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DEPARTMENT OF REVENUE

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

STANTON 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 Stanton 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 Stanton 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: Cheryl Wolverton, Stanton 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.

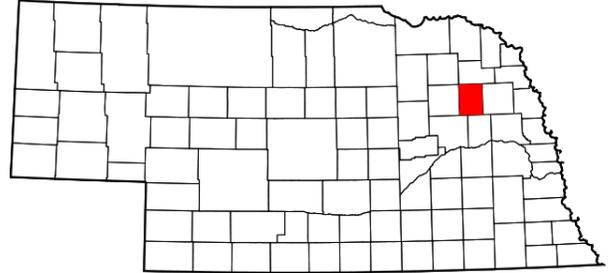
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

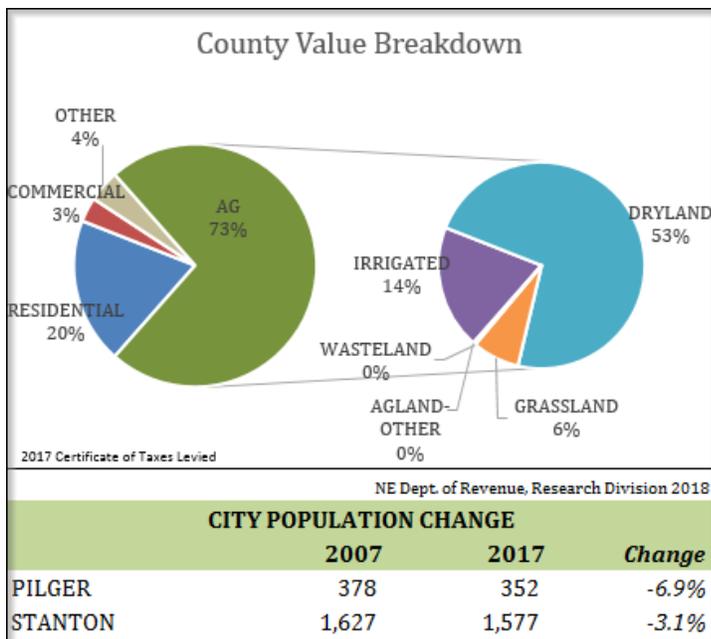
With a total area of 428 square miles, Stanton County had 5,944 residents, per the Census Bureau Quick Facts for 2016, a 3% population decline from the 2010 U.S. Census. Reports indicated that 85% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Stanton County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there were

110 employer establishments with total employment of 2,005.

Agricultural land contributes the majority of the value to the county's overall valuation base. Dryland makes up the majority of the land in the county. Stanton is included in the Lower Elkhorn Natural Resources District (NRD).



2018 Residential Correlation for Stanton County

Assessment Actions

For the current assessment year, Stanton County completed a review of the sales and made adjustments to several areas to achieve an acceptable level of value. For the 2018 year, the lot/land values for all rural residential including Norfolk and Eagle Ridge were increased. The city of Stanton, the economic factor that had previously been applied to the 1 ½ story homes was removed. The Woodland Park area stats showed a need to make adjustments to the bi-level homes. After studying the sales it was determined to reduce bi-levels under 1,000 square feet, 5% and the bi-level homes that are over 1,000 square feet was increased 10%. All pick up work was completed by Tax Valuation Inc. Tax Valuation has entered into a contract with Stanton County to complete a review and reappraisal of the entire county for 2019.

Description of Analysis

Residential parcels are analyzed utilizing seven valuation groups that are based on the assessor locations or towns in the county.

Valuation Grouping	Definition
01	Eagle Ridge
05	Norfolk Subdivision
10	Pilger
15	Rural
20	Stanton
25	Willers Cove
30	Woodland Park

For the residential property class, a review of Stanton County's statistical analysis profiles 97 residential sales, representing all but one of the valuation groupings. All valuation groupings with a sufficient number of sales are within the acceptable ranges. All three measures of central tendency for the residential class of properties are within the acceptable range, as well as the qualitative measures.

2018 Residential Correlation for Stanton County

Assessment Practice Review

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

One of the areas addressed includes sales verification. To assist in the verification process, the county mails out a questionnaire to the buyer and seller. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Stanton County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Stanton County has shown improvement transmitting data timely and on a near monthly basis and the data has been accurate.

The county's inspection and review cycle for all real property was discussed with the county assessor. For residential property, the county continues to meet the six-year review cycle.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

2018 Residential Correlation for Stanton County

Equalization and Quality of Assessment

A review of the statistics with sufficient sales 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	1	82.00	82.00	82.00		100.00
05	10	92.38	92.55	92.89	09.48	99.63
10	8	91.82	90.28	81.45	15.73	110.84
15	6	98.04	95.75	95.65	05.47	100.10
20	24	95.30	93.04	90.47	10.90	102.84
30	48	93.99	93.06	92.91	09.08	100.16
<hr/>						
----- ALL ----- 10/01/2015 To 09/30/2017	97	93.74	92.82	91.92	10.08	100.98

Level of Value

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

2018 Commercial Correlation for Stanton County

Assessment Actions

For the current assessment year, Stanton County performed a reappraisal for all commercial hog confinements in the county. The county also completed an updated appraisal for Nucor Steel, the only industrial property in the county. All pick up work for new and omitted construction was completed in a timely fashion. The county assessor completed a sales analysis of the commercial class and based on the general movement of the market, no other changes were deemed necessary.

Description of Analysis

Commercial parcels are analyzed utilizing three valuation groupings based on assessor locations or towns.

Valuation Grouping	Description
01	Pilger
05	Rural and Woodland Park
10	Stanton

Frequently there are too few sales to rely on the median for the level of value, so several aspects of the data are examined to develop an opinion of value. No single analysis carries all of the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are important in the level of value decision. For this study period, there were three commercial sales profiled for the entire county.

The movement of the commercial assessments for the county as a whole confirm the assessment actions reported of the county assessor that very little assessment actions were taken outside of pick up work from new and omitted construction. While the commercial base increased a total of over 21%, the vast majority of that was attributable to growth from the rebuilding of Pilger and the surrounding rural areas after the tornado in 2014. The overall movement of over 1% in the commercial class is similar to the movement of the general market, which suggests the county's decision to stand firm on the current assessments were in proper response to the market.

Assessment Practice Review

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine

2018 Commercial Correlation for Stanton County

compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed includes sales verification. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Stanton County revealed that no apparent bias existed in the qualification determination and it is believed that all arm's-length sales were made available for the measurement of real property.

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Stanton County has shown improvement transmitting data timely and on a near monthly basis and the data has been accurate.

The county's inspection and review cycle for all real property was discussed with the county assessor. For commercial property, the county continues to meet the six-year review cycle.

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

Equalization and Quality of Assessment

When reviewing the statistics, it is evident that the county does not have a volume of sales that would deem the statistics reliable. However, confidence in the assessment practices of the county and evaluation of the general movement of assessed values relative to the market indicate that the county has uniformly valued the commercial class of property.

<u>ASSESSOR LOCATION</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
STANTON	1	94.38	94.38	94.38		100.00
WP 09	1	87.67	87.67	87.67		100.00
<u>ALL</u>						
10/01/2014 To 09/30/2017	2	91.03	91.03	88.57	03.69	102.78

Level of Value

Based on their assessment practices, Stanton County has valued the commercial property on a regular basis, consistently and uniformly and has achieved the statutory level of value of 100% for the commercial property class.

2018 Agricultural Correlation for Stanton County

Assessment Actions

Stanton County continually verifies sales along with updating land use in the agricultural class of property. The county uses Farm Service Agency (FSA) maps to review land use and GIS imagery for improvement changes. Google Earth is also used to review improvements and land use. The county is currently in the midst of inspecting and reviewing the agricultural improvements. This is expected to be complete in for the 2019 assessment year. At that time, updated costing will be applied. All pickup work was completed in a timely fashion. A sales analysis was completed, and as a result, the county made no changes to the agricultural land values for the 2018 assessment year.

Description of Analysis

There is one market area within Stanton County; the county has not seen sufficient, consistent information to justify the development of multiple market areas.

Another analysis studied the sales that have 80% or more of the acres in a single major land use category. In this case, the major land classes with a sufficient number of sales all had medians that fell in the acceptable range.

A comparison was done using sales from the surrounding counties to measure Stanton County's schedule of values. The results of this analysis were comparable to the results of the sales within Stanton County indicating that their schedule of values are equalized with the surrounding counties that have similar markets.

Assessment Practice Review

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

The agricultural land review in Stanton County was determined to be systematic and comprehensive. The current process of verification of land use is through aerial imagery and FSA maps. Questionnaires and physical inspections are also used to gather information. The county has reviewed the sales as required by Directive 16-3 and has removed any sales that may have sold at a substantial premium or discount. The county's practice considers all available information when determining the primary use of the parcel. The review supported that the county has used all available sales for the measurement of agricultural land. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias.

2018 Agricultural Correlation for Stanton County

The Division also reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Stanton County has shown improvement transmitting data timely and on a near monthly basis and the data has been accurate.

Equalization and Quality of Assessment

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

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters. A comparison of Stanton County values with the adjoining counties shows that all values are reasonably comparable and therefore equalized.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	5	73.42	70.02	71.48	09.86	97.96
1	5	73.42	70.02	71.48	09.86	97.96
<u> Dry </u>						
County	16	73.07	73.83	70.75	11.39	104.35
1	16	73.07	73.83	70.75	11.39	104.35
<u> ALL </u>						
10/01/2014 To 09/30/2017	25	71.79	72.43	70.93	10.02	102.11

Level of Value

Based on the analysis of all available information, the level of value of agricultural land in Stanton County is 72%.

2018 Opinions of the Property Tax Administrator for Stanton 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	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	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 Stanton County

Residential Real Property - Current

Number of Sales	97	Median	93.74
Total Sales Price	\$14,337,450	Mean	92.82
Total Adj. Sales Price	\$14,337,450	Wgt. Mean	91.92
Total Assessed Value	\$13,178,930	Average Assessed Value of the Base	\$110,930
Avg. Adj. Sales Price	\$147,809	Avg. Assessed Value	\$135,865

Confidence Interval - Current

95% Median C.I	90.60 to 97.22
95% Wgt. Mean C.I	89.14 to 94.70
95% Mean C.I	90.42 to 95.22
% of Value of the Class of all Real Property Value in the County	17.21
% of Records Sold in the Study Period	4.38
% of Value Sold in the Study Period	5.37

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	93	94	94.01
2016	105	94	93.95
2015	126	94	93.94
2014	126	97	97.18

2018 Commission Summary for Stanton County

Commercial Real Property - Current

Number of Sales	2	Median	91.03
Total Sales Price	\$179,000	Mean	91.03
Total Adj. Sales Price	\$179,000	Wgt. Mean	88.57
Total Assessed Value	\$158,545	Average Assessed Value of the Base	\$276,459
Avg. Adj. Sales Price	\$89,500	Avg. Assessed Value	\$79,273

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	48.44 to 133.62
% of Value of the Class of all Real Property Value in the County	3.37
% of Records Sold in the Study Period	1.15
% of Value Sold in the Study Period	0.33

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	3	100	87.67
2016	3	100	60.88
2015	3	100	60.88
2014	9	100	74.63

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PAD 2018 R&O Statistics (Using 2018 Values)

RESIDENTIAL

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 97
 Total Sales Price : 14,337,450
 Total Adj. Sales Price : 14,337,450
 Total Assessed Value : 13,178,930
 Avg. Adj. Sales Price : 147,809
 Avg. Assessed Value : 135,865

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 93
 COD : 10.08
 PRD : 100.98

COV : 13.00
 STD : 12.07
 Avg. Abs. Dev : 09.45
 MAX Sales Ratio : 128.51
 MIN Sales Ratio : 56.63

95% Median C.I. : 90.60 to 97.22
 95% Wgt. Mean C.I. : 89.14 to 94.70
 95% Mean C.I. : 90.42 to 95.22

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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-15 To 31-DEC-15	4	96.69	96.93	97.52	03.63	99.39	91.20	103.15	N/A		211,113	205,868
01-JAN-16 To 31-MAR-16	5	96.46	96.94	90.61	15.53	106.99	77.27	128.51	N/A		125,000	113,267
01-APR-16 To 30-JUN-16	13	97.22	94.55	94.73	07.29	99.81	81.21	106.64	84.21 to 102.44		112,700	106,765
01-JUL-16 To 30-SEP-16	19	96.86	94.34	92.69	07.92	101.78	66.00	114.17	88.63 to 99.85		118,574	109,908
01-OCT-16 To 31-DEC-16	13	96.81	96.44	95.84	05.37	100.63	83.86	105.27	91.87 to 104.37		124,946	119,748
01-JAN-17 To 31-MAR-17	9	99.63	97.03	97.24	07.92	99.78	76.42	108.96	89.44 to 108.05		149,044	144,934
01-APR-17 To 30-JUN-17	20	86.82	88.36	88.04	12.24	100.36	56.63	122.71	81.32 to 91.89		167,033	147,064
01-JUL-17 To 30-SEP-17	14	86.37	86.85	88.29	12.03	98.37	69.85	115.50	72.51 to 97.56		203,118	179,323
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	41	96.86	94.98	93.80	08.25	101.26	66.00	128.51	91.06 to 99.81		126,523	118,683
01-OCT-16 To 30-SEP-17	56	91.88	91.25	90.85	10.98	100.44	56.63	122.71	86.68 to 96.81		163,393	148,445
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	50	96.84	95.20	93.83	07.88	101.46	66.00	128.51	92.94 to 99.62		119,346	111,985
<u>ALL</u>	97	93.74	92.82	91.92	10.08	100.98	56.63	128.51	90.60 to 97.22		147,809	135,865

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	1	82.00	82.00	82.00	00.00	100.00	82.00	82.00	N/A		492,000	403,455
05	10	92.38	92.55	92.89	09.48	99.63	73.85	122.71	79.40 to 99.63		271,495	252,190
10	8	91.82	90.28	81.45	15.73	110.84	66.00	114.17	66.00 to 114.17		65,181	53,092
15	6	98.04	95.75	95.65	05.47	100.10	81.32	104.29	81.32 to 104.29		256,667	245,491
20	24	95.30	93.04	90.47	10.90	102.84	56.63	128.51	86.06 to 99.62		119,371	107,990
30	48	93.99	93.06	92.91	09.08	100.16	69.40	115.50	88.63 to 98.03		129,253	120,086
<u>ALL</u>	97	93.74	92.82	91.92	10.08	100.98	56.63	128.51	90.60 to 97.22		147,809	135,865

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	97	93.74	92.82	91.92	10.08	100.98	56.63	128.51	90.60 to 97.22		147,809	135,865
06												
07												
<u>ALL</u>	97	93.74	92.82	91.92	10.08	100.98	56.63	128.51	90.60 to 97.22		147,809	135,865

84 Stanton
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 : 97
Total Sales Price : 14,337,450
Total Adj. Sales Price : 14,337,450
Total Assessed Value : 13,178,930
Avg. Adj. Sales Price : 147,809
Avg. Assessed Value : 135,865

MEDIAN : 94
WGT. MEAN : 92
MEAN : 93
COD : 10.08
PRD : 100.98

COV : 13.00
STD : 12.07
Avg. Abs. Dev : 09.45
MAX Sales Ratio : 128.51
MIN Sales Ratio : 56.63

95% Median C.I. : 90.60 to 97.22
95% Wgt. Mean C.I. : 89.14 to 94.70
95% Mean C.I. : 90.42 to 95.22

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	1	114.17	114.17	114.17	00.00	100.00	114.17	114.17	N/A	9,000	10,275	
Less Than 30,000	1	114.17	114.17	114.17	00.00	100.00	114.17	114.17	N/A	9,000	10,275	
___Ranges Excl. Low \$___												
Greater Than 4,999	97	93.74	92.82	91.92	10.08	100.98	56.63	128.51	90.60 to 97.22	147,809	135,865	
Greater Than 14,999	96	93.69	92.60	91.91	09.96	100.75	56.63	128.51	89.44 to 97.22	149,255	137,173	
Greater Than 29,999	96	93.69	92.60	91.91	09.96	100.75	56.63	128.51	89.44 to 97.22	149,255	137,173	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	1	114.17	114.17	114.17	00.00	100.00	114.17	114.17	N/A	9,000	10,275	
15,000 TO 29,999												
30,000 TO 59,999	5	104.37	105.06	105.20	09.21	99.87	87.91	128.51	N/A	46,000	48,392	
60,000 TO 99,999	13	94.87	93.37	93.77	08.01	99.57	69.85	106.64	85.10 to 101.81	82,500	77,357	
100,000 TO 149,999	46	90.02	90.35	89.81	09.71	100.60	69.40	112.71	84.21 to 96.46	124,266	111,601	
150,000 TO 249,999	22	97.24	93.29	92.52	09.82	100.83	56.63	115.50	86.06 to 101.08	172,807	159,881	
250,000 TO 499,999	10	93.65	94.24	93.22	08.75	101.09	73.85	122.71	82.00 to 99.63	350,795	327,000	
500,000 TO 999,999												
1,000,000 +												
___ALL___	97	93.74	92.82	91.92	10.08	100.98	56.63	128.51	90.60 to 97.22	147,809	135,865	

84 Stanton
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 : 2
Total Sales Price : 179,000
Total Adj. Sales Price : 179,000
Total Assessed Value : 158,545
Avg. Adj. Sales Price : 89,500
Avg. Assessed Value : 79,273

MEDIAN : 91
WGT. MEAN : 89
MEAN : 91
COD : 03.69
PRD : 102.78

COV : 05.21
STD : 04.74
Avg. Abs. Dev : 03.36
MAX Sales Ratio : 94.38
MIN Sales Ratio : 87.67

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 48.44 to 133.62

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	94.38	94.38	94.38	00.00	100.00	94.38	94.38	N/A	24,000	22,650
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	87.67	87.67	87.67	00.00	100.00	87.67	87.67	N/A	155,000	135,895
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15											
01-OCT-15 To 30-SEP-16	2	91.03	91.03	88.57	03.69	102.78	87.67	94.38	N/A	89,500	79,273
01-OCT-16 To 30-SEP-17											
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	1	94.38	94.38	94.38	00.00	100.00	94.38	94.38	N/A	24,000	22,650
01-JAN-16 To 31-DEC-16	1	87.67	87.67	87.67	00.00	100.00	87.67	87.67	N/A	155,000	135,895
<u>ALL</u>	2	91.03	91.03	88.57	03.69	102.78	87.67	94.38	N/A	89,500	79,273

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
20	1	94.38	94.38	94.38	00.00	100.00	94.38	94.38	N/A	24,000	22,650
30	1	87.67	87.67	87.67	00.00	100.00	87.67	87.67	N/A	155,000	135,895
<u>ALL</u>	2	91.03	91.03	88.57	03.69	102.78	87.67	94.38	N/A	89,500	79,273

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	2	91.03	91.03	88.57	03.69	102.78	87.67	94.38	N/A	89,500	79,273
04											
<u>ALL</u>	2	91.03	91.03	88.57	03.69	102.78	87.67	94.38	N/A	89,500	79,273

84 Stanton
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 : 2
Total Sales Price : 179,000
Total Adj. Sales Price : 179,000
Total Assessed Value : 158,545
Avg. Adj. Sales Price : 89,500
Avg. Assessed Value : 79,273

MEDIAN : 91
WGT. MEAN : 89
MEAN : 91
COD : 03.69
PRD : 102.78

COV : 05.21
STD : 04.74
Avg. Abs. Dev : 03.36
MAX Sales Ratio : 94.38
MIN Sales Ratio : 87.67

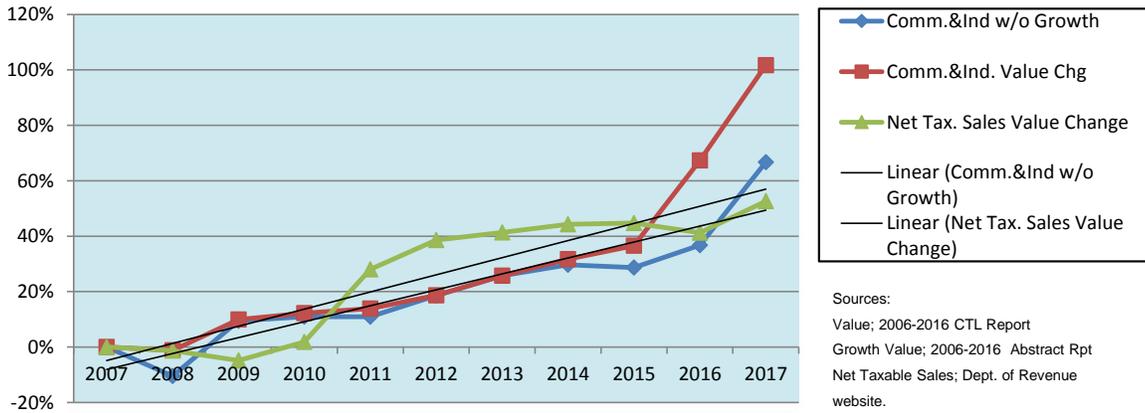
95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 48.44 to 133.62

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SALE PRICE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	94.38	94.38	94.38	00.00	100.00	94.38	94.38	N/A	24,000	22,650	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	2	91.03	91.03	88.57	03.69	102.78	87.67	94.38	N/A	89,500	79,273	
Greater Than 14,999	2	91.03	91.03	88.57	03.69	102.78	87.67	94.38	N/A	89,500	79,273	
Greater Than 29,999	1	87.67	87.67	87.67	00.00	100.00	87.67	87.67	N/A	155,000	135,895	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	94.38	94.38	94.38	00.00	100.00	94.38	94.38	N/A	24,000	22,650	
30,000 TO 59,999												
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999	1	87.67	87.67	87.67	00.00	100.00	87.67	87.67	N/A	155,000	135,895	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	2	91.03	91.03	88.57	03.69	102.78	87.67	94.38	N/A	89,500	79,273	

OCCUPANCY CODE											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
344	1	94.38	94.38	94.38	00.00	100.00	94.38	94.38	N/A	24,000	22,650	
434	1	87.67	87.67	87.67	00.00	100.00	87.67	87.67	N/A	155,000	135,895	
___ ALL ___	2	91.03	91.03	88.57	03.69	102.78	87.67	94.38	N/A	89,500	79,273	

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	\$ 22,793,535	\$ 169,235	0.74%	\$ 22,624,300	-	\$ 12,392,215	-
2008	\$ 22,518,440	\$ 2,108,350	9.36%	\$ 20,410,090	-10.46%	\$ 12,236,701	-1.25%
2009	\$ 25,052,395	\$ 90,450	0.36%	\$ 24,961,945	10.85%	\$ 11,790,759	-3.64%
2010	\$ 25,573,760	\$ 275,000	1.08%	\$ 25,298,760	0.98%	\$ 12,624,402	7.07%
2011	\$ 25,949,190	\$ 666,505	2.57%	\$ 25,282,685	-1.14%	\$ 15,866,866	25.68%
2012	\$ 27,054,215	\$ 25,080	0.09%	\$ 27,029,135	4.16%	\$ 17,169,438	8.21%
2013	\$ 28,658,790	\$ -	0.00%	\$ 28,658,790	5.93%	\$ 17,513,977	2.01%
2014	\$ 30,028,335	\$ 475,165	1.58%	\$ 29,553,170	3.12%	\$ 17,886,328	2.13%
2015	\$ 31,132,740	\$ 1,792,930	5.76%	\$ 29,339,810	-2.29%	\$ 17,940,045	0.30%
2016	\$ 38,153,275	\$ 6,977,600	18.29%	\$ 31,175,675	0.14%	\$ 17,509,700	-2.40%
2017	\$ 45,980,885	\$ 7,978,705	17.35%	\$ 38,002,180	-0.40%	\$ 18,911,968	8.01%
Ann %chg	7.27%			Average	1.09%	3.92%	4.61%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-10.46%	-1.21%	-1.25%
2009	9.51%	9.91%	-4.85%
2010	10.99%	12.20%	1.87%
2011	10.92%	13.84%	28.04%
2012	18.58%	18.69%	38.55%
2013	25.73%	25.73%	41.33%
2014	29.66%	31.74%	44.34%
2015	28.72%	36.59%	44.77%
2016	36.77%	67.39%	41.30%
2017	66.72%	101.73%	52.61%

County Number: 84
 County Name: Stanton

84 Stanton
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 25
Total Sales Price : 17,092,096
Total Adj. Sales Price : 17,092,096
Total Assessed Value : 12,123,375
Avg. Adj. Sales Price : 683,684
Avg. Assessed Value : 484,935

MEDIAN : 72
WGT. MEAN : 71
MEAN : 72
COD : 10.02
PRD : 102.11

COV : 12.18
STD : 08.82
Avg. Abs. Dev : 07.19
MAX Sales Ratio : 91.11
MIN Sales Ratio : 56.90

95% Median C.I. : 66.58 to 78.40
95% Wgt. Mean C.I. : 66.77 to 75.09
95% Mean C.I. : 68.79 to 76.07

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	1	81.60	81.60	81.60	00.00	100.00	81.60	81.60	N/A	775,500	632,830
01-JAN-15 To 31-MAR-15	2	67.44	67.44	65.22	15.63	103.40	56.90	77.97	N/A	1,216,000	793,033
01-APR-15 To 30-JUN-15	3	69.50	69.49	67.11	08.55	103.55	60.58	78.40	N/A	390,512	262,055
01-JUL-15 To 30-SEP-15	2	78.85	78.85	73.62	15.56	107.10	66.58	91.11	N/A	575,000	423,305
01-OCT-15 To 31-DEC-15	2	70.11	70.11	68.69	07.29	102.07	65.00	75.21	N/A	466,061	320,125
01-JAN-16 To 31-MAR-16	3	72.31	77.09	76.81	07.09	100.36	71.79	87.18	N/A	822,817	632,005
01-APR-16 To 30-JUN-16	4	68.30	67.49	66.89	03.78	100.90	62.44	70.93	N/A	812,450	543,433
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	1	65.70	65.70	65.70	00.00	100.00	65.70	65.70	N/A	337,000	221,425
01-JAN-17 To 31-MAR-17	2	72.06	72.06	72.09	08.90	99.96	65.65	78.47	N/A	1,015,890	732,348
01-APR-17 To 30-JUN-17	4	77.10	73.76	71.87	09.36	102.63	59.67	81.17	N/A	515,977	370,810
01-JUL-17 To 30-SEP-17	1	81.74	81.74	81.74	00.00	100.00	81.74	81.74	N/A	480,000	392,350
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	8	73.74	72.83	69.66	12.80	104.55	56.90	91.11	56.90 to 91.11	691,130	481,459
01-OCT-15 To 30-SEP-16	9	70.93	71.27	70.82	06.65	100.64	62.44	87.18	65.00 to 75.21	738,930	523,333
01-OCT-16 To 30-SEP-17	8	75.95	73.33	72.50	09.51	101.14	59.67	81.74	59.67 to 81.74	614,086	445,214
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	9	69.50	71.25	67.87	11.77	104.98	56.90	91.11	60.58 to 78.40	631,740	428,788
01-JAN-16 To 31-DEC-16	8	70.07	70.87	70.87	06.69	100.00	62.44	87.18	62.44 to 87.18	756,906	536,396
<u>ALL</u>	25	71.79	72.43	70.93	10.02	102.11	56.90	91.11	66.58 to 78.40	683,684	484,935

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	25	71.79	72.43	70.93	10.02	102.11	56.90	91.11	66.58 to 78.40	683,684	484,935
<u>ALL</u>	25	71.79	72.43	70.93	10.02	102.11	56.90	91.11	66.58 to 78.40	683,684	484,935

95%MLU By Market Area										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Dry</u>											
County	9	70.93	74.56	71.63	13.03	104.09	56.90	91.11	65.00 to 87.18	731,135	523,698
1	9	70.93	74.56	71.63	13.03	104.09	56.90	91.11	65.00 to 87.18	731,135	523,698
<u>ALL</u>	25	71.79	72.43	70.93	10.02	102.11	56.90	91.11	66.58 to 78.40	683,684	484,935

84 Stanton
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 25
 Total Sales Price : 17,092,096
 Total Adj. Sales Price : 17,092,096
 Total Assessed Value : 12,123,375
 Avg. Adj. Sales Price : 683,684
 Avg. Assessed Value : 484,935

MEDIAN : 72
 WGT. MEAN : 71
 MEAN : 72
 COD : 10.02
 PRD : 102.11

COV : 12.18
 STD : 08.82
 Avg. Abs. Dev : 07.19
 MAX Sales Ratio : 91.11
 MIN Sales Ratio : 56.90

95% Median C.I. : 66.58 to 78.40
 95% Wgt. Mean C.I. : 66.77 to 75.09
 95% Mean C.I. : 68.79 to 76.07

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	5	73.42	70.02	71.48	09.86	97.96	59.67	78.47	N/A	765,730	547,374
1	5	73.42	70.02	71.48	09.86	97.96	59.67	78.47	N/A	765,730	547,374
_____Dry_____											
County	16	73.07	73.83	70.75	11.39	104.35	56.90	91.11	65.65 to 81.60	683,160	483,349
1	16	73.07	73.83	70.75	11.39	104.35	56.90	91.11	65.65 to 81.60	683,160	483,349
_____ALL_____											
	25	71.79	72.43	70.93	10.02	102.11	56.90	91.11	66.58 to 78.40	683,684	484,935

Stanton County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Stanton	1	6000	6000	6000	5980	5510	5220	4370	4050	5531
Colfax	1	6575	6250	6150	6050	5725	5500	5400	4975	5981
Cuming	2	7380	7390	6976	6899	6448	6443	5475	5267	6866
Cuming	3	6008	6007	5661	5656	5076	5019	4252	4195	5426
Madison	1	7329	7013	6573	6267	5961	5737	4721	4000	6337
Pierce	1	6106	5894	5520	5424	5329	4747	4113	3890	5216
Platte	6	8669	8150	7377	6958	6680	6260	5840	5210	7214
Wayne	1	6025	6000	5950	5900	5800	5650	5500	4900	5801

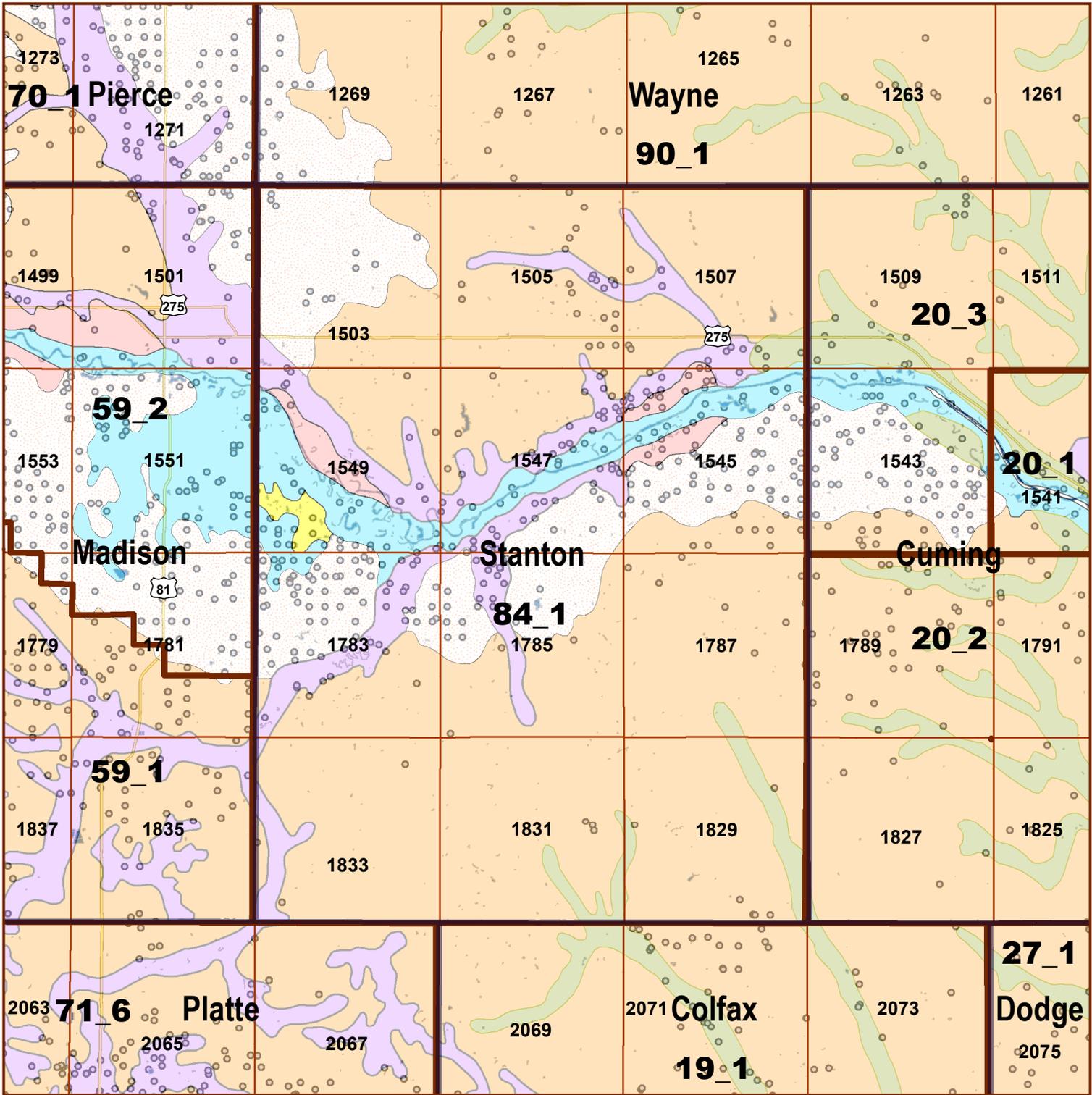
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Stanton	1	5500	5500	5500	5250	4521	4565	4475	3800	4836
Colfax	1	5832	5744	5548	5449	5250	5027	4705	4314	5266
Cuming	2	7080	7079	6669	6616	6140	6138	5150	5150	6467
Cuming	3	5705	5705	5219	5316	4844	4788	3913	3837	5133
Madison	1	6233	6065	5693	5412	5139	4916	3891	3075	5405
Pierce	1	5395	5230	4925	4700	4080	3800	2750	2405	4341
Platte	6	7596	7280	6707	6480	6345	5929	5100	4060	6435
Wayne	1	5700	5650	5550	5450	5290	4750	4180	3895	5174

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Stanton	1	2100	2075	2025	1950	1504	1284	1255	1386	1485
Colfax	1	2335	2335	2200	2200	2050	2050	1800	1800	2055
Cuming	2	2830	2801	2555	2356	2159	2160	2029	2048	2425
Cuming	3	2830	2799	2550	2364	2084	1864	1685	2024	2235
Madison	1	2442	2232	203	2115	1917	1897	1670	1245	1848
Pierce	1	2275	2105	2050	1920	1855	1487	1465	1295	1585
Platte	6	1795	1800	1678	1688	1650	1647	1600	1577	1650
Wayne	1	2400	2260	2120	1980	1870	1590	1410	1270	1906

County	Mkt Area	CRP	TIMBER	WASTE
Stanton	1	1821	190	190
Colfax	1	4737	1479	150
Cuming	2	6390	1172	125
Cuming	3	4542	1183	125
Madison	1	3432	729	150
Pierce	1	3693	813	50
Platte	6	3819	1497	100
Wayne	1	4948	n/a	200

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

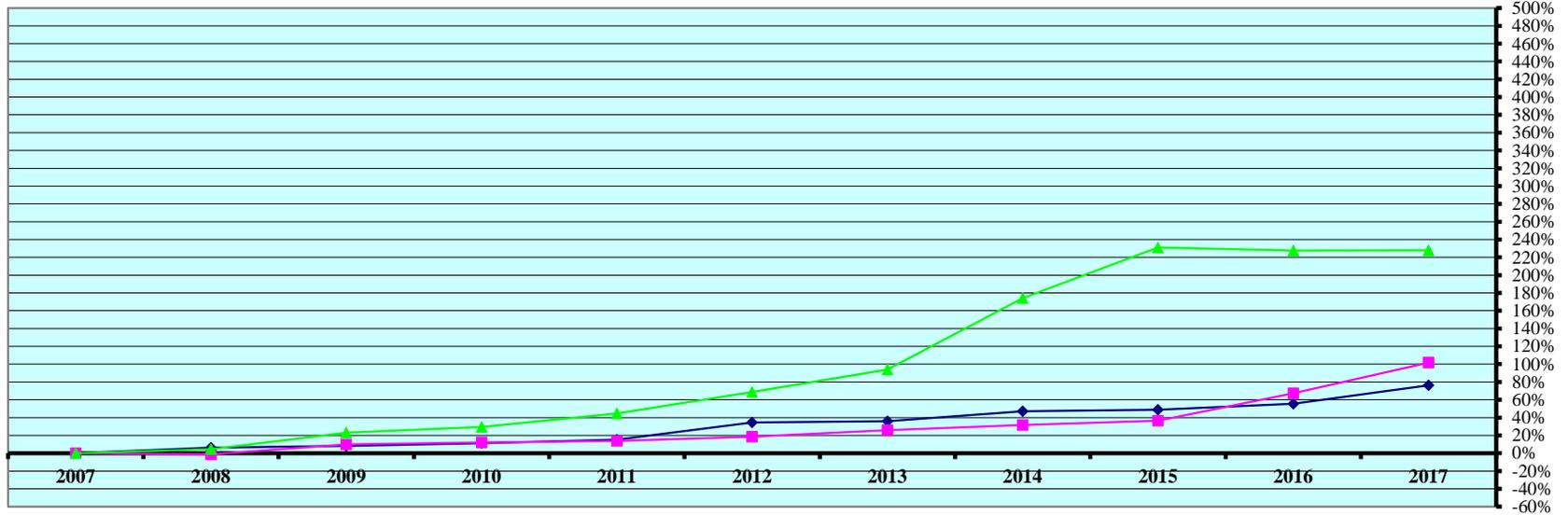
- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium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

Stanton County Map



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

ResRec
Comm&Indust
Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	128,482,805	--	--	--	22,793,535	--	--	--	313,359,495	--	--	--
2008	136,315,820	7,833,015	6.10%	6.10%	22,518,440	-275,095	-1.21%	-1.21%	327,449,090	14,089,595	4.50%	4.50%
2009	139,012,440	2,696,620	1.98%	8.20%	25,052,395	2,533,955	11.25%	9.91%	385,278,735	57,829,645	17.66%	22.95%
2010	142,918,765	3,906,325	2.81%	11.24%	25,573,760	521,365	2.08%	12.20%	405,870,550	20,591,815	5.34%	29.52%
2011	148,085,835	5,167,070	3.62%	15.26%	25,949,190	375,430	1.47%	13.84%	453,302,850	47,432,300	11.69%	44.66%
2012	172,938,195	24,852,360	16.78%	34.60%	27,054,215	1,105,025	4.26%	18.69%	528,517,590	75,214,740	16.59%	68.66%
2013	174,790,785	1,852,590	1.07%	36.04%	28,658,790	1,604,575	5.93%	25.73%	607,356,545	78,838,955	14.92%	93.82%
2014	189,115,745	14,324,960	8.20%	47.19%	30,028,335	1,369,545	4.78%	31.74%	859,110,420	251,753,875	41.45%	174.16%
2015	191,119,740	2,003,995	1.06%	48.75%	31,132,740	1,104,405	3.68%	36.59%	1,037,426,595	178,316,175	20.76%	231.07%
2016	199,786,610	8,666,870	4.53%	55.50%	38,153,275	7,020,535	22.55%	67.39%	1,026,443,315	-10,983,280	-1.06%	227.56%
2017	226,468,925	26,682,315	13.36%	76.26%	45,980,885	7,827,610	20.52%	101.73%	1,027,965,410	1,522,095	0.15%	228.05%

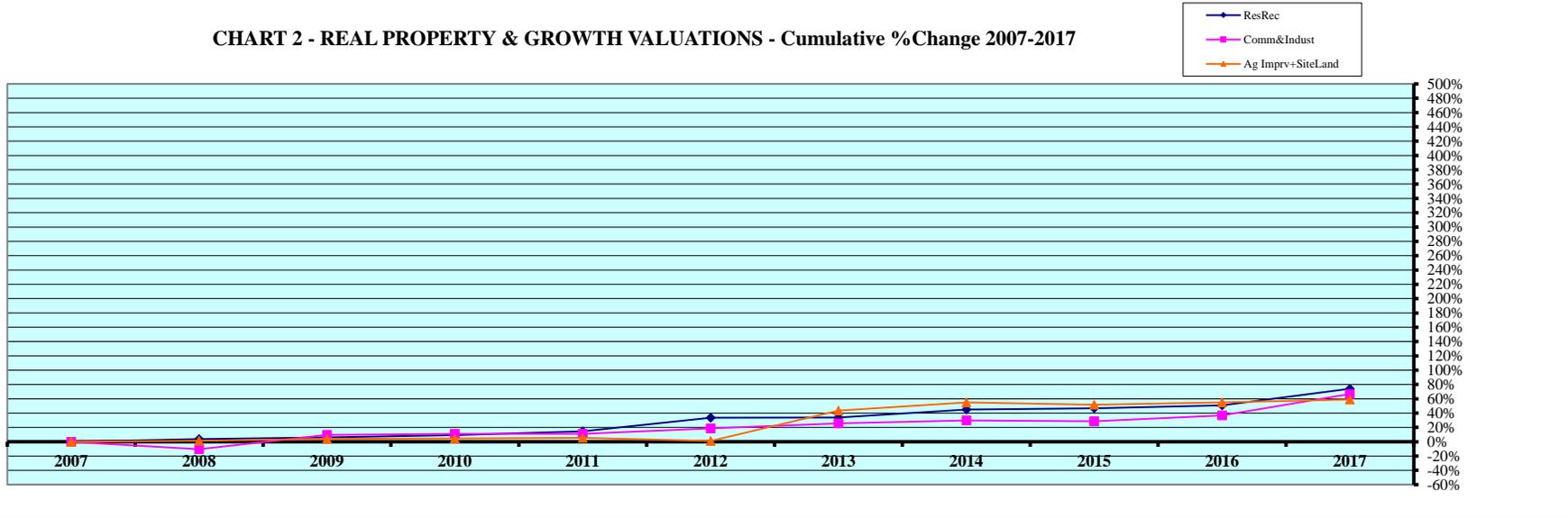
Rate Annual %chg: Residential & Recreational **5.83%** Commercial & Industrial **7.27%** Agricultural Land **12.61%**

Cnty# **84**
County **STANTON**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾								
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth			
2007	128,482,805	2,766,420	2.15%	125,716,385	--	--	22,793,535	169,235	0.74%	22,624,300	--	--			
2008	136,315,820	3,034,505	2.23%	133,281,315	3.73%	3.73%	22,518,440	2,108,350	9.36%	20,410,090	-10.46%	-10.46%			
2009	139,012,440	2,702,450	1.94%	136,309,990	0.00%	6.09%	25,052,395	90,450	0.36%	24,961,945	10.85%	9.51%			
2010	142,918,765	2,572,345	1.80%	140,346,420	0.96%	9.23%	25,573,760	275,000	1.08%	25,298,760	0.98%	10.99%			
2011	148,085,835	1,068,235	0.72%	147,017,600	2.87%	14.43%	25,949,190	666,505	2.57%	25,282,685	-1.14%	10.92%			
2012	172,938,195	1,404,135	0.81%	171,534,060	15.83%	33.51%	27,054,215	25,080	0.09%	27,029,135	4.16%	18.58%			
2013	174,790,785	2,625,110	1.50%	172,165,675	-0.45%	34.00%	28,658,790	0	0.00%	28,658,790	5.93%	25.73%			
2014	189,115,745	2,927,805	1.55%	186,187,940	6.52%	44.91%	30,028,335	475,165	1.58%	29,553,170	3.12%	29.66%			
2015	191,119,740	2,721,635	1.42%	188,398,105	-0.38%	46.63%	31,132,740	1,792,930	5.76%	29,339,810	-2.29%	28.72%			
2016	199,786,610	6,005,955	3.01%	193,780,655	1.39%	50.82%	38,153,275	6,977,600	18.29%	31,175,675	0.14%	36.77%			
2017	226,468,925	2,847,300	1.26%	223,621,625	11.93%	74.05%	45,980,885	7,978,705	17.35%	38,002,180	-0.40%	66.72%			
Rate Ann%chg	5.83%						4.24%	7.27%						C & I w/o growth	1.09%

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	31,612,305	18,239,025	49,851,330	1,962,050	3.94%	47,889,280	--	--
2008	31,656,990	20,305,035	51,962,025	1,392,895	2.68%	50,569,130	1.44%	1.44%
2009	32,440,250	20,999,190	53,439,440	1,621,930	3.04%	51,817,510	-0.28%	3.94%
2010	32,214,430	20,848,155	53,062,585	950,440	1.79%	52,112,145	-2.48%	4.54%
2011	32,561,270	21,341,425	53,902,695	1,361,920	2.53%	52,540,775	-0.98%	5.39%
2012	31,591,450	21,573,235	53,164,685	2,816,000	5.30%	50,348,685	-6.59%	1.00%
2013	45,110,995	27,891,310	73,002,305	1,485,245	2.03%	71,517,060	34.52%	43.46%
2014	46,268,270	31,530,090	77,798,360	596,910	0.77%	77,201,450	5.75%	54.86%
2015	45,976,365	31,045,230	77,021,595	1,451,195	1.88%	75,570,400	-2.86%	51.59%
2016	47,276,520	32,544,680	79,821,200	2,558,385	3.21%	77,262,815	0.31%	54.99%
2017	47,689,460	33,415,810	81,105,270	1,831,945	2.26%	79,273,325	-0.69%	59.02%
Rate Ann%chg	4.20%	6.24%	4.99%	Ag Imprv+Site w/o growth			2.81%	

(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.

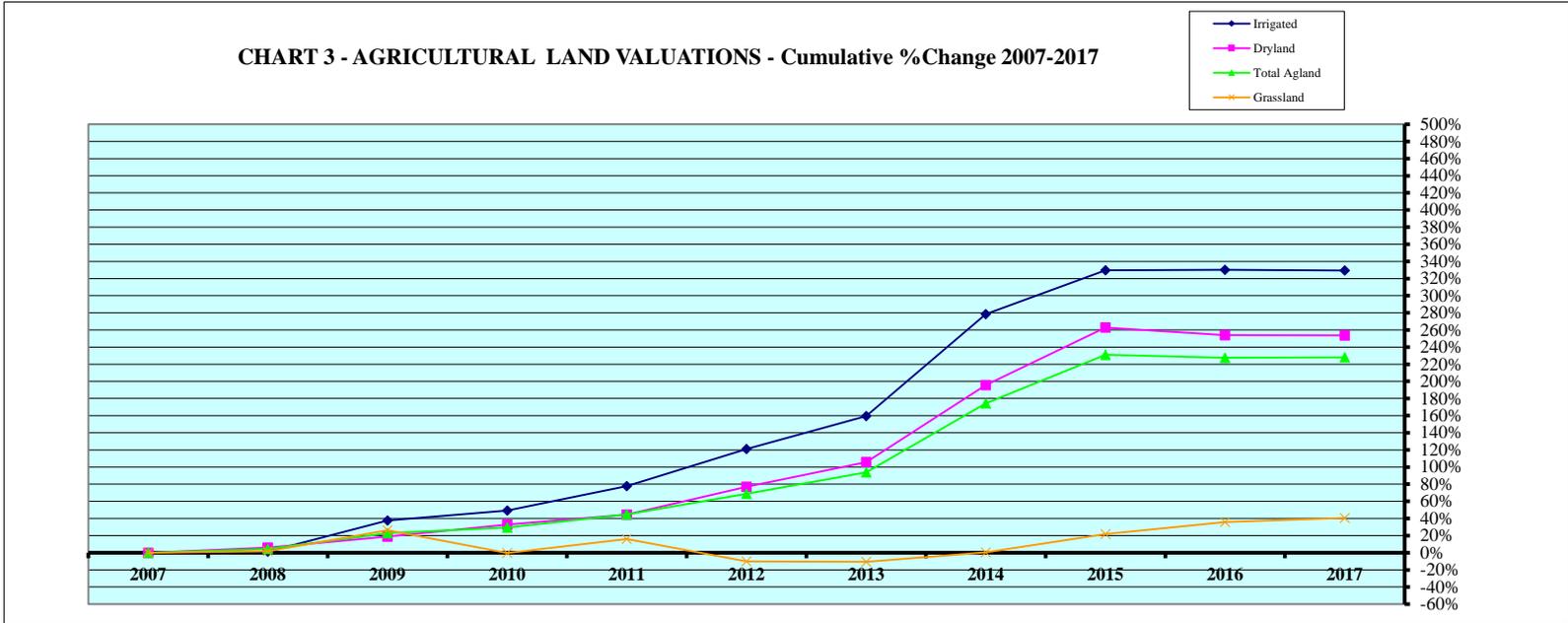
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

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

Cnty# 84
County STANTON

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	46,580,510	--	--	--	211,334,245	--	--	--	54,162,970	--	--	--
2008	47,217,960	637,450	1.37%	1.37%	223,847,780	12,513,535	5.92%	5.92%	55,103,030	940,060	1.74%	1.74%
2009	64,177,490	16,959,530	35.92%	37.78%	251,299,925	27,452,145	12.26%	18.91%	68,417,460	13,314,430	24.16%	26.32%
2010	69,520,360	5,342,870	8.33%	49.25%	280,981,890	29,681,965	11.81%	32.96%	53,993,250	-14,424,210	-21.08%	-0.31%
2011	82,760,245	13,239,885	19.04%	77.67%	305,645,770	24,663,880	8.78%	44.63%	62,826,950	8,833,700	16.36%	16.00%
2012	102,929,495	20,169,250	24.37%	120.97%	373,854,815	68,209,045	22.32%	76.90%	48,753,315	-14,073,635	-22.40%	-9.99%
2013	120,855,160	17,925,665	17.42%	159.45%	434,456,435	60,601,620	16.21%	105.58%	48,414,450	-338,865	-0.70%	-10.61%
2014	176,302,385	55,447,225	45.88%	278.49%	624,617,245	190,160,810	43.77%	195.56%	54,479,205	6,064,755	12.53%	0.58%
2015	200,162,430	23,860,045	13.53%	329.71%	766,750,080	142,132,835	22.76%	262.81%	66,031,380	11,552,175	21.20%	21.91%
2016	200,390,195	227,765	0.11%	330.20%	748,125,410	-18,624,670	-2.43%	254.00%	73,628,750	7,597,370	11.51%	35.94%
2017	200,051,175	-339,020	-0.17%	329.47%	747,565,970	-559,440	-0.07%	253.74%	76,159,790	2,531,040	3.44%	40.61%

Rate Ann.%chg: Irrigated **15.69%** Dryland **13.47%** Grassland **3.47%**

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	1,281,770	--	--	--	0	--	--	--	313,359,495	--	--	--
2008	1,280,320	-1,450	-0.11%	-0.11%	0	0	--	--	327,449,090	14,089,595	4.50%	4.50%
2009	1,383,860	103,540	8.09%	7.96%	0	0	--	--	385,278,735	57,829,645	17.66%	22.95%
2010	1,375,050	-8,810	-0.64%	7.28%	0	0	--	--	405,870,550	20,591,815	5.34%	29.52%
2011	2,069,885	694,835	50.53%	61.49%	0	0	--	--	453,302,850	47,432,300	11.69%	44.66%
2012	776,945	-1,292,940	-62.46%	-39.38%	2,203,020	2,203,020	--	--	528,517,590	75,214,740	16.59%	68.66%
2013	726,395	-50,550	-6.51%	-43.33%	2,904,105	701,085	31.82%	--	607,356,545	78,838,955	14.92%	93.82%
2014	759,340	32,945	4.54%	-40.76%	2,952,245	48,140	1.66%	--	859,110,420	251,753,875	41.45%	174.16%
2015	990,070	230,730	30.39%	-22.76%	3,492,635	540,390	18.30%	--	1,037,426,595	178,316,175	20.76%	231.07%
2016	1,034,440	44,370	4.48%	-19.30%	3,264,520	-228,115	-6.53%	--	1,026,443,315	-10,983,280	-1.06%	227.56%
2017	1,051,800	17,360	1.68%	-17.94%	3,136,675	-127,845	-3.92%	--	1,027,965,410	1,522,095	0.15%	228.05%

Cnty# **84**
County **STANTON**

Rate Ann.%chg: Total Agric Land **12.61%**

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	46,469,535	30,695	1,514			211,567,030	156,409	1,353			54,453,430	59,588	914		
2008	47,228,290	31,299	1,509	-0.33%	-0.33%	223,939,815	156,056	1,435	6.09%	6.09%	55,168,610	58,951	936	2.41%	2.41%
2009	64,003,030	31,525	2,030	34.55%	34.11%	251,687,810	155,959	1,614	12.46%	19.31%	68,880,750	58,831	1,171	25.11%	28.12%
2010	68,689,195	31,860	2,156	6.19%	42.41%	281,358,730	155,450	1,810	12.16%	33.81%	54,205,995	58,236	931	-20.50%	1.86%
2011	82,826,285	32,378	2,558	18.65%	68.97%	306,265,920	155,309	1,972	8.95%	45.79%	62,599,070	57,717	1,085	16.52%	18.69%
2012	103,570,530	35,257	2,938	14.84%	94.04%	374,673,130	161,378	2,322	17.74%	71.64%	48,825,225	46,644	1,047	-3.49%	14.55%
2013	120,481,750	35,658	3,379	15.02%	123.19%	435,287,015	160,169	2,718	17.05%	100.91%	48,658,650	45,012	1,081	3.27%	18.30%
2014	175,683,895	35,910	4,892	44.79%	223.16%	625,951,115	159,833	3,916	44.10%	189.53%	54,418,385	44,767	1,216	12.45%	33.02%
2015	199,540,835	36,046	5,536	13.15%	265.66%	769,288,060	159,632	4,819	23.05%	256.27%	65,793,945	44,765	1,470	20.91%	60.84%
2016	200,662,780	36,275	5,532	-0.07%	265.39%	750,013,255	155,186	4,833	0.29%	257.30%	73,378,455	48,806	1,503	2.29%	64.53%
2017	200,678,290	36,281	5,531	-0.01%	265.36%	747,421,590	154,609	4,834	0.03%	257.39%	75,674,090	49,508	1,529	1.67%	67.27%

Rate Annual %chg Average Value/Acre: **13.83%**

13.58%

5.28%

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	1,269,175	13,148	97			0	0				313,759,170	259,841	1,208		
2008	1,282,625	13,286	97	0.01%	0.01%	0	0				327,619,340	259,592	1,262	4.52%	4.52%
2009	1,336,075	13,360	100	3.59%	3.60%	0	0				385,907,665	259,675	1,486	17.75%	23.07%
2010	1,387,420	13,874	100	0.00%	3.60%	0	0				405,641,340	259,419	1,564	5.22%	29.49%
2011	2,065,555	13,769	150	50.01%	55.42%	0	0				453,756,830	259,174	1,751	11.97%	44.99%
2012	740,065	4,931	150	0.04%	55.47%	2,186,585	8,375	261			529,995,535	256,585	2,066	17.98%	71.06%
2013	765,510	5,101	150	-0.01%	55.46%	2,876,405	10,291	280	7.05%		608,069,330	256,230	2,373	14.89%	96.53%
2014	739,150	4,926	150	0.00%	55.46%	2,872,155	10,276	280	0.00%		859,664,700	255,711	3,362	41.66%	178.41%
2015	969,715	5,103	190	26.62%	96.85%	3,500,985	10,156	345	23.33%		1,039,093,540	255,702	4,064	20.88%	236.54%
2016	1,035,890	5,452	190	0.00%	96.85%	3,473,075	10,085	344	-0.10%		1,028,563,455	255,804	4,021	-1.05%	232.99%
2017	1,051,210	5,531	190	0.02%	96.88%	3,150,580	9,408	335	-2.76%		1,027,975,760	255,338	4,026	0.13%	233.41%

84
STANTON

Rate Annual %chg Average Value/Acre: **12.80%**

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 5,591	Value : 1,426,835,485	Growth 12,597,795	Sum Lines 17, 25, & 41
------------------------------------------------------	------------------------	------------------------------	--------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	160	582,975	35	950,030	87	1,267,045	282	2,800,050	
02. Res Improve Land	687	3,978,745	627	10,236,340	501	25,206,255	1,815	39,421,340	
03. Res Improvements	717	54,970,675	708	69,107,030	507	79,300,065	1,932	203,377,770	
04. Res Total	877	59,532,395	743	80,293,400	594	105,773,365	2,214	245,599,160	2,653,580
% of Res Total	39.61	24.24	33.56	32.69	26.83	43.07	39.60	17.21	21.06
05. Com UnImp Land	18	41,780	2	32,530	7	436,660	27	510,970	
06. Com Improve Land	102	614,285	13	214,945	18	1,138,350	133	1,967,580	
07. Com Improvements	103	15,610,520	13	2,275,870	25	6,338,375	141	24,224,765	
08. Com Total	121	16,266,585	15	2,523,345	32	7,913,385	168	26,703,315	419,720
% of Com Total	72.02	60.92	8.93	9.45	19.05	29.63	3.00	1.87	3.33
09. Ind UnImp Land	0	0	0	0	1	182,500	1	182,500	
10. Ind Improve Land	0	0	0	0	4	1,705,670	4	1,705,670	
11. Ind Improvements	0	0	0	0	5	19,512,400	5	19,512,400	
12. Ind Total	0	0	0	0	6	21,400,570	6	21,400,570	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.11	1.50	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	877	59,532,395	743	80,293,400	594	105,773,365	2,214	245,599,160	2,653,580
% of Res & Rec Total	39.61	24.24	33.56	32.69	26.83	43.07	39.60	17.21	21.06
Com & Ind Total	121	16,266,585	15	2,523,345	38	29,313,955	174	48,103,885	419,720
% of Com & Ind Total	69.54	33.82	8.62	5.25	21.84	60.94	3.11	3.37	3.33
17. Taxable Total	998	75,798,980	758	82,816,745	632	135,087,320	2,388	293,703,045	3,073,300
% of Taxable Total	41.79	25.81	31.74	28.20	26.47	45.99	42.71	20.58	24.40

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	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	103	23	199	325

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	15,180	0	0	2,449	779,444,880	2,450	779,460,060
28. Ag-Improved Land	0	0	0	0	691	269,532,405	691	269,532,405
29. Ag Improvements	0	0	0	0	753	84,139,975	753	84,139,975
30. Ag Total							3,203	1,133,132,440

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	27	25.87	388,050	27	25.87	388,050	
32. HomeSite Improv Land	469	484.13	7,261,950	469	484.13	7,261,950	
33. HomeSite Improvements	485	0.00	42,607,200	485	0.00	42,607,200	954,480
34. HomeSite Total				512	510.00	50,257,200	
35. FarmSite UnImp Land	132	335.47	901,135	132	335.47	901,135	
36. FarmSite Improv Land	604	2,893.06	7,876,550	604	2,893.06	7,876,550	
37. FarmSite Improvements	692	0.00	41,532,775	692	0.00	41,532,775	8,570,015
38. FarmSite Total				824	3,228.53	50,310,460	
39. Road & Ditches	2,469	4,864.78	0	2,469	4,864.78	0	
40. Other- Non Ag Use	7	350.05	210,035	7	350.05	210,035	
41. Total Section VI				1,336	8,953.36	100,777,695	9,524,495

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	27	2,201.44	2,236,810	27	2,201.44	2,236,810

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,465.77	9.31%	20,794,620	10.10%	6,000.00
46. 1A	3,317.37	8.91%	19,904,220	9.67%	6,000.00
47. 2A1	6,384.00	17.15%	38,304,000	18.61%	6,000.00
48. 2A	4,401.43	11.82%	26,320,560	12.79%	5,980.00
49. 3A1	6,840.79	18.38%	37,692,800	18.31%	5,510.01
50. 3A	8,311.56	22.33%	43,386,295	21.08%	5,219.99
51. 4A1	3,836.97	10.31%	16,767,585	8.15%	4,370.01
52. 4A	663.66	1.78%	2,687,860	1.31%	4,050.06
53. Total	37,221.55	100.00%	205,857,940	100.00%	5,530.61
Dry					
54. 1D1	6,706.58	4.30%	36,886,195	4.90%	5,500.00
55. 1D	29,209.94	18.75%	160,654,670	21.32%	5,500.00
56. 2D1	13,303.94	8.54%	73,171,670	9.71%	5,500.00
57. 2D	4,531.51	2.91%	23,791,240	3.16%	5,250.18
58. 3D1	14,237.00	9.14%	64,358,470	8.54%	4,520.51
59. 3D	40,228.62	25.82%	183,641,430	24.38%	4,564.94
60. 4D1	44,512.33	28.57%	199,206,645	26.44%	4,475.31
61. 4D	3,072.35	1.97%	11,674,955	1.55%	3,800.01
62. Total	155,802.27	100.00%	753,385,275	100.00%	4,835.52
Grass					
63. 1G1	489.27	0.88%	968,810	1.35%	1,980.11
64. 1G	3,869.07	6.94%	6,904,735	9.61%	1,784.60
65. 2G1	5,824.05	10.44%	10,039,905	13.97%	1,723.87
66. 2G	2,374.91	4.26%	3,862,015	5.37%	1,626.17
67. 3G1	6,056.94	10.86%	8,500,485	11.83%	1,403.43
68. 3G	10,167.10	18.23%	12,446,870	17.32%	1,224.23
69. 4G1	15,077.82	27.04%	17,788,645	24.75%	1,179.79
70. 4G	11,907.44	21.35%	11,371,790	15.82%	955.02
71. Total	55,766.60	100.00%	71,883,255	100.00%	1,289.00
Irrigated Total					
Irrigated Total	37,221.55	14.58%	205,857,940	19.94%	5,530.61
Dry Total					
Dry Total	155,802.27	61.04%	753,385,275	72.98%	4,835.52
Grass Total					
Grass Total	55,766.60	21.85%	71,883,255	6.96%	1,289.00
72. Waste	4,192.73	1.64%	796,845	0.08%	190.05
73. Other	2,259.11	0.89%	431,430	0.04%	190.97
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	255,242.26	100.00%	1,032,354,745	100.00%	4,044.61

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	37,221.55	205,857,940	37,221.55	205,857,940
77. Dry Land	2.76	15,180	0.00	0	155,799.51	753,370,095	155,802.27	753,385,275
78. Grass	0.00	0	0.00	0	55,766.60	71,883,255	55,766.60	71,883,255
79. Waste	0.00	0	0.00	0	4,192.73	796,845	4,192.73	796,845
80. Other	0.00	0	0.00	0	2,259.11	431,430	2,259.11	431,430
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	2.76	15,180	0.00	0	255,239.50	1,032,339,565	255,242.26	1,032,354,745

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	37,221.55	14.58%	205,857,940	19.94%	5,530.61
Dry Land	155,802.27	61.04%	753,385,275	72.98%	4,835.52
Grass	55,766.60	21.85%	71,883,255	6.96%	1,289.00
Waste	4,192.73	1.64%	796,845	0.08%	190.05
Other	2,259.11	0.89%	431,430	0.04%	190.97
Exempt	0.00	0.00%	0	0.00%	0.00
Total	255,242.26	100.00%	1,032,354,745	100.00%	4,044.61

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 Norfolk	19	659,640	166	7,797,520	166	28,012,255	185	36,469,415	421,710
83.2 Norfolk V	16	446,550	0	0	0	0	16	446,550	0
83.3 Pilger	79	242,650	127	460,965	127	7,018,970	206	7,722,585	14,955
83.4 Rural	81	1,038,345	397	19,861,235	403	62,435,995	484	83,335,575	1,652,135
83.5 Rural V	1	15,450	0	0	0	0	1	15,450	0
83.6 Stanton	81	340,325	560	3,517,780	590	47,951,705	671	51,809,810	497,155
83.7 Wp	5	57,090	565	7,783,840	646	57,958,845	651	65,799,775	67,625
84 Residential Total	282	2,800,050	1,815	39,421,340	1,932	203,377,770	2,214	245,599,160	2,653,580

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>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 Pilger	12	18,140	13	108,615	14	9,414,485	26	9,541,240	353,725
85.2 Rural	8	619,160	24	2,886,050	32	26,827,525	40	30,332,735	65,995
85.3 Stanton	6	23,640	89	505,670	89	6,196,035	95	6,725,345	0
85.4 Wp	2	32,530	11	172,915	11	1,299,120	13	1,504,565	0
86 Commercial Total	28	693,470	137	3,673,250	146	43,737,165	174	48,103,885	419,720

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	298.38	0.73%	626,595	1.03%	2,099.99
88. 1G	2,781.53	6.79%	5,771,730	9.49%	2,075.02
89. 2G1	4,382.56	10.70%	8,874,800	14.60%	2,025.03
90. 2G	1,651.19	4.03%	3,219,935	5.30%	1,950.07
91. 3G1	4,661.52	11.38%	7,011,770	11.53%	1,504.18
92. 3G	7,761.53	18.95%	9,966,980	16.39%	1,284.15
93. 4G1	12,058.39	29.45%	15,133,435	24.89%	1,255.01
94. 4G	7,353.59	17.96%	10,190,640	16.76%	1,385.80
95. Total	40,948.69	100.00%	60,795,885	100.00%	1,484.68
CRP					
96. 1C1	160.18	3.16%	336,380	3.64%	2,100.01
97. 1C	491.42	9.69%	1,019,710	11.04%	2,075.03
98. 2C1	485.65	9.58%	983,450	10.65%	2,025.02
99. 2C	286.68	5.65%	559,035	6.05%	1,950.03
100. 3C1	752.95	14.85%	1,366,610	14.80%	1,815.01
101. 3C	1,296.53	25.56%	2,269,140	24.57%	1,750.16
102. 4C1	1,387.66	27.36%	2,345,165	25.39%	1,690.01
103. 4C	210.57	4.15%	355,875	3.85%	1,690.06
104. Total	5,071.64	100.00%	9,235,365	100.00%	1,820.98
Timber					
105. 1T1	30.71	0.32%	5,835	0.32%	190.00
106. 1T	596.12	6.12%	113,295	6.12%	190.05
107. 2T1	955.84	9.81%	181,655	9.81%	190.05
108. 2T	437.04	4.48%	83,045	4.48%	190.02
109. 3T1	642.47	6.59%	122,105	6.59%	190.06
110. 3T	1,109.04	11.38%	210,750	11.38%	190.03
111. 4T1	1,631.77	16.74%	310,045	16.74%	190.01
112. 4T	4,343.28	44.56%	825,275	44.56%	190.01
113. Total	9,746.27	100.00%	1,852,005	100.00%	190.02
<hr/>					
Grass Total	40,948.69	73.43%	60,795,885	84.58%	1,484.68
CRP Total	5,071.64	9.09%	9,235,365	12.85%	1,820.98
Timber Total	9,746.27	17.48%	1,852,005	2.58%	190.02
<hr/>					
114. Market Area Total	55,766.60	100.00%	71,883,255	100.00%	1,289.00

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

84 Stanton

	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	226,468,925	245,599,160	19,130,235	8.45%	2,653,580	7.28%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	47,689,460	50,257,200	2,567,740	5.38%	954,480	3.38%
04. Total Residential (sum lines 1-3)	274,158,385	295,856,360	21,697,975	7.91%	3,608,060	6.60%
05. Commercial	23,975,505	26,703,315	2,727,810	11.38%	419,720	9.63%
06. Industrial	22,005,380	21,400,570	-604,810	-2.75%	0	-2.75%
07. Total Commercial (sum lines 5-6)	45,980,885	48,103,885	2,123,000	4.62%	419,720	3.70%
08. Ag-Farmsite Land, Outbuildings	33,205,785	50,310,460	17,104,675	51.51%	8,570,015	25.70%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	210,025	210,035	10	0.00%		
11. Total Non-Agland (sum lines 8-10)	33,415,810	50,520,495	17,104,685	51.19%	8,570,015	25.54%
12. Irrigated	200,051,175	205,857,940	5,806,765	2.90%		
13. Dryland	747,565,970	753,385,275	5,819,305	0.78%		
14. Grassland	76,159,790	71,883,255	-4,276,535	-5.62%		
15. Wasteland	1,051,800	796,845	-254,955	-24.24%		
16. Other Agland	3,136,675	431,430	-2,705,245	-86.25%		
17. Total Agricultural Land	1,027,965,410	1,032,354,745	4,389,335	0.43%		
18. Total Value of all Real Property (Locally Assessed)	1,381,520,490	1,426,835,485	45,314,995	3.28%	12,597,795	2.37%

2018 Assessment Survey for Stanton County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	2 Part Time
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$167,522.00
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$15,000.00
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:
	\$750.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$200.00
12.	Other miscellaneous funds:
	\$3,550.00
13.	Amount of last year's assessor's budget not used:
	\$18,563.32

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. www.stanton.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS maintains software, office staff maintains the maps
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Pilger and Stanton are zoned.
4.	When was zoning implemented?
	1998

D. Contracted Services

1.	Appraisal Services:
	Tax Valuation Inc.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	One industrial property, Nucor Steel. (A verbal agreement was made between the Stanton County Board of Commissioner's and Nucor Steel to work with Wayne Kubert for all appraisal services. This was done approximately 25 years ago and has continued for this property only. Wayne Kubert/Industrial, Jeff Quist and William Kaiser/Commercial, and Tax Valuation Inc./Residential.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	Must be certified in Real Estate Appraisal.
4.	Have the existing contracts been approved by the PTA?
	Yes, Tax Valuation Inc.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No, values are calculated and recommended, then the final values implemented by the Assessor.

2018 Residential Assessment Survey for Stanton County

1.	Valuation data collection done by:																		
	Office Staff																		
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Eagle Ridge - Ridge between Norfolk and Stanton, contains approximately 14 parcels</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Norfolk Subdivision - includes any parcels near the city of Norfolk, except the Woodland Park Subdivision</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Pilger - Has a middle school, located south of Hwy. 275 one mile on Hwy. 15, approximate population of 215 and most of the south end is in a flood plain</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural - Any parcel not near a village or the city of Norfolk</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Stanton - County Seat. K-12 school system, located on Hwy. 24 and 57, approximately 10 miles from the city of Norfolk</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Willers Cove - Lake properties south of the village of Pilger on Hwy. 15 and contains approximately 60 parcels</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Woodland Park - All of the properties located in the Subdivision located east of Norfolk on Hwy 35.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Eagle Ridge - Ridge between Norfolk and Stanton, contains approximately 14 parcels	05	Norfolk Subdivision - includes any parcels near the city of Norfolk, except the Woodland Park Subdivision	10	Pilger - Has a middle school, located south of Hwy. 275 one mile on Hwy. 15, approximate population of 215 and most of the south end is in a flood plain	15	Rural - Any parcel not near a village or the city of Norfolk	20	Stanton - County Seat. K-12 school system, located on Hwy. 24 and 57, approximately 10 miles from the city of Norfolk	25	Willers Cove - Lake properties south of the village of Pilger on Hwy. 15 and contains approximately 60 parcels	30	Woodland Park - All of the properties located in the Subdivision located east of Norfolk on Hwy 35.	AG	Agricultural homes and outbuildings
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30	Woodland Park - All of the properties located in the Subdivision located east of Norfolk on Hwy 35.																		
AG	Agricultural homes and outbuildings																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Correlation between cost and sales comparison																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	Local market information within the valuation grouping develops the depreciation studies.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes																		
6.	Describe the methodology used to determine the residential lot values?																		
	Sales.																		
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																		
	Current value of property divided by number of lots, develop the lot value by market as they are sold.																		

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>
01	2007	2015	2018	2015-2016
05	2007	2015	2018	2015-2016
10	2007	2015	2008	2015-2016
15	2007	2015	2018	2015-2016
20	2007	2015	2008	2016
25	2012	2015	2012	2015
30	2007	2015	2008	2015-2016
AG	2007	2007	2018	2012

2018 Commercial Assessment Survey for Stanton County

1.	Valuation data collection done by:																							
	Jeff Quist, William Kaiser, Wayne Kubert - Industrial																							
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Pilger, small village, includes new and rebuilt businesses</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural and Woodland Park, located east of Norfolk on Hwy. 35.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>City of Stanton, hosts the County seat and located approximately 10 miles from City of Norfolk. This town includes several businesses.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Pilger, small village, includes new and rebuilt businesses	05	Rural and Woodland Park, located east of Norfolk on Hwy. 35.	10	City of Stanton, hosts the County seat and located approximately 10 miles from City of Norfolk. This town includes several businesses.												
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																							
01	Pilger, small village, includes new and rebuilt businesses																							
05	Rural and Woodland Park, located east of Norfolk on Hwy. 35.																							
10	City of Stanton, hosts the County seat and located approximately 10 miles from City of Norfolk. This town includes several businesses.																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	Correlation between the cost and market approaches estimates commercial market values.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	No unique properties at this time.																							
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?																							
	Yes, local market information is used to develop depreciation studies.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	No																							
6.	Describe the methodology used to determine the commercial lot values.																							
	Sales methodology																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">05</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015-2016</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	01	2015	2015	2015	2015-2016	05	2015	2015	2015	2015-2016	10	2015	2015	2015	2015-2016
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01	2015	2015	2015	2015-2016																				
05	2015	2015	2015	2015-2016																				
10	2015	2015	2015	2015-2016																				
	N/A																							

2018 Agricultural Assessment Survey for Stanton County

1.	Valuation data collection done by:						
	Office Staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The county has one market area for the entire county.</td> <td style="text-align: center;">2015-16</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The county has one market area for the entire county.	2015-16
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The county has one market area for the entire county.	2015-16					
	N/A						
3.	Describe the process used to determine and monitor market areas.						
	Annual study completed on sales.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Through sales, questionnaires included with those sales, FSA certifications, FSA flight verification.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Continue to rely on the Northeast area counties with like properties to determine value.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
7a.	How many special valuation applications are on file?						
	None						
7b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
7c.	Describe the non-agricultural influences recognized within the county.						
	N/A						
7d.	Where is the influenced area located within the county?						
	N/A						
7e.	Describe in detail how the special values were arrived at in the influenced area(s).						
	N/A						

RECEIVED
OCT 27 2017
NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

**2017 Plan of Assessment
For Stanton County
2018 ,2019 ,2020**

Stanton County is located in Northeast Nebraska and is approximately 428 square miles in area. The county seat is Stanton, which is located twelve miles southeast of Norfolk, NE on Highway 24. We are bounded by the counties of Wayne(north), Cuming(east), Colfax and Platte(south and Madison(west). The City of Stanton has approximately 1,630 residents and the county population as a whole is 6,130.

The Stanton County Assessor's office consists of three employees: The Assessor, the deputy Assessor and one full time office clerk. The Assessor and Deputy have maintained Assessor certificates since 1978. The Assessor continues annual required educational classes to accumulate the required minimum 60 credit hours per 4 year term keep the certification . As to date the Assessor has 39.75 credit hours accumulated.

Our office strives to prepare and keep records that are accurate and complete, while continuing our efforts to provide the property owners with values that are fair and equitable.

Real property includes 2,209 parcels of residential, 11 industrial, 170 commercial, 327 exempt, 3,194 agricultural, and 27 Game and Parks.

Agricultural land consists of the following: 255,337.84 acres, about 92% of all acres.

- Irrigated acres=36,281.21 14.21%
- Dryland= 154,608.80 60.55%
- Grassland= 44,412.50 17.39%
- Wasteland= 5,531.47 2.17%
- CRP 5,095.88 1.99%
- Other 9,407.98 3.69%

At the time of filing the Abstract of Assessment for Real Property with the Nebraska Department of Revenue, Property Assessment Division on March 17, 2017, the value reported was \$1,382,935,110.

Included in this were updated values derived by information provided through nearly 100 building permits as well as 5 information sheets and continuation or completion of over 20 building permits from the previous year. This included new construction and alteration throughout the county. Due to the zoning in Stanton County, permits are required for all construction. This includes those from the City of Norfolk and the Village of Pilger. The Assessor and her staff use the permits and information sheets to locate the

new construction as well as alteration to existing homes or buildings. These properties are physically inspected, information gathered and entered into our system for valuation purposes. Data is collected by office staff on all residential and agricultural properties. Commercial property data is collected, reviewed and priced by our commercial appraisers William Kaiser and Jeff Quist. All final values are confirmed by the county assessor. Industrial property (namely Nucor Steel) is reviewed, updated and priced by our appraiser Wayne Kubert.

All Form 521 Real Estate Transfer Statements are processed and filed by the Deputy Assessor. The Assessor and the Deputy Assessor work together to determine if a sale is an arm's length transaction, and if qualified, it is used in the sales file. The sales are verified and coded for usability in the annual sales study. The Assessor will then review the roster of sales by class which includes: residential, agricultural, commercial and industrial. Corrections and updates are made as the need for accuracy on each sale is necessary to determine use of such in calculating our values. Most sales are verified by questionnaires mailed to the buyers of all properties. If further information is needed phone calls are made to the buyer or the realtor involved in the transaction. Because we are a fairly small county and familiar with the areas, some information is readily available on a greater portion of the sold properties. Information and assistance provided by the County Board, local realtors and taxpayers are often taken into consideration and noted on the sales. Many times, a drive by review and updated photos are part of the inspection on residential or commercial/industrial property. We follow an online site frequently for properties on the market. We can compare our office information with the descriptions provided for the sale. Many times the interior can be viewed by virtual tour and notes made of any updates found. This is noted and included for use in our review process within the 6 year plan. Aground sales are reviewed by aerial flights as well as current FSA maps provided. Once data is collected and analyzed for each sale, a ratio study is completed and the process of updating values begins if needed to meet what the market indicates for each class of property. We consider the twelve "no" reasons listed in Statute 77-1371 as one of the tools in determining if a sale is to be used in the study. We define actual or market value for the Sales Review process as the most probable price paid between a willing buyer and seller on an open market.

In the later part of 2016 and into early 2017 this office worked diligently with GIS Workshop to implement the new soil survey. We had also been working to complete and update information pertaining to CRP acres. We had mailed a request to all property owners in the county and in 2016 located the reported CRP. Then for 2017 these properties were identified, coded and classified as CRP on the land use portion. We are working closely with the FSA office here in Stanton as they try to direct the landowners to provide our office with current and newly acquired contracts so that we can continue to correctly update and classify our CRP land. In order to keep continuous and updated records on the CRP land, we developed a file containing the start/end dates on the contracts, by order of Parcel ID and legal description, we will mail a letter to the current owner in the year the contract ends, asking them to either provide a new contract or

provide a land certification that shows that the land is no longer in the CRP program. Our local FSA office provided us with a count on the total number of CRP acres certified in just their office alone. This does not include out of county FSA offices or pending contracts for the year. The acre count was over double of what we currently have identified. We are working on another mailing to be sent to our property owners requesting that they provide our office with CRP, WRP, CREP, or any program they might be involved in. We would like this to be a simple task for those involved but beneficial in helping us record accurate information on their properties.

Agricultural land values were not changed for 2017. The final ratio was at a level of 69% of market which was within the acceptable range of 69%.

A review/reappraisal was completed and new values set on multifamily homes and apartments throughout the county. Only three sales of commercial properties occurred in Stanton County in the last two years and were not indicators of the market as far as changing any values for the year 2017 on the remaining commercial properties.

Preliminary ratios on the residential properties reflected a need to update the values. By implementing updated pricing on several areas in the county, the values calculated brought the average level to 94% of market. This met the acceptable range between 92%-100%. Areas included in the change were several subdivisions near Norfolk and Pilger, Woodland Park, City of Stanton, Village of Pilger, as well as rural acreages.

Stanton County processed 678 personal property schedules for 2017. This included all commercial/industrial business and agricultural/business filings.

Our office maintains a set of cadastral maps which include boundary and ownership changes. Updates are made on a regular basis as sales of property occur and lot splits are filed.

Property Record Cards are maintained pursuant to Reg 10-004. The records include ownership, legal description, classification codes, measurements of homes and buildings, sketches of homes, building inventory listing, up-to-date photos and valuations, present and past. Also included a lot sketches or land inventory within the parcel.

Administrative software including personal property and real estate is contracted through MIPS/County Solutions. The CAMA program provides us with the pricing details of homes and buildings. The GIS Workshop program is used as our mapping system which includes land use, ownership boundaries, lot splits and endless information that is made available to the public.

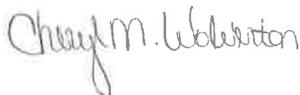
Mandatory reports and filings are completed each year. This includes: Real Estate Abstract, Personal Property Abstract, Assessor Survey, Sales information, including rosters and assessed value updates, certification of value to political subdivisions, school district taxable value, Homestead Exemption tax loss report, Tax Relief Report, certificate

of taxes levied report, report of values, tax list correction sheets, annual tax rolls(Personal, Real Estate and Specials), valuation change notices, review certification of centrally assessed values ,establish assessment records for each, provided billing for tax list, establish tax districts, and compile tax rates, manage boundary changes necessary for correct assessment and tax information, input/review tax rates used for billing process, prepare and certify tax lists to the County Treasurer for Real Estate, Personal Property and Specials(Centrally Assessed), attend monthly Board of Equalization meetings and all meetings scheduled during the protest process, assemble and prepare evidence for all Board members during the protest hearings, prepare for and attend TERC hearings, attend TERC statewide equalization hearings, implement orders made by TERC, attend monthly meetings of the Northeast Assessor's Association as well as workshops and educational classes to obtain required hours of continued education to maintain assessor's certification.

Attached please find the Assessment Actions Planned for 2018, 2019, 2020

****PLEASE SEE ATTACHED PAGE FOR AMENDED ASSESSMENT ACTIONS DONE ON 10/16/2017.**

Respectfully submitted,



Cheryl M Wolverton
Stanton County Assessor

ATTACHMENT: STANTON COUNTY 2017 PLAN OF ASSESSMENT

Assessment Actions Planned for the year 2018:

- Add, inspect and gather information on new improvements, additions or alterations of all residential, commercial and agricultural properties
- continue to locate additional personal property
- complete updated photos additions in the Woodland Park area
- review agricultural parcels (part of 6 year plan)
- review 2016 flight on all agricultural parcels for land use changes
- complete all duties of this office as regulated by the State of Nebraska and the Nebraska Department of Revenue Property Assessment Division

Assessment Actions Planned for the year 2019:

- Add, inspect and gather information on new improvements, additions or alterations of all residential, commercial and agricultural properties.
- review all farm homes and buildings
- continue to locate additional personal property within our county
- complete all duties of this office as regulated by the State of Nebraska and the Nebraska Department of Revenue Property Assessment Division

Assessment Actions Planned for the year 2020:

- Add, inspect and gather information on new improvements, additions or alterations of all residential, commercial and agricultural properties
- continue to locate additional personal property
- review agricultural parcels ((part of 6 year plan)
- complete all duties of this office as regulated by the State of Nebraska and the Nebraska Department of Revenue Property Assessment Division

****AMENDED: STANTON COUNTY PLAN OF ASSESSMENT**

Assessment actions 2018:

Add: Stanton County has recently contracted with Tax Valuation, LLC to execute a complete program for revaluation of all improved rural/ag properties, part of six year plan

Remove: review agricultural parcels (part of 6 year plan)

Assessment actions 2019:

Add: Stanton County has recently contracted with Tax Valuation, LLC to execute a complete program for revaluation of all urban, suburban and rural residential properties, part of six year plan

Remove: review all farm homes and buildings

Assessment actions 2020:

Add: Stanton County has recently contracted with Tax Valuation, LLC to execute a complete program for the continuation of the revaluation of all urban, suburban and rural residential properties, part of six year plan

Remove: review agricultural parcels (part of 6 year plan)

***the Board of Commissioner's approved my request to move forward with the contract with Tax Valuation, LLC at their regular meeting on October 16, 2017. They did however request an update to the pay period, which has been done and a corrected date as requested from Tax Valuation, LLC, and have agreed to sign the contract at our next regular meeting on November 20, 2017. This will be forwarded to the proper person(s) as we anticipate approval for the work to begin in 2018.