	1,675	0.00%	3.11
74. Exempt	436.34	0.52%	0	0.00%	0.00
75. Market Area Total	83,414.84	100.00%	362,394,723	100.00%	4,344.49

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,207.04	7,116,695	5,080.99	29,842,761	6,288.03	36,959,456
77. Dry Land	0.00	0	26,709.81	134,833,028	33,583.09	168,542,901	60,292.90	303,375,929
78. Grass	0.00	0	3,296.94	6,167,600	9,450.21	15,351,786	12,747.15	21,519,386
79. Waste	0.00	0	976.28	152,130	2,572.13	386,147	3,548.41	538,277
80. Other	0.00	0	237.63	56	300.72	1,619	538.35	1,675
81. Exempt	0.00	0	335.97	0	100.37	0	436.34	0
82. Total	0.00	0	32,427.70	148,269,509	50,987.14	214,125,214	83,414.84	362,394,723

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	6,288.03	7.54%	36,959,456	10.20%	5,877.75
Dry Land	60,292.90	72.28%	303,375,929	83.71%	5,031.70
Grass	12,747.15	15.28%	21,519,386	5.94%	1,688.17
Waste	3,548.41	4.25%	538,277	0.15%	151.70
Other	538.35	0.65%	1,675	0.00%	3.11
Exempt	436.34	0.52%	0	0.00%	0.00
Total	83,414.84	100.00%	362,394,723	100.00%	4,344.49

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 Bellevue Area	1,568	24,084,414	18,602	474,104,403	19,147	2,508,441,890	20,715	3,006,630,707	38,083,900
83.2 Gretna Area	1,525	39,276,695	5,321	243,127,609	5,321	1,209,024,842	6,846	1,491,429,146	96,780,053
83.3 La Vista Area	29	4,803,513	4,797	133,862,895	4,797	741,310,584	4,826	879,976,992	4,397,231
83.4 Millard Area	503	8,432,382	8,685	252,221,194	8,685	1,421,724,652	9,188	1,682,378,228	47,094,300
83.5 Papillion Area	1,669	40,751,454	13,355	461,357,550	13,403	2,559,144,414	15,072	3,061,253,418	103,647,186
83.6 Rec Lake Area	222	11,085,998	761	67,895,267	1,047	135,669,943	1,269	214,651,208	2,413,531
83.7 Rural Area	117	10,368,007	711	60,342,696	717	168,871,019	834	239,581,722	6,648,456
83.8 Springfield Area	160	5,422,865	763	26,802,035	811	119,857,852	971	152,082,752	1,115,854
84 Residential Total	5,793	144,225,328	52,995	1,719,713,649	53,928	8,864,045,196	59,721	10,727,984,173	300,180,511

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bellevue Area	140	19,995,511	727	148,270,391	739	675,652,225	879	843,918,127	27,997,085
85.2	Gretna Area	86	13,050,175	177	29,747,777	181	101,117,105	267	143,915,057	18,302,328
85.3	La Vista Area	119	43,690,515	266	129,551,959	269	573,474,958	388	746,717,432	9,353,322
85.4	Millard Area	2	948,021	2	3,086,614	2	1,303,730	4	5,338,365	1,196,634
85.5	Papillion Area	105	28,788,134	336	137,659,713	339	454,451,952	444	620,899,799	36,943,311
85.6	Rural Area	8	1,542,936	1	327,968	1	107,032	9	1,977,936	0
85.7	Sarpy County	270	80,391,128	580	234,185,712	592	871,453,291	862	1,186,030,131	38,290,090
85.8	Springfield Area	52	27,077,547	94	20,397,538	95	59,261,578	147	106,736,663	28,980,312
86	Commercial Total	782	215,483,967	2,183	703,227,672	2,218	2,736,821,871	3,000	3,655,533,510	161,063,082

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	248.16	3.74%	590,627	4.33%	2,380.02
88. 1G	1,208.62	18.22%	2,840,404	20.82%	2,350.12
89. 2G1	84.09	1.27%	190,887	1.40%	2,270.03
90. 2G	277.01	4.18%	606,655	4.45%	2,190.01
91. 3G1	2,158.25	32.53%	4,510,777	33.06%	2,090.02
92. 3G	79.77	1.20%	164,329	1.20%	2,060.04
93. 4G1	1,818.86	27.42%	3,383,084	24.79%	1,860.00
94. 4G	759.19	11.44%	1,358,970	9.96%	1,790.03
95. Total	6,633.95	100.00%	13,645,733	100.00%	2,056.95
CRP					
96. 1C1	96.61	10.18%	369,049	12.05%	3,819.99
97. 1C	141.75	14.93%	524,475	17.13%	3,700.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	59.49	6.27%	202,862	6.62%	3,410.02
100. 3C1	293.31	30.90%	967,923	31.61%	3,300.00
101. 3C	10.28	1.08%	30,840	1.01%	3,000.00
102. 4C1	285.26	30.05%	801,579	26.17%	2,809.99
103. 4C	62.56	6.59%	165,794	5.41%	2,650.16
104. Total	949.26	100.00%	3,062,522	100.00%	3,226.22
Timber					
105. 1T1	66.20	1.28%	88,778	1.85%	1,341.06
106. 1T	181.80	3.52%	250,788	5.21%	1,379.47
107. 2T1	40.47	0.78%	46,774	0.97%	1,155.77
108. 2T	113.71	2.20%	128,967	2.68%	1,134.17
109. 3T1	832.56	16.12%	1,002,225	20.83%	1,203.79
110. 3T	683.96	13.24%	603,503	12.54%	882.37
111. 4T1	938.24	18.17%	845,390	17.57%	901.04
112. 4T	2,307.00	44.68%	1,844,706	38.34%	799.61
113. Total	5,163.94	100.00%	4,811,131	100.00%	931.68
<hr/>					
Grass Total	6,633.95	52.04%	13,645,733	63.41%	2,056.95
CRP Total	949.26	7.45%	3,062,522	14.23%	3,226.22
Timber Total	5,163.94	40.51%	4,811,131	22.36%	931.68
<hr/>					
114. Market Area Total	12,747.15	100.00%	21,519,386	100.00%	1,688.17

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

77 Sarpy

	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	9,946,225,550	10,706,121,360	759,895,810	7.64%	300,132,123	4.62%
02. Recreational	20,835,925	21,862,813	1,026,888	4.93%	48,388	4.70%
03. Ag-Homesite Land, Ag-Res Dwelling	205,619,810	239,949,998	34,330,188	16.70%	30,450,756	1.89%
04. Total Residential (sum lines 1-3)	10,172,681,285	10,967,934,171	795,252,886	7.82%	330,631,267	4.57%
05. Commercial	2,392,198,699	2,478,931,004	86,732,305	3.63%	69,522,526	0.72%
06. Industrial	1,048,128,930	1,176,602,506	128,473,576	12.26%	91,540,556	3.52%
07. Total Commercial (sum lines 5-6)	3,440,327,629	3,655,533,510	215,205,881	6.26%	161,063,082	1.57%
08. Ag-Farmsite Land, Outbuildings	53,916,781	61,836,229	7,919,448	14.69%	0	14.69%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	129	129	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	53,916,910	61,836,358	7,919,448	14.69%	0	14.69%
12. Irrigated	37,403,421	36,959,456	-443,965	-1.19%		
13. Dryland	309,907,712	303,375,929	-6,531,783	-2.11%		
14. Grassland	23,457,867	21,519,386	-1,938,481	-8.26%		
15. Wasteland	547,717	538,277	-9,440	-1.72%		
16. Other Agland	1,781	1,675	-106	-5.95%		
17. Total Agricultural Land	371,318,498	362,394,723	-8,923,775	-2.40%		
18. Total Value of all Real Property (Locally Assessed)	14,038,244,322	15,047,698,762	1,009,454,440	7.19%	491,694,349	3.69%

2018 Assessment Survey for Sarpy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	8 full time
3.	Other full-time employees:
	8 administrative; two data collectors
4.	Other part-time employees:
	N/A
5.	Number of shared employees:
	N/A
6.	Assessor's requested budget for current fiscal year:
	\$1,596,143
7.	Adopted budget, or granted budget if different from above:
	\$1,367,295
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	Equipment: \$6,465; Software: \$68,187.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$8,353
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$49,787 the majority of this is because of a vacancy in staffing that couldn't be filled.

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra-Scan
2.	CAMA software:
	Terra-Scan
3.	Are cadastral maps currently being used?
	Digital maps are provided through the GIS system
4.	If so, who maintains the Cadastral Maps?
	County Assessor, in coordination with the GIS mapping staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	www.sarpy.com
7.	Who maintains the GIS software and maps?
	Information Systems Department of Sarpy County
8.	Personal Property software:
	Terra-Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Papillion, La Vista, Bellevue, Gretna, Springfield, and Sarpy County are all zoned.
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	Tax Value Incorporated Inc. Contract for commercial properties.
2.	GIS Services:
	In-house
3.	Other services:
	Printing of valuation change notices and informational post cards

E. Appraisal /Listing Services

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

2018 Residential Assessment Survey for Sarpy County

1.	Valuation data collection done by:																				
	Staff Appraisers, Data Collectors																				
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Bellevue Area - military driven community in the eastern portion of the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Gretna Area - located in the western portion of the county just off of Interstate 80.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Millard Area - A Douglas County suburb. Shared fire and school districts</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Papillion Area – location is central; county seat.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Springfield Area - located in the south central portion of the county.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>La Vista Area – A city located to the north of Papillion along the Sarpy/Douglas county line.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Recreational/Lake Area - all around the county's perimeter; IOLL; includes things such as sand pits and flood areas.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Rural Sarpy - located throughout the county, outside extraterritorial zoning jurisdictions.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Bellevue Area - military driven community in the eastern portion of the county.	2	Gretna Area - located in the western portion of the county just off of Interstate 80.	3	Millard Area - A Douglas County suburb. Shared fire and school districts	5	Papillion Area – location is central; county seat.	6	Springfield Area - located in the south central portion of the county.	7	La Vista Area – A city located to the north of Papillion along the Sarpy/Douglas county line.	8	Recreational/Lake Area - all around the county's perimeter; IOLL; includes things such as sand pits and flood areas.	9	Rural Sarpy - located throughout the county, outside extraterritorial zoning jurisdictions.	Ag	Agricultural outbuildings and improvements
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9	Rural Sarpy - located throughout the county, outside extraterritorial zoning jurisdictions.																				
Ag	Agricultural outbuildings and improvements																				
3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Cost approach to value with market transactions used to adjust depreciation tables and market influences.																				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																				
	Depreciation tables are based on local market information.																				
5.	Are individual depreciation tables developed for each valuation grouping?																				
	No, depreciation tables are developed for the entire County as environmental and physical factors equally affect the entire county. The economic depreciation is developed by neighborhood.																				
6.	Describe the methodology used to determine the residential lot values?																				
	Sales comparison, allocation, and/or abstraction.																				
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																				
	If property owners submit the form 191, the county assessor will then value the lots using the discounted cash flow methodology. The assessors office has supplied this standard operating procedure to the department.																				

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2017	2017	2017	2014-2017
	2	2017	2017	2017	2014-2017
	3	2017	2017	2017	2014-2017
	5	2017	2017	2017	2014-2017
	6	2017	2017	2017	2014-2017
	7	2017	2017	2017	2014-2017
	8	2017	2017	2017	2014-2017
	9	2017	2017	2017	2014-2017
	Ag	2017	2017	2017	2014-2017

Typically, valuation groupings are created by looking for similar characteristics, for example, proximity, size, age, and amenities. Because of its size, this county has the ability to create their valuation groupings along city and ETJ boundaries, or school districts. Neighborhoods within the valuation groups are reviewed at different times based on the appraisal areas.

2018 Commercial Assessment Survey for Sarpy County

1.	Valuation data collection done by:				
	Staff Appraisers as well as contract appraisers				
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>			
	10	All commercial property in Sarpy County falls within Valuation Grouping 10.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	The income and cost approaches, with more emphasis on the income approach.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	Same as above with the addition of the sales comparison approach, using comparable sales from a broad area outside of the County.				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?				
	CAMA vendor tables are used.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	CAMA Depreciation tables are used as established in the commercial cost table.				
6.	Describe the methodology used to determine the commercial lot values.				
	Sales comparison approach.				
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	10	2008-2017	2008-2017	2012	2008-2017
	Within their one valuation grouping, the county separates parcels as detailed in the Marshall & Swift occupancy code. Examples include regional shopping center, service garage, and storage warehouses this is typically how the county reviews the commercial by occupancy. This is why there is a range of years in the chart for value groups. There was a complete land study completed in 2012 but they do adjust values when the market dictates.				

2018 Agricultural Assessment Survey for Sarpy County

1.	Valuation data collection done by:																								
	Staff Appraiser																								
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>FRM</td> <td>Agricultural parcels in the AACR market area</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>FRMB</td> <td>Agricultural parcels in the BACR market area</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>FRME</td> <td>Agricultural parcels in the GERH market area</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>FRMF</td> <td>Agricultural parcels in the REC2 market area, with floodway impact</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>FRMG</td> <td>Agricultural parcels in the GACR market area</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>FRML</td> <td>Agricultural parcels in the ALPR market area</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>FRMO</td> <td>Agricultural parcels in the 012 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>	FRM	Agricultural parcels in the AACR market area	2017	FRMB	Agricultural parcels in the BACR market area	2017	FRME	Agricultural parcels in the GERH market area	2017	FRMF	Agricultural parcels in the REC2 market area, with floodway impact	2017	FRMG	Agricultural parcels in the GACR market area	2017	FRML	Agricultural parcels in the ALPR market area	2017	FRMO	Agricultural parcels in the 012 market area	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>																							
FRM	Agricultural parcels in the AACR market area	2017																							
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FRMG	Agricultural parcels in the GACR market area	2017																							
FRML	Agricultural parcels in the ALPR market area	2017																							
FRMO	Agricultural parcels in the 012 market area	2017																							
	While this county has 7 different market areas, for valuation purposes, being fully influenced means that they have one market area and all agricultural parcels are valued using agricultural sales from counties without any non-agricultural influence.																								
3.	Describe the process used to determine and monitor market areas.																								
	The County analyzes sales and market conditions. Title 350, Chapter 50-001.18																								
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																								
	<ol style="list-style-type: none"> 1. Parcel use is identified 2. Based on use, market area is identified 3. Conduct sales and market analysis 4. Apply valuation 																								
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?																								
	After analyzing the rural residential home sites and the farm home site separately, it was concluded that there was no difference between the two.																								
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																								
	The market value for the location in which the parcel resides, is applied to the subject property.																								
	<i><u>If your county has special value applications, please answer the following</u></i>																								
7a.	How many special valuation applications are on file?																								
	1,951																								
7b.	What process was used to determine if non-agricultural influences exist in the county?																								

	Comparing comparable agricultural sales from comparable uninfluenced counties to agricultural sales occurring in Sarpy county. The differential indicates non-agricultural influences.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	Development of areas along major corridors and effective taxing jurisdictions, growth of residential and commercial is spreading rapidly.
7d.	Where is the influenced area located within the county?
	Entire county
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Use of agricultural market sales from comparable, uninfluenced counties are analyzed to arrive at the special values.

**Three Year Plan of Assessment for Sarpy County
October 31, 2017**

Introduction

77-1311.02. Plan of assessment; preparation. The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Source: Laws 2005, LB 263, § 9; Laws 2007, LB334, § 64.

Duties of the County Assessor

The duties of the county assessor are stated in the Nebraska State Statutes, 77-1311. Along with the general supervision and the direction of the assessment of all taxable property in the county, the assessor is responsible for the following:

- Annually revise the real property assessments for the correction of errors and equitably portion valuations.
- Obey all rules and regulations made under Chapter 77 and the instructions and orders sent by the Property Tax Administrator and the Tax Equalization and Review Commission.
- Examine records from the offices of the register of deeds, county clerk, county judge, and the clerk of the district court for proper ownership of property.
- Prepare the assessment roll.
- Provide public access to records.
- Submit a plan of assessment to the county board and the division of property assessment.

Real Property Assessment Requirements

77-201. Property taxable; valuation; classification.

- (1) Except as provided in subsections (2) through (4) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value.
- (2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and shall be valued at seventy-five percent of its actual value.
- (3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at seventy-five percent of its special value as defined in section 77-1343.
- (4) Historically significant real property which meets the qualifications for historic rehabilitation valuation under sections 77-1385 to 77-1394 shall be valued for taxation as provided in such sections.

General Description of Real Property in Sarpy County

	<u>Parcels</u>	<u>% of total parcels</u>
Residential	58,809	92
Commercial	2,001	3
Industrial	930	1
Recreational	413	1
Agricultural	<u>2,003</u>	<u>3</u>
Total	64,156	100%

Building permits in Sarpy County were issued as follows:

Residential	1,975	Permits issued from January 1, 2017 to October 25, 2017.
Commercial	176	
Industrial	51	
Agricultural	57	

Current Resources

The Sarpy County Assessor's office is currently staffed as follows:

- (1) Elected County Assessor
- (1) Chief Deputy Assessor
- (9) Real Estate Appraisers Note: We have a long standing vacancy for one commercial appraiser.
- (2) Real Property Data Collectors
- (8) Administrative Staff
- 21 Total

Cadastral Mapping

Cadastral mapping is accomplished through our Geographic Information System. Technical support is provided by the Sarpy County Information Systems Department. Maps are provided to the public via the internet. The I.A.A.O. recommends keeping printed quarter sheets on hand. Our quarter sheets are kept in the office of the register of deeds and are available for public viewing. Our office has one staff member with a formal education in GIS that performs necessary mapping tasks.

Computer Assisted Mass Appraisal (CAMA)

Thomson Reuters provides the Terra Scan CAMA Software Package along with updates to Terra Scan and the Marshall-Swift Cost Data. The sketching section of Terra Scan is not adequate for our needs and is not used. Sketching is accomplished through a separate Apex software program. CAMA data populates the parcel look-up section of the county website.

Sarpy County has purchased from Thomson Reuters the Terra ScanT2 CAMA/Tax Collection Software. We are working with a third-party project manager during product implementation to help assure success. We will perform data entry on two systems (old and new) until we are satisfied that the new software will deliver the desired product.

Geographic Information System

The GIS system is controlled by our Information Systems Department with the assessor having use of ArcViewer and ArcReader. This provides our appraisers with tools for plotting sales, permits, identify areas for reappraisal, etc. Maps are helpful for explaining assessment practices to property owners and county board members. Oblique imagery is available to use through Pictometry and is useful for verification of a number of property characteristics. We are now using 2016 imagery and have purchased an aerial change detection capability which is now in use in our rural areas.

Internet Access to County Information

Data from assessment files can be viewed on the internet in the form of free public information at the county website. The data available has been expanded as we no longer offer a custom data package. Custom reports can be produced by request. The property look-up area of the county website offers a greater amount of assessment data and property record files used in TERC appeals by taxpayers. The public use of the website (www.sarpy.com) increases each year along with more assessment information being added. Nebraska Personal Property Schedules are on-line along with information regarding important filing dates.

Current Assessment Procedures for Real Property

Sarpy County recognizes the state statutes, regulations, and directives as the authority in the valuation and assessment of real and personal property for the purpose of the property tax. The Sarpy County Assessor's Standard Operating Procedures (SOP's) are written and frequently updated with the purpose of complying with state mandates. The assessor relies on the Property Assessment and Taxation Calendar issued annually by the Nebraska Department of Revenue, Property Assessment Division as a reliable source for filing dates and important assessment events.

The assessor recognizes the International Association of Assessing Officers (IAAO) as the expert authority on mass appraisal technical standards. An IAAO publications library is maintained in the assessor's office as a supplement to formal instruction funded by the assessor and attended annually by staff appraisers. The assessor funds testing for the Nebraska Assessor's Certificate for staff appraisers along with the continuing education to maintain the certification and for maintaining appraisers licenses.

Review of Assessment Sales Ratio Studies before Assessment Actions

Ratio studies are performed during the year to determine the level of our assessments in individual market areas. This serves as an indicator of possible inspection and re-valuation needs in a specific area. While statistical studies are performed in-house, we work from the preliminary statistics issued by the Property Assessment Division.

Approaches to Value

Residential assessed values are determined by using a cost approach to value adjusted to the market via depreciation tables derived from market transaction (sales) analysis. Our office uses two years worth of qualified sales as the market data for our statistical analysis and measurement.

We rely on the local real estate market, interviews with local mortgage lenders, real estate appraisers, real estate developers, and national real estate publications to assist us with the income approach to value on commercial properties. However, all three approaches to value are considered.

Agricultural land may receive a special valuation by enrolling in an Agricultural Special Valuation Program (greenbelt) or simply valued at 75% of market value, where applicable. There are specific requirements for receiving special valuation and the assessor closely observes the predominant use of each parcel to be certain of agricultural or horticultural uses. The necessity to value any land adjoining agricultural land, but not considered to be agricultural land, has been studied and valued according to the results of the study. Sales of rural parcels are applied to the valuation models each year to determine any necessary adjustments to the assessed values.

Reconciliation of Final Value and Documentation

Three approaches to value are generally accepted in the performance of mass appraisal. A minimum of two approaches to value are applied to every improved parcel, as appropriate, to determine fair market value.

Review Assessment Sales Ratio Studies after Assessment

Staff appraisers review their own market-area statistics before and after assessment actions. The statistics are discussed with the chief deputy assessor to determine possible actions to be taken by the appraiser.

Notices and Public Relations

Several notices or documents are sent to the property owners with regard to the taxable status of their property:

- On or before January 15th of each year the assessor publishes a preliminary valuation on the county website.
- Change in Valuation Notices are mailed at the end of May. The Sarpy County Website provides property information, important notices, and forms.
- Permissive Exemptions are mailed on November 1st to previous filers.
- Personal Property filing reminders are mailed in April with directions for web access to the previous year's filing.
- Homestead Exemptions are mailed at the end of January to the previous year recipients of the exemption along with those who request that forms be mailed.

Public notification takes place in a newspaper of general circulation and on the Sarpy County website. The website has an assessor's area where frequently asked questions are answered; assessor's sales and statistical reports; and appraiser contact information. Comments and questions via email go straight to the assessor for answer or action. Use of our website is encouraged at every opportunity.

Level of Value, Quality and Uniformity for Assessment Year 2017

<u>Property class</u>	<u>Ratio</u>	<u>COD</u>	<u>PRD</u>
Commercial	95.00	10.34	102.55
Agricultural	70.00	-----	-----
Residential	96.00	4.99	100.27

Property Tax Exempt Parcels

It is necessary for the assessor to update the physical characteristics of exempt parcels and update their assessed values, although they may be exempt from paying taxes. This is an area that is often neglected as our resources are going toward the valuation of taxable parcels. However, indications are that permissive exemption policies will be under review in the legislature and counties will be called upon to quantify the exemption impact on the tax base. We are currently listing exempt parcels through our six-year listing process.

Ongoing Priorities

The Sarpy County Assessor's Office has some standing priorities that run through each year. The hierarchy of appraiser priorities is as follows:

1. New Construction Building Permits
2. Verification of Sales
3. Major Building Permits/Action Files
4. Six Year Cycle Inspections

Our office maintains Standard Operating Procedures (SOP) documents. As we see the need for policy or process changes we update the SOP's. If new processes must be implemented we start the drafting process of SOP's. Review of existing SOP's happens naturally as appraisers question the reasoning or validity of such processes.

We encourage and facilitate taking the Nebraska Assessor Certification Examination for all appraisers. Some have appraisal credentials from Nebraska and Iowa. This makes it mandatory for our appraisers to attend annual continuing education classes to maintain their certificates or licenses. The education fees, examination fees, and license renewal is provided for in the assessor's operating budget.

Assessment Actions Planned for Assessment Year 2018

Residential

Every year we run ratio studies against our sales data base for the purpose of determining the need for value adjustments in individual market areas. All residential parcels are in the process of being inspected and re-listed at least once in a six year period. It is anticipated that new construction will continue to rise as the platings of residential subdivisions have increased and the absorption rate is high. Sarpy County is growing rapidly with plans for infrastructure improvements, such as improved roads and a sewage treatment plant, that will keep the boom going.

The county board is concerned with the level of assessed value in Sarpy County as compared to Douglas County due to common levies. The level of assessment between counties may be an issue for 2018 as an election is approaching and this matter is already appearing on some campaign flyers. Sarpy County will adhere to accepted mass appraisal practices and observe the statutory levels of assessment.

Annually, we perform analysis to determine the vacant lot discount for those filing Form 191 for both commercial and residential land. The 2017 analysis was exceptionally methodical. We continue to perform an annual outreach to builders, developers, and Realtors concerning the need to file the Form 191 each year.

Sarpy County continues to update the Marshall Swift costing data each year along with recalculation of the physical depreciation tables on residential parcels. This means that we perform a market update as the market dictates. This typically results in small changes in the assessed value of residential property each year, which is a policy that was put into place in the on the late 1990's.

Commercial and Industrial

We are budgeted for one additional commercial appraiser and have been unsuccessful at attracting the necessary talent to fill this position after many months of posting the positions nationally. However, the county reclassified some of our appraiser job descriptions and we are now offering a higher wage. Today, we have posted an open Appraiser II and Appraiser III position with the hope of filling one of these.

The commercial and industrial parcel count is increasing along with valuation appeals to the BOE and the TERC. It remains difficult to perform the extensive pre-revaluation activities necessary to prepare for revaluation using the income approach. Market survey mailers and interviews of property developers and owners take a large amount of time, but are necessary.

Planned re-inspection efforts:

Valuation Group 29, Service Garages (186 parcels)

Valuation Group 22, Industrial 649 parcels)

Agricultural/Rural

Rural data collection efforts will continue to be a priority as we work toward improving the physical characteristics data in our files. We are more aggressive than ever in enforcement of the greenbelt laws. All 521 Transfer Statements identified as rural prompt a letter and Form 456 to be mailed to the new owner of record. By this method we can get a statement from the new owner as to the use of the land and value the land accordingly. There is no indication that the state will tighten up the greenbelt eligibility laws. This leaves each county to devise methods for proper and reasonable enforcement to prevent abuse of the greenbelt property tax break.

A portion of the rural parcels have been assigned to a residential appraiser in order to lessen the parcel count for our dedicated rural appraiser. Recreational parcels and rural subdivisions make up the larger portion of this responsibility transfer. We are determined to fulfill our six year inspection requirements.

Assessment Actions Planned for Assessment Year 2019

Residential

Too few appraisers and data collectors are employed to realize a steady effort in six year inspections. Each appraiser has more than the recommended amount of parcels per appraiser. Residential growth is beyond what can be reasonably valued with existing resources. So, we will look to bring on another residential appraiser and continue our serious consideration of technological advances in data collection. We have had little success with impressing the county board with our staffing needs even though the growth of the county is apparent. In the last operating budget we were able to move a part-timer to full time. This person supports the residential appraisers by creating and correcting digital drawings. Oblique imagery is helpful to our data collection efforts. However, we are yet to be convinced that we can adequately collect physical property characteristics with oblique's and high resolution street-level imagery. Meeting our six year inspection goals is integral to our annual update of residential assessed values. So, we will press the matter in our budget hearing for our net operating budget.

Commercial and Industrial

Commercial and Industrial reappraisals efforts will be determined once analysis of sales data has been completed. We appraise this class by occupancy codes which has generally worked well for us. Sarpy County is seeing an increase in commercial development of all types. There is a trend toward including commercial land in new residential developments to foster a village shopping concept. So, smaller neighborhood strip centers appear to be in our future. Sarpy County appears to be ideal for Distribution warehouses as Interstate 80 runs through the western portion of our county where raw land is most abundant. We are now known for several large data centers housing the computer servers of large corporations.

It is our intent to perform and defend all commercial appraisals with in-house staff. Our TERC cases are increasing as we endeavor to keep up with the rising market. Further, there is a greater prevalence of tax representatives taking us to task on our values on behalf of large businesses. It is difficult to image two commercial appraisers as being adequate to cover all responsibilities. We are hopeful that our 2017 and 2018 outreach has brought us an additional commercial appraiser to work with the one we have on staff.

Agricultural/Rural

A substantial amount of effort has been applied to updating our land use maps and checking for agricultural use and review of greenbelt qualification. The ongoing concern is keeping the improvements to land updated as buildings are razed and/or constructed. The lack of building permit requirements in the rural areas makes it necessary to make frequent sweeps of the rural areas for new construction. However, as towns increase their extra territorial jurisdiction we expect that we will be seeing more building permits for all kinds of construction. In 2017, the two fastest growing cities in Sarpy County filed aggressive annexation plans. It is reasonable to believe that we will have more building permits simply because they are required within city limits. Change detection technology will continue to be applied and our enhanced effort to review parcels for greenbelt qualification will continue.

The rural land model is built on sales of raw land and aids the assessor in valuing and equalizing rural land that does not meet the definition of agricultural land found in 77-1359. The rural land model has withstood numerous TERC challenges. However, this does not impress several rural land owners and many on the Sarpy County Board of Equalization. I expect that this will continue to be a point of contention into 2020. The Sarpy County Assessor will continue to support continuing education for our appraisers in the mass appraisal of land in order to stay current with the changes in mass appraisal theory

Assessment Actions Planned for Assessment Year 2020

Residential

The residential appraiser staff should number eight with two data collectors. There will be a great many buildable lots available in Sarpy County due to infrastructure changes like sewer expansion and current pending platings of subdivisions. Sarpy County is very much dependent on single family parcels carrying the bulk of the property tax burden. This class of real property merits proper attention. It is difficult to imagine technology changes significant enough to replace the human resource as the primary data collector and valuation authority. It is reasonable to believe that the valuation and appeal process will become more labor intense and expensive unless alternative methods of data collection and determining property valuation become acceptable. The assessor's office will maintain the priorities of listing new construction; verification of sales; major building permits; and six year inspections. Hiring and staff reassignment will largely be determined around these priorities.

Commercial and Industrial

The county has shown a several year trend toward village-style shopping centers being developed adjoining large residential subdivisions. However, recent business closings and shopping center vacancies may cause developers to not venture into village developments until vacancy stabilizes. Indications have been that we will see continued development of warehouses that may require a cubic foot method of valuation as stacked-storage technology gains popularity. Increased office space is not anticipated as vacancies remain high.

The assessor will look to formal training in cubic foot valuations methods; convention center valuation; dark-box valuation trends; and Section 42 valuation developments. Some of these matters are in the courts which will provide some direction.

Agricultural/Rural

We will continue to work through the rural areas of Sarpy County with the scheme we adopted several years ago. Past efforts have greatly improved the accuracy of our rural property files with updated physical characteristics and land usage. The assumption is that the greenbelt laws will not be changed substantially and we will have to closely monitor land use to apply this tax break fairly. As mentioned in previous years, we will be relying on aerial imagery to help with the review of rural lands along with images from the county drone. Visits to individual parcels will be largely dictated by what we see from the air. The expansion of the authority from surrounding cities will provide our office with an increasing number of building permits that will merit physical inspection. So, we will be getting better notification of construction efforts.

The rural land valuation models will be calibrated once again to the surrounding sales.

Prepared by Dan Pittman
Sarpy County Assessor
October 30, 2017

SARPY COUNTY ASSESSOR - Standard Operating Procedure

Date: January 22, 2018

SPECIAL VALUATION METHODOLOGY

OBJECTIVE: To establish the policy and method of valuing improved and unimproved farm land.

REFERENCE: NEBRASKA ADMINISTRATIVE CODE TITLE 350
CHAPTER 11 (03/15/2009)
CHAPTER 14 (03/15/2009)

POLICY: Sarpy County is influenced by market forces outside of the typical agricultural market. The influences are residential, commercial and recreational in nature. Therefore, the total of Sarpy County is covered under the Agricultural and Horticultural Special Valuation program.

MARKET AREAS: There is one special valuation agricultural market area within Sarpy County.

METHODOLOGY: Each farm parcel is to have a periodic inspection with all site improvements documented on the property record file. The land portion of the property record file is to be inventoried based upon its actual use and soil classification as documented in Title 350 Ch. 14 of the Nebraska Administrative Code. The identified uses need to be classified as an agricultural purpose or other land uses.

AGRICULTURAL LAND VALUATION: Sarpy County has no sales that are purely for an agricultural purpose. Therefore, Sarpy County relies on sales information received from the Property Assessment Division of the Nebraska Department of Revenue (PAD). For 2018, the PAD selected comparable counties from which to draw land sales that were analyzed to establish the agricultural special valuation, ensuring equalization with comparable and neighboring counties.

OTHER LAND USE VALUATION: The uses that are not agricultural or horticultural land are to be valued at 100% market value. The uses are identified, most typically as residential, commercial or recreational. Once identified, the area values will be arrived at by applying the same policies and practices that are used in valuing their counter parts that are not enrolled in the Special Valuation Program.



APPROVED
DATED: 01/22/2018