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DEPARTMENT OF REVENUE

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

THAYER 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 Thayer 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 Thayer 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: Karla Joe, Thayer 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.

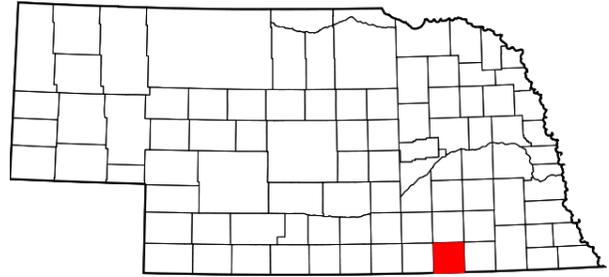
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

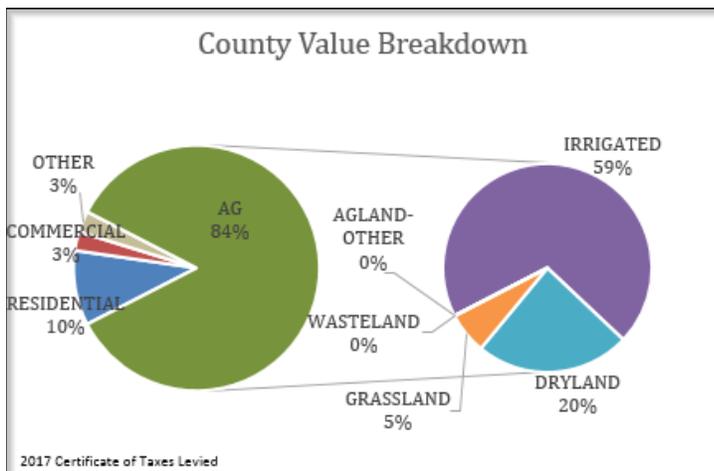
**Further information may be found in Exhibit 94*

County Overview

With a total area of 574 square miles, Thayer County had 5,101 residents, per the Census Bureau Quick Facts for 2016, a 2% population decline from the 2010 U.S. Census. Reports indicated that 77% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Thayer County are located in and around the county seat of Hebron. According to the latest information available from the U.S. Census Bureau, there were 213 employer establishments with total employment of 2,096.



Agricultural land makes up approximately 84% of Thayer County's valuation base. A mix of irrigated and dry land makes up the majority of the land in the county. Thayer County is included in the Little Blue Natural Resources District (NRD).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
ALEXANDRIA	216	177	-18.1%
BELVIDERE	98	48	-51.0%
BRUNING	300	279	-7.0%
BYRON	144	83	-42.4%
CARLETON	136	91	-33.1%
CHESTER	294	232	-21.1%
DAVENPORT	339	294	-13.3%
DESHLER	879	747	-15.0%
GILEAD	40	39	-2.5%
HEBRON	1,565	1,579	0.9%
HUBBELL	73	68	-6.8%

2018 Residential Correlation for Thayer County

Assessment Actions

For 2018, Thayer County completed all residential pickup work. As part of the 6-year inspection and review cycle, the county assessor inspected, reviewed, and updated all residential property in the towns of Bruning and Davenport; decreased economic depreciation in Bruning; and increased cost per square foot in Bruning and Davenport. Deshler's economic depreciation was also decreased from 35% to 30% due to the current market. Prior to the inspection, the county sent a notice of review to all property owners in the area to be inspected stating that the county assessor will be reviewing their property as part of the 6-year inspection and review process. The inspection process includes going door to door with the existing property record file, verifying or updating the measurements, description of property characteristics, observations of quality and condition and taking new photos. The county assessor office implemented replacement costs calculated from June of 2015 costing manuals.

Description of Analysis

Residential parcels are analyzed utilizing 14 valuation groupings that are based on the assessor locations in the county.

Valuation Grouping	Assessor Location
01	Hebron
02	Alexandria
03	Belvidere
04	Bruning & Davenport
05	Byron
06	Carleton
07	Chester
09	Deshler
10	Gilead
11	Hubbell
12	Acreage
13	Recreational
14	Subdivisions

For the residential property class, a review of the Thayer County statistical analysis profiles 130 residential sales, representing 10 of the 13 valuation groups. Valuation group 01(Hebron) constitutes about 44% of the sales in the residential class of property and is the county seat as well as the retail anchor of the county. Two of the three measures of central tendency are within the range, the disparity of sale prices in the sample have less of an impact on the median, while the weighted mean is more volatile to the wide ranges of sale prices. Of the qualitative measures, the high PRD demonstrates some issues of vertical equity of the assessments. While the lower priced sales, have medians above the range, the properties that sold for greater than 150,000 dollars display medians below the range.

2018 Residential Correlation for Thayer County

All of the value groups with an adequate sample display a calculated median within the acceptable range and generally are at the same relationship to market value. The change in value for the residential class is consistent with the reported assessment actions of the county.

Assessment Practice Review

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

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

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

The review of Thayer County revealed that the data was transferred accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arms'-length sales. There is no apparent bias in the measurement of real property. The review cycle of the residential property appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

2018 Residential Correlation for Thayer County

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.

Equalization and Quality of Assessment

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	57	98.29	98.38	95.37	10.84	103.16
02	7	84.48	88.13	80.86	16.95	108.99
03	2	99.28	99.28	93.73	27.06	105.92
04	16	97.08	102.94	92.04	18.94	111.84
05	1	109.06	109.06	109.06	00.00	100.00
07	9	98.67	104.69	104.05	13.82	100.62
09	23	97.20	97.84	91.49	14.12	106.94
10	1	127.56	127.56	127.56	00.00	100.00
12	10	96.91	97.57	88.81	21.57	109.86
14	4	79.29	79.48	76.61	14.14	103.75
____ALL____	130	97.21	98.41	91.24	14.57	107.86

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Thayer County is 97%.

2018 Commercial Correlation for Thayer County

Assessment Actions

The county conducted an onsite review and lot value study for the towns of Bruning and Davenport; in addition, lots in Hebron were also equalized on a square foot basis. The county continually verifies all commercial sales. Assessment actions for the year resulted in less than one percent increase in value for the commercial class excluding growth.

Description of Analysis

Commercial parcels are analyzed utilizing five valuation groups that are based on numerous assessor locations in the county. Valuation Group 4 consists of five villages and small towns.

Valuation Grouping	Assessor Location
01	Hebron
02	Bruning
03	Deshler
04	Small Towns: Alexandria, Belvidere, Byron, Carleton, Chester, Davenport, Gilead and Hubbell.
05	Rural

For the commercial property class, a review of the Thayer County statistical profile includes 10 commercial sales, representing four valuation groups. Although all three measures of central tendency for the commercial class of properties are outside the range the sample is too small to offer any confidence in these statistical measures. The profile includes a diverse group of sales representing eight different occupancies. The change in the assessed value as seen in the comparison of the 2017 certificate of taxes (CTL) and the 2018 Abstract of Assessment reflects the assessment actions for the commercial class of property. There is not enough information available to determine a level of value for the class or for any subclass of the commercial and industrial property.

Assessment Practice Review

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

2018 Commercial Correlation for Thayer County

The review of Thayer County revealed that the submission of sales as well as other statutory reports were transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property due to sale review. The county is current with the six-year inspection and review requirement on commercial property and appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the property record files

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

Equalization

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	3	114.35	102.76	96.71	10.73	106.26
03	3	88.19	88.16	87.89	04.04	100.31
04	3	144.16	129.64	138.22	12.07	93.79
05	1	160.64	160.64	160.64	00.00	100.00
____ALL____	10	105.31	112.23	109.97	23.14	102.06

Level of Value

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

2018 Agricultural Correlation for Thayer County

Assessment Actions

For 2018, Thayer County completed all pickup work of new improvements on agricultural parcels. They also updated the land use on all parcels where changes were reported or observed. The agricultural land sales were all reviewed and analyzed, and new land values were established. There was no systematic inspection and review of rural residences or homes on agricultural parcels during 2017. The county annually monitors all well permits, new pivots reported on personal property, and Conservation Reserve Program (CRP) program dates, etc. for possible land changes. Farm Service Agency (FSA) certifications are requested to verify the land use. All agricultural parcels were recalculated with new NRCS soil layer information.

Description of Analysis

There are two market areas within Thayer County; Market Area 1 is predominantly irrigated cropland and exists in a diagonal pattern from the north and east to the west part of the county. Market Area 2 differs mostly in that ground water is not as available so there is about half dryland crops and the rest is split between irrigated crop and grassland. The irrigation that does exist in Market Area 2 runs north of the Highway 8 in the south of the county. The agricultural statistical sample of 44 sales reveals that all three measures of central tendency are within the acceptable range. A review of the statistical profile for the 80% MLU by Market Area indicates that for irrigated and dry land are within the acceptable range. While the grassland median based on only three sales falls within the range, the assessed values are comparable to the surrounding Jefferson County values for Market Area 2s and 3. The results of the overall analysis were satisfactory, yielding a median ratio of 70% for the county.

AREA (MARKET) RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	17	69.68	76.19	70.86	17.41	107.52
2	27	70.79	69.17	67.73	11.17	102.13
<u>ALL</u>	<u>44</u>	70.26	71.88	69.54	13.62	103.36

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action. The Division reviews the transfer of data from the county to the state sales file to see if it was done on a timely basis and for accuracy.

2018 Agricultural Correlation for Thayer County

The review of Thayer County revealed that data was transferred accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property due to the review of sales. The county has completed the second cycle six-year inspection and review cycle. The improvements on agricultural property appears to be on schedule to comply with the ongoing inspection and review requirements. They also keep the agricultural land use current. The inspections are changed and documented on the property record files.

One assessment practice reviewed is that of sales qualification and verification. Thayer County's process consists of a mailed questionnaire sent to one or both parties to an agricultural transaction. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented. The review also includes a dialogue with the county assessor and a consideration of verification documentation. It is the practice of the county assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the 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 agricultural land.

The review process also examines the agricultural market areas as needed to ensure that all areas are equally subject to a set of economic forces that affect the value of land within the delineated areas. The summary of the market area analysis concluded that the county's determination that market areas for the agricultural land class are not necessary or reasonable. Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. The county determines highest and best use and compares that to current use of the parcel and they conduct a thorough sale verification with questionnaires.

Equalization

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

The county goes to great lengths to prepare and administer the classification of agricultural land. The analysis and valuation processes are done using the current sales to determine the valuation of the agricultural land. This analysis is completed every year and values are updated accordingly.

2018 Agricultural Correlation for Thayer County

The quality of assessment of the agricultural class complies with generally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	17	70.38	75.64	70.27	18.82	107.64
1	14	70.03	77.71	71.77	18.56	108.28
2	3	71.33	65.96	63.15	08.64	104.45
<u>Dry</u>						
County	13	70.14	69.32	68.24	10.58	101.58
2	13	70.14	69.32	68.24	10.58	101.58
<u>Grass</u>						
County	3	60.15	58.26	61.07	16.53	95.40
2	3	60.15	58.26	61.07	16.53	95.40
<u>ALL</u>	44	70.26	71.88	69.54	13.62	103.36

Level of Value

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

2018 Opinions of the Property Tax Administrator for Thayer 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	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Thayer County

Residential Real Property - Current

Number of Sales	130	Median	97.21
Total Sales Price	\$11,567,264	Mean	98.41
Total Adj. Sales Price	\$11,567,264	Wgt. Mean	91.24
Total Assessed Value	\$10,553,764	Average Assessed Value of the Base	\$49,222
Avg. Adj. Sales Price	\$88,979	Avg. Assessed Value	\$81,183

Confidence Interval - Current

95% Median C.I	93.16 to 100.28
95% Wgt. Mean C.I	87.49 to 94.99
95% Mean C.I	95.13 to 101.69
% of Value of the Class of all Real Property Value in the County	8.28
% of Records Sold in the Study Period	4.35
% of Value Sold in the Study Period	7.18

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	128	97	97.16
2016	139	98	97.58
2015	141	95	94.90
2014	144	97	97.16

2018 Commission Summary for Thayer County

Commercial Real Property - Current

Number of Sales	10	Median	105.31
Total Sales Price	\$250,173	Mean	112.23
Total Adj. Sales Price	\$250,173	Wgt. Mean	109.97
Total Assessed Value	\$275,122	Average Assessed Value of the Base	\$99,142
Avg. Adj. Sales Price	\$25,017	Avg. Assessed Value	\$27,512

Confidence Interval - Current

95% Median C.I	82.81 to 148.48
95% Wgt. Mean C.I	78.55 to 141.40
95% Mean C.I	91.07 to 133.39
% of Value of the Class of all Real Property Value in the County	2.64
% of Records Sold in the Study Period	2.11
% of Value Sold in the Study Period	0.59

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	10	100	96.35
2016	7	100	97.90
2015	8	100	95.53
2014	9	100	95.51

85 Thayer
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 : 130
Total Sales Price : 11,567,264
Total Adj. Sales Price : 11,567,264
Total Assessed Value : 10,553,764
Avg. Adj. Sales Price : 88,979
Avg. Assessed Value : 81,183

MEDIAN : 97
WGT. MEAN : 91
MEAN : 98
COD : 14.57
PRD : 107.86

COV : 19.40
STD : 19.09
Avg. Abs. Dev : 14.16
MAX Sales Ratio : 178.11
MIN Sales Ratio : 56.02

95% Median C.I. : 93.16 to 100.28
95% Wgt. Mean C.I. : 87.49 to 94.99
95% Mean C.I. : 95.13 to 101.69

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-15 To 31-DEC-15	11	102.24	108.27	98.45	13.56	109.97	85.24	178.11	91.63 to 124.18	79,364	78,136	
01-JAN-16 To 31-MAR-16	13	90.58	93.83	91.80	14.78	102.21	56.02	131.83	83.36 to 106.02	114,715	105,313	
01-APR-16 To 30-JUN-16	19	93.48	89.20	82.44	12.33	108.20	58.79	114.30	74.22 to 98.68	111,537	91,946	
01-JUL-16 To 30-SEP-16	24	99.41	104.83	97.74	14.46	107.25	81.02	150.56	92.31 to 118.62	71,104	69,500	
01-OCT-16 To 31-DEC-16	16	98.60	99.98	94.43	16.56	105.88	69.65	127.83	83.12 to 118.89	81,150	76,628	
01-JAN-17 To 31-MAR-17	11	100.29	103.97	99.27	10.65	104.73	81.70	126.14	85.37 to 117.92	78,136	77,565	
01-APR-17 To 30-JUN-17	16	90.80	91.96	86.16	14.63	106.73	61.23	145.09	80.05 to 102.51	88,748	76,463	
01-JUL-17 To 30-SEP-17	20	96.16	97.84	89.34	15.19	109.51	67.45	141.65	85.44 to 105.96	89,970	80,377	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	67	96.61	98.83	91.17	14.32	108.40	56.02	178.11	91.90 to 101.52	92,388	84,232	
01-OCT-16 To 30-SEP-17	63	98.26	97.96	91.31	14.74	107.28	61.23	145.09	90.68 to 101.95	85,353	77,940	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	72	94.25	97.64	90.85	14.91	107.47	56.02	150.56	90.87 to 101.47	91,881	83,474	
<u>ALL</u>	130	97.21	98.41	91.24	14.57	107.86	56.02	178.11	93.16 to 100.28	88,979	81,183	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	57	98.29	98.38	95.37	10.84	103.16	69.92	135.77	92.51 to 102.24	95,215	90,802	
02	7	84.48	88.13	80.86	16.95	108.99	56.02	114.95	56.02 to 114.95	35,857	28,996	
03	2	99.28	99.28	93.73	27.06	105.92	72.41	126.14	N/A	63,000	59,050	
04	16	97.08	102.94	92.04	18.94	111.84	69.65	178.11	83.12 to 114.30	60,906	56,059	
05	1	109.06	109.06	109.06	00.00	100.00	109.06	109.06	N/A	36,000	39,260	
07	9	98.67	104.69	104.05	13.82	100.62	84.71	145.09	89.51 to 119.61	28,944	30,117	
09	23	97.20	97.84	91.49	14.12	106.94	58.79	134.73	89.99 to 102.51	64,065	58,613	
10	1	127.56	127.56	127.56	00.00	100.00	127.56	127.56	N/A	27,500	35,080	
12	10	96.91	97.57	88.81	21.57	109.86	61.23	141.65	72.25 to 127.83	143,600	127,529	
14	4	79.29	79.48	76.61	14.14	103.75	67.45	91.90	N/A	388,750	297,815	
<u>ALL</u>	130	97.21	98.41	91.24	14.57	107.86	56.02	178.11	93.16 to 100.28	88,979	81,183	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	130	97.21	98.41	91.24	14.57	107.86	56.02	178.11	93.16 to 100.28	88,979	81,183	
06												
07												
<u>ALL</u>	130	97.21	98.41	91.24	14.57	107.86	56.02	178.11	93.16 to 100.28	88,979	81,183	

85 Thayer
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 : 130
Total Sales Price : 11,567,264
Total Adj. Sales Price : 11,567,264
Total Assessed Value : 10,553,764
Avg. Adj. Sales Price : 88,979
Avg. Assessed Value : 81,183

MEDIAN : 97
WGT. MEAN : 91
MEAN : 98
COD : 14.57
PRD : 107.86

COV : 19.40
STD : 19.09
Avg. Abs. Dev : 14.16
MAX Sales Ratio : 178.11
MIN Sales Ratio : 56.02

95% Median C.I. : 93.16 to 100.28
95% Wgt. Mean C.I. : 87.49 to 94.99
95% Mean C.I. : 95.13 to 101.69

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	8	100.70	115.24	118.07	26.68	97.60	84.71	178.11	84.71 to 178.11	9,813	11,586	
Less Than 30,000	23	117.92	114.35	114.61	17.70	99.77	78.12	178.11	94.81 to 127.56	18,409	21,099	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	130	97.21	98.41	91.24	14.57	107.86	56.02	178.11	93.16 to 100.28	88,979	81,183	
Greater Than 14,999	122	97.21	97.31	91.05	13.71	106.88	56.02	145.09	92.51 to 100.28	94,170	85,747	
Greater Than 29,999	107	94.82	94.98	90.35	12.70	105.12	56.02	141.65	91.64 to 98.99	104,148	94,098	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	8	100.70	115.24	118.07	26.68	97.60	84.71	178.11	84.71 to 178.11	9,813	11,586	
15,000 TO 29,999	15	118.62	113.88	113.82	13.73	100.05	78.12	145.09	98.29 to 127.56	22,993	26,172	
30,000 TO 59,999	32	100.06	101.16	101.22	11.05	99.94	69.92	126.14	93.61 to 107.09	44,074	44,613	
60,000 TO 99,999	34	100.95	96.82	96.70	12.33	100.12	56.02	127.83	91.87 to 105.52	76,680	74,150	
100,000 TO 149,999	23	91.63	92.18	91.91	10.73	100.29	58.79	141.65	86.62 to 98.68	125,221	115,092	
150,000 TO 249,999	12	87.71	85.60	84.88	10.15	100.85	61.23	100.28	74.61 to 96.61	173,567	147,328	
250,000 TO 499,999	5	85.59	83.56	82.10	07.14	101.78	67.45	91.90	N/A	322,700	264,931	
500,000 TO 999,999	1	69.10	69.10	69.10	00.00	100.00	69.10	69.10	N/A	550,000	380,069	
1,000,000 +												
<u>ALL</u>	130	97.21	98.41	91.24	14.57	107.86	56.02	178.11	93.16 to 100.28	88,979	81,183	

85 Thayer
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 : 10
Total Sales Price : 250,173
Total Adj. Sales Price : 250,173
Total Assessed Value : 275,122
Avg. Adj. Sales Price : 25,017
Avg. Assessed Value : 27,512

MEDIAN : 105
WGT. MEAN : 110
MEAN : 112
COD : 23.14
PRD : 102.06

COV : 26.36
STD : 29.58
Avg. Abs. Dev : 24.37
MAX Sales Ratio : 160.64
MIN Sales Ratio : 78.56

95% Median C.I. : 82.81 to 148.48
95% Wgt. Mean C.I. : 78.55 to 141.40
95% Mean C.I. : 91.07 to 133.39

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	1	144.16	144.16	144.16	00.00	100.00	144.16	144.16	N/A	24,700	35,608
01-JUL-15 To 30-SEP-15	3	114.35	119.70	127.36	15.22	93.99	96.27	148.48	N/A	15,500	19,741
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	115.36	115.36	115.36	00.00	100.00	115.36	115.36	N/A	34,473	39,768
01-APR-16 To 30-JUN-16	1	88.19	88.19	88.19	00.00	100.00	88.19	88.19	N/A	25,000	22,047
01-JUL-16 To 30-SEP-16	1	82.81	82.81	82.81	00.00	100.00	82.81	82.81	N/A	24,000	19,874
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	1	160.64	160.64	160.64	00.00	100.00	160.64	160.64	N/A	25,000	40,160
01-APR-17 To 30-JUN-17	2	86.02	86.02	82.90	08.67	103.76	78.56	93.48	N/A	35,250	29,221
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	4	129.26	125.82	133.19	15.87	94.47	96.27	148.48	N/A	17,800	23,708
01-OCT-15 To 30-SEP-16	3	88.19	95.45	97.86	12.30	97.54	82.81	115.36	N/A	27,824	27,230
01-OCT-16 To 30-SEP-17	3	93.48	110.89	103.25	29.27	107.40	78.56	160.64	N/A	31,833	32,867
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	4	129.26	125.82	133.19	15.87	94.47	96.27	148.48	N/A	17,800	23,708
01-JAN-16 To 31-DEC-16	3	88.19	95.45	97.86	12.30	97.54	82.81	115.36	N/A	27,824	27,230
<u>ALL</u>	10	105.31	112.23	109.97	23.14	102.06	78.56	160.64	82.81 to 148.48	25,017	27,512

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	3	114.35	102.76	96.71	10.73	106.26	78.56	115.36	N/A	33,158	32,066
03	3	88.19	88.16	87.89	04.04	100.31	82.81	93.48	N/A	23,167	20,361
04	3	144.16	129.64	138.22	12.07	93.79	96.27	148.48	N/A	18,733	25,893
05	1	160.64	160.64	160.64	00.00	100.00	160.64	160.64	N/A	25,000	40,160
<u>ALL</u>	10	105.31	112.23	109.97	23.14	102.06	78.56	160.64	82.81 to 148.48	25,017	27,512

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	10	105.31	112.23	109.97	23.14	102.06	78.56	160.64	82.81 to 148.48	25,017	27,512
04											
<u>ALL</u>	10	105.31	112.23	109.97	23.14	102.06	78.56	160.64	82.81 to 148.48	25,017	27,512

85 Thayer
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 : 10
Total Sales Price : 250,173
Total Adj. Sales Price : 250,173
Total Assessed Value : 275,122
Avg. Adj. Sales Price : 25,017
Avg. Assessed Value : 27,512

MEDIAN : 105
WGT. MEAN : 110
MEAN : 112
COD : 23.14
PRD : 102.06

COV : 26.36
STD : 29.58
Avg. Abs. Dev : 24.37
MAX Sales Ratio : 160.64
MIN Sales Ratio : 78.56

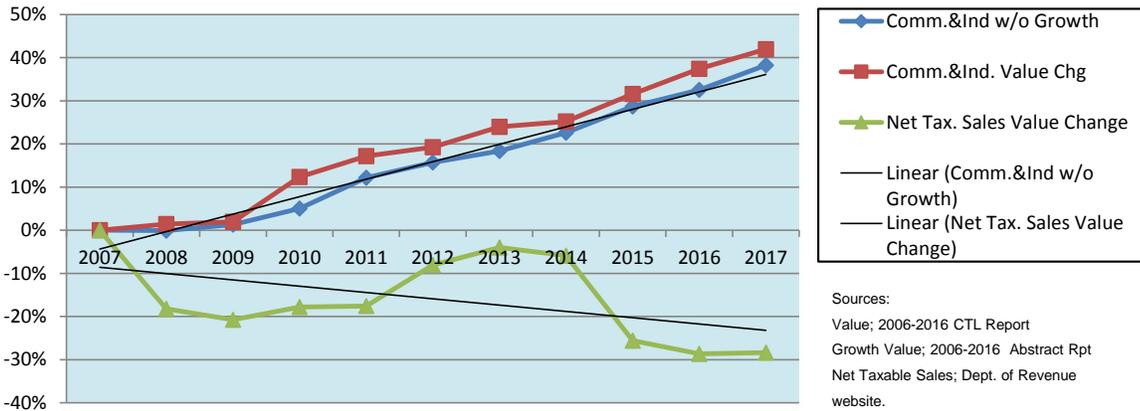
95% Median C.I. : 82.81 to 148.48
95% Wgt. Mean C.I. : 78.55 to 141.40
95% Mean C.I. : 91.07 to 133.39

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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	96.27	96.27	96.27	00.00	100.00	96.27	96.27	N/A	9,000	8,664	
Less Than 30,000	8	105.31	116.05	118.33	24.56	98.07	82.81	160.64	82.81 to 160.64	20,713	24,509	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	10	105.31	112.23	109.97	23.14	102.06	78.56	160.64	82.81 to 148.48	25,017	27,512	
Greater Than 14,999	9	114.35	114.00	110.48	21.92	103.19	78.56	160.64	82.81 to 148.48	26,797	29,606	
Greater Than 29,999	2	96.96	96.96	93.58	18.98	103.61	78.56	115.36	N/A	42,237	39,524	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	96.27	96.27	96.27	00.00	100.00	96.27	96.27	N/A	9,000	8,664	
15,000 TO 29,999	7	114.35	118.87	119.60	23.59	99.39	82.81	160.64	82.81 to 160.64	22,386	26,773	
30,000 TO 59,999	2	96.96	96.96	93.58	18.98	103.61	78.56	115.36	N/A	42,237	39,524	
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	10	105.31	112.23	109.97	23.14	102.06	78.56	160.64	82.81 to 148.48	25,017	27,512	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
340	1	96.27	96.27	96.27	00.00	100.00	96.27	96.27	N/A	9,000	8,664	
344	1	148.48	148.48	148.48	00.00	100.00	148.48	148.48	N/A	22,500	33,407	
346	1	144.16	144.16	144.16	00.00	100.00	144.16	144.16	N/A	24,700	35,608	
353	3	114.35	102.76	96.71	10.73	106.26	78.56	115.36	N/A	33,158	32,066	
386	1	160.64	160.64	160.64	00.00	100.00	160.64	160.64	N/A	25,000	40,160	
442	1	88.19	88.19	88.19	00.00	100.00	88.19	88.19	N/A	25,000	22,047	
471	1	93.48	93.48	93.48	00.00	100.00	93.48	93.48	N/A	20,500	19,163	
555	1	82.81	82.81	82.81	00.00	100.00	82.81	82.81	N/A	24,000	19,874	
___ ALL ___	10	105.31	112.23	109.97	23.14	102.06	78.56	160.64	82.81 to 148.48	25,017	27,512	

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	\$ 32,329,752	\$ 1,587,265	4.91%	\$ 30,742,487	-	\$ 40,924,845	-
2008	\$ 32,796,881	\$ 496,175	1.51%	\$ 32,300,706	-0.09%	\$ 33,471,620	-18.21%
2009	\$ 32,971,398	\$ 221,843	0.67%	\$ 32,749,555	-0.14%	\$ 32,422,918	-3.13%
2010	\$ 36,314,459	\$ 2,354,311	6.48%	\$ 33,960,148	3.00%	\$ 33,625,298	3.71%
2011	\$ 37,891,876	\$ 1,621,047	4.28%	\$ 36,270,829	-0.12%	\$ 33,743,618	0.35%
2012	\$ 38,553,542	\$ 1,147,206	2.98%	\$ 37,406,336	-1.28%	\$ 37,628,317	11.51%
2013	\$ 40,076,602	\$ 1,803,835	4.50%	\$ 38,272,767	-0.73%	\$ 39,294,294	4.43%
2014	\$ 40,487,060	\$ 836,914	2.07%	\$ 39,650,146	-1.06%	\$ 38,525,901	-1.96%
2015	\$ 42,539,585	\$ 930,770	2.19%	\$ 41,608,815	2.77%	\$ 30,438,127	-20.99%
2016	\$ 44,435,943	\$ 1,596,477	3.59%	\$ 42,839,466	0.70%	\$ 29,198,540	-4.07%
2017	\$ 45,901,967	\$ 1,200,377	2.62%	\$ 44,701,590	0.60%	\$ 29,310,393	0.38%
Ann %chg	3.57%			Average	0.36%	-3.68%	-2.80%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-0.09%	1.44%	-18.21%
2009	1.30%	1.98%	-20.77%
2010	5.04%	12.33%	-17.84%
2011	12.19%	17.20%	-17.55%
2012	15.70%	19.25%	-8.06%
2013	18.38%	23.96%	-3.98%
2014	22.64%	25.23%	-5.86%
2015	28.70%	31.58%	-25.62%
2016	32.51%	37.45%	-28.65%
2017	38.27%	41.98%	-28.38%

County Number
 County Name

85 Thayer
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 : 44
Total Sales Price : 33,370,449
Total Adj. Sales Price : 33,370,449
Total Assessed Value : 23,204,645
Avg. Adj. Sales Price : 758,419
Avg. Assessed Value : 527,378

MEDIAN : 70
WGT. MEAN : 70
MEAN : 72
COD : 13.62
PRD : 103.36

COV : 18.99
STD : 13.65
Avg. Abs. Dev : 09.57
MAX Sales Ratio : 111.58
MIN Sales Ratio : 42.40

95% Median C.I. : 65.77 to 72.32
95% Wgt. Mean C.I. : 62.39 to 76.69
95% Mean C.I. : 67.85 to 75.91

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrrs</u>												
01-OCT-14 To 31-DEC-14	4	60.78	60.67	61.37	04.48	98.86	56.47	64.64	N/A	1,030,543	632,396	
01-JAN-15 To 31-MAR-15	9	69.37	71.47	66.64	12.51	107.25	57.36	101.52	58.17 to 80.92	980,822	653,616	
01-APR-15 To 30-JUN-15	4	59.91	57.59	57.65	15.64	99.90	42.40	68.16	N/A	710,343	409,510	
01-JUL-15 To 30-SEP-15	2	75.92	75.92	83.18	23.41	91.27	58.15	93.68	N/A	397,500	330,632	
01-OCT-15 To 31-DEC-15	1	70.90	70.90	70.90	00.00	100.00	70.90	70.90	N/A	340,000	241,045	
01-JAN-16 To 31-MAR-16	4	79.99	80.76	78.41	10.74	103.00	72.11	90.94	N/A	676,875	530,750	
01-APR-16 To 30-JUN-16	3	84.52	80.20	76.87	05.41	104.33	71.18	84.89	N/A	580,017	445,870	
01-JUL-16 To 30-SEP-16	4	65.74	70.03	65.42	17.04	107.05	57.51	91.14	N/A	502,640	328,835	
01-OCT-16 To 31-DEC-16	10	70.26	71.91	73.08	06.95	98.40	60.34	97.93	65.43 to 72.51	847,390	619,241	
01-JAN-17 To 31-MAR-17	3	75.42	86.96	84.88	16.65	102.45	73.89	111.58	N/A	504,167	427,936	
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	19	64.64	66.74	64.58	14.59	103.34	42.40	101.52	58.15 to 69.65	872,944	563,760	
01-OCT-15 To 30-SEP-16	12	72.17	76.22	73.80	12.50	103.28	57.51	91.14	70.90 to 87.74	566,509	418,083	
01-OCT-16 To 30-SEP-17	13	70.79	75.38	74.86	10.67	100.69	60.34	111.58	69.55 to 75.42	768,184	575,094	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	16	68.27	68.52	65.78	14.68	104.17	42.40	101.52	58.15 to 73.87	800,236	526,431	
01-JAN-16 To 31-DEC-16	21	71.33	74.42	73.46	10.77	101.31	57.51	97.93	69.68 to 84.52	711,048	522,303	
<u>ALL</u>	44	70.26	71.88	69.54	13.62	103.36	42.40	111.58	65.77 to 72.32	758,419	527,378	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	17	69.68	76.19	70.86	17.41	107.52	57.36	111.58	63.97 to 93.68	1,133,055	802,868	
2	27	70.79	69.17	67.73	11.17	102.13	42.40	91.14	62.13 to 72.51	522,538	353,922	
<u>ALL</u>	44	70.26	71.88	69.54	13.62	103.36	42.40	111.58	65.77 to 72.32	758,419	527,378	

85 Thayer
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 : 44
Total Sales Price : 33,370,449
Total Adj. Sales Price : 33,370,449
Total Assessed Value : 23,204,645
Avg. Adj. Sales Price : 758,419
Avg. Assessed Value : 527,378

MEDIAN : 70
WGT. MEAN : 70
MEAN : 72
COD : 13.62
PRD : 103.36

COV : 18.99
STD : 13.65
Avg. Abs. Dev : 09.57
MAX Sales Ratio : 111.58
MIN Sales Ratio : 42.40

95% Median C.I. : 65.77 to 72.32
95% Wgt. Mean C.I. : 62.39 to 76.69
95% Mean C.I. : 67.85 to 75.91

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	7	68.37	71.09	66.74	15.53	106.52	54.04	93.68	54.04 to 93.68	1,291,928	862,252
1	6	69.38	73.93	69.75	14.43	105.99	59.43	93.68	59.43 to 93.68	1,218,349	849,843
2	1	54.04	54.04	54.04	00.00	100.00	54.04	54.04	N/A	1,733,400	936,707
_____Dry_____											
County	8	70.08	69.19	69.03	08.96	100.23	56.47	84.89	56.47 to 84.89	418,424	288,858
2	8	70.08	69.19	69.03	08.96	100.23	56.47	84.89	56.47 to 84.89	418,424	288,858
_____Grass_____											
County	3	60.15	58.26	61.07	16.53	95.40	42.40	72.23	N/A	313,990	191,761
2	3	60.15	58.26	61.07	16.53	95.40	42.40	72.23	N/A	313,990	191,761
_____ALL_____	44	70.26	71.88	69.54	13.62	103.36	42.40	111.58	65.77 to 72.32	758,419	527,378

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	17	70.38	75.64	70.27	16.82	107.64	54.04	111.58	63.97 to 93.68	1,185,290	832,920
1	14	70.03	77.71	71.77	18.56	108.28	57.36	111.58	63.97 to 97.93	1,189,038	853,383
2	3	71.33	65.96	63.15	08.64	104.45	54.04	72.51	N/A	1,167,800	737,426
_____Dry_____											
County	13	70.14	69.32	68.24	10.58	101.58	56.47	90.94	58.15 to 73.87	422,112	288,030
2	13	70.14	69.32	68.24	10.58	101.58	56.47	90.94	58.15 to 73.87	422,112	288,030
_____Grass_____											
County	3	60.15	58.26	61.07	16.53	95.40	42.40	72.23	N/A	313,990	191,761
2	3	60.15	58.26	61.07	16.53	95.40	42.40	72.23	N/A	313,990	191,761
_____ALL_____	44	70.26	71.88	69.54	13.62	103.36	42.40	111.58	65.77 to 72.32	758,419	527,378

Thayer County 2018 Average Acre Value Comparison

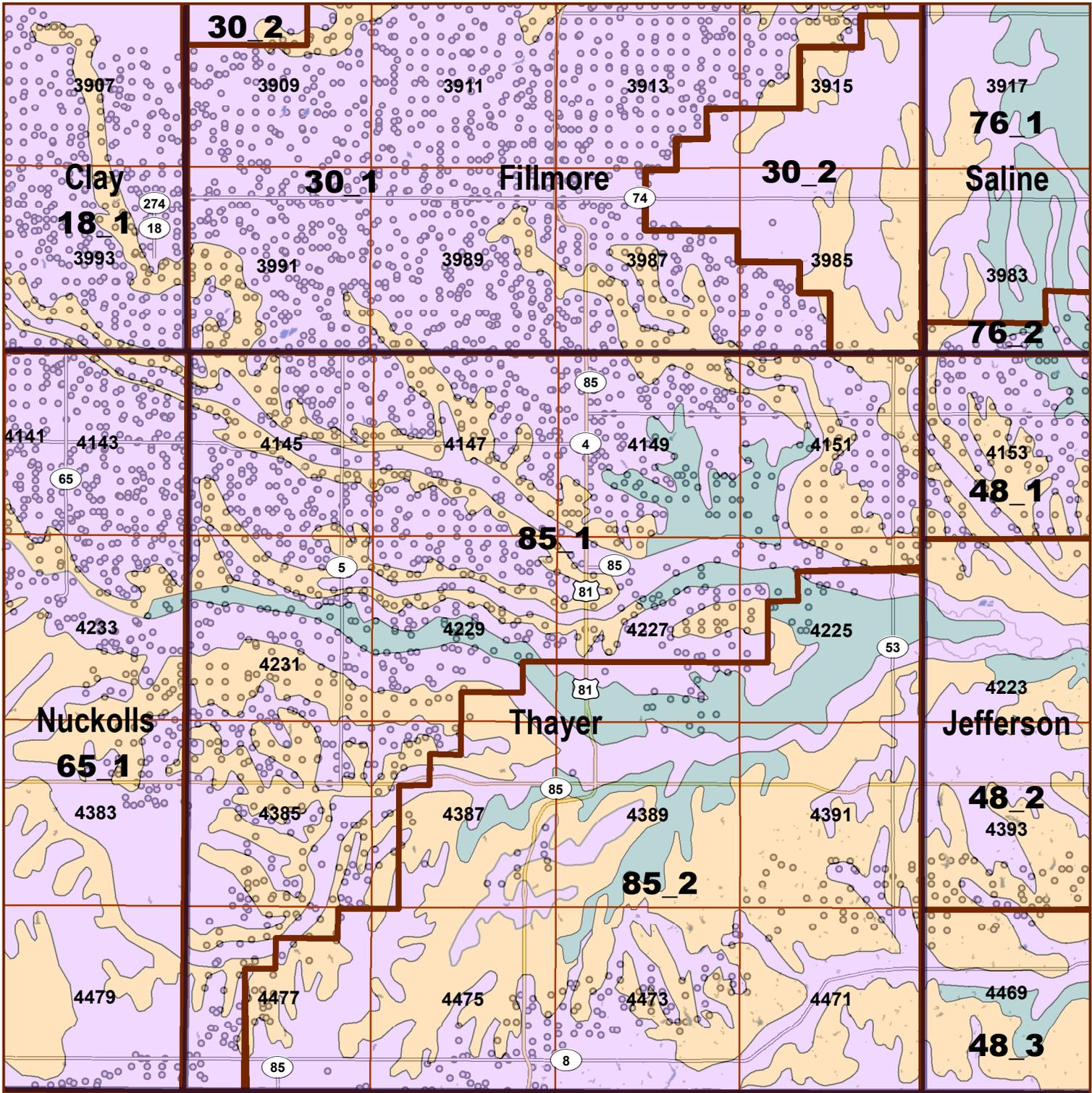
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Thayer	1	6900	6800	6750	6450	6250	6050	6000	5900	6580
Clay	1	6285	6285	6155	6155	5695	n/a	5560	5560	6148
Fillmore	1	7000	6900	6800	6700	6400	n/a	6000	5850	6774
Jefferson	1	4345	7346	3901	5454	4825	n/a	4410	2775	6032
Nuckolls	1	5900	5900	5200	5200	5000	5000	4850	4850	5619
Saline	2	5794	5799	5589	5499	5195	4900	4497	4293	5505
Thayer	2	6250	6200	6000	5500	5200	n/a	5035	5035	5649
Jefferson	2	4565	7593	3452	4203	4185	n/a	3477	3040	5463
Jefferson	3	5770	6170	4145	4205	3745	n/a	3560	3650	4784

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Thayer	1	4425	4425	4225	4225	3900	3850	3850	3850	4218
Clay	1	3245	2970	2860	2775	2685	n/a	2600	2600	2922
Fillmore	1	4055	4015	3915	3865	3695	n/a	3420	3355	3902
Jefferson	1	3260	5119	3170	3485	2925	n/a	2885	1810	3907
Nuckolls	1	2650	2650	2550	2550	2400	2400	2300	2298	2576
Saline	2	3699	3647	3548	3448	3396	3200	3198	3144	3509
Thayer	2	3350	3350	3250	3150	2975	2875	2775	2750	3116
Jefferson	2	3665	5423	2614	2844	2799	n/a	1850	1835	3774
Jefferson	3	3440	3916	2030	2745	2060	n/a	1540	1535	2732

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Thayer	1	1420	1420	1400	1385	1385	1385	1385	1370	1386
Clay	1	1455	1455	1455	1455	1380	n/a	1380	1235	1332
Fillmore	1	1660	1641	1580	1520	1532	n/a	1401	1400	1488
Jefferson	1	1740	1786	1741	1810	1810	n/a	1810	1740	1782
Nuckolls	1	1325	1325	1325	1325	1325	1325	1325	1325	1325
Saline	2	2000	2000	1975	1975	1924	n/a	1699	1601	1791
Thayer	2	1420	1420	1400	1385	1385	1385	1385	1370	1382
Jefferson	2	1655	1769	1741	1783	1783	n/a	1783	1774	1776
Jefferson	3	1620	1584	1620	1540	1540	n/a	1540	1535	1541

County	Mkt Area	CRP	TIMBER	WASTE
Thayer	1	3024	500	200
Clay	1	n/a	n/a	n/a
Fillmore	1	n/a	n/a	203
Jefferson	1	n/a	627	220
Nuckolls	1	n/a	115	123
Saline	2	n/a	516	100
Thayer	2	2378	500	200
Jefferson	2	n/a	909	220
Jefferson	3	n/a	659	220

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.



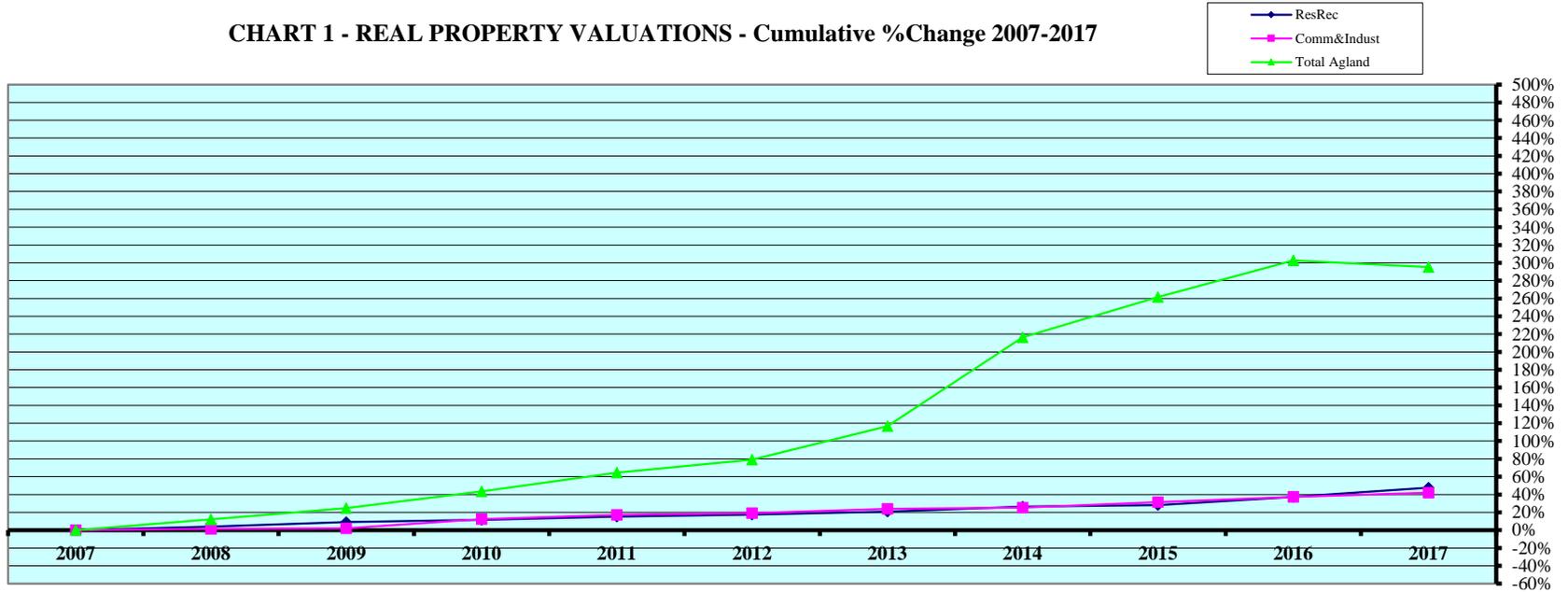
Legend

- 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

Thayer County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	96,365,846	--	--	--	32,329,752	--	--	--	394,877,863	--	--	--
2008	100,122,352	3,756,506	3.90%	3.90%	32,796,881	467,129	1.44%	1.44%	443,275,033	48,397,170	12.26%	12.26%
2009	105,073,357	4,951,005	4.94%	9.04%	32,971,398	174,517	0.53%	1.98%	493,015,285	49,740,252	11.22%	24.85%
2010	107,460,728	2,387,371	2.27%	11.51%	36,314,459	3,343,061	10.14%	12.33%	566,503,464	73,488,179	14.91%	43.46%
2011	111,071,740	3,611,012	3.36%	15.26%	37,891,876	1,577,417	4.34%	17.20%	649,850,107	83,346,643	14.71%	64.57%
2012	113,243,705	2,171,965	1.96%	17.51%	38,553,542	661,666	1.75%	19.25%	706,845,582	56,995,475	8.77%	79.00%
2013	116,405,510	3,161,805	2.79%	20.80%	40,076,602	1,523,060	3.95%	23.96%	855,510,601	148,665,019	21.03%	116.65%
2014	121,880,245	5,474,735	4.70%	26.48%	40,487,060	410,458	1.02%	25.23%	1,249,455,450	393,944,849	46.05%	216.42%
2015	123,369,277	1,489,032	1.22%	28.02%	42,539,585	2,052,525	5.07%	31.58%	1,428,301,149	178,845,699	14.31%	261.71%
2016	132,475,467	9,106,190	7.38%	37.47%	44,435,943	1,896,358	4.46%	37.45%	1,589,989,755	161,688,606	11.32%	302.65%
2017	142,338,823	9,863,356	7.45%	47.71%	45,901,967	1,466,024	3.30%	41.98%	1,560,714,631	-29,275,124	-1.84%	295.24%

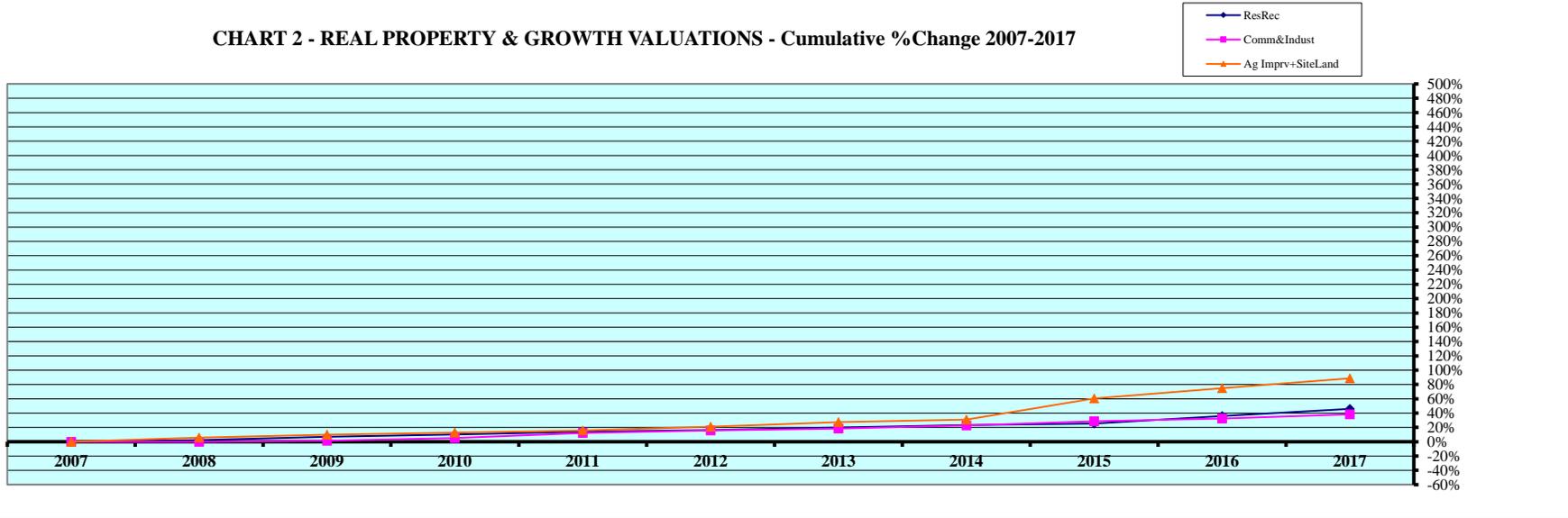
Rate Annual %chg: Residential & Recreational **3.98%** Commercial & Industrial **3.57%** Agricultural Land **14.73%**

Cnty# **85**
County **THAYER**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	96,365,846	1,240,798	1.29%	95,125,048	--	--	32,329,752	1,587,265	4.91%	30,742,487	--	--
2008	100,122,352	1,497,283	1.50%	98,625,069	2.34%	2.34%	32,796,881	496,175	1.51%	32,300,706	-0.09%	-0.09%
2009	105,073,357	1,899,005	1.81%	103,174,352	3.05%	7.07%	32,971,398	221,843	0.67%	32,749,555	-0.14%	1.30%
2010	107,460,728	1,448,210	1.35%	106,012,518	0.89%	10.01%	36,314,459	2,354,311	6.48%	33,960,148	3.00%	5.04%
2011	111,071,740	1,135,020	1.02%	109,936,720	2.30%	14.08%	37,891,876	1,621,047	4.28%	36,270,829	-0.12%	12.19%
2012	113,243,705	1,233,196	1.09%	112,010,509	0.85%	16.23%	38,553,542	1,147,206	2.98%	37,406,336	-1.28%	15.70%
2013	116,405,510	1,066,050	0.92%	115,339,460	1.85%	19.69%	40,076,602	1,803,835	4.50%	38,272,767	-0.73%	18.38%
2014	121,880,245	2,999,744	2.46%	118,880,501	2.13%	23.36%	40,487,060	836,914	2.07%	39,650,146	-1.06%	22.64%
2015	123,369,277	2,496,622	2.02%	120,872,655	-0.83%	25.43%	42,539,585	930,770	2.19%	41,608,815	2.77%	28.70%
2016	132,475,467	1,380,155	1.04%	131,095,312	6.26%	36.04%	44,435,943	1,596,477	3.59%	42,839,466	0.70%	32.51%
2017	142,338,823	1,710,098	1.20%	140,628,725	6.15%	45.93%	45,901,967	1,200,377	2.62%	44,701,590	0.60%	38.27%
Rate Ann%chg	3.98%				2.50%		3.57%				0.36%	

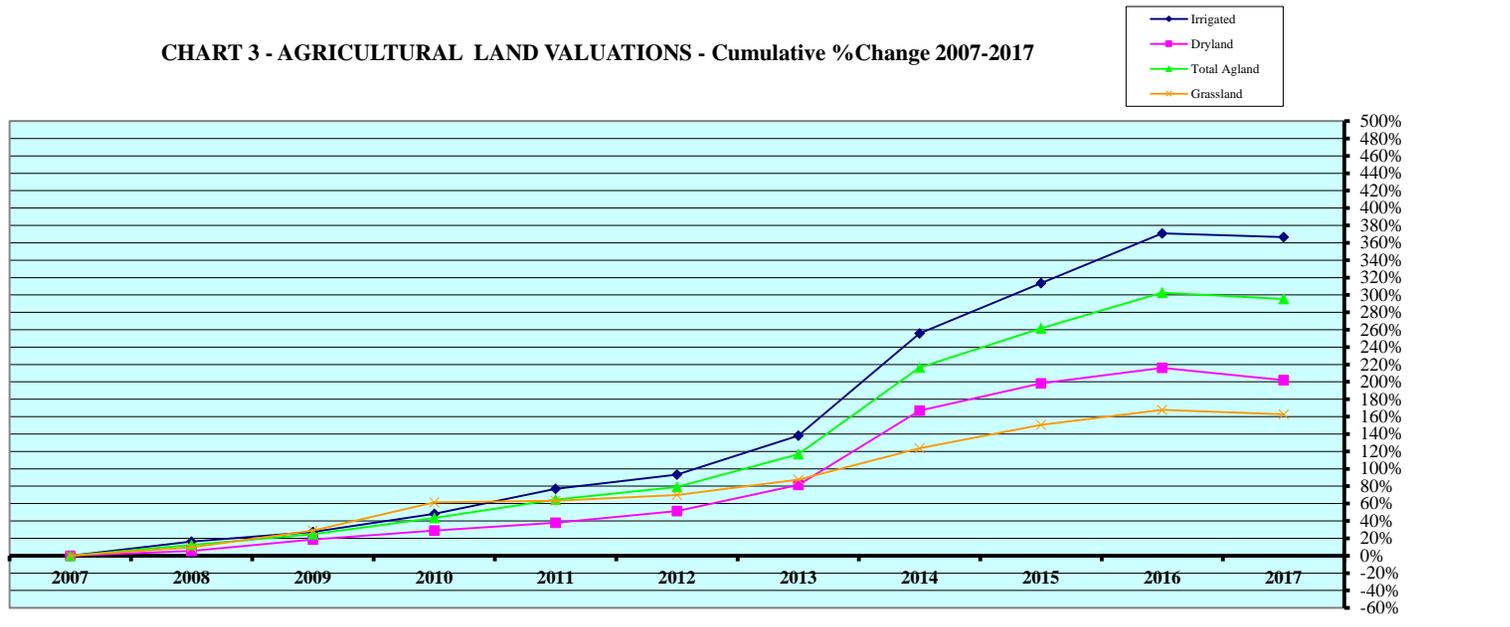
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	23,935,019	17,355,937	41,290,956	3,675,639	8.90%	37,615,317	--	--
2008	26,931,554	18,219,756	45,151,310	1,448,272	3.21%	43,703,038	5.84%	5.84%
2009	27,211,549	19,075,749	46,287,298	962,746	2.08%	45,324,552	0.38%	9.77%
2010	27,159,957	21,646,584	48,806,541	2,203,345	4.51%	46,603,196	0.68%	12.87%
2011	27,043,932	23,084,832	50,128,764	2,311,427	4.61%	47,817,337	-2.03%	15.81%
2012	27,255,522	25,139,881	52,395,403	2,390,641	4.56%	50,004,762	-0.25%	21.10%
2013	28,251,023	26,034,708	54,285,731	1,690,064	3.11%	52,595,667	0.38%	27.38%
2014	28,865,323	27,707,324	56,572,647	2,533,594	4.48%	54,039,053	-0.45%	30.87%
2015	33,236,112	34,884,013	68,120,125	1,902,360	2.79%	66,217,765	17.05%	60.37%
2016	36,855,656	38,112,284	74,967,940	2,725,714	3.64%	72,242,226	6.05%	74.96%
2017	38,902,182	41,203,636	80,105,818	2,223,795	2.78%	77,882,023	3.89%	88.62%
Rate Ann%chg	4.98%	9.03%	6.85%			3.15%		

(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.

Cnty# 85
County THAYER

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	232,853,980	--	--	--	123,738,720	--	--	--	38,075,743	--	--	--
2008	270,734,360	37,880,380	16.27%	16.27%	130,426,440	6,687,720	5.40%	5.40%	41,767,647	3,691,904	9.70%	9.70%
2009	296,737,754	26,003,394	9.60%	27.44%	146,676,098	16,249,658	12.46%	18.54%	49,103,869	7,336,222	17.56%	28.96%
2010	344,837,407	48,099,653	16.21%	48.09%	159,717,435	13,041,337	8.89%	29.08%	61,406,978	12,303,109	25.06%	61.28%
2011	412,163,138	67,325,731	19.52%	77.00%	170,675,700	10,958,265	6.86%	37.93%	62,180,432	773,454	1.26%	63.31%
2012	449,924,880	37,761,742	9.16%	93.22%	187,393,845	16,718,145	9.80%	51.44%	64,633,414	2,452,982	3.94%	69.75%
2013	554,722,201	104,797,321	23.29%	138.23%	224,535,371	37,141,526	19.82%	81.46%	71,424,009	6,790,595	10.51%	87.58%
2014	828,410,679	273,688,478	49.34%	255.76%	330,313,237	105,777,866	47.11%	166.94%	85,184,635	13,760,626	19.27%	123.72%
2015	963,115,455	134,704,776	16.26%	313.61%	369,154,561	38,841,324	11.76%	198.33%	95,405,420	10,220,785	12.00%	150.57%
2016	1,096,428,095	133,312,640	13.84%	370.87%	391,144,894	21,990,333	5.96%	216.11%	101,966,704	6,561,284	6.88%	167.80%
2017	1,086,569,297	-9,858,798	-0.90%	366.63%	373,645,771	-17,499,123	-4.47%	201.96%	100,041,703	-1,925,001	-1.89%	162.74%

Rate Ann.%chg: Irrigated **16.65%** Dryland **11.69%** Grassland **10.14%**

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	71,403	--	--	--	138,017	--	--	--	394,877,863	--	--	--
2008	101,085	29,682	41.57%	41.57%	245,501	107,484	77.88%	77.88%	443,275,033	48,397,170	12.26%	12.26%
2009	188,950	87,865	86.92%	164.62%	308,614	63,113	25.71%	123.61%	493,015,285	49,740,252	11.22%	24.85%
2010	209,816	20,866	11.04%	193.85%	331,828	23,214	7.52%	140.43%	566,503,464	73,488,179	14.91%	43.46%
2011	220,614	10,798	5.15%	208.97%	4,610,223	4,278,395	1289.34%	3240.33%	649,850,107	83,346,643	14.71%	64.57%
2012	222,471	1,857	0.84%	211.57%	4,670,972	60,749	1.32%	3284.35%	706,845,582	56,995,475	8.77%	79.00%
2013	224,783	2,312	1.04%	214.81%	4,604,237	-66,735	-1.43%	3235.99%	855,510,601	148,665,019	21.03%	116.65%
2014	335,763	110,980	49.37%	370.24%	5,211,136	606,899	13.18%	3675.72%	1,249,455,450	393,944,849	46.05%	216.42%
2015	336,616	853	0.25%	371.43%	289,097	-4,922,039	-94.45%	109.46%	1,428,301,149	178,845,699	14.31%	261.71%
2016	450,062	113,446	33.70%	530.31%	0	-289,097	-100.00%	-100.00%	1,589,989,755	161,688,606	11.32%	302.65%
2017	457,860	7,798	1.73%	541.23%	0	0	--	-100.00%	1,560,714,631	-29,275,124	-1.84%	295.24%

Cnty# **85**
County **THAYER**

Rate Ann.%chg: Total Agric Land **14.73%**

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	230,988,355	135,218	1,708			124,604,077	129,639	961			38,099,251	77,878	489		
2008	269,917,900	138,759	1,945	13.87%	13.87%	130,952,096	128,379	1,020	6.13%	6.13%	41,728,354	77,446	539	10.14%	10.14%
2009	294,325,162	140,467	2,095	7.72%	22.66%	147,872,332	124,354	1,189	16.58%	23.72%	46,420,729	71,981	645	19.69%	31.82%
2010	344,139,221	143,435	2,399	14.51%	40.45%	160,825,860	121,306	1,326	11.49%	37.94%	58,047,474	71,993	806	25.02%	64.81%
2011	412,112,638	145,551	2,831	18.01%	65.75%	170,886,049	116,395	1,468	10.74%	52.75%	62,141,097	70,645	880	9.10%	79.80%
2012	449,635,973	147,662	3,045	7.55%	78.25%	186,745,334	114,813	1,627	10.79%	69.22%	64,373,048	69,678	924	5.03%	88.85%
2013	554,236,059	151,435	3,660	20.19%	114.24%	224,782,209	112,966	1,990	22.34%	107.02%	71,469,316	68,214	1,048	13.41%	114.16%
2014	826,663,065	154,327	5,357	46.36%	213.57%	331,199,097	111,580	2,968	49.17%	208.82%	85,393,147	66,601	1,282	22.38%	162.09%
2015	963,585,361	159,617	6,037	12.70%	253.39%	368,439,374	108,355	3,400	14.56%	253.77%	90,386,516	64,307	1,406	9.62%	187.30%
2016	1,097,256,918	160,080	6,854	13.54%	301.25%	390,800,508	108,214	3,611	6.21%	275.73%	101,976,775	75,388	1,353	-3.76%	176.50%
2017	1,086,921,031	161,442	6,733	-1.78%	294.12%	373,551,730	107,173	3,486	-3.49%	262.63%	100,001,465	74,639	1,340	-0.95%	173.87%

Rate Annual %chg Average Value/Acre: **14.70%**

13.75%

10.60%

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	71,787	2,393	30			138,017	303	456			393,901,487	345,431	1,140		
2008	99,431	1,657	60	100.01%	100.01%	231,110	405	570	25.11%	25.11%	442,928,891	346,646	1,278	12.05%	12.05%
2009	185,956	2,067	90	49.98%	199.98%	2,970,149	6,733	441	-22.60%	-3.17%	491,774,328	345,601	1,423	11.36%	24.79%
2010	210,048	2,100	100	11.13%	233.36%	3,062,717	7,318	418	-5.14%	-8.14%	566,285,320	346,154	1,636	14.97%	43.46%
2011	220,521	2,205	100	0.00%	233.36%	4,604,840	11,144	413	-1.27%	-9.30%	649,965,145	345,940	1,879	14.85%	64.76%
2012	220,207	2,202	100	0.00%	233.36%	4,640,949	11,194	415	0.33%	-9.00%	705,615,511	345,549	2,042	8.68%	79.07%
2013	225,099	2,251	100	0.01%	233.39%	4,579,491	11,121	412	-0.68%	-9.62%	855,292,174	345,988	2,472	21.06%	116.78%
2014	335,657	2,238	150	49.99%	400.04%	5,175,671	11,205	462	12.17%	1.38%	1,248,766,637	345,951	3,610	46.02%	216.55%
2015	336,779	2,245	150	0.00%	400.04%	5,345,477	11,484	465	0.78%	2.17%	1,428,093,507	346,009	4,127	14.34%	261.95%
2016	448,694	2,244	200	33.32%	566.64%	0	0				1,590,482,895	345,925	4,598	11.40%	303.20%
2017	457,862	2,289	200	0.01%	566.72%	0	0				1,560,932,088	345,543	4,517	-1.75%	296.15%

85
THAYER

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

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

CHART 4

CHART 5 - 2017 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,228	THAYER	87,819,507	45,549,388	77,446,876	140,115,113	36,309,629	9,592,338	2,223,710	1,560,714,631	38,902,182	41,203,636	0	2,039,877,010
cnty sectorvalue % of total value:		4.31%	2.23%	3.80%	6.87%	1.78%	0.47%	0.11%	76.51%	1.91%	2.02%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
177	ALEXANDRIA	18,222	438,519	1,744,714	1,972,805	34,634	0	0	169,597	0	45,841	0	4,424,332
3.39%	%sector of county sector	0.02%	0.96%	2.25%	1.41%	0.10%			0.01%		0.11%		0.22%
	%sector of municipality	0.41%	9.91%	39.43%	44.59%	0.78%			3.83%		1.04%		100.00%
48	BELVIDERE	297,393	546,420	2,426,374	869,980	379,945	0	0	384,950	0	84,497	0	4,989,559
0.92%	%sector of county sector	0.34%	1.20%	3.13%	0.62%	1.05%			0.02%		0.21%		0.24%
	%sector of municipality	5.96%	10.95%	48.63%	17.44%	7.61%			7.72%		1.69%		100.00%
279	BRUNING	1,171,500	52,971	6,676	8,002,927	3,409,982	656,925	0	50,410	0	0	0	13,351,391
5.34%	%sector of county sector	1.33%	0.12%	0.01%	5.71%	9.39%	6.85%		0.00%		0.00%		0.65%
	%sector of municipality	8.77%	0.40%	0.05%	59.94%	25.54%	4.92%		0.38%				100.00%
83	BYRON	385,011	226,131	12,423	2,007,742	1,581,309	0	0	0	0	0	0	4,212,616
1.59%	%sector of county sector	0.44%	0.50%	0.02%	1.43%	4.36%							0.21%
	%sector of municipality	9.14%	5.37%	0.29%	47.66%	37.54%							100.00%
91	CARLETON	4,225,618	353,014	1,412,749	1,930,369	4,227,431	0	0	99,017	0	36,992	0	12,285,190
1.74%	%sector of county sector	4.81%	0.78%	1.82%	1.38%	11.64%			0.01%		0.09%		0.60%
	%sector of municipality	34.40%	2.87%	11.50%	15.71%	34.41%			0.81%		0.30%		100.00%
232	CHESTER	1,039,205	220,610	15,389	4,832,817	3,180,221	0	0	353,596	0	15,022	0	9,656,860
4.44%	%sector of county sector	1.18%	0.48%	0.02%	3.45%	8.76%			0.02%		0.04%		0.47%
	%sector of municipality	10.76%	2.28%	0.16%	50.05%	32.93%			3.66%		0.16%		100.00%
294	DAVENPORT	3,118,275	1,486,712	4,786,834	5,921,242	2,451,450	0	0	359,384	0	38,120	0	18,162,017
5.62%	%sector of county sector	3.55%	3.26%	6.18%	4.23%	6.75%			0.02%		0.09%		0.89%
	%sector of municipality	17.17%	8.19%	26.36%	32.60%	13.50%			1.98%		0.21%		100.00%
747	DESHLER	337,408	597,159	45,962	17,233,467	2,630,463	0	0	6,804	0	0	0	20,851,263
14.29%	%sector of county sector	0.38%	1.31%	0.06%	12.30%	7.24%			0.00%		0.00%		1.02%
	%sector of municipality	1.62%	2.86%	0.22%	82.65%	12.62%			0.03%				100.00%
39	GILEAD	8,130	2,578	325	507,525	57,769	0	0	43,430	0	0	0	619,757
0.75%	%sector of county sector	0.01%	0.01%	0.00%	0.36%	0.16%			0.00%		0.00%		0.03%
	%sector of municipality	1.31%	0.42%	0.05%	81.89%	9.32%			7.01%				100.00%
1579	HEBRON	6,138,792	1,269,441	157,328	48,025,401	8,908,525	554,248	0	361,787	0	247,943	0	65,663,465
30.20%	%sector of county sector	6.99%	2.79%	0.20%	34.28%	24.53%	5.78%		0.02%		0.60%		3.22%
	%sector of municipality	9.35%	1.93%	0.24%	73.14%	13.57%	0.84%		0.55%		0.38%		100.00%
68	HUBBELL	49,100	52,224	2,323	959,801	878,077	0	0	235,974	0	5,399	0	2,182,898
1.30%	%sector of county sector	0.06%	0.11%	0.00%	0.69%	2.42%			0.02%		0.01%		0.11%
	%sector of municipality	2.25%	2.39%	0.11%	43.97%	40.23%			10.81%		0.25%		100.00%
3,637	Total Municipalities	16,788,654	5,245,779	10,611,097	92,264,076	27,739,806	1,211,173	0	2,064,949	0	473,814	0	156,399,348
69.57%	%all municip.sectors of cnty	19.12%	11.52%	13.70%	65.85%	76.40%	12.63%		0.13%		1.15%		7.67%

Sources: 2017 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2017 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

Total Real Property Sum Lines 17, 25, & 30	Records : 6,410	Value : 1,775,770,701	Growth 6,447,379
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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	313	907,831	37	482,090	344	4,183,849	694	5,573,770	
02. Res Improve Land	1,895	6,027,165	27	432,000	273	2,661,900	2,195	9,121,065	
03. Res Improvements	1,904	88,383,856	27	7,605,309	321	34,231,854	2,252	130,221,019	
04. Res Total	2,217	95,318,852	64	8,519,399	665	41,077,603	2,946	144,915,854	1,925,993
% of Res Total	75.25	65.78	2.17	5.88	22.57	28.35	45.96	8.16	29.87
05. Com UnImp Land	74	360,335	0	0	10	54,976	84	415,311	
06. Com Improve Land	342	1,781,854	0	0	27	1,144,950	369	2,926,804	
07. Com Improvements	350	26,125,081	0	0	34	7,731,073	384	33,856,154	
08. Com Total	424	28,267,270	0	0	44	8,930,999	468	37,198,269	610,808
% of Com Total	90.60	75.99	0.00	0.00	9.40	24.01	7.30	2.09	9.47
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	3	53,699	0	0	2	235,380	5	289,079	
11. Ind Improvements	3	1,261,180	0	0	2	8,145,785	5	9,406,965	
12. Ind Total	3	1,314,879	0	0	2	8,381,165	5	9,696,044	0
% of Ind Total	60.00	13.56	0.00	0.00	40.00	86.44	0.08	0.55	0.00
13. Rec UnImp Land	0	0	0	0	34	1,244,570	34	1,244,570	
14. Rec Improve Land	0	0	0	0	7	671,063	7	671,063	
15. Rec Improvements	0	0	0	0	7	194,521	7	194,521	
16. Rec Total	0	0	0	0	41	2,110,154	41	2,110,154	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.64	0.12	0.00
Res & Rec Total	2,217	95,318,852	64	8,519,399	706	43,187,757	2,987	147,026,008	1,925,993
% of Res & Rec Total	74.22	64.83	2.14	5.79	23.64	29.37	46.60	8.28	29.87
Com & Ind Total	427	29,582,149	0	0	46	17,312,164	473	46,894,313	610,808
% of Com & Ind Total	90.27	63.08	0.00	0.00	9.73	36.92	7.38	2.64	9.47
17. Taxable Total	2,644	124,901,001	64	8,519,399	752	60,499,921	3,460	193,920,321	2,536,801
% of Taxable Total	76.42	64.41	1.85	4.39	21.73	31.20	53.98	10.92	39.35

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	12	830,677	285,453	0	0	0
19. Commercial	43	4,462,835	10,094,465	0	0	0
20. Industrial	1	488,252	2,058,685	0	0	0
21. Other	4	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	12	830,677	285,453
19. Commercial	0	0	0	43	4,462,835	10,094,465
20. Industrial	0	0	0	1	488,252	2,058,685
21. Other	0	0	0	4	0	0
22. Total Sch II				60	5,781,764	12,438,603

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	327	1	121	449

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	94	1,554,808	0	0	1,936	1,012,062,999	2,030	1,013,617,807
28. Ag-Improved Land	29	477,418	0	0	820	496,717,831	849	497,195,249
29. Ag Improvements	30	416,699	0	0	890	70,620,625	920	71,037,324
30. Ag Total							2,950	1,581,850,380

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	3	0.86	2,580	0	0.00	0	
36. FarmSite Improv Land	26	18.17	54,510	0	0.00	0	
37. FarmSite Improvements	30	0.00	416,699	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	6	2.18	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	8	8.00	80,000	8	8.00	80,000	
32. HomeSite Improv Land	378	384.49	3,844,900	378	384.49	3,844,900	
33. HomeSite Improvements	386	0.00	35,351,189	386	0.00	35,351,189	317,555
34. HomeSite Total				394	392.49	39,276,089	
35. FarmSite UnImp Land	50	404.39	1,213,170	53	405.25	1,215,750	
36. FarmSite Improv Land	793	2,436.24	7,308,708	819	2,454.41	7,363,218	
37. FarmSite Improvements	872	0.00	35,269,436	902	0.00	35,686,135	3,593,023
38. FarmSite Total				955	2,859.66	44,265,103	
39. Road & Ditches	2,468	7,068.46	0	2,474	7,070.64	0	
40. Other- Non Ag Use	3	249.44	349,216	3	249.44	349,216	
41. Total Section VI				1,349	10,572.23	83,890,408	3,910,578

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	16	1,289.16	3,353,486	16	1,289.16	3,353,486

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	10,869.43	8.49%	74,998,999	8.90%	6,899.99
46. 1A	68,795.27	53.74%	467,807,863	55.54%	6,800.00
47. 2A1	7,835.88	6.12%	52,892,344	6.28%	6,750.02
48. 2A	2,351.78	1.84%	15,169,027	1.80%	6,450.02
49. 3A1	13,209.62	10.32%	82,560,333	9.80%	6,250.02
50. 3A	14.86	0.01%	89,905	0.01%	6,050.13
51. 4A1	16,995.07	13.28%	101,970,396	12.11%	6,000.00
52. 4A	7,939.29	6.20%	46,841,788	5.56%	5,900.00
53. Total	128,011.20	100.00%	842,330,655	100.00%	6,580.13
Dry					
54. 1D1	4,308.76	13.89%	19,066,315	14.58%	4,425.01
55. 1D	13,493.57	43.51%	59,709,236	45.65%	4,425.01
56. 2D1	1,891.67	6.10%	7,992,366	6.11%	4,225.03
57. 2D	654.78	2.11%	2,766,464	2.12%	4,225.03
58. 3D1	4,175.94	13.47%	16,286,186	12.45%	3,900.00
59. 3D	32.63	0.11%	125,626	0.10%	3,850.02
60. 4D1	4,802.67	15.49%	18,490,635	14.14%	3,850.07
61. 4D	1,651.67	5.33%	6,359,142	4.86%	3,850.13
62. Total	31,011.69	100.00%	130,795,970	100.00%	4,217.63
Grass					
63. 1G1	1,487.72	6.04%	2,320,209	7.11%	1,559.57
64. 1G	5,956.10	24.20%	5,145,113	15.77%	863.84
65. 2G1	1,390.09	5.65%	2,112,465	6.48%	1,519.66
66. 2G	690.03	2.80%	1,049,242	3.22%	1,520.57
67. 3G1	1,762.69	7.16%	2,636,202	8.08%	1,495.56
68. 3G	85.85	0.35%	124,244	0.38%	1,447.22
69. 4G1	5,328.52	21.65%	8,060,509	24.71%	1,512.71
70. 4G	7,915.66	32.16%	11,175,662	34.26%	1,411.84
71. Total	24,616.66	100.00%	32,623,646	100.00%	1,325.27
Irrigated Total					
Irrigated Total	128,011.20	69.33%	842,330,655	83.73%	6,580.13
Dry Total					
Dry Total	31,011.69	16.80%	130,795,970	13.00%	4,217.63
Grass Total					
Grass Total	24,616.66	13.33%	32,623,646	3.24%	1,325.27
72. Waste	1,000.21	0.54%	200,041	0.02%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	184,639.76	100.00%	1,005,950,312	100.00%	5,448.18

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,142.98	3.40%	7,143,638	3.77%	6,250.01
46. 1A	14,286.84	42.54%	88,578,408	46.69%	6,200.00
47. 2A1	1,044.67	3.11%	6,268,020	3.30%	6,000.00
48. 2A	1,324.41	3.94%	7,284,255	3.84%	5,500.00
49. 3A1	5,895.77	17.55%	30,658,004	16.16%	5,200.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	6,538.37	19.47%	32,920,708	17.35%	5,035.00
52. 4A	3,352.26	9.98%	16,878,633	8.90%	5,035.00
53. Total	33,585.30	100.00%	189,731,666	100.00%	5,649.25
Dry					
54. 1D1	4,936.60	6.48%	16,537,691	6.97%	3,350.02
55. 1D	29,756.26	39.08%	99,683,842	42.02%	3,350.01
56. 2D1	3,107.14	4.08%	10,098,298	4.26%	3,250.03
57. 2D	3,763.78	4.94%	11,856,035	5.00%	3,150.03
58. 3D1	16,130.06	21.18%	47,987,025	20.23%	2,975.01
59. 3D	1.94	0.00%	5,578	0.00%	2,875.26
60. 4D1	14,573.00	19.14%	40,440,263	17.05%	2,775.01
61. 4D	3,870.88	5.08%	10,645,153	4.49%	2,750.06
62. Total	76,139.66	100.00%	237,253,885	100.00%	3,116.04
Grass					
63. 1G1	1,168.85	2.35%	1,769,986	2.73%	1,514.30
64. 1G	9,424.81	18.91%	7,212,231	11.14%	765.24
65. 2G1	1,734.14	3.48%	2,521,408	3.89%	1,453.98
66. 2G	4,174.35	8.37%	5,946,332	9.18%	1,424.49
67. 3G1	4,078.71	8.18%	6,192,070	9.56%	1,518.14
68. 3G	0.34	0.00%	471	0.00%	1,385.29
69. 4G1	13,133.58	26.35%	18,807,159	29.04%	1,431.99
70. 4G	16,128.32	32.36%	22,314,476	34.45%	1,383.56
71. Total	49,843.10	100.00%	64,764,133	100.00%	1,299.36
Irrigated Total					
	33,585.30	20.88%	189,731,666	38.56%	5,649.25
Dry Total					
	76,139.66	47.33%	237,253,885	48.22%	3,116.04
Grass Total					
	49,843.10	30.98%	64,764,133	13.16%	1,299.36
72. Waste	1,299.88	0.81%	259,976	0.05%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	160,867.94	100.00%	492,009,660	100.00%	3,058.47

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	46.66	317,087	0.00	0	161,549.84	1,031,745,234	161,596.50	1,032,062,321
77. Dry Land	390.76	1,368,221	0.00	0	106,760.59	366,681,634	107,151.35	368,049,855
78. Grass	252.76	286,820	0.00	0	74,207.00	97,100,959	74,459.76	97,387,779
79. Waste	15.04	3,008	0.00	0	2,285.05	457,009	2,300.09	460,017
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	705.22	1,975,136	0.00	0	344,802.48	1,495,984,836	345,507.70	1,497,959,972

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	161,596.50	46.77%	1,032,062,321	68.90%	6,386.66
Dry Land	107,151.35	31.01%	368,049,855	24.57%	3,434.86
Grass	74,459.76	21.55%	97,387,779	6.50%	1,307.92
Waste	2,300.09	0.67%	460,017	0.03%	200.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	345,507.70	100.00%	1,497,959,972	100.00%	4,335.53

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 Acreage	344	4,183,849	273	2,661,900	321	34,231,854	665	41,077,603	816,160
83.2 Alexandria	20	43,662	113	103,666	116	1,831,032	136	1,978,360	0
83.3 Belvidere	19	14,350	49	51,765	51	807,407	70	873,522	1,310
83.4 Bruning	19	72,587	151	537,665	153	8,363,149	172	8,973,401	31,017
83.5 Byron	3	28,010	74	57,601	74	1,924,227	77	2,009,838	2,096
83.6 Carleton	33	163,215	60	79,856	60	1,816,349	93	2,059,420	56,895
83.7 Chester	24	26,692	160	136,787	160	4,708,278	184	4,871,757	31,632
83.8 Davenport	36	26,195	182	173,905	182	6,013,947	218	6,214,047	33,668
83.9 Deshler	71	184,052	360	1,210,325	360	16,970,437	431	18,364,814	35,949
83.10 Gilead	13	6,158	31	17,583	32	506,596	45	530,337	17,647
83.11 Hebron	63	336,490	660	3,625,142	661	44,503,362	724	48,464,994	237,176
83.12 Hubbell	12	6,420	55	32,870	55	939,072	67	978,362	2,570
83.13 Recreational	34	1,244,570	7	671,063	7	194,521	41	2,110,154	7,780
83.14 Subdivision	37	482,090	27	432,000	27	7,605,309	64	8,519,399	652,093
84 Residential Total	728	6,818,340	2,202	9,792,128	2,259	130,415,540	2,987	147,026,008	1,925,993

Schedule XII : Commercial Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	Alexandria Commercial	1	560	8	2,351	8	31,723	9	34,634	0
85.2	Belvidere Commercial	0	0	3	2,184	4	377,761	4	379,945	0
85.3	Bruning Commercial	4	24,380	30	127,260	32	3,460,111	36	3,611,751	0
85.4	Bruning Industrial	0	0	1	18,490	1	740,100	1	758,590	0
85.5	Byron Commercial	5	1,628	22	28,064	24	1,579,117	29	1,608,809	0
85.6	Carleton Commercial	4	1,348	12	328,267	13	3,885,605	17	4,215,220	16,018
85.7	Chester Commercial	3	6,582	29	43,129	29	3,142,179	32	3,191,890	52,751
85.8	Davenport Commercial	8	79,367	36	165,212	36	2,352,685	44	2,597,264	200,040
85.9	Deshler Commercial	15	46,169	57	199,471	57	2,337,009	72	2,582,649	0
85.10	Gilead Commercial	2	1,190	6	2,339	6	54,240	8	57,769	0
85.11	Hebron Commercial	27	168,778	130	847,531	131	8,078,310	158	9,094,619	2,703
85.12	Hebron Industrial	0	0	2	35,209	2	521,080	2	556,289	0
85.13	Hubbell Commercial	5	30,333	9	36,046	10	826,341	15	892,720	15,200
85.14	Rural Commercial	10	54,976	27	1,144,950	34	7,731,073	44	8,930,999	324,096
85.15	Rural Industrial	0	0	2	235,380	2	8,145,785	2	8,381,165	0
86	Commercial Total	84	415,311	374	3,215,883	389	43,263,119	473	46,894,313	610,808

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	1,379.57	7.15%	1,958,988	7.33%	1,420.00
88. 1G	1,703.11	8.83%	2,418,403	9.04%	1,419.99
89. 2G1	1,299.69	6.74%	1,819,569	6.80%	1,400.00
90. 2G	639.60	3.31%	885,848	3.31%	1,385.00
91. 3G1	1,642.02	8.51%	2,274,198	8.51%	1,385.00
92. 3G	82.18	0.43%	113,821	0.43%	1,385.02
93. 4G1	4,860.82	25.19%	6,732,246	25.18%	1,385.00
94. 4G	7,690.36	39.85%	10,535,813	39.40%	1,370.00
95. Total	19,297.35	100.00%	26,738,886	100.00%	1,385.62
CRP					
96. 1C1	108.15	8.46%	361,221	9.35%	3,340.00
97. 1C	211.34	16.54%	705,884	18.27%	3,340.04
98. 2C1	90.40	7.08%	292,896	7.58%	3,240.00
99. 2C	50.43	3.95%	163,394	4.23%	3,240.02
100. 3C1	120.67	9.44%	362,004	9.37%	2,999.95
101. 3C	3.67	0.29%	10,423	0.27%	2,840.05
102. 4C1	467.70	36.61%	1,328,263	34.38%	2,839.99
103. 4C	225.30	17.63%	639,849	16.56%	2,839.99
104. Total	1,277.66	100.00%	3,863,934	100.00%	3,024.23
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	4,041.65	100.00%	2,020,826	100.00%	500.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	4,041.65	100.00%	2,020,826	100.00%	500.00
<hr/>					
Grass Total	19,297.35	78.39%	26,738,886	81.96%	1,385.62
CRP Total	1,277.66	5.19%	3,863,934	11.84%	3,024.23
Timber Total	4,041.65	16.42%	2,020,826	6.19%	500.00
<hr/>					
114. Market Area Total	24,616.66	100.00%	32,623,646	100.00%	1,325.27

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,081.38	2.66%	1,535,567	2.73%	1,420.01
88. 1G	2,078.19	5.11%	2,951,015	5.25%	1,419.99
89. 2G1	1,656.13	4.07%	2,318,582	4.13%	1,400.00
90. 2G	4,029.12	9.91%	5,580,351	9.93%	1,385.00
91. 3G1	3,532.96	8.69%	4,893,183	8.71%	1,385.01
92. 3G	0.34	0.00%	471	0.00%	1,385.29
93. 4G1	12,411.82	30.53%	17,190,420	30.59%	1,385.00
94. 4G	15,864.94	39.02%	21,735,040	38.67%	1,370.00
95. Total	40,654.88	100.00%	56,204,629	100.00%	1,382.48
CRP					
96. 1C1	87.47	4.14%	234,419	4.67%	2,679.99
97. 1C	269.68	12.77%	722,746	14.39%	2,680.01
98. 2C1	78.01	3.69%	202,826	4.04%	2,600.00
99. 2C	145.23	6.88%	365,981	7.29%	2,520.01
100. 3C1	545.75	25.85%	1,298,887	25.87%	2,380.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	721.76	34.19%	1,616,739	32.20%	2,240.00
103. 4C	263.38	12.47%	579,436	11.54%	2,200.00
104. Total	2,111.28	100.00%	5,021,034	100.00%	2,378.19
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	7,076.94	100.00%	3,538,470	100.00%	500.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	7,076.94	100.00%	3,538,470	100.00%	500.00
<hr/>					
Grass Total	40,654.88	81.57%	56,204,629	86.78%	1,382.48
CRP Total	2,111.28	4.24%	5,021,034	7.75%	2,378.19
Timber Total	7,076.94	14.20%	3,538,470	5.46%	500.00
<hr/>					
114. Market Area Total	49,843.10	100.00%	64,764,133	100.00%	1,299.36

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

85 Thayer

	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	140,115,113	144,915,854	4,800,741	3.43%	1,925,993	2.05%
02. Recreational	2,223,710	2,110,154	-113,556	-5.11%	0	-5.11%
03. Ag-Homesite Land, Ag-Res Dwelling	38,902,182	39,276,089	373,907	0.96%	317,555	0.14%
04. Total Residential (sum lines 1-3)	181,241,005	186,302,097	5,061,092	2.79%	2,243,548	1.55%
05. Commercial	36,309,629	37,198,269	888,640	2.45%	610,808	0.77%
06. Industrial	9,592,338	9,696,044	103,706	1.08%	0	1.08%
07. Total Commercial (sum lines 5-6)	45,901,967	46,894,313	992,346	2.16%	610,808	0.83%
08. Ag-Farmsite Land, Outbuildings	40,854,406	44,265,103	3,410,697	8.35%	3,593,023	-0.45%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	349,230	349,216	-14	0.00%		
11. Total Non-Agland (sum lines 8-10)	41,203,636	44,614,319	3,410,683	8.28%	3,593,023	-0.44%
12. Irrigated	1,086,569,297	1,032,062,321	-54,506,976	-5.02%		
13. Dryland	373,645,771	368,049,855	-5,595,916	-1.50%		
14. Grassland	100,041,703	97,387,779	-2,653,924	-2.65%		
15. Wasteland	457,860	460,017	2,157	0.47%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,560,714,631	1,497,959,972	-62,754,659	-4.02%		
18. Total Value of all Real Property (Locally Assessed)	1,829,061,239	1,775,770,701	-53,290,538	-2.91%	6,447,379	-3.27%

2018 Assessment Survey for Thayer County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$207,084 (all insurance now comes from County General will not show in my budget)
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$27,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$11,000; County general pays for a majority of the operating system and the assessor budget pays maintenance costs and specialized programs.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500; Is budgeted for class registration and fees. There is \$4,800 additional that is available for mileage, food, motels and other related expenses.
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	Yes, \$25,534.77

B. Computer, Automation Information and GIS

1.	Administrative software:
	County Solutions
2.	CAMA software:
	MicroSolve; Version 2.5
3.	Are cadastral maps currently being used?
	Yes. GIS generated cadastral is being used for rural area and for 8 of the towns. Cadastral maps are being used for the remaining towns.
4.	If so, who maintains the Cadastral Maps?
	Assessor and Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; thayer.gisworkshop.com
7.	Who maintains the GIS software and maps?
	County Assessor and Staff and GIS Workshop
8.	Personal Property software:
	County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Deshler and Hebron are zoned.
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services:
	none
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Radwen Inc. for Personal Property on line

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Not at this time
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county assessor prefers that the appraiser has professional certifications and credentials. The primary concern for the county assessor is that the appraiser has the experience in mass appraisal and can produce and defend good valuations.
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2018 Residential Assessment Survey for Thayer County

1.	Valuation data collection done by:																												
	County Assessor and Staff																												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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;">1</td> <td>Hebron: Characteristics – Good commercial businesses and services, medical facilities, school, good community infrastructure and social structure.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Alexandria: Characteristics - No commercial businesses or services, school connection with Jefferson County, and location (distance to work and services).</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Belvidere: Characteristics – Few commercial businesses, location on 81 Hwy, consolidated school system at Hebron.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Bruning: Characteristics – Good commercial businesses and services, location on 81 Hwy, preschool and high school in community, adequate community infrastructure and social structure, strong sense of community.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Byron: Characteristics – Some commercial businesses and services, consolidated school in Hebron, strong sense of community and location.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Carleton: Characteristics – Some commercial businesses and services, some agricultural based employment, and unified school system in Bruning and Davenport.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Chester: Characteristics – few commercial businesses, some agricultural based employment, location on 81 Hwy., consolidated school at Hebron.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Davenport: Characteristics – Few commercial businesses and services, minimal employment available, unified school (elementary school only)</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Deshler: Characteristics-Good commercial businesses and services, employment opportunity, K-12 school system, good community infrastructure and social structures.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Gilead: Characteristics – One commercial business, consolidated school in Hebron, located on Hwy 136.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Hubbell: Characteristics- Few commercial businesses, consolidated school in Hebron, location (some distance to employment and services).</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Acreage: Characteristics- Acreages- parcels w/improvements that are less than 20 acres. The residences and site acres on agricultural parcels are inspected, reviewed and valued in a like manner and with the same analysis as the acreages.</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Recreational: Characteristics – Parcels that are primarily used for personal enjoyment (non-agricultural purposes).</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Hebron: Characteristics – Good commercial businesses and services, medical facilities, school, good community infrastructure and social structure.	2	Alexandria: Characteristics - No commercial businesses or services, school connection with Jefferson County, and location (distance to work and services).	3	Belvidere: Characteristics – Few commercial businesses, location on 81 Hwy, consolidated school system at Hebron.	4	Bruning: Characteristics – Good commercial businesses and services, location on 81 Hwy, preschool and high school in community, adequate community infrastructure and social structure, strong sense of community.	5	Byron: Characteristics – Some commercial businesses and services, consolidated school in Hebron, strong sense of community and location.	6	Carleton: Characteristics – Some commercial businesses and services, some agricultural based employment, and unified school system in Bruning and Davenport.	7	Chester: Characteristics – few commercial businesses, some agricultural based employment, location on 81 Hwy., consolidated school at Hebron.	8	Davenport: Characteristics – Few commercial businesses and services, minimal employment available, unified school (elementary school only)	9	Deshler: Characteristics-Good commercial businesses and services, employment opportunity, K-12 school system, good community infrastructure and social structures.	10	Gilead: Characteristics – One commercial business, consolidated school in Hebron, located on Hwy 136.	11	Hubbell: Characteristics- Few commercial businesses, consolidated school in Hebron, location (some distance to employment and services).	12	Acreage: Characteristics- Acreages- parcels w/improvements that are less than 20 acres. 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4	Bruning: Characteristics – Good commercial businesses and services, location on 81 Hwy, preschool and high school in community, adequate community infrastructure and social structure, strong sense of community.																												
5	Byron: Characteristics – Some commercial businesses and services, consolidated school in Hebron, strong sense of community and location.																												
6	Carleton: Characteristics – Some commercial businesses and services, some agricultural based employment, and unified school system in Bruning and Davenport.																												
7	Chester: Characteristics – few commercial businesses, some agricultural based employment, location on 81 Hwy., consolidated school at Hebron.																												
8	Davenport: Characteristics – Few commercial businesses and services, minimal employment available, unified school (elementary school only)																												
9	Deshler: Characteristics-Good commercial businesses and services, employment opportunity, K-12 school system, good community infrastructure and social structures.																												
10	Gilead: Characteristics – One commercial business, consolidated school in Hebron, located on Hwy 136.																												
11	Hubbell: Characteristics- Few commercial businesses, consolidated school in Hebron, location (some distance to employment and services).																												
12	Acreage: Characteristics- Acreages- parcels w/improvements that are less than 20 acres. The residences and site acres on agricultural parcels are inspected, reviewed and valued in a like manner and with the same analysis as the acreages.																												
13	Recreational: Characteristics – Parcels that are primarily used for personal enjoyment (non-agricultural purposes).																												

	14	Subdivision: Characteristics- Parcels near Hebron which are located in a platted subdivision on hard surface with some city utilities.
	Ag	Agricultural homes and outbuildings
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	Cost Approach	
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	The county develops depreciation tables based on the analysis of the sales in their county.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	Yes: The county develops depreciation tables for each valuation group. They structure their primary depreciation tables around the market analysis done in Hebron. Then the basic tables are extended to the other valuation groups using economic factors developed by analyzing the sales in each valuation grouping.	
6.	Describe the methodology used to determine the residential lot values?	
	Sales comparison approach developed from market analysis is used. The county believes that equity of values is the most important part of land valuation. Similar lots in similar locations must be valued similarly.	
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?	
	In the past, the county has used discounted cash flow (DCF) techniques to develop valuations for subdivisions under development. There are presently no subdivisions that still have DCF values. To date, there have been no applications to have DCF techniques applied to parcels based on the provisions of LB 191.	

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2015	2015	2015	2015
2	2015	2015	2013	2013
3	2015	2015	2016	2016
4	2015	2015	2017	2017
5	2015	2015	2014	2014
6	2015	2015	2016	2016
7	2015	2015	2016	2016
8	2015	2015	2016	2016
9	2015	2015	2014	2014
10	2015	2015	2013	2013
11	2015	2015	2014	2014
12	2015	2015	2014	2014
13	2015	2015	2014	2014
14	2015	2015	2016	2016
Ag	2015	2015	2015	2015

----The county has developed the valuation groups partly based on the original assessor locations and partly on the way they organize their work. They typically inspect, review and analyze each town separately. The county has identified characteristics that make each town unique. Those characteristics vary, but are usually related to the population, schools, location, businesses and services in each town.

----Base depreciation schedules are developed but ongoing sale analysis is used to identify the need to adjust the schedules by an economic factor. The ongoing analysis of sales drives any needed adjustments.

----All of the parcels in each individual valuation grouping have costs from the same cost year. All residential costs are now from the 6/2015 cost tables.

----Lot values are continuously reviewed as part of the ongoing inspection process. Each time the depreciation is updated, the land values are reviewed and affirmed or updated if it is necessary.

----The inspection dates reported in the grid above reflect the year that the inspection took place, usually being implemented for use in the following year. The cost dates reported reflect the cost manual dates. The Depreciation and lot value study dates are reported the same as the cost dates, because, the depreciation is always updated when the costs are updated and the land value is either updated or affirmed for continued use when the costs and depreciation are updated.

2018 Commercial Assessment Survey for Thayer County

1.	Valuation data collection done by:												
	County Assessor and Staff												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Hebron: Characteristics – Good commercial businesses and services, medical facilities, school, good community infrastructure and social structure.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bruning: Characteristics – Good commercial businesses and services, location on 81 Hwy, preschool and high school in community, adequate community infrastructure and social structure, strong sense of community.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Deshler: Characteristics-Good commercial businesses and services, employment opportunity, K-12 school system, good community infrastructure and social structures.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Small Towns: including Alexandria; Belvidere; Byron; Carleton; Chester; Davenport; Gilead; and Hubbell: Characteristics ----Very limited or no commercial businesses or services: ----school systems are consolidated into other districts; only Davenport still has an elementary school.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural: Characteristics- Any commercial parcel located throughout the county, that is not in or associated with any town or other valuation group.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Hebron: Characteristics – Good commercial businesses and services, medical facilities, school, good community infrastructure and social structure.	2	Bruning: Characteristics – Good commercial businesses and services, location on 81 Hwy, preschool and high school in community, adequate community infrastructure and social structure, strong sense of community.	3	Deshler: Characteristics-Good commercial businesses and services, employment opportunity, K-12 school system, good community infrastructure and social structures.	4	Small Towns: including Alexandria; Belvidere; Byron; Carleton; Chester; Davenport; Gilead; and Hubbell: Characteristics ----Very limited or no commercial businesses or services: ----school systems are consolidated into other districts; only Davenport still has an elementary school.	5	Rural: Characteristics- Any commercial parcel located throughout the county, that is not in or associated with any town or other valuation group.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
1	Hebron: Characteristics – Good commercial businesses and services, medical facilities, school, good community infrastructure and social structure.												
2	Bruning: Characteristics – Good commercial businesses and services, location on 81 Hwy, preschool and high school in community, adequate community infrastructure and social structure, strong sense of community.												
3	Deshler: Characteristics-Good commercial businesses and services, employment opportunity, K-12 school system, good community infrastructure and social structures.												
4	Small Towns: including Alexandria; Belvidere; Byron; Carleton; Chester; Davenport; Gilead; and Hubbell: Characteristics ----Very limited or no commercial businesses or services: ----school systems are consolidated into other districts; only Davenport still has an elementary school.												
5	Rural: Characteristics- Any commercial parcel located throughout the county, that is not in or associated with any town or other valuation group.												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	Cost approach, sales comparison approach, and income approach when applicable.												
3a.	Describe the process used to determine the value of unique commercial properties.												
	The county uses the cost approach on unique parcels but also do additional sales research, seeking sales of similar properties from other counties. They also study the methodologies, approaches to values and the values of similar parcels in other counties. All of the information gathered is then used to correlate an estimate of value for the parcel. These steps are taken to address uniformity between counties as well as develop the best estimate of market value that they can.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	The county develops its own depreciation tables.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	No and yes; Depreciation is applied on a parcel by parcel basis by the office, based on observations of quality and condition. Economic factors are developed by each assessor location based on current market analysis.												
6.	Describe the methodology used to determine the commercial lot values.												

All commercial lot values are developed from analyzing the market. Except for Hebron, the most common practice in the minor towns is that the commercial lots tend to be valued similarly to the residential lots, since the available sales have shown little if any difference based on commercial use. The primary consideration is that lot values are uniform. That means that similar lots in similar locations should be valued similarly.

7.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2012	2012	2015	2015
2	2012	2012	2017	2017
3	2012	2012	2014	2014
4	2012	2012	2013-2017	2013-2017
5	2012	2012	2014	2016

---The county has developed the valuation groups partly based on the original assessor locations and partly on the way they organize their work. They typically inspect, review and analyze each town separately. The county has identified characteristics that make each town unique. Those characteristics vary, but are usually related to the population, schools, location, businesses and services in each town. For 2016, the county has consolidated to 5 commercial valuation groupings. Hebron, Bruning, Deshler and the Rural groups are unchanged. The other 8 small towns; Alexandria; Belvidere; Byron; Carleton; Chester; Davenport; Gilead; and Hubbell have been combined. Their primary characteristics of limited commercial and little or, in most cases, no school system located in the towns is very similar.

---In each case, the dates of the costing and the depreciation tables is the same for all of the commercial assessor locations and valuation groups. There are differing dates for the inspection dates and lot value study. In all cases, the lot study was done the same year as the inspection dates. For Valuation Group #4 (small towns), there is a range of dates from 2010 through 2016. They have been inspected by assessor location so the actual dates are as follows: Belvidere; Chester and Carleton was in 2016; Davenport was in 2010. Alexandria and Gilead were in 2013; and Byron and Hubbell were in 2014.

---The last depreciation schedules for commercial property were done in 2012.

---The costs for all commercial valuation groupings are from 2012.

---Commercial lots are analyzed at the time of commercial review.

---All of the land values on commercial parcels in the Rural locations of the county were updated during 2016 for use in tax year 2017.

2018 Agricultural Assessment Survey for Thayer County

1.	Valuation data collection done by:	
	COunty Assessor and Staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	1	Northern part of the county, primarily irrigated cropland with some dryland and grassland mixed in. Most land has the availability of water and the topography is much more desirable.
	2	Southern part of the county is mostly dry land and grassland with limited irrigated cropland. A large portion of this area does not have the availability of water, the topography is typically rougher and land values tend to be lower than the rest of the county.
		<u>Year Land Use Completed</u>
		2016
		2016
	During 2016, the county used new 2016 GIS imagery compared to 2014 GIS imagery to discover unreported changes in agricultural land use. When changes were detected, the county sent letters to the land owners requesting current FSA certifications and maps to the changes. If there was no response from the owners, the county made the observed changes and documented the changes in the records. Then the county used Google Earth and occasionally drive-by inspections to further verify the changes.	
3.	Describe the process used to determine and monitor market areas.	
	Each year, the available sales are verified and analyzed. Any changes in value patterns are noted and integrated into the valuation process if warranted.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Rural Residential and recreational land is identified following the guidelines of the County Agricultural or Horticultural Definition Policy. Recreational land is identified based on its present primary use, or its lack of ag use.	
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?	
	Yes, except for the excess acres on the rural residential. The first acre of the home site on agricultural parcels is valued at \$10,000 and any residual acres (Building site) are valued at \$3,000. The first acre for the rural residential home site is also \$10,000, a minimum of 3 additional residual acres (building site) are valued at \$3,000 per acre and all excess acres beyond the building site are valued at \$3,000 per acre.	
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	As the county verifies sales, they monitor for any emerging trend of the conversion of parcels of agricultural land to WRP. There is little direct sale information on the value of the WRP acres, but based on the encumbered present use of the land, the county believes that the value is more comparable to the timbered recreational parcels. That value is estimated to be \$1,400 per acre at 100% of market value. Presently, there is only one known parcel of WRP land in the county.	

For 2017 THAYER COUNTY

Plan of Assessment

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

Real Property Assessment Requirements

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112(Reissue 2003)

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 75% of actual value for agricultural land and horticultural land : and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special value under 77-1344.

Record Count

Thayer County’s Abstract of Assessment indicates the real property within Thayer County is comprised of the following: 2863 residential records of which 610 are unimproved; 462 commercial records of which 73 are unimproved; 5 improved industrial records; 40 recreational records of which 33 are unimproved; and 2938 agricultural records of which 2007 are unimproved. Among the improved agricultural records are 382 parcels with residential improvements.

	<u>Records</u>	<u>% of Total Records</u>	<u>Valuation</u>	<u>% of Total Value Valuation</u>
Residential	2,863	45.39%	\$ 140,121,508	7.66%
Commercial	462	7.32%	\$ 36,051,540	1.97%
Industrial	5	.08%	\$ 9,592,338	.52%
Recreational	40	0.63%	\$ 2,228,845	.12%
Agricultural	2,938	46.58%	\$1,641,257,677	89.73%
Total	6308	100.0%	\$1,829,251,908	100.00%

Valuation Base per Class

The total real estate valuation base for Thayer County is \$1,829,251,908. The residential/recreational class is approximately 7.78% of that total; the commercial/industrial classes are approximately 2.49% of the total; and the agricultural class is 89.73% of the total.

Staff/Budget

The Thayer County assessor's office personnel consist of the assessor, the deputy assessor, 1 full time clerk, and 1 part-time clerk to see to the administrative duties of the office. The Assessor and Deputy presently hold a State of Nebraska Assessor's certificate, and have attended the necessary courses for their continuing education hours required by the State of Nebraska to remain a certificate holder. The assessor and staff handle the appraisal process. The total requested budget for 2017-2018 is \$203,034. In the Assessor's budget, there is a total of \$22,000 budgeted for all appraisal work (includes a onetime cost for drone aerials), \$8,000 for education (incl. Registration, Lodging, Mileage and Meals), and \$200 in miscellaneous budget.

Software/Mapping

The Thayer County Assessor's office utilizes the administrative system MIPS/County Solutions, provided by and supported by NACO. The county costing is done using the Marshall Swift for the residential and commercial improvements and the agricultural buildings. The county administrative system includes the Version 3.0 CAMA package started in April, 2016. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history kept on the face of the hard copy is typically updated to reflect all valuation changes that are made annually. The county also relies on the electronic file to keep track of valuation changes that are made. The county has implemented a GIS system for mapping. Parcel identification and all agricultural land have been measured/GIS. The old cadastral hard copy maps of the towns are updated as well by the assessor and staff. Rural cadastral books have been completed using GIS mapping and are keep current. Each section contains the identified parcel, owner name, county ID, legal description, etc. In 2011, GIS mapping of towns was started. We will continue to work with GIS Workshop on this project and at completion of each town; a cadastral book will be completed and updated as necessary. This will be an ongoing project until all town cadastral maps have been completed.

The county was zoned in 2002. The county zoning administrator handles the permitting process in conjunction with the Assessor's office.

Sales Review/ Verification

The Assessor's office makes an initial qualification decision based on the information contained on the 521 document, the residential, commercial and agricultural sales questionnaires, and the personal knowledge of the assessor and the assessor's staff. That decision may be modified based on the information obtained during the sales review verification process.

County Progress for the Three Property Classes 2016 Review for Tax year 2017

The county assessor's office annual practice is to complete all of the pick-up work, review sales of all classes, prepare an analysis of those classes and determine which, if any classes or subclasses need immediate changes. We also examine the data for any trends that would indicate the need for change in the subsequent assessment year.

Residential property: On site reviews were completed on the following in 2016: Belvidere, Carleton and Chester. An economic depreciation was applied based on market. Lot studies were conducted in Belvidere, Carleton and Chester. Updated cost tables (6/2015) were implemented for the residential property reviewed as well as for all residential and rural parcels in the county; economic depreciation was adjusted if indicated by the market. The market studies of each assessor location indicated that adjustments had to be made to the economic depreciation in the following locations: Alexandria, Chester, Acreages, Rural, Subdivisions, and Hebron. Lot values in Davenport were adjusted, and acreage and subdivision land was adjusted. The office continues to work on town GIS maps as surveyor quarter points are received.

Commercial property: Sales reviews were completed on all commercial property in the county. On site reviews and lot studies were completed on all commercial sites in Belvidere, Carleton, Chester, and in the rural. An increase in the economic depreciation was applied to commercial improvements in the following: Alexandria, Gilead, Belvidere, Carleton and Chester. Reviewed and adjusted rural commercial excess land values, and adjusted all rural commercial land values on parcels with Hwy 81 frontage.

Agricultural property: A sales review and analysis is completed each year. When this is complete, market areas are reviewed to determine if adjustments are needed. Both market areas had decreases in each land value group, due to the market. Verified all CRP property owners and acres in Thayer County, contacted all property owners whose program was expiring in an effort to verify any land use changes. All agricultural parcels were recalculated with new NRCS soils. Compared 2014 FSA aerials to 2016 FSA aerials to check for agricultural land use changes. Requested 2016 certifications from all property owners where changes were noted. The office continues to work with the surveyor to update survey quarter points to our GIS mapping in an effort to provide the most accurate parcel information.

Recreational property: The office continues to monitor recreational parcels in the county. Those parcels in which the primary use does **not** meet the definition of agricultural land as per statute, as well as, the definition of agricultural land accepted for Thayer County, were reclassified as recreational parcels.

Statistical Analysis and Assessment Practices

The following are the 2017 opinions of the Property Tax Administrator for Thayer County, Nebraska.

<u>Property Class</u>	<u>Assessment-Sales Median Ratio</u>	<u>Coefficient of Dispersion (COD)</u>	<u>Price Related Differential (PRD)</u>
Residential	97%	12.23	105.64
Commercial	100%	N/A	N/A
Agricultural	71%	15.39	103.79

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio

Aggregate: The sum of the assessed values divided by the sum of the sales prices

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

Assessment Plan for Agricultural Land

The Thayer County Assessor's office annually reviews all agricultural land sales to establish market values for agricultural land. In the review of the sale, the Assessor determines which sales are arms length, generally by firsthand knowledge, information acquired from the agricultural questionnaire, contact with the seller and/or agent, or through the buyer. Statistical analysis is done to determine

market trends in the county. Thayer County currently has two market areas. During each assessment cycle, market areas are reviewed and Land Value Groups (LVG's) are studied to make sure that values are uniform and consistent for Thayer County. Adjustments are made to values to maintain a sales assessment ratio that falls into the 69% to 75% range as required by statute. The office continues to work with the County Surveyor locating the quarter points within the county. This information when entered into our GIS system provides more accurate parcel mapping and acres. The Assessor's office continues to monitor all property with CRP, we analyzed the market compared to dry crop and adjustments are made as necessary in both market areas. We will continue to monitor all program dates and contact those individuals coming out of the program, so land use is correctly listed.

Assessment Plan for Residential Property

The Thayer County Assessor's office continually reviews sold properties and makes notes on any trends in the marketing of residential properties. The assessor and/or staff, conduct a sales review process, review questionnaires, inspect sold properties if necessary and determine if valuations are within statutory requirements. As each town is reviewed an economic factor will be applied to all improvements based on the sales study in each market area. The following is the Residential Assessment Plan:

2017 review for tax year 2018:

On-site reviews will be done in Bruning and Davenport and lot studies will be completed. A sales study will be done and adjustments in economic depreciation applied to maintain an acceptable level of value. Work on GIS cadastral maps will continue of towns within Thayer County. Drone aerials of all rural improvements will be completed.

2018 review for tax year 2019:

On-site reviews will be done in Alexandria and Gilead and lot studies will be completed and adjustments in economic depreciation applied to maintain an acceptable level of value. GIS mapping of all towns in Thayer County will be complete. Drone aerials will be reviewed and any changes will be noted for onsite review. Rural and acreage sites in Townships 1-1, 1-2, 1-3, 1-4, 2-1, 2-2, 2-3, 2-4 will be reviewed on site.

2019 review for tax year 2020:

On-site reviews will be done in Deshler and lot studies will be completed and adjustments in economic depreciation applied to maintain an acceptable level of value. Rural and acreage sites in Townships 3-1, 3-2, 3-3, and 3-4 will be reviewed on site.

Assessment Plan for Commercial Property

Annually the assessor's office conducts a sales review process much the same as residential property. Physical inspections along with verifying measurements are conducted at the time of the sale if necessary.

2017 review for tax year 2018: On-site reviews of improvements and lot studies will be conducted in the towns of Bruning and Davenport.

2018 review for tax year 2019: On-site review of improvements and lot study will be conducted in the towns of Alexandria and Gilead.

2019 review for tax year 2020: On-site reviews of improvements and lot studies will be conducted in the town of Dëshler.

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

Karla Joe
Thayer County Assessor

Date