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DEPARTMENT OF REVENUE

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

WEBSTER COUNTY

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DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Webster 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 Webster 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: Sonja Kruger, Webster 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.

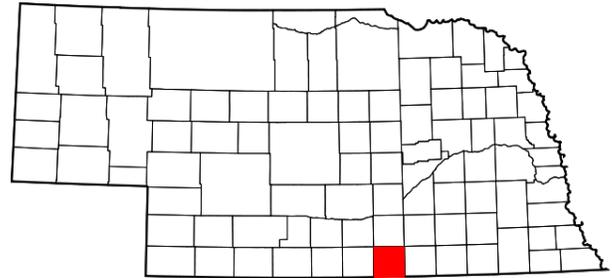
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

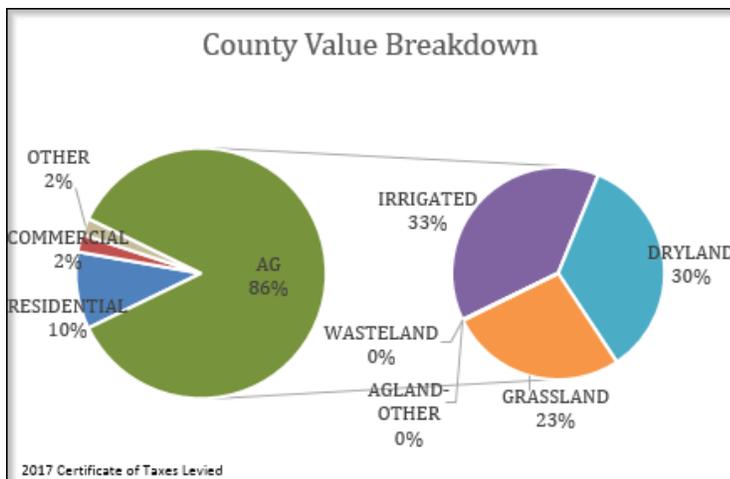
County Overview

With a total area of 575 square miles, Webster County had 3,603 residents, per the Census Bureau Quick Facts for 2016, a 6% population decline from the 2010 U.S. Census. Reports indicated that 78% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Webster County are located in and around Red Cloud, the county seat. According to the latest information available from the U.S. Census

Bureau, there were 94 employer establishments with total employment of 672.



Agricultural land is the single largest contributor to the valuation base of the county. A mix of grass and dry land makes up the majority of the land in the county. Webster County is included in both the Lower Republican and Little Blue Natural Resource Districts (NRD). In top livestock inventory items, Webster County ranks third in sheep and lambs (USDA AgCensus).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
BLADEN	291	237	-18.6%
BLUE HILL	867	941	8.5%
COWLES	48	30	-37.5%
GUIDE ROCK	245	225	-8.2%
RED CLOUD	1,131	1,020	-9.8%

2018 Residential Correlation for Webster County

Assessment Actions

For the current assessment year, Webster County reviewed all rural residential township parcels in Line Precinct, Red Cloud Precinct, Batin Precinct, Glenwood Precinct, and Walnut Creek Precinct. Additionally, all residential pick-up work was completed by the county. The pick-up work included any parcel with a building permit both new for 2018 and any that were on going from the 2017 cycle, plus any parcels that did not obtain a building permit but the county assessor's office observed while reviewing property. As a result, parcels within that valuation group saw adjustments made to the assessed values for the year. Depreciation tables were updated to 2017 for all Valuation Groups. Residential percentage change increased by 4.89% excluding growth.

Description of Analysis

The residential class of property has been stratified by the county assessor into six valuation groupings. For the current assessment year, Red Cloud accounts for 49% of the residential sales contained in the statistical profile while making up 37% of the improved parcels.

Valuation Grouping	Description
1	Bladen
2	Blue Hill
3	Guide Rock
4	Inavale
5	Red Cloud
6	Cowles, Rosement, Rural Residential

The county's statistical analysis contains 119 residential sales, representing all of the valuation groupings. Analyses of these sales were conducted to determine if the sales overall are reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales.

An analysis of the sample indicates that two out of the three measures of central tendency are within the acceptable range for the residential class as a whole with only the mean being above the range. They demonstrate moderate support of each other with an overall spread of seven points.

The stratification by valuation group reveals that all groupings display a calculated median within the acceptable range. The qualitative statistics are both outside the recommended range but are likely affected by the low dollar sales in the sample, with over 25% of the sample with a sale price of less than 15,000 dollars.

2018 Residential Correlation for Webster County

The residential market is strong in the county as indicated by the movement of the median over the two years of the study period. This is similar to others counties in south central Nebraska.

Study Yrs						
01-OCT-15 To 30-SEP-16	61	100.86	101.13	100.51	25.84	100.62
01-OCT-16 To 30-SEP-17	59	91.60	108.27	87.82	39.02	123.29

Assessment Practice Review

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

The county assessor has all sales reviewed and a questionnaire is provided to both the seller and buyer of a sold property. If the county does not receive a response in fifteen days, the parties are contacted via the phone. The county prefers to use the information gathered during the last inspection that occurred as part of the inspection and review cycle, but an onsite review is scheduled, if deemed necessary, before making a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The county systematically each year addresses properties through 1) deed research, which is determining legal descriptions and/or ownership of properties and includes windmill properties, 2) acres checked with verification and comparison of FSA maps and NRD information obtained from owner or the NRD, 3) checking of proper coding of all parcels outside city or village limits. These parcels reviewed are Suburban, Suburban Potential, Ag Residential, Rural Residential, Farm Site, Recreational Ag or Recreational Residential. 4) Reviews Building Sites verses Home Sites. Each livable house receives a 1 acre home site while building sites are 1 to 10 buildings is 1 site, 11 to 20 buildings is 2 sites, 21 to 30 buildings is 3 sites, and 31 to 40 buildings is 4 sites. 5) Zoning jurisdiction verification is any parcel within the mile radius of a city or village with zoning in place. 6) Changes due to sales of any parcel that depreciation was changed due to the sales in its market area.

When the county is doing its review work, the property records cards are taken along with all equipment needed to complete the task. The county reviews the property record cards with available property owners or resident to check for accuracy. Notes are taken directly onto the data sheets. Pictures are taken of every structure including those with no value. Measurements are then checked and corrections are made, if necessary. If no one is available to review the data sheet, a door hangar may be left to make the resident aware that a review was done and to contact the county assessor’s office for information. Property record cards are returned to the office as each review day is completed. Pictures are downloaded and put into folders with parcel numbers and includes that date the review was done. The property record card information is saved into the

2018 Residential Correlation for Webster County

computer and pictures are labeled and printed. The county has a work completion form to make sure each task is completed. The county assessor reviews and enters the information into the county assessor's excel spreadsheet. Also GIS mapping and Google Earth may be used to assist with measuring for inaccessible buildings. Then changes are submitted to GIS, if necessary at this time.

The county has had a self-imposed cycle of inspection and review in place that pre-dates the requirement and has worked to revise that formerly eight-year cycle of review and inspection into the current six-year model. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. Before inspections take place, the county mails out a notification to all property owners in the area to be inspected notifying them of the upcoming inspections and requesting an appointment time. As inspections are completed, property records are updated. The county has shared their systematic schedule of inspections with the Division and it has been determined that the county continues to follow it.

Valuation groupings were also examined to ensure that the area or group defined is equally subject to a set of economic forces that affect the value of properties within that geographic area. Webster County has adequately identified economic areas for the residential property class.

The county is meticulous about reviewing, changing and maintaining accurate and timely detail for its records and shares the information with the Division. The county has created flow charts to be sure that the office procedures are uniform and transparent. 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 the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	5	92.91	114.69	84.98	36.85	134.96
02	27	95.97	98.30	93.79	20.10	104.81
03	9	97.00	96.59	90.03	26.77	107.29
04	3	92.65	80.68	94.11	27.79	85.73
05	58	95.71	105.32	94.99	37.64	110.87
06	17	100.00	102.75	96.40	21.12	106.59
<u> </u> ALL <u> </u>	119	95.97	102.47	94.51	30.33	108.42

2018 Residential Correlation for Webster County

Level of Value

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

2018 Commercial Correlation for Webster County

Assessment Actions

Within the commercial class of Webster County, physical inspections and re-appraisals of commercial improvements take place over the course of the six-year inspection and review cycle. For the current assessment year, the county assessor reviewed commercial parcels in the rural townships of Line, Red Cloud, Batin, Glenwood, and Walnut Creek townships. A wind farm was established and was an addition to the commercial class of property for the year. Additionally, all commercial pick-up work was completed by the county, as were on-site inspections of any remodeling and new additions.

A market analysis and sales analysis occurred for all commercial valuation groupings to determine whether further adjustments or studies were warranted. The commercial values increased 1% excluding growth for the year.

Description of Analysis

Webster County had an increase of 83 commercial parcels when comparing the 2017 abstract of assessment with the 2018 abstract of assessment. Three of the 4 valuation groupings in Webster County are represented in the statistical profile. Although Red Cloud is the commercial hub of the county, it contains less than 50% of the parcels, and Blue Hill contains 24% of the parcels.

Valuation Grouping	Description
2	Blue Hill
5	Red Cloud
6	Small villages
7	Rural

There were sixteen qualified commercial sales, representing three of the valuation groupings. Analyses of these sales were done to determine if the sales overall were reliable for measurement purposes. Commercial sales over the three-year study period are evenly distributed but due to the small number of sales, this limits any meaningful analysis. The sales in Blue Hill and Red Cloud account for 80% of the sample, which is representative of the commercial parcels. Both of those display a calculated median within the acceptable range. They also have the highest average sale prices of the groups.

While the calculated median of the overall sample of commercial sales fell within the acceptable statutory range, the current sample is not reliable enough to be used with confidence. As a result, the Division will not be using the sales sample from the county when determining the level of value for 2018.

2018 Commercial Correlation for Webster County

Assessment Practice Review

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

The county assessor's office reviews all sales and a questionnaire is provided to both the seller and buyer of a sold property. If the county does not receive a response from either party within fifteen days, the parties are contacted by phone. While the county assessor prefers to use the information that is gathered during the systematic inspection and review cycle to make a qualification determination, an on-site review is scheduled, if deemed necessary. The Division evaluated those qualification determinations to confirm that sales were properly vetted and the county assessor's office offered descriptions for sales that explained the qualification determination reached.

Valuation groupings were examined to ensure that the area or group defined 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 Webster County has adequately identified economic areas for the commercial property class.

The county has had a cycle of inspection and review in place for a number of years that pre-dates the six-year inspection and review requirement and has worked to revise that formerly eight-year cycle of review and inspection into the current six-year model. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. Before inspections take place the county mails out notifications to all property owners in the inspection area, notifying them of the upcoming inspections and requesting an appointment time. The level of detail and organization that goes into their re-appraisal reviews is impressive; as inspections are completed, the property records are updated. The county has shared their systematic schedule of inspections with the Division and it was found that the county continues to follow the schedule.

Equalization and Quality of Assessment

A review of the valuation groupings indicates that there is no statistically reliable sample due primarily to the size of the sample, the class as a whole is considered to be assessed at an acceptable level. The quality of assessment complies with professionally accepted mass appraisal standards.

2018 Commercial Correlation for Webster County

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
02	5	95.77	86.24	43.95	33.64	196.22
03	3	87.90	99.02	96.04	22.43	103.10
05	8	96.04	86.22	56.63	27.47	152.25
____ALL____	16	94.67	88.63	47.28	29.00	187.46

Level of Value

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

2018 Agricultural Correlation for Webster County

Assessor Actions

Within the agricultural class of Webster County, physical inspections of agricultural improvements, vacant land, and rural residential with agricultural land take place over a four-year period. All improved parcels within the precincts of Line, Glenwood, Batin, Red Cloud and Walnut Creek, were inspected and reviewed. Land use continues to be updated as information becomes available.

The county assessor includes a physical review of the agricultural land, to verify that information before adjusting the parcels' record to reflect any changes, if deemed necessary. In addition, the county continued to proof and correct agricultural parcels in the geographic information system (GIS) for the current year. A market analysis and sales analysis occurred for the current year. Based on the findings there were minimal changes for agricultural land for the year.

Description of Analysis

Of Webster County's agricultural land, about 45% is of the majority land use of grass, 33% dry crop land and the balance of irrigated. The cropland consists mainly of class one soils where grass land is generally class four.

The county's statistical profile consists of fifty-five sales. Analyses of those sales were conducted to determine if the sales were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales. Of the measures of central tendency only the median is in the acceptable range, with the measures within a five-point spread they provide support for each other.

Using the agricultural values provided by the county assessor, a statistical measurement of the agricultural land in Webster County was calculated. The results suggest that the county is within the acceptable overall range, and within the acceptable range for the 80% majority land use (MLUs) statistics that contains a reliable sample size. All three measures trend to the top of the range and coupled with limited assessment actions and the three-year trend seen in the study year strata those calculated medians reflect the movement of the agricultural market. The average acre-value comparison with adjoining counties substantiates that the agricultural assessments in the county are appropriate.

Assessment Practice Review

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

2018 Agricultural Correlation for Webster County

The county assessor's office reviews all sales and a questionnaire is provided to both the seller and buyer of a sold property. If the county does not receive a response in fifteen days, the parties are contacted via phone. The county prefers to use the information gathered during the last inspection that occurred as part of the inspection and review cycle, but an on-site review is scheduled, if deemed necessary, before making a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. In addition to the normal review of sales and qualification determinations, the Division also performed additional analyses of non-agricultural production influences on agricultural sales. The county assessor's office offered detailed descriptions of the sales that explained the qualification determination reached.

After an annual examination of the county's agricultural land, the county concluded that there would remain a single market area within the county. The Division worked with the county assessor to ensure that sales with non-agricultural influences were not used to establish agricultural land values.

The county has had a self-imposed cycle of inspection and review in place for a number of years and has worked to revise that formerly eight-year cycle of review and inspection into the current six-year model. Within the class, the review work is typically completed in one calendar year. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. Among other ways to gather information, aerial imagery is a tool utilized to better identify parcels that require further inspection, for both changes to improvements on agricultural parcels as well as vacant agricultural land use changes. The county has shared their systematic schedule of inspections with the Division and the Division has found that the county continues to follow it.

Equalization

All dwellings located on both agricultural and residential use land are valued using the same cost index and depreciation schedule. Farm home sites carry the same value as rural residential home sites.

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

2018 Agricultural Correlation for Webster County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	13	74.21	78.47	81.31	12.09	96.51
1	13	74.21	78.47	81.31	12.09	96.51
<u>Dry</u>						
County	14	75.00	75.37	74.97	09.75	100.53
1	14	75.00	75.37	74.97	09.75	100.53
<u>Grass</u>						
County	11	73.90	79.70	75.08	23.02	106.15
1	11	73.90	79.70	75.08	23.02	106.15
<u>ALL</u>						
	55	74.55	79.52	79.17	18.10	100.44

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Webster County is 75%.

2018 Opinions of the Property Tax Administrator for Webster County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	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 Webster County

Residential Real Property - Current

Number of Sales	119	Median	95.97
Total Sales Price	\$5,741,331	Mean	102.47
Total Adj. Sales Price	\$5,741,331	Wgt. Mean	94.51
Total Assessed Value	\$5,425,930	Average Assessed Value of the Base	\$45,430
Avg. Adj. Sales Price	\$48,246	Avg. Assessed Value	\$45,596

Confidence Interval - Current

95% Median C.I	90.62 to 105.32
95% Wgt. Mean C.I	88.66 to 100.35
95% Mean C.I	95.01 to 109.93
% of Value of the Class of all Real Property Value in the County	7.44
% of Records Sold in the Study Period	7.42
% of Value Sold in the Study Period	7.45

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	120	96	96.25
2016	121	97	97.30
2015	113	94	93.52
2014	93	96	95.53

2018 Commission Summary for Webster County

Commercial Real Property - Current

Number of Sales	16	Median	94.67
Total Sales Price	\$2,318,218	Mean	88.63
Total Adj. Sales Price	\$2,318,218	Wgt. Mean	47.28
Total Assessed Value	\$1,096,065	Average Assessed Value of the Base	\$74,685
Avg. Adj. Sales Price	\$144,889	Avg. Assessed Value	\$68,504

Confidence Interval - Current

95% Median C.I	72.23 to 115.52
95% Wgt. Mean C.I	10.38 to 84.18
95% Mean C.I	68.94 to 108.32
% of Value of the Class of all Real Property Value in the County	2.53
% of Records Sold in the Study Period	4.82
% of Value Sold in the Study Period	4.42

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	15	100	93.56
2016	16	100	98.52
2015	17	100	94.68
2014	16	100	96.28

**91 Webster
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 : 119
 Total Sales Price : 5,741,331
 Total Adj. Sales Price : 5,741,331
 Total Assessed Value : 5,425,930
 Avg. Adj. Sales Price : 48,246
 Avg. Assessed Value : 45,596

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 102
 COD : 30.33
 PRD : 108.42

COV : 40.52
 STD : 41.52
 Avg. Abs. Dev : 29.11
 MAX Sales Ratio : 275.56
 MIN Sales Ratio : 16.38

95% Median C.I. : 90.62 to 105.32
 95% Wgt. Mean C.I. : 88.66 to 100.35
 95% Mean C.I. : 95.01 to 109.93

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-15 To 31-DEC-15	12	101.87	94.67	100.95	17.44	93.78	21.30	122.46	82.59 to 110.79	55,861	56,393	
01-JAN-16 To 31-MAR-16	8	93.51	97.11	96.87	18.20	100.25	69.68	165.67	69.68 to 165.67	56,188	54,426	
01-APR-16 To 30-JUN-16	17	91.78	99.81	95.29	36.46	104.74	16.38	184.15	70.35 to 140.76	57,217	54,523	
01-JUL-16 To 30-SEP-16	24	107.96	106.64	107.33	23.60	99.36	36.07	199.53	91.75 to 118.89	39,290	42,168	
01-OCT-16 To 31-DEC-16	13	97.00	108.49	97.09	24.01	111.74	57.73	163.29	86.31 to 148.87	23,922	23,225	
01-JAN-17 To 31-MAR-17	13	89.75	86.99	84.76	18.23	102.63	38.95	127.50	64.65 to 105.73	61,654	52,261	
01-APR-17 To 30-JUN-17	13	86.25	117.21	87.91	59.29	133.33	51.66	275.56	54.60 to 197.83	30,790	27,066	
01-JUL-17 To 30-SEP-17	19	90.62	103.16	87.31	35.88	118.15	53.50	248.00	70.60 to 122.64	62,795	54,827	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	61	100.86	101.13	100.51	25.84	100.62	16.38	199.53	92.01 to 108.32	49,762	50,017	
01-OCT-16 To 30-SEP-17	58	91.11	103.88	87.77	34.76	118.35	38.95	275.56	83.42 to 102.44	46,653	40,946	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	62	98.50	103.93	100.00	27.52	103.93	16.38	199.53	91.78 to 111.26	43,163	43,165	
<u>ALL</u>	119	95.97	102.47	94.51	30.33	108.42	16.38	275.56	90.62 to 105.32	48,246	45,596	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	5	92.91	114.69	84.98	36.85	134.96	77.31	200.25	N/A	37,300	31,699	
02	27	95.97	98.30	93.79	20.10	104.81	57.73	152.63	81.86 to 106.83	67,870	63,653	
03	9	97.00	96.59	90.03	26.77	107.29	54.00	163.29	56.83 to 115.75	19,144	17,237	
04	3	92.65	80.68	94.11	27.79	85.73	36.07	113.33	N/A	5,463	5,142	
05	58	95.71	105.32	94.99	37.64	110.87	16.38	275.56	86.25 to 108.64	34,289	32,569	
06	17	100.00	102.75	96.40	21.12	106.59	53.50	165.67	81.83 to 122.76	90,876	87,601	
<u>ALL</u>	119	95.97	102.47	94.51	30.33	108.42	16.38	275.56	90.62 to 105.32	48,246	45,596	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	118	96.25	102.57	94.61	30.45	108.41	16.38	275.56	89.75 to 105.73	47,384	44,831	
06												
07	1	90.62	90.62	90.62	00.00	100.00	90.62	90.62	N/A	150,000	135,930	
<u>ALL</u>	119	95.97	102.47	94.51	30.33	108.42	16.38	275.56	90.62 to 105.32	48,246	45,596	

91 Webster
RESIDENTIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

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 Avg. Assessed Value : 45,596

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 102
 COD : 30.33
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 Avg. Abs. Dev : 29.11
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 MIN Sales Ratio : 16.38

95% Median C.I. : 90.62 to 105.32
 95% Wgt. Mean C.I. : 88.66 to 100.35
 95% Mean C.I. : 95.01 to 109.93

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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	13	113.17	122.72	127.55	38.72	96.21	36.07	275.56	69.38 to 200.25	2,734	3,487	
Less Than 15,000	31	115.75	123.45	122.34	33.84	100.91	21.30	275.56	92.65 to 126.45	7,664	9,376	
Less Than 30,000	56	107.33	114.22	106.35	34.68	107.40	16.38	275.56	94.90 to 116.76	14,214	15,117	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	106	94.22	99.99	94.30	28.66	106.03	16.38	248.00	88.75 to 102.88	53,828	50,760	
Greater Than 14,999	88	92.06	95.08	93.30	25.97	101.91	16.38	197.83	82.74 to 100.86	62,543	58,355	
Greater Than 29,999	63	91.75	92.03	92.60	21.90	99.38	38.95	169.89	81.83 to 96.88	78,497	72,688	
<u>Incremental Ranges</u>												
0 TO 4,999	13	113.17	122.72	127.55	38.72	96.21	36.07	275.56	69.38 to 200.25	2,734	3,487	
5,000 TO 14,999	18	121.10	123.98	121.42	28.84	102.11	21.30	248.00	88.07 to 152.63	11,225	13,630	
15,000 TO 29,999	25	102.28	102.77	99.55	31.77	103.23	16.38	197.83	81.07 to 113.67	22,337	22,236	
30,000 TO 59,999	23	81.26	88.66	91.87	31.45	96.51	38.95	165.67	67.29 to 111.26	43,553	40,011	
60,000 TO 99,999	24	96.43	96.27	96.11	15.80	100.17	53.18	169.89	82.74 to 106.36	74,754	71,846	
100,000 TO 149,999	12	90.77	92.55	92.53	19.60	100.02	53.50	140.76	79.29 to 122.64	125,250	115,896	
150,000 TO 249,999	4	80.61	84.33	84.15	17.18	100.21	70.35	105.73	N/A	161,625	136,010	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	119	95.97	102.47	94.51	30.33	108.42	16.38	275.56	90.62 to 105.32	48,246	45,596	

91 Webster
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 : 16
Total Sales Price : 2,318,218
Total Adj. Sales Price : 2,318,218
Total Assessed Value : 1,096,065
Avg. Adj. Sales Price : 144,889
Avg. Assessed Value : 68,504

MEDIAN : 95
WGT. MEAN : 47
MEAN : 89
COD : 29.00
PRD : 187.46

COV : 41.70
STD : 36.96
Avg. Abs. Dev : 27.45
MAX Sales Ratio : 147.34
MIN Sales Ratio : 14.94

95% Median C.I. : 72.23 to 115.52
95% Wgt. Mean C.I. : 10.38 to 84.18
95% Mean C.I. : 68.94 to 108.32

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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>Qtrrs</u>											
01-OCT-14 To 31-DEC-14	1	98.52	98.52	98.52	00.00	100.00	98.52	98.52	N/A	12,500	12,315
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	4	104.54	90.60	79.01	27.46	114.67	30.22	123.10	N/A	33,425	26,410
01-OCT-15 To 31-DEC-15	4	87.96	81.36	53.69	29.25	151.54	36.25	113.26	N/A	108,375	58,181
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	87.90	87.90	87.90	00.00	100.00	87.90	87.90	N/A	5,000	4,395
01-JUL-16 To 30-SEP-16	1	147.34	147.34	147.34	00.00	100.00	147.34	147.34	N/A	60,000	88,405
01-OCT-16 To 31-DEC-16	2	106.74	106.74	81.57	25.70	130.86	79.31	134.17	N/A	36,500	29,773
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	3	72.23	60.98	37.05	37.30	164.59	14.94	95.77	N/A	533,506	197,680
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	5	98.52	92.18	80.68	23.32	114.25	30.22	123.10	N/A	29,240	23,591
01-OCT-15 To 30-SEP-16	6	94.41	93.44	65.30	28.66	143.09	36.25	147.34	36.25 to 147.34	83,083	54,254
01-OCT-16 To 30-SEP-17	5	79.31	79.28	38.99	36.00	203.33	14.94	134.17	N/A	334,704	130,517
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	8	97.24	85.98	59.66	27.99	144.12	30.22	123.10	30.22 to 123.10	70,900	42,296
01-JAN-16 To 31-DEC-16	4	111.04	112.18	110.39	25.74	101.62	79.31	147.34	N/A	34,500	38,086
<u>ALL</u>	16	94.67	88.63	47.28	29.00	187.46	14.94	147.34	72.23 to 115.52	144,889	68,504

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	5	95.77	86.24	43.95	33.64	196.22	14.94	147.34	N/A	349,104	153,443
03	3	87.90	99.02	96.04	22.43	103.10	75.00	134.17	N/A	3,833	3,682
05	8	96.04	86.22	56.63	27.47	152.25	30.22	123.10	30.22 to 123.10	70,150	39,726
<u>ALL</u>	16	94.67	88.63	47.28	29.00	187.46	14.94	147.34	72.23 to 115.52	144,889	68,504

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	16	94.67	88.63	47.28	29.00	187.46	14.94	147.34	72.23 to 115.52	144,889	68,504
04											
<u>ALL</u>	16	94.67	88.63	47.28	29.00	187.46	14.94	147.34	72.23 to 115.52	144,889	68,504

91 Webster
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 : 16
Total Sales Price : 2,318,218
Total Adj. Sales Price : 2,318,218
Total Assessed Value : 1,096,065
Avg. Adj. Sales Price : 144,889
Avg. Assessed Value : 68,504

MEDIAN : 95
WGT. MEAN : 47
MEAN : 89
COD : 29.00
PRD : 187.46

COV : 41.70
STD : 36.96
Avg. Abs. Dev : 27.45
MAX Sales Ratio : 147.34
MIN Sales Ratio : 14.94

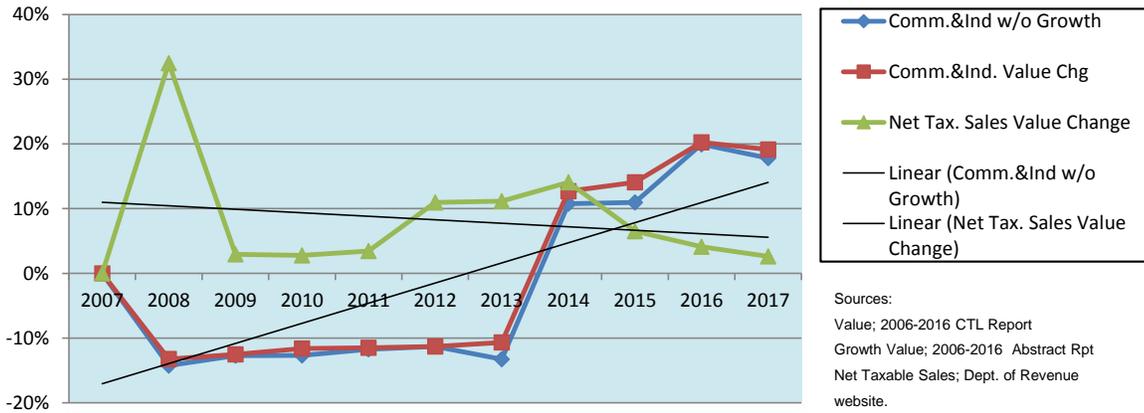
95% Median C.I. : 72.23 to 115.52
95% Wgt. Mean C.I. : 10.38 to 84.18
95% Mean C.I. : 68.94 to 108.32

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	104.59	104.59	102.31	28.29	102.23	75.00	134.17	N/A	3,250	3,325	
Less Than 15,000	4	93.21	98.90	97.33	18.72	101.61	75.00	134.17	N/A	6,000	5,840	
Less Than 30,000	7	113.26	106.78	111.89	14.05	95.43	75.00	134.17	75.00 to 134.17	13,429	15,025	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	14	94.67	86.35	47.13	28.67	183.22	14.94	147.34	36.25 to 115.52	165,123	77,815	
Greater Than 14,999	12	94.67	85.20	46.76	32.51	182.21	14.94	147.34	36.25 to 115.52	191,185	89,392	
Greater Than 29,999	9	79.31	74.50	44.55	39.78	167.23	14.94	147.34	30.22 to 100.91	247,135	110,099	
<u>Incremental Ranges</u>												
0 TO 4,999	2	104.59	104.59	102.31	28.29	102.23	75.00	134.17	N/A	3,250	3,325	
5,000 TO 14,999	2	93.21	93.21	95.49	05.70	97.61	87.90	98.52	N/A	8,750	8,355	
15,000 TO 29,999	3	115.52	117.29	116.88	02.84	100.35	113.26	123.10	N/A	23,333	27,272	
30,000 TO 59,999	2	61.89	61.89	58.78	51.17	105.29	30.22	93.56	N/A	44,350	26,070	
60,000 TO 99,999	3	100.91	109.19	106.83	22.48	102.21	79.31	147.34	N/A	71,667	76,565	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999	3	72.23	68.08	65.49	27.47	103.95	36.25	95.77	N/A	278,333	182,287	
500,000 TO 999,999												
1,000,000 +	1	14.94	14.94	14.94	00.00	100.00	14.94	14.94	N/A	1,085,518	162,195	
<u>ALL</u>	16	94.67	88.63	47.28	29.00	187.46	14.94	147.34	72.23 to 115.52	144,889	68,504	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
306	1	123.10	123.10	123.10	00.00	100.00	123.10	123.10	N/A	20,000	24,620	
326	1	147.34	147.34	147.34	00.00	100.00	147.34	147.34	N/A	60,000	88,405	
343	1	95.77	95.77	95.77	00.00	100.00	95.77	95.77	N/A	250,000	239,435	
349	1	115.52	115.52	115.52	00.00	100.00	115.52	115.52	N/A	25,000	28,880	
350	1	30.22	30.22	30.22	00.00	100.00	30.22	30.22	N/A	48,700	14,715	
353	4	57.78	56.02	24.49	52.65	228.75	14.94	93.56	N/A	378,880	92,789	
384	1	134.17	134.17	134.17	00.00	100.00	134.17	134.17	N/A	3,000	4,025	
386	1	100.91	100.91	100.91	00.00	100.00	100.91	100.91	N/A	85,000	85,770	
427	1	72.23	72.23	72.23	00.00	100.00	72.23	72.23	N/A	265,000	191,410	
468	2	81.45	81.45	82.59	07.92	98.62	75.00	87.90	N/A	4,250	3,510	
471	1	98.52	98.52	98.52	00.00	100.00	98.52	98.52	N/A	12,500	12,315	
494	1	113.26	113.26	113.26	00.00	100.00	113.26	113.26	N/A	25,000	28,315	
<u>ALL</u>	16	94.67	88.63	47.28	29.00	187.46	14.94	147.34	72.23 to 115.52	144,889	68,504	

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	\$ 18,606,710	\$ 772,595	4.15%	\$ 17,834,115	-	\$ 18,423,444	-
2008	\$ 16,141,625	\$ 185,625	1.15%	\$ 15,956,000	-14.25%	\$ 24,410,671	32.50%
2009	\$ 16,276,060	\$ 38,170	0.23%	\$ 16,237,890	0.60%	\$ 18,965,139	-22.31%
2010	\$ 16,447,400	\$ 198,575	1.21%	\$ 16,248,825	-0.17%	\$ 18,937,223	-0.15%
2011	\$ 16,469,725	\$ 50,705	0.31%	\$ 16,419,020	-0.17%	\$ 19,057,286	0.63%
2012	\$ 16,506,605	\$ -	0.00%	\$ 16,506,605	0.22%	\$ 20,440,450	7.26%
2013	\$ 16,619,835	\$ 483,515	2.91%	\$ 16,136,320	-2.24%	\$ 20,482,253	0.20%
2014	\$ 20,966,260	\$ 357,495	1.71%	\$ 20,608,765	24.00%	\$ 21,015,149	2.60%
2015	\$ 21,222,840	\$ 578,335	2.73%	\$ 20,644,505	-1.53%	\$ 19,621,680	-6.63%
2016	\$ 22,373,935	\$ 54,965	0.25%	\$ 22,318,970	5.16%	\$ 19,183,151	-2.23%
2017	\$ 22,165,480	\$ 242,490	1.09%	\$ 21,922,990	-2.02%	\$ 18,905,011	-1.45%
Ann %chg	1.77%			Average	0.96%	0.45%	1.04%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-14.25%	-13.25%	32.50%
2009	-12.73%	-12.53%	2.94%
2010	-12.67%	-11.61%	2.79%
2011	-11.76%	-11.49%	3.44%
2012	-11.29%	-11.29%	10.95%
2013	-13.28%	-10.68%	11.17%
2014	10.76%	12.68%	14.07%
2015	10.95%	14.06%	6.50%
2016	19.95%	20.25%	4.12%
2017	17.82%	19.13%	2.61%

County Number
 County Name

91 Webster

PAD 2018 R&O Statistics (Using 2018 Values)

AGRICULTURAL LAND

Qualified

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

Number of Sales : 55
 Total Sales Price : 38,730,992
 Total Adj. Sales Price : 38,730,992
 Total Assessed Value : 30,662,630
 Avg. Adj. Sales Price : 704,200
 Avg. Assessed Value : 557,502

MEDIAN : 75
 WGT. MEAN : 79
 MEAN : 80
 COD : 18.10
 PRD : 100.44

COV : 26.41
 STD : 21.00
 Avg. Abs. Dev : 13.49
 MAX Sales Ratio : 146.98
 MIN Sales Ratio : 42.21

95% Median C.I. : 72.43 to 79.62
 95% Wgt. Mean C.I. : 71.67 to 86.67
 95% Mean C.I. : 73.97 to 85.07

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	3	72.43	94.10	84.26	33.20	111.68	68.85	141.01	N/A	280,667	236,492	
01-JAN-15 To 31-MAR-15	8	69.15	68.89	70.01	06.75	98.40	55.50	79.62	55.50 to 79.62	484,598	339,261	
01-APR-15 To 30-JUN-15	1	79.62	79.62	79.62	00.00	100.00	79.62	79.62	N/A	800,000	636,980	
01-JUL-15 To 30-SEP-15	2	63.43	63.43	63.77	01.69	99.47	62.36	64.49	N/A	540,695	344,780	
01-OCT-15 To 31-DEC-15	4	77.23	76.60	76.86	05.80	99.66	70.35	81.60	N/A	379,250	291,491	
01-JAN-16 To 31-MAR-16	16	74.46	71.75	73.37	09.41	97.79	53.27	86.17	64.66 to 78.34	1,051,663	771,619	
01-APR-16 To 30-JUN-16	7	74.82	86.58	80.18	19.39	107.98	69.38	146.98	69.38 to 146.98	958,939	768,860	
01-JUL-16 To 30-SEP-16												
01-OCT-16 To 31-DEC-16												
01-JAN-17 To 31-MAR-17	5	90.96	84.50	78.94	25.57	107.04	42.21	130.19	N/A	510,680	403,147	
01-APR-17 To 30-JUN-17	6	96.46	98.65	113.80	14.18	86.69	77.47	135.37	77.47 to 135.37	627,667	714,260	
01-JUL-17 To 30-SEP-17	3	89.25	86.35	94.98	22.75	90.91	54.45	115.34	N/A	251,750	239,115	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	14	69.24	74.28	71.97	13.89	103.21	55.50	141.01	64.49 to 79.62	471,441	339,293	
01-OCT-15 To 30-SEP-16	27	74.55	76.31	75.41	11.52	101.19	53.27	146.98	72.08 to 79.45	928,006	699,774	
01-OCT-16 To 30-SEP-17	14	92.23	90.96	99.21	20.60	91.68	42.21	135.37	65.41 to 115.34	505,332	501,331	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	15	70.35	70.93	71.57	08.24	99.11	55.50	81.60	65.26 to 79.62	485,011	347,106	
01-JAN-16 To 31-DEC-16	23	74.55	76.26	75.31	12.49	101.26	53.27	146.98	72.08 to 78.34	1,023,442	770,779	
<u>ALL</u>	55	74.55	79.52	79.17	18.10	100.44	42.21	146.98	72.43 to 79.62	704,200	557,502	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	55	74.55	79.52	79.17	18.10	100.44	42.21	146.98	72.43 to 79.62	704,200	557,502	
<u>ALL</u>	55	74.55	79.52	79.17	18.10	100.44	42.21	146.98	72.43 to 79.62	704,200	557,502	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Dry</u>												
County	14	75.00	75.37	74.97	09.75	100.53	62.36	93.71	65.41 to 81.60	492,771	369,430	
1	14	75.00	75.37	74.97	09.75	100.53	62.36	93.71	65.41 to 81.60	492,771	369,430	
<u>Grass</u>												
County	8	70.37	74.66	70.78	22.35	105.48	55.47	141.01	55.47 to 141.01	528,950	374,371	
1	8	70.37	74.66	70.78	22.35	105.48	55.47	141.01	55.47 to 141.01	528,950	374,371	
<u>ALL</u>	55	74.55	79.52	79.17	18.10	100.44	42.21	146.98	72.43 to 79.62	704,200	557,502	

91 Webster
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 : 55
 Total Sales Price : 38,730,992
 Total Adj. Sales Price : 38,730,992
 Total Assessed Value : 30,662,630
 Avg. Adj. Sales Price : 704,200
 Avg. Assessed Value : 557,502

MEDIAN : 75
 WGT. MEAN : 79
 MEAN : 80
 COD : 18.10
 PRD : 100.44

COV : 26.41
 STD : 21.00
 Avg. Abs. Dev : 13.49
 MAX Sales Ratio : 146.98
 MIN Sales Ratio : 42.21

95% Median C.I. : 72.43 to 79.62
 95% Wgt. Mean C.I. : 71.67 to 86.67
 95% Mean C.I. : 73.97 to 85.07

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	13	74.21	78.47	81.31	12.09	96.51	64.66	135.37	67.70 to 78.07	1,341,735	1,090,912
1	13	74.21	78.47	81.31	12.09	96.51	64.66	135.37	67.70 to 78.07	1,341,735	1,090,912
_____Dry_____											
County	14	75.00	75.37	74.97	09.75	100.53	62.36	93.71	65.41 to 81.60	492,771	369,430
1	14	75.00	75.37	74.97	09.75	100.53	62.36	93.71	65.41 to 81.60	492,771	369,430
_____Grass_____											
County	11	73.90	79.70	75.08	23.02	106.15	55.47	141.01	55.50 to 115.34	714,483	536,462
1	11	73.90	79.70	75.08	23.02	106.15	55.47	141.01	55.50 to 115.34	714,483	536,462
_____ALL_____											
	55	74.55	79.52	79.17	18.10	100.44	42.21	146.98	72.43 to 79.62	704,200	557,502

Webster County 2018 Average Acre Value Comparison

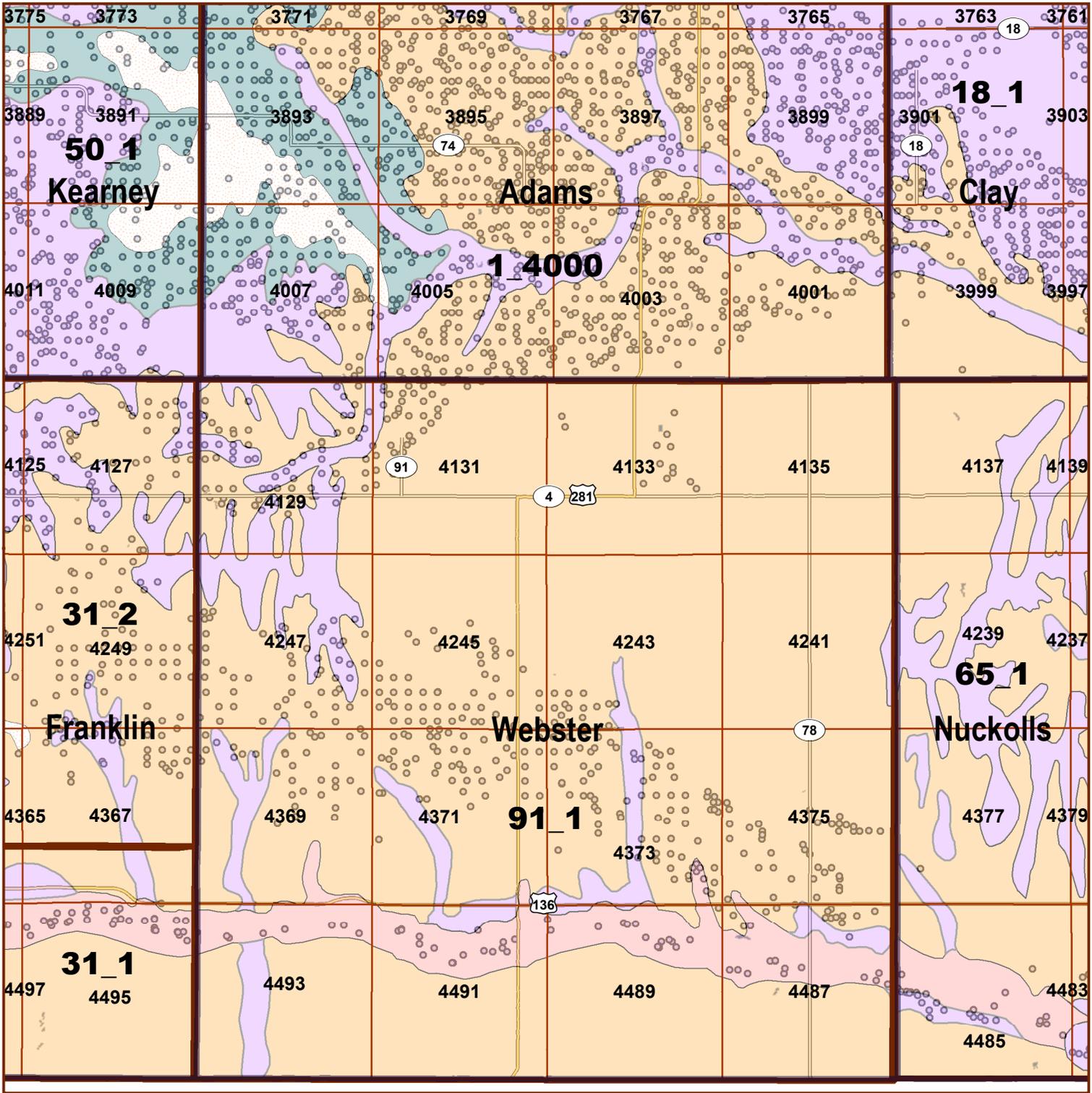
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Webster	1	4573	4704	4821	4273	4289	4670	4665	4673	4633
Adams	4000	5965	5915	5770	5675	5575	5430	5335	5095	5815
Franklin	2	4310	4306	4071	4010	3808	3670	3535	3468	4099
Harlan	1	n/a	5030	4200	3640	n/a	n/a	2420	2423	4602
Nuckolls	1	5900	5900	5200	5200	5000	5000	4850	4850	5619

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Webster	1	2706	2706	2435	2265	2265	2265	2190	2190	2471
Adams	4000	3397	3200	3005	2815	2825	2815	2620	2620	3096
Franklin	2	2955	2955	2315	2315	1970	1970	1620	1620	2571
Harlan	1	n/a	2590	2310	2290	n/a	n/a	1565	1565	2413
Nuckolls	1	2650	2650	2550	2550	2400	2400	2300	2298	2576

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Webster	1	1425	1425	1425	1425	1425	1425	1425	1425	1425
Adams	4000	1597	1595	1540	1485	1430	1405	1405	1405	1454
Franklin	2	1149	1150	1150	1151	1125	1125	1125	1126	1129
Harlan	1	n/a	1130	1130	1130	n/a	n/a	1130	1130	1130
Nuckolls	1	1325	1325	1325	1325	1325	1325	1325	1325	1325

County	Mkt Area	CRP	TIMBER	WASTE
Webster	1	2005	180	179
Adams	4000	n/a	n/a	208
Franklin	2	n/a	600	150
Harlan	1	n/a	n/a	100
Nuckolls	1	n/a	115	123

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.



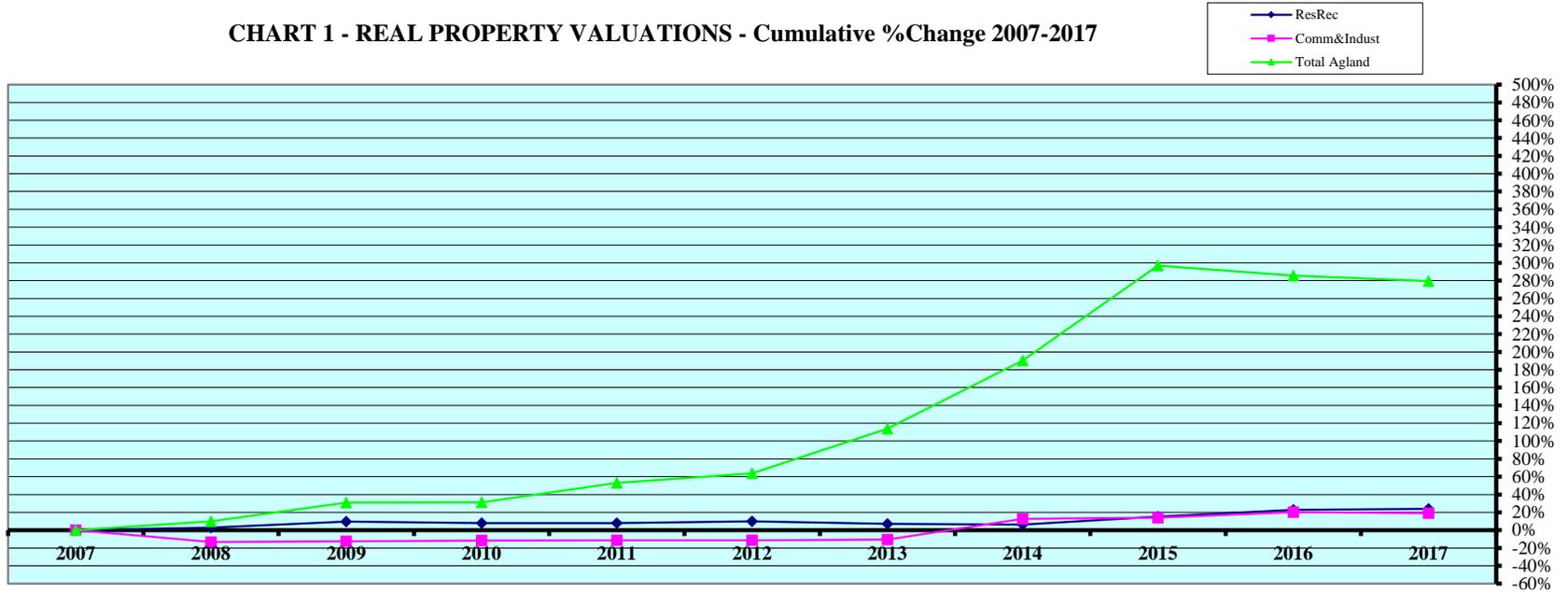
Legend

- 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

Webster 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	55,291,665	--	--	--	18,606,710	--	--	--	218,901,920	--	--	--
2008	56,828,675	1,537,010	2.78%	2.78%	16,141,625	-2,465,085	-13.25%	-13.25%	240,375,585	21,473,665	9.81%	9.81%
2009	60,607,315	3,778,640	6.65%	9.61%	16,276,060	134,435	0.83%	-12.53%	286,805,925	46,430,340	19.32%	31.02%
2010	59,744,295	-863,020	-1.42%	8.05%	16,447,400	171,340	1.05%	-11.61%	286,913,600	107,675	0.04%	31.07%
2011	59,610,725	-133,570	-0.22%	7.81%	16,469,725	22,325	0.14%	-11.49%	335,032,430	48,118,830	16.77%	53.05%
2012	60,756,800	1,146,075	1.92%	9.88%	16,506,605	36,880	0.22%	-11.29%	358,262,775	23,230,345	6.93%	63.66%
2013	59,189,855	-1,566,945	-2.58%	7.05%	16,619,835	113,230	0.69%	-10.68%	468,076,380	109,813,605	30.65%	113.83%
2014	58,814,090	-375,765	-0.63%	6.37%	20,966,260	4,346,425	26.15%	12.68%	635,583,820	167,507,440	35.79%	190.35%
2015	63,624,170	4,810,080	8.18%	15.07%	21,222,840	256,580	1.22%	14.06%	868,685,760	233,101,940	36.68%	296.84%
2016	67,854,815	4,230,645	6.65%	22.72%	22,373,935	1,151,095	5.42%	20.25%	844,196,235	-24,489,525	-2.82%	285.65%
2017	68,507,020	652,205	0.96%	23.90%	22,165,480	-208,455	-0.93%	19.13%	830,938,050	-13,258,185	-1.57%	279.59%

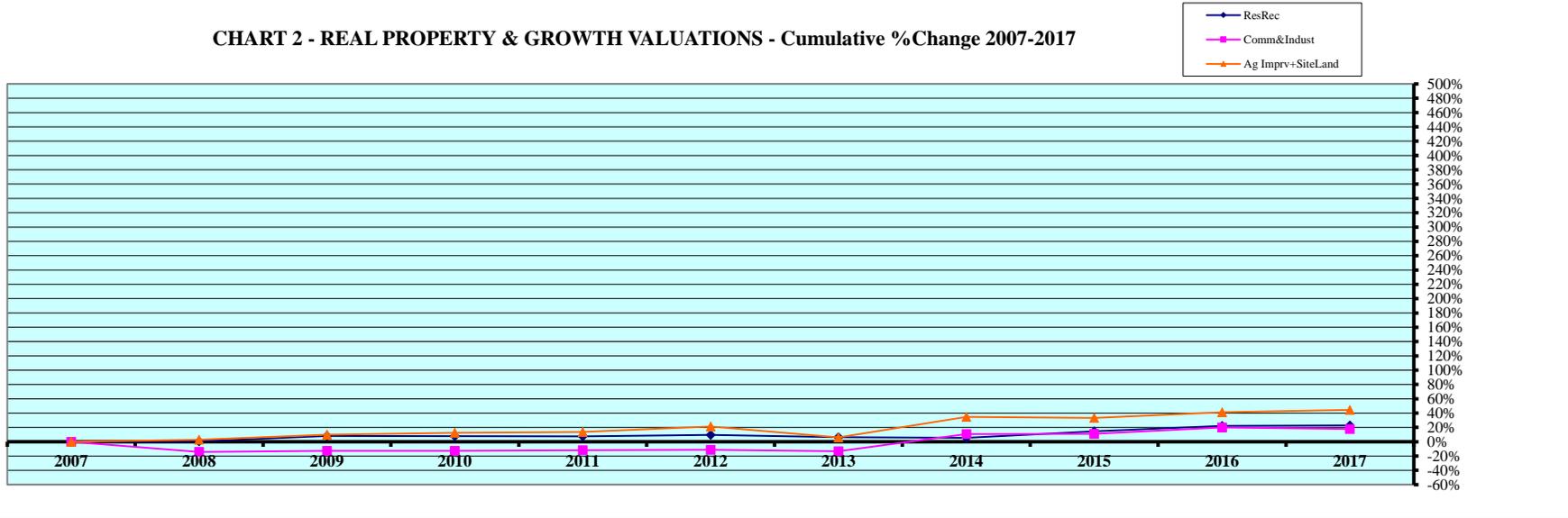
Rate Annual %chg: Residential & Recreational **2.17%** Commercial & Industrial **1.77%** Agricultural Land **14.27%**

Cnty# **91**
County **WEBSTER**

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	55,291,665	887,649	1.61%	54,404,016	--	--	18,606,710	772,595	4.15%	17,834,115	--	--			
2008	56,828,675	1,315,615	2.32%	55,513,060	0.40%	0.40%	16,141,625	185,625	1.15%	15,956,000	-14.25%	-14.25%			
2009	60,607,315	885,975	1.46%	59,721,340	5.09%	8.01%	16,276,060	38,170	0.23%	16,237,890	0.60%	-12.73%			
2010	59,744,295	97,661	0.16%	59,646,634	-1.59%	7.88%	16,447,400	198,575	1.21%	16,248,825	-0.17%	-12.67%			
2011	59,610,725	188,465	0.32%	59,422,260	-0.54%	7.47%	16,469,725	50,705	0.31%	16,419,020	-0.17%	-11.76%			
2012	60,756,800	248,405	0.41%	60,508,395	1.51%	9.43%	16,506,605	0	0.00%	16,506,605	0.22%	-11.29%			
2013	59,189,855	445,990	0.75%	58,743,865	-3.31%	6.24%	16,619,835	483,515	2.91%	16,136,320	-2.24%	-13.28%			
2014	58,814,090	562,225	0.96%	58,251,865	-1.58%	5.35%	20,966,260	357,495	1.71%	20,608,765	24.00%	10.76%			
2015	63,624,170	364,405	0.57%	63,259,765	7.56%	14.41%	21,222,840	578,335	2.73%	20,644,505	-1.53%	10.95%			
2016	67,854,815	362,310	0.53%	67,492,505	6.08%	22.07%	22,373,935	54,965	0.25%	22,318,970	5.16%	19.95%			
2017	68,507,020	609,820	0.89%	67,897,200	0.06%	22.80%	22,165,480	242,490	1.09%	21,922,990	-2.02%	17.82%			
Rate Ann%chg	2.17%						1.37%	1.77%						C & I w/o growth	0.96%

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	25,986,935	7,268,970	33,255,905	557,187	1.68%	32,698,718	--	--
2008	27,210,195	7,325,770	34,535,965	351,055	1.02%	34,184,910	2.79%	2.79%
2009	29,806,085	7,523,425	37,329,510	832,430	2.23%	36,497,080	5.68%	9.75%
2010	30,056,250	7,685,700	37,741,950	369,230	0.98%	37,372,720	0.12%	12.38%
2011	30,323,495	8,143,470	38,466,965	667,510	1.74%	37,799,455	0.15%	13.66%
2012	31,474,565	9,579,250	41,053,815	755,635	1.84%	40,298,180	4.76%	21.18%
2013	26,090,945	9,912,155	36,003,100	687,965	1.91%	35,315,135	-13.98%	6.19%
2014	26,349,440	20,274,015	46,623,455	1,802,135	3.87%	44,821,320	24.49%	34.78%
2015	23,929,995	21,497,970	45,427,965	1,065,540	2.35%	44,362,425	-4.85%	33.40%
2016	28,178,225	19,283,125	47,461,350	483,835	1.02%	46,977,515	3.41%	41.26%
2017	28,164,115	20,107,490	48,271,605	212,875	0.44%	48,058,730	1.26%	44.51%
Rate Ann%chg	0.81%	10.71%	3.80%	Ag Imprv+Site w/o growth			2.38%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

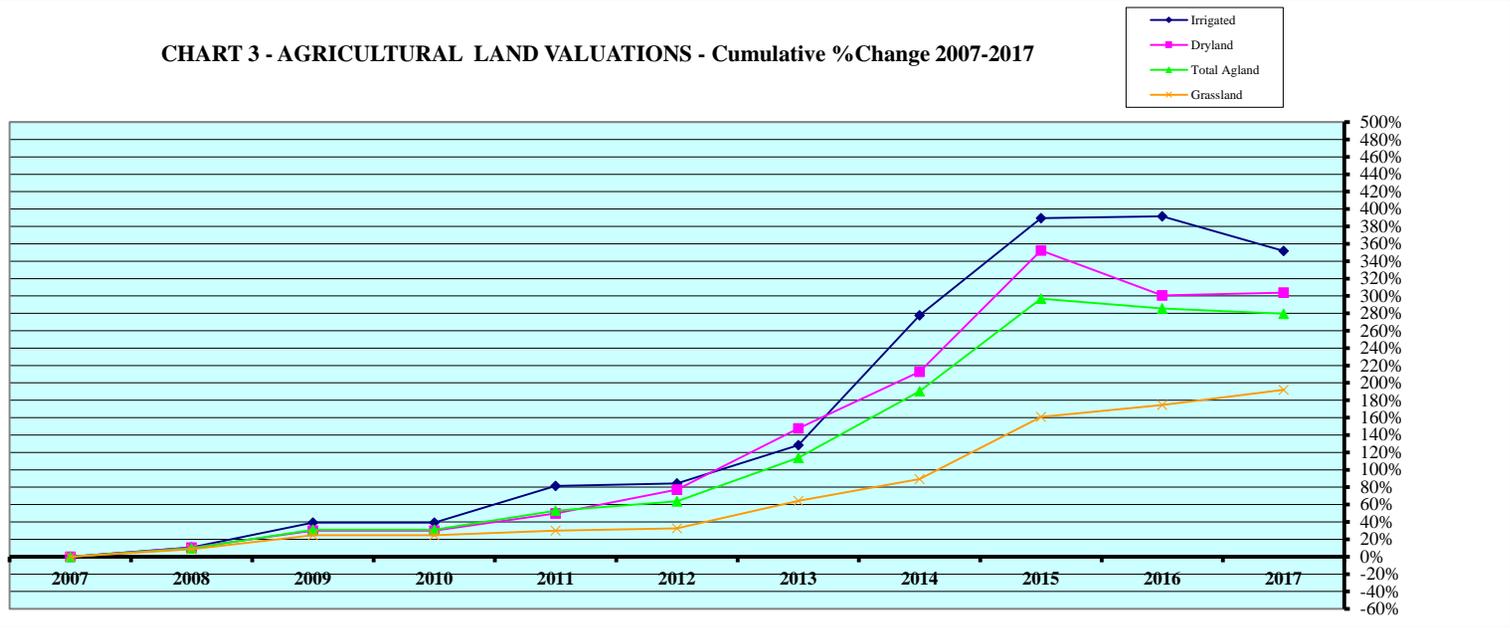
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

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

Cnty# 91
County WEBSTER

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	70,570,660	--	--	--	71,065,110	--	--	--	76,783,820	--	--	--
2008	78,094,035	7,523,375	10.66%	10.66%	78,429,360	7,364,250	10.36%	10.36%	83,367,875	6,584,055	8.57%	8.57%
2009	98,211,265	20,117,230	25.76%	39.17%	92,366,090	13,936,730	17.77%	29.97%	95,746,315	12,378,440	14.85%	24.70%
2010	98,305,810	94,545	0.10%	39.30%	92,428,610	62,520	0.07%	30.06%	95,682,865	-63,450	-0.07%	24.61%
2011	128,123,000	29,817,190	30.33%	81.55%	106,524,935	14,096,325	15.25%	49.90%	99,867,025	4,184,160	4.37%	30.06%
2012	130,010,935	1,887,935	1.47%	84.23%	125,932,345	19,407,410	18.22%	77.21%	101,800,640	1,933,615	1.94%	32.58%
2013	161,212,970	31,202,035	24.00%	128.44%	175,976,935	50,044,590	39.74%	147.63%	126,129,930	24,329,290	23.90%	64.27%
2014	266,472,100	105,259,130	65.29%	277.60%	222,280,365	46,303,430	26.31%	212.78%	145,351,640	19,221,710	15.24%	89.30%
2015	345,490,645	79,018,545	29.65%	389.57%	321,445,405	99,165,040	44.61%	352.33%	200,188,760	54,837,120	37.73%	160.72%
2016	346,950,520	1,459,875	0.42%	391.64%	284,753,885	-36,691,520	-11.41%	300.69%	210,853,660	10,664,900	5.33%	174.61%
2017	318,787,900	-28,162,620	-8.12%	351.73%	286,981,175	2,227,290	0.78%	303.83%	224,217,635	13,363,975	6.34%	192.01%

Rate Ann.%chg: Irrigated **16.28%** Dryland **14.98%** Grassland **11.31%**

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	482,260	--	--	--	70	--	--	--	218,901,920	--	--	--
2008	484,245	1,985	0.41%	0.41%	70	0	0.00%	0.00%	240,375,585	21,473,665	9.81%	9.81%
2009	482,185	-2,060	-0.43%	-0.02%	70	0	0.00%	0.00%	286,805,925	46,430,340	19.32%	31.02%
2010	496,245	14,060	2.92%	2.90%	70	0	0.00%	0.00%	286,913,600	107,675	0.04%	31.07%
2011	515,280	19,035	3.84%	6.85%	2,190	2,120	3028.57%	3028.57%	335,032,430	48,118,830	16.77%	53.05%
2012	516,665	1,385	0.27%	7.13%	2,190	0	0.00%	3028.57%	358,262,775	23,230,345	6.93%	63.66%
2013	4,723,490	4,206,825	814.23%	879.45%	33,055	30,865	1409.36%	47121.43%	468,076,380	109,813,605	30.65%	113.83%
2014	1,477,385	-3,246,105	-68.72%	206.35%	2,330	-30,725	-92.95%	3228.57%	635,583,820	167,507,440	35.79%	190.35%
2015	1,550,660	73,275	4.96%	221.54%	10,290	7,960	341.63%	14600.00%	868,685,760	233,101,940	36.68%	296.84%
2016	1,633,645	82,985	5.35%	238.75%	4,525	-5,765	-56.03%	6364.29%	844,196,235	-24,489,525	-2.82%	285.65%
2017	949,010	-684,635	-41.91%	96.78%	2,330	-2,195	-48.51%	3228.57%	830,938,050	-13,258,185	-1.57%	279.59%

Cnty# **91**
County **WEBSTER**

Rate Ann.%chg: Total Agric Land **14.27%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	71,226,825	63,072	1,129			71,236,325	113,314	629			76,015,785	165,252	460		
2008	78,816,845	63,885	1,234	9.25%	9.25%	78,533,930	112,962	695	10.59%	10.59%	82,406,445	164,813	500	8.70%	8.70%
2009	99,539,640	66,279	1,502	21.73%	32.99%	92,637,405	112,264	825	18.69%	31.26%	94,035,250	163,537	575	15.00%	25.00%
2010	99,899,685	66,535	1,501	-0.02%	32.95%	92,497,395	112,043	826	0.05%	31.32%	94,034,165	163,534	575	0.00%	25.00%
2011	130,336,895	66,045	1,973	31.44%	74.75%	106,370,085	113,157	940	13.87%	49.53%	97,756,725	162,928	600	4.35%	30.43%
2012	132,011,615	65,900	2,003	1.51%	77.39%	125,334,465	113,589	1,103	17.38%	75.51%	99,978,925	162,566	615	2.50%	33.70%
2013	163,703,435	66,726	2,453	22.47%	117.25%	176,151,535	114,012	1,545	40.02%	145.76%	123,467,100	161,394	765	24.39%	66.31%
2014	270,189,790	67,464	4,005	63.24%	254.64%	222,731,480	114,392	1,947	26.02%	209.72%	141,106,630	160,348	880	15.03%	91.30%
2015	350,771,865	67,933	5,164	28.93%	357.23%	321,240,795	114,685	2,801	43.86%	345.56%	195,919,840	159,284	1,230	39.77%	167.39%
2016	352,734,595	68,316	5,163	0.00%	357.21%	284,997,360	115,133	2,475	-11.63%	293.75%	205,828,005	157,722	1,305	6.10%	183.70%
2017	315,738,525	67,940	4,647	-9.99%	311.52%	286,259,320	115,754	2,473	-0.10%	293.37%	225,340,050	159,074	1,417	8.55%	207.95%

Rate Annual %chg Average Value/Acre: **15.20%**

14.68%

11.90%

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	483,190	7,924	61			315	88	4			218,962,440	349,649	626		
2008	483,820	7,944	61	-0.13%	-0.13%	340	110	3	-13.79%	-13.79%	240,241,380	349,714	687	9.70%	9.70%
2009	481,875	7,948	61	-0.45%	-0.57%	300	95	3	2.39%	-11.73%	286,694,470	350,122	819	19.20%	30.76%
2010	494,810	8,106	61	0.68%	0.11%	300	95	3	-0.42%	-12.10%	286,926,355	350,313	819	0.03%	30.79%
2011	514,035	8,128	63	3.61%	3.72%	300	95	3	0.00%	-12.10%	334,978,040	350,353	956	16.73%	52.68%
2012	517,865	8,192	63	-0.04%	3.67%	300	95	3	0.00%	-12.10%	357,843,170	350,342	1,021	6.83%	63.10%
2013	4,709,400	8,158	577	813.08%	846.63%	2,900	95	31	866.67%	749.70%	468,034,370	350,385	1,336	30.78%	113.30%
2014	1,472,250	8,199	180	-68.89%	194.48%	3,825	248	15	-49.53%	328.86%	635,503,975	350,651	1,812	35.68%	189.40%
2015	1,455,910	8,108	180	0.00%	194.47%	5,570	257	22	40.58%	502.90%	869,393,980	350,267	2,482	36.95%	296.35%
2016	1,621,335	9,038	179	-0.09%	194.19%	8,645	477	18	-16.39%	404.08%	845,189,940	350,686	2,410	-2.90%	284.86%
2017	1,147,645	6,406	179	-0.14%	193.78%	301,070	1,205	250	1279.33%	6852.96%	828,786,610	350,379	2,365	-1.85%	277.72%

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WEBSTER

Rate Annual %chg Average Value/Acre: **14.21%**

(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
3,812	WEBSTER	40,327,551	28,573,737	15,504,868	68,507,020	22,165,480	0	0	830,938,050	28,164,115	20,107,490	0	1,054,288,311
cnty sectorvalue % of total value:		3.83%	2.71%	1.47%	6.50%	2.10%			78.82%	2.67%	1.91%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
237	BLADEN	463,717	60,116	5,509	3,727,775	1,009,740	0	0	132,885	89,955	5,765	0	5,495,462
6.22%	%sector of county sector	1.15%	0.21%	0.04%	5.44%	4.56%			0.02%	0.32%	0.03%		0.52%
	%sector of municipality	8.44%	1.09%	0.10%	67.83%	18.37%			2.42%	1.64%	0.10%		100.00%
941	BLUE HILL	1,266,109	578,987	399,842	24,730,780	4,130,120	0	0	0	0	0	0	31,105,838
24.69%	%sector of county sector	3.14%	2.03%	2.58%	36.10%	18.63%							2.95%
	%sector of municipality	4.07%	1.86%	1.29%	79.51%	13.28%							100.00%
30	COWLES	255,873	70,693	293,608	348,900	130,305	0	0	425,870	0	115,525	0	1,640,774
0.79%	%sector of county sector	0.63%	0.25%	1.89%	0.51%	0.59%			0.05%		0.57%		0.16%
	%sector of municipality	15.59%	4.31%	17.89%	21.26%	7.94%			25.96%		7.04%		100.00%
225	GUIDE ROCK	371,073	252,797	299,769	2,751,030	626,615	0	0	169,935	0	0	0	4,471,219
5.90%	%sector of county sector	0.92%	0.88%	1.93%	4.02%	2.83%			0.02%				0.42%
	%sector of municipality	8.30%	5.65%	6.70%	61.53%	14.01%			3.80%				100.00%
1,020	RED CLOUD	1,806,293	1,266,326	624,409	16,274,080	3,884,020	0	0	310,370	27,920	11,530	0	24,204,948
26.76%	%sector of county sector	4.48%	4.43%	4.03%	23.76%	17.52%			0.04%	0.10%	0.06%		2.30%
	%sector of municipality	7.46%	5.23%	2.58%	67.23%	16.05%			1.28%	0.12%	0.05%		100.00%
2,453	Total Municipalities	4,163,065	2,228,919	1,623,137	47,832,565	9,780,800	0	0	1,039,060	117,875	132,820	0	66,918,241
64.35%	%all municip.sectors of cnty	10.32%	7.80%	10.47%	69.82%	44.13%			0.13%	0.42%	0.66%		6.35%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,471	Value : 978,429,530	Growth 4,683,250	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	157	232,155	5	8,850	21	163,820	183	404,825	
02. Res Improve Land	1,145	2,006,760	49	1,004,975	206	3,951,450	1,400	6,963,185	
03. Res Improvements	1,160	49,056,610	49	3,404,635	211	12,994,510	1,420	65,455,755	
04. Res Total	1,317	51,295,525	54	4,418,460	232	17,109,780	1,603	72,823,765	969,160
% of Res Total	82.16	70.44	3.37	6.07	14.47	23.49	35.85	7.44	20.69
05. Com UnImp Land	20	42,145	1	8,905	60	270,470	81	321,520	
06. Com Improve Land	160	723,220	5	41,150	30	654,030	195	1,418,400	
07. Com Improvements	174	9,579,935	5	704,560	72	12,771,015	251	23,055,510	
08. Com Total	194	10,345,300	6	754,615	132	13,695,515	332	24,795,430	2,382,940
% of Com Total	58.43	41.72	1.81	3.04	39.76	55.23	7.43	2.53	50.88
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,317	51,295,525	54	4,418,460	232	17,109,780	1,603	72,823,765	969,160
% of Res & Rec Total	82.16	70.44	3.37	6.07	14.47	23.49	35.85	7.44	20.69
Com & Ind Total	194	10,345,300	6	754,615	132	13,695,515	332	24,795,430	2,382,940
% of Com & Ind Total	58.43	41.72	1.81	3.04	39.76	55.23	7.43	2.53	50.88
17. Taxable Total	1,511	61,640,825	60	5,173,075	364	30,805,295	1,935	97,619,195	3,352,100
% of Taxable Total	78.09	63.14	3.10	5.30	18.81	31.56	43.28	9.98	71.58

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	317,465	597,655	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	317,465	597,655
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	317,465	597,655

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	114	3	110	227

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	30	410,735	7	30,615	1,895	633,827,120	1,932	634,268,470
28. Ag-Improved Land	6	486,075	6	183,900	563	202,624,515	575	203,294,490
29. Ag Improvements	6	221,870	6	718,680	592	42,306,825	604	43,247,375
30. Ag Total							2,536	880,810,335

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	6	5.99	60,000	
33. HomeSite Improvements	4	0.00	117,875	6	5.99	526,955	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	1.00	5,765	
36. FarmSite Improv Land	5	4.90	28,825	5	5.61	34,650	
37. FarmSite Improvements	2	0.00	103,995	5	0.00	191,725	
38. FarmSite Total							
39. Road & Ditches	0	2.31	0	0	0.35	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	1	1.00	10,000	1	1.00	10,000	
32. HomeSite Improv Land	340	347.56	3,436,225	346	353.55	3,496,225	
33. HomeSite Improvements	388	347.56	25,587,900	398	353.55	26,232,730	1,331,150
34. HomeSite Total				399	354.55	29,738,955	
35. FarmSite UnImp Land	16	80.94	161,900	17	81.94	167,665	
36. FarmSite Improv Land	544	777.18	3,493,080	554	787.69	3,556,555	
37. FarmSite Improvements	541	0.00	16,718,925	548	0.00	17,014,645	0
38. FarmSite Total				565	869.63	20,738,865	
39. Road & Ditches	0	7,534.33	0	0	7,536.99	0	
40. Other- Non Ag Use	0	175.35	2,330	0	175.35	2,330	
41. Total Section VI				964	8,936.52	50,480,150	1,331,150

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	3	459.44	441,655	3	459.44	441,655

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	36	448.35	867,985	0	0.00	0
44. Recapture Value N/A	36	448.35	1,188,620	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	36	448.35	867,985
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	10,460.26	15.19%	47,836,460	14.99%	4,573.16
46. 1A	17,367.06	25.22%	81,698,865	25.61%	4,704.24
47. 2A1	3,445.85	5.00%	16,612,965	5.21%	4,821.15
48. 2A	4,539.36	6.59%	19,396,820	6.08%	4,273.03
49. 3A1	2,215.77	3.22%	9,502,730	2.98%	4,288.68
50. 3A	8,898.54	12.92%	41,557,515	13.03%	4,670.15
51. 4A1	6,467.01	9.39%	30,167,100	9.46%	4,664.77
52. 4A	15,464.65	22.46%	72,265,695	22.65%	4,672.96
53. Total	68,858.50	100.00%	319,038,150	100.00%	4,633.24
Dry					
54. 1D1	17,962.95	15.45%	48,600,850	16.91%	2,705.62
55. 1D	38,937.55	33.49%	105,350,160	36.66%	2,705.62
56. 2D1	4,544.96	3.91%	11,067,025	3.85%	2,435.01
57. 2D	3,586.76	3.08%	8,124,110	2.83%	2,265.03
58. 3D1	7,573.71	6.51%	17,154,455	5.97%	2,265.00
59. 3D	18,788.42	16.16%	42,555,855	14.81%	2,265.00
60. 4D1	9,107.98	7.83%	19,946,485	6.94%	2,190.00
61. 4D	15,776.37	13.57%	34,550,355	12.02%	2,190.01
62. Total	116,278.70	100.00%	287,349,295	100.00%	2,471.21
Grass					
63. 1G1	2,893.72	1.82%	4,204,165	1.89%	1,452.86
64. 1G	10,780.82	6.79%	15,143,615	6.80%	1,404.68
65. 2G1	8,767.97	5.52%	12,150,505	5.46%	1,385.78
66. 2G	10,502.06	6.62%	13,860,170	6.22%	1,319.76
67. 3G1	3,118.70	1.96%	4,482,705	2.01%	1,437.36
68. 3G	23,124.54	14.57%	33,256,970	14.94%	1,438.17
69. 4G1	21,944.23	13.82%	31,434,320	14.12%	1,432.46
70. 4G	77,606.18	48.89%	108,145,160	48.57%	1,393.51
71. Total	158,738.22	100.00%	222,677,610	100.00%	1,402.80
Irrigated Total	68,858.50	19.66%	319,038,150	38.42%	4,633.24
Dry Total	116,278.70	33.20%	287,349,295	34.61%	2,471.21
Grass Total	158,738.22	45.32%	222,677,610	26.82%	1,402.80
72. Waste	4,643.00	1.33%	830,860	0.10%	178.95
73. Other	1,708.39	0.49%	434,270	0.05%	254.20
74. Exempt	1,826.68	0.52%	0	0.00%	0.00
75. Market Area Total	350,226.81	100.00%	830,330,185	100.00%	2,370.84

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	8.49	23,815	68,850.01	319,014,335	68,858.50	319,038,150
77. Dry Land	242.42	598,560	3.86	9,225	116,032.42	286,741,510	116,278.70	287,349,295
78. Grass	186.97	266,430	59.17	80,890	158,492.08	222,330,290	158,738.22	222,677,610
79. Waste	16.65	2,995	0.94	170	4,625.41	827,695	4,643.00	830,860
80. Other	0.00	0	0.00	0	1,708.39	434,270	1,708.39	434,270
81. Exempt	0.00	0	0.00	0	1,826.68	0	1,826.68	0
82. Total	446.04	867,985	72.46	114,100	349,708.31	829,348,100	350,226.81	830,330,185

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	68,858.50	19.66%	319,038,150	38.42%	4,633.24
Dry Land	116,278.70	33.20%	287,349,295	34.61%	2,471.21
Grass	158,738.22	45.32%	222,677,610	26.82%	1,402.80
Waste	4,643.00	1.33%	830,860	0.10%	178.95
Other	1,708.39	0.49%	434,270	0.05%	254.20
Exempt	1,826.68	0.52%	0	0.00%	0.00
Total	350,226.81	100.00%	830,330,185	100.00%	2,370.84

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 Bladen	26	43,575	111	196,280	112	3,486,585	138	3,726,440	0
83.2 Blue Hill	15	48,445	324	1,160,190	336	24,128,390	351	25,337,025	641,030
83.3 Cowles	11	3,630	21	25,330	21	373,700	32	402,660	0
83.4 Guide Rock	40	7,145	155	25,025	155	2,531,065	195	2,563,235	80,050
83.5 Inavale	8	7,075	42	101,180	42	211,035	50	319,290	0
83.6 Red Cloud	46	49,055	526	594,035	529	18,360,070	575	19,003,160	27,625
83.7 Rosemont	6	1,255	8	19,205	8	277,465	14	297,925	0
83.8 Rural	30	244,570	213	4,841,940	217	16,087,445	247	21,173,955	220,455
83.9 [none]	1	75	0	0	0	0	1	75	0
84 Residential Total	183	404,825	1,400	6,963,185	1,420	65,455,755	1,603	72,823,765	969,160

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bladen	4	17,985	9	5,590	13	986,165	17	1,009,740	0
85.2	Blue Hill	5	19,025	48	171,545	51	4,094,150	56	4,284,720	6,420
85.3	Cowles	1	385	1	785	2	129,135	3	130,305	0
85.4	Guide Rock	3	960	21	26,210	24	604,370	27	631,540	0
85.5	Red Cloud	7	6,585	89	598,255	91	4,672,035	98	5,276,875	430,715
85.6	Rosemont	1	20	2	1,090	3	215,530	4	216,640	0
85.7	Rural	19	112,560	24	598,985	26	10,717,910	45	11,429,455	159,965
85.8	[none]	41	164,000	1	15,940	41	1,636,215	82	1,816,155	1,785,840
86	Commercial Total	81	321,520	195	1,418,400	251	23,055,510	332	24,795,430	2,382,940

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	2,660.32	1.75%	3,791,070	1.75%	1,425.04
88. 1G	9,973.15	6.56%	14,212,050	6.56%	1,425.03
89. 2G1	8,256.29	5.43%	11,764,820	5.43%	1,424.95
90. 2G	9,498.87	6.25%	13,537,120	6.25%	1,425.13
91. 3G1	3,023.68	1.99%	4,308,795	1.99%	1,425.02
92. 3G	22,534.43	14.83%	32,111,820	14.83%	1,425.01
93. 4G1	21,332.24	14.04%	30,398,595	14.04%	1,425.01
94. 4G	74,697.13	49.15%	106,459,125	49.15%	1,425.21
95. Total	151,976.11	100.00%	216,583,395	100.00%	1,425.11
CRP					
96. 1C1	203.33	7.61%	407,680	7.61%	2,005.02
97. 1C	430.80	16.12%	863,740	16.12%	2,004.97
98. 2C1	160.87	6.02%	322,540	6.02%	2,004.97
99. 2C	78.07	2.92%	156,525	2.92%	2,004.93
100. 3C1	85.92	3.22%	172,265	3.22%	2,004.95
101. 3C	569.28	21.30%	1,141,410	21.30%	2,005.01
102. 4C1	507.16	18.98%	1,016,850	18.98%	2,004.99
103. 4C	636.93	23.83%	1,277,060	23.83%	2,005.02
104. Total	2,672.36	100.00%	5,358,070	100.00%	2,005.00
Timber					
105. 1T1	30.07	0.74%	5,415	0.74%	180.08
106. 1T	376.87	9.21%	67,825	9.21%	179.97
107. 2T1	350.81	8.58%	63,145	8.58%	180.00
108. 2T	925.12	22.62%	166,525	22.62%	180.00
109. 3T1	9.10	0.22%	1,645	0.22%	180.77
110. 3T	20.83	0.51%	3,740	0.51%	179.55
111. 4T1	104.83	2.56%	18,875	2.56%	180.05
112. 4T	2,272.12	55.56%	408,975	55.56%	180.00
113. Total	4,089.75	100.00%	736,145	100.00%	180.00
<hr/>					
Grass Total	151,976.11	95.74%	216,583,395	97.26%	1,425.11
CRP Total	2,672.36	1.68%	5,358,070	2.41%	2,005.00
Timber Total	4,089.75	2.58%	736,145	0.33%	180.00
<hr/>					
114. Market Area Total	158,738.22	100.00%	222,677,610	100.00%	1,402.80

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

91 Webster

	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	68,507,020	72,823,765	4,316,745	6.30%	969,160	4.89%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	28,164,115	29,738,955	1,574,840	5.59%	1,331,150	0.87%
04. Total Residential (sum lines 1-3)	96,671,135	102,562,720	5,891,585	6.09%	2,300,310	3.71%
05. Commercial	22,165,480	24,795,430	2,629,950	11.87%	2,382,940	1.11%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	22,165,480	24,795,430	2,629,950	11.87%	2,382,940	1.11%
08. Ag-Farmsite Land, Outbuildings	20,107,490	20,738,865	631,375	3.14%	0	3.14%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	2,330	2,330			
11. Total Non-Agland (sum lines 8-10)	20,107,490	20,741,195	633,705	3.15%	0	3.15%
12. Irrigated	318,787,900	319,038,150	250,250	0.08%		
13. Dryland	286,981,175	287,349,295	368,120	0.13%		
14. Grassland	224,217,635	222,677,610	-1,540,025	-0.69%		
15. Wasteland	949,010	830,860	-118,150	-12.45%		
16. Other Agland	2,330	434,270	431,940	18,538.20%		
17. Total Agricultural Land	830,938,050	830,330,185	-607,865	-0.07%		
18. Total Value of all Real Property (Locally Assessed)	969,882,155	978,429,530	8,547,375	0.88%	4,683,250	0.40%

2018 Assessment Survey for Webster County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	-
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1 - National Able (grant) pays her wages.
5.	Number of shared employees:
	-
6.	Assessor's requested budget for current fiscal year:
	\$207,723
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0.00
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$51,026
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$16,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$7,000 with travel expenses
12.	Other miscellaneous funds:
	0.00
13.	Amount of last year's assessor's budget not used:
	\$9,986

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	All but Guide Rock and Bladen
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal- hog confinement and gravel pits.
2.	GIS Services:
	GIS Workshop Inc
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, for unique commercial parcels
2.	If so, is the appraisal or listing service performed under contract?
	no
3.	What appraisal certifications or qualifications does the County require?
	Certified general appraiser
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 Webster County

1.	Valuation data collection done by:																
	Assessor staff																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Bladen (2015 population-227). Located in the northwestern portion of the county, this is a bedroom community for both Hastings and Blue Hill. Grade School is located in Bladen and High School is located in Roseland (Adams County)</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Blue Hill (2015 population-889). Located on a highway in the northern part of the county, there is new housing and a school.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Guide Rock (2015 population-225). Located on a highway in the southeast portion of the county, there is no school.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Inavale (2015 population-66). Lying along Highway 136 in the western portion of the county, this is a very small community with no school.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Red Cloud (2015 population-1,075). The largest community which lies on two highways in the south central portion of the county. Has a school.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Includes: Cowles, Rosemont and Rural properties. Villages do not have schools. With no city amenities, these communities have limited growth. Villages do not have schools</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural improvements throughout the county</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Bladen (2015 population-227). Located in the northwestern portion of the county, this is a bedroom community for both Hastings and Blue Hill. Grade School is located in Bladen and High School is located in Roseland (Adams County)	02	Blue Hill (2015 population-889). Located on a highway in the northern part of the county, there is new housing and a school.	03	Guide Rock (2015 population-225). Located on a highway in the southeast portion of the county, there is no school.	04	Inavale (2015 population-66). Lying along Highway 136 in the western portion of the county, this is a very small community with no school.	05	Red Cloud (2015 population-1,075). The largest community which lies on two highways in the south central portion of the county. Has a school.	06	Includes: Cowles, Rosemont and Rural properties. Villages do not have schools. With no city amenities, these communities have limited growth. Villages do not have schools	AG	Agricultural improvements throughout the county
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AG	Agricultural improvements throughout the county																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Cost approach and sales approach are used to estimate the market value of residential properties.																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	Depreciation tables are developed based on local market information.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes																
6.	Describe the methodology used to determine the residential lot values?																
	Sales comparison; lots are analyzed by square foot and acre																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	All lots are treated the same; no applications to combine lots have been received																

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2017	2013	2013	2012
02	2017	2013	2013	2015
03	2017	2013	2013	2013
04	2017	2013	2013	2012
05	2017	2013	2013	2016
06	2017	2013	2013	2011-2017
AG	2017	2013	2013	2011-2017

2018 Commercial Assessment Survey for Webster 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:																												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																												
	Cost and sales approaches are used to estimate the market value of commercial properties.																												
3a.	Describe the process used to determine the value of unique commercial properties.																												
	An appraiser is hired to review unique properties - feedlots, hog farms and gravel pits.																												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																												
	Depreciation tables are developed based on local market information																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	Yes																												
6.	Describe the methodology used to determine the commercial lot values.																												
	Empty lot values in those areas with enough sales, lots are valued by square footage and by the acre																												
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02	2017	2013	2013	2015																									
05	2017	2013	2013	2016																									
06	2017	2013	2013	2011-2014																									
07	2017	2013	2013	2009-2014																									

2018 Agricultural Assessment Survey for Webster County

1.	Valuation data collection done by:						
	Assessor staff						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>No geographic or economic differences have been determined</td> <td style="text-align: center;">2014-2015</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	No geographic or economic differences have been determined	2014-2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	No geographic or economic differences have been determined	2014-2015					
3.	Describe the process used to determine and monitor market areas.						
	Lay the sales out on a map to determine if there should be separate market areas						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Monitor sales and economic trends. Flow chart for rural res/sub.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Review each individual non-ag related sale to determine if there is influence different from ag						
	<i><u>If your county has special value applications, please answer the following</u></i>						
7a.	How many special valuation applications are on file?						
	38						
7b.	What process was used to determine if non-agricultural influences exist in the county?						
	Sales file and sales review						

**2018 Plan of Assessment for Webster County
Assessment Years 2018 (March 19)
June 2017**

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 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.

Assessment levels required for real property are as follows:

- 1) 100% of actual value for residential class and 100% of actual value for commercial class of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

Reference, Neb. Rev. Stat. §77-201

Current Resources:

A. Staff / Budget

Staff

Assessor, Deputy Assessor, Deputy Mass Appraiser, Assessor Assistant and temporary help when needed.

Office Budget

For the 2017/2018 budget year the office budget is \$ UNKNOWN.

Appraisal

For the 2017/2018 budget year the office budget is \$ UNKNOWN.

B. Cadastral Maps

Cadastral maps will no longer be kept up to date once the GIS mapping is implemented the end of June.

C. Property Record Cards

These records are maintained and updated by office staff. They are in good condition. We are scanning all old property record cards and pricing sheets so that we may dispose of them at some point. Information on all files includes the following:

Filing ID number, Parcel ID number (computer ID number), Cadastral number, Glide number (the cadastral pages hang from glides), Ownership, Legal description, Deed information, Utilities, Offsite improvements, Zoning, Neighborhood analysis, Land size computations, School district, Situs address, Map number, Class code, House data, Building data, Picture of house, Sketch of house, Ground plan sketch (on some – work in progress), Annual valuations, Remarks sheet, Deed sheet, and Valuation worksheets

D. Software

We use Terra-Scan for our property pricing. For the new 6 year cycle we downloaded current Marshall & Swift pricing (6/13). I use Microsoft Excel to run my sales ratio studies.

E. Web based

We have our web page at www.webster.gisworkshop.com the Treasurer has a webpage www.nebraskataxesonline.us and Webster County has a website at www.co.webster.ne.us where we have placed the sales used to determine the 2017 values.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory all Property

Building permits are filed with the Planning and Zoning Officer. During the month of November; we make copies of all building permits. We contact Bladen, Blue Hill, and Red Cloud for their building permits during this month also.

B. Sales Data

Real estate transfers are brought over to the Assessors office from the Register of Deeds office. The Assessor Assistant will process the deed. This consists of pulling the property record cards confirming information on deed matches property record information. If anything does not match, we do a deed research then contact the person that prepared the deed. They then file a corrective deed. If everything on the deed matches our property record card we change Terra-Scan, update the record card with new owner, and update the Deed card within the property record card. The sale is entered into Excel for the sales ratio study, and also put in the “Sales Book” for appraisers. We then mail the “Sales Review” sheet to the buyer and the seller. If we do not receive the sales verification back within 30 days, we attempt to contact the person(s) to verify the sale. The individual, who processes the sale, also updates the sales book for the appraiser’s use and maintains data entry for both Terra-Scan and the Excel program used for the Sales Ratio Study. The information off of the sales review is used to determine “arms-length” sales. Sales data is then emailed to the Property Assessment Division.

C. Data Collection

From November until the March 19 cut-off date, we inspect every property with a building permit. Sales information is updated in Excel every time we process a Real Estate Transfer and when we receive the Sales Review back.

D. Greenbelt

Revised September 2016: If living within the boundaries of a zoned city/village, a Conservation and Preservation Easement must be obtained from the city/village the land is located in. This needs to be filed with the County Clerk and a copy made for the Assessor's office.

Once this is complete, a Special Valuation Application must be filed with the Assessor's office on or before June 30th. Once filed the property is physically looked at to determine use.

Each property that is Greenbelt is looked at every six years in our review cycle. We also try to keep an eye on them in the intervening years for use change.

As of this date we have so few sales if any of this type of property so we use agricultural land prices to set value.

E. Review assessment sales ratio studies before assessment action

Internally a sales ratio study is done annually for each class of property: residential, commercial and agricultural. Residential is then broke down by each market area. It is then broke down within each sub-class in that market area that is deemed necessary. Commercial is broke down by each market area. Agricultural is broke down by use, area of the county where it is located, and by school districts. We try to keep our Field Liaison updated on what we are doing, usually just over the phone.

F. Approaches to Value

Each year when we do the sales ratio studies if needed we update the depreciation worksheets. The most recent depreciation study being used was done in 2016/2017 for the 2017 valuation year. Sales ratio studies are also run on agricultural land as a whole. Then it is broke out and studied by predominant use, school district, and location within the county.

G. Reconciliation of Final Value and documentation

The final values are checked against the sales ratio studies. Any corrections are made and then the rest of the property within the county is changed.

H. Review assessment sales ratio studies after assessment actions

If needed the sales ratio studies are reviewed again to determine where we need to make additional changes.

I. Notices and Public Relations

Notice of Valuation changes were mailed June 1, 2017. I have posted in the office, certified to the Webster County Clerk and sent to newspapers for publication the “Certified Level of Value” and “Completion of the 2017 Assesment Rolls”.

Assessment Actions Planned for Assessment Year 2018 to 2023:

Plan of Review

When we review a property, we send out letters to all property owners to contact the office to set up an appointment. We do a walk-through of the property if the owner has called to set up an appointment. Digital photos are taken of all homes and outbuildings; from two angles, matching it up with the building number within our system. The rural ground plan sketches are drawn or printed off GIS and pasted to the card at this time also. If owner does not contact office for an appointment we do an outside appraisal. If there is a basement we add a 90% finish to the basement (this is stated in the original letter to the owner). We also look at each parcel in the review area on our GIS for buildings on unimproved parcels.

- ✓ For 2018 we will review all parcels within Line Precinct (1-11), Red Cloud (2-11), Batin (3-11), Glenwood (4-11) and Walnut Creek (1-12). Letters will be mailed around July 15, 2017. We will also continue to work up the “Agland Letters” sent out July 2016. We will start the actual reviews August 2017.
- ✓ For 2019 we will review all parcels within Bladen Village, Inavale Village, Inavale Precinct (2-12), Catherton Precinct (3-12) and Harmony Precinct (4-12).
- ✓ For 2020 we will review all parcels within the Village of Guide Rock, Guide Rock Precinct (1-9), Beaver Creek Precinct (2-9) and Stillwater Precinct (3-9). These areas have 344 improved parcels. We will also request that each agricultural property owner within this area supply us with a current FSA map, current Certification of acres and all farm programs that they are enrolled in. We are enclosing a release from the FSA office; they can either obtain the information themselves or sign and return the release and we will contact the FSA office.
- ✓ For 2021 we will review all parcels within the Rosemont, Amboy, Cowles, Oak Creek Precinct (4-9), Garfield Precinct (1-10), Cowles/Pleasant Hill (2-10), Elm Creek (3-10) and Potsdam Precinct (4-10).
- ✓ For 2022 we will review all parcels within Blue Hill City.
- ✓ For 2013 we will review all parcels within Red Cloud City.

This is in our GIS Policy (revised September-2015):

Starting for the 2016 valuation year we will be proofing each parcel in GIS and correcting them. Our schedule will be as follows: Guide Rock Precinct, Guide Rock Village, Beaver Creek Precinct, Stillwater Precinct, Oak Creek Precinct, Rosemont Village, Garfield Precinct, Cowles/Pleasant Hill Precinct, Amboy Village, Cowles Village, Potsdam Precinct, Blue Hill City, Line Precinct, Red

Cloud City, Red Cloud Precinct, Batin Precinct, Glenwood Precinct, Bladen Village, Walnut Creek Village, Inavale Village, Inavale Precinct, Catherton Precinct and Harmony Precinct.

Respectfully submitted:

Assessor Signature: _____ Date: _____

Copy distribution: Submit the plan to the county board of equalization on or before July 31 of each year. Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 each year.

Breakdown for the review area is attached to this document.
Attachment of parcel breakdown with numbers.

Webster County Assessor



Sonja L. Krueger, Assessor
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Red Cloud, NE 68970
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2018 Methodology Report for Special Valuation

Pursuant to REG-11-005.04, I am hereby submitting a report on Special Valuation in Webster County Nebraska.

All Special Valuation in Webster County sits within the corporate boundaries of Cities and Villages. We have no Special Valuation outside these boundaries. We do not have enough of these properties sell to determine a market value and therefor are priced as agricultural land. My opinion of the highest and best use of these parcels is the current use of agricultural land. These are all dying cities and villages and have few to no new homes being constructed. They are set at the same level of value each year as all agricultural land within Webster County.

Bladen Village has 6 parcels of special valuation within its corporate boundaries. These 6 parcels contain 55.99 acres.

Red Cloud City has 16 parcels of special valuation within its corporate boundaries. These 16 parcels contain 93.24 acres.

Guide Rock Village has 10 parcels of special valuation within its corporate boundaries. These 10 parcels contain 78.72 acres.

Cowles Village has 6 parcels of special valuation within its corporate boundaries. These 6 parcels contain 241.4 acres.

All of these parcels were given Conservation and Preservation Easements as provided by the Conservation and Preservation Easement Act by their respective City and Village boards.

Sincerely,
Sonja Krueger
Webster County Assessor