

NEBRASKA

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DEPARTMENT OF REVENUE

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

CHASE COUNTY

NEBRASKA

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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 Chase 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 Chase 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: Dottie Bartels, Chase 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.

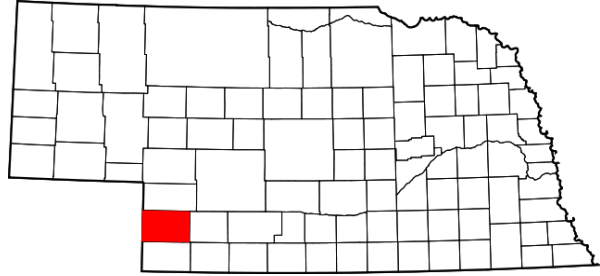
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

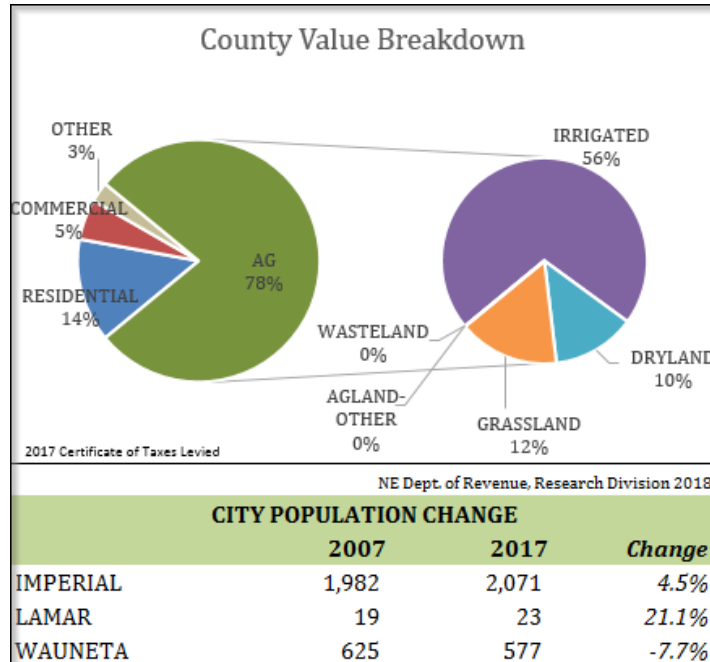
**Further information may be found in Exhibit 94*

County Overview

With a total area of 894 miles, Chase County had 3,937 residents, per the Census Bureau Quick Facts for 2016, a slight population decline from the 2010 U.S. Census. Reports indicated that 79% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Chase County are located in and around Imperial, the county seat. According to the latest information available from the U.S. Census Bureau, there were 159 employer establishments with total employment of 1,113.



Agricultural land is the main contributor to the county's valuation base. A mix of grass and irrigated land makes up a majority of the land in the county. Chase County is included in the Upper Republican Natural Resources Districts (NRD).

2018 Residential Correlation for Chase County

Assessment Actions

For the 2018 assessment year, routine maintenance was completed.

Description of Analysis

There are two valuation groupings for the residential class in Chase County.

Valuation Grouping	Description
01	Imperial
02	Wauneta, Lamar, Enders and Rural

The statistical sample contains 114 sales with the majority of the sales residing in Valuation Group 1. Overall, all three levels of central tendency are within the acceptable range. The qualitative statistics are within the prescribed parameters of IAAO supporting the median as an indication of the level of value. Both valuation groups contain a sufficient number of sales for measurement and have medians within the acceptable range.

The 2018 County Abstract of Assessment as compared to the 2017 Certificate of Taxes Levied (CTL), reflect the reported assessment action of pick up work. The sample of sales also mirrors the assessment actions with few changes occurring.

Assessment Practice Review

Assessment practices are reviewed annually for all counties. The purpose of this review is to observe how the assessment actions taken the prior year affect the uniform and proportionate valuation across all three-property classes.

Several reviews were conducted throughout the year to test the accuracy and timeliness of the data submitted to the State. An evaluation of updated assessed values from the sales file were compared to the county's property record cards to ensure that values were being properly updated. A random review of unsold parcels were also examined to determine if sold and unsold properties changed in a similar manner and if reported assessment actions were equitably applied. Differences in the sold and unsold parcels that were reviewed were explainable. This analysis showed no apparent bias of the sold parcels.

Additionally, random Real Estate Transfer Statements were reviewed to ensure the sales were being accurately reported. This review indicated that the Real Estate Transfer Statements were being accurately submitted on a monthly basis. An examination of electronically transferred sales indicated that the county was inconsistent in their transfer of sales. While the sales were ultimately received by the Division, this practice needs improvement.

2018 Residential Correlation for Chase County

Sales verification and qualification were also discussed with the county assessor. Chase County sends questionnaires to the buyers, estimating that two-thirds are returned. The county maintains a file to track when questionnaires are sent out and returned. If information is unclear or questions arise, the staff will reach out to the agents that sign the transfer statements. Non-qualified sales are reviewed for sufficient documentation of the reasoning for not using the sale. The usability percentage, along with the review of the non-qualified sales indicate that all arm's-length transactions were made available for measurement.

Valuation Groups are also discussed. Each group should reflect different economic factors combining areas of generally similar economics. The county has attempted to define groups that represent these differences. Chase County has identified two valuation groups for the residential class. Valuation Group 1 is Imperial, the county seat. Imperial is the primary location of businesses and job opportunities. Valuation Group 2 is comprised of the remainder of the county including the small villages, cabins at Enders Lake and rural residential homes. Review of the costing and depreciation tables show that they are updated in accordance to their six-year inspection cycle. Both costing and depreciation tables are current throughout the residential class.

The six-year inspection and review cycle indicate that the county is up to date with their review work and have a feasible plan to review parcels going forward to stay in compliance with the six-year time frame. Review work is completed by the office. During the fieldwork, the county compares the property record card to the property, updating quality and condition when needed. New pictures are taken at this time as well.

Equalization and Quality of Assessment

Based on the statistical analysis and assessment practices review, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	71	91.68	97.49	93.94	17.74	103.78
02	43	96.39	92.21	90.76	19.83	101.60
ALL	114	92.60	95.50	93.17	18.79	102.50

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Chase County is 93%.

2018 Commercial Correlation for Chase County

Assessment Actions

For the 2018 assessment year, routine maintenance was completed.

Description of Analysis

There is only one valuation grouping for the commercial class in Chase County. With so few sales within the three-year study period, there is no indication that separate valuation groupings are warranted. The majority of the parcels and commercial activity are found in Imperial, the county seat.

The statistical profile includes only eight qualified commercial sales. Although the median is within the acceptable range, the sample remains too small for the statistics to be deemed reliable for measurement. The class was revalued in the 2017 assessment year and statistics still reflect the prior reappraisal. The COD in the new year of the study period are more representative of the dispersion expected in a rural commercial market. The 2018 County Abstract of Assessment as compared to the 2017 Certificate of Taxes Levied parallel the reported assessment actions of routine maintenance.

Assessment Practice Review

A comprehensive review of assessment practices is conducted for each county annually. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in uniform and proportionate valuation of real property.

Values reported to the state were compared to the property record cards to ensure accuracy of the data provided. Both sold and unsold parcels were evaluated to confirm assessment practices were equitably applied to the property class as a whole. This analysis indicated that there was no apparent bias of the sold properties.

The qualification and verification of sales were also reviewed with the county. The usability percentage for the commercial class is below 25%. However, these non-qualified sales include sufficient comments as to the reasoning of exclusion. Over 75% of the sales involved parcels that were changed after purchase date, involve partial interest in large grain storage facilities, or are family sales.

The county is in compliance with the six-year inspection and review process for the commercial class. The class as a whole was revalued for the 2017 assessment year with the help of a contract appraiser. The revaluation included the physical inspection of parcels along with new costing and depreciation tables.

2018 Commercial Correlation for Chase County

Equalization and Quality of Assessment

For measurement purposes, the statistical sample size is considered unreliable. Upon review of the practices, the commercial class are considered to be compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	8	93.97	83.41	86.65	17.12	96.26
____ALL____	8	93.97	83.41	86.65	17.12	96.26

Level of Value

Based on the consideration of all available information and the assessment practices, the level of value in Chase County is determined to be at the statutory level of 100% of market value for the commercial class of real property.

2018 Agricultural Correlation for Chase County

Assessor Actions

The county assessor conducted a market study of sales within the county. As a result, irrigated and CREP land decreased 8%, dry land and CRP decreased 17% and grass remained the same.

Routine maintenance was conducted for all agricultural improvements for the 2018 assessment year.

Description of Analysis

Chase County is located within the southwest region of the state. The land here is well suited for crop production, the land make-up of the county is about 47% grass, 34% irrigated and 20% dry land. Land enrolled in government programs exist throughout the county including CRP (Conservation Reserve Program) and CREP (Conservation Reserve Enhancement Program).

There are no unique characteristics within the county that would warrant more than one market area. Although the market in Chase continues to be higher than the neighboring counties, the surrounding counties of Perkins, Hayes, Hitchcock and Dundy all have areas of comparability where they join Chase County. The region as a whole has saw a sharp decline to the selling prices of cropland over the last year, especially dry land. The market for grassland appears to have remained stable. The county assessor has recognized these changes in the market, decreasing both irrigated and dry land values similar to these regional trends. With the lack of market data, in attempt to move with the current market, CREP land was decreased at the same percentage as irrigated land and CRP was decreased at the same percentage as dry land.

An analysis of the statistical profile show that the overall median is within the range and the 80% majority land use statistics of all three subclasses fall within the acceptable range. Comparison of values with the surrounding counties show that Chase County has maintained past equalization.

Assessment Practice Review

A comprehensive review of assessment practices is conducted for each county annually. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in uniform and proportionate valuation of real property.

One aspect of the review is to evaluate the sales verification and qualification processes of the county. Within the agricultural class, the county's utilization of sales has been stable in the recent years. Reasons for non-qualifying sales were documented and it appears sales were qualified without bias. A review for non-agricultural influences was also conducted and it appears that the county has adequately screened sales that may reflect a premium to be paid. An additional part of the sales review includes an audit of the sales file to ensure that data is accurately and timely submitted to the State.

The physical inspection cycle was also examined. The inspection of agricultural improvements is done in conjunction with the rural residential parcels. This work was last completed in 2015. The county utilizes the same appraisal processes for the agricultural homes and outbuildings as the

2018 Agricultural Correlation for Chase County

rural residential parcels. Land use was last reviewed with the updated aerial imagery in 2016. If differences occur, the parcels will be flagged for a physical inspection.

Equalization

The assessment actions taken for 2018 mirror the movement of the agricultural market across the southwest region. Comparison of the resulting values to the adjoining counties indicate that the values are reasonably comparable. Additionally, the statistical analysis supports that values set are within the acceptable range. The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	21	70.92	73.37	72.63	17.77	101.02
1	21	70.92	73.37	72.63	17.77	101.02
<u>Dry</u>						
County	8	73.24	77.61	73.69	20.21	105.32
1	8	73.24	77.61	73.69	20.21	105.32
<u>Grass</u>						
County	13	69.20	72.85	73.31	10.75	99.37
1	13	69.20	72.85	73.31	10.75	99.37
<u>ALL</u>						
	49	69.42	73.08	70.38	17.82	103.84

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Chase County is 69%.

2018 Opinions of the Property Tax Administrator for Chase 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	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	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 Chase County

Residential Real Property - Current

Number of Sales	114	Median	92.60
Total Sales Price	\$14,328,024	Mean	95.50
Total Adj. Sales Price	\$14,328,024	Wgt. Mean	93.17
Total Assessed Value	\$13,349,288	Average Assessed Value of the Base	\$95,078
Avg. Adj. Sales Price	\$125,684	Avg. Assessed Value	\$117,099

Confidence Interval - Current

95% Median C.I	87.05 to 99.09
95% Wgt. Mean C.I	89.41 to 96.93
95% Mean C.I	91.32 to 99.68
% of Value of the Class of all Real Property Value in the County	12.18
% of Records Sold in the Study Period	6.45
% of Value Sold in the Study Period	7.94

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	110	98	98.00
2016	109	93	93.46
2015	101	97	97.11
2014	84	100	99.96

2018 Commission Summary for Chase County

Commercial Real Property - Current

Number of Sales	8	Median	93.97
Total Sales Price	\$816,902	Mean	83.41
Total Adj. Sales Price	\$816,902	Wgt. Mean	86.65
Total Assessed Value	\$707,845	Average Assessed Value of the Base	\$167,531
Avg. Adj. Sales Price	\$102,113	Avg. Assessed Value	\$88,481

Confidence Interval - Current

95% Median C.I	46.03 to 109.05
95% Wgt. Mean C.I	65.71 to 107.59
95% Mean C.I	64.62 to 102.20
% of Value of the Class of all Real Property Value in the County	5.76
% of Records Sold in the Study Period	1.68
% of Value Sold in the Study Period	0.89

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	8	100	95.12
2016	13	100	80.59
2015	13	100	88.59
2014	13	100	99.91

**15 Chase
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 : 114
 Total Sales Price : 14,328,024
 Total Adj. Sales Price : 14,328,024
 Total Assessed Value : 13,349,288
 Avg. Adj. Sales Price : 125,684
 Avg. Assessed Value : 117,099

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 96
 COD : 18.79
 PRD : 102.50

COV : 23.86
 STD : 22.79
 Avg. Abs. Dev : 17.40
 MAX Sales Ratio : 189.89
 MIN Sales Ratio : 37.98

95% Median C.I. : 87.05 to 99.09
 95% Wgt. Mean C.I. : 89.41 to 96.93
 95% Mean C.I. : 91.32 to 99.68

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	15	93.29	95.57	88.49	15.20	108.00	65.68	122.12	80.86 to 108.26	117,408	103,895
01-JAN-16 To 31-MAR-16	15	98.01	95.35	92.44	13.37	103.15	62.32	123.09	81.00 to 109.97	115,367	106,647
01-APR-16 To 30-JUN-16	11	94.05	100.58	96.53	16.38	104.20	74.05	144.10	83.92 to 134.48	118,073	113,974
01-JUL-16 To 30-SEP-16	16	89.88	98.74	90.27	24.01	109.38	46.83	189.89	80.33 to 105.24	138,219	124,765
01-OCT-16 To 31-DEC-16	9	108.08	99.94	99.54	20.56	100.40	62.66	133.32	67.85 to 130.03	67,500	67,190
01-JAN-17 To 31-MAR-17	15	98.21	100.49	103.97	15.60	96.65	72.02	134.09	85.85 to 124.12	147,567	153,424
01-APR-17 To 30-JUN-17	20	83.77	86.97	87.18	16.43	99.76	37.98	143.31	77.03 to 97.29	150,905	131,555
01-JUL-17 To 30-SEP-17	13	100.14	91.61	94.42	20.25	97.02	61.77	134.07	67.74 to 109.23	114,385	108,003
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	57	94.05	97.37	91.52	17.57	106.39	46.83	189.89	89.49 to 101.75	122,841	112,423
01-OCT-16 To 30-SEP-17	57	91.66	93.63	94.75	19.85	98.82	37.98	143.31	83.54 to 100.63	128,528	121,775
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	51	96.39	98.35	93.26	19.12	105.46	46.83	189.89	86.92 to 102.18	114,673	106,949
<u>ALL</u>	114	92.60	95.50	93.17	18.79	102.50	37.98	189.89	87.05 to 99.09	125,684	117,099

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	71	91.68	97.49	93.94	17.74	103.78	61.77	189.89	86.92 to 100.14	152,845	143,585
02	43	96.39	92.21	90.76	19.83	101.60	37.98	143.31	79.70 to 102.18	80,837	73,366
<u>ALL</u>	114	92.60	95.50	93.17	18.79	102.50	37.98	189.89	87.05 to 99.09	125,684	117,099

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	111	93.29	95.70	93.47	18.05	102.39	37.98	189.89	87.05 to 99.56	127,559	119,223
06	3	74.72	88.29	68.37	43.04	129.14	46.83	143.31	N/A	56,333	38,512
07											
<u>ALL</u>	114	92.60	95.50	93.17	18.79	102.50	37.98	189.89	87.05 to 99.09	125,684	117,099

**15 Chase
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 : 114
 Total Sales Price : 14,328,024
 Total Adj. Sales Price : 14,328,024
 Total Assessed Value : 13,349,288
 Avg. Adj. Sales Price : 125,684
 Avg. Assessed Value : 117,099

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 96
 COD : 18.79
 PRD : 102.50

COV : 23.86
 STD : 22.79
 Avg. Abs. Dev : 17.40
 MAX Sales Ratio : 189.89
 MIN Sales Ratio : 37.98

95% Median C.I. : 87.05 to 99.09
 95% Wgt. Mean C.I. : 89.41 to 96.93
 95% Mean C.I. : 91.32 to 99.68

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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												
Less Than 30,000	8	80.57	90.44	89.51	29.80	101.04	62.32	143.31	62.32 to 143.31	22,438	20,084	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	114	92.60	95.50	93.17	18.79	102.50	37.98	189.89	87.05 to 99.09	125,684	117,099	
Greater Than 14,999	114	92.60	95.50	93.17	18.79	102.50	37.98	189.89	87.05 to 99.09	125,684	117,099	
Greater Than 29,999	106	92.98	95.88	93.22	18.19	102.85	37.98	189.89	87.05 to 99.56	133,477	124,421	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	8	80.57	90.44	89.51	29.80	101.04	62.32	143.31	62.32 to 143.31	22,438	20,084	
30,000 TO 59,999	21	104.55	101.65	101.55	22.03	100.10	37.98	189.89	79.70 to 111.51	42,048	42,699	
60,000 TO 99,999	26	100.05	99.66	99.08	15.98	100.59	61.77	144.10	87.27 to 108.14	81,092	80,350	
100,000 TO 149,999	18	95.37	95.71	96.57	14.66	99.11	46.83	134.07	85.17 to 106.85	116,957	112,942	
150,000 TO 249,999	29	84.74	90.82	90.68	15.80	100.15	70.93	134.09	78.96 to 98.24	179,979	163,207	
250,000 TO 499,999	12	86.79	90.10	89.68	11.42	100.47	74.03	124.12	76.67 to 98.21	319,375	286,408	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	114	92.60	95.50	93.17	18.79	102.50	37.98	189.89	87.05 to 99.09	125,684	117,099	

15 Chase
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 : 8
Total Sales Price : 816,902
Total Adj. Sales Price : 816,902
Total Assessed Value : 707,845
Avg. Adj. Sales Price : 102,113
Avg. Assessed Value : 88,481

MEDIAN : 94
WGT. MEAN : 87
MEAN : 83
COD : 17.12
PRD : 96.26

COV : 26.94
STD : 22.47
Avg. Abs. Dev : 16.09
MAX Sales Ratio : 109.05
MIN Sales Ratio : 46.03

95% Median C.I. : 46.03 to 109.05
95% Wgt. Mean C.I. : 65.71 to 107.59
95% Mean C.I. : 64.62 to 102.20

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	1	74.99	74.99	74.99	00.00	100.00	74.99	74.99	N/A	133,902	100,414
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	93.26	93.26	93.26	00.00	100.00	93.26	93.26	N/A	28,000	26,114
01-OCT-15 To 31-DEC-15	1	109.05	109.05	109.05	00.00	100.00	109.05	109.05	N/A	115,000	125,408
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	1	94.67	94.67	94.67	00.00	100.00	94.67	94.67	N/A	150,000	142,006
01-OCT-16 To 31-DEC-16	1	97.95	97.95	97.95	00.00	100.00	97.95	97.95	N/A	200,000	195,906
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	1	46.03	46.03	46.03	00.00	100.00	46.03	46.03	N/A	80,000	36,821
01-JUL-17 To 30-SEP-17	2	75.68	75.68	73.80	27.29	102.55	55.03	96.32	N/A	55,000	40,588
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	2	84.13	84.13	78.15	10.86	107.65	74.99	93.26	N/A	80,951	63,264
01-OCT-15 To 30-SEP-16	2	101.86	101.86	100.91	07.06	100.94	94.67	109.05	N/A	132,500	133,707
01-OCT-16 To 30-SEP-17	4	75.68	73.83	80.49	30.79	91.73	46.03	97.95	N/A	97,500	78,476
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	3	93.26	92.43	90.98	12.17	101.59	74.99	109.05	N/A	92,301	83,979
01-JAN-16 To 31-DEC-16	2	96.31	96.31	96.55	01.70	99.75	94.67	97.95	N/A	175,000	168,956
<u>ALL</u>	8	93.97	83.41	86.65	17.12	96.26	46.03	109.05	46.03 to 109.05	102,113	88,481

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	8	93.97	83.41	86.65	17.12	96.26	46.03	109.05	46.03 to 109.05	102,113	88,481
<u>ALL</u>	8	93.97	83.41	86.65	17.12	96.26	46.03	109.05	46.03 to 109.05	102,113	88,481

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	8	93.97	83.41	86.65	17.12	96.26	46.03	109.05	46.03 to 109.05	102,113	88,481
04											
<u>ALL</u>	8	93.97	83.41	86.65	17.12	96.26	46.03	109.05	46.03 to 109.05	102,113	88,481

**15 Chase
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 : 8
 Total Sales Price : 816,902
 Total Adj. Sales Price : 816,902
 Total Assessed Value : 707,845
 Avg. Adj. Sales Price : 102,113
 Avg. Assessed Value : 88,481

MEDIAN : 94
 WGT. MEAN : 87
 MEAN : 83
 COD : 17.12
 PRD : 96.26

COV : 26.94
 STD : 22.47
 Avg. Abs. Dev : 16.09
 MAX Sales Ratio : 109.05
 MIN Sales Ratio : 46.03

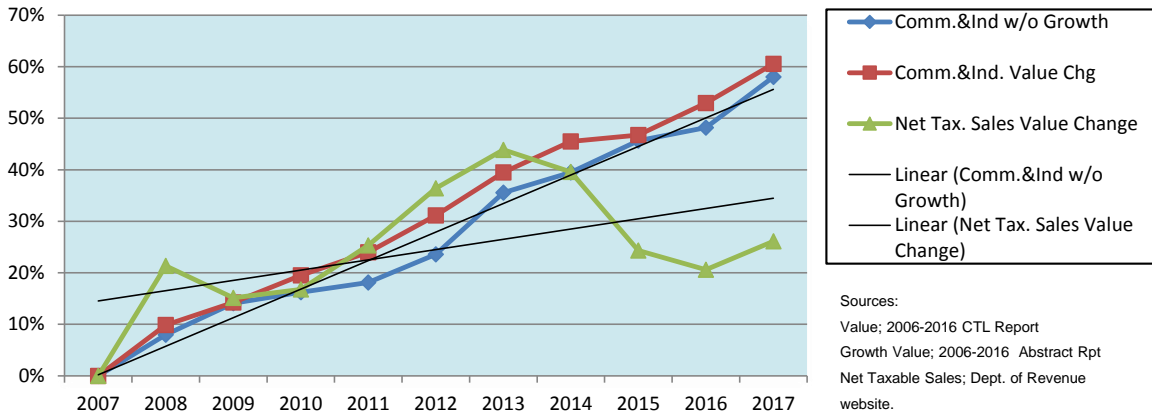
95% Median C.I. : 46.03 to 109.05
 95% Wgt. Mean C.I. : 65.71 to 107.59
 95% Mean C.I. : 64.62 to 102.20

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	93.26	93.26	93.26	00.00	100.00	93.26	93.26	N/A	28,000	26,114	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	8	93.97	83.41	86.65	17.12	96.26	46.03	109.05	46.03 to 109.05	102,113	88,481	
Greater Than 14,999	8	93.97	83.41	86.65	17.12	96.26	46.03	109.05	46.03 to 109.05	102,113	88,481	
Greater Than 29,999	7	94.67	82.01	86.42	19.20	94.90	46.03	109.05	46.03 to 109.05	112,700	97,390	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	93.26	93.26	93.26	00.00	100.00	93.26	93.26	N/A	28,000	26,114	
30,000 TO 59,999	1	96.32	96.32	96.32	00.00	100.00	96.32	96.32	N/A	50,000	48,161	
60,000 TO 99,999	2	50.53	50.53	49.88	08.91	101.30	46.03	55.03	N/A	70,000	34,918	
100,000 TO 149,999	2	92.02	92.02	90.73	18.51	101.42	74.99	109.05	N/A	124,451	112,911	
150,000 TO 249,999	2	96.31	96.31	96.55	01.70	99.75	94.67	97.95	N/A	175,000	168,956	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	8	93.97	83.41	86.65	17.12	96.26	46.03	109.05	46.03 to 109.05	102,113	88,481	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
326	1	97.95	97.95	97.95	00.00	100.00	97.95	97.95	N/A	200,000	195,906	
350	1	74.99	74.99	74.99	00.00	100.00	74.99	74.99	N/A	133,902	100,414	
353	3	96.32	100.01	100.18	04.97	99.83	94.67	109.05	N/A	105,000	105,192	
442	1	46.03	46.03	46.03	00.00	100.00	46.03	46.03	N/A	80,000	36,821	
444	1	55.03	55.03	55.03	00.00	100.00	55.03	55.03	N/A	60,000	33,015	
471	1	93.26	93.26	93.26	00.00	100.00	93.26	93.26	N/A	28,000	26,114	
___ ALL ___	8	93.97	83.41	86.65	17.12	96.26	46.03	109.05	46.03 to 109.05	102,113	88,481	

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	\$ 49,422,386	\$ 495,612	1.00%	\$ 48,926,774	-	\$ 37,901,924	-
2008	\$ 54,296,011	\$ 915,735	1.69%	\$ 53,380,276	8.01%	\$ 46,003,020	21.37%
2009	\$ 56,452,017	\$ 57,325	0.10%	\$ 56,394,692	3.87%	\$ 43,642,197	-5.13%
2010	\$ 59,078,830	\$ 1,630,098	2.76%	\$ 57,448,732	1.77%	\$ 44,266,683	1.43%
2011	\$ 61,275,013	\$ 2,897,786	4.73%	\$ 58,377,227	-1.19%	\$ 47,504,337	7.31%
2012	\$ 64,817,879	\$ 3,732,884	5.76%	\$ 61,084,995	-0.31%	\$ 51,702,077	8.84%
2013	\$ 68,931,302	\$ 1,928,755	2.80%	\$ 67,002,547	3.37%	\$ 54,534,234	5.48%
2014	\$ 71,909,127	\$ 2,971,128	4.13%	\$ 68,937,999	0.01%	\$ 52,908,609	-2.98%
2015	\$ 72,524,646	\$ 532,357	0.73%	\$ 71,992,289	0.12%	\$ 47,120,295	-10.94%
2016	\$ 75,590,358	\$ 2,361,174	3.12%	\$ 73,229,184	0.97%	\$ 45,708,731	-3.00%
2017	\$ 79,349,679	\$ 1,253,546	1.58%	\$ 78,096,133	3.31%	\$ 47,812,239	4.60%
Ann %chg	4.85%			Average	1.99%	2.10%	2.70%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	8.01%	9.86%	21.37%
2009	14.11%	14.22%	15.15%
2010	16.24%	19.54%	16.79%
2011	18.12%	23.98%	25.33%
2012	23.60%	31.15%	36.41%
2013	35.57%	39.47%	43.88%
2014	39.49%	45.50%	39.59%
2015	45.67%	46.74%	24.32%
2016	48.17%	52.95%	20.60%
2017	58.02%	60.55%	26.15%

County Number: 15
 County Name: Chase

15 Chase
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 : 49
Total Sales Price : 56,049,940
Total Adj. Sales Price : 56,049,940
Total Assessed Value : 39,445,176
Avg. Adj. Sales Price : 1,143,876
Avg. Assessed Value : 805,004

MEDIAN : 69
WGT. MEAN : 70
MEAN : 73
COD : 17.82
PRD : 103.84

COV : 21.54
STD : 15.74
Avg. Abs. Dev : 12.37
MAX Sales Ratio : 105.69
MIN Sales Ratio : 43.62

95% Median C.I. : 66.14 to 75.80
95% Wgt. Mean C.I. : 64.01 to 76.74
95% Mean C.I. : 68.67 to 77.49

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	4	68.57	71.61	80.16	24.34	89.33	43.62	105.69	N/A	1,387,500	1,112,168
01-JAN-15 To 31-MAR-15	10	66.35	69.48	67.42	20.42	103.06	44.52	100.93	50.36 to 93.77	984,702	663,845
01-APR-15 To 30-JUN-15	3	59.97	62.73	61.03	05.90	102.79	58.80	69.42	N/A	1,096,667	669,241
01-JUL-15 To 30-SEP-15	2	61.98	61.98	60.50	06.71	102.45	57.82	66.14	N/A	243,500	147,330
01-OCT-15 To 31-DEC-15	6	67.62	70.65	58.55	18.74	120.67	51.94	101.50	51.94 to 101.50	1,504,833	881,142
01-JAN-16 To 31-MAR-16	5	73.31	70.69	68.68	06.22	102.93	59.31	75.80	N/A	1,488,000	1,021,993
01-APR-16 To 30-JUN-16	5	67.75	68.39	76.74	07.35	89.12	62.17	81.56	N/A	956,200	733,750
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	4	80.87	83.67	83.62	12.04	100.06	68.72	104.23	N/A	1,810,000	1,513,481
01-JAN-17 To 31-MAR-17	4	84.74	84.26	83.65	04.13	100.73	79.31	88.27	N/A	598,788	500,896
01-APR-17 To 30-JUN-17	5	94.98	87.31	68.15	12.87	128.11	59.71	102.45	N/A	840,154	572,585
01-JUL-17 To 30-SEP-17	1	59.76	59.76	59.76	00.00	100.00	59.76	59.76	N/A	1,790,000	1,069,670
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	19	66.14	68.07	69.83	18.11	97.48	43.62	105.69	58.20 to 71.26	1,009,159	704,711
01-OCT-15 To 30-SEP-16	16	68.68	69.96	66.19	12.01	105.70	51.94	101.50	62.07 to 75.67	1,328,125	879,098
01-OCT-16 To 30-SEP-17	14	82.41	83.43	76.73	12.94	108.73	59.71	104.23	68.72 to 98.87	1,116,137	856,436
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	21	63.50	68.14	62.81	17.54	108.49	44.52	101.50	58.80 to 73.16	1,078,715	677,509
01-JAN-16 To 31-DEC-16	14	71.34	73.58	76.22	11.47	96.54	59.31	104.23	62.47 to 81.56	1,390,071	1,059,474
<u>ALL</u>	49	69.42	73.08	70.38	17.82	103.84	43.62	105.69	66.14 to 75.80	1,143,876	805,004

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	49	69.42	73.08	70.38	17.82	103.84	43.62	105.69	66.14 to 75.80	1,143,876	805,004
<u>ALL</u>	49	69.42	73.08	70.38	17.82	103.84	43.62	105.69	66.14 to 75.80	1,143,876	805,004

15 Chase
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 : 49
 Total Sales Price : 56,049,940
 Total Adj. Sales Price : 56,049,940
 Total Assessed Value : 39,445,176
 Avg. Adj. Sales Price : 1,143,876
 Avg. Assessed Value : 805,004

MEDIAN : 69
 WGT. MEAN : 70
 MEAN : 73
 COD : 17.82
 PRD : 103.84

COV : 21.54
 STD : 15.74
 Avg. Abs. Dev : 12.37
 MAX Sales Ratio : 105.69
 MIN Sales Ratio : 43.62

95% Median C.I. : 66.14 to 75.80
 95% Wgt. Mean C.I. : 64.01 to 76.74
 95% Mean C.I. : 68.67 to 77.49

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	59.71	59.71	59.71	00.00	100.00	59.71	59.71	N/A	3,000,000	1,791,230
1	1	59.71	59.71	59.71	00.00	100.00	59.71	59.71	N/A	3,000,000	1,791,230
_____Dry_____											
County	7	73.31	80.43	75.62	20.05	106.36	58.20	102.45	58.20 to 102.45	387,686	293,154
1	7	73.31	80.43	75.62	20.05	106.36	58.20	102.45	58.20 to 102.45	387,686	293,154
_____Grass_____											
County	13	69.20	72.85	73.31	10.75	99.37	62.17	93.77	63.50 to 81.56	945,313	693,020
1	13	69.20	72.85	73.31	10.75	99.37	62.17	93.77	63.50 to 81.56	945,313	693,020
_____ALL_____	49	69.42	73.08	70.38	17.82	103.84	43.62	105.69	66.14 to 75.80	1,143,876	805,004

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	21	70.92	73.37	72.63	17.77	101.02	44.52	105.69	59.94 to 80.52	1,375,932	999,361
1	21	70.92	73.37	72.63	17.77	101.02	44.52	105.69	59.94 to 80.52	1,375,932	999,361
_____Dry_____											
County	8	73.24	77.61	73.69	20.21	105.32	57.82	102.45	57.82 to 102.45	380,475	280,362
1	8	73.24	77.61	73.69	20.21	105.32	57.82	102.45	57.82 to 102.45	380,475	280,362
_____Grass_____											
County	13	69.20	72.85	73.31	10.75	99.37	62.17	93.77	63.50 to 81.56	945,313	693,020
1	13	69.20	72.85	73.31	10.75	99.37	62.17	93.77	63.50 to 81.56	945,313	693,020
_____ALL_____	49	69.42	73.08	70.38	17.82	103.84	43.62	105.69	66.14 to 75.80	1,143,876	805,004

Chase County 2018 Average Acre Value Comparison

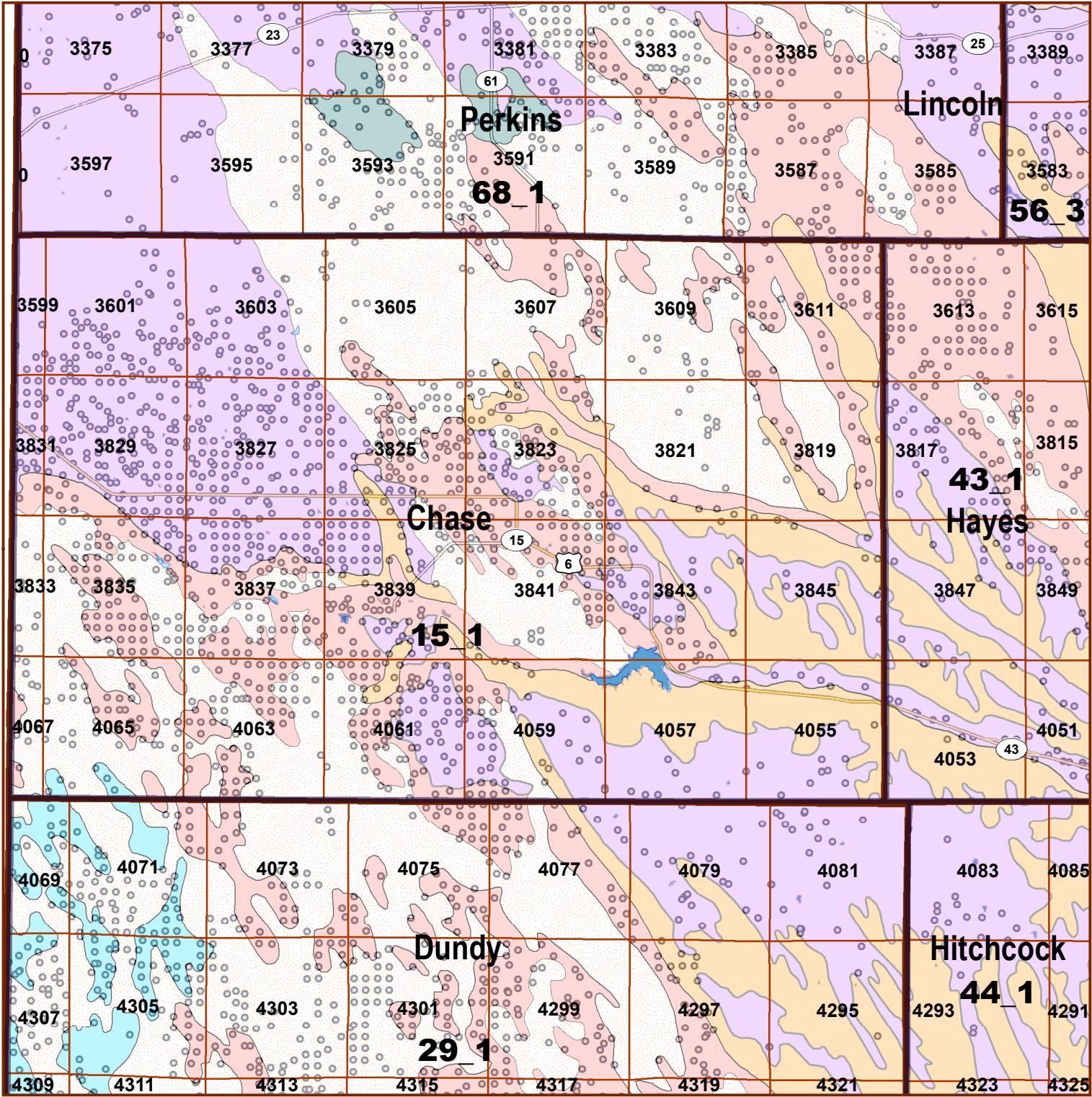
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Chase	1	4090	4090	4090	4090	3855	3855	3855	3855	3968
Perkins	1	n/a	3963	3953	3833	3868	3707	3759	3746	3875
Lincoln	3	n/a	3720	3765	3765	3762	3640	3749	3708	3737
Dundy	1	n/a	3198	3258	3265	3181	3199	3256	3273	3244
Hayes	1	2780	2780	2480	2480	2330	2330	2170	2170	2526
Hitchcock	1	2880	2880	2610	2610	2520	2520	2430	2430	2788

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Chase	1	1260	1260	1260	1260	1160	1160	1100	1100	1228
Perkins	1	n/a	1210	1210	1130	1130	1130	1060	1060	1169
Lincoln	3	1215	1215	1215	1215	1215	1215	1215	1215	1215
Dundy	1	n/a	1419	1420	1420	854	855	855	855	1243
Hayes	1	1170	1170	1055	1055	1015	1015	960	960	1117
Hitchcock	1	1275	1275	1190	1190	1105	1105	985	985	1233

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Chase	1	1566	844	980	736	778	795	668	651	687
Perkins	1	n/a	650	650	650	650	650	650	650	650
Lincoln	3	720	720	720	720	720	635	635	628	638
Dundy	1	n/a	525	525	525	525	526	525	525	525
Hayes	1	515	515	515	515	515	515	515	515	515
Hitchcock	1	585	585	585	611	585	585	585	585	585

County	Mkt Area	CRP	TIMBER	WASTE
Chase	1	871	n/a	20
Perkins	1	738	n/a	81
Lincoln	3	n/a	n/a	n/a
Dundy	1	1471	n/a	n/a
Hayes	1	836	n/a	25
Hitchcock	1	1456	n/a	50

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



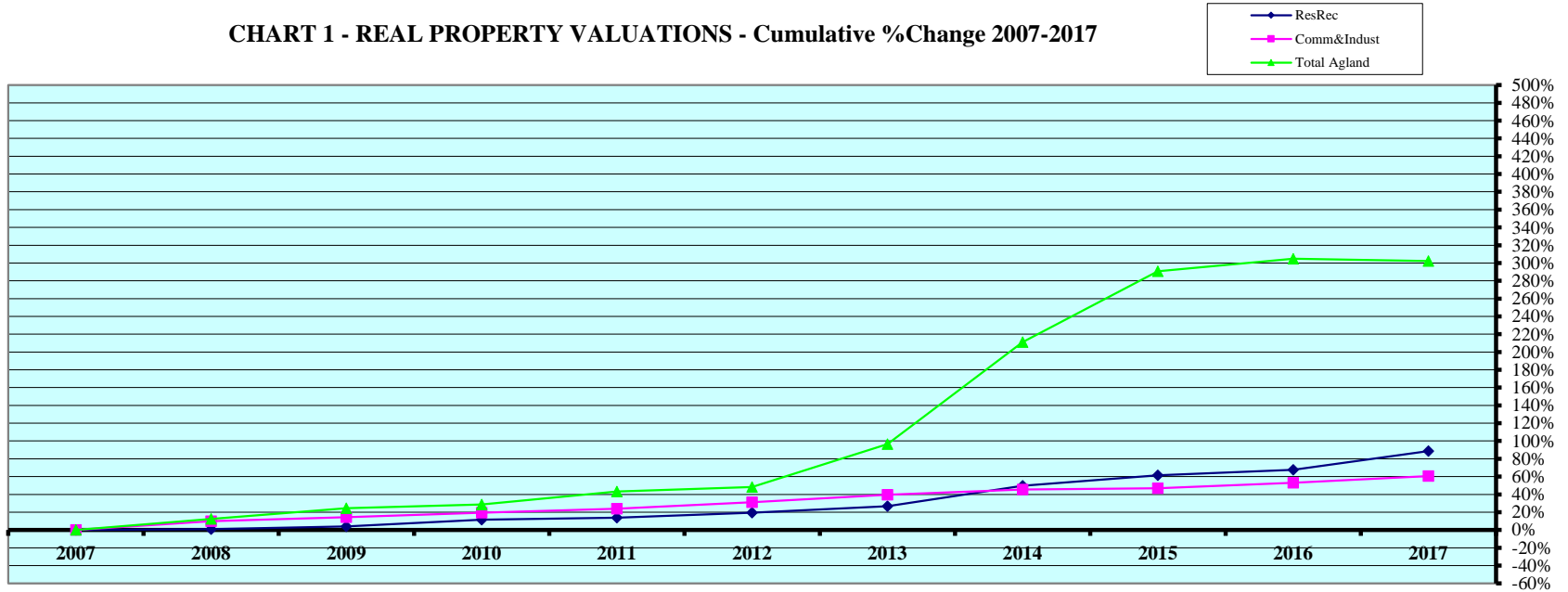
Legend

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

Chase 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	87,193,727	--	--	--	49,422,386	--	--	--	285,087,375	--	--	--
2008	88,095,662	901,935	1.03%	1.03%	54,296,011	4,873,625	9.86%	9.86%	320,246,056	35,158,681	12.33%	12.33%
2009	90,571,997	2,476,335	2.81%	3.87%	56,452,017	2,156,006	3.97%	14.22%	354,471,954	34,225,898	10.69%	24.34%
2010	97,359,787	6,787,790	7.49%	11.66%	59,078,830	2,626,813	4.65%	19.54%	366,883,231	12,411,277	3.50%	28.69%
2011	99,293,990	1,934,203	1.99%	13.88%	61,275,013	2,196,183	3.72%	23.98%	408,377,859	41,494,628	11.31%	43.25%
2012	104,175,471	4,881,481	4.92%	19.48%	64,817,879	3,542,866	5.78%	31.15%	422,905,646	14,527,787	3.56%	48.34%
2013	110,373,242	6,197,771	5.95%	26.58%	68,931,302	4,113,423	6.35%	39.47%	559,953,254	137,047,608	32.41%	96.41%
2014	130,590,257	20,217,015	18.32%	49.77%	71,909,127	2,977,825	4.32%	45.50%	887,347,091	327,393,837	58.47%	211.25%
2015	140,837,993	10,247,736	7.85%	61.52%	72,524,646	615,519	0.86%	46.74%	1,113,914,369	226,567,278	25.53%	290.73%
2016	146,226,343	5,388,350	3.83%	67.70%	75,590,358	3,065,712	4.23%	52.95%	1,154,093,816	40,179,447	3.61%	304.82%
2017	164,506,632	18,280,289	12.50%	88.67%	79,349,679	3,759,321	4.97%	60.55%	1,146,945,954	-7,147,862	-0.62%	302.31%

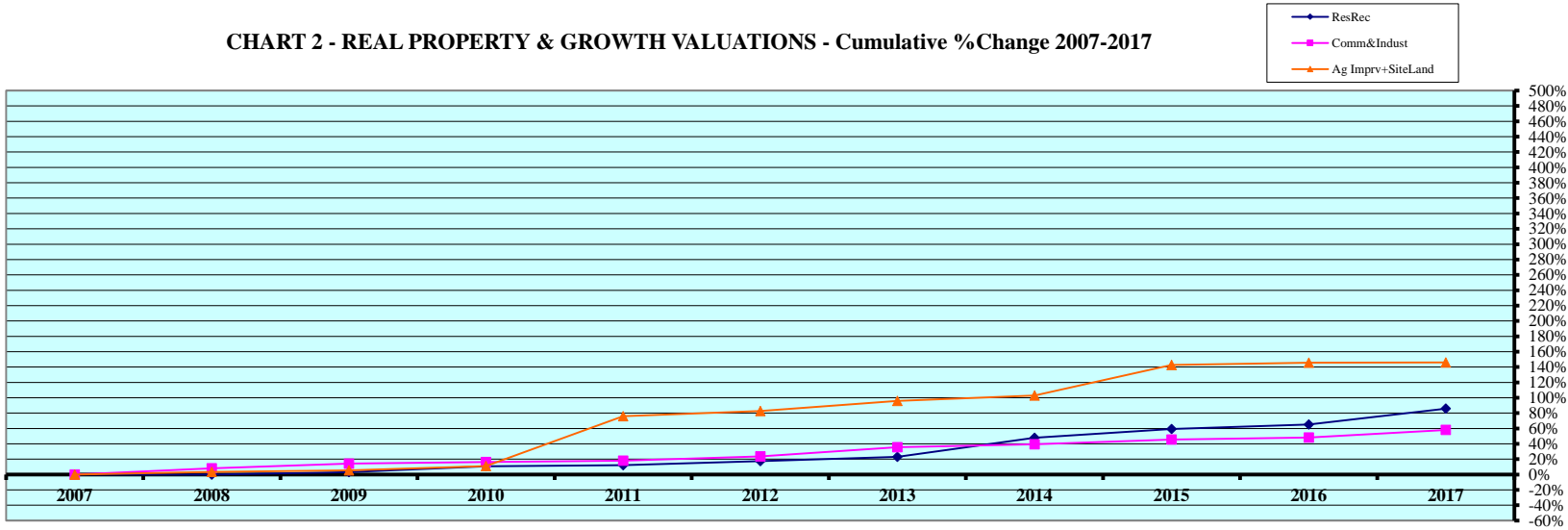
Rate Annual %chg: Residential & Recreational **6.55%** Commercial & Industrial **4.85%** Agricultural Land **14.94%**

Cnty# **15**
County **CHASE**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2007	87,193,727	158,432	0.18%	87,035,295	--	--	49,422,386	495,612	1.00%	48,926,774	--	--	
2008	88,095,662	886,932	1.01%	87,208,730	0.02%	0.02%	54,296,011	915,735	1.69%	53,380,276	8.01%	8.01%	
2009	90,571,997	753,902	0.83%	89,818,095	1.96%	3.01%	56,452,017	57,325	0.10%	56,394,692	3.87%	14.11%	
2010	97,359,787	735,803	0.76%	96,623,984	6.68%	10.82%	59,078,830	1,630,098	2.76%	57,448,732	1.77%	16.24%	
2011	99,293,990	1,416,076	1.43%	97,877,914	0.53%	12.25%	61,275,013	2,897,786	4.73%	58,377,227	-1.19%	18.12%	
2012	104,175,471	1,720,885	1.65%	102,454,586	3.18%	17.50%	64,817,879	3,732,884	5.76%	61,084,995	-0.31%	23.60%	
2013	110,373,242	3,213,783	2.91%	107,159,459	2.86%	22.90%	68,931,302	1,928,755	2.80%	67,002,547	3.37%	35.57%	
2014	130,590,257	1,632,434	1.25%	128,957,823	16.84%	47.90%	71,909,127	2,971,128	4.13%	68,937,999	0.01%	39.49%	
2015	140,837,993	1,823,229	1.29%	139,014,764	6.45%	59.43%	72,524,646	532,357	0.73%	71,992,289	0.12%	45.67%	
2016	146,226,343	2,088,116	1.43%	144,138,227	2.34%	65.31%	75,590,358	2,361,174	3.12%	73,229,184	0.97%	48.17%	
2017	164,506,632	2,499,046	1.52%	162,007,586	10.79%	85.80%	79,349,679	1,253,546	1.58%	78,096,133	3.31%	58.02%	
Rate Ann%chg	6.55%					5.17%	4.85%					C & I w/o growth	1.99%

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	19,373,613	10,611,912	29,985,525	289,989	0.97%	29,695,536	--	--
2008	20,624,208	11,045,668	31,669,876	686,351	2.17%	30,983,525	3.33%	3.33%
2009	21,407,080	11,694,687	33,101,767	1,440,420	4.35%	31,661,347	-0.03%	5.59%
2010	20,876,769	13,035,100	33,911,869	600,375	1.77%	33,311,494	0.63%	11.09%
2011	31,153,402	23,636,357	54,789,759	1,992,435	3.64%	52,797,324	55.69%	76.08%
2012	31,659,832	25,892,584	57,552,416	2,746,873	4.77%	54,805,543	0.03%	82.77%
2013	32,256,066	28,884,786	61,140,852	2,440,675	3.99%	58,700,177	1.99%	95.76%
2014	32,942,219	32,670,451	65,612,670	4,749,506	7.24%	60,863,164	-0.45%	102.98%
2015	38,726,382	35,173,157	73,899,539	1,137,278	1.54%	72,762,261	10.90%	142.66%
2016	38,811,306	35,783,542	74,594,848	968,918	1.30%	73,625,930	-0.37%	145.54%
2017	39,137,703	36,660,742	75,798,445	2,034,464	2.68%	73,763,981	-1.11%	146.00%
Rate Ann%chg	7.28%	13.20%	9.72%	Ag Imprv+Site w/o growth		7.06%		

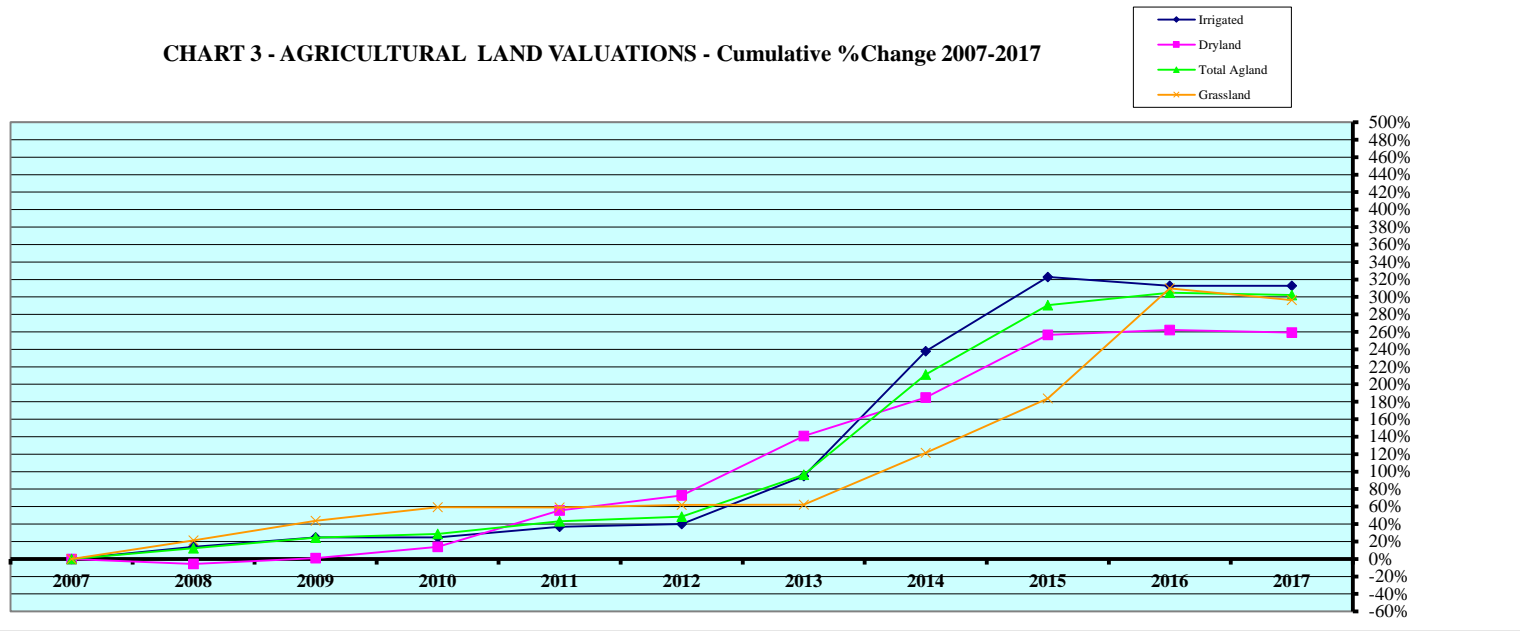
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 15
County CHASE

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	197,331,112	--	--	--	41,780,747	--	--	--	45,960,209	--	--	--
2008	225,046,016	27,714,904	14.04%	14.04%	39,403,146	-2,377,601	-5.69%	-5.69%	55,777,822	9,817,613	21.36%	21.36%
2009	246,265,126	21,219,110	9.43%	24.80%	42,173,427	2,770,281	7.03%	0.94%	66,011,386	10,233,564	18.35%	43.63%
2010	246,032,484	-232,642	-0.09%	24.68%	47,637,707	5,464,280	12.96%	14.02%	73,190,566	7,179,180	10.88%	59.25%
2011	270,203,014	24,170,530	9.82%	36.93%	65,016,132	17,378,425	36.48%	55.61%	73,130,774	-59,792	-0.08%	59.12%
2012	276,225,613	6,022,599	2.23%	39.98%	72,195,685	7,179,553	11.04%	72.80%	74,456,424	1,325,650	1.81%	62.00%
2013	384,833,340	108,607,727	39.32%	95.02%	100,596,196	28,400,511	39.34%	140.77%	74,486,211	29,787	0.04%	62.07%
2014	666,469,903	281,636,563	73.18%	237.74%	119,039,542	18,443,346	18.33%	184.91%	101,800,036	27,313,825	36.67%	121.50%
2015	834,531,384	168,061,481	25.22%	322.91%	148,956,123	29,916,581	25.13%	256.52%	130,388,562	28,588,526	28.08%	183.70%
2016	814,388,372	-20,143,012	-2.41%	312.70%	151,339,326	2,383,203	1.60%	262.22%	188,328,903	57,940,341	44.44%	309.77%
2017	814,579,610	191,238	0.02%	312.80%	150,080,349	-1,258,977	-0.83%	259.21%	182,243,064	-6,085,839	-3.23%	296.52%

Rate Ann.%chg: Irrigated **15.23%** Dryland **13.64%** Grassland **14.77%**

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	15,132	--	--	--	175	--	--	--	285,087,375	--	--	--
2008	16,326	1,194	7.89%	7.89%	2,746	2,571	1469.14%	1469.14%	320,246,056	35,158,681	12.33%	12.33%
2009	15,402	-924	-5.66%	1.78%	6,613	3,867	140.82%	3678.86%	354,471,954	34,225,898	10.69%	24.34%
2010	15,392	-10	-0.06%	1.72%	7,082	469	7.09%	3946.86%	366,883,231	12,411,277	3.50%	28.69%
2011	15,739	347	2.25%	4.01%	12,200	5,118	72.27%	6871.43%	408,377,859	41,494,628	11.31%	43.25%
2012	15,724	-15	-0.10%	3.91%	12,200	0	0.00%	6871.43%	422,905,646	14,527,787	3.56%	48.34%
2013	21,183	5,459	34.72%	39.99%	16,324	4,124	33.80%	9228.00%	559,953,254	137,047,608	32.41%	96.41%
2014	21,222	39	0.18%	40.25%	16,388	64	0.39%	9264.57%	887,347,091	327,393,837	58.47%	211.25%
2015	21,063	-159	-0.75%	39.20%	17,237	849	5.18%	9749.71%	1,113,914,369	226,567,278	25.53%	290.73%
2016	19,859	-1,204	-5.72%	31.24%	17,356	119	0.69%	9817.71%	1,154,093,816	40,179,447	3.61%	304.82%
2017	20,516	657	3.31%	35.58%	22,415	5,059	29.15%	12708.57%	1,146,945,954	-7,147,862	-0.62%	302.31%

Cnty# **15**
County **CHASE**

Rate Ann.%chg: Total Agric Land **14.94%**

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	197,306,822	187,855	1,050			41,795,486	114,290	366			45,958,363	250,110	184		
2008	221,662,767	193,389	1,146	9.13%	9.13%	40,268,505	109,740	367	0.34%	0.34%	55,987,537	249,341	225	22.20%	22.20%
2009	245,919,534	196,205	1,253	9.35%	19.33%	42,374,306	107,424	394	7.50%	7.86%	66,083,277	248,469	266	18.45%	44.74%
2010	246,103,198	196,456	1,253	-0.05%	19.27%	47,616,348	106,984	445	12.83%	21.71%	73,190,564	248,103	295	10.92%	60.54%
2011	270,382,278	196,226	1,378	9.99%	31.19%	65,037,124	106,972	608	36.60%	66.25%	73,098,357	247,791	295	0.00%	60.54%
2012	276,228,850	195,508	1,413	2.54%	34.52%	72,261,545	107,283	674	10.79%	84.18%	74,423,868	248,080	300	1.69%	63.26%
2013	385,268,241	195,199	1,974	39.70%	87.92%	100,491,968	107,411	936	38.90%	155.83%	74,478,396	248,261	300	0.00%	63.26%
2014	666,498,703	195,237	3,414	72.96%	225.02%	119,133,882	107,297	1,110	18.68%	203.62%	101,763,061	248,202	410	36.67%	123.13%
2015	834,934,414	195,161	4,278	25.32%	307.32%	149,267,645	107,426	1,389	25.14%	279.95%	130,218,422	248,034	525	28.05%	185.71%
2016	815,415,005	189,098	4,312	0.79%	310.55%	152,381,467	102,885	1,481	6.59%	305.00%	187,155,298	258,676	724	37.81%	293.74%
2017	814,861,003	188,968	4,312	0.00%	310.56%	150,494,216	101,596	1,481	0.01%	305.06%	181,832,281	259,602	700	-3.19%	281.18%

Rate Annual %chg Average Value/Acre: **15.17%**

15.01%

14.32%

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	15,032	1,255	12			160	16	10			285,075,863	553,525	515		
2008	19,353	1,149	17	40.52%	40.52%	2,472	165	15	50.06%	50.06%	317,940,634	553,783	574	11.48%	11.48%
2009	15,455	1,030	15	-10.88%	25.22%	6,246	416	15	-0.02%	50.04%	354,398,818	553,544	640	11.52%	24.31%
2010	15,392	1,026	15	0.00%	25.23%	7,081	472	15	0.04%	50.09%	366,932,583	553,041	663	3.63%	28.83%
2011	15,668	1,044	15	0.00%	25.22%	12,199	813	15	0.01%	50.11%	408,545,626	552,845	739	11.38%	43.49%
2012	15,724	1,048	15	0.00%	25.23%	12,200	813	15	0.01%	50.12%	422,942,187	552,731	765	3.55%	48.57%
2013	21,183	1,059	20	33.32%	66.95%	16,324	816	20	33.23%	100.01%	560,276,112	552,746	1,014	32.47%	96.81%
2014	21,163	1,058	20	0.00%	66.95%	16,370	819	20	-0.01%	100.00%	887,433,179	552,613	1,606	58.43%	211.81%
2015	21,063	1,053	20	0.00%	66.95%	17,237	862	20	0.00%	100.00%	1,114,458,781	552,536	2,017	25.60%	291.63%
2016	19,708	985	20	-0.01%	66.93%	17,356	868	20	0.00%	100.00%	1,154,988,834	552,513	2,090	3.64%	305.89%
2017	20,516	1,026	20	0.01%	66.95%	22,164	1,108	20	-0.01%	99.98%	1,147,230,180	552,301	2,077	-0.63%	303.32%

15
CHASE

Rate Annual %chg Average Value/Acre: **14.96%**

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

CHART 4

CHART 5 - 2017 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,966	CHASE	83,838,951	7,759,627	6,439,346	163,346,705	79,349,679	0	1,159,927	1,146,945,954	39,137,703	36,660,742	2,911,217	1,567,549,851
cnty sectorvalue % of total value:		5.35%	0.50%	0.41%	10.42%	5.06%		0.07%	73.17%	2.50%	2.34%	0.19%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,071	IMPERIAL	11,585,468	2,340,402	615,575	105,401,807	52,768,737	0	0	998,177	0	9,333	0	173,719,499
52.22%	%sector of county sector	13.82%	30.16%	9.56%	64.53%	66.50%			0.09%		0.03%		11.08%
	%sector of municipality	6.67%	1.35%	0.35%	60.67%	30.38%			0.57%		0.01%		100.00%
23	LAMAR	113,962	60,200	2,740	774,117	114,137	0	0	0	0	0	0	1,065,156
0.58%	%sector of county sector	0.14%	0.78%	0.04%	0.47%	0.14%							0.07%
	%sector of municipality	10.70%	5.65%	0.26%	72.68%	10.72%							100.00%
577	WAUNETA	652,357	788,986	459,673	16,189,731	4,217,722	0	0	165,466	1,935	52,139	0	22,528,009
14.55%	%sector of county sector	0.78%	10.17%	7.14%	9.91%	5.32%			0.01%	0.00%	0.14%		1.44%
	%sector of municipality	2.90%	3.50%	2.04%	71.86%	18.72%			0.73%	0.01%	0.23%		100.00%
2,671	Total Municipalities	12,351,787	3,189,588	1,077,988	122,365,655	57,100,596	0	0	1,163,643	1,935	61,472	0	197,312,664
67.35%	%all municip.sectors of cnty	14.73%	41.10%	16.74%	74.91%	71.96%			0.10%	0.00%	0.17%		12.59%

15 CHASE

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,966	Value : 1,380,568,598	Growth 3,895,992	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	178	1,326,330	5	98,520	15	110,850	198	1,535,700	
02. Res Improve Land	1,203	7,508,758	30	485,223	164	3,188,188	1,397	11,182,169	
03. Res Improvements	1,308	119,283,710	31	6,748,353	203	28,188,480	1,542	154,220,543	
04. Res Total	1,486	128,118,798	36	7,332,096	218	31,487,518	1,740	166,938,412	3,124,766
% of Res Total	85.40	76.75	2.07	4.39	12.53	18.86	35.04	12.09	80.20
05. Com UnImp Land	49	1,015,847	2	15,664	12	32,441	63	1,063,952	
06. Com Improve Land	358	3,986,302	4	101,779	22	1,139,713	384	5,227,794	
07. Com Improvements	379	52,498,057	5	1,758,361	28	19,029,176	412	73,285,594	
08. Com Total	428	57,500,206	7	1,875,804	40	20,201,330	475	79,577,340	260,046
% of Com Total	90.11	72.26	1.47	2.36	8.42	25.39	9.57	5.76	6.67
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	1	4,811	1	4,811	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	27	1,155,116	27	1,155,116	
16. Rec Total	0	0	0	0	28	1,159,927	28	1,159,927	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.56	0.08	0.00
Res & Rec Total	1,486	128,118,798	36	7,332,096	246	32,647,445	1,768	168,098,339	3,124,766
% of Res & Rec Total	84.05	76.22	2.04	4.36	13.91	19.42	35.60	12.18	80.20
Com & Ind Total	428	57,500,206	7	1,875,804	40	20,201,330	475	79,577,340	260,046
% of Com & Ind Total	90.11	72.26	1.47	2.36	8.42	25.39	9.57	5.76	6.67
17. Taxable Total	1,914	185,619,004	43	9,207,900	286	52,848,775	2,243	247,675,679	3,384,812
% of Taxable Total	85.33	74.94	1.92	3.72	12.75	21.34	45.17	17.94	86.88

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	7	23,889	1,443,365	0	0	0
19. Commercial	5	205,567	3,362,626	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	7	23,889	1,443,365
19. Commercial	0	0	0	5	205,567	3,362,626
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				12	229,456	4,805,991

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	49	3,596,110	49	3,596,110	0
24. Non-Producing	0	0	0	0	32	18,447	32	18,447	0
25. Total	0	0	0	0	81	3,614,557	81	3,614,557	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	245	26	63	334

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	640,732	33	12,549,711	2,019	795,561,004	2,059	808,751,447
28. Ag-Improved Land	3	106,027	16	7,451,044	527	244,500,049	546	252,057,120
29. Ag Improvements	3	58,967	16	2,557,958	564	65,852,870	583	68,469,795
30. Ag Total							2,642	1,129,278,362

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	9	9.00	97,000	
33. HomeSite Improvements	1	0.00	1,935	6	6.00	1,082,104	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	8.60	6,752	
36. FarmSite Improv Land	2	4.44	4,440	15	33.06	47,546	
37. FarmSite Improvements	2	0.00	57,032	14	0.00	1,475,854	
38. FarmSite Total							
39. Road & Ditches	0	4.85	0	0	82.17	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	18	19.00	206,000	18	19.00	206,000	
32. HomeSite Improv Land	308	356.61	4,179,000	317	365.61	4,276,000	
33. HomeSite Improvements	319	320.95	33,474,284	326	326.95	34,558,323	511,180
34. HomeSite Total				344	384.61	39,040,323	
35. FarmSite UnImp Land	82	245.81	285,486	85	254.41	292,238	
36. FarmSite Improv Land	498	2,362.88	2,801,854	515	2,400.38	2,853,840	
37. FarmSite Improvements	531	0.00	32,378,586	547	0.00	33,911,472	0
38. FarmSite Total				632	2,654.79	37,057,550	
39. Road & Ditches	0	5,753.71	0	0	5,840.73	0	
40. Other- Non Ag Use	0	0.15	0	0	0.15	0	
41. Total Section VI				976	8,880.28	76,097,873	511,180

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	348.45	0.18%	1,425,160	0.19%	4,090.00
46. 1A	40,960.92	21.70%	167,530,210	22.37%	4,090.00
47. 2A1	35,368.76	18.74%	144,658,269	19.32%	4,090.00
48. 2A	13,758.41	7.29%	56,271,933	7.51%	4,090.00
49. 3A1	36,299.91	19.23%	139,936,179	18.69%	3,855.00
50. 3A	16,829.08	8.92%	64,876,125	8.66%	3,855.00
51. 4A1	40,048.64	21.22%	154,387,540	20.62%	3,855.00
52. 4A	5,141.51	2.72%	19,820,530	2.65%	3,855.00
53. Total	188,755.68	100.00%	748,905,946	100.00%	3,967.59
Dry					
54. 1D1	344.20	0.34%	433,692	0.35%	1,260.00
55. 1D	53,929.25	53.18%	67,950,854	54.55%	1,260.00
56. 2D1	14,246.40	14.05%	17,950,452	14.41%	1,260.00
57. 2D	6,899.55	6.80%	8,693,446	6.98%	1,260.00
58. 3D1	11,202.52	11.05%	12,994,918	10.43%	1,160.00
59. 3D	4,660.36	4.60%	5,406,016	4.34%	1,160.00
60. 4D1	7,530.04	7.43%	8,283,044	6.65%	1,100.00
61. 4D	2,590.21	2.55%	2,849,231	2.29%	1,100.00
62. Total	101,402.53	100.00%	124,561,653	100.00%	1,228.39
Grass					
63. 1G1	421.36	0.16%	642,858	0.36%	1,525.67
64. 1G	12,212.97	4.70%	10,393,761	5.79%	851.04
65. 2G1	5,674.54	2.18%	5,484,266	3.05%	966.47
66. 2G	12,350.04	4.75%	9,232,313	5.14%	747.55
67. 3G1	6,944.87	2.67%	5,457,085	3.04%	785.77
68. 3G	8,705.55	3.35%	6,951,926	3.87%	798.56
69. 4G1	134,041.05	51.60%	89,724,631	49.94%	669.38
70. 4G	79,425.55	30.57%	51,778,650	28.82%	651.91
71. Total	259,775.93	100.00%	179,665,490	100.00%	691.62
Irrigated Total					
	188,755.68	34.18%	748,905,946	71.11%	3,967.59
Dry Total					
	101,402.53	18.36%	124,561,653	11.83%	1,228.39
Grass Total					
	259,775.93	47.03%	179,665,490	17.06%	691.62
72. Waste	1,028.05	0.19%	20,564	0.00%	20.00
73. Other	1,341.69	0.24%	26,836	0.00%	20.00
74. Exempt	12.01	0.00%	0	0.00%	0.00
75. Market Area Total	552,303.88	100.00%	1,053,180,489	100.00%	1,906.89

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	129.13	503,612	4,525.88	17,960,828	184,100.67	730,441,506	188,755.68	748,905,946
77. Dry Land	116.92	146,965	867.15	1,069,615	100,418.46	123,345,073	101,402.53	124,561,653
78. Grass	143.32	91,725	1,278.59	818,298	258,354.02	178,755,467	259,775.93	179,665,490
79. Waste	0.85	17	15.13	302	1,012.07	20,245	1,028.05	20,564
80. Other	0.00	0	20.82	414	1,320.87	26,422	1,341.69	26,836
81. Exempt	12.01	0	0.00	0	0.00	0	12.01	0
82. Total	390.22	742,319	6,707.57	19,849,457	545,206.09	1,032,588,713	552,303.88	1,053,180,489

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	188,755.68	34.18%	748,905,946	71.11%	3,967.59
Dry Land	101,402.53	18.36%	124,561,653	11.83%	1,228.39
Grass	259,775.93	47.03%	179,665,490	17.06%	691.62
Waste	1,028.05	0.19%	20,564	0.00%	20.00
Other	1,341.69	0.24%	26,836	0.00%	20.00
Exempt	12.01	0.00%	0	0.00%	0.00
Total	552,303.88	100.00%	1,053,180,489	100.00%	1,906.89

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 Champion	12	23,535	65	170,831	70	2,717,783	82	2,912,149	49,915
83.2 Enders	9	16,935	34	111,165	36	1,919,496	45	2,047,596	0
83.3 Imperial	89	1,148,267	767	6,410,648	867	98,733,064	956	106,291,979	708,025
83.4 Lamar	22	19,850	21	19,787	21	734,480	43	774,117	0
83.5 Rural Res	21	214,181	193	3,643,899	257	35,962,533	278	39,820,613	2,305,136
83.6 Wauneta	46	117,743	317	825,839	318	15,308,303	364	16,251,885	61,690
84 Residential Total	199	1,540,511	1,397	11,182,169	1,569	155,375,659	1,768	168,098,339	3,124,766

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Champion	0	0	9	19,998	9	214,753	9	234,751	0
85.2 Enders	2	1,331	9	6,893	9	572,130	11	580,354	766
85.3 Imperial	37	977,972	286	3,781,941	303	48,250,858	340	53,010,771	203,632
85.4 Lamar	1	4,446	2	2,942	2	106,749	3	114,137	0
85.5 Rural Comm	13	47,495	25	1,195,172	33	20,176,938	46	21,419,605	55,648
85.6 Wauneta	10	32,708	53	220,848	56	3,964,166	66	4,217,722	0
86 Commercial Total	63	1,063,952	384	5,227,794	412	73,285,594	475	79,577,340	260,046

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	395.87	0.16%	619,917	0.36%	1,565.96
88. 1G	10,734.75	4.23%	9,063,363	5.19%	844.30
89. 2G1	4,724.30	1.86%	4,629,050	2.65%	979.84
90. 2G	11,511.62	4.53%	8,477,735	4.86%	736.45
91. 3G1	6,179.22	2.43%	4,806,266	2.75%	777.81
92. 3G	8,090.92	3.19%	6,429,478	3.68%	794.65
93. 4G1	133,109.92	52.42%	88,965,756	50.96%	668.36
94. 4G	79,182.21	31.18%	51,580,324	29.55%	651.41
95. Total	253,928.81	100.00%	174,571,889	100.00%	687.48
CRP					
96. 1C1	25.49	0.44%	22,941	0.45%	900.00
97. 1C	1,478.22	25.28%	1,330,398	26.12%	900.00
98. 2C1	950.24	16.25%	855,216	16.79%	900.00
99. 2C	838.42	14.34%	754,578	14.81%	900.00
100. 3C1	765.65	13.09%	650,819	12.78%	850.02
101. 3C	614.63	10.51%	522,448	10.26%	850.02
102. 4C1	931.13	15.92%	758,875	14.90%	815.00
103. 4C	243.34	4.16%	198,326	3.89%	815.02
104. Total	5,847.12	100.00%	5,093,601	100.00%	871.13
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	253,928.81	97.75%	174,571,889	97.16%	687.48
CRP Total	5,847.12	2.25%	5,093,601	2.84%	871.13
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	259,775.93	100.00%	179,665,490	100.00%	691.62

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

15 Chase

	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	163,346,705	166,938,412	3,591,707	2.20%	3,124,766	0.29%
02. Recreational	1,159,927	1,159,927	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	39,137,703	39,040,323	-97,380	-0.25%	511,180	-1.55%
04. Total Residential (sum lines 1-3)	203,644,335	207,138,662	3,494,327	1.72%	3,635,946	-0.07%
05. Commercial	79,349,679	79,577,340	227,661	0.29%	260,046	-0.04%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	79,349,679	79,577,340	227,661	0.29%	260,046	-0.04%
08. Ag-Farmsite Land, Outbuildings	36,660,742	37,057,550	396,808	1.08%	0	1.08%
09. Minerals	2,911,217	3,614,557	703,340	24.16	0	24.16%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	39,571,959	40,672,107	1,100,148	2.78%	0	2.78%
12. Irrigated	814,579,610	748,905,946	-65,673,664	-8.06%		
13. Dryland	150,080,349	124,561,653	-25,518,696	-17.00%		
14. Grassland	182,243,064	179,665,490	-2,577,574	-1.41%		
15. Wasteland	20,516	20,564	48	0.23%		
16. Other Agland	22,415	26,836	4,421	19.72%		
17. Total Agricultural Land	1,146,945,954	1,053,180,489	-93,765,465	-8.18%		
18. Total Value of all Real Property (Locally Assessed)	1,469,511,927	1,380,568,598	-88,943,329	-6.05%	3,895,992	-6.32%

2018 Assessment Survey for Chase County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1 Clerk
4.	Other part-time employees:
	1 Part-time lister
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$175,100
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$22,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	Unknown

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan T1 owned by Thomson Reuters
2.	CAMA software:
	TerraScan T1 owned by Thomson Reuters
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The County Assessor's Office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes - chase.assessor.gisworkshop.com
7.	Who maintains the GIS software and maps?
	The County Assessor's Office
8.	Personal Property software:
	TerraScan owned by Thomson Reuters

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?
	Imperial and Wauneta are zoned.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott is contracted for producing mineral valuations and Stanard Appraisal Service is hired as needed.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	TerraScan owned by Thomson Reuters

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Stanard Appraisal Service is hired for the commercial appraisal work.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified credentials are required for appraisers to work in the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, with input from the county assessor for the commercial properties.

2018 Residential Assessment Survey for Chase County

1.	Valuation data collection done by:																							
	The Chase County Assessor's Office.																							
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																							
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AG	Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.																							
3.	List and describe the approach(es) used to estimate the market value of residential properties.																							
	Primarily the cost approach and incorporating the sales in the development of the depreciation models.																							
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																							
	Depreciation models are built from market data.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	Yes																							
6.	Describe the methodology used to determine the residential lot values?																							
	From the market, a per square foot method has been developed.																							
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																							
	No methodology has been implemented for land under development.																							
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01	2012	2014	2013	2013																				
02	2014-2017	2014-2017	2014-2017	2014-2017																				
AG	2015	2014	2014	2014-2015																				
	Imperial costing was updated in 2014. Wauneta was reviewed and revalued in 2016 for 2017.																							

2018 Commercial Assessment Survey for Chase County

1.	Valuation data collection done by:			
	The county assessor staff and Stanard Appraisal Service.			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	All commercial within Chase County,		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Cost approach, sales comparison, and income approach when data is available, are used to estimate market value of commercial properties.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Stanard Appraisal Service consults and assists in valuing unique commercial properties.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	Sales will be reviewed and models built. The sales will be charted for a cost range per square foot based on occupancy code, quality, condition, and age. Plus or minus adjustments will be applied when appropriate to arrive at estimated final values per square foot.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	No			
6.	Describe the methodology used to determine the commercial lot values.			
	A square foot cost was derived from the market, and a per acre value from the market is applied to large parcels.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2016	2016	2016
				<u>Date of Last Inspection</u>
				2016-2017
	Stanard Appraisal reviewed and assisted in the revaluation of commercial parcels.			

2018 Agricultural Assessment Survey for Chase County

1.	Valuation data collection done by:							
	The county assessor and staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Unique characteristics cannot be identified that would warrant more than one market area within Chase County.</td> <td style="text-align: center;">yearly</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.	yearly	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.	yearly						
	Each year will review parcels for certified irrigated acres, FSA maps, many of the CRP and CREP acres have been identified. The soil conversion was implemented by the county.							
3.	Describe the process used to determine and monitor market areas.							
	N/A							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Property will be identified by its actual use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes - they are the same value.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	There is one WRP parcel that is currently valued at dryland.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	N/A							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
7c.	Describe the non-agricultural influences recognized within the county.							
	N/A							
7d.	Where is the influenced area located within the county?							
	N/A							
7e.	Describe in detail how the special values were arrived at in the influenced area(s).							
	N/A							

JUNE 15, 2017

PLAN OF ASSESSMENT FOR CHASE COUNTY
ASSESSMENT YEARS 2017, 2018, AND 2019

RE: CHASE COUNTY THREE-YEAR PLAN

INTRODUCTION

PURSUANT TO NEBR. LAWS 2005, LB 263, SECTION 9. The former provisions relating to the assessor's 5-year plan of assessment in Neb. Rev. Stat. 77-1311(8) were repealed and the new language of LB 263 Section 9 instituted a 3-year plan of assessment. LB 263 passed with an emergency clause and was signed by the governor on March 9, 2005 and therefore, these changes are effective immediately.

The County Assessor shall prepare a plan of Assessment each year, shall describe the assessment actions planned for the next assessment year and two years thereafter. A copy of the plan will be submitted to the Department of Property Assessment and Taxation on or before October 31 each year. The plan shall be presented to the county board of equalization on or before July 31. If amendments are made to this plan they must be sent to the Department on or before October 31.

Chase County's office has the Assessor, a deputy assessor, and one full time clerk. Most all of the Appraisal work is done by this staff. Educational requirements set out in Regulation 71 require continuing education for certificate holders approved by the Property Tax Administrator for re-certification. Our budget has adequate funding for the certificate holders in our office to maintain these requirements and be certified.

GENERAL DESCRIPTION OF REAL PROPERTY FOR CHASE COUNTY

Chase County for the year 2017 has 4945 Real Property Records, a Total Value of \$1,470,067,576 and Total growth of \$ 5,787,056 as of March 19, 2017

	Parcels	% of total Parcels	% of Taxable Value Base
Residential	1737	35.13	11.11
Commercial	474	9.59	5.41
Recreational	28	.55	.08
Agricultural	2633	53.25	83.20
Mineral	73	1.48	.20

Chase County for the year 2017 has a total of 552,300.83 Acres, with a total value of \$ 1,147,230,180.

	Acres	% of total Ag Acres	% of total Ag Value
Base			
Irrigation	188,968.38	34.23	70.60
Dry	101,596.49	18.62	13.19
Grassland	259,602.03	46.82	16.20
Waste	1,025.62	.18	01
Other	1,108.31	.16	

Exempt Records for 2017 is 335

Personal Property Schedules filed for Commercial is 292 and for Ag is 379 for a total of 671 schedules for 2017

Homestead Exemptions for the year 2016 totaled 148 parcels.

PROCEDURES MANUAL

Chase County has updated the Office Procedure Manual. This manual outlines Office and Assessment procedures such as Mail, Appraisal Cards, Soil Codes, and Values per Acre, Minerals, Photocopies, Faxes, Searching Fees, and Misc. issues in our office. Assessment procedures will include but not limited to:

- Assessment of Real Property and Personal Property Jan.1, 12:01 is to list and value. 77-1301 & 77-1201
- Permissive Exemption Recommendations. 77-202.01
- Assessor issues notice of approval or denial of applicants of beginning farmer exemption (Form 1027) 77-5209.02
- Assessor forwards an electronic copy of the Aircraft information reports filed with the county to the Property Tax Administrator 77-1250.02
- Assessor notifies Gov't subdivisions of intent to Tax property not used for public purpose & not paying an In Lieu of Tax. 77-202.12
- Assessor certifies to the PTA whether agricultural land has influences outside the typical market Reg. 17-003.03
- Inspect and review a portion of the real property parcels in the county such that all real property parcels in the county are inspected and reviewed no less than every 6 years. 77-1311.03
- Mail Homestead Exemption on or before February 1st with all the statutory requirements 77-3513, 77-3514
- Assessor completes assessment of real property 77-1301
- Abstract of Real Property to PA&T. 77-1514
- Certify Completion of Real Property Roll and Publish in Newspaper. 77-1315
- Send Notice of Valuation Change to owners of record as of May 20, if that property has increased or decreased in value: with final date for filing a

valuation protest with the County Board of Equalization – 77-1315

- Recertifies Abstract to PA&T from TERC action. 77-5029
- Assessor mails assessment /sales ratio statistics (as determined by TERC) to media and posts in assessor's office 77-1315
- Prepare Plan of Assessment for Next 3 assessment years, files with Board of Equalization by July 31 and sent to Dept. of Rev. with all amendments by Oct.31. 77-1311.02
- Accept Application & Waiver for late permissive exemptions 77-202.01
- County Board of Equalization & Protest Hearings. 77-1502
- CBE equalizes overvalued, undervalued, and omitted real property 77-1504
- Assessor approves or denies Special Value Application and notifies applicant on or before July 22. 77-1345.01
- Homestead Applications to TC. 77-3517
- Send Homestead Exemption rejection letters 77-3516
- Apply Penalty's applicable to Personal Property Schedules not filed by May 1st of 10% and if not filed by July 1st a 25% -77-1233.04
- Approve or deny Special valuation applications and notifies applicant by July 22. 77-1345.01
- Last day for county assessor to send claimants a notice of Rejection of Homestead Exemption, Form 458R for most cases. 77-3516
- Last day for Annexations of political subdivisions is July 31 to be considered in the taxable valuation of the subdivisions for the current year. 13-509
- Make a review of the ownership and use of all cemetery real property and reports such to the County Board. 77-202.10
- Assessor approves or denies homestead exemption applications based on ownership and occupancy from January 1 –August 15. 77-3516
- Certifies School District Taxable Report to PTA. 79-1016
- Certifies Taxable Valuations and growth value, if applicable, to Political Subdivisions, CRA, and county treasurer. 13-509 &13-518 & 18-214
- Present annual inventory list to County Board. 23-347
- Average Residential value for Homestead Exemptions & Send to Department of Revenue. 77-3506.02
- Assessor submits a copy of the 3 year plan of assessment and amendments to the Department of Revenue. 77-1311.02
- Deliver the Tax List to Treasurer for Real and Personal Property along with a signed warrant for collection of taxes. 77-1616
- Certificate of Taxes Levied Report to the Property Tax Commissioner. 77-1613.01
- Certified Homestead Tax Loss to Tax Commissioner. 77-3523
- Assessor and Treasurer certifies electronically the Personal Property Exemption for locally assessed property – 77-1239
- Deadline for County Assessor to ensure the sales data contained in the state sales file is accurate and all sales received by the county for the current study period are transferred into the state sales file – Directive 12-05

- Qualifications and duties of the Chase County Assessor
- Job Descriptions and qualifications of Office Staff
- 521 Procedures and Sales verifications
- Valuations and Definitions
- Accelerations
- Soil Conversion Table
- CBE procedures for hearings 77-1502
- Mineral Interests
- County Policies to follow City Ordinance
- “Steps in a Revaluation” found in the text, Mass Appraisal of Real Property
This office will value property using Appraisal Techniques according to Nebraska Statutes 77-112, 77-1301.01, and all other rules and regulations set forth from Property Assessment and Taxation. Marshall and Swift programs and manuals are used in our office. The Standards on Ratio Studies approved July 1999 by IAAO is also used for appraisal purposes. All the Reports are generated on the administrative software.
- Homestead Exemptions: Chase County accepts form 458 for filing between the dates set forth by the Nebraska Department of Revenue. 77-3510 through 77-3528
- Personal Property: Chase County accepts filings from January 1 to on or before May 1 of each year. Penalties are applied if applicable. Abstract has to be sent to the Department of Revenue, Property Assessment Division on or before July 20, 2017

REAL PROPERTY

Property review by Classification in Chase County is done by the assessor’s office.

RESIDENTIAL: All the Residential properties have been updated to the 2014 Cost Table. As the residential properties are inspected, measured, new photos taken and reviewed in each location, for the six year cycle, value will be implemented as of January 1, of the following year. New depreciation models will be created from the market in each location and implemented to the population of that designated location. Those locations are as follows, and the year of each of there inspection years.

Imperial – 2019; Rural Residential – 2020; Small Towns & Cabins – 2021; and Wauneta – 2022;

All locations will be monitored each year with current sales information to remain in the statistical guidelines of 92-100% of actual market value. The list of ‘Steps in a Revaluation’ drawn from the textbook, “Mass Appraisal of Real Property”, by International Association of Assessing Officers, 1999, Chapter 2, in particular, will be utilized whether this project is completed by the Assessor’s Office or a contracted Appraisal service. We will study sales of the vacant land to stay current with our land values and remain equalized for 2018, 2019 and 2020. We will continue to update pictures on files and pickup new construction and additions annually and add the valuation for the following assessment year.

It is confirmed by the Property Assessment and Taxation, that the inspection and review process for the six year cycle is being completed.

COMMERCIAL: All the data information, photos, sketches, and Depreciation analysis was completed and all electronic Record Card were updated in late 2016 and early 2017. Our Cost table for Commercial is June 2016. The new values were applied for 2017 abstract with the cost tables being updated. Stanard Appraisal completed all the pickup and the assessors office staff will maintain and study the market and Statistical Measures each year to stay in compliance. The new values were applied for 2017 abstract with the cost tables being updated. Study of the sales will be completed each year to be in compliance with the Statistical Measurements as part of the Equalization process. Our lot values were updated in 2016 and the unimproved land is continually studied each year to keep our lot values updated. Inspection and review process for the six year cycle will be completed in 2023.

Pick-up of new construction and additions to real commercial property will be completed each January for 2018, 2019, and 2020 to be reflected on the Abstracts.

UNIMPROVED AGLAND: The Assessor's Staff has kept all Agland maps current with changes and surveys. Our six year review was completed in 2017. We use many resources available to keep the land use current. We physically inspect periodically for sales inspections, pivots, and other concerns in the office. Soil types and LVG's are captured in the TerraScan Computer System. Hard Copies of the Land sheets are placed in each parcel and updated each year. Agland subclasses of Irrigation, Dry, and Grass are studied for level of value and quality of assessment each year. In 2016 Chase County CREP and CRP was classified and identified to further enhance the market study of these land classifications. The unimproved Agland Sales qualified by PA&T are monitored for Statistical Information to set Agricultural Land Values each year. GIS Workshop has had our records on the Website since October 2007, updated nightly. We have completed the process of applying our parcel ID numbers, surveys, land use layer, registered wells, E911 layer, railroad layer, and the soil layer on our GIS. New oblique aerial photos will be flown in late 2017 or spring of 2018. Our present software is Arc GIS Version 10.2.2 installed October 31, 2014. Chase County has completed the land use acres in conjunction with the certified allocation Natural Resource District Acres. Our GIS has been an extreme asset in this process. We will continue to monitor very closely the water issues in Chase County with the assistance of the NRD. We will continue to monitor and value accordingly with the Market in the next three years. We conduct a sales verification process to ensure each sale is an arm's length transaction. The values created by the Assessor have created equalization within the County and across County lines.

IMPROVEMENTS: The rural area improvements reappraisal for the six year review will be completed in 2020, including inspection, measurement, sketches, and photos. A new improvements model will be created from the market and new depreciations will be applied to all improvements. New Electronic Property Record Cards will be completed. GIS Workshop new oblique photos will be added to our GIS system. All new construction

discovered with photos or building permits such as machine sheds, bins, new homes, etc. are picked-up annually and valued each year for the next assessment year.

Legislative changes effecting classification of Real Property is implemented and the assessment of Real Property is completed by March 19, (77-1301) each year. Real Property Abstract is filed with Property Assessment and Taxation in a timely manner. (77-1514)

Personal Property Abstract is filed electronically with the Property Assessment on or before July 20. 77-1514

RESPONSIBILITIES OF ASSESSMENT

Record Maintenance

Chase County Record Cards contain information as set forth in Regulation 10-004.01 including legal description, current owner and address, previous owner, situs address, sketch, photo, book and page of last deed of record, sale date, property type, geo code, map reference data, parcel ID, property classification code, (10-004.02) taxing district, land value and size, building characteristics and annual value postings. Electronic Record Cards are being used now from our Administrative System. The Assessor's Staff keeps the Record Cards current.

Mapping

Chase County Cadastral Maps are dated 1966 and are kept current by the assessor's staff for the taxpayer's convenience. The Geographic Information Systems is currently being used for all of the mapping purposes. Maps can be created for many uses. The Assessor's office staff maintains, updates, and continues to keep very current and accurate Records.

Software

On August 22, 2001, Chase County converted to TerraScan Administrative System. The Marshall and Swift cost tables are used in Chase County.

Computerized

Chase County has all the equipment to use our TerraScan System. Our PCs are updated every 4 to 5 years. We have a Konica Minolta bizhub with the capability to copy, print, fax, and scan. This printer is networked to all of our PC's. The Fax Machine in our office is a Brothers brand. We take all of our photos for our record cards with a digital camera. Our budget allows us to update our equipment as needed to keep our records current and up-to-date.

Depreciation

Our Sales Analysis is done in the location of Residential and Commercial to determine the depreciation. Our vacant land in each subdivision are studied and analyzed in Residential and Commercial, to determine lot or land values. Our Agland has special value of 75% of actual market value as per legislation. All the sales are studied and the land classifications are studied to determine the market value. Irrigation, Dry, CREP, CRP and Grass classifications are studied individually using 80% majority land use.

Pick-up

Defined in Reg 50-001.06

The Assessor does Chase County Residential and Ag Outbuildings pick-up work. Commercial pick up is contracted by Stanard Appraisal. Residential, Commercial, and Ag Outbuilding improvements are reported by Rural Zoning administrator, City building inspectors, personal knowledge, and third party or self reporting. In our local newspapers we publish, 77-1318.01. Our pick-up work is completed by December 31 each year for the following year assessment.

Sales Review

Timely filing of the 521's- Reg. 12-003, Auth. Directive 12-7

Assessor shall forward the completed "original" Real Estate Transfer Statement, Form 521, for all deeds recorded, on or before the 15th of the second month following the month the deed was recorded to: Nebraska Dept. of Revenue, P. O. Box 94818, Lincoln, NE 68509-4818. Assessor shall process the sales file electronically. The Assessor and Staff verify Chase County sales. Verification forms from the Assessor's Office are sent to the buyer of each sale. If no information is returned, or the information is questionable, the Assessor contacts personally or via telephone, the seller, buyer, broker, or any other party knowledgeable of the sale. The use of this information is to confirm an "arms length transaction", and qualification or non-qualification of the Sale. Other resources used for verification are personal knowledge of sale property and publicized information from broker. Corrections to the sale property data, if necessary, are made at the proper time.

Staff

Chase County has an Assessor, Deputy Assessor, and one Clerk. Responsibilities are shared to achieve our work satisfactorily for all deadlines and reports. The Assessor and the Deputy Assessor attend IAAO classes, workshops, and mandatory educational classes to keep their Certifications current and up-to- date. The Clerk attends educational classes to assist her in her office duties. Assessor and Staff prepare and file all reports required by law/regulation, In a timely manner.

Conclusion

Chase County will continue in the next three years to implement the latest technology, maintain assessment records, and follow Assessment procedures as set forth by The Department of Revenue, Property Assessment and Taxation Division, and the Tax Equalization and Review Commission. The Commissioners, the Board of Equalization, for Chase County continues to support the Assessor's Office to maintain the resources needed for the future achievement of the assessment actions planned.

Respectfully submitted,

Dorothy Bartels
Chase County Assessor

cc: Board of Equalization
Department of Revenue