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DEPARTMENT OF REVENUE

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

CASS 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 Cass 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 Cass 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: Lori Huebner, Cass County Assessor

Property Assessment Division
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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.

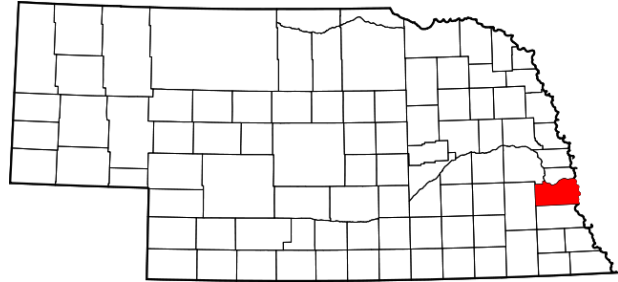
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

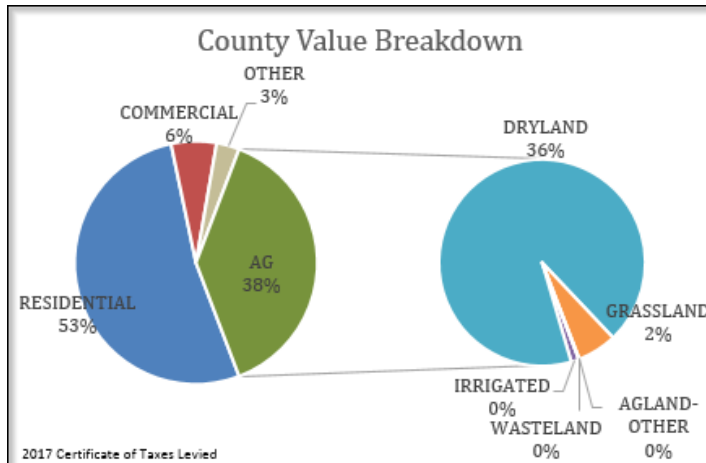
County Overview

With a total area of 557 miles, Cass County had 25,767 residents, per the Census Bureau Quick Facts for 2016, a 1% population increase over the 2010 U.S. Census. Reports indicated that 82% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Cass County are located in and around Plattsmouth, the county seat, as well as some rural areas. According to the latest information available from

the U.S. Census Bureau, there were 542 employer establishments with total employment of 3,668.



Approximately 38% of the valuation base in the county comes from agricultural land. Dryland makes up a majority of the land in the county. Cass County is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
ALVO	142	132	-7.0%
AVOCA	270	242	-10.4%
CEDAR CREEK	396	390	-1.5%
EAGLE	1,105	1,024	-7.3%
ELMWOOD	668	634	-5.1%
GREENWOOD	544	568	4.4%
LOUISVILLE	1,046	1,106	5.7%
MANLEY	191	178	-6.8%
MURDOCK	269	236	-12.3%
MURRAY	481	463	-3.7%
NEHAWKA	232	204	-12.1%
PLATTSMOUTH	6,893	6,505	-5.6%
SOUTH BEND	86	99	15.1%
UNION	260	233	-10.4%
WEEPING WATER	1,107	1,050	-5.1%

2018 Residential Correlation for Cass County

Assessment Actions

For the current assessment year, Cass County inspected, reviewed and revalued all residential properties in the town of Cedar Creek and the Rural Residential and agricultural homes in geocodes 2973, 2971, 2969, 3255, 3257 & 3259. Cost tables were updated for Rural Residential and Agricultural homes in geocodes 3249, 3251, 3275, 3265, 3267 & 3483. All pick up work was completed in a timely fashion.

A market analysis was completed and based on the movement of the residential market, the following adjustments were made: The towns of Murray and Eagle were given a 10% increase on improvements only. Rural parcels in Beaver Lake were increased 7% on improvements only. Lake Waconda was given an 8% increase on land and improvements and Rural Residential and Agricultural homes in geocode 3473 received a 10% increase on improvements only.

Description of Analysis

Residential parcels are analyzed utilizing 6 valuation groupings that are based on the assessor locations in the county.

Valuation Grouping	Assessor Location
1	Plattsmouth
2	Murray, Beaver Lake, Lake Waconda and Rural geocodes 3265, 3267 & 3483
3	Weeping Water, Avoca, Manley, Nehawka, Union and Rural geocodes 3269, 3271, 3477, 3479 & 3481.
4	Alvo, Eagle, Elmwood, Murdock and Rural geocodes 3273, 3275, 3473 & 3475.
5	Greenwood, Louisville, NW Lakes, South Bend and Rural geocodes 3249, 3251 & 3253.
6	Buccaneer Bay, Cedar Creek and Rural geocodes 3255, 3257, 3259, 2971, 2973 & 2969.

For the residential property class, a review of Cass County's statistical analysis profiles 706 residential sales, representing all the valuation groupings. All valuation groupings with a sufficient number of sales are within the acceptable range. All three measures of central tendency are in the acceptable range and show strong support of each other. It appears that the assessment actions of the County correlate with the overall change in value for the residential class of property.

2018 Residential Correlation for Cass County

Assessment Practice Review

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

One of the areas addressed includes sales verification. The County utilizes a sales questionnaire to aid in the verification of all residential sales. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Cass County revealed that no apparent bias existed in the qualification determination but that not all arm's-length sales were made available for the measurement of real property. The Division has in the past and will continue to work with the County to review procedures to document the reasons for the exclusion of sales.

The Division reviews the transmission of data from the County to the sales file to see if it was done on a timely basis and for accuracy. Cass County has done an acceptable job transmitting data timely and accurately.

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

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

2018 Residential Correlation for Cass County

Equalization and Quality of Assessment

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	155	92.60	92.91	91.71	08.30	101.31
02	177	95.52	95.84	94.77	08.50	101.13
03	57	96.68	98.22	95.80	08.45	102.53
04	101	93.85	91.85	92.38	08.24	99.43
05	107	95.75	95.12	93.74	08.00	101.47
06	109	96.68	97.07	96.60	05.08	100.49
____ALL____	706	94.95	94.90	94.32	07.94	100.61

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Cass County is 95%.

2018 Commercial Correlation for Cass County

Assessment Actions

For the current assessment year, Cass County inspected, reviewed and revalued all commercial properties in the town of Cedar Creek and the rural commercial properties in geocodes 2973, 2971, 2969, 3255, 3257 & 3259. All pick up work was completed in a timely fashion.

A market analysis was completed and based on the movement of the commercial market, no other adjustments were deemed necessary.

Description of Analysis

Commercial parcels are analyzed utilizing 6 valuation groupings that are based on the assessor locations in the county.

Valuation Grouping	Assessor Location
1	Plattsmouth
2	Murray, Beaver Lake, Lake Waconda and Rural geocodes 3265, 3267 & 3483
3	Weeping Water, Avoca, Manley, Nehawka, Union and Rural geocodes 3269, 3271, 3477, 3479 & 3481.
4	Alvo, Eagle, Elmwood, Murdock and Rural geocodes 3273, 3275, 3473 & 3475.
5	Greenwood, Louisville, NW Lakes, South Bend and Rural geocodes 3249, 3251 & 3253.
6	Buccaneer Bay, Cedar Creek and Rural geocodes 3255, 3257, 3259, 2971, 2973 & 2969.

For the commercial property class, a review of Cass County's statistical analysis profiles 30 commercial sales, representing four of the valuation groupings. All three measures of central tendency are in the acceptable range and show strong support of each other.

The movement of the commercial market for the County confirm the assessment actions report of the assessor that limited actions were taken and pick up work was completed. The areas that were inspected and reviewed encompass a very small percentage of the overall commercial market, so any adjustments in those areas would not have a significant impact on the overall commercial value. The commercial base excluding growth decreased slightly indicating the limited assessment actions were in proper response to the market.

2018 Commercial Correlation for Cass County

Assessment Practice Review

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

One of the areas addressed includes sales verification. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The Division has provided ongoing guidance for the verification and documentation of sales qualifications. The review of Cass County revealed that no apparent bias existed in the qualification determination, but that the percentage of qualified sales was a bit lower than the surrounding areas. The Division has in the past and will continue to work with the County to review procedures to document the reasons for the exclusion of sales.

The Division reviews the transmission of data from the County to the sales file to see if it was done on a timely basis and for accuracy. Cass County has done an acceptable job transmitting data timely and accurately.

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

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

2018 Commercial Correlation for Cass County

Equalization and Quality of Assessment

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	12	99.00	98.05	95.38	11.28	102.80
03	4	91.36	90.42	81.88	08.00	110.43
04	7	100.00	100.48	96.13	06.41	104.53
05	7	103.84	105.40	104.41	05.77	100.95
____ALL____	30	99.24	99.31	96.53	09.13	102.88

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Cass County is 99%.

2018 Agricultural Correlation for Cass County

Assessment Actions

Cass County analyzes agricultural sales within the county from an area that is not influenced by uses other than agricultural and also includes sales from an adjoining county that does not recognize other than agricultural use for agricultural land. The County continually verifies sales along with updating land use in the agricultural class of property using aerial imagery as well as conducting physical inspections when necessary.

The County completed a sales analysis, which resulted in approximately a 1% decrease for all classes of agricultural land. Recreational land was increased by \$500 per acre. All pick up work was completed in a timely fashion.

Description of Analysis

Cass County is divided into two market areas for measurement purposes, but the County maintains five areas to track market values for parcels that have not applied for special value. Market Area 1 is the area that consists of ten townships in the southern and western portion of the County. This area generally has only an agricultural influence. Market Area 2 is the eastern portion of the County where there is a strong residential and some commercial influence on the agricultural sales.

The statistical sampling for the agricultural class of real property is made up of 36 sales, including sales from an adjoining county with similar market influence. The statistics indicate that the County is in the acceptable range for the uninfluenced area known as Market Area 1 for all land category groupings and the 80% MLU for dry cropland.

The County values the agricultural land in Market Area 2 with the same schedule of values to create the Special Value. The County has determined that the agricultural influences are relatively the same as those in Market Area 1.

There are not a sufficient number of irrigated or grass sales, however the County consistently adjusts the other majority land uses proportionately with the value of dry land. The values are generally comparable to the adjoining counties, and are believed to be within the acceptable range.

Assessment Practice Review

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

In this review, the County's sales qualification and verification is analyzed to determine if the County utilizes all available arms-length sales. The review substantiated that the County has developed a procedure for the verification and documents the reason for the exclusion of the non-

2018 Agricultural Correlation for Cass County

qualified sales. Further, sales are reviewed to ensure that those sales deemed qualified were not affected by non-agricultural influences or special conditions that would cause a significant premium or discount to be paid for the land. The Division has worked with the County to review procedures to document the reasons for the exclusion of sales.

The Division also reviews the transmission of data from the County to the sales file to see if it was done on a timely basis and for accuracy. Cass County has done an acceptable job of transmitting data timely and accurately.

Market areas were examined to ensure that they are defined and are equally subject to a set of market forces that affect the value of properties within that geographic area. The review and analysis indicate that the County has adequately identified market areas for the agricultural property class. Based on all relevant information, the quality of assessment of the agricultural class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

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

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the County are valued within the acceptable parameters. A comparison of Cass County values with the adjoining counties shows that all values are reasonably comparable and therefore equalized. The quality of assessment of agricultural land in Cass County complies with professionally accepted mass appraisal standards.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Dry </u>						
County	24	69.77	72.68	69.11	13.17	105.17
1	24	69.77	72.68	69.11	13.17	105.17
<u> ALL </u>						
10/01/2014 To 09/30/2017	36	73.33	77.62	73.82	16.38	105.15

Level of Value

Based on the analysis of all available information, the level of value of agricultural land in Cass County is 73%.

2018 Agricultural Correlation for Cass County

Special Valuation

A review of agricultural land value in Cass County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of Market Area 1 where no non-agricultural influences exist. Therefore, it is the opinion of the PTA that the level of value for Special Valuation of agricultural land is 73%.

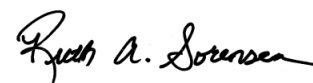
2018 Opinions of the Property Tax Administrator for Cass County

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	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of Agricultural Land	73	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 Cass County

Residential Real Property - Current

Number of Sales	706	Median	94.95
Total Sales Price	\$137,825,571	Mean	94.90
Total Adj. Sales Price	\$137,825,571	Wgt. Mean	94.32
Total Assessed Value	\$129,990,646	Average Assessed Value of the Base	\$130,856
Avg. Adj. Sales Price	\$195,220	Avg. Assessed Value	\$184,123

Confidence Interval - Current

95% Median C.I	94.38 to 95.59
95% Wgt. Mean C.I	93.47 to 95.16
95% Mean C.I	94.07 to 95.73
% of Value of the Class of all Real Property Value in the County	50.90
% of Records Sold in the Study Period	5.41
% of Value Sold in the Study Period	7.62

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	625	94	94.40
2016	609	94	93.87
2015	593	96	95.61
2014	519	98	98.40

2018 Commission Summary for Cass County

Commercial Real Property - Current

Number of Sales	30	Median	99.24
Total Sales Price	\$6,577,380	Mean	99.31
Total Adj. Sales Price	\$6,577,380	Wgt. Mean	96.53
Total Assessed Value	\$6,349,013	Average Assessed Value of the Base	\$214,327
Avg. Adj. Sales Price	\$219,246	Avg. Assessed Value	\$211,634

Confidence Interval - Current

95% Median C.I	97.50 to 102.48
95% Wgt. Mean C.I	92.21 to 100.84
95% Mean C.I	93.51 to 105.11
% of Value of the Class of all Real Property Value in the County	6.10
% of Records Sold in the Study Period	3.14
% of Value Sold in the Study Period	3.11

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	39	99	99.34
2016	33	99	99.07
2015	43	100	99.64
2014	25	100	99.65

13 Cass
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 : 706
 Total Sales Price : 137,825,571
 Total Adj. Sales Price : 137,825,571
 Total Assessed Value : 129,990,646
 Avg. Adj. Sales Price : 195,220
 Avg. Assessed Value : 184,123

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 95
 COD : 07.94
 PRD : 100.61

COV : 11.79
 STD : 11.19
 Avg. Abs. Dev : 07.54
 MAX Sales Ratio : 190.55
 MIN Sales Ratio : 56.99

95% Median C.I. : 94.38 to 95.59
 95% Wgt. Mean C.I. : 93.47 to 95.16
 95% Mean C.I. : 94.07 to 95.73

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	72	97.79	99.68	98.86	08.73	100.83	74.19	148.60	95.59 to 99.89	169,115	167,187	
01-JAN-16 To 31-MAR-16	48	98.79	99.43	99.70	05.02	99.73	80.62	126.22	96.48 to 99.70	182,564	182,018	
01-APR-16 To 30-JUN-16	104	96.28	95.97	95.21	08.29	100.80	61.82	141.22	94.54 to 97.54	181,824	173,114	
01-JUL-16 To 30-SEP-16	120	96.18	95.26	95.43	06.65	99.82	64.54	145.37	94.34 to 97.91	198,578	189,505	
01-OCT-16 To 31-DEC-16	86	94.29	95.39	94.26	08.36	101.20	77.19	190.55	91.98 to 96.15	186,148	175,456	
01-JAN-17 To 31-MAR-17	59	94.03	92.82	93.94	07.30	98.81	73.98	117.17	90.95 to 95.42	224,293	210,707	
01-APR-17 To 30-JUN-17	111	93.55	92.70	91.55	07.56	101.26	56.99	149.65	91.07 to 94.76	216,772	198,463	
01-JUL-17 To 30-SEP-17	106	91.63	91.21	90.78	08.46	100.47	65.20	128.29	89.43 to 93.34	196,637	178,504	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	344	96.81	96.98	96.61	07.42	100.38	61.82	148.60	96.12 to 97.65	185,111	178,834	
01-OCT-16 To 30-SEP-17	362	93.23	92.92	92.35	08.03	100.62	56.99	190.55	92.17 to 94.24	204,827	189,149	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	358	96.26	96.06	95.64	07.42	100.44	61.82	190.55	95.37 to 97.22	188,578	180,365	
<u>ALL</u>	706	94.95	94.90	94.32	07.94	100.61	56.99	190.55	94.38 to 95.59	195,220	184,123	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
01	155	92.60	92.91	91.71	08.30	101.31	64.44	148.60	90.82 to 94.58	119,684	109,759	
02	177	95.52	95.84	94.77	08.50	101.13	63.34	149.65	94.24 to 97.80	242,362	229,680	
03	57	96.66	98.22	95.80	08.45	102.53	72.62	142.47	94.03 to 99.14	147,194	141,010	
04	101	93.85	91.85	92.38	08.24	99.43	56.99	116.92	91.87 to 94.85	172,275	159,151	
05	107	95.75	95.12	93.74	08.00	101.47	72.79	190.55	93.09 to 97.59	214,075	200,673	
06	109	96.68	97.07	96.60	05.08	100.49	80.89	141.22	95.22 to 97.75	253,950	245,328	
<u>ALL</u>	706	94.95	94.90	94.32	07.94	100.61	56.99	190.55	94.38 to 95.59	195,220	184,123	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
01	695	95.01	95.08	94.40	07.74	100.72	61.82	190.55	94.41 to 95.75	197,211	186,163	
06												
07	11	79.20	83.33	79.52	19.39	104.79	56.99	128.29	63.34 to 103.13	69,455	55,229	
<u>ALL</u>	706	94.95	94.90	94.32	07.94	100.61	56.99	190.55	94.38 to 95.59	195,220	184,123	

13 Cass
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 : 706
 Total Sales Price : 137,825,571
 Total Adj. Sales Price : 137,825,571
 Total Assessed Value : 129,990,646
 Avg. Adj. Sales Price : 195,220
 Avg. Assessed Value : 184,123

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 95
 COD : 07.94
 PRD : 100.61

COV : 11.79
 STD : 11.19
 Avg. Abs. Dev : 07.54
 MAX Sales Ratio : 190.55
 MIN Sales Ratio : 56.99

95% Median C.I. : 94.38 to 95.59
 95% Wgt. Mean C.I. : 93.47 to 95.16
 95% Mean C.I. : 94.07 to 95.73

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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	1	110.43	110.43	110.43	00.00	100.00	110.43	110.43	N/A	2,300	2,540	
Less Than 15,000	3	110.43	111.32	106.66	09.98	104.37	95.23	128.29	N/A	7,767	8,284	
Less Than 30,000	4	102.83	99.32	82.83	19.49	119.91	63.34	128.29	N/A	12,950	10,726	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	705	94.94	94.88	94.32	07.92	100.59	56.99	190.55	94.36 to 95.59	195,494	184,380	
Greater Than 14,999	703	94.93	94.83	94.31	07.90	100.55	56.99	190.55	94.36 to 95.56	196,020	184,873	
Greater Than 29,999	702	94.94	94.88	94.32	07.86	100.59	56.99	190.55	94.36 to 95.59	196,259	185,111	
<u>Incremental Ranges</u>												
0 TO 4,999	1	110.43	110.43	110.43	00.00	100.00	110.43	110.43	N/A	2,300	2,540	
5,000 TO 14,999	2	111.76	111.76	106.25	14.79	105.19	95.23	128.29	N/A	10,500	11,156	
15,000 TO 29,999	1	63.34	63.34	63.34	00.00	100.00	63.34	63.34	N/A	28,500	18,053	
30,000 TO 59,999	16	98.10	101.31	100.43	14.14	100.88	70.80	145.37	88.92 to 112.32	47,140	47,342	
60,000 TO 99,999	109	96.06	96.35	96.14	10.12	100.22	56.99	149.65	91.62 to 98.19	83,972	80,727	
100,000 TO 149,999	177	94.57	94.88	94.96	08.34	99.92	64.44	190.55	93.23 to 95.39	122,804	116,615	
150,000 TO 249,999	224	95.17	94.49	94.41	06.78	100.08	61.82	123.90	94.06 to 96.20	197,794	186,740	
250,000 TO 499,999	163	95.46	94.18	94.30	06.53	99.87	71.77	126.22	94.21 to 96.65	331,199	312,332	
500,000 TO 999,999	12	92.11	90.72	90.75	05.99	99.97	79.02	100.75	84.32 to 95.36	564,917	512,650	
1,000,000 +	1	80.99	80.99	80.99	00.00	100.00	80.99	80.99	N/A	1,060,000	858,450	
<u>ALL</u>	706	94.95	94.90	94.32	07.94	100.61	56.99	190.55	94.38 to 95.59	195,220	184,123	

13 Cass
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 : 30
Total Sales Price : 6,577,380
Total Adj. Sales Price : 6,577,380
Total Assessed Value : 6,349,013
Avg. Adj. Sales Price : 219,246
Avg. Assessed Value : 211,634

MEDIAN : 99
WGT. MEAN : 97
MEAN : 99
COD : 09.13
PRD : 102.88

COV : 15.65
STD : 15.54
Avg. Abs. Dev : 09.06
MAX Sales Ratio : 151.77
MIN Sales Ratio : 55.64

95% Median C.I. : 97.50 to 102.48
95% Wgt. Mean C.I. : 92.21 to 100.84
95% Mean C.I. : 93.51 to 105.11

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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	5	103.84	105.66	105.52	07.71	100.13	89.73	125.36	N/A	163,950	172,997
01-JAN-15 To 31-MAR-15	1	101.06	101.06	101.06	00.00	100.00	101.06	101.06	N/A	87,500	88,425
01-APR-15 To 30-JUN-15	3	97.18	96.24	94.08	04.99	102.30	88.49	103.04	N/A	169,333	159,317
01-JUL-15 To 30-SEP-15	6	101.08	108.04	97.56	13.93	110.74	82.51	151.77	82.51 to 151.77	183,650	179,175
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	99.08	99.08	99.08	00.00	100.00	99.08	99.08	N/A	1,172,500	1,161,711
01-APR-16 To 30-JUN-16	4	97.63	96.84	93.12	02.10	103.99	92.08	100.00	N/A	374,583	348,823
01-JUL-16 To 30-SEP-16	1	98.48	98.48	98.48	00.00	100.00	98.48	98.48	N/A	125,000	123,099
01-OCT-16 To 31-DEC-16	3	92.98	95.24	96.04	06.21	99.17	87.71	105.03	N/A	88,133	84,647
01-JAN-17 To 31-MAR-17	1	98.91	98.91	98.91	00.00	100.00	98.91	98.91	N/A	162,500	160,730
01-APR-17 To 30-JUN-17	1	99.23	99.23	99.23	00.00	100.00	99.23	99.23	N/A	140,000	138,922
01-JUL-17 To 30-SEP-17	4	91.11	86.10	87.30	21.98	98.63	55.64	106.53	N/A	174,375	152,228
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	15	102.03	104.42	99.57	09.64	104.87	82.51	151.77	97.18 to 106.89	167,810	167,094
01-OCT-15 To 30-SEP-16	6	98.12	97.48	95.86	01.73	101.69	92.08	100.00	92.08 to 100.00	465,972	446,684
01-OCT-16 To 30-SEP-17	9	98.91	92.03	91.94	11.65	100.10	55.64	106.53	76.50 to 105.71	140,489	129,167
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	10	100.59	103.80	96.70	10.23	107.34	82.51	151.77	88.49 to 112.55	169,740	164,142
01-JAN-16 To 31-DEC-16	9	97.76	96.74	95.88	03.67	100.90	87.71	105.03	92.08 to 100.00	340,026	326,005
<u>ALL</u>	30	99.24	99.31	96.53	09.13	102.88	55.64	151.77	97.50 to 102.48	219,246	211,634

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	12	99.00	98.05	95.38	11.28	102.80	55.64	151.77	88.49 to 102.03	326,244	311,168
03	4	91.36	90.42	81.88	08.00	110.43	76.50	102.48	N/A	89,375	73,179
04	7	100.00	100.48	96.13	06.41	104.53	82.51	112.55	82.51 to 112.55	145,458	139,828
05	7	103.84	105.40	104.41	05.77	100.95	97.18	125.36	97.18 to 125.36	183,821	191,927
<u>ALL</u>	30	99.24	99.31	96.53	09.13	102.88	55.64	151.77	97.50 to 102.48	219,246	211,634

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	28	99.24	99.48	97.33	09.42	102.21	55.64	151.77	97.50 to 103.04	182,588	177,707
04	2	97.06	97.06	93.74	05.13	103.54	92.08	102.03	N/A	732,462	686,610
<u>ALL</u>	30	99.24	99.31	96.53	09.13	102.88	55.64	151.77	97.50 to 102.48	219,246	211,634

13 Cass
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 : 30
Total Sales Price : 6,577,380
Total Adj. Sales Price : 6,577,380
Total Assessed Value : 6,349,013
Avg. Adj. Sales Price : 219,246
Avg. Assessed Value : 211,634

MEDIAN : 99
WGT. MEAN : 97
MEAN : 99
COD : 09.13
PRD : 102.88

COV : 15.65
STD : 15.54
Avg. Abs. Dev : 09.06
MAX Sales Ratio : 151.77
MIN Sales Ratio : 55.64

95% Median C.I. : 97.50 to 102.48
95% Wgt. Mean C.I. : 92.21 to 100.84
95% Mean C.I. : 93.51 to 105.11

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	1	102.48	102.48	102.48	00.00	100.00	102.48	102.48	N/A	8,500	8,711	
Less Than 30,000	2	101.24	101.24	100.85	01.22	100.39	100.00	102.48	N/A	12,454	12,559	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	30	99.24	99.31	96.53	09.13	102.88	55.64	151.77	97.50 to 102.48	219,246	211,634	
Greater Than 14,999	29	99.23	99.21	96.52	09.33	102.79	55.64	151.77	97.18 to 103.04	226,513	218,631	
Greater Than 29,999	28	99.16	99.18	96.51	09.65	102.77	55.64	151.77	97.18 to 103.04	234,017	225,853	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	1	102.48	102.48	102.48	00.00	100.00	102.48	102.48	N/A	8,500	8,711	
15,000 TO 29,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	16,407	16,407	
30,000 TO 59,999	3	106.89	117.21	116.69	18.34	100.45	92.98	151.77	N/A	42,583	49,692	
60,000 TO 99,999	6	100.59	100.71	100.22	04.81	100.49	89.73	112.55	89.73 to 112.55	72,400	72,563	
100,000 TO 149,999	6	98.86	95.24	94.73	14.80	100.54	55.64	125.36	55.64 to 125.36	120,900	114,525	
150,000 TO 249,999	8	98.21	96.61	95.87	06.81	100.77	76.50	106.53	76.50 to 106.53	201,875	193,528	
250,000 TO 499,999	2	90.88	90.88	91.19	09.21	99.66	82.51	99.25	N/A	342,500	312,311	
500,000 TO 999,999	1	103.84	103.84	103.84	00.00	100.00	103.84	103.84	N/A	572,500	594,490	
1,000,000 +	2	95.58	95.58	95.51	03.66	100.07	92.08	99.08	N/A	1,196,212	1,142,482	
<u>ALL</u>	30	99.24	99.31	96.53	09.13	102.88	55.64	151.77	97.50 to 102.48	219,246	211,634	

13 Cass
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 : 30
Total Sales Price : 6,577,380
Total Adj. Sales Price : 6,577,380
Total Assessed Value : 6,349,013
Avg. Adj. Sales Price : 219,246
Avg. Assessed Value : 211,634

MEDIAN : 99
WGT. MEAN : 97
MEAN : 99
COD : 09.13
PRD : 102.88

COV : 15.65
STD : 15.54
Avg. Abs. Dev : 09.06
MAX Sales Ratio : 151.77
MIN Sales Ratio : 55.64

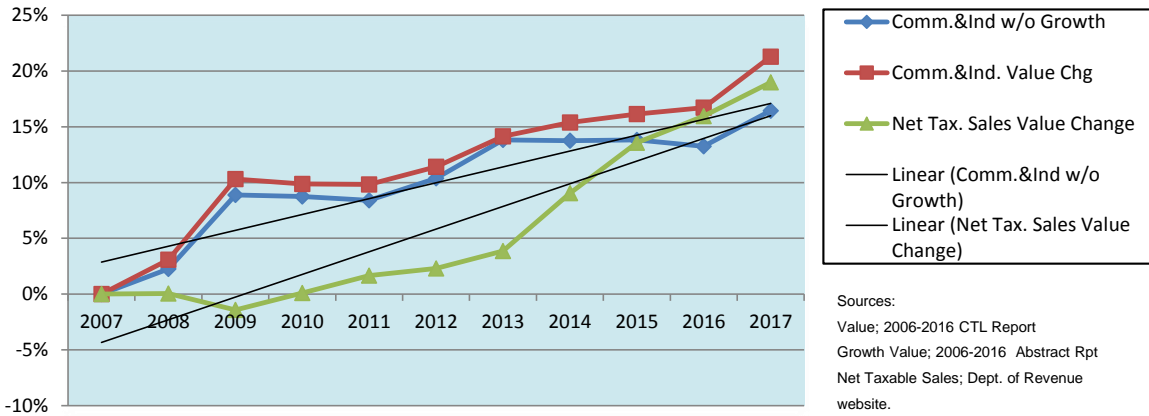
95% Median C.I. : 97.50 to 102.48
95% Wgt. Mean C.I. : 92.21 to 100.84
95% Mean C.I. : 93.51 to 105.11

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	2	99.12	99.12	98.29	01.96	100.84	97.18	101.06	N/A	152,750	150,142
347	1	89.73	89.73	89.73	00.00	100.00	89.73	89.73	N/A	80,000	71,785
350	1	97.50	97.50	97.50	00.00	100.00	97.50	97.50	N/A	192,000	187,200
351	1	88.49	88.49	88.49	00.00	100.00	88.49	88.49	N/A	225,000	199,113
352	3	99.08	116.44	100.60	17.92	115.75	98.48	151.77	N/A	445,833	448,505
353	6	101.58	102.68	103.85	08.94	98.87	87.71	125.36	87.71 to 125.36	73,792	76,634
406	2	93.18	93.18	96.04	11.45	97.02	82.51	103.84	N/A	451,250	433,387
442	2	80.34	80.34	79.35	30.74	101.25	55.64	105.03	N/A	120,200	95,378
453	1	98.91	98.91	98.91	00.00	100.00	98.91	98.91	N/A	162,500	160,730
458	1	106.53	106.53	106.53	00.00	100.00	106.53	106.53	N/A	162,500	173,112
470	1	99.23	99.23	99.23	00.00	100.00	99.23	99.23	N/A	140,000	138,922
471	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	16,407	16,407
494	3	92.08	90.20	91.40	09.24	98.69	76.50	102.03	N/A	564,974	516,393
528	3	102.48	104.26	104.57	04.81	99.70	97.76	112.55	N/A	46,800	48,937
851	1	99.25	99.25	99.25	00.00	100.00	99.25	99.25	N/A	355,000	352,338
999	1	105.71	105.71	105.71	00.00	100.00	105.71	105.71	N/A	180,000	190,284
<u> </u> ALL <u> </u>	30	99.24	99.31	96.53	09.13	102.88	55.64	151.77	97.50 to 102.48	219,246	211,634

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	\$ 164,236,511	\$ 3,062,788	1.86%	\$ 161,173,723	-	\$ 106,317,245	-
2008	\$ 169,315,579	\$ 1,381,474	0.82%	\$ 167,934,105	2.25%	\$ 106,380,917	0.06%
2009	\$ 181,178,588	\$ 2,347,910	1.30%	\$ 178,830,678	5.62%	\$ 104,804,585	-1.48%
2010	\$ 180,437,442	\$ 1,817,525	1.01%	\$ 178,619,917	-1.41%	\$ 106,412,144	1.53%
2011	\$ 180,370,120	\$ 2,343,368	1.30%	\$ 178,026,752	-1.34%	\$ 108,071,830	1.56%
2012	\$ 182,985,174	\$ 1,702,867	0.93%	\$ 181,282,307	0.51%	\$ 108,762,938	0.64%
2013	\$ 187,462,530	\$ 510,259	0.27%	\$ 186,952,271	2.17%	\$ 110,422,566	1.53%
2014	\$ 189,508,942	\$ 2,679,176	1.41%	\$ 186,829,766	-0.34%	\$ 115,937,490	4.99%
2015	\$ 190,729,803	\$ 3,791,243	1.99%	\$ 186,938,560	-1.36%	\$ 120,732,717	4.14%
2016	\$ 191,672,464	\$ 5,686,749	2.97%	\$ 185,985,715	-2.49%	\$ 123,281,283	2.11%
2017	\$ 199,198,238	\$ 7,948,359	3.99%	\$ 191,249,879	-0.22%	\$ 126,494,224	2.61%
Ann %chg	1.95%			Average	0.34%	1.66%	1.77%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	2.25%	3.09%	0.06%
2009	8.89%	10.32%	-1.42%
2010	8.76%	9.86%	0.09%
2011	8.40%	9.82%	1.65%
2012	10.38%	11.42%	2.30%
2013	13.83%	14.14%	3.86%
2014	13.76%	15.39%	9.05%
2015	13.82%	16.13%	13.56%
2016	13.24%	16.71%	15.96%
2017	16.45%	21.29%	18.98%

County Number	13
County Name	Cass

13 Cass
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 : 13
Total Sales Price : 9,668,858
Total Adj. Sales Price : 9,668,858
Total Assessed Value : 6,232,770
Avg. Adj. Sales Price : 743,758
Avg. Assessed Value : 479,444

MEDIAN : 67
WGT. MEAN : 64
MEAN : 65

COD : 06.76
PRD : 101.02

COV : 08.55
STD : 05.57
Avg. Abs. Dev : 04.52

MAX Sales Ratio : 74.29
MIN Sales Ratio : 57.17

95% Median C.I. : 58.06 to 69.54
95% Wgt. Mean C.I. : 61.67 to 67.25
95% Mean C.I. : 61.75 to 68.49

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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
Qtrts											
01-OCT-14 To 31-DEC-14	2	68.23	68.23	68.20	01.93	100.04	66.91	69.54	N/A	962,942	656,771
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	74.29	74.29	74.29	00.00	100.00	74.29	74.29	N/A	340,000	252,572
01-JAN-16 To 31-MAR-16	1	65.26	65.26	65.26	00.00	100.00	65.26	65.26	N/A	1,121,800	732,063
01-APR-16 To 30-JUN-16	1	66.98	66.98	66.98	00.00	100.00	66.98	66.98	N/A	1,088,000	728,773
01-JUL-16 To 30-SEP-16	1	60.54	60.54	60.54	00.00	100.00	60.54	60.54	N/A	490,000	296,669
01-OCT-16 To 31-DEC-16	2	66.11	66.11	64.54	05.88	102.43	62.22	70.00	N/A	796,175	513,824
01-JAN-17 To 31-MAR-17	3	58.06	61.48	61.27	06.91	100.34	57.18	69.20	N/A	521,720	319,663
01-APR-17 To 30-JUN-17	2	63.18	63.18	59.68	09.51	105.86	57.17	69.18	N/A	772,833	461,259
01-JUL-17 To 30-SEP-17											
Study Yrs											
01-OCT-14 To 30-SEP-15	2	68.23	68.23	68.20	01.93	100.04	66.91	69.54	N/A	962,942	656,771
01-OCT-15 To 30-SEP-16	4	66.12	66.77	66.13	05.85	100.97	60.54	74.29	N/A	759,950	502,519
01-OCT-16 To 30-SEP-17	7	62.22	63.29	61.86	08.26	102.31	57.17	70.00	57.17 to 70.00	671,882	415,593
Calendar Yrs											
01-JAN-15 To 31-DEC-15	1	74.29	74.29	74.29	00.00	100.00	74.29	74.29	N/A	340,000	252,572
01-JAN-16 To 31-DEC-16	5	65.26	65.00	64.89	04.35	100.17	60.54	70.00	N/A	858,430	557,030
ALL	13	66.91	65.12	64.46	06.76	101.02	57.17	74.29	58.06 to 69.54	743,758	479,444

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	13	66.91	65.12	64.46	06.76	101.02	57.17	74.29	58.06 to 69.54	743,758	479,444
ALL	13	66.91	65.12	64.46	06.76	101.02	57.17	74.29	58.06 to 69.54	743,758	479,444

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Dry											
County	11	65.26	64.12	63.78	06.93	100.53	57.17	70.00	57.18 to 69.54	759,361	484,297
1	11	65.26	64.12	63.78	06.93	100.53	57.17	70.00	57.18 to 69.54	759,361	484,297
ALL	13	66.91	65.12	64.46	06.76	101.02	57.17	74.29	58.06 to 69.54	743,758	479,444

13 Cass

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 : 13
 Total Sales Price : 9,668,858
 Total Adj. Sales Price : 9,668,858
 Total Assessed Value : 6,232,770
 Avg. Adj. Sales Price : 743,758
 Avg. Assessed Value : 479,444

MEDIAN : 67
 WGT. MEAN : 64
 MEAN : 65
 COD : 06.76
 PRD : 101.02

COV : 08.55
 STD : 05.57
 Avg. Abs. Dev : 04.52
 MAX Sales Ratio : 74.29
 MIN Sales Ratio : 57.17

95% Median C.I. : 58.06 to 69.54
 95% Wgt. Mean C.I. : 61.67 to 67.25
 95% Mean C.I. : 61.75 to 68.49

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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
____Dry____											
County	13	66.91	65.12	64.46	06.76	101.02	57.17	74.29	58.06 to 69.54	743,758	479,444
1	13	66.91	65.12	64.46	06.76	101.02	57.17	74.29	58.06 to 69.54	743,758	479,444
____ALL____	13	66.91	65.12	64.46	06.76	101.02	57.17	74.29	58.06 to 69.54	743,758	479,444

Cass County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cass	1	6275	6070	4721	5510	3344	4850	3612	4204	5021
Sarpy	1	6510	6310	5980	5830	5634	4925	4605	4335	5878
Otoe	8000	5600	5600	5500	5500	5000	5000	4200	4200	5212
Saunders	3	6930	6691	6453	5831	5740	5004	4515	4060	6076
Lancaster	1	7125	6768	6411	6049	5623	5207	4869	4492	6150

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cass	1	5198	5049	4931	4555	4114	4259	3957	3735	4566
Sarpy	1	5730	5558	5215	5055	4885	4315	4015	3795	5032
Otoe	8000	4600	4600	4300	4250	4150	4100	3500	3200	4192
Saunders	3	5883	5656	5438	5032	4821	4100	3708	3492	4828
Lancaster	1	5687	5341	4974	4621	4499	3757	3372	3371	4617

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cass	1	2395	2343	2243	2180	1940	2064	1850	1600	2020
Sarpy	1	2380	2350	2270	2190	2090	2060	1860	1790	2057
Otoe	8000	2290	2250	2180	2160	2030	2000	1750	1550	2001
Saunders	3	1917	2608	1954	2501	2165	2259	1675	2119	2129
Lancaster	1	2547	2754	2635	2382	2174	1815	1431	1370	2002

County	Mkt Area	CRP	TIMBER	WASTE
Cass	1	2020	1851	593
Sarpy	1	3226	932	152
Otoe	8000	4013	1104	100
Saunders	3	2553	634	161
Lancaster	1	n/a	n/a	751

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

Type : Qualified

Number of Sales :	36	Median :	73	COV :	18.95	95% Median C.I. :	69.18 to 88.48
Total Sales Price :	19,653,446	Wgt. Mean :	74	STD :	14.71	95% Wgt. Mean C.I. :	69.44 to 78.20
Total Adj. Sales Price :	19,653,446	Mean :	78	Avg. Abs. Dev :	12.01	95% Mean C.I. :	72.81 to 82.43
Total Assessed Value :	14,508,193						
Avg. Adj. Sales Price :	545,929	COD :	16.38	MAX Sales Ratio :	118.71		
Avg. Assessed Value :	403,005	PRD :	105.15	MIN Sales Ratio :	57.17		

Printed : 03/30/2018

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2014 To 12/31/2014	2	68.23	68.23	68.20	01.93	100.04	66.91	69.54	N/A	962,942	656,771
01/01/2015 To 03/31/2015	3	95.71	90.10	91.22	08.85	98.77	74.60	100.00	N/A	524,650	478,601
04/01/2015 To 06/30/2015	4	85.44	82.75	79.81	07.26	103.68	70.71	89.42	N/A	387,143	308,968
07/01/2015 To 09/30/2015	6	76.85	78.41	73.95	15.02	106.03	59.73	99.41	59.73 to 99.41	520,329	384,800
10/01/2015 To 12/31/2015	1	74.29	74.29	74.29		100.00	74.29	74.29	N/A	340,000	252,572
01/01/2016 To 03/31/2016	1	65.26	65.26	65.26		100.00	65.26	65.26	N/A	1,121,800	732,063
04/01/2016 To 06/30/2016	1	66.98	66.98	66.98		100.00	66.98	66.98	N/A	1,088,000	728,773
07/01/2016 To 09/30/2016	3	65.12	71.80	71.16	14.94	100.90	60.54	89.74	N/A	345,011	245,513
10/01/2016 To 12/31/2016	4	74.24	76.07	74.56	13.42	102.03	62.22	93.56	N/A	683,487	509,605
01/01/2017 To 03/31/2017	5	69.20	74.23	71.76	20.65	103.44	57.18	95.32	N/A	473,924	340,099
04/01/2017 To 06/30/2017	5	72.32	73.99	67.93	12.42	108.92	57.17	90.29	N/A	508,933	345,709
07/01/2017 To 09/30/2017	1	118.71	118.71	118.71		100.00	118.71	118.71	N/A	250,000	296,769
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	15	81.33	80.55	77.03	13.29	104.57	59.73	100.00	69.54 to 89.42	544,692	419,601
10/01/2015 To 09/30/2016	6	66.12	70.32	68.34	10.10	102.90	60.54	89.74	60.54 to 89.74	597,472	408,325
10/01/2016 To 09/30/2017	15	72.32	77.60	72.98	18.96	106.33	57.17	118.71	62.22 to 91.39	526,549	384,282
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	14	81.86	81.86	79.48	12.47	102.99	59.73	100.00	70.71 to 95.71	470,321	373,789
01/01/2016 To 12/31/2016	9	66.98	72.43	70.85	13.05	102.23	60.54	93.56	62.22 to 89.74	664,309	470,644

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	36	73.33	77.62	73.82	16.38	105.15	57.17	118.71	69.18 to 88.48	545,929	403,005

Type : Qualified

Number of Sales :	36	Median :	73	COV :	18.95	95% Median C.I. :	69.18 to 88.48
Total Sales Price :	19,653,446	Wgt. Mean :	74	STD :	14.71	95% Wgt. Mean C.I. :	69.44 to 78.20
Total Adj. Sales Price :	19,653,446	Mean :	78	Avg. Abs. Dev :	12.01	95% Mean C.I. :	72.81 to 82.43
Total Assessed Value :	14,508,193						
Avg. Adj. Sales Price :	545,929	COD :	16.38	MAX Sales Ratio :	118.71		
Avg. Assessed Value :	403,005	PRD :	105.15	MIN Sales Ratio :	57.17		

Printed : 03/30/2018

MAJORITY LAND USE > 80%

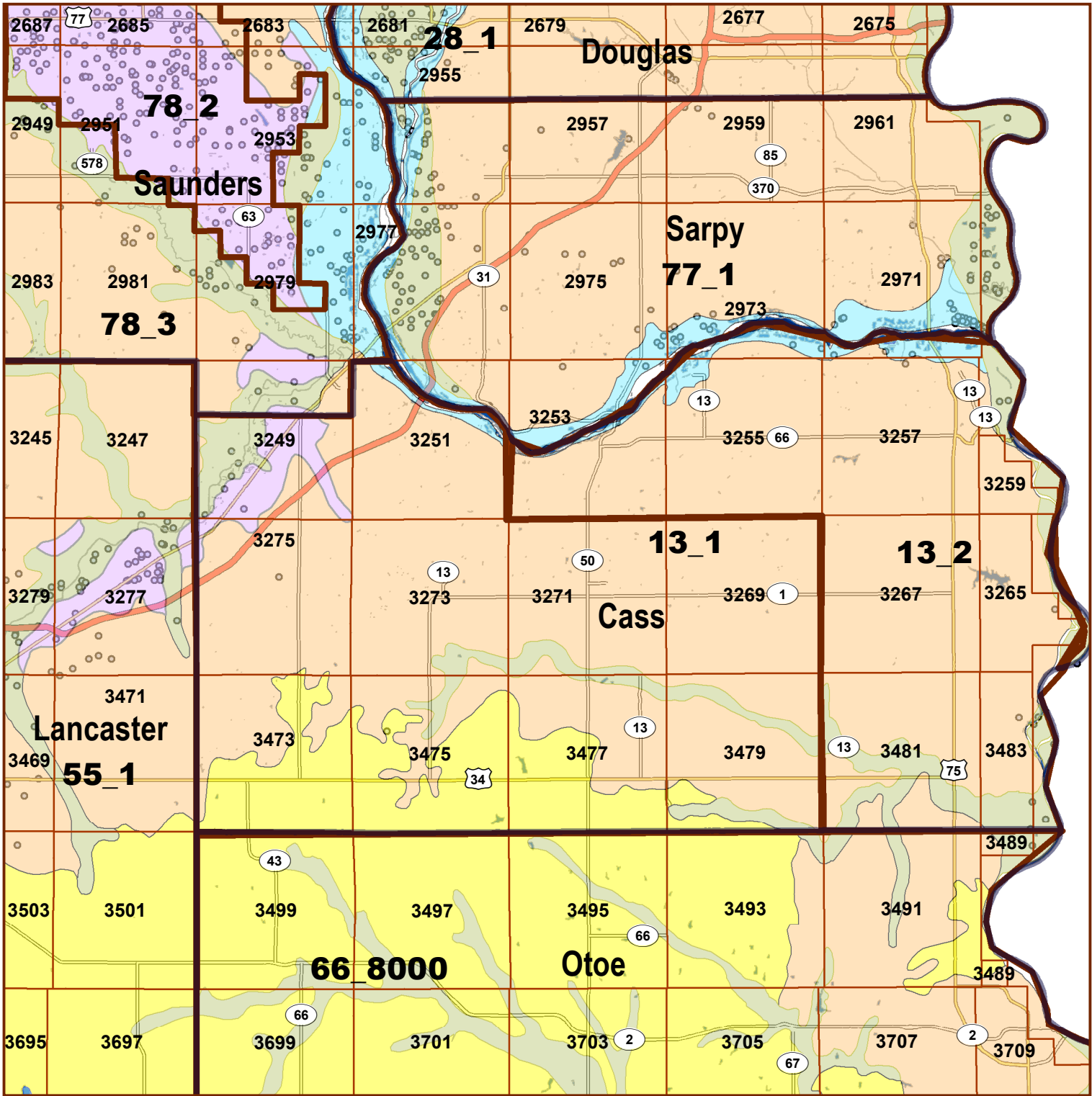
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
DRY	24	69.77	72.68	69.11	13.17	105.17	57.17	99.41	65.26 to 78.48	621,622	429,608
DRY-N/A	10	89.11	88.21	89.70	12.71	98.34	65.12	118.71	68.50 to 100.00	423,856	380,190
GRASS-N/A	2	83.82	83.82	79.78	13.72	105.06	72.32	95.32	N/A	247,979	197,847

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____Dry_____											
County	13	66.98	65.26	64.65	06.96	100.94	57.17	72.36	58.06 to 70.00	726,383	469,635
1	13	66.98	65.26	64.65	06.96	100.94	57.17	72.36	58.06 to 70.00	726,383	469,635
_____ALL_____											
10/01/2014 To 09/30/2017	36	73.33	77.62	73.82	16.38	105.15	57.17	118.71	69.18 to 88.48	545,929	403,005

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____Dry_____											
County	24	69.77	72.68	69.11	13.17	105.17	57.17	99.41	65.26 to 78.48	621,622	429,608
1	24	69.77	72.68	69.11	13.17	105.17	57.17	99.41	65.26 to 78.48	621,622	429,608
_____ALL_____											
10/01/2014 To 09/30/2017	36	73.33	77.62	73.82	16.38	105.15	57.17	118.71	69.18 to 88.48	545,929	403,005



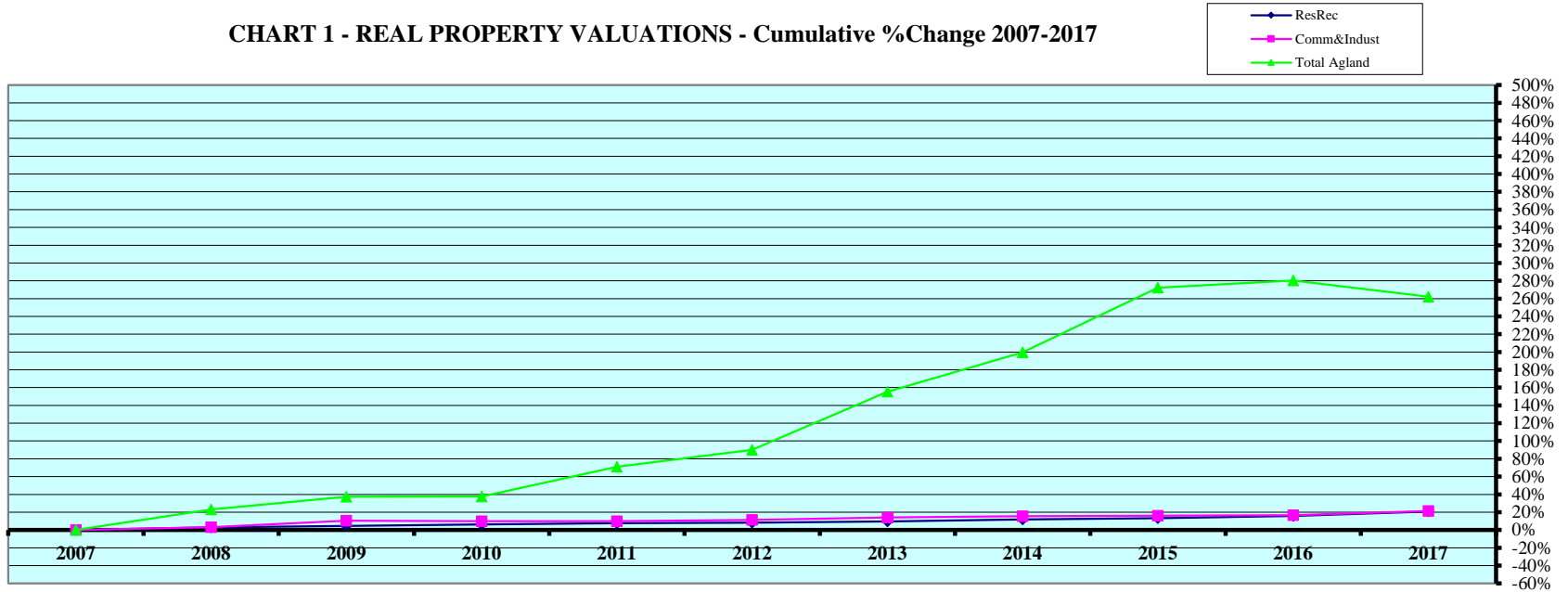
Legend

- 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

Cass 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	1,324,087,270	--	--	--	164,236,511	--	--	--	349,975,058	--	--	--
2008	1,362,344,499	38,257,229	2.89%	2.89%	169,315,579	5,079,068	3.09%	3.09%	430,579,821	80,604,763	23.03%	23.03%
2009	1,384,014,461	21,669,962	1.59%	4.53%	181,178,588	11,863,009	7.01%	10.32%	480,411,956	49,832,135	11.57%	37.27%
2010	1,404,806,915	20,792,454	1.50%	6.10%	180,437,442	-741,146	-0.41%	9.86%	481,287,844	875,888	0.18%	37.52%
2011	1,425,621,221	20,814,306	1.48%	7.67%	180,370,120	-67,322	-0.04%	9.82%	598,561,530	117,273,686	24.37%	71.03%
2012	1,433,221,401	7,600,180	0.53%	8.24%	182,985,174	2,615,054	1.45%	11.42%	665,255,645	66,694,115	11.14%	90.09%
2013	1,451,839,415	18,618,014	1.30%	9.65%	187,462,530	4,477,356	2.45%	14.14%	894,122,545	228,866,900	34.40%	155.48%
2014	1,481,020,790	29,181,375	2.01%	11.85%	189,508,942	2,046,412	1.09%	15.39%	1,048,810,372	154,687,827	17.30%	199.68%
2015	1,498,249,500	17,228,710	1.16%	13.15%	190,729,803	1,220,861	0.64%	16.13%	1,302,406,494	253,596,122	24.18%	272.14%
2016	1,533,519,629	35,270,129	2.35%	15.82%	191,672,464	942,661	0.49%	16.71%	1,331,086,599	28,680,105	2.20%	280.34%
2017	1,598,662,424	65,142,795	4.25%	20.74%	199,198,238	7,525,774	3.93%	21.29%	1,267,642,145	-63,444,454	-4.77%	262.21%

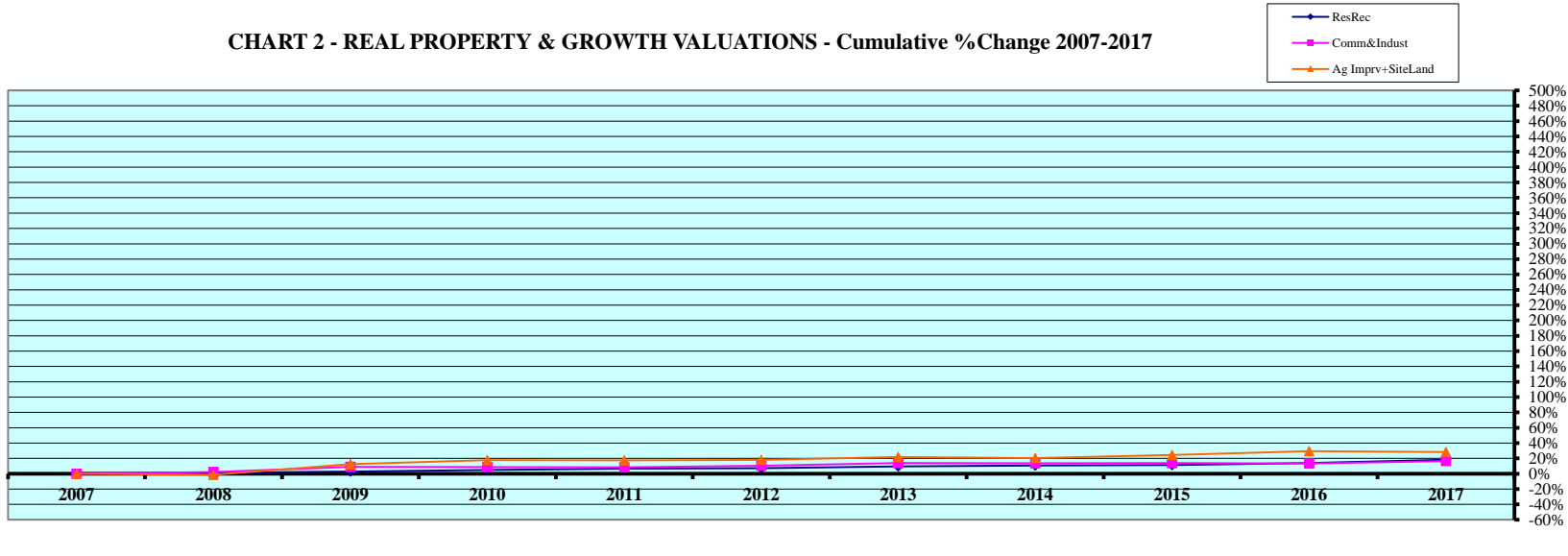
Rate Annual %chg: Residential & Recreational **1.90%** Commercial & Industrial **1.95%** Agricultural Land **13.74%**

Cnty# **13**
County **CASS**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	1,324,087,270	18,136,271	1.37%	1,305,950,999	--	--	164,236,511	3,062,788	1.86%	161,173,723	--	--
2008	1,362,344,499	20,514,226	1.51%	1,341,830,273	1.34%	1.34%	169,315,579	1,381,474	0.82%	167,934,105	2.25%	2.25%
2009	1,384,014,461	22,578,489	1.63%	1,361,435,972	-0.07%	2.82%	181,178,588	2,347,910	1.30%	178,830,678	5.62%	8.89%
2010	1,404,806,915	14,220,104	1.01%	1,390,586,811	0.47%	5.02%	180,437,442	1,817,525	1.01%	178,619,917	-1.41%	8.76%
2011	1,425,621,221	13,656,905	0.96%	1,411,964,316	0.51%	6.64%	180,370,120	2,343,368	1.30%	178,026,752	-1.34%	8.40%
2012	1,433,221,401	13,259,104	0.93%	1,419,962,297	-0.40%	7.24%	182,985,174	1,702,867	0.93%	181,282,307	0.51%	10.38%
2013	1,451,839,415	2,897,264	0.20%	1,448,942,151	1.10%	9.43%	187,462,530	510,259	0.27%	186,952,271	2.17%	13.83%
2014	1,481,020,790	16,103,706	1.09%	1,464,917,084	0.90%	10.64%	189,508,942	2,679,176	1.41%	186,829,766	-0.34%	13.76%
2015	1,498,249,500	24,855,009	1.66%	1,473,394,491	-0.51%	11.28%	190,729,803	3,791,243	1.99%	186,938,560	-1.36%	13.82%
2016	1,533,519,629	25,501,109	1.66%	1,508,018,520	0.65%	13.89%	191,672,464	5,686,749	2.97%	185,985,715	-2.49%	13.24%
2017	1,598,662,424	32,745,502	2.05%	1,565,916,922	2.11%	18.26%	199,198,238	7,948,359	3.99%	191,249,879	-0.22%	16.45%
Rate Ann%chg	1.90%				0.61%		1.95%				C & I w/o growth	0.34%

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	106,188,779	34,154,036	140,342,815	1,983,209	1.41%	138,359,606	--	--
2008	105,777,321	34,297,844	140,075,165	1,562,375	1.12%	138,512,790	-1.30%	-1.30%
2009	121,047,497	39,305,088	160,352,585	2,490,194	1.55%	157,862,391	12.70%	12.48%
2010	123,648,922	43,473,058	167,121,980	2,037,510	1.22%	165,084,470	2.95%	17.63%
2011	122,268,860	44,407,217	166,676,077	1,927,098	1.16%	164,748,979	-1.42%	17.39%
2012	122,969,900	44,830,903	167,800,803	2,159,414	1.29%	165,641,389	-0.62%	18.03%
2013	125,318,798	46,211,850	171,530,648	372,050	0.22%	171,158,598	2.00%	21.96%
2014	125,331,153	46,820,009	172,151,162	3,237,555	1.88%	168,913,607	-1.53%	20.36%
2015	130,568,718	46,869,292	177,438,010	2,677,657	1.51%	174,760,353	1.52%	24.52%
2016	134,141,149	47,890,887	182,032,036	384,013	0.21%	181,648,023	2.37%	29.43%
2017	133,542,500	48,740,587	182,283,087	2,150,356	1.18%	180,132,731	-1.04%	28.35%
Rate Ann%chg	2.32%	3.62%	2.65%	Ag Imprv+Site w/o growth			1.56%	

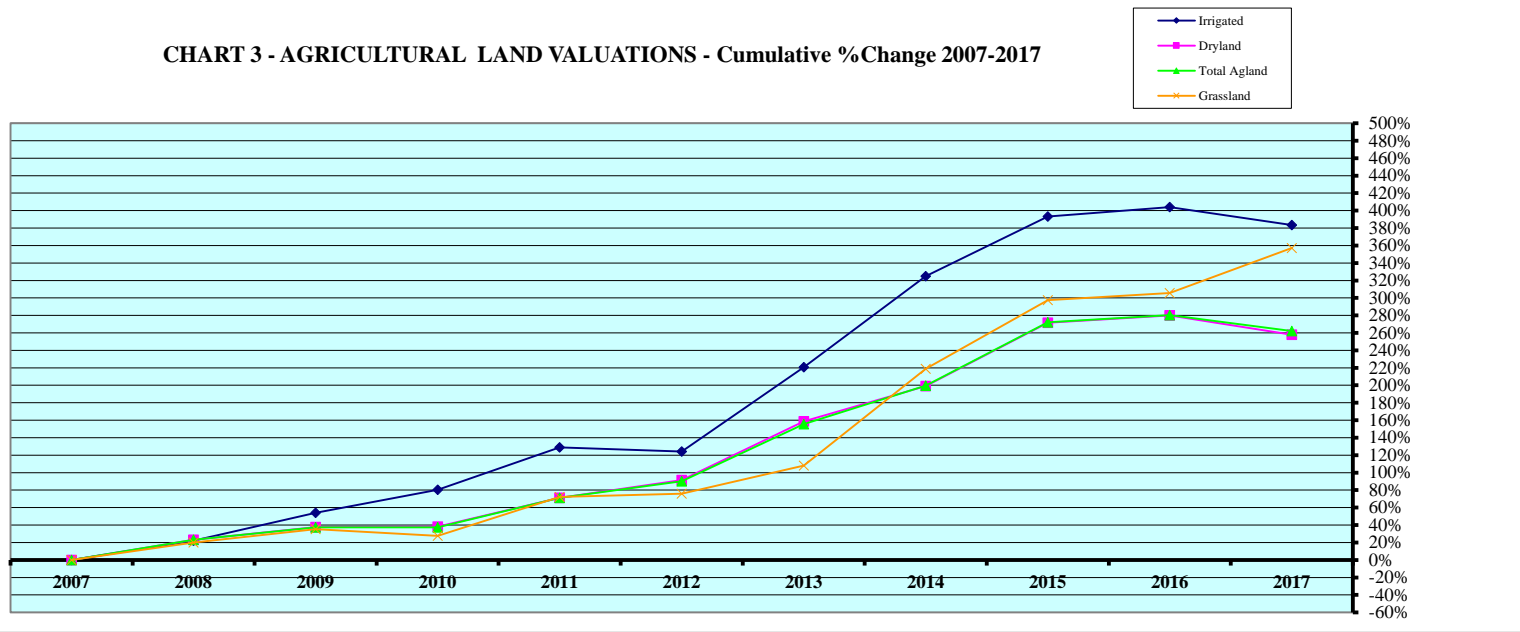
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 13
County CASS

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	3,287,800	--	--	--	327,421,795	--	--	--	17,188,838	--	--	--
2008	4,013,210	725,410	22.06%	22.06%	403,629,983	76,208,188	23.28%	23.28%	20,641,427	3,452,589	20.09%	20.09%
2009	5,063,529	1,050,319	26.17%	54.01%	450,681,473	47,051,490	11.66%	37.65%	23,237,064	2,595,637	12.57%	35.19%
2010	5,931,094	867,565	17.13%	80.40%	452,627,321	1,945,848	0.43%	38.24%	21,953,099	-1,283,965	-5.53%	27.72%
2011	7,525,836	1,594,742	26.89%	128.90%	560,798,175	108,170,854	23.90%	71.28%	29,579,757	7,626,658	34.74%	72.09%
2012	7,374,409	-151,427	-2.01%	124.30%	626,975,030	66,176,855	11.80%	91.49%	30,237,469	657,712	2.22%	75.91%
2013	10,543,104	3,168,695	42.97%	220.67%	847,113,083	220,138,053	35.11%	158.72%	35,758,306	5,520,837	18.26%	108.03%
2014	13,969,325	3,426,221	32.50%	324.88%	979,301,095	132,188,012	15.60%	199.09%	54,801,972	19,043,666	53.26%	218.82%
2015	16,213,861	2,244,536	16.07%	393.15%	1,217,062,034	237,760,939	24.28%	271.71%	68,331,028	13,529,056	24.69%	297.53%
2016	16,569,510	355,649	2.19%	403.97%	1,244,029,509	26,967,475	2.22%	279.95%	69,716,325	1,385,297	2.03%	305.59%
2017	15,895,764	-673,746	-4.07%	383.48%	1,172,247,405	-71,782,104	-5.77%	258.02%	78,586,131	8,869,806	12.72%	357.19%

Rate Ann.%chg: Irrigated **17.07%** Dryland **13.60%** Grassland **16.42%**

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	352,900	--	--	--	1,723,725	--	--	--	349,975,058	--	--	--
2008	691,903	339,003	96.06%	96.06%	1,603,298	-120,427	-6.99%	-6.99%	430,579,821	80,604,763	23.03%	23.03%
2009	320,249	-371,654	-53.71%	-9.25%	1,109,641	-493,657	-30.79%	-35.63%	480,411,956	49,832,135	11.57%	37.27%
2010	592,572	272,323	85.03%	67.91%	183,758	-925,883	-83.44%	-89.34%	481,287,844	875,888	0.18%	37.52%
2011	497,152	-95,420	-16.10%	40.88%	160,610	-23,148	-12.60%	-90.68%	598,561,530	117,273,686	24.37%	71.03%
2012	498,559	1,407	0.28%	41.27%	170,178	9,568	5.96%	-90.13%	665,255,645	66,694,115	11.14%	90.09%
2013	536,232	37,673	7.56%	51.95%	171,820	1,642	0.96%	-90.03%	894,122,545	228,866,900	34.40%	155.48%
2014	557,656	21,424	4.00%	58.02%	180,324	8,504	4.95%	-89.54%	1,048,810,372	154,687,827	17.30%	199.68%
2015	597,289	39,633	7.11%	69.25%	202,282	21,958	12.18%	-88.26%	1,302,406,494	253,596,122	24.18%	272.14%
2016	582,084	-15,205	-2.55%	64.94%	189,171	-13,111	-6.48%	-89.03%	1,331,086,599	28,680,105	2.20%	280.34%
2017	664,639	82,555	14.18%	88.34%	248,206	59,035	31.21%	-85.60%	1,267,642,145	-63,444,454	-4.77%	262.21%

Cnty# **13**
County **CASS**

Rate Ann.%chg: Total Agric Land **13.74%**

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	3,287,800	2,138	1,538			327,266,832	255,716	1,280			17,280,898	37,437	462		
2008	4,059,615	2,088	1,945	26.43%	26.43%	403,862,231	255,643	1,580	23.44%	23.44%	20,924,811	37,172	563	21.95%	21.95%
2009	5,132,018	2,429	2,113	8.66%	37.38%	449,731,251	257,889	1,744	10.39%	36.26%	22,803,225	37,060	615	9.31%	33.30%
2010	6,024,386	2,891	2,084	-1.37%	35.50%	453,112,632	257,455	1,760	0.92%	37.52%	21,742,233	39,161	555	-9.77%	20.28%
2011	7,535,232	2,830	2,663	27.76%	73.11%	561,444,459	256,943	2,185	24.15%	70.74%	29,532,744	38,339	770	38.74%	66.88%
2012	7,374,409	2,860	2,578	-3.17%	67.63%	627,488,396	256,887	2,443	11.79%	90.86%	30,105,434	38,370	785	1.86%	69.98%
2013	10,760,471	2,860	3,762	45.93%	144.63%	848,719,405	256,519	3,309	35.45%	158.52%	35,590,852	38,324	929	18.36%	101.19%
2014	13,621,559	3,004	4,535	20.53%	194.86%	980,547,694	256,070	3,829	15.74%	199.20%	54,663,553	38,273	1,428	53.79%	209.42%
2015	16,210,362	3,116	5,202	14.70%	238.20%	1,219,008,111	255,941	4,763	24.38%	272.15%	67,639,755	38,363	1,763	23.45%	281.97%
2016	16,569,510	3,117	5,316	2.19%	245.61%	1,244,901,643	255,500	4,872	2.30%	280.72%	69,747,563	38,691	1,803	2.24%	290.53%
2017	15,899,161	3,117	5,100	-4.05%	231.63%	1,176,749,622	255,221	4,611	-5.37%	260.27%	74,348,922	38,417	1,935	7.36%	319.26%

Rate Annual %chg Average Value/Acre: **12.74%**

13.67%

15.41%

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	352,172	6,933	51			1,709,877	3,089	553			349,897,579	305,313	1,146		
2008	675,378	6,644	102	100.12%	100.12%	1,536,356	2,855	538	-2.77%	-2.77%	431,058,391	304,402	1,416	23.56%	23.56%
2009	396,622	3,632	109	7.43%	114.99%	1,238,653	2,431	510	-5.31%	-7.93%	479,301,769	303,441	1,580	11.54%	37.83%
2010	608,870	991	614	462.37%	1109.05%	216,400	1,719	126	-75.29%	-77.25%	481,704,521	302,216	1,594	0.91%	39.08%
2011	497,152	943	527	-14.19%	937.53%	162,307	1,613	101	-20.10%	-81.82%	599,171,894	300,669	1,993	25.03%	73.89%
2012	495,952	941	527	-0.03%	937.22%	161,368	1,604	101	0.00%	-81.82%	665,625,559	300,663	2,214	11.09%	93.18%
2013	518,250	965	537	1.98%	957.81%	171,068	1,701	101	-0.03%	-81.83%	895,760,046	300,368	2,982	34.71%	160.22%
2014	536,212	981	546	1.68%	975.62%	177,935	1,702	105	3.94%	-81.11%	1,049,546,953	300,030	3,498	17.30%	205.24%
2015	596,071	1,075	554	1.48%	991.56%	177,913	1,702	105	0.00%	-81.11%	1,303,632,212	300,198	4,343	24.14%	278.92%
2016	580,319	1,070	542	-2.21%	967.47%	186,035	1,783	104	-0.20%	-81.15%	1,331,985,070	300,161	4,438	2.19%	287.21%
2017	610,779	1,089	561	3.47%	1004.52%	237,643	1,825	130	24.78%	-76.48%	1,267,846,127	299,670	4,231	-4.66%	269.17%

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Rate Annual %chg Average Value/Acre: **13.95%**

(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
25,241	CASS	120,061,906	39,340,266	65,098,861	1,581,156,578	148,248,982	50,949,256	17,505,846	1,267,642,145	133,542,500	48,740,587	100,500	3,472,387,427
cnty sectorvalue % of total value:		3.46%	1.13%	1.87%	45.54%	4.27%	1.47%	0.50%	36.51%	3.85%	1.40%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
132	ALVO	217,529	10,659	1,940	4,633,678	726,409	0	0	0	0	0	0	5,590,215
0.52%	%sector of county sector	0.18%	0.03%	0.00%	0.29%	0.49%							0.16%
	%sector of municipality	3.89%	0.19%	0.03%	82.89%	12.99%							100.00%
242	AVOCA	208,827	110,240	10,616	5,740,566	595,158	0	0	0	0	0	0	6,665,407
0.96%	%sector of county sector	0.17%	0.28%	0.02%	0.36%	0.40%							0.19%
	%sector of municipality	3.13%	1.65%	0.16%	86.12%	8.93%							100.00%
390	CEDAR CREEK	129,543	187,999	452,981	59,406,514	1,054,737	0	86,657	0	0	0	0	61,318,431
1.55%	%sector of county sector	0.11%	0.48%	0.70%	3.76%	0.71%		0.50%					1.77%
	%sector of municipality	0.21%	0.31%	0.74%	96.88%	1.72%		0.14%					100.00%
1,024	EAGLE	945,378	284,605	26,048	41,098,473	6,284,432	0	0	0	0	0	0	48,638,936
4.06%	%sector of county sector	0.79%	0.72%	0.04%	2.60%	4.24%							1.40%
	%sector of municipality	1.94%	0.59%	0.05%	84.50%	12.92%							100.00%
634	ELMWOOD	1,247,201	234,078	19,936	26,229,369	5,139,543	0	0	34,706	0	0	0	32,904,833
2.51%	%sector of county sector	1.04%	0.60%	0.03%	1.66%	3.47%			0.00%				0.95%
	%sector of municipality	3.79%	0.71%	0.06%	79.71%	15.62%		0.11%					100.00%
568	GREENWOOD	629,011	400,162	655,033	20,809,805	4,232,041	0	0	0	0	0	0	26,726,052
2.25%	%sector of county sector	0.52%	1.02%	1.01%	1.32%	2.85%							0.77%
	%sector of municipality	2.35%	1.50%	2.45%	77.86%	15.83%							100.00%
1,106	LOUISVILLE	697,726	607,968	1,084,931	52,189,572	7,689,655	0	0	0	0	0	0	62,269,852
4.38%	%sector of county sector	0.58%	1.55%	1.67%	3.30%	5.19%							1.79%
	%sector of municipality	1.12%	0.98%	1.74%	83.81%	12.35%							100.00%
178	MANLEY	60,928	66,150	125,681	6,248,251	559,669	0	0	0	0	0	0	7,060,679
0.71%	%sector of county sector	0.05%	0.17%	0.19%	0.40%	0.38%							0.20%
	%sector of municipality	0.86%	0.94%	1.78%	88.49%	7.93%							100.00%
236	MURDOCK	58,259	105,299	11,515	12,811,218	851,296	0	0	0	0	0	0	13,837,587
0.93%	%sector of county sector	0.05%	0.27%	0.02%	0.81%	0.57%							0.40%
	%sector of municipality	0.42%	0.76%	0.08%	92.58%	6.15%							100.00%
463	MURRAY	77,883	230,474	255,785	19,039,917	1,760,259	0	0	5,123	0	0	0	21,369,441
1.83%	%sector of county sector	0.06%	0.59%	0.39%	1.20%	1.19%			0.00%				0.62%
	%sector of municipality	0.36%	1.08%	1.20%	89.10%	8.24%		0.02%					100.00%
204	NEHAWKA	19,610	137,328	369,266	6,635,698	560,393	0	0	0	0	0	0	7,722,295
0.81%	%sector of county sector	0.02%	0.35%	0.57%	0.42%	0.38%							0.22%
	%sector of municipality	0.25%	1.78%	4.78%	85.93%	7.26%							100.00%
6505	PLATTSMOUTH	6,661,093	2,913,965	2,603,613	204,285,271	60,289,061	3,575,047	198,469	0	0	0	0	280,526,519
25.77%	%sector of county sector	5.55%	7.41%	4.00%	12.92%	40.67%	7.02%	1.13%					8.08%
	%sector of municipality	2.37%	1.04%	0.93%	72.82%	21.49%	1.27%	0.07%					100.00%
99	SOUTH BEND	6,998	243,554	810,447	3,129,317	687,718	0	0	0	0	0	0	4,878,034
0.39%	%sector of county sector	0.01%	0.62%	1.24%	0.20%	0.46%							0.14%
	%sector of municipality	0.14%	4.99%	16.61%	64.15%	14.10%							100.00%
233	UNION	12,995	234,340	408,102	6,849,676	751,897	0	0	0	0	0	0	8,257,010
0.92%	%sector of county sector	0.01%	0.60%	0.63%	0.43%	0.51%							0.24%
	%sector of municipality	0.16%	2.84%	4.94%	82.96%	9.11%							100.00%
1050	WEEPING WATER	10,586,695	570,151	358,722	49,472,309	4,652,455	486,556	0	0	0	0	0	66,126,888
4.16%	%sector of county sector	8.82%	1.45%	0.55%	3.13%	3.14%	0.95%						1.90%
	%sector of municipality	16.01%	0.86%	0.54%	74.81%	7.04%	0.74%						100.00%
13,064	Total Municipalities	21,559,676	6,336,972	7,194,616	518,579,634	95,834,723	4,061,603	285,126	39,829	0	0	0	653,892,179
51.76%	%all municip.sectors of cnty	17.96%	16.11%	11.05%	32.80%	64.64%	7.97%	1.63%	0.00%				18.83%

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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 : 19,154	Value : 3,353,402,589	Growth 41,492,798	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	892	10,265,042	468	13,571,392	1,072	16,492,721	2,432	40,329,155	
02. Res Improve Land	4,977	94,877,645	1,384	63,716,335	3,545	165,113,520	9,906	323,707,500	
03. Res Improvements	5,300	428,859,191	1,420	280,276,662	3,578	610,210,025	10,298	1,319,345,878	
04. Res Total	6,192	534,001,878	1,888	357,564,389	4,650	791,816,266	12,730	1,683,382,533	32,037,817
% of Res Total	48.64	31.72	14.83	21.24	36.53	47.04	66.46	50.20	77.21
05. Com UnImp Land	119	2,589,886	20	1,401,615	33	2,477,397	172	6,468,898	
06. Com Improve Land	543	17,914,257	33	2,378,972	109	13,347,437	685	33,640,666	
07. Com Improvements	555	76,630,614	37	5,220,683	122	32,130,529	714	113,981,826	
08. Com Total	674	97,134,757	57	9,001,270	155	47,955,363	886	154,091,390	4,866,395
% of Com Total	76.07	63.04	6.43	5.84	17.49	31.12	4.63	4.60	11.73
09. Ind UnImp Land	6	693,550	13	691,003	21	2,337,543	40	3,722,096	
10. Ind Improve Land	7	503,416	11	3,803,793	9	2,656,866	27	6,964,075	
11. Ind Improvements	7	1,634,978	11	31,972,719	10	6,083,154	28	39,690,851	
12. Ind Total	13	2,831,944	24	36,467,515	31	11,077,563	68	50,377,022	1,387,742
% of Ind Total	19.12	5.62	35.29	72.39	45.59	21.99	0.36	1.50	3.34
13. Rec UnImp Land	69	305,824	52	4,207,638	140	7,073,706	261	11,587,168	
14. Rec Improve Land	3	16,611	4	238,637	37	5,420,597	44	5,675,845	
15. Rec Improvements	3	14,933	4	48,647	45	6,049,378	52	6,112,958	
16. Rec Total	72	337,368	56	4,494,922	185	18,543,681	313	23,375,971	681,704
% of Rec Total	23.00	1.44	17.89	19.23	59.11	79.33	1.63	0.70	1.64
Res & Rec Total	6,264	534,339,246	1,944	362,059,311	4,835	810,359,947	13,043	1,706,758,504	32,719,521
% of Res & Rec Total	48.03	31.31	14.90	21.21	37.07	47.48	68.10	50.90	78.86
Com & Ind Total	687	99,966,701	81	45,468,785	186	59,032,926	954	204,468,412	6,254,137
% of Com & Ind Total	72.01	48.89	8.49	22.24	19.50	28.87	4.98	6.10	15.07
17. Taxable Total	6,951	634,305,947	2,025	407,528,096	5,021	869,392,873	13,997	1,911,226,916	38,973,658
% of Taxable Total	49.66	33.19	14.47	21.32	35.87	45.49	73.08	56.99	93.93

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	336	20,970,746	8,789,794	0	0	0
19. Commercial	40	4,873,459	17,026,931	1	135,000	1,296,948
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	336	20,970,746	8,789,794
19. Commercial	0	0	0	41	5,008,459	18,323,879
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				377	25,979,205	27,113,673

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	1	571,218	1	571,218	482,110
24. Non-Producing	0	0	3	0	10	0	13	0	0
25. Total	0	0	3	0	11	571,218	14	571,218	482,110

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	553	187	1,081	1,821

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	95,639	533	99,065,392	3,277	825,514,817	3,815	924,675,848
28. Ag-Improved Land	0	0	158	33,477,008	1,137	331,334,108	1,295	364,811,116
29. Ag Improvements	0	0	159	21,592,121	1,169	130,525,370	1,328	152,117,491
30. Ag Total							5,143	1,441,604,455

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	2.00	37,500	
32. HomeSite Improv Land	0	0.00	0	101	104.77	1,922,500	
33. HomeSite Improvements	0	0.00	0	110	102.77	18,174,795	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	20	70.37	355,204	
36. FarmSite Improv Land	0	0.00	0	140	357.47	2,710,051	
37. FarmSite Improvements	0	0.00	0	147	0.00	3,417,326	
38. FarmSite Total							
39. Road & Ditches	0	1.12	0	0	532.40	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	7	7.00	125,000	9	9.00	162,500	
32. HomeSite Improv Land	741	759.72	13,938,000	842	864.49	15,860,500	
33. HomeSite Improvements	766	743.72	105,391,667	876	846.49	123,566,462	2,037,030
34. HomeSite Total				885	873.49	139,589,462	
35. FarmSite UnImp Land	165	448.98	2,233,030	185	519.35	2,588,234	
36. FarmSite Improv Land	1,042	2,496.96	16,317,223	1,182	2,854.43	19,027,274	
37. FarmSite Improvements	1,089	0.00	25,133,703	1,236	0.00	28,551,029	0
38. FarmSite Total				1,421	3,373.78	50,166,537	
39. Road & Ditches	0	5,159.39	0	0	5,692.91	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,306	9,940.18	189,755,999	2,037,030

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	4	0.00	328,071
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	7	0.00	268,708	11	0.00	596,779

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3	26.25	84,853	669	31,335.32	126,222,586
44. Recapture Value N/A	3	26.25	86,327	669	31,335.32	126,440,352
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	4,344	272,059.15	1,116,984,362	5,016	303,420.72	1,243,291,801
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	338.56	10.87%	2,124,467	13.58%	6,275.01
46. 1A	348.33	11.18%	2,114,364	13.52%	6,070.00
47. 2A1	774.15	24.85%	3,655,087	23.37%	4,721.42
48. 2A	523.59	16.81%	2,884,982	18.45%	5,510.00
49. 3A1	295.37	9.48%	987,818	6.32%	3,344.34
50. 3A	678.78	21.79%	3,292,092	21.05%	4,850.01
51. 4A1	128.72	4.13%	464,909	2.97%	3,611.79
52. 4A	27.68	0.89%	116,355	0.74%	4,203.58
53. Total	3,115.18	100.00%	15,640,074	100.00%	5,020.60
Dry					
54. 1D1	12,664.73	4.99%	65,830,272	5.68%	5,197.92
55. 1D	35,364.22	13.94%	178,565,657	15.42%	5,049.33
56. 2D1	59,395.07	23.41%	292,904,177	25.29%	4,931.46
57. 2D	25,071.51	9.88%	114,191,700	9.86%	4,554.64
58. 3D1	2,864.60	1.13%	11,784,385	1.02%	4,113.80
59. 3D	91,322.70	36.00%	388,981,200	33.58%	4,259.41
60. 4D1	23,237.88	9.16%	91,952,424	7.94%	3,957.01
61. 4D	3,765.94	1.48%	14,065,112	1.21%	3,734.82
62. Total	253,686.65	100.00%	1,158,274,927	100.00%	4,565.77
Grass					
63. 1G1	630.34	1.57%	1,509,670	1.96%	2,395.01
64. 1G	2,469.88	6.17%	5,786,468	7.51%	2,342.81
65. 2G1	2,685.33	6.71%	6,022,249	7.82%	2,242.65
66. 2G	6,189.48	15.46%	13,492,422	17.52%	2,179.90
67. 3G1	976.25	2.44%	2,008,163	2.61%	2,057.02
68. 3G	7,077.50	17.67%	14,608,014	18.97%	2,064.01
69. 4G1	6,320.44	15.78%	11,689,853	15.18%	1,849.53
70. 4G	13,693.77	34.20%	21,893,605	28.43%	1,598.80
71. Total	40,042.99	100.00%	77,010,444	100.00%	1,923.19
Irrigated Total					
Irrigated Total	3,115.18	1.04%	15,640,074	1.25%	5,020.60
Dry Total					
Dry Total	253,686.65	84.58%	1,158,274,927	92.53%	4,565.77
Grass Total					
Grass Total	40,042.99	13.35%	77,010,444	6.15%	1,923.19
72. Waste	1,129.77	0.38%	670,109	0.05%	593.14
73. Other	1,947.35	0.65%	252,902	0.02%	129.87
74. Exempt	862.06	0.29%	0	0.00%	0.00
75. Market Area Total	299,921.94	100.00%	1,251,848,456	100.00%	4,173.91

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	260.86	1,427,540	2,854.32	14,212,534	3,115.18	15,640,074
77. Dry Land	17.12	76,754	25,421.65	116,178,554	228,247.88	1,042,019,619	253,686.65	1,158,274,927
78. Grass	9.81	18,721	5,226.28	9,886,451	34,806.90	67,105,272	40,042.99	77,010,444
79. Waste	0.00	0	23.80	2,976	1,105.97	667,133	1,129.77	670,109
80. Other	1.31	164	172.90	21,624	1,773.14	231,114	1,947.35	252,902
81. Exempt	3.67	0	103.36	0	755.03	0	862.06	0
82. Total	28.24	95,639	31,105.49	127,517,145	268,788.21	1,124,235,672	299,921.94	1,251,848,456

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	3,115.18	1.04%	15,640,074	1.25%	5,020.60
Dry Land	253,686.65	84.58%	1,158,274,927	92.53%	4,565.77
Grass	40,042.99	13.35%	77,010,444	6.15%	1,923.19
Waste	1,129.77	0.38%	670,109	0.05%	593.14
Other	1,947.35	0.65%	252,902	0.02%	129.87
Exempt	862.06	0.29%	0	0.00%	0.00
Total	299,921.94	100.00%	1,251,848,456	100.00%	4,173.91

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 Ashland Exch	0	0	1	149,600	2	92,975	2	242,575	0
83.2 Beaver Lake	524	3,402,069	1,071	59,043,912	1,071	182,342,953	1,595	244,788,934	2,767,097
83.3 Buccaneer Bay	248	3,936,534	519	16,035,912	520	96,804,918	768	116,777,364	6,403,475
83.4 Cent Agland	10	927,967	14	905,312	14	2,205,066	24	4,038,345	421,338
83.5 Com-murray	0	0	1	15,040	1	9,050	1	24,090	0
83.6 Com-plattsmouth	60	186,660	1	3,111	1	8,698	61	198,469	0
83.7 Com-weeping Water	0	0	1	4,950	1	33,783	1	38,733	22,393
83.8 Exempt	3	20,392	2	19,160	2	154,675	5	194,227	0
83.9 Iron Horse	62	2,627,180	107	7,789,831	107	35,804,704	169	46,221,715	1,363,175
83.10 Lake Waconda	4	121,481	216	15,724,157	217	27,206,214	221	43,051,852	391,819
83.11 Mh5	0	0	0	0	1	27,615	1	27,615	1,378
83.12 Mhp Eagle	2	0	0	0	38	313,370	40	313,370	3,272
83.13 Mhp Greenwood	0	0	0	0	11	53,110	11	53,110	20,407
83.14 Mhp Louisville	0	0	0	0	10	126,339	10	126,339	0
83.15 Mhp Murray	0	0	0	0	2	4,185	2	4,185	0
83.16 Mhp Nehawka	0	0	0	0	1	5,751	1	5,751	0
83.17 Mhp Plattsmouth	15	0	0	0	252	3,130,424	267	3,130,424	24,475
83.18 Mhp Rural	0	0	0	0	2	14,400	2	14,400	0
83.19 Mhp Wpg Wtr	0	0	0	0	2	4,967	2	4,967	0
83.20 Ne Agland	24	2,226,367	13	728,212	13	2,077,546	37	5,032,125	301,226
83.21 Ne Comm	67	1,148,132	15	2,291,554	15	3,733,066	82	7,172,752	503,686
83.22 Ne Subds	0	0	1	21,708	1	156,356	1	178,064	0
83.23 Nw Agland	2	111,043	6	306,451	6	959,096	8	1,376,590	0
83.24 Nw Rec Lakes	8	65,500	230	6,755,317	231	27,678,871	239	34,499,688	171,556
83.25 Res-alvo	13	124,857	63	854,615	63	3,494,406	76	4,473,878	286,418
83.26 Res-avoca	17	79,101	100	698,521	101	5,099,492	118	5,877,114	74,374
83.27 Res-cedar Creek	54	2,136,088	336	22,546,130	336	41,851,858	390	66,534,076	341,318
83.28 Res-eagle	62	1,699,312	386	7,766,214	386	37,244,800	448	46,710,326	-69,593
83.29 Res-elmwood	28	399,360	256	4,987,198	256	21,838,565	284	27,225,123	903,546
83.30 Res-greenwood	60	842,787	224	4,951,638	224	14,926,981	284	20,721,406	984,972
83.31 Res-louisville	129	1,265,244	453	7,866,836	454	43,390,083	583	52,522,163	1,938,094
83.32 Res-manley	5	30,999	71	650,763	71	5,588,718	76	6,270,480	22,873
83.33 Res-murdock	13	150,594	122	1,723,719	122	11,189,682	135	13,063,995	212,441
83.34 Res-murray	46	461,891	202	3,459,998	203	17,059,697	249	20,981,586	27,723
83.35 Res-nehawka	29	138,152	105	666,035	106	5,748,092	135	6,552,279	52,959
83.36 Res-plattsmouth	320	2,804,910	2,078	31,338,875	2,078	168,089,500	2,398	202,233,285	1,301,066
83.37 Res-south Bend	12	129,607	50	705,246	50	2,310,637	62	3,145,490	0
83.38 Res-union	17	104,983	97	758,898	98	5,925,344	115	6,789,225	32,879
83.39 Res-weeping Water	121	1,357,579	441	6,166,610	441	43,371,294	562	50,895,483	937,357

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
83.40	Rurres 3249	23	449,610	83	3,308,513	84	15,104,829	107	18,862,952	254,530
83.41	Rurres 3251	111	4,346,699	119	7,687,251	119	27,914,763	230	39,948,713	1,312,611
83.42	Rurres 3253	58	2,102,418	259	12,843,823	271	53,985,179	329	68,931,420	1,906,257
83.43	Rurres 3255/2973	40	2,856,653	164	9,443,495	185	36,951,171	225	49,251,319	902,662
83.44	Rurres 3257/2971	151	4,470,544	580	25,715,014	598	113,530,935	749	143,716,493	1,021,877
83.45	Rurres 3259	56	1,316,956	211	8,158,587	211	36,256,093	267	45,731,636	58,183
83.46	Rurres 3265	94	1,543,342	165	6,924,510	167	28,002,457	261	36,470,309	2,276,379
83.47	Rurres 3267	20	477,782	156	6,457,769	157	28,372,593	177	35,308,144	602,970
83.48	Rurres 3269	2	131,380	50	2,266,863	51	8,551,000	53	10,949,243	61,630
83.49	Rurres 3271	10	300,831	97	3,546,118	99	16,495,971	109	20,342,920	346,079
83.50	Rurres 3273	21	387,935	102	3,200,605	106	14,869,407	127	18,457,947	494,374
83.51	Rurres 3275	5	145,583	96	4,014,845	97	16,629,207	102	20,789,635	181,890
83.52	Rurres 3473	24	785,930	341	15,236,374	343	67,876,958	367	83,899,262	786,518
83.53	Rurres 3475	5	101,390	61	2,403,146	63	10,145,668	68	12,650,204	445,594
83.54	Rurres 3477	14	321,915	60	2,330,277	61	8,248,654	75	10,900,846	124,057
83.55	Rurres 3479	13	377,245	67	2,735,138	69	8,412,328	82	11,524,711	165,665
83.56	Rurres 3481	17	260,004	79	3,242,940	81	10,910,181	98	14,413,125	352,725
83.57	Rurres 3483	27	2,805,001	35	2,640,655	35	5,274,243	62	10,719,899	0
83.58	Se Agland	25	1,416,122	21	1,349,995	21	3,469,988	46	6,236,105	281,980
83.59	Se Comm	1	15,360	1	40,500	1	14,084	2	69,944	0
83.60	Sw Agland	18	786,208	20	882,584	20	4,101,322	38	5,770,114	1,701,816
83.61	Sw Comm	3	18,626	1	18,820	1	264,524	4	301,970	0
84	Residential Total	2,693	51,916,323	9,950	329,383,345	10,350	1,325,458,836	13,043	1,706,758,504	32,719,521

Schedule XII : Commercial Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	Ashland Exch	8	2,818,931	21	5,970,460	21	8,643,688	29	17,433,079	1,531,364
85.2	Com-alvo	1	11,381	7	44,885	7	286,899	8	343,165	0
85.3	Com-cedar Creek	1	11,760	8	153,098	8	1,108,486	9	1,273,344	33,922
85.4	Com-eagle	4	44,075	26	1,031,128	26	2,573,730	30	3,648,933	18,660
85.5	Com-elmwood	5	20,150	37	403,744	37	2,413,171	42	2,837,065	0
85.6	Com-greenwood	8	114,043	12	390,593	12	1,356,459	20	1,861,095	0
85.7	Com-louisville	20	657,235	47	1,301,416	48	5,686,698	68	7,645,349	0
85.8	Com-manley	0	0	4	24,826	4	72,749	4	97,575	0
85.9	Com-murdock	0	0	16	85,569	16	527,230	16	612,799	0
85.10	Com-murray	4	121,462	18	394,744	18	900,951	22	1,417,157	0
85.11	Com-nehawka	4	2,656	9	44,390	9	367,814	13	414,860	0
85.12	Com-plattsmouth	47	2,151,597	230	12,712,293	235	46,259,931	282	61,123,821	230,012
85.13	Com-south Bend	2	26,461	5	55,129	5	592,022	7	673,612	0
85.14	Com-union	5	16,717	22	50,053	22	552,698	27	619,468	0
85.15	Com-weeping Water	10	57,273	69	762,782	70	4,342,877	80	5,162,932	0
85.16	Exempt	1	2,354	5	50,264	5	107,699	6	160,317	9,043
85.17	Golf Courses	4	160,811	18	3,924,003	18	4,522,941	22	8,607,755	83,989
85.18	Gr Elevators	5	90,491	15	627,812	23	7,529,730	28	8,248,033	0
85.19	Ind	2	1,764	0	0	0	0	2	1,764	0
85.20	Ne Agland	1	124,260	4	811,779	4	1,974,676	5	2,910,715	0
85.21	Ne Comm	27	1,510,882	63	3,701,947	66	12,385,317	93	17,598,146	523,245
85.22	Ne Subds	2	100,826	3	247,667	4	405,068	6	753,561	0
85.23	Nw Comm	10	235,853	11	3,320,432	17	30,906,338	27	34,462,623	0
85.24	Post Offices	0	0	13	179,189	13	1,224,192	13	1,403,381	0
85.25	Res-avoca	1	3,058	1	8,294	1	32,246	2	43,598	0
85.26	Res-cedar Creek	0	0	1	11,748	1	94,560	1	106,308	0
85.27	Res-greenwood	2	31,674	0	0	0	0	2	31,674	0
85.28	Res-louisville	2	44,637	0	0	0	0	2	44,637	0
85.29	Res-murdock	1	4,497	1	5,110	1	83,031	2	92,638	0
85.30	Res-nehawka	1	4,838	0	0	0	0	1	4,838	0
85.31	Res-plattsmouth	0	0	2	46,560	2	307,594	2	354,154	0
85.32	Rurres 3251	1	64,050	1	108,150	1	24,087	2	196,287	0
85.33	Rurres 3253	1	38,681	0	0	0	0	1	38,681	0
85.34	Rurres 3265	0	0	1	19,438	1	95,990	1	115,428	0
85.35	Rurres 3473	1	37,450	1	94,255	1	49,928	2	181,633	71,282
85.36	Rurres 3483	0	0	1	73,833	1	77,750	1	151,583	0
85.37	Se Comm	3	140,845	12	535,606	14	1,097,505	17	1,773,956	379,206
85.38	Sw Agland	2	52,030	0	0	0	0	2	52,030	0
85.39	Sw Comm	26	1,488,252	28	3,413,544	31	17,068,622	57	21,970,418	3,373,414

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
86 Commercial Total	212	10,190,994	712	40,604,741	742	153,672,677	954	204,468,412	6,254,137

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	222.37	1.46%	532,577	1.73%	2,395.00
88. 1G	1,369.09	9.01%	3,207,333	10.45%	2,342.68
89. 2G1	1,329.04	8.75%	2,981,582	9.71%	2,243.41
90. 2G	2,916.30	19.19%	6,357,552	20.71%	2,180.01
91. 3G1	206.28	1.36%	400,268	1.30%	1,940.41
92. 3G	3,909.29	25.73%	8,068,436	26.28%	2,063.91
93. 4G1	3,057.30	20.12%	5,654,717	18.42%	1,849.58
94. 4G	2,186.61	14.39%	3,498,456	11.40%	1,599.95
95. Total	15,196.28	100.00%	30,700,921	100.00%	2,020.29
CRP					
96. 1C1	52.04	2.82%	124,637	3.34%	2,395.02
97. 1C	135.42	7.33%	317,562	8.51%	2,345.02
98. 2C1	179.98	9.74%	405,856	10.87%	2,255.01
99. 2C	318.88	17.26%	695,157	18.62%	2,180.00
100. 3C1	14.56	0.79%	30,430	0.82%	2,089.97
101. 3C	483.71	26.18%	998,865	26.76%	2,065.01
102. 4C1	397.75	21.52%	735,858	19.71%	1,850.05
103. 4C	265.61	14.37%	424,976	11.38%	1,600.00
104. Total	1,847.95	100.00%	3,733,341	100.00%	2,020.26
Timber					
105. 1T1	355.93	1.55%	852,456	2.00%	2,395.01
106. 1T	965.37	4.20%	2,261,573	5.31%	2,342.70
107. 2T1	1,176.31	5.11%	2,634,811	6.19%	2,239.90
108. 2T	2,954.30	12.85%	6,439,713	15.13%	2,179.78
109. 3T1	755.41	3.28%	1,577,465	3.71%	2,088.22
110. 3T	2,684.50	11.67%	5,540,713	13.01%	2,063.96
111. 4T1	2,865.39	12.46%	5,299,278	12.45%	1,849.41
112. 4T	11,241.55	48.88%	17,970,173	42.21%	1,598.55
113. Total	22,998.76	100.00%	42,576,182	100.00%	1,851.24
<hr/>					
Grass Total	15,196.28	37.95%	30,700,921	39.87%	2,020.29
CRP Total	1,847.95	4.61%	3,733,341	4.85%	2,020.26
Timber Total	22,998.76	57.44%	42,576,182	55.29%	1,851.24
<hr/>					
114. Market Area Total	40,042.99	100.00%	77,010,444	100.00%	1,923.19

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

13 Cass

	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	1,581,156,578	1,683,382,533	102,225,955	6.47%	32,037,817	4.44%
02. Recreational	17,505,846	23,375,971	5,870,125	33.53%	681,704	29.64%
03. Ag-Homesite Land, Ag-Res Dwelling	133,542,500	139,589,462	6,046,962	4.53%	2,037,030	3.00%
04. Total Residential (sum lines 1-3)	1,732,204,924	1,846,347,966	114,143,042	6.59%	34,756,551	4.58%
05. Commercial	148,248,982	154,091,390	5,842,408	3.94%	4,866,395	0.66%
06. Industrial	50,949,256	50,377,022	-572,234	-1.12%	1,387,742	-3.85%
07. Total Commercial (sum lines 5-6)	199,198,238	204,468,412	5,270,174	2.65%	6,254,137	-0.49%
08. Ag-Farmsite Land, Outbuildings	48,740,587	50,166,537	1,425,950	2.93%	0	2.93%
09. Minerals	100,500	571,218	470,718	468.38	482,110	-11.34%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	48,841,087	50,737,755	1,896,668	3.88%	482,110	2.90%
12. Irrigated	15,895,764	15,640,074	-255,690	-1.61%		
13. Dryland	1,172,247,405	1,158,274,927	-13,972,478	-1.19%		
14. Grassland	78,586,131	77,010,444	-1,575,687	-2.01%		
15. Wasteland	664,639	670,109	5,470	0.82%		
16. Other Agland	248,206	252,902	4,696	1.89%		
17. Total Agricultural Land	1,267,642,145	1,251,848,456	-15,793,689	-1.25%		
18. Total Value of all Real Property (Locally Assessed)	3,247,886,394	3,353,402,589	105,516,195	3.25%	41,492,798	1.97%

2018 Assessment Survey for Cass County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	4
3.	Other full-time employees:
	4
4.	Other part-time employees:
	2
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$657,269
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$362,135
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	This is budgeted all out of County General budget. \$3,000 for data processing and \$70,263 for software.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$13,845 from the assessor's budget.
12.	Other miscellaneous funds:
	\$6,000
13.	Amount of last year's assessor's budget not used:
	\$128,382. The county was anticipating updating software that did not occur during the budget year and the contract appraiser did not work the full year.

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, http://cass.gisworkshop.com/CassIMSPublic/map.jsp
7.	Who maintains the GIS software and maps?
	GIS Workshop maintains the software and the GIS office maintains the maps. The GIS maps are available on the counties' website. But the GIS system is not integrated with any of the county software so it must be upgraded separately with GIS only serving the website. A clerk in the assessor's office has a land use layer in GIS.
8.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Cedar Creek, Eagle, Elmwood, Greenwood, Louisville, Murray, Plattsmouth, South Bend, Union, Weeping Water
4.	When was zoning implemented?

The county was zoned in 1999 with the other communities comprehensive zoning being implemented at various times. The comprehensive zoning is updated as needed.

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	GIS Workshop
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	None
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 Cass County

1.	Valuation data collection done by:														
	Appraisal staff.														
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Plattsmouth- Plattsmouth is the County seat. Major trade center</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Murray, Beaver Lake, Waconda, rural geo codes of 3265, 3267, 3483</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Weeping Water, Avoca, Manley, Nehawka, Union, rural geo codes of 3269, 3271, 3477, 3479, 3481.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Alvo, Eagle, Elmwood, Murdock, and rural geo codes of 3273, 3275, 3473, 3475.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Greenwood, Louisville, NW Lakes, South Bend, rural geo codes of 3249, 3251, 3253.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259, 2971, 2973, 2969.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Plattsmouth- Plattsmouth is the County seat. Major trade center	02	Murray, Beaver Lake, Waconda, rural geo codes of 3265, 3267, 3483	03	Weeping Water, Avoca, Manley, Nehawka, Union, rural geo codes of 3269, 3271, 3477, 3479, 3481.	04	Alvo, Eagle, Elmwood, Murdock, and rural geo codes of 3273, 3275, 3473, 3475.	05	Greenwood, Louisville, NW Lakes, South Bend, rural geo codes of 3249, 3251, 3253.	06	Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259, 2971, 2973, 2969.
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06	Buccaneer Bay, Cedar Creek, rural geo codes of 3255, 3257, 3259, 2971, 2973, 2969.														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The cost approach with market based depreciation(RCNLD)														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	Yes, The assessor's office develops depreciation tables that align with the dates of the costing for the different areas as they were appraised.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														
	The county uses vacant lot sales and also allocates the land portion of the improved sales to see if the vacant sales are a reliable indicator of the market.														
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?														
	The county utilizes a discounted cash flow analysis to arrive at market value for these parcels.														

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	2010	2010	2014	2011
	02	2010	2010	2014	2013
	03	2014	2014	2014	2014
	04	2015	2015	2014	2015
	05	2015	2015	2014	2016
	06	2012	2017	2017	2017

The groupings represent the appraisal cycle the county uses for their review. Each grouping consists of assessor locations that are in the same geographic area. The county has adjusted the review of the residential class to better utilize appraisal resources, the current groups displayed have not always been grouped together. During the transition there are multiple years for costing and depreciation tables as well as inspection dates. The years displayed are for the majority of parcels within the valuation grouping. The county has met the six year inspection requirement for all parcels in the residential class. Ag improvements are updated along with the residential improvements in the rural area.

2018 Commercial Assessment Survey for Cass County

1.	Valuation data collection done by:														
	Appraisal 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.														
	The county uses a mix of income and cost, the preferred method is the income but it is only used when market rents can be established.														
3a.	Describe the process used to determine the value of unique commercial properties.														
	The county uses a market approach based on similar sales from across the state if comparable properties have not sold within the County. The County considers sales in the state sales file as provided by the Property Assessment Division. The county analyzes comparable properties and then makes adjustments for the local market.														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	The County develops their own depreciation schedules based on market information and builds those into the tables in the CAMA program.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Yes														
6.	Describe the methodology used to determine the commercial lot values.														
	The county uses vacant lot sales if available and also abstracts the lot values from improved sales.														

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2010	2010	2010	2012
	02	2010	2010	2014	2012
	03	2014	2014	2014	2011
	04	2015	2015	2014	2015
	05	2015	2015	2015	2016
	06	2010	2017	2017	2017

The valuation groups are as much appraisal groupings tied to the sequence of reviewing and updating the various locations throughout the counties. Each valuation group consists of assessor locations that are in the same general geographic area of the county.

2018 Agricultural Assessment Survey for Cass County

1.	Valuation data collection done by:	
	Assessor and staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	<u>Year Land Use Completed</u>	
	1	Comprised of the south and west portions of the county. This area is considered to be an area where the market is not generally influenced by factors other than agricultural. Comprised of neighborhoods 1, 2, 3. Neighborhood 1 consists of Geo Codes 3249, 3251, and the top half of 3275, and 3273. Neighborhood 2 consists of Geo Codes 3269, 3271, 3477 and 3479. Neighborhood 3 consists of 3473, 3475 and the bottom half of 3273 and 3275. The market is similar to that of the northern tier of Otoe county.
	2	Comprised of the northeast and easterly portion of the county. This area is influenced by other than agricultural uses, namely the Highway 75 corridor and residential areas surrounding the lakes in the county create a strong commercial and residential influence not seen in the other portion of the county. Comprised of neighborhoods 4, 5. Neighborhood 4 consists of Geo codes 3253, 3255, 3257 3259. Neighborhood 5 is a combination of Geo codes 3265, 3267,3481, 3483.
	The county continually updates land use in the county by reviewing new GIS imagery on a systematic basis. Land use is updated through physical inspections and sales verification as well as updated information received from property owners generally through FSA maps.	
3.	Describe the process used to determine and monitor market areas.	
	Sale prices and land use are used to aid in determining market areas. Topography and location are also analyzed. The county analyzes whether location is a factor when comparing sales assessment ratios. By using values established in non-influenced areas and applying those throughout the county on the agricultural sales and analyzing the sales/assessment ratio the county does a comparison of the various areas in the county. The county also compares sales with Otoe County primarily as well as other counties in the same general market area to further determine if sale prices in the county reflect the general agricultural market.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	It is determined by the present use of the parcel. The county reviews this by utilizing their GIS system in conjunction with physical inspections and updates submitted by property owners. The county also reviews zoning permits for changes and anticipated changes. The county also reviews the land use during sales verifications.	
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?	
	They are treated the same for assessment purposes.	
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	

	For parcels enrolled in the program, the county uses recreational sales for the basis of the valuation and adjusts for the restrictions imposed on the parcel. Currently there are 15 parcels enrolled in the county with 5 parcels associated with land owned by the U.S. Corp of Engineers.
	<u>If your county has special value applications, please answer the following</u>
7a.	How many special valuation applications are on file?
	The county has approximately 5,025 records on file.
7b.	What process was used to determine if non-agricultural influences exist in the county?
	The county utilizes a comprehensive sales verification along with monitoring permits and or zoning changes.
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	Mining, recreational use and residential development. The residential development is influenced by the proximity to both Omaha, and Lincoln. Plus the recreational lakes and subdivisions, some residential is occurring around Eagle close to the Lincoln area of influence.
7d.	Where is the influenced area located within the county?
	Generally the influenced area of the county is market area 2, as described above in the market area description. Highway 75 and Interstate 80 as well as recreational areas along the Platte and Missouri rivers. There are numerous lakes with residential developments.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	The county analyzes sales from comparable counties in the same general location within the state and with generally the same agricultural attributes. These sales are determined as to not being influenced by other than agricultural uses for the properties. Sales are gathered from the PAD sales file and analyzed to arrive at a level of value that is consistent with values for agricultural land. The counties compare these results with the agricultural sales from within the county and the values derived from their own income analysis and any difference is attributed to the enhanced values attributed to the other available uses for the land.

2017 3-YEAR PLAN OF ASSESSMENT
CASS COUNTY, NEBRASKA

Purpose: In accordance with Nebraska State Statutes Section 77-1311.02, “The county assessor shall...prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter.”

The plan will indicate the classes or subclasses of real property, which will be examined during the years of the assessment plan. The plan will describe all 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.

Statutes currently require the level of assessment for residential, commercial and industrial real property be 92-100% of market value, with agricultural land values at 69-75% of market value. The quality of assessment is measured by the coefficient of dispersion and the price related differential. The COD should be 15% or less for residential property and 20% or less for commercial, industrial and agricultural property. The PRD should be 98-103%.

Cass County Statistics for 2017:

RESIDENTIAL COMMERCIAL & INDUSTRIAL AG SPECIAL VALUES

94

99

71

Cass County Real and Personal Property

Cass County has approximately 21,000 parcels of real estate of which about 19,000 are taxable real estate consisting of some 10,816 residential parcels, 866 commercial parcels, 66 industrial parcels, 251 recreational parcels, 1,858 acreages, and 5,125 agricultural parcels. Agricultural land in the county is assessed using special valuation which requires a separate valuation process to determine a sales approach value. To calculate values the assessor’s office processes approximately 1758 sales, 2239 permits and up to 56 new parcels each year.

In addition to real property, the office processes approximately 1273 personal property schedules, 768 homestead exemption applications, 151 permissive exemption applications and numerous requests for help from appraisers, real estate agents, title companies, other county offices, state and local agencies, and the general public. The office processes information packages for protests to the County Board of Equalization and appraisal referee who reviews all protests. The Assessor also supports the County Board

of Equalization for both informal Single-Commissioner and the full Tax Equalization and Review Commission (TERC) hearings.

Current Resources

Administrative Staff

Administrative staff includes an Assessor, one Administrative Officer, two full time Administrative Assistants and one part time clerical positions. The Administrative Officer also includes GIS (Geographical Interface System) Specialist duties. The current administrative staff processes applications for homestead exemptions, permissive exemptions, personal property, real estate transfers, and other administrative duties as needed. There have been a few administrative trainings for the Administrative Staff, but more has been requested, and will be a high priority goal of the department.

The Administrative Officer/GIS Specialist has completed Introduction to GIS and Advanced Topics in GIS offered by IAAO (International Association of Assessing Officers). She has an Assessor's Certificate from the State of Nebraska. She has taken Basic Appraisal Procedures, Residential Site Valuation & Cost Approach, and Cadastral Mapping, She has taken Employment Practices Seminar through NIRMA, and Agland Survey and Correction to Real Property Value & Personal Property Webinars both through the Dept. of Revenue. She works closely with the Cass County's GIS Department. The GIS Specialist portion of the position is responsible for special value functions, land splits, subdivision plats, assist and maintaining maps and aerials. The Administrative Officer is responsible for State required reports and all aspects of the Administrative side of the Assessor's office. A staff member that the Administrative Officer oversees have taken various administrative online courses, front desk security, and Excel courses. She also attended IAAO 500 Assessment of Personal Property class. The GIS specialist began the state required process of identifying CRP in the County. Letters were sent to land owners requesting they submit their FSA maps to our office along with a Land Survey Sheet disclosing acres they have in CRP. This generated a positive response. The GIS specialist has been working on entering the CRP in the land use layer of GIS and also entering these acres in the CAMA system. The goal is to appraise CRP land. Another project to be completed in 2017 will be adding farmable acres for the Rural Residential parcels that will qualify for the state required Agland Tax Credit. Both of these projects will be time consuming.

The Assessor manages the overall administrative and supervisory duties, including statutorily mandated reports, budget, payroll and claims, public relations, planning and final review of the appraisal process. The assessor maintains agricultural special values and market values in the county's five market areas. Educational classes, meetings, workshops, county board of equalization hearings, and Tax Equalization and Review Commission (TERC) hearings fill much of the remaining time. She has a degree in Business Management with an Emphasis in Real Estate, has a Real Estate Broker's License, and an

Assessor's Certificate. She has taken numerous appraisal and real estate courses. Courses in the last year include Correction to Real Property Value & Personal Property Webinar, Ag Land Survey Webcast , Soil Conversion, Data Collection , Correction to Real Property Value & Personal Property Webinar, and Commercial Listing, all through Dept. of Revenue. She also took Collection, Interpretation, and Model Building of Income & Expense Data, IAAO webinar on Hotel Valuation, Course 102 on Income Approach to Valuation, Course 162 on Marshall & Swift Residential, Course 163 Marshall & Swift Commercial, all through IAAO. She attended the Employment Practices Seminar through NIRMA., and took Know the Code- Your Guide to the Code of Ethics Continuing Education through McKissock. She attended various conferences, conventions, and meetings.

Appraisal Staff

The Appraisal section consists of a Deputy Assessor who is responsible for the direct supervision of the appraisal staff on a daily basis. The Deputy Assessor has over 26 years' experience which includes 13 years at the Cass County Assessor's office and 13 years in Saline County Assessor's office. She has an Assessor's certificate through the State of Nebraska. She has taken numerous appraisal related courses. Courses in the last year include Commercial Listing through Nebraska Dept. Of Revenue, Webinars include Soil Conversion, Assessment Practices, Correction Process for Real Property Value & Personal Property, and Agland Survey, all through the Dept. of Revenue. She attended the NIRMA Employment Practices Seminar. She attended the NACO convention. The current Deputy Assessor stands in for the Assessor when necessary and is responsible for the direct supervision of the assessment staff, sales verification review, organizes and reviews appraisal review plans, reviews work of staff appraisers and completes mandated reports by the Property Assessment Division of Nebraska. She also assists with the Administrative side when needed including Homestead and Personal Property.

The Assessment Officer Trainer has previous experience in the real estate field and has a Bachelor's Degree in Business Management. She has taken numerous classes in the past year to prepare for the Assessment Officer position after the contracted credentialed appraiser retires. She has obtained her Assessor Certificate. Classes for the past year include Data Collection, Assessment Practices, Agland Survey, Correction Process for Real Property Values and Personal Property, and Commercial Listing all through the Nebraska Dept. of Revenue. She took Statistics-Modeling & Finance, Basic Appraisal Procedures, Residential Sales Comparison & Income Approaches, and Residential Site Valuation & Cost Approach all through Moore group. She also took IAAO course 102 Income Approach, Marshall & Swift Commercial, Marshall & Swift Residential, and 300 Fundamentals of Mass Appraisal. She attended the NACO workshop and the NIRMA Employment Practices Seminar.

Three full-time staff Appraisers perform appraisal duties which include: field work, data entry, sales review inspections, and pickup work. They all have extensive customer interaction, both in the office and in the field. All three Appraisers have completed the Basic Appraisal Principles and the Procedures class, and a Commercial Listing Class. Additional training was completed and additional education will be needed as budget allows. In the previous year, one appraiser took IAAO 101 Fundamentals of Real Property Appraisal, Sales Comparable & Income Approach both through Moore Group, and Everyday Ethics through Randall Real Estate School. Another took USPAP, Residential Site Valuation & Cost Approach, Residential Sales Comparison & Income Approach, Residential Market Analysis-Highest & Best Use all through Moore Group, and Everyday Ethic through Randall School of Real Estate. A third appraiser took course 102 Income Approach, Marshall & Swift Residential, and Marshall & Swift Commercial, all through IAAO. This appraiser also obtained his Assessor Certificate and is working as a commercial appraiser trainee. All three appraisers also took Agland Survey Webinar through the Dept. of Revenue. A full time appraiser position was approved by the County Board of Commissioners in the past year. Two part time appraisers were hired to help fulfill specialized fields. One has a background in agriculture with an Associate's Degree in Crop Production. The other was previously credentialed and has experience as a Certificated General Appraiser, appraising commercial properties, and previously held a Nebraska Real Estate Brokers license. This appraiser in the past year has also taken course 101 Fundamentals of Real Property Appraisal, and Collection-Interpretation & Model building of Income & Expense Data, both through IAAO. Two of our full time Appraisers have Nebraska State Real Estate sales license, one active and one inactive. One appraiser has a Bachelor's degree, and one has an Associate's degree while working on a Bachelor's degree in Construction Project Management. The appraisers work and data input is given a general final review by the contracted Appraiser, the Deputy Assessor's, and then with final approval by the Assessor. With the addition of sufficient staff member, we are now lacking in acceptable work space for each employee. At this time, two more work stations are needed, and a conference/training room large enough to accommodate the entire staff.

For 2017, our part-time contracted credentialed appraiser will be retiring mid-year. He has been responsible for training and overseeing appraisal staff in the commercial, residential, and farm appraisals, along with inputting proper appraisal tables including depreciation /land/ neighborhood tables, and analysis of statistics. These duties normally include sales verification, field inspections for re-appraisal and pickup work, collection and entry of information, analysis of statistics, income and expense studies, and completion and review of final values. As a Certified General Appraiser, he also developed and maintained the appraisal tables in the CAMA program, performed sales studies and analysis, and assisted with other appraisal issues as requested by the Assessor and the Deputy Assessor. He had been available for 1-2 days per week or less, as he worked for other counties and has had medical issues. The Assessment Officer trainee is in process of being trained in all of those duties including statistical

analysis, maintaining sales book, internal IT, and administrative duties as needed. This position will also be transitioning to take over the duties that have been held by the contracted appraiser after his retirement. Since our office was lacking a commercial appraiser, bids were asked for commercial work by independent contractors, with one only one bid. Research was conducted to find that most area counties also lack commercial appraisers. Due to the industry wide lack of credentialed appraisers with experience in mass appraising, especially in the commercial side, we are focusing on training in house staff in statistical analysis and commercial appraisals. The newly hired part time commercial appraiser does not have CAMA mass appraisal experience, but having the other full time commercial trainee appraiser with the CAMA experience work together has become the plan to fulfill the commercial appraisal needs. Other miscellaneous appraisal/administrative duties include adding permit information, researching MLS sales information for sales books, data entering, adding photos, updating mobile home files, assisting appraisers, and clerical duties as needed. Agricultural sales and reappraisal are being transitioned to the new part time appraiser with the agricultural background, and training him, along with appraisal classes will be a focus of the upcoming year. A part time person was also added to organize and prepare permits including sketches, for the appraisers. He is a retired Certified General Appraiser. All staff will continue to work and build relationships with other public, departments, and outside organizations. Training of newer staff will be the future goal. Continued education will be of high importance. High quality work will be required of the current staff.

Budget

This office has operated within a controlled budget and staffing which, even though state statutory requirements have been increased, has been able to reach goals and maintain requirements thus far. We have been able to reach goals and maintain requirements. The assessor's office is operating on a budget (2015/2016) of approximately \$265,531.33 for reappraisal, \$303,425 for administrative functions and which are mostly salary driven. The computer software was previously funded by the county general budget and included the assessor and treasurer functions however the assessor funded this out of their own budget in the past two years. Computer hardware, print cartridges, printer leases, and cost of maintenance of other office equipment and supplies come from the assessor budget. From 2013-2016, the County Board had included budget line increases for assessment software replacement and will need forecast again for 2017-2018. Typically, software is purchased through the county general budget. Any new software decision should be critical and should only be made only after reasonable study and review, especially when there may not be a credentialed appraiser on staff in the future. It appears that the board of commissioners has a predetermined software program in mind. The current assessment program is a very robust system, containing an incredible amount of information, however it is outdated. A new server option is in the process of being implemented. Any funding for mineral interest appraisal is also not included as the County Board had previously decided not to pursue this. This may need to be revisited at

in a future time, with approval and funding from the County Board. Coursework may be needed should mineral interest appraising occur.

Cadastral Maps

Hardcopy cadastral maps have been replaced with a county GIS system parcel layer which is currently maintained outside the assessor's office. We are working with the GIS department to send monthly reports so they may keep up on ownership and plat changes to be maintained in a timely manner for their GIS layers. We have also closely worked with, and provided the GIS department with lists of previous ownership and plat changes so that department may make necessary changes as their budget and time allows to get up to date information.

Property Record Cards

Beginning in 2003 the assessor's office implemented an electronic property record system. Property records are printed from the CAMA and filed in a protective jacket. The electronic system is backed up every night. GIS also backs up the property record cards nightly. The property records comply with statutory regulations and requirements. The assessor's computer was not backed up, and all information was lost due to malware. Steps were taken with the IT department to back up all information on the assessor's computer daily.

Computers/Software/Copiers/IT

The county had one full-time information technology person who assists with computer hardware and software needs, and recently hired a second which has helped immensely. Work has been in process to speed operations of the computers and printers. Board of commissioners has required a new appraisal program. It is hoped that the process will also run smoother and faster. However our research from other counties has shown that conversion of data from an older program to a newer different program normally causes data issues. We are instructed by board of commissioners to address known issues before transfer, which will be a goal for the 2017. Testing of remote server will need to be done in 2017. Working with the software company will also need to be done in the coming year to address any foreseen issues as time allows. Lack of a credentialed mass appraisers on staff of the software company will be a concern that needs to be addressed. However, unforeseen or unaddressed issues will also need to be resolved after the conversion is complete. Overtime by staff will more than likely be required to address issues before and after transfer, but may be hampered by budget allowance or availability of staff. Another goal is to collaborate with the other departments to integrate needs and simplification of processes to reduce error and duplication of data between departments. This may also help build

relationships with the other departments and brainstorming any other issues that arise. Historical storage areas were recently organized. The assessor's office will also start working towards reducing paperwork and digitizing more processes. Digital Document Management software will be needed if this occurs. Scanning and indexing process for our paperwork laden department, we anticipate initially will require a significant outlay of manpower. State requirement will also need to be implemented in this process. Technical advances of other county offices show remote tablets. This is an area the assessor's office will pursue to reduce desk time and errors, and to allow remote access to data to allow working time when away from the office. Continued replacement of aging computer workstations and monitors will be addressed. A training/conference room with appropriate equipment are needed. DocuSign will be explored to assist in updating technology to make it easier and faster for many aspects of the office including Homestead applications, Personal Property forms, Revised Value Forms, and more. Printers are leased. The Assessment Officer Trainee has computer experience and has been a liaison between the assessor's office and the IT department, which will help immensely not only for day to day operations, but during conversion process also.

Assessment Procedures:

The Nebraska Constitution requires real property, as defined, to be assessed at market value unless otherwise provided. The only class of real property "otherwise provided by statute" is agricultural, which shall be assessed at 75% of market value and may be valued by special valuation at 75% of actual value if market value exceeds actual value.

Market studies are ongoing in Cass County. Sales are verified and documented. A review of all market areas established by these studies is done as needed. The appraisal process includes a market study, a depreciation study, an on-site review of each improved property, changes to the property record and a market analysis to determine the valuation on a mass appraisal basis for all property in the area. Market, cost and income approaches can be considered for re-appraisals. When any approach to value is used, the goal is the market value. Costs as provided in statute are from the Marshall and Swift manual. All building permits, any changes reported by property owners, and any deletions or changes to the record are valued using the last reappraisal date for the area.

Procedures and Policies:

The Cass County Assessor follows the rules, regulations and orders set forth by law. Nebraska Constitution, Nebraska Legislative Statutes, Nebraska Assessor Manual, Nebraska Agricultural Land Manual, Department of Assessment and Taxation Directives and Rules and Regulations, Tax Equalization and Review Commission Rules and Regulations, Cass County Board Resolutions, and Cass County Zoning Regulations and other required processes are followed by the assessor and staff. The assessor maintains an appraisal plan to insure uniform and equal treatment for all property in Cass County.

Assessment Actions Planned for Assessment Year 2018

- Residential:** Cedar Creek (land and improvements)
Buccaneer Bay (land and improvements)
Plattsmouth West, Plattsmouth East, Eight Mile Grove, 2973, 2971, & 2969 Townships
(farm, acreage and subdivisions)
- Commercial:** Overall review and update throughout county with emphasis on above areas
- Agricultural:** Land market value analysis (countywide)
Land special value analysis (countywide)

Approximately 3664 parcels will be scheduled for re-appraisal. Additional locations may be added as statistics indicate and time and resources allow. It will be necessary to run statistics and market analysis on the remainder of the county and make any necessary adjustments to comply with state requirements for level of value and quality of assessment.

Assessment Actions Planned for Assessment Year 2019

- Residential:** Plattsmouth (land and improvements)
- Commercial:** Overall review and update throughout county with emphasis on the above areas
- Agricultural:** Land market value analysis (countywide)
Land special value analysis (countywide)

Approximately 3137 parcels will be scheduled for re-appraisal. Additional locations may be added as statistics indicate and time and resources allow. It will be necessary to run statistics and market analysis on the remainder of the county and make any necessary adjustments to comply with state requirements for level of value and quality of assessment.

Assessment Actions Planned for Assessment Year 2020

- Residential:** Murray (land and improvements)
Beaver Lake (land and improvements)
Lake Waconda (land and improvements)
Rural East Rock Bluff, West Rock Bluff, and Liberty Townships (farm, acreage & subdivisions)
- Commercial:** Overall review and update throughout county with emphasis on above areas
- Agricultural:** Land market value analysis (countywide)
Land special value analysis (countywide)

Approximately 3668 parcels will be scheduled for re-appraisal. Additional locations may be added as statistics indicate and time and resources allow. It will be necessary to run statistics and market analysis on the remainder of the county and make any necessary adjustments to comply with state requirements for level of value and quality of assessment

Conclusion

We are striving to work and build relationships with other departments and outside organizations. Changes to the composition and organization of the office have resulted in improved appraisal statistics and will continue to prove very efficient. Continued improvement of morale will remain a priority. Education will continue to properly train staff. Care has been taken to hire highly qualified management, and training of existing staff will be a main focus as knowledge is key to better data for improved statistical analysis, and for all functions of the assessor's office. Quality work will be of high importance. Administrative staff has specifically asked for more training, which will be implemented in the coming year, along with new appraisal staff.

The practice of a contracted licensed appraiser for appraisal work will likely remain only for the partial of the current year, due to the expected retirement of the current contracted licensed appraiser mid-year of 2017. With the industry wide lack of credentialed mass appraisers, especially in the commercial field, we will concentrate on being aggressive in training in-house staff until we determine if this is the most efficient and cost effective way to complete the specialized and challenging work of appraising all types of properties, including commercial. This will be especially true as commercial development expands past the recent construction of the \$4 million Hy-Vee store at Plattsmouth. An in house Assessment Officer trainee has been, and will continue taking appraisal classes, and learning the statistical analysis of the appraisal side, and will transition into the Assessment Officer position when the contracted licensed appraiser retires. An in house commercial appraiser trainee will be taking commercial classes and shadowing available neighboring counties to learn commercial appraising, along with a new part time employee who was a previous certified general appraiser. Exempt staff had previously been working longer hours to get caught up with workload, so emphasis will be put on delegating more workload since we are now fully staffed with an extra appraiser position, to make for more normal work hours, although some of staff are still in the learning process. The board had approved a full time appraiser position which was filled with two part time appraisers to assist with the workload and growing responsibilities of the assessor's office in the future. Additional work space and office furniture will be a goal of the assessor's office to accommodate the additional workers and workload, as we are currently overcrowded.

The CAMA system needs continued emphasis on efficient use and improved capability to enhance both customer support and office performance. We will research and work with the County Board to secure the new assessment software to best fits the needs of the department and the county, and work to resolve as many conversion issues as we can before their required time. Field computer tablets, updating of computer workstations, and a training/conference room with appropriate displays will be needed.

The Administrative Officer/GIS Specialist will continue to learn all aspects of the Administrative side of the office, and to implement training and more responsibility for current administrative staff. The goal for the assessor GIS system is to perform the duties of the Assessor land layer, and assist others when needed for their layers. GIS will also be identifying CRP, and adding farmable acres for Rural Residential parcels that will qualify for Agland Tax Credit. Both are requirements of the state, and will be time consuming. Some long terms goals for GIS functions may be to develop aerial land use identifying techniques, and to provide aerial sales analysis to assist appraisal staff in verifying sales patterns and determining neighborhood and location areas. A GIS sales comparable layer is also a goal.

On June 4, 2013, the Board passed a resolution removing valuations from all mineral interests' parcels from 2008 through 2012. Mineral interest valuations will continue to be an issue in Cass County and the rest of Nebraska for the foreseeable future. Future work will be done to educate ourselves in the mineral field, and to collaborate with other counties to eventually resolve the issues pertaining to mineral interests.

It has been my privilege and honor to serve the public of Cass County,
Respectfully submitted,

Lori L. Huebner
Cass County Assessor



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2-21-18

Subject: 2018 County Agricultural Special and Actual Valuation Report

This report is submitted in accordance with REG-11-005.04 and 17-003.03.

Cass County focused on using generally accepted appraisal practices in establishing its special valuations on agricultural land. The county analyzed the sales using statistical studies and market analysis of the sales with predominately the same general classification to determine a value for the four productivity levels of each of the three major majority land uses. The income approach was also considered. For the 2018 assessment, a review and comparison utilizing sales supplied by the Property Assessment Division of the Nebraska Department of Revenue of comparable counties was done with the primary county being Otoe County. I believe overall this analysis demonstrates there are other than agricultural influences impacting values in Cass County.

The study shows a small decrease for all agricultural land.

The current process and method for agricultural land valuation, both special value and market value is outlined below:

- a. Highest and best use is determined by applying standard appraisal techniques and utilizing the county GIS, available FSA reports, and field inspections when practical. Recent information and changes in agricultural land definitions has led to adding the classification of recreational land in the past. Previously, little if any parcels were identified as having a recreational purpose. For parcels failing to meet the standards of agricultural use but found to best fit the characteristics of recreational use, a value somewhat higher than grass/tree is used. Most of the remaining parcels have associated FSA reports to support the agricultural use classification.
- b. Two separate valuation methods were considered, as both income and sales comparison approaches can be applied. The sales comparison approach for market value is a simple spreadsheet application which guides appropriate adjustments to the assessed values. The income approach can use a somewhat more complicated spreadsheet application however, data is limited. While the actual purchase and use of the parcel was not likely broken down based on Land Classification Groupings, it is a direct by regulation as the basis for assigning value.
- c. Market areas were originally defined using like sales. Market area borders were made to reflect market values as discussed above to include 5 areas.

Thank you,

Lori Huebner

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