2018 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTATOR

CUMING 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 Cuming 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 Cuming 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,

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Cherie Kreikemeier, Cuming County Assessor

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Introduction

Neb. Rev. Stat. § 77-5027 provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all arm's-length transactions as required by Neb. Rev. Stat. § 77-1327. From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to Section 77-5023, the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

file allows analysis of up-to-date information. The county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the groupings and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with Neb. Rev. Stat. § 77-1311.03 and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

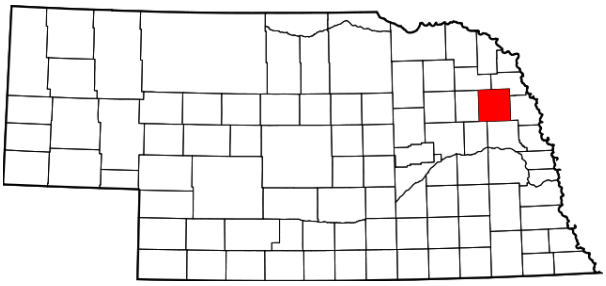
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

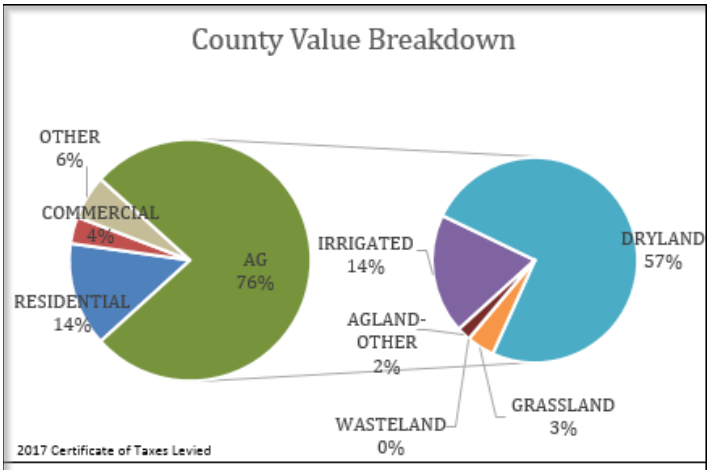
Further information may be found in Exhibit 94

County Overview

With a total area of 571 miles, Cuming County had 9,016 residents, per the Census Bureau Quick Facts for 2016, a 1% population decline from the 2010 U.S. Census. Reports indicated that 69% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Cuming County are located in and around West Point, the county seat. According to the latest information available from the U.S. Census Bureau, there were 351 employer establishments with total employment of 2,614.



NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE

	2007	2017	*Change*
BANCROFT	520	495	*-4.8%*
BEEMER	773	678	*-12.3%*
WEST POINT	3,660	3,368	*-8.0%*
WISNER	1,270	1,170	*-7.9%*

Agricultural land accounts for over three-quarters of the valuation base in the county. Dry land makes up a majority of the land in the county. Cuming County is included in the Lower Elkhorn Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Cuming County ranks second in corn for silage. In value of sales by commodity group and top livestock inventory items, Cuming County ranks first in cattle and calves (USDA AgCensus).

2018 Residential Correlation for Cuming County

Assessment Actions

For the current assessment year, Cuming County completed a reappraisal of the village of Beemer. A market analysis was studied and the county adjusted the economic depreciation. All pick up work was completed timely. The analysis of the sales indicated the need for an economic depreciation adjustment for the following locations:

Beemer – Reappraisal was completed, changed economic to 32%
Wisner – Changed economic to 32%
Rural Residential – Adjusted house site and site acres according to market study
Changed economic on acreage homes to 34%
Changed Farm homes economic to 45%
Changed Feedlot homes economic to 50%
West Point – Removed 10% adjustment to Anderson Addition, reviewed developers discount on newer additions
Bancroft – Pick up work new improvements and remodeling
Lake Subdivisions – changed economic to 20%
Par Acres changed economic to 34%

Description of Analysis

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

Valuation Grouping	Description
01	West Point
05	Bancroft
10	Beemer
20	Rural
25	Wisner
30	Hidden Meadows

For the residential property class, a review of Cuming County's statistical analysis profiles 167 residential sales, representing all the valuation groupings. All valuation groupings with a sufficient number of sales are within the acceptable range for the median. The three measures of central tendency are moderately supportive of each other. The COD and PRD are slightly outside the acceptable ranges but not unreasonable.

Assessment Practice Review

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

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

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Cuming County has improved during the latter half of the year transmitting data timely and accurately.

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

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

Equalization and Quality of Assessment

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

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	89	91.96	95.44	88.89	18.33	107.37
05	8	94.13	91.82	91.44	09.71	100.42
10	20	98.40	101.48	97.69	08.88	103.88
20	8	83.35	87.11	85.85	10.28	101.47
25	41	94.91	107.62	94.66	27.36	113.69
30	1	83.53	83.53	83.53		100.00
_____ALL_____						
10/01/2015 To 09/30/2017	167	93.81	98.51	90.47	18.85	108.89

Level of Value

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

2018 Commercial Correlation for Cuming County

Assessment Actions

For the current assessment year, Cuming County did not have any commercial groups scheduled for inspection and review, but all pick up work for new and omitted construction was completed in a timely manner. The county assessor completed a sales analysis of the commercial class and based on the general movement of the market, minimal changes were deemed necessary.

Description of Analysis

Commercial parcels are analyzed utilizing two valuation groups that are based on the assessor locations in the county.

Valuation Grouping	Description
01	West Point
02	Bancroft, Beemer, Wisner, Rural

For this study period, there were 36 commercial sales reported for the two valuation groups. Twenty three sales were in valuation group 01 and 13 sales in valuation group 02. Valuation group 01 typically constitutes the majority of the commercial sales activity. Valuation group 02, being a mix of three small towns and the rural commercial, tends to be very diverse. The analysis of the county as a whole reveals all three measures of central tendency are in the acceptable range.

The overall median was tested by removing outliers on the high and low end. The median did not move significantly indicating the median can be relied upon as a stable statistical measure.

Further analysis of the county valuation groups when stratifying valuation group 01 alone indicates a stable market. The sales activity since 2014 has steadily increased from 15 sales to now showing 23 sales for the past two years. The sample size of 13 sales in valuation group 2 dispersed among three small villages has fluctuated in the last five years between seven or eight sales to 13. The small sample appears unreliable and but based on the knowledge of the assessment practices of the county it is believed the county as a whole is assessed at the acceptable level of value. An analysis comparing the movement of the values of commercial properties with counties of similar characteristics indicates that Cuming County has changed values at a similar percentage.

The county assessment practices are the same for all commercial parcels, currently the review of Beemer has started and they will be moving to Wisner during the summer of 2018. Valuation group 01 was reviewed and inspected in 2016.

2018 Commercial Correlation for Cuming County

Assessment Practice Review

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

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

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Cuming County has shown improvement in the latter half of the year transmitting data timely and accurately.

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

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

2018 Commercial Correlation for Cuming County

Equalization and Quality of Assessment

The assessment practices were evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods generally produce uniform and proportionate valuations. Valuation grouping substratum indicates that only West Point (Valuation Group 01) is within the acceptable range, however Valuation Group 02 is known to be valued by the same method utilizing professionally accepted mass appraisal practices.

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	23	99.67	99.17	101.17	16.14	98.02
02	13	87.51	86.41	85.68	07.62	100.85
_____ALL_____						
10/01/2014 To 09/30/2017	36	94.98	94.56	99.07	14.87	95.45

Level of Value

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

2017 Agricultural Correlation for Cuming County

Assessment Actions

Cuming County continually verifies sales along with updating land use in the agricultural class of property. A market analysis is completed and the county made the following changes for the 2018 assessment.

- Market Area 1 – reduced cropland values, raised the home site and farm site values.
- Market Area 2 – No change to the cropland values, raised the home site and farm site values.
- Market Area 3 - Reduced the cropland values and slightly reduced the house site and farm site values.
- Market Area 4 – Raised the cropland values and the house site and farm site values. All pickup work was completed in a timely fashion.

The county also reduced sandy soils in the irrigation and grass categories as a result of the market analysis.

Description of Analysis

There are four market areas within Cuming County; Market Areas 1 and 4 are generally the eastern half of the county. Market Area 2 is generally the southwest quadrant of the county with Market Area 3 generally being the northwest quadrant. All market areas are reviewed and within the acceptable parameters.

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	10	71.97	84.68	74.49	25.57	113.68
2	12	73.18	71.15	69.48	17.16	102.40
3	4	75.05	73.91	73.92	02.61	99.99
4	16	70.10	73.11	73.14	11.68	99.96

Another analysis studied the sales that have 80% or more of the acres in a single major land use category. In this case, the major land class of dryland makes up 76% of the sold parcels and is within the acceptable parameter.

A comparison was done with the surrounding counties values as shown on the Average Acre Value Comparison chart and Cuming County's schedule of values is relatively comparable to the surrounding counties.

Assessment Practice Review

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all

three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

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

The Division also reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Cuming County has improved during the latter half of the year transmitting data timely and accurately.

Equalization and Quality of Assessment

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

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters. A comparison of Cuming County values with the adjoining counties shows that all values are reasonably comparable and therefore equalized. As displayed below, the county has few sales in any of the majority land use categories.

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____Irrigated_____						
County	5	74.40	76.43	76.39	08.90	100.05
2	1	82.73	82.73	82.73		100.00
3	1	74.40	74.40	74.40		100.00
4	3	69.45	75.01	76.19	09.52	98.45
_____Dry_____						
County	32	72.26	73.11	71.91	10.12	101.67
1	9	69.97	72.12	70.82	08.93	101.84
2	8	78.34	77.33	75.85	10.89	101.95
3	3	75.70	73.75	73.64	02.88	100.15
4	12	69.23	70.87	70.35	10.40	100.74
_______ALL_______						
10/01/2014 To 09/30/2017	42	72.26	75.38	72.75	15.85	103.62

2017 Agricultural Correlation for Cuming County

Level of Value

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

2018 Opinions of the Property Tax Administrator for Cuming County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	**94**	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	**100**	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	**72**	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary

for Cuming County

Residential Real Property - Current

Number of Sales	167	Median	93.81
Total Sales Price	$16,776,090	Mean	98.51
Total Adj. Sales Price	$16,776,090	Wgt. Mean	90.47
Total Assessed Value	$15,176,810	Average Assessed Value of the Base	$85,293
Avg. Adj. Sales Price	$100,456	Avg. Assessed Value	$90,879

Confidence Interval - Current

95% Median C.I	90.46 to 96.56
95% Wgt. Mean C.I	87.79 to 93.15
95% Mean C.I	94.13 to 102.89
% of Value of the Class of all Real Property Value in the County	12.05
% of Records Sold in the Study Period	4.60
% of Value Sold in the Study Period	4.90

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	165	94	93.66
2016	198	95	94.55
2015	164	99	98.58
2014	161	95	95.34

2018 Commission Summary

for Cuming County

Commercial Real Property - Current

Number of Sales	36	Median	94.98
Total Sales Price	$5,954,463	Mean	94.56
Total Adj. Sales Price	$5,954,463	Wgt. Mean	99.07
Total Assessed Value	$5,899,050	Average Assessed Value of the Base	$134,145
Avg. Adj. Sales Price	$165,402	Avg. Assessed Value	$163,863

Confidence Interval - Current

95% Median C.I	86.35 to 99.67
95% Wgt. Mean C.I	91.24 to 106.90
95% Mean C.I	86.28 to 102.84
% of Value of the Class of all Real Property Value in the County	3.74
% of Records Sold in the Study Period	5.03
% of Value Sold in the Study Period	6.14

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	30	95	94.92
2016	38	95	95.44
2015	27	99	99.08
2014	22	99	99.08

20 Cuming

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 :	167	MEDIAN :	94	COV : 29.34	95% Median C.I. : 90.46 to 96.56
Total Sales Price :	16,776,090	WGT. MEAN :	90	STD : 28.90	95% Wgt. Mean C.I. : 87.79 to 93.15
Total Adj. Sales Price :	16,776,090	MEAN :	99	Avg. Abs. Dev : 17.68	95% Mean C.I. : 94.13 to 102.89
Total Assessed Value :	15,176,810				
Avg. Adj. Sales Price :	100,456	COD :	18.85	MAX Sales Ratio : 274.52	
Avg. Assessed Value :	90,879	PRD :	108.89	MIN Sales Ratio : 56.28	*Printed:3/23/2018 9:34:42AM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-15 To 31-DEC-15	23	91.96	98.24	90.35	16.08	108.73	77.47	195.65	84.31 to 98.91	83,239	75,203
01-JAN-16 To 31-MAR-16	21	101.68	100.91	100.99	16.76	99.92	67.60	134.09	84.43 to 116.78	79,067	79,846
01-APR-16 To 30-JUN-16	17	97.83	97.89	90.66	14.25	107.97	56.28	129.13	83.41 to 112.12	103,776	94,080
01-JUL-16 To 30-SEP-16	24	93.17	101.29	88.75	22.93	114.13	69.26	231.26	79.85 to 110.90	109,625	97,293
01-OCT-16 To 31-DEC-16	18	93.28	92.00	85.52	15.62	107.58	67.99	146.86	75.81 to 98.28	106,417	91,004
01-JAN-17 To 31-MAR-17	17	87.44	87.85	87.70	09.08	100.17	64.07	109.37	80.66 to 95.74	137,641	120,714
01-APR-17 To 30-JUN-17	22	100.88	114.12	95.09	25.89	120.01	70.33	274.52	92.40 to 114.36	96,686	91,935
01-JUL-17 To 30-SEP-17	25	84.95	92.67	87.61	20.33	105.78	62.55	188.90	77.54 to 96.56	96,940	84,928
_____Study Yrs_____											
01-OCT-15 To 30-SEP-16	85	94.52	99.69	92.10	18.28	108.24	56.28	231.26	89.83 to 98.96	93,766	86,363
01-OCT-16 To 30-SEP-17	82	92.60	97.28	88.98	19.48	109.33	62.55	274.52	85.92 to 95.94	107,390	95,561
_____Calendar Yrs_____											
01-JAN-16 To 31-DEC-16	80	94.72	98.38	90.94	18.30	108.18	56.28	231.26	89.83 to 98.96	99,639	90,615
_____ALL_____	167	93.81	98.51	90.47	18.85	108.89	56.28	274.52	90.46 to 96.56	100,456	90,879

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	89	91.96	95.44	88.89	18.33	107.37	56.28	201.94	85.23 to 95.53	113,403	100,802
05	8	94.13	91.82	91.44	09.71	100.42	77.66	114.54	77.66 to 114.54	54,750	50,065
10	20	98.40	101.48	97.69	08.88	103.88	86.06	129.13	93.88 to 109.37	87,785	85,760
20	8	83.35	87.11	85.85	10.28	101.47	70.07	104.81	70.07 to 104.81	185,250	159,031
25	41	94.91	107.62	94.66	27.36	113.69	67.60	274.52	84.84 to 104.55	66,890	63,321
30	1	83.53	83.53	83.53	00.00	100.00	83.53	83.53	N/A	265,000	221,350
_____ALL_____	167	93.81	98.51	90.47	18.85	108.89	56.28	274.52	90.46 to 96.56	100,456	90,879

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	167	93.81	98.51	90.47	18.85	108.89	56.28	274.52	90.46 to 96.56	100,456	90,879
06											
07											
_____ALL_____	167	93.81	98.51	90.47	18.85	108.89	56.28	274.52	90.46 to 96.56	100,456	90,879

20 Cuming

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 :	167	MEDIAN :	94	COV :	29.34
Total Sales Price :	16,776,090	WGT. MEAN :	90	STD :	28.90
Total Adj. Sales Price :	16,776,090	MEAN :	99	Avg. Abs. Dev :	17.68
Total Assessed Value :	15,176,810				
Avg. Adj. Sales Price :	100,456	COD :	18.85	MAX Sales Ratio :	274.52
Avg. Assessed Value :	90,879	PRD :	108.89	MIN Sales Ratio :	56.28

95% Median C.I. :	90.46 to 96.56
95% Wgt. Mean C.I. :	87.79 to 93.15
95% Mean C.I. :	94.13 to 102.89

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000											
Less Than 15,000	8	162.39	159.67	156.70	40.75	101.90	67.60	274.52	67.60 to 274.52	11,225	17,589
Less Than 30,000	18	103.49	133.10	124.08	44.49	107.27	67.60	274.52	89.83 to 188.90	17,767	22,045
__Ranges Excl. Low $__											
Greater Than 4,999	167	93.81	98.51	90.47	18.85	108.89	56.28	274.52	90.46 to 96.56	100,456	90,879
Greater Than 14,999	159	93.55	95.43	90.11	15.75	105.90	56.28	188.90	89.83 to 95.74	104,945	94,567
Greater Than 29,999	149	92.67	94.33	89.81	15.23	105.03	56.28	153.43	88.70 to 95.62	110,445	99,195
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	8	162.39	159.67	156.70	40.75	101.90	67.60	274.52	67.60 to 274.52	11,225	17,589
15,000 TO 29,999	10	95.65	111.85	111.34	24.55	100.46	75.98	188.90	87.79 to 169.70	23,000	25,609
30,000 TO 59,999	36	107.67	107.70	107.53	16.90	100.16	72.85	153.43	94.59 to 116.78	44,014	47,326
60,000 TO 99,999	45	97.48	97.18	96.85	11.27	100.34	62.55	133.77	92.04 to 101.36	77,342	74,902
100,000 TO 149,999	31	80.66	85.16	85.15	13.32	100.01	64.07	110.90	77.47 to 93.64	126,306	107,552
150,000 TO 249,999	31	84.95	85.91	85.62	11.62	100.34	56.28	134.09	79.74 to 92.06	188,997	161,825
250,000 TO 499,999	6	83.18	83.57	83.80	07.62	99.73	72.44	95.74	72.44 to 95.74	269,500	225,833
500,000 TO 999,999											
1,000,000 +											
_____ALL_____	167	93.81	98.51	90.47	18.85	108.89	56.28	274.52	90.46 to 96.56	100,456	90,879

20 Cuming

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 : 36	MEDIAN : 95	COV : 26.81	95% Median C.I. : 86.35 to 99.67
Total Sales Price : 5,954,463	WGT. MEAN : 99	STD : 25.35	95% Wgt. Mean C.I. : 91.24 to 106.90
Total Adj. Sales Price : 5,954,463	MEAN : 95	Avg. Abs. Dev : 14.12	95% Mean C.I. : 86.28 to 102.84
Total Assessed Value : 5,899,050			
Avg. Adj. Sales Price : 165,402	COD : 14.87	MAX Sales Ratio : 220.05	
Avg. Assessed Value : 163,863	PRD : 95.45	MIN Sales Ratio : 57.26	*Printed:3/23/2018 9:34:44AM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-14 To 31-DEC-14	3	86.35	88.26	84.09	11.50	104.96	74.33	104.11	N/A	317,667	267,142
01-JAN-15 To 31-MAR-15	5	103.74	100.51	103.01	04.50	97.57	93.35	107.18	N/A	197,600	203,543
01-APR-15 To 30-JUN-15	2	99.24	99.24	96.37	03.60	102.98	95.67	102.81	N/A	23,565	22,710
01-JUL-15 To 30-SEP-15	3	96.66	98.03	97.97	10.47	100.06	83.53	113.89	N/A	326,667	320,045
01-OCT-15 To 31-DEC-15	3	99.67	98.88	99.28	01.55	99.60	96.18	100.79	N/A	34,990	34,738
01-JAN-16 To 31-MAR-16	4	91.89	91.54	100.12	10.22	91.43	76.06	106.31	N/A	143,750	143,929
01-APR-16 To 30-JUN-16	3	86.78	85.09	85.47	05.17	99.56	77.51	90.97	N/A	89,833	76,780
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	4	90.08	115.93	112.78	48.81	102.79	63.49	220.05	N/A	76,523	86,301
01-JAN-17 To 31-MAR-17	4	91.00	89.53	91.17	09.84	98.20	77.27	98.86	N/A	55,875	50,940
01-APR-17 To 30-JUN-17	2	80.36	80.36	81.79	08.91	98.25	73.20	87.51	N/A	18,750	15,335
01-JUL-17 To 30-SEP-17	3	73.35	81.26	107.80	25.41	75.38	57.26	113.17	N/A	489,924	528,150
_____Study Yrs_____											
01-OCT-14 To 30-SEP-15	13	96.66	96.92	95.17	08.60	101.84	74.33	113.89	86.35 to 104.11	228,318	217,284
01-OCT-15 To 30-SEP-16	10	93.26	91.81	95.87	08.47	95.77	76.06	106.31	77.51 to 100.79	94,947	91,027
01-OCT-16 To 30-SEP-17	13	83.90	94.33	106.25	26.81	88.78	57.26	220.05	73.20 to 99.74	156,682	166,468
_____Calendar Yrs_____											
01-JAN-15 To 31-DEC-15	13	99.67	99.37	100.35	05.60	99.02	83.53	113.89	94.40 to 103.90	163,085	163,653
01-JAN-16 To 31-DEC-16	11	88.23	98.65	100.06	23.53	98.59	63.49	220.05	76.06 to 106.31	104,599	104,660
_____ALL_____	36	94.98	94.56	99.07	14.87	95.45	57.26	220.05	86.35 to 99.67	165,402	163,863

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	23	99.67	99.17	101.17	16.14	98.02	57.26	220.05	86.35 to 103.90	223,830	226,443
02	13	87.51	86.41	85.68	07.62	100.85	73.20	98.09	77.27 to 94.40	62,028	53,143
_____ALL_____	36	94.98	94.56	99.07	14.87	95.45	57.26	220.05	86.35 to 99.67	165,402	163,863

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	99.65	99.65	98.47	04.11	101.20	95.55	103.74	N/A	182,500	179,705
03	34	93.88	94.26	99.11	15.61	95.11	57.26	220.05	83.90 to 99.67	164,396	162,931
04											
_____ALL_____	36	94.98	94.56	99.07	14.87	95.45	57.26	220.05	86.35 to 99.67	165,402	163,863

20 Cuming

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 :	36	MEDIAN :	95	COV :	26.81
Total Sales Price :	5,954,463	WGT. MEAN :	99	STD :	25.35
Total Adj. Sales Price :	5,954,463	MEAN :	95	Avg. Abs. Dev :	14.12
Total Assessed Value :	5,899,050				
Avg. Adj. Sales Price :	165,402	COD :	14.87	MAX Sales Ratio :	220.05
Avg. Assessed Value :	163,863	PRD :	95.45	MIN Sales Ratio :	57.26

95% Median C.I. :	86.35 to 99.67
95% Wgt. Mean C.I. :	91.24 to 106.90
95% Mean C.I. :	86.28 to 102.84

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000	1	102.81	102.81	102.81	00.00	100.00	102.81	102.81	N/A	4,630	4,760
Less Than 15,000	3	100.79	99.93	98.63	02.19	101.32	96.18	102.81	N/A	8,533	8,417
Less Than 30,000	9	94.40	90.81	88.46	08.58	102.66	73.20	102.81	76.06 to 100.79	16,011	14,163
__Ranges Excl. Low $__											
Greater Than 4,999	35	94.40	94.33	99.07	15.14	95.22	57.26	220.05	86.35 to 98.86	169,995	168,408
Greater Than 14,999	33	93.35	94.08	99.07	15.93	94.96	57.26	220.05	83.90 to 98.86	179,663	177,994
Greater Than 29,999	27	95.55	95.82	99.33	16.84	96.47	57.26	220.05	83.53 to 103.74	215,199	213,762
__Incremental Ranges__											
0 TO 4,999	1	102.81	102.81	102.81	00.00	100.00	102.81	102.81	N/A	4,630	4,760
5,000 TO 14,999	2	98.49	98.49	97.71	02.35	100.80	96.18	100.79	N/A	10,485	10,245
15,000 TO 29,999	6	87.87	86.25	86.26	08.34	99.99	73.20	98.09	73.20 to 98.09	19,750	17,036
30,000 TO 59,999	8	85.70	101.19	104.19	30.93	97.12	63.49	220.05	63.49 to 220.05	44,699	46,570
60,000 TO 99,999	4	78.63	78.55	78.82	16.84	99.66	57.26	99.67	N/A	78,443	61,833
100,000 TO 149,999	3	98.86	95.38	94.74	06.82	100.68	83.53	103.74	N/A	128,333	121,578
150,000 TO 249,999	6	94.45	93.94	93.09	09.66	100.91	74.33	113.89	74.33 to 113.89	191,833	178,574
250,000 TO 499,999	3	106.31	105.80	105.74	01.03	100.06	103.90	107.18	N/A	324,333	342,938
500,000 TO 999,999	2	91.51	91.51	91.39	05.64	100.13	86.35	96.66	N/A	665,000	607,758
1,000,000 +	1	113.17	113.17	113.17	00.00	100.00	113.17	113.17	N/A	1,300,000	1,471,185
_____ALL_____	36	94.98	94.56	99.07	14.87	95.45	57.26	220.05	86.35 to 99.67	165,402	163,863

20 Cuming

COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

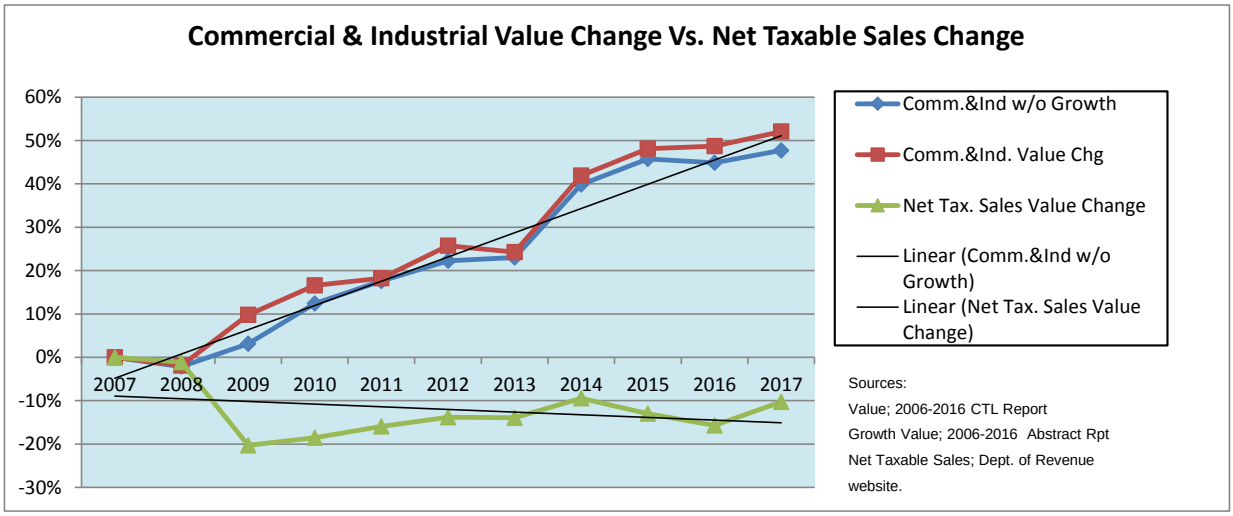
Qualified

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

Number of Sales :	36	MEDIAN :	95	COV : 26.81	95% Median C.I. : 86.35 to 99.67
Total Sales Price :	5,954,463	WGT. MEAN :	99	STD : 25.35	95% Wgt. Mean C.I. : 91.24 to 106.90
Total Adj. Sales Price :	5,954,463	MEAN :	95	Avg. Abs. Dev : 14.12	95% Mean C.I. : 86.28 to 102.84
Total Assessed Value :	5,899,050				
Avg. Adj. Sales Price :	165,402	COD :	14.87	MAX Sales Ratio : 220.05	
Avg. Assessed Value :	163,863	PRD :	95.45	MIN Sales Ratio : 57.26	*Printed:3/23/2018 9:34:44AM*

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
319	1	96.66	96.66	96.66	00.00	100.00	96.66	96.66	N/A	650,000	628,320
343	2	98.35	98.35	110.19	15.07	89.25	83.53	113.17	N/A	722,500	796,155
344	2	87.44	87.44	86.62	04.05	100.95	83.90	90.97	N/A	48,750	42,228
349	1	73.35	73.35	73.35	00.00	100.00	73.35	73.35	N/A	99,772	73,185
350	1	220.05	220.05	220.05	00.00	100.00	220.05	220.05	N/A	55,000	121,025
352	9	95.55	96.09	95.62	06.96	100.49	86.35	107.18	86.78 to 103.90	247,667	236,808
353	8	97.27	93.84	92.54	08.59	101.40	74.33	106.31	74.33 to 106.31	97,388	90,126
360	1	113.89	113.89	113.89	00.00	100.00	113.89	113.89	N/A	185,000	210,690
381	1	96.18	96.18	96.18	00.00	100.00	96.18	96.18	N/A	14,000	13,465
384	2	92.27	92.27	91.66	12.84	100.67	80.42	104.11	N/A	40,046	36,705
390	1	77.27	77.27	77.27	00.00	100.00	77.27	77.27	N/A	37,500	28,975
406	1	87.51	87.51	87.51	00.00	100.00	87.51	87.51	N/A	22,500	19,690
426	1	99.67	99.67	99.67	00.00	100.00	99.67	99.67	N/A	84,000	83,725
470	3	76.06	77.14	67.38	17.89	114.49	57.26	98.09	N/A	37,000	24,930
477	1	73.20	73.20	73.20	00.00	100.00	73.20	73.20	N/A	15,000	10,980
557	1	63.49	63.49	63.49	00.00	100.00	63.49	63.49	N/A	50,000	31,745
_____ALL_____	36	94.98	94.56	99.07	14.87	95.45	57.26	220.05	86.35 to 99.67	165,402	163,863



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	$ 61,004,640	$ 582,490	0.95%	$ 60,422,150	-	$ 84,631,382	-
2008	$ 59,855,520	$ 160,530	0.27%	$ 59,694,990	-2.15%	$ 83,667,847	-1.14%
2009	$ 66,980,710	$ 4,081,230	6.09%	$ 62,899,480	5.09%	$ 67,457,987	-19.37%
2010	$ 71,139,075	$ 2,577,015	3.62%	$ 68,562,060	2.36%	$ 68,920,022	2.17%
2011	$ 72,126,005	$ 398,170	0.55%	$ 71,727,835	0.83%	$ 71,109,185	3.18%
2012	$ 76,715,335	$ 2,150,755	2.80%	$ 74,564,580	3.38%	$ 72,913,469	2.54%
2013	$ 75,807,860	$ 748,610	0.99%	$ 75,059,250	-2.16%	$ 72,831,982	-0.11%
2014	$ 86,586,125	$ 1,255,500	1.45%	$ 85,330,625	12.56%	$ 76,607,905	5.18%
2015	$ 90,340,505	$ 1,409,905	1.56%	$ 88,930,600	2.71%	$ 73,630,753	-3.89%
2016	$ 90,701,400	$ 2,311,325	2.55%	$ 88,390,075	-2.16%	$ 71,309,697	-3.15%
2017	$ 92,759,740	$ 2,640,455	2.85%	$ 90,119,285	-0.64%	$ 75,947,878	6.50%
Ann %chg	4.28%			Average	1.98%	-1.89%	-0.81%

Tax Year	Cumulative Change Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-2.15%	-1.88%	-1.14%
2009	3.11%	9.80%	-20.29%
2010	12.39%	16.61%	-18.56%
2011	17.58%	18.23%	-15.98%
2012	22.23%	25.75%	-13.85%
2013	23.04%	24.27%	-13.94%
2014	39.88%	41.93%	-9.48%
2015	45.78%	48.09%	-13.00%
2016	44.89%	48.68%	-15.74%
2017	47.73%	52.05%	-10.26%

County Number	20
County Name	Cuming

20 Cuming

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 :	42	MEDIAN :	72	COV :	31.79
Total Sales Price :	33,925,496	WGT. MEAN :	73	STD :	24.44
Total Adj. Sales Price :	33,925,496	MEAN :	77	Avg. Abs. Dev :	12.94
Total Assessed Value :	24,805,040				
Avg. Adj. Sales Price :	807,750	COD :	17.91	MAX Sales Ratio :	197.71
Avg. Assessed Value :	590,596	PRD :	105.13	MIN Sales Ratio :	50.22

95% Median C.I. :	67.87 to 76.05
95% Wgt. Mean C.I. :	69.31 to 76.92
95% Mean C.I. :	69.48 to 84.26

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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
_____Qrtrs_____											
01-OCT-14 To 31-DEC-14	6	65.35	67.08	66.04	08.13	101.57	56.72	82.73	56.72 to 82.73	763,600	504,310
01-JAN-15 To 31-MAR-15	3	65.34	66.26	66.55	04.10	99.56	62.70	70.74	N/A	711,333	473,405
01-APR-15 To 30-JUN-15	4	69.00	68.50	68.87	05.12	99.46	62.24	73.78	N/A	829,966	571,575
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	78.49	78.49	78.49	00.00	100.00	78.49	78.49	N/A	682,470	535,660
01-JAN-16 To 31-MAR-16	9	69.97	66.67	67.35	14.58	98.99	50.22	83.10	50.27 to 76.08	801,670	539,929
01-APR-16 To 30-JUN-16	8	71.73	82.10	75.09	19.81	109.34	64.75	143.27	64.75 to 143.27	700,105	525,674
01-JUL-16 To 30-SEP-16	3	84.87	82.57	82.06	04.94	100.62	75.14	87.71	N/A	897,773	736,742
01-OCT-16 To 31-DEC-16	2	84.31	84.31	81.06	11.75	104.01	74.40	94.22	N/A	1,408,109	1,141,355
01-JAN-17 To 31-MAR-17	4	86.48	85.23	82.15	05.38	103.75	75.16	92.80	N/A	807,815	663,603
01-APR-17 To 30-JUN-17	1	197.71	197.71	197.71	00.00	100.00	197.71	197.71	N/A	210,900	416,960
01-JUL-17 To 30-SEP-17	1	63.05	63.05	63.05	00.00	100.00	63.05	63.05	N/A	1,440,000	907,940
_____Study Yrs_____											
01-OCT-14 To 30-SEP-15	13	66.16	67.33	67.09	06.74	100.36	56.72	82.73	62.70 to 70.74	771,958	517,875
01-OCT-15 To 30-SEP-16	21	75.14	75.38	72.94	15.12	103.35	50.22	143.27	67.87 to 83.10	771,031	562,412
01-OCT-16 To 30-SEP-17	8	86.48	96.29	81.34	25.02	118.38	63.05	197.71	63.05 to 197.71	962,297	782,753
_____Calendar Yrs_____											
01-JAN-15 To 31-DEC-15	8	69.00	68.91	69.13	06.39	99.68	62.24	78.49	62.24 to 78.49	767,042	530,272
01-JAN-16 To 31-DEC-16	22	74.77	76.05	73.98	15.50	102.80	50.22	143.27	67.87 to 83.73	832,973	616,259
_____ALL_____	42	72.26	76.87	73.12	17.91	105.13	50.22	197.71	67.87 to 76.05	807,750	590,596

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	10	71.97	84.68	74.49	25.57	113.68	63.05	197.71	64.75 to 84.87	728,057	542,349
2	12	73.18	76.37	71.12	24.31	107.38	50.22	143.27	51.86 to 86.96	602,375	428,379
3	4	75.05	73.91	73.92	02.61	99.99	69.50	76.05	N/A	1,263,949	934,354
4	16	70.10	73.11	73.14	11.68	99.96	56.72	94.22	64.54 to 84.27	897,540	656,474
_____ALL_____	42	72.26	76.87	73.12	17.91	105.13	50.22	197.71	67.87 to 76.05	807,750	590,596

20 Cuming

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 :	42	MEDIAN :	72	COV :	31.79
Total Sales Price :	33,925,496	WGT. MEAN :	73	STD :	24.44
Total Adj. Sales Price :	33,925,496	MEAN :	77	Avg. Abs. Dev :	12.94
Total Assessed Value :	24,805,040				
Avg. Adj. Sales Price :	807,750	COD :	17.91	MAX Sales Ratio :	197.71
Avg. Assessed Value :	590,596	PRD :	105.13	MIN Sales Ratio :	50.22

95% Median C.I. :	67.87 to 76.05	
95% Wgt. Mean C.I. :	69.31 to 76.92	
95% Mean C.I. :	69.48 to 84.26	
		Printed:3/23/2018 9:34:46AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	25	73.96	75.81	72.72	12.37	104.25	56.72	143.27	68.29 to 76.08	833,866	606,358
1	6	71.97	72.55	71.01	07.57	102.17	63.05	84.87	63.05 to 84.87	902,002	640,498
2	6	79.59	86.38	77.94	22.70	110.83	62.70	143.27	62.70 to 143.27	579,499	451,638
3	3	75.70	73.75	73.64	02.88	100.15	69.50	76.05	N/A	1,061,799	781,947
4	10	72.26	72.05	71.36	10.35	100.97	56.72	86.00	64.04 to 84.27	877,225	626,029
_____ALL_____	42	72.26	76.87	73.12	17.91	105.13	50.22	197.71	67.87 to 76.05	807,750	590,596

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	5	74.40	76.43	76.39	08.90	100.05	67.87	87.71	N/A	1,110,120	847,992
2	1	82.73	82.73	82.73	00.00	100.00	82.73	82.73	N/A	680,000	562,595
3	1	74.40	74.40	74.40	00.00	100.00	74.40	74.40	N/A	1,870,398	1,391,575
4	3	69.45	75.01	76.19	09.52	98.45	67.87	87.71	N/A	1,000,068	761,930
_____Dry_____											
County	32	72.26	75.07	72.39	12.83	103.70	56.72	143.27	66.81 to 76.08	786,068	569,048
1	9	69.97	72.12	70.82	08.93	101.84	63.05	84.87	64.75 to 83.73	785,519	556,281
2	8	79.59	85.17	78.73	20.56	108.18	62.70	143.27	62.70 to 143.27	560,562	441,315
3	3	75.70	73.75	73.64	02.88	100.15	69.50	76.05	N/A	1,061,799	781,947
4	12	69.23	70.87	70.35	10.40	100.74	56.72	86.00	64.04 to 78.49	867,885	610,555
_____ALL_____	42	72.26	76.87	73.12	17.91	105.13	50.22	197.71	67.87 to 76.05	807,750	590,596

Cuming County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cuming	1	6521	6523	6164	6124	5655	5656	4770	4682	**6108**
Burt	1	6624	6685	5929	5895	4707	5030	4450	3020	**5433**
Thurston	1	6025	6000	5900	5900	5800	5650	4980	4290	**5862**
Thurston	2	6025	6000	5900	5900	5800	5650	4980	4290	**5761**
Cuming	2	7380	7390	6976	6899	6448	6443	5475	5267	**6866**
Colfax	1	6575	6250	6150	6050	5725	5500	5400	4975	**5981**
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	**6238**
Stanton	1	6000	6000	6000	5980	5510	5220	4370	4050	**5531**
Cuming	3	6008	6007	5661	5656	5076	5019	4252	4195	**5426**
Stanton	1	6000	6000	6000	5980	5510	5220	4370	4050	**5531**
Thurston	1	6025	6000	5900	5900	5800	5650	4980	4290	**5862**
Wayne	1	6025	6000	5950	5900	5800	5650	5500	4900	**5801**
Cuming	4	8243	8256	7805	7684	6970	6154	5017	6034	**7338**
Burt	2	6940	6905	n/a	6095	5602	5745	4615	3580	**6404**
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	**6238**

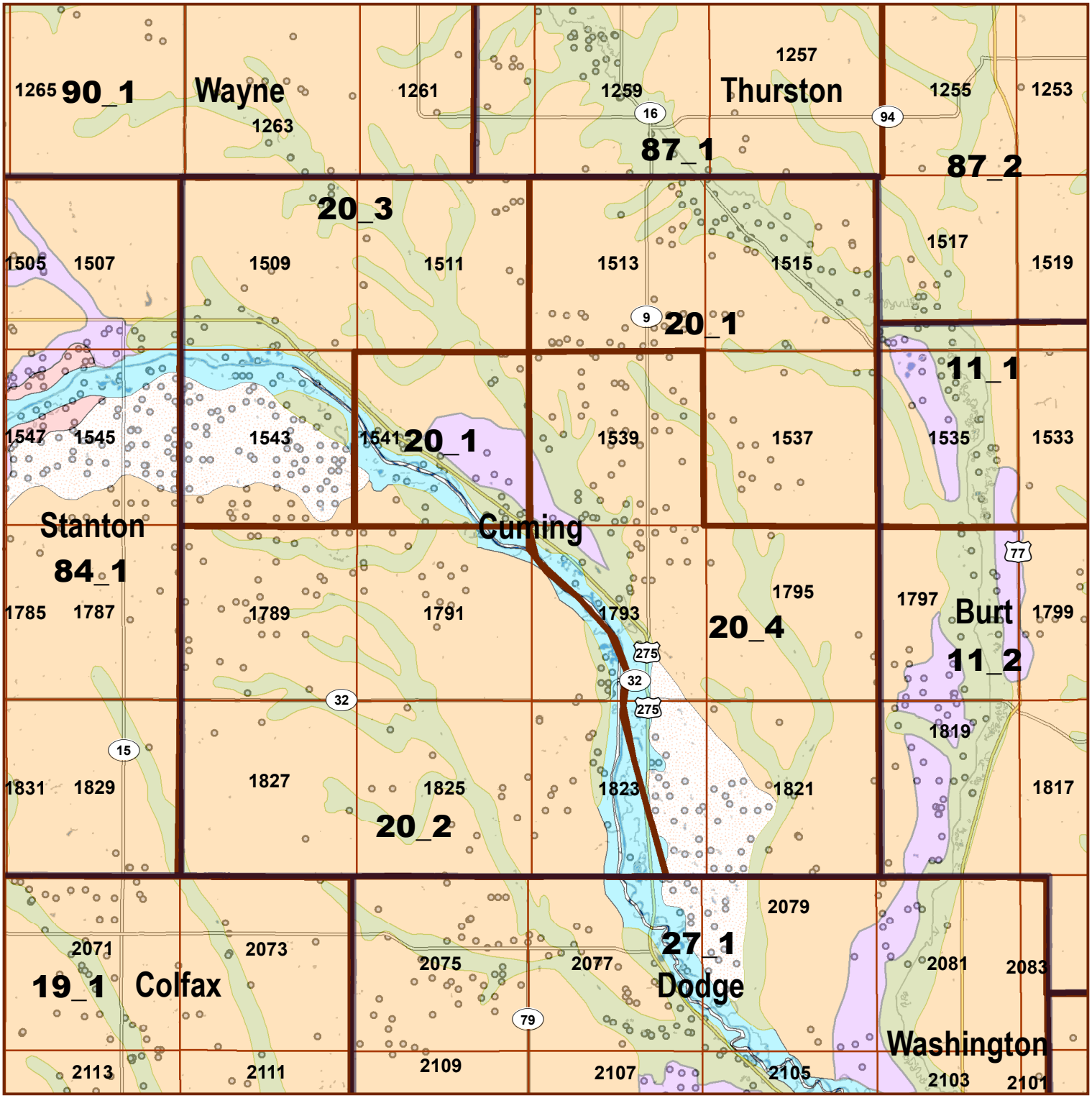
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cuming	1	6195	6200	5830	5823	5326	5327	4432	4440	**5671**
Burt	1	6760	6515	5611	5790	4841	4875	4425	3052	**5314**
Thurston	1	5700	5650	5325	5325	5235	5000	4075	3705	**5075**
Thurston	2	4820	4820	4195	4195	4055	4055	3930	3720	**4163**
Cuming	2	7080	7079	6669	6616	6140	6138	5150	5150	**6467**
Colfax	1	5832	5744	5548	5449	5250	5027	4705	4314	**5266**
Dodge	1	6435	6225	6020	5810	5595	5340	5190	4979	**5944**
Stanton	1	5500	5500	5500	5250	4521	4565	4475	3800	**4836**
Cuming	3	5705	5705	5219	5316	4844	4788	3913	3837	**5133**
Stanton	1	5500	5500	5500	5250	4521	4565	4475	3800	**4836**
Thurston	1	5700	5650	5325	5325	5235	5000	4075	3705	**5075**
Wayne	1	5700	5650	5550	5450	5290	4750	4180	3895	**5174**
Cuming	4	7949	7949	7500	7453	6839	6606	5277	5728	**7308**
Burt	2	6755	6720	6125	5905	5634	5590	4480	3440	**5985**
Dodge	1	6435	6225	6020	5810	5595	5340	5190	4979	**5944**

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cuming	1	2843	2825	2559	2442	2175	2171	1948	1998	**2436**
Burt	1	2550	2380	1960	1965	1895	1830	1765	1587	**1872**
Thurston	1	1900	1900	1600	1600	1600	1470	1470	1270	**1613**
Thurston	2	1765	1765	1545	1545	1325	1325	1325	1325	**1423**
Cuming	2	2830	2801	2555	2356	2159	2160	2029	2048	**2425**
Colfax	1	2335	2335	2200	2200	2050	2050	1800	1800	**2055**
Dodge	1	2460	2460	2355	2355	2245	2245	2140	2140	**2275**
Stanton	1	2100	2075	2025	1950	1504	1284	1255	1386	**1485**
Cuming	3	2830	2799	2550	2364	2084	1864	1685	2024	**2235**
Stanton	1	2100	2075	2025	1950	1504	1284	1255	1386	**1485**

Thurston	1	1900	1900	1600	1600	1600	1470	1470	1270	**1613**
Wayne	1	2400	2260	2120	1980	1870	1590	1410	1270	**1906**
Cuming	4	2834	2827	2562	2441	2141	2111	1699	2074	**2323**
Burt	2	2740	2525	2155	2080	2015	1975	1910	1770	**2109**
Dodge	1	2460	2460	2355	2355	2245	2245	2140	2140	**2275**

County	Mkt Area	CRP	TIMBER	WASTE
Cuming	1	5607	1196	125
Burt	1	3184	n/a	122
Thurston	1	n/a	475	75
Thurston	2	n/a	500	75
Cuming	2	6390	1172	125
Colfax	1	4737	1479	150
Dodge	1	3210	n/a	184
Stanton	1	1821	190	190
Cuming	3	4542	1183	125
Stanton	1	1821	190	190
Thurston	1	n/a	475	75
Wayne	1	4948	n/a	200
Cuming	4	6771	1205	299
Burt	2	3113	n/a	150
Dodge	1	3210	n/a	184

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.



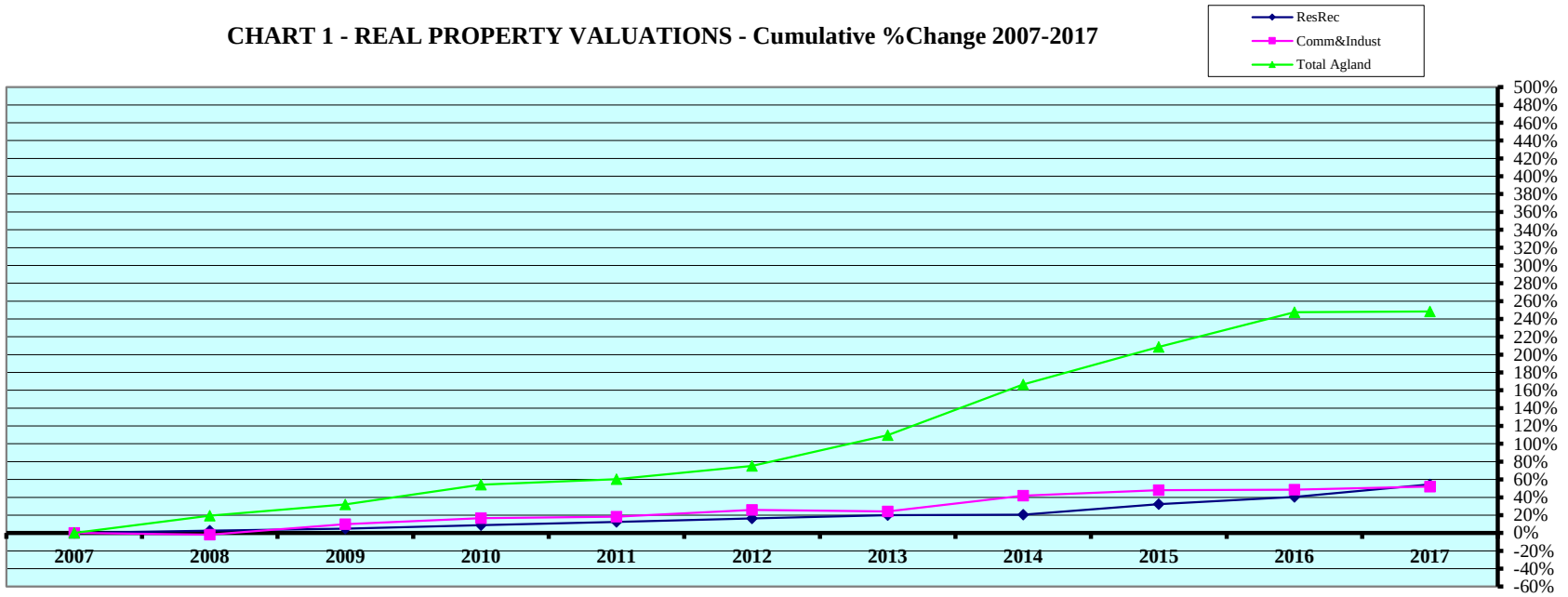
Legend

- 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
- IrrigationWells

Cuming County Map

N

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



Tax Year	Residential & Recreational (1) Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Commercial & Industrial (1) Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Total Agricultural Land (1) Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	181,332,415	--	--	--	61,004,640	--	--	--	565,287,395	--	--	--
2008	185,791,355	4,458,940	2.46%	2.46%	59,855,520	-1,149,120	-1.88%	-1.88%	675,301,420	110,014,025	19.46%	19.46%
2009	190,198,355	4,407,000	2.37%	4.89%	66,980,710	7,125,190	11.90%	9.80%	746,135,150	70,833,730	10.49%	31.99%
2010	197,241,775	7,043,420	3.70%	8.77%	71,139,075	4,158,365	6.21%	16.61%	871,418,035	125,282,885	16.79%	54.15%
2011	204,030,205	6,788,430	3.44%	12.52%	72,126,005	986,930	1.39%	18.23%	906,813,610	35,395,575	4.06%	60.42%
2012	210,868,180	6,837,975	3.35%	16.29%	76,715,335	4,589,330	6.36%	25.75%	990,834,990	84,021,380	9.27%	75.28%
2013	217,318,670	6,450,490	3.06%	19.85%	75,807,860	-907,475	-1.18%	24.27%	1,184,869,090	194,034,100	19.58%	109.60%
2014	218,741,650	1,422,980	0.65%	20.63%	86,586,125	10,778,265	14.22%	41.93%	1,506,400,210	321,531,120	27.14%	166.48%
2015	239,936,930	21,195,280	9.69%	32.32%	90,340,505	3,754,380	4.34%	48.09%	1,744,875,475	238,475,265	15.83%	208.67%
2016	254,755,285	14,818,355	6.18%	40.49%	90,701,400	360,895	0.40%	48.68%	1,965,208,125	220,332,650	12.63%	247.65%
2017	280,080,655	25,325,370	9.94%	54.46%	92,759,740	2,058,340	2.27%	52.05%	1,969,405,680	4,197,555	0.21%	248.39%

Rate Annual %chg: Residential & Recreational **4.44%** Commercial & Industrial **4.28%** Agricultural Land **13.29%**

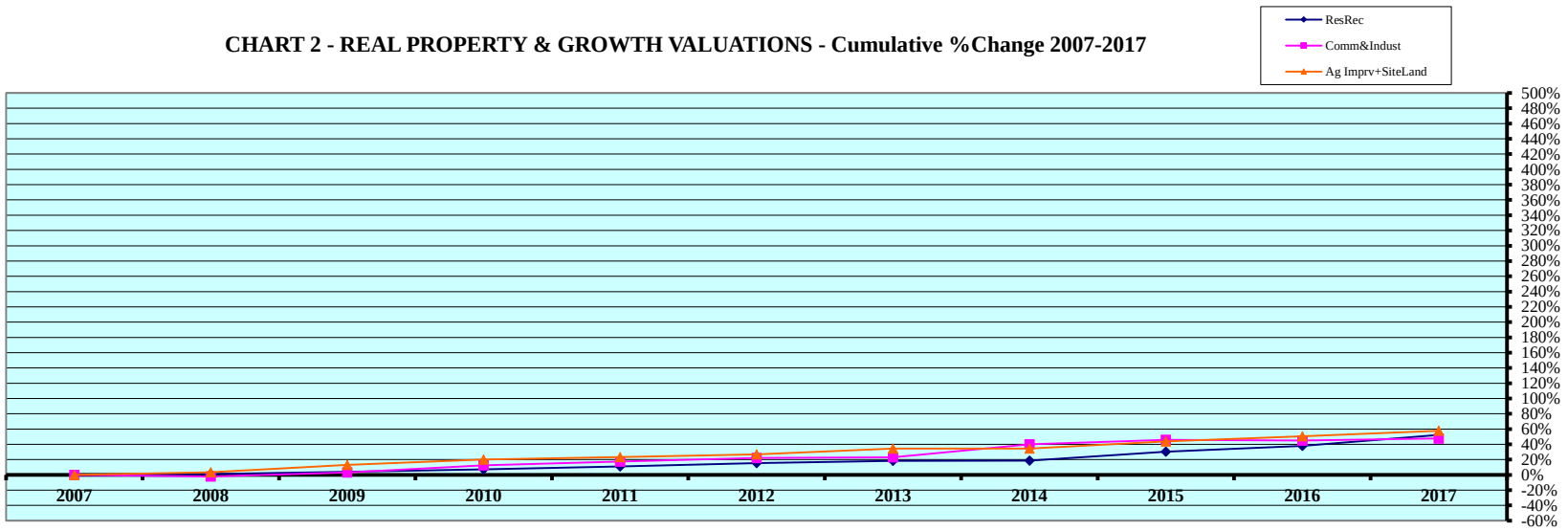
Cnty# 20
County CUMING

CHART 1

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

Source: 2007 - 2017 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

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



Tax Year	Residential & Recreational (1) Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Commercial & Industrial (1) Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	181,332,415	1,770,950	0.98%	179,561,465	--	--	61,004,640	582,490	0.95%	60,422,150	--	--
2008	185,791,355	2,438,955	1.31%	183,352,400	1.11%	1.11%	59,855,520	160,530	0.27%	59,694,990	-2.15%	-2.15%
2009	190,198,355	1,839,565	0.97%	188,358,790	1.38%	3.87%	66,980,710	4,081,230	6.09%	62,899,480	5.09%	3.11%
2010	197,241,775	2,893,415	1.47%	194,348,360	2.18%	7.18%	71,139,075	2,577,015	3.62%	68,562,060	2.36%	12.39%
2011	204,030,205	2,644,505	1.30%	201,385,700	2.10%	11.06%	72,126,005	398,170	0.55%	71,727,835	0.83%	17.58%
2012	210,868,180	1,353,955	0.64%	209,514,225	2.69%	15.54%	76,715,335	2,150,755	2.80%	74,564,580	3.38%	22.23%
2013	217,318,670	2,880,095	1.33%	214,438,575	1.69%	18.26%	75,807,860	748,610	0.99%	75,059,250	-2.16%	23.04%
2014	218,741,650	3,448,665	1.58%	215,292,985	-0.93%	18.73%	86,586,125	1,255,500	1.45%	85,330,625	12.56%	39.88%
2015	239,936,930	3,718,055	1.55%	236,218,875	7.99%	30.27%	90,340,505	1,409,905	1.56%	88,930,600	2.71%	45.78%
2016	254,755,285	4,626,275	1.82%	250,129,010	4.25%	37.94%	90,701,400	2,311,325	2.55%	88,390,075	-2.16%	44.89%
2017	280,080,655	3,877,793	1.38%	276,202,862	8.42%	52.32%	92,759,740	2,640,455	2.85%	90,119,285	-0.64%	47.73%
Rate Ann%chg	**4.44%**				**3.09%**		**4.28%**			C & I w/o growth	**1.98%**	

Tax Year	Ag Improvements & Site Land (1) Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	58,600,040	48,453,590	107,053,630	2,659,925	2.48%	104,393,705	--	--
2008	62,542,895	52,233,160	114,776,055	4,001,910	3.49%	110,774,145	3.48%	3.48%
2009	66,624,985	57,269,950	123,894,935	2,813,910	2.27%	121,081,025	5.49%	13.10%
2010	66,148,705	65,205,935	131,354,640	2,712,855	2.07%	128,641,785	3.83%	20.17%
2011	66,046,140	68,910,145	134,956,285	2,781,410	2.06%	132,174,875	0.62%	23.47%
2012	65,965,550	75,521,655	141,487,205	5,560,460	3.93%	135,926,745	0.72%	26.97%
2013	69,367,150	79,593,965	148,961,115	4,931,875	3.31%	144,029,240	1.80%	34.54%
2014	70,753,825	78,420,650	149,174,475	5,388,815	3.61%	143,785,660	-3.47%	34.31%
2015	72,755,790	85,481,891	158,237,681	4,420,965	2.79%	153,816,716	3.11%	43.68%
2016	74,833,835	92,713,960	167,547,795	6,428,007	3.84%	161,119,788	1.82%	50.50%
2017	78,645,575	94,547,708	173,193,283	4,331,595	2.50%	168,861,688	0.78%	57.74%
Rate Ann%chg	**2.99%**	**6.91%**	**4.93%**		Ag Imprv+Site w/o growth		**1.82%**	

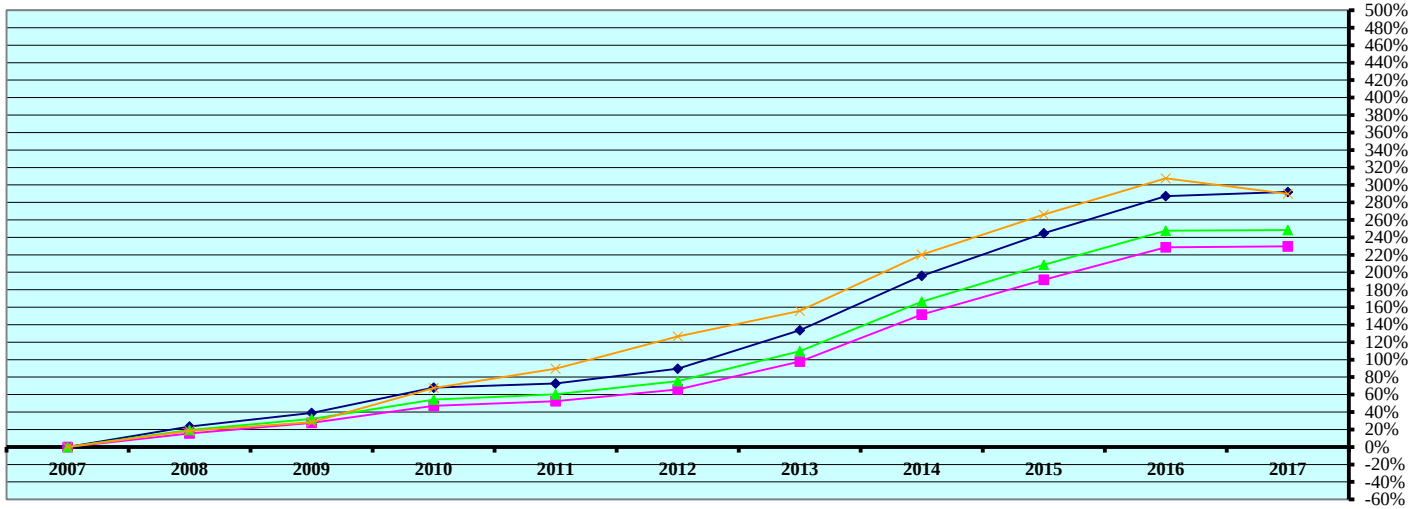
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes irrigated, dry, grass, waste & other agland, excludes farm site land.
Real property growth is value attributable to new construction, additions to existing buildings, and any 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# 20
County CUMING

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Irrigated Land Value	Value Chg	Ann%chg	Cmltv%chg	Dryland Value	Value Chg	Ann%chg	Cmltv%chg	Grassland Value	Value Chg	Ann%chg	Cmltv%chg
2007	94,827,455	--	--	--	445,566,150	--	--	--	22,146,965	--	--	--
2008	117,143,710	22,316,255	23.53%	23.53%	514,765,840	69,199,690	15.53%	15.53%	26,195,785	4,048,820	18.28%	18.28%
2009	131,726,750	14,583,040	12.45%	38.91%	568,177,690	53,411,850	10.38%	27.52%	28,469,035	2,273,250	8.68%	28.55%
2010	159,257,145	27,530,395	20.90%	67.94%	655,422,125	87,244,435	15.36%	47.10%	37,074,455	8,605,420	30.23%	67.40%
2011	163,920,500	4,663,355	2.93%	72.86%	679,220,225	23,798,100	3.63%	52.44%	42,020,090	4,945,635	13.34%	89.73%
2012	179,836,855	15,916,355	9.71%	89.65%	739,617,575	60,397,350	8.89%	66.00%	50,189,135	8,169,045	19.44%	126.62%
2013	221,626,350	41,789,495	23.24%	133.72%	880,822,595	141,205,020	19.09%	97.69%	56,633,635	6,444,500	12.84%	155.72%
2014	280,662,790	59,036,440	26.64%	195.97%	1,121,166,815	240,344,220	27.29%	151.63%	70,903,360	14,269,725	25.20%	220.15%
2015	326,758,805	46,096,015	16.42%	244.58%	1,298,139,075	176,972,260	15.78%	191.35%	81,094,900	10,191,540	14.37%	266.17%
2016	367,158,455	40,399,650	12.36%	287.19%	1,463,949,045	165,809,970	12.77%	228.56%	90,270,145	9,175,245	11.31%	307.60%
2017	371,733,425	4,574,970	1.25%	292.01%	1,469,003,485	5,054,440	0.35%	229.69%	86,327,020	-3,943,125	-4.37%	289.79%

Rate Ann.%chg: Irrigated **14.64%** Dryland **12.67%** Grassland **14.57%**

Tax Year	Waste Land [1] Value	Value Chg	Ann%chg	Cmltv%chg	Other Agland [1] Value	Value Chg	Ann%chg	Cmltv%chg	Total Agricultural Value	Value Chg	Ann%chg	Cmltv%chg
2007	2,701,240	--	--	--	45,585	--	--	--	565,287,395	--	--	--
2008	3,371,400	670,160	24.81%	24.81%	13,824,685	13,779,100	30227.27%	30227.27%	675,301,420	110,014,025	19.46%	19.46%
2009	3,764,835	393,435	11.67%	39.37%	13,996,840	172,155	1.25%	30604.92%	746,135,150	70,833,730	10.49%	31.99%
2010	3,788,625	23,790	0.63%	40.26%	15,875,685	1,878,845	13.42%	34726.55%	871,418,035	125,282,885	16.79%	54.15%
2011	2,815,445	-973,180	-25.69%	4.23%	18,837,350	2,961,665	18.66%	41223.57%	906,813,610	35,395,575	4.06%	60.42%
2012	1,795,480	-1,019,965	-36.23%	-33.53%	19,395,945	558,595	2.97%	42448.96%	990,834,990	84,021,380	9.27%	75.28%
2013	2,340,825	545,345	30.37%	-13.34%	23,445,685	4,049,740	20.88%	51332.89%	1,184,869,090	194,034,100	19.58%	109.60%
2014	675,940	-1,664,885	-71.12%	-74.98%	32,991,305	9,545,620	40.71%	72273.16%	1,506,400,210	321,531,120	27.14%	166.48%
2015	835,390	159,450	23.59%	-69.07%	38,047,305	5,056,000	15.33%	83364.53%	1,744,875,475	238,475,265	15.83%	208.67%
2016	435,170	-400,220	-47.91%	-83.89%	43,395,310	5,348,005	14.06%	95096.47%	1,965,208,125	220,332,650	12.63%	247.65%
2017	548,850	113,680	26.12%	-79.68%	41,792,900	-1,602,410	-3.69%	91581.25%	1,969,405,680	4,197,555	0.21%	248.39%

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County CUMING

Rate Ann.%chg: Total Agric Land **13.29%**

Source: 2007 - 2017 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018 **CHART 3**

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

Tax Year	IRRIGATED LAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	DRYLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	GRASSLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	94,020,530	48,893	1,923			448,583,015	259,293	1,730			19,414,035	27,340	710		
2008	116,389,710	50,517	2,304	19.81%	19.81%	516,396,490	250,990	2,057	18.93%	18.93%	25,950,675	29,368	884	24.44%	24.44%
2009	130,652,015	51,866	2,519	9.34%	31.00%	568,817,325	249,125	2,283	10.98%	31.98%	28,531,575	29,752	959	8.52%	35.05%
2010	158,601,255	53,327	2,974	18.06%	54.66%	657,405,635	247,005	2,662	16.57%	53.84%	37,059,635	31,016	1,195	24.60%	68.27%
2011	163,386,750	53,836	3,035	2.04%	57.82%	684,797,490	244,773	2,798	5.12%	61.71%	39,394,950	34,211	1,152	-3.62%	62.17%
2012	179,469,435	54,628	3,285	8.25%	70.84%	740,907,085	241,958	3,062	9.45%	77.00%	50,322,580	37,967	1,325	15.10%	86.65%
2013	221,096,955	55,581	3,978	21.08%	106.86%	880,999,780	241,249	3,652	19.26%	111.08%	56,931,945	37,196	1,531	15.48%	115.54%
2014	280,201,815	56,090	4,996	25.58%	159.79%	1,121,176,220	240,793	4,656	27.50%	169.14%	71,129,090	35,837	1,985	29.68%	179.51%
2015	325,561,860	56,579	5,754	15.18%	199.23%	1,296,117,995	240,134	5,397	15.92%	211.99%	81,634,380	35,488	2,300	15.90%	223.94%
2016	366,612,520	57,056	6,425	11.67%	234.15%	1,465,201,170	240,355	6,096	12.94%	252.36%	90,488,870	35,301	2,563	11.43%	260.98%
2017	371,295,115	57,400	6,469	0.67%	236.39%	1,468,587,715	239,613	6,129	0.54%	254.27%	87,024,505	34,141	2,549	-0.56%	258.97%
Rate Annual %chg Average Value/Acre:			**12.90%**					**13.48%**					**13.63%**		

Tax Year	WASTE LAND [2] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	OTHER AGLAND [2] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	TOTAL AGRICULTURAL LAND [1] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	2,734,045	12,149	225			42,590	142	300			564,794,215	347,817	1,624		
2008	3,429,200	11,430	300	33.31%	33.31%	13,586,745	4,941	2,750	816.71%	816.71%	675,752,820	347,246	1,946	19.84%	19.84%
2009	3,873,480	11,066	350	16.67%	55.54%	13,733,670	5,018	2,737	-0.49%	812.25%	745,608,065	346,828	2,150	10.47%	32.39%
2010	3,838,705	9,597	400	14.28%	77.75%	15,464,470	5,292	2,922	6.79%	874.18%	872,369,700	346,236	2,520	17.20%	55.16%
2011	2,884,020	7,150	403	0.84%	79.24%	18,414,345	5,287	3,483	19.18%	1061.01%	908,877,555	345,257	2,632	4.48%	62.12%
2012	1,389,280	4,429	314	-22.23%	39.39%	18,758,310	5,386	3,483	0.00%	1061.04%	990,846,690	344,368	2,877	9.30%	77.19%
2013	2,353,110	4,486	525	67.21%	133.07%	22,881,605	5,624	4,069	16.81%	1256.26%	1,184,263,395	344,137	3,441	19.60%	111.92%
2014	678,550	3,581	189	-63.87%	-15.79%	32,976,315	9,910	3,328	-18.21%	1009.23%	1,506,161,990	346,211	4,350	26.42%	167.91%
2015	833,730	3,667	227	20.00%	1.04%	37,872,715	9,782	3,872	16.34%	1190.53%	1,742,020,680	345,651	5,040	15.85%	210.37%
2016	861,255	3,567	241	6.19%	7.30%	43,381,905	9,828	4,414	14.02%	1371.43%	1,966,545,720	346,107	5,682	12.74%	249.91%
2017	548,505	3,445	159	-34.06%	-29.25%	42,208,820	9,540	4,425	0.24%	1374.90%	1,969,664,660	344,138	5,723	0.73%	252.47%
											Rate Annual %chg Average Value/Acre:		**13.43%**		

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(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
9,139	CUMING	112,509,527	5,601,980	1,300,982	272,971,040	78,091,510	14,668,230	7,109,615	1,969,405,680	78,645,575	94,547,708	0	2,634,851,847
cnty sectorvalue % of total value:		*4.27%*	*0.21%*	*0.05%*	*10.36%*	*2.96%*	*0.56%*	*0.27%*	*74.74%*	*2.98%*	*3.59%*		*100.00%*

Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
495	BANCROFT	508,121	279,510	17,437	13,385,300	3,211,470	0	0	0	0	0	0	17,401,838
5.42%	*%sector of county sector*	*0.45%*	*4.99%*	*1.34%*	*4.90%*	*4.11%*							*0.66%*
	%sector of municipality	*2.92%*	*1.61%*	*0.10%*	*76.92%*	*18.45%*							*100.00%*
678	BEEMER	1,760,116	264,751	14,104	15,313,810	4,749,140	0	0	0	0	0	0	22,101,921
7.42%	*%sector of county sector*	*1.56%*	*4.73%*	*1.08%*	*5.61%*	*6.08%*							*0.84%*
	%sector of municipality	*7.96%*	*1.20%*	*0.06%*	*69.29%*	*21.49%*							*100.00%*
3,368	WEST POINT	10,098,635	1,236,580	359,869	137,342,860	44,947,475	5,806,115	0	0	0	0	0	199,791,534
36.85%	*%sector of county sector*	*8.98%*	*22.07%*	*27.66%*	*50.31%*	*57.56%*	*39.58%*						*7.58%*
	%sector of municipality	*5.05%*	*0.62%*	*0.18%*	*68.74%*	*22.50%*	*2.91%*						*100.00%*
1,170	WISNER	1,592,473	694,768	42,309	39,336,845	9,131,010	0	0	0	0	0	0	50,797,405
12.80%	*%sector of county sector*	*1.42%*	*12.40%*	*3.25%*	*14.41%*	*11.69%*							*1.93%*
	%sector of municipality	*3.13%*	*1.37%*	*0.08%*	*77.44%*	*17.98%*							*100.00%*
5,711	Total Municipalities	13,959,345	2,475,609	433,719	205,378,815	62,039,095	5,806,115	0	0	0	0	0	290,092,698
62.49%	*%all municip.sectors of cnty*	*12.41%*	*44.19%*	*33.34%*	*75.24%*	*79.44%*	*39.58%*						*11.01%*

20	CUMING

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 :** 8,922 **Value :** 2,569,803,543 **Growth** 10,635,088 (Sum Lines 17, 25, & 41)

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	315	3,733,865	71	5,853,635	362	9,907,640	748	19,495,140	
02. Res Improve Land	2,279	23,425,020	73	1,559,195	386	8,509,345	2,738	33,493,560	
03. Res Improvements	2,314	187,060,900	87	13,643,020	418	48,629,390	2,819	249,333,310	
04. Res Total	2,629	214,219,785	158	21,055,850	780	67,046,375	3,567	302,322,010	4,022,990
% of Res Total	73.70	70.86	4.43	6.96	21.87	22.18	39.98	11.76	37.83
05. Com UnImp Land	128	1,824,730	7	377,055	15	1,710,305	150	3,912,090	
06. Com Improve Land	499	8,559,730	17	1,317,430	20	1,479,440	536	11,356,600	
07. Com Improvements	510	54,321,525	18	7,884,095	28	3,864,205	556	66,069,825	
08. Com Total	638	64,705,985	25	9,578,580	43	7,053,950	706	81,338,515	2,300,368
% of Com Total	90.37	79.55	3.54	11.78	6.09	8.67	7.91	3.17	21.63
09. Ind UnImp Land	4	30,035	0	0	0	0	4	30,035	
10. Ind Improve Land	5	353,395	1	670,660	0	0	6	1,024,055	
11. Ind Improvements	5	5,422,685	1	8,232,805	0	0	6	13,655,490	
12. Ind Total	9	5,806,115	1	8,903,465	0	0	10	14,709,580	0
% of Ind Total	90.00	39.47	10.00	60.53	0.00	0.00	0.11	0.57	0.00
13. Rec UnImp Land	0	0	1	13,660	23	1,295,115	24	1,308,775	
14. Rec Improve Land	0	0	2	144,915	17	4,399,170	19	4,544,085	
15. Rec Improvements	0	0	2	18,475	39	1,591,435	41	1,609,910	
16. Rec Total	0	0	3	177,050	62	7,285,720	65	7,462,770	25,020
% of Rec Total	0.00	0.00	4.62	2.37	95.38	97.63	0.73	0.29	0.24
Res & Rec Total	2,629	214,219,785	161	21,232,900	842	74,332,095	3,632	309,784,780	4,048,010
% of Res & Rec Total	72.38	69.15	4.43	6.85	23.18	23.99	40.71	12.05	38.06
Com & Ind Total	647	70,512,100	26	18,482,045	43	7,053,950	716	96,048,095	2,300,368
% of Com & Ind Total	90.36	73.41	3.63	19.24	6.01	7.34	8.03	3.74	21.63
17. Taxable Total	3,276	284,731,885	187	39,714,945	885	81,386,045	4,348	405,832,875	6,348,378
% of Taxable Total	75.34	70.16	4.30	9.79	20.35	20.05	48.73	15.79	59.69

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	20	846,365	6,857,075	0	0	0
20. Industrial	3	11,550	2,314,325	0	0	0
21. Other	0	0	0	0	0	0
	Rural			**Total**		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	20	846,365	6,857,075
20. Industrial	0	0	0	3	11,550	2,314,325
21. Other	0	0	0	0	0	0
22. Total Sch II				**23**	**857,915**	**9,171,400**

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	254	0	19	273

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	3	431,075	3,244	1,437,462,225	3,247	1,437,893,300
28. Ag-Improved Land	0	0	4	1,089,165	1,223	587,157,655	1,227	588,246,820
29. Ag Improvements	0	0	4	297,165	1,323	137,533,383	1,327	137,830,548
30. Ag Total							**4,574**	**2,163,970,668**

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	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	2	2.00	33,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	267,510	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	4	9.49	90,155	
37. FarmSite Improvements	0	0.00	0	4	0.00	29,655	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	2	1.58	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			**Total**			**Growth**
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	25	25.00	392,150	25	25.00	392,150	
32. HomeSite Improv Land	866	879.49	13,741,375	868	881.49	13,774,375	
33. HomeSite Improvements	874	0.00	62,289,695	876	0.00	62,557,205	313,625
34. HomeSite Total				**901**	**906.49**	**76,723,730**	
35. FarmSite UnImp Land	71	94.89	818,790	71	94.89	818,790	
36. FarmSite Improv Land	1,170	2,726.58	23,195,780	1,174	2,736.07	23,285,935	
37. FarmSite Improvements	1,285	0.00	75,243,688	1,289	0.00	75,273,343	3,973,085
38. FarmSite Total				**1,360**	**2,830.96**	**99,378,068**	
39. Road & Ditches	3,671	7,244.21	0	3,673	7,245.79	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				**2,261**	**10,983.24**	**176,101,798**	**4,286,710**

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	1	121.69	242,770	1	121.69	242,770

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	2,633.54	18.70%	17,173,495	19.96%	6,521.07
46. 1A	2,912.46	20.68%	18,998,555	22.09%	6,523.20
47. 2A1	152.94	1.09%	942,680	1.10%	6,163.72
48. 2A	4,601.05	32.67%	28,174,805	32.75%	6,123.56
49. 3A1	1,068.19	7.58%	6,040,840	7.02%	5,655.21
50. 3A	1,968.58	13.98%	11,134,425	12.94%	5,656.07
51. 4A1	697.95	4.96%	3,329,410	3.87%	4,770.27
52. 4A	49.02	0.35%	229,500	0.27%	4,681.76
53. Total	14,083.73	100.00%	86,023,710	100.00%	6,108.02
Dry					
54. 1D1	7,267.76	11.58%	45,024,490	12.65%	6,195.10
55. 1D	18,246.64	29.07%	113,121,255	31.78%	6,199.57
56. 2D1	1,001.76	1.60%	5,840,225	1.64%	5,829.96
57. 2D	7,420.90	11.82%	43,210,705	12.14%	5,822.84
58. 3D1	7,122.23	11.35%	37,935,950	10.66%	5,326.41
59. 3D	16,313.55	25.99%	86,908,325	24.42%	5,327.37
60. 4D1	5,264.71	8.39%	23,333,585	6.56%	4,432.07
61. 4D	129.45	0.21%	574,750	0.16%	4,439.94
62. Total	62,767.00	100.00%	355,949,285	100.00%	5,670.96
Grass					
63. 1G1	314.98	4.79%	862,550	5.17%	2,738.43
64. 1G	1,135.20	17.28%	3,494,590	20.93%	3,078.39
65. 2G1	197.18	3.00%	594,600	3.56%	3,015.52
66. 2G	2,592.46	39.46%	7,091,885	42.47%	2,735.58
67. 3G1	364.70	5.55%	782,035	4.68%	2,144.32
68. 3G	886.09	13.49%	2,075,640	12.43%	2,342.47
69. 4G1	331.64	5.05%	776,845	4.65%	2,342.43
70. 4G	747.74	11.38%	1,020,315	6.11%	1,364.53
71. Total	6,569.99	100.00%	16,698,460	100.00%	2,541.63
Irrigated Total	14,083.73	16.26%	86,023,710	18.42%	6,108.02
Dry Total	62,767.00	72.45%	355,949,285	76.22%	5,670.96
Grass Total	6,569.99	7.58%	16,698,460	3.58%	2,541.63
72. Waste	969.29	1.12%	121,470	0.03%	125.32
73. Other	2,248.26	2.59%	8,234,670	1.76%	3,662.69
74. Exempt	0.46	0.00%	0	0.00%	0.00
75. Market Area Total	86,638.27	100.00%	467,027,595	100.00%	5,390.55

Schedule IX : Agricultural Records : Ag Land Market Area Detail **Market Area 2**

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,083.35	14.74%	15,375,210	15.84%	7,380.04
46. 1A	5,136.78	36.34%	37,961,550	39.12%	7,390.15
47. 2A1	296.43	2.10%	2,067,845	2.13%	6,975.83
48. 2A	834.08	5.90%	5,754,725	5.93%	6,899.49
49. 3A1	1,209.11	8.55%	7,796,335	8.03%	6,447.99
50. 3A	3,146.77	22.26%	20,275,690	20.89%	6,443.33
51. 4A1	1,410.47	9.98%	7,721,940	7.96%	5,474.73
52. 4A	18.11	0.13%	95,390	0.10%	5,267.26
53. Total	14,135.10	100.00%	97,048,685	100.00%	6,865.79
Dry					
54. 1D1	8,058.72	10.45%	57,055,830	11.45%	7,080.01
55. 1D	25,932.87	33.64%	183,585,695	36.83%	7,079.27
56. 2D1	1,956.54	2.54%	13,048,795	2.62%	6,669.32
57. 2D	3,611.23	4.68%	23,890,505	4.79%	6,615.61
58. 3D1	8,981.79	11.65%	55,148,165	11.06%	6,140.00
59. 3D	18,981.26	24.62%	116,516,070	23.37%	6,138.48
60. 4D1	9,393.63	12.19%	48,374,860	9.70%	5,149.75
61. 4D	168.23	0.22%	866,415	0.17%	5,150.18
62. Total	77,084.27	100.00%	498,486,335	100.00%	6,466.77
Grass					
63. 1G1	430.05	4.04%	1,396,950	5.11%	3,248.34
64. 1G	2,233.53	20.98%	6,684,045	24.47%	2,992.59
65. 2G1	850.47	7.99%	2,362,485	8.65%	2,777.86
66. 2G	3,305.52	31.04%	9,236,170	33.82%	2,794.17
67. 3G1	613.44	5.76%	1,396,090	5.11%	2,275.84
68. 3G	1,022.07	9.60%	2,290,830	8.39%	2,241.36
69. 4G1	1,053.72	9.90%	2,316,460	8.48%	2,198.36
70. 4G	1,139.46	10.70%	1,629,295	5.97%	1,429.88
71. Total	10,648.26	100.00%	27,312,325	100.00%	2,564.96
Irrigated Total	14,135.10	13.36%	97,048,685	15.30%	6,865.79
Dry Total	77,084.27	72.87%	498,486,335	78.57%	6,466.77
Grass Total	10,648.26	10.07%	27,312,325	4.30%	2,564.96
72. Waste	1,178.01	1.11%	147,730	0.02%	125.41
73. Other	2,741.96	2.59%	11,455,520	1.81%	4,177.86
74. Exempt	0.47	0.00%	0	0.00%	0.00
75. Market Area Total	105,787.60	100.00%	634,450,595	100.00%	5,997.40

Schedule IX : Agricultural Records : Ag Land Market Area Detail **Market Area 3**

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	883.24	6.71%	5,306,685	7.43%	6,008.20
46. 1A	2,276.80	17.29%	13,677,295	19.14%	6,007.24
47. 2A1	142.03	1.08%	804,040	1.13%	5,661.06
48. 2A	4,040.77	30.68%	22,856,065	31.99%	5,656.36
49. 3A1	1,012.76	7.69%	5,140,970	7.20%	5,076.20
50. 3A	4,171.30	31.68%	20,934,450	29.30%	5,018.69
51. 4A1	618.02	4.69%	2,628,045	3.68%	4,252.36
52. 4A	24.05	0.18%	100,880	0.14%	4,194.59
53. Total	13,168.97	100.00%	71,448,430	100.00%	5,425.51
Dry					
54. 1D1	3,018.70	7.16%	17,221,655	7.95%	5,704.99
55. 1D	10,571.84	25.06%	60,309,590	27.86%	5,704.74
56. 2D1	827.16	1.96%	4,316,690	1.99%	5,218.69
57. 2D	6,618.42	15.69%	35,181,360	16.25%	5,315.67
58. 3D1	4,229.92	10.03%	20,490,130	9.46%	4,844.09
59. 3D	14,630.37	34.68%	70,056,040	32.36%	4,788.40
60. 4D1	2,108.08	5.00%	8,248,165	3.81%	3,912.64
61. 4D	176.42	0.42%	676,960	0.31%	3,837.21
62. Total	42,180.91	100.00%	216,500,590	100.00%	5,132.67
Grass					
63. 1G1	43.19	0.67%	131,535	0.86%	3,045.50
64. 1G	757.63	11.78%	2,523,405	16.53%	3,330.66
65. 2G1	469.76	7.31%	1,165,190	7.63%	2,480.39
66. 2G	1,974.74	30.71%	4,916,730	32.21%	2,489.81
67. 3G1	381.09	5.93%	912,210	5.98%	2,393.69
68. 3G	1,395.17	21.70%	3,476,705	22.77%	2,491.96
69. 4G1	497.56	7.74%	942,890	6.18%	1,895.03
70. 4G	910.17	14.16%	1,197,480	7.84%	1,315.67
71. Total	6,429.31	100.00%	15,266,145	100.00%	2,374.46
Irrigated Total	13,168.97	20.30%	71,448,430	22.75%	5,425.51
Dry Total	42,180.91	65.03%	216,500,590	68.95%	5,132.67
Grass Total	6,429.31	9.91%	15,266,145	4.86%	2,374.46
72. Waste	624.21	0.96%	78,180	0.02%	125.25
73. Other	2,457.45	3.79%	10,711,895	3.41%	4,358.95
74. Exempt	0.24	0.00%	0	0.00%	0.00
75. Market Area Total	64,860.85	100.00%	314,005,240	100.00%	4,841.21

Schedule IX : Agricultural Records : Ag Land Market Area Detail **Market Area 4**

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,787.52	11.07%	14,734,865	12.43%	8,243.19
46. 1A	4,406.21	27.29%	36,376,640	30.70%	8,255.77
47. 2A1	190.56	1.18%	1,487,305	1.26%	7,804.92
48. 2A	3,392.91	21.01%	26,071,820	22.00%	7,684.21
49. 3A1	1,385.49	8.58%	9,656,530	8.15%	6,969.76
50. 3A	4,517.74	27.98%	27,803,360	23.46%	6,154.26
51. 4A1	446.91	2.77%	2,242,315	1.89%	5,017.37
52. 4A	20.35	0.13%	122,785	0.10%	6,033.66
53. Total	16,147.69	100.00%	118,495,620	100.00%	7,338.24
Dry					
54. 1D1	6,887.65	11.97%	54,749,045	13.02%	7,948.87
55. 1D	18,825.88	32.71%	149,644,570	35.58%	7,948.88
56. 2D1	357.85	0.62%	2,683,875	0.64%	7,500.00
57. 2D	7,086.45	12.31%	52,814,270	12.56%	7,452.85
58. 3D1	6,732.56	11.70%	46,046,530	10.95%	6,839.38
59. 3D	16,095.98	27.96%	106,337,220	25.28%	6,606.45
60. 4D1	1,441.18	2.50%	7,604,740	1.81%	5,276.75
61. 4D	130.13	0.23%	745,435	0.18%	5,728.39
62. Total	57,557.68	100.00%	420,625,685	100.00%	7,307.90
Grass					
63. 1G1	172.14	1.69%	506,635	1.97%	2,943.16
64. 1G	1,364.44	13.37%	4,432,370	17.23%	3,248.49
65. 2G1	83.43	0.82%	237,455	0.92%	2,846.16
66. 2G	4,096.08	40.13%	11,380,705	44.24%	2,778.44
67. 3G1	525.42	5.15%	1,305,630	5.08%	2,484.93
68. 3G	1,815.41	17.78%	4,073,010	15.83%	2,243.58
69. 4G1	1,011.10	9.91%	1,880,690	7.31%	1,860.04
70. 4G	1,139.69	11.16%	1,909,250	7.42%	1,675.24
71. Total	10,207.71	100.00%	25,725,745	100.00%	2,520.23
Irrigated Total	16,147.69	18.67%	118,495,620	20.70%	7,338.24
Dry Total	57,557.68	66.55%	420,625,685	73.49%	7,307.90
Grass Total	10,207.71	11.80%	25,725,745	4.49%	2,520.23
72. Waste	672.15	0.78%	200,965	0.04%	298.99
73. Other	1,901.45	2.20%	7,337,425	1.28%	3,858.86
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	86,486.68	100.00%	572,385,440	100.00%	6,618.19

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	57,535.49	373,016,445	57,535.49	373,016,445
77. Dry Land	0.00	0	147.95	980,470	239,441.91	1,490,581,425	239,589.86	1,491,561,895
78. Grass	0.00	0	146.44	371,005	33,708.83	84,631,670	33,855.27	85,002,675
79. Waste	0.00	0	0.00	0	3,443.66	548,345	3,443.66	548,345
80. Other	0.00	0	10.46	45,610	9,338.66	37,693,900	9,349.12	37,739,510
81. Exempt	0.00	0	0.00	0	1.17	0	1.17	0
82. Total	**0.00**	**0**	**304.85**	**1,397,085**	**343,468.55**	**1,986,471,785**	**343,773.40**	**1,987,868,870**

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	57,535.49	16.74%	373,016,445	18.76%	6,483.24
Dry Land	239,589.86	69.69%	1,491,561,895	75.03%	6,225.48
Grass	33,855.27	9.85%	85,002,675	4.28%	2,510.77
Waste	3,443.66	1.00%	548,345	0.03%	159.23
Other	9,349.12	2.72%	37,739,510	1.90%	4,036.69
Exempt	1.17	0.00%	0	0.00%	0.00
Total	**343,773.40**	100.00%	**1,987,868,870**	100.00%	5,782.50

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
83.1	N/a Or Error	50	1,880,290	10	928,290	26	246,300	76	3,054,880	28,535
83.2	Bancroft	33	76,880	219	919,440	219	12,423,475	252	13,419,795	21,180
83.3	Beemer	30	108,735	256	1,198,830	257	16,456,905	287	17,764,470	61,940
83.4	Cotton -hidden Lake Sub	16	289,200	55	1,889,395	55	7,138,910	71	9,317,505	400,015
83.5	Par Acres	5	87,850	1	26,665	1	309,220	6	423,735	173,525
83.6	Recreation	2	385,685	3	1,973,180	25	758,980	27	3,117,845	208,970
83.7	Rural Acreage	372	13,296,085	376	7,554,660	402	47,791,395	774	68,642,140	446,410
83.8	Rural Ag	8	1,044,135	10	885,605	14	1,928,950	22	3,858,690	30,825
83.9	Stalp Subdivision	6	115,990	22	1,318,860	22	5,708,530	28	7,143,380	361,060
83.10	West Point	167	3,026,075	1,247	18,321,015	1,279	118,315,060	1,446	139,662,150	1,962,700
83.11	Wisner	83	492,990	558	3,021,705	560	39,865,495	643	43,380,190	352,850
84	Residential Total	772	20,803,915	2,757	38,037,645	2,860	250,943,220	3,632	309,784,780	4,048,010

Schedule XII : Commercial Records - Assessor Location Detail

Line#	I	Assessor Location	Unimproved Land Records	Unimproved Land Value	Improved Land Records	Improved Land Value	Improvements Records	Improvements Value	Total Records	Total Value	Growth
85.1		N/a Or Error	2	97,550	1	3,200	9	767,585	11	868,335	0
85.2		Bancroft	12	21,320	59	232,840	59	2,998,850	71	3,253,010	55,320
85.3		Beemer	17	100,110	55	419,400	59	4,225,835	76	4,745,345	26,475
85.4		Rural Commercial/industri	21	1,991,060	38	3,467,530	42	19,257,255	63	24,715,845	32,325
85.5		West Point	66	1,446,905	284	7,205,410	287	44,534,400	353	53,186,715	2,127,418
85.6		Wisner	36	285,180	105	1,052,275	106	7,941,390	142	9,278,845	58,830
86		Commercial Total	154	3,942,125	542	12,380,655	562	79,725,315	716	96,048,095	2,300,368

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	200.61	4.38%	570,290	5.11%	2,842.78
88. 1G	893.74	19.50%	2,524,400	22.61%	2,824.54
89. 2G1	140.47	3.06%	359,465	3.22%	2,559.02
90. 2G	1,987.57	43.36%	4,853,010	43.47%	2,441.68
91. 3G1	294.20	6.42%	639,785	5.73%	2,174.66
92. 3G	568.32	12.40%	1,233,670	11.05%	2,170.73
93. 4G1	246.45	5.38%	480,000	4.30%	1,947.66
94. 4G	252.07	5.50%	503,590	4.51%	1,997.82
95. Total	4,583.43	100.00%	11,164,210	100.00%	2,435.78
CRP					
96. 1C1	24.04	3.36%	149,045	3.71%	6,199.88
97. 1C	126.94	17.73%	787,265	19.61%	6,201.87
98. 2C1	34.90	4.87%	203,530	5.07%	5,831.81
99. 2C	317.66	44.37%	1,852,180	46.14%	5,830.70
100. 3C1	14.30	2.00%	76,210	1.90%	5,329.37
101. 3C	125.12	17.48%	632,285	15.75%	5,053.43
102. 4C1	64.32	8.98%	275,215	6.86%	4,278.84
103. 4C	8.66	1.21%	38,815	0.97%	4,482.10
104. Total	715.94	100.00%	4,014,545	100.00%	5,607.38
Timber					
105. 1T1	90.33	7.11%	143,215	9.42%	1,585.46
106. 1T	114.52	9.01%	182,925	12.04%	1,597.32
107. 2T1	21.81	1.72%	31,605	2.08%	1,449.11
108. 2T	287.23	22.61%	386,695	25.45%	1,346.29
109. 3T1	56.20	4.42%	66,040	4.35%	1,175.09
110. 3T	192.65	15.16%	209,685	13.80%	1,088.42
111. 4T1	20.87	1.64%	21,630	1.42%	1,036.42
112. 4T	487.01	38.33%	477,910	31.45%	981.31
113. Total	1,270.62	100.00%	1,519,705	100.00%	1,196.03

Grass Total	4,583.43	69.76%	11,164,210	66.86%	2,435.78
CRP Total	715.94	10.90%	4,014,545	24.04%	5,607.38
Timber Total	1,270.62	19.34%	1,519,705	9.10%	1,196.03
114. Market Area Total	6,569.99	100.00%	16,698,460	100.00%	2,541.63

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area **Market Area 2**

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	359.93	4.68%	1,018,605	5.47%	2,830.01
88. 1G	1,777.59	23.13%	4,978,235	26.71%	2,800.55
89. 2G1	733.55	9.54%	1,874,060	10.05%	2,554.78
90. 2G	2,548.65	33.16%	6,004,785	32.22%	2,356.06
91. 3G1	530.46	6.90%	1,145,165	6.14%	2,158.81
92. 3G	697.31	9.07%	1,506,515	8.08%	2,160.47
93. 4G1	778.98	10.14%	1,580,895	8.48%	2,029.44
94. 4G	258.82	3.37%	530,040	2.84%	2,047.91
95. Total	7,685.29	100.00%	18,638,300	100.00%	2,425.19
CRP					
96. 1C1	48.59	4.87%	344,050	5.40%	7,080.68
97. 1C	178.37	17.89%	1,264,150	19.84%	7,087.23
98. 2C1	60.39	6.06%	403,060	6.33%	6,674.28
99. 2C	424.96	42.63%	2,785,820	43.73%	6,555.49
100. 3C1	31.03	3.11%	190,570	2.99%	6,141.48
101. 3C	84.49	8.48%	518,975	8.15%	6,142.44
102. 4C1	110.46	11.08%	561,965	8.82%	5,087.50
103. 4C	58.62	5.88%	301,900	4.74%	5,150.12
104. Total	996.91	100.00%	6,370,490	100.00%	6,390.24
Timber					
105. 1T1	21.53	1.10%	34,295	1.49%	1,592.89
106. 1T	277.57	14.12%	441,660	19.17%	1,591.17
107. 2T1	56.53	2.88%	85,365	3.71%	1,510.08
108. 2T	331.91	16.88%	445,565	19.34%	1,342.43
109. 3T1	51.95	2.64%	60,355	2.62%	1,161.79
110. 3T	240.27	12.22%	265,340	11.52%	1,104.34
111. 4T1	164.28	8.36%	173,600	7.54%	1,056.73
112. 4T	822.02	41.81%	797,355	34.61%	969.99
113. Total	1,966.06	100.00%	2,303,535	100.00%	1,171.65

Grass Total	7,685.29	72.17%	18,638,300	68.24%	2,425.19
CRP Total	996.91	9.36%	6,370,490	23.32%	6,390.24
Timber Total	1,966.06	18.46%	2,303,535	8.43%	1,171.65
114. Market Area Total	10,648.26	100.00%	27,312,325	100.00%	2,564.96

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area **Market Area 3**

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	19.97	0.51%	56,515	0.65%	2,829.99
88. 1G	529.91	13.61%	1,483,115	17.04%	2,798.81
89. 2G1	284.47	7.30%	725,435	8.33%	2,550.13
90. 2G	1,380.77	35.45%	3,264,155	37.50%	2,364.01
91. 3G1	286.77	7.36%	597,545	6.86%	2,083.71
92. 3G	747.83	19.20%	1,393,735	16.01%	1,863.71
93. 4G1	357.84	9.19%	603,045	6.93%	1,685.24
94. 4G	286.98	7.37%	580,720	6.67%	2,023.56
95. Total	3,894.54	100.00%	8,704,265	100.00%	2,234.99
CRP					
96. 1C1	9.23	0.87%	52,655	1.09%	5,704.77
97. 1C	164.69	15.53%	939,550	19.50%	5,704.96
98. 2C1	44.18	4.17%	236,240	4.90%	5,347.22
99. 2C	211.09	19.90%	1,128,990	23.44%	5,348.38
100. 3C1	62.19	5.86%	277,070	5.75%	4,455.22
101. 3C	482.66	45.51%	1,896,900	39.38%	3,930.10
102. 4C1	85.21	8.03%	282,025	5.85%	3,309.76
103. 4C	1.31	0.12%	4,020	0.08%	3,068.70
104. Total	1,060.56	100.00%	4,817,450	100.00%	4,542.36
Timber					
105. 1T1	13.99	0.95%	22,365	1.28%	1,598.64
106. 1T	63.03	4.28%	100,740	5.77%	1,598.29
107. 2T1	141.11	9.57%	203,515	11.67%	1,442.24
108. 2T	382.88	25.97%	523,585	30.01%	1,367.49
109. 3T1	32.13	2.18%	37,595	2.16%	1,170.09
110. 3T	164.68	11.17%	186,070	10.67%	1,129.89
111. 4T1	54.51	3.70%	57,820	3.31%	1,060.72
112. 4T	621.88	42.18%	612,740	35.13%	985.30
113. Total	1,474.21	100.00%	1,744,430	100.00%	1,183.30

Grass Total	3,894.54	60.57%	8,704,265	57.02%	2,234.99
CRP Total	1,060.56	16.50%	4,817,450	31.56%	4,542.36
Timber Total	1,474.21	22.93%	1,744,430	11.43%	1,183.30
114. Market Area Total	6,429.31	100.00%	15,266,145	100.00%	2,374.46

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area **Market Area 4**

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	149.49	1.94%	423,720	2.37%	2,834.44
88. 1G	1,129.05	14.64%	3,191,415	17.82%	2,826.64
89. 2G1	50.43	0.65%	129,220	0.72%	2,562.36
90. 2G	3,158.96	40.97%	7,710,730	43.06%	2,440.91
91. 3G1	449.49	5.83%	962,470	5.37%	2,141.25
92. 3G	1,426.20	18.50%	3,011,165	16.81%	2,111.32
93. 4G1	834.94	10.83%	1,418,390	7.92%	1,698.79
94. 4G	511.77	6.64%	1,061,380	5.93%	2,073.94
95. Total	7,710.33	100.00%	17,908,490	100.00%	2,322.66
CRP					
96. 1C1	7.35	0.85%	58,440	1.00%	7,951.02
97. 1C	135.93	15.74%	1,081,815	18.50%	7,958.62
98. 2C1	9.72	1.13%	73,075	1.25%	7,518.00
99. 2C	403.31	46.69%	2,933,255	50.15%	7,272.95
100. 3C1	47.03	5.44%	309,205	5.29%	6,574.63
101. 3C	110.23	12.76%	745,305	12.74%	6,761.36
102. 4C1	104.79	12.13%	386,945	6.62%	3,692.58
103. 4C	45.46	5.26%	260,940	4.46%	5,739.99
104. Total	863.82	100.00%	5,848,980	100.00%	6,771.06
Timber					
105. 1T1	15.30	0.94%	24,475	1.24%	1,599.67
106. 1T	99.46	6.09%	159,140	8.09%	1,600.04
107. 2T1	23.28	1.43%	35,160	1.79%	1,510.31
108. 2T	533.81	32.68%	736,720	37.43%	1,380.12
109. 3T1	28.90	1.77%	33,955	1.73%	1,174.91
110. 3T	278.98	17.08%	316,540	16.08%	1,134.63
111. 4T1	71.37	4.37%	75,355	3.83%	1,055.84
112. 4T	582.46	35.66%	586,930	29.82%	1,007.67
113. Total	1,633.56	100.00%	1,968,275	100.00%	1,204.90

Grass Total	7,710.33	75.53%	17,908,490	69.61%	2,322.66
CRP Total	863.82	8.46%	5,848,980	22.74%	6,771.06
Timber Total	1,633.56	16.00%	1,968,275	7.65%	1,204.90
114. Market Area Total	10,207.71	100.00%	25,725,745	100.00%	2,520.23

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

20 Cuming

	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	272,971,040	302,322,010	29,350,970	10.75%	4,022,990	9.28%
02. Recreational	7,109,615	7,462,770	353,155	4.97%	25,020	4.62%
03. Ag-Homesite Land, Ag-Res Dwelling	78,645,575	76,723,730	-1,921,845	-2.44%	313,625	-2.84%
04. Total Residential (sum lines 1-3)	**358,726,230**	**386,508,510**	**27,782,280**	**7.74%**	**4,361,635**	**6.53%**
05. Commercial	78,091,510	81,338,515	3,247,005	4.16%	2,300,368	1.21%
06. Industrial	14,668,230	14,709,580	41,350	0.28%	0	0.28%
07. Total Commercial (sum lines 5-6)	**92,759,740**	**96,048,095**	**3,288,355**	**3.55%**	**2,300,368**	**1.07%**
08. Ag-Farmsite Land, Outbuildings	94,547,708	99,378,068	4,830,360	5.11%	3,973,085	0.91%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	**94,547,708**	**99,378,068**	**4,830,360**	**5.11%**	**3,973,085**	**0.91%**
12. Irrigated	371,733,425	373,016,445	1,283,020	0.35%		
13. Dryland	1,469,003,485	1,491,561,895	22,558,410	1.54%		
14. Grassland	86,327,020	85,002,675	-1,324,345	-1.53%		
15. Wasteland	548,850	548,345	-505	-0.09%		
16. Other Agland	41,792,900	37,739,510	-4,053,390	-9.70%		
17. Total Agricultural Land	**1,969,405,680**	**1,987,868,870**	**18,463,190**	**0.94%**		
18. Total Value of all Real Property (Locally Assessed)	**2,515,439,358**	**2,569,803,543**	**54,364,185**	**2.16%**	**10,635,088**	**1.74%**

2018 Assessment Survey for Cuming County

A. Staffing and Funding Information

1.	**Deputy(ies) on staff:**
	1
2.	**Appraiser(s) on staff:**
	1
3.	**Other full-time employees:**
	2
4.	**Other part-time employees:**
	1 - summer time help.
5.	**Number of shared employees:**
	0
6.	**Assessor's requested budget for current fiscal year:**
	$285,345.00
7.	**Adopted budget, or granted budget if different from above:**
	$285,345.00
8.	**Amount of the total assessor's budget set aside for appraisal work:**
	$84,950 (appraiser salary- 68,000 +GIS-16,100 +%fuel- 400 +%lodging- 200 +mileage-250)
9.	**If appraisal/reappraisal budget is a separate levied fund, what is that amount:**
	0
10.	**Part of the assessor's budget that is dedicated to the computer system:**
	MIPS fees are in the general fund, $2,000 is computer replacement
11.	**Amount of the assessor's budget set aside for education/workshops:**
	1,400
12.	**Other miscellaneous funds:**
	0
13.	**Amount of last year's assessor's budget not used:**
	$6,115.00

B. Computer, Automation Information and GIS

1.	**Administrative software:**
	MIPS Version 3.0 + current updates
2.	**CAMA software:**
	MIPS
3.	**Are cadastral maps currently being used?**
	Yes
4.	**If so, who maintains the Cadastral Maps?**
	Assessor and GIS Office Clerk
5.	**Does the county have GIS software?**
	Yes
6.	**Is GIS available to the public? If so, what is the web address?**
	http://cuming.assessor.gisworkshop.com/#
7.	**Who maintains the GIS software and maps?**
	GIS Workshop- the counties GIS Clerk updates all map changes
8.	**Personal Property software:**
	MIPS version 3 (Online filing)

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?**
	West Point, Wisner, Beemer, Bancroft
4.	**When was zoning implemented?**
	2001- Updated in 2015

D. Contracted Services

1.	**Appraisal Services:**
	N/A
2.	**GIS Services:**
	GIS Workshop
3.	**Other services:**
	MIPS

E. Appraisal /Listing Services

1.	**Does the county employ outside help for appraisal or listing services?**
	Not at this time, we may consult with different appraisers for general information if needed
2.	**If so, is the appraisal or listing service performed under contract?**
	N/A
3.	**What appraisal certifications or qualifications does the County require?**
	N/A
4.	**Have the existing contracts been approved by the PTA?**
	N/A
5.	**Does the appraisal or listing service providers establish assessed values for the county?**
	N/A

2018 Residential Assessment Survey for Cuming County

1. **Valuation data collection done by:**

Appraiser, Assessor and Office Clerk

2. **List the valuation groupings recognized by the County and describe the unique characteristics of each:**

Valuation Grouping	Description of unique characteristics
01	West Point - This is the county seat and the largest community in the county. It is located at the intersection of Hwy 32 & Hwy 275. There is a hospital, school system, many employers and is the regional market hub.
05	Bancroft - Located along Hwy 51; has a public school, convenience store, some eating establishments and minimal retail.
10	Beemer - Located along Hwy 275 near the center of the county. There is no high school, no grocery and minimal retail.
20	Rural - Zoning requires 10 acres for new construction.
25	Wisner - Located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses.
30	Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.

3. **List and describe the approach(es) used to estimate the market value of residential properties.**

Cost approach - Using Cama system with Marshall & Swift Pricing.
Comparable Sales approach - Using Cama system to find acceptable comps.
Income approach - Gross income multiplier for rental 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?**

Physical depreciation tables are used from CAMA. The effective age is used to determine individual market values and is developed by using tables of sales. After implementing new costs, the county will make adjustments to economic depreciation for changes in the market.

5. **Are individual depreciation tables developed for each valuation grouping?**

Economic depreciation and effective age tables are developed for each valuation grouping.

6. **Describe the methodology used to determine the residential lot values?**

The county determines the values from a sales analysis of all residential lot sales broken down by neighborhood. Size of base lot plus excess acres.

7. **Describe the methodology used to determine value for vacant lots being held for sale or resale?**

The county utilizes a discounted cash flow to determine values for subdivisions based on the number of sales, anticipated return, current sale prices and the absorption rate.

8.

Valuation Grouping	Date of Depreciation Tables	Date of Costing	Date of Lot Value Study	Date of Last Inspection
01	2016	2013	2016	2016
05	2014	2013	2014	2013
10	2018	2013	2018	2017
20	2014-2016	2013	2016	2014-2015
25	2013	2013	2018	2012
30	2015	2013	2015	2015

The rural reviews typically take 2 years to complete.

2018 Commercial Assessment Survey for Cuming County

1. Valuation data collection done by:

Appraiser, Assessor and Office Clerk

2. List the valuation groupings recognized in the County and describe the unique characteristics of each:

Valuation Grouping	Description of unique characteristics
01	West Point - County seat and community hub for the area. Located at the intersection of highway 275 and highway 32. Commercial areas, larger employers, processing facilities and manufacturing.
02	Beemer, Wisner - Located along Highway 275 includes Bancroft which is located in the NE portion the county, and the rural commercial parcels. Limited commercial activity. Most is related to the ag industry.

3. List and describe the approach(es) used to estimate the market value of commercial properties.

The county utilizes the cost, income and comparable sales approaches to value. The county uses the three approaches to reconcile the fair market value of the property.

3a. Describe the process used to determine the value of unique commercial properties.

Unique properties are valued using the same methods as other commercial properties in the county. In addition, the county looks for unique property sales from real estate agents, appraisers and the state sales file. These comparable sales are used to create a statewide comparable sales value. This value is reconciled with the other values to determine the market value.

4. If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?

The physical depreciation tables are from Marshall & Swift based on 50 year, 30 year, 20 year and 15 year life. The effective age is determined by the appraiser from a combination of the actual age and physical depreciation derived from similar commercial properties that have sold. Economic depreciation is determined from the local market.

5. Are individual depreciation tables developed for each valuation grouping?

The county does not develop individual depreciation tables for each valuation grouping, but does develop economic depreciation tables for each group.

6. Describe the methodology used to determine the commercial lot values.

The methodology used to determine commercial lot values is the same as the process used to determine residential lot values.

7.

Valuation Grouping	Date of Depreciation Tables	Date of Costing	Date of Lot Value Study	Date of Last Inspection
01	2015	2014	2015	2015
02	Various	Various	Various	Various

	Valuation Group 02 dates: Bancroft Dep 2014, Cost 2014, Lot study 2014, Inspection 2013 Beemer Dep 2014, Cost 2014, Lot study 2018, Inspection 2017 Wisner Dep 2015-2016 Cost 2014, Lot study 2013, Inspection 2012 Rural Range 4-6 Dep 2011, Cost 2012. Lot study 2017, Inspection 2017 Rural Range 7 Dep 2015, Cost 2014, Lot study 2017, Inspection 2017

2018 Agricultural Assessment Survey for Cuming County

1. **Valuation data collection done by:**

Appraiser, Assessor and Office Clerk

2. **List each market area, and describe the location and the specific characteristics that make each unique.**

Market Area	Description of unique characteristics	Year Land Use Completed
1	Mostly northeast part of county, Pender, Bancroft and Lyons and includes Beemer, which is in the middle of the county	2015-2016
2	Area west of West Point and south of Beemer (Howells, Dodge, West Point)	2015-2016
3	Majority is Wisner school district, northwest of county, more sandy soils.	2015-2016
4	Southeast portion of the county, West Point and Hooper, Scribner and Oakland, Craig east and north, some sandy areas	2015-2016

N/A

3. **Describe the process used to determine and monitor market areas.**

All sales are reviewed with the buyer and seller. Sales are reviewed for goodwill, personal property, 1031 exchanges, etc. All sales data is reviewed to determine if the data is correct(irrigation, crop acres, pasture acres, etc.). All sales are broken down by land classes and a cpi is developed from the sale. The sales analysis is used to monitor market area trends.

4. **Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.**

Each sale is verified for any unique characteristics and a questionnaire is utilized to determine if there are any anticipated use changes intended for the property.

5. **Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?**

2018 - Farm and Rurban house sites and site acres are assessed according to the land values in each market area. The difference in the market areas is more significant the last couple of years. The suburban area around West Point is valued higher due to market and proximity to town.

6. **If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.**

The values for WRP parcels are determined from sales of similar properties in the county as well as sales in adjacent counties.

If your county has special value applications, please answer the following

7a. **How many special valuation applications are on file?**

40

7b. **What process was used to determine if non-agricultural influences exist in the county?**

Sales verification and questionnaires

If your county recognizes a special value, please answer the following

7c.	**Describe the non-agricultural influences recognized within the county.**
	Residential and Commercial development, as well as very limited recreational influence.
7d.	**Where is the influenced area located within the county?**
	Around the county seat of West Point
7e.	**Describe in detail how the special values were arrived at in the influenced area(s).**
	Spreadsheet analysis along with sales verification.

CUMING COUNTY ASSESSOR'S OFFICE

Cherie Kreikemeier, Assessor
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Introduction

This Plan of Assessment is required by Law – Section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, as amended by Neb. Laws 2005, LB 263, Section 9. Purpose: Submit plan to the County Board of Equalization on or before July 31 each year and the Department of Property Assessment & Taxation on or before October 31 each year. This is to be a 3-year plan.

General Description of Cuming County

Cuming County has a total population of 9,139 (2010 Census Bureau). Our 2017 abstract reports 3,372 parcels of Residential property, 63 parcels of Recreational property, 706 parcels as Commercial property, 9 parcels as Industrial property, and 4,644 parcels as Agricultural property. Cuming County also has 8exempt parcels, 21 TIF parcels, and 1 Nebraska Games & Parks parcel.

Cuming County has approximately 1351 Personal Property Schedules filed each year. We also have approximately 400 to 450 Homestead Exemption applications filed each year.

The Assessor's Office has 4 employees, in addition to the Assessor: 1 full-time appraiser, who is 95% in charge of the appraisal process; 1 deputy and 2 full time clerks, who are the all-around helpers. In addition to the all-around office work, Jenny Landholm is also the Personal Property clerk and Vicki Meirgerd is the GIS and Homestead Exemption clerk. The summer of 2015, 2016 and 2017 we had Haley Guenther and Katie Schuetze do some of the ground work for our reappraisal of the rural homes and some scanning and filing duties. We found this to be a big benefit. If need be we may hire a part time clerk. We all share in the responsibilities of collecting and processing information for the real estate, personal property, homestead exemptions, etc.

Education

The Assessor, Deputy and Appraiser will continue to attend mandated continuing education classes each year. The office employees attend classes and/or seminars as needed. These classes might include: GIS training, appraisal training, assessor's workshops, etc. Our office continues to take NIRMA classes offered on the internet.

Procedures Manual

Cuming County has a Policies and Procedures Manual which is updated on a continual basis. A copy for review is available in the Assessor's Office at all times.

Responsibilities

Record Maintenance

The Assessor's Office maintains a Cadastral Map in our office. It is kept up-to-date by the Assessor and GIS clerk. The background flight is a 1975 aerial photo, which is used, primarily, for

ownership records. The actual acre determination is done using the current aerial imagery layer on the GIS (Geographic Information Systems) maps. Currently we are assessing the number of acres by previous records and/or survey records. There is a difference between deeded acres and GIS acres. We are currently using the deeded acres for assessment purposes. The Assessor's Office also updates and maintains the Irregular Tract Book for parcel splits. In September 2005, our office started with the GIS Workshop on updating our Cadastral Maps with the GIS system. We have all the parcels labeled, and land use is completed. Land use will continue to be updated as part of our 6 year review. We are using the GIS for split, transfer, etc. and have been updating the GIS Records as the legal descriptions change.

Property Record Cards

The Rural Property Record Cards were replaced in 1998 and the City Property Record Cards were replaced in 1990 and list 5 or more years of valuation information. In 2010 we developed a new property record card to replace the 1990 cards as we are running out of space for the current years' value. In 2011 we replaced the current residential, commercial and exempt property record cards for the Villages of Bancroft, Beemer and Wisner. The City of West Point residential cards were replaced for the 2012 tax year. The Wisner commercial cards were also replaced for the 2012 tax year. In order to make enough room for the transition of new city property record cards, we invested in storage boxes and placed the 1980 –through 1997 rural property cards and the city cards up to 1989 in the downstairs vault. We are also in the process of scanning our assessor sheets of the rural parcels to make more room for the more current years sheets. In the summer of 2010 we scanned assessor sheets from 2000 to 2004, in 2013 we scanned the 2005 and 2006, 2007 and 2008 rural sheets, and we scanned the 2008, 2009 and 2010 rural sheets in 2015, and 2011 sheets in 2016, 2012 sheets in 2017. The 2013 assessor sheets were scanned before we inserted them and the 2014 to current were saved electronically with our new MIPS software. In 2016 thru 2019 we plan on scanning the 1987-2007 rural house and outbuilding sheets. With our 2016 summer help we were able to update the rural property record cards, each range is in a separate color folder, we designed our own property record cards. The 1998-2015 property record cards were scanned and attached to the corresponding parcel number in MIPS 3.0 and eventually will be stored in the basement vault. In 2016 we also started scanning the house & outbuilding worksheets through 2011. Once the worksheets are scanned they will be able to be shredded.

Report Generation

The Assessor timely files all reports due to the proper Government Entities:
Abstract – Due March 19 –Personal Property Abstract – July 20,
Certification of Values – Due to subdivision August 20
School District Taxable Value report – Due August 25
3-Year Plan of Assessments –Due July 31 to County Board, October 31 to PAD
Certificate of Taxes Levied – Due December 1
Generate Tax Roll – Deliver to Treasurer by November 22
Homestead Exemption Tax Loss Report – November 22
Tax List Corrections – On an as needed basis

Filing Homestead Exemption Applications
Accept Homestead Applications – after Feb 1 and on\before June 30
Send approved Homestead Exemption Applications to Tax Commissioner-Due August 1

Filling Personal Property
Accept Personal Property Schedules on or before May 1

Apply 10% penalty if filed after May 1 and by June 30th.
Apply 25% penalty if filed on or after July 1st

Centrally Assessed Value

Review valuations certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list in an excel program.

Tax Increment Financing

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Tax Districts and Tax Rates

Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process, we work with the Clerk's office.

Real Property

The assessor's office has discontinued utilizing the CAMA 2000 computer program in 2015. CAMA 2000 implemented the Marshall& Swift pricing system and 2009 was the last updated pricing we used in the CAMA 2000. We have used this program to develop the cost approach and sales comparison approach for all residential properties up through 2014. Digital photos are taken during inspections, reviews, and pickup. These photos are then labeled by parcel and stored in MIPS version 2.5. The linking of these digital photos allows us to print digital photos on our sales files and with the property record card. MIPS continue to make updates on the new CAMA program, which we have implemented. The new version cannot print out our new property record cards and the capability to run comparable sales will hopefully continue to get better. The 2014 and 2015 abstract and school reports were generated with the MIPS new version 2.0. The 2015 tax book and CTL were generated using the MIPS version 2.5. In 2016 MIPS has upgraded to the 3.0 version. We are using 2013 pricing for house values in the version 3.0 MIPS program. In the summer of 2017 we purchased a surface pro – to take our pictures – it also gives us the ability to digitally take our property record cards with us during the pickup and review process. The surface pro allows us to attach our pictures to the record card on site, which we hope saves us time in the assessment process.

All commercial buildings, agricultural buildings, and anything not priced in CAMA 2000 were manually priced using the 2009 Marshall& Swift pricing manual For tax year 2013 we started a reappraisal of the rural outbuildings in all townships except Sherman and St. Charles, (they were done for 2014 tax year) updating to the 2012 Marshall & Swift pricing. We will update Marshall & Swift for the Commercial and Ag buildings to 2013- 2014 pricing for the 2015 assessment. Data is entered into Excel spreadsheets to create information/pricing sheets for the properties. We develop the cost, sales comparison, and income approach for commercial properties. Depreciation tables are developed based upon sales for the agricultural properties.

Our review process consists of physical inspections, review sheets, digital photos, aerial flights and interior inspections (if possible). Any improvements, changes, or discrepancies are corrected by measuring/remeasuring, collecting data; taking digital photos, comparing the data and entering that data into our computer database/updating our property record card files with updated information. If the property owner is not present, we leave a questionnaire (door hanger) for the property owner to fill out and return to our office or they may call our office with the information. If there continues to be questions, we will set up an appointment to review the property again. We also get information from

newspaper listings, sales reviews, broker information, personal knowledge, etc., before placing a value on a parcel.

Our pick-up work is started in late fall and continues until the March deadline for the abstract filing. We use building permits, property owner information sheets, and in-field sightings for adding properties to the property valuation rolls. Our inspections are similar to the reviews, except we provide the property owner (who has reported their improvements) with a written notice that we will be inspecting properties in their township, village, or city. We ask those property owners to call us to set up an appointment. This allows us to schedule our inspections in an orderly fashion and allows the property owner to schedule the appointments around their schedules. The properties, where the owner doesn't schedule an appointment, are inspected as we are in the neighborhood or the area. We also obtain limited information from our Zoning Administrator and Personal Property Schedules.

Sales Review

The Assessor's Office does an in-house sales review. This process includes comparing our property record card file, with any information we obtain during our sales review, and the Property Tax Sales File for any discrepancies. These discrepancies might affect the sale and ultimately the value placed on that property and similar properties.

We use a verification questionnaire which is done by phone, mail or if possible, in person. We visit with either the seller, the buyer or even the broker or lawyer for information pertaining to that particular sale.

County Board of Equalization

The Assessor and Appraiser attend County Board of Equalization meetings for valuation protests. We review the properties in question a second time and spend lots of valuable time on these extra issues. The Assessor reports any tax corrections and over, under and/or omitted property to the County Board of Equalization.

TERC

The Assessor and Appraiser spend lots of valuable time in preparing information for TERC Hearings, plus there is lots of extra expense in defending our values. TERC hearings take lots of valuable time away from the office. The Assessor prepares for the TERC Statewide Equalization hearings if applicable to the county to defend values and/or implement orders of the TERC

CUMING COUNTY'S 3-YEAR ASSESSMENT PLAN 2018-2020

Rural Residential

During the revaluation process we send out verification sheets to the property owners in 16 townships. The verification sheets for the rural residential included, but are not limited to: review of home, review of buildings information, and a GIS photo and corresponding land use sheet. These review sheets allow the land owner to verify that we have the correct information about their property. The resulting data collected is inputted and corrected for the homes, outbuildings, and land. The sketches will be checked, and the photos will be printed and attached. In the summer of 2015 we continued our 6 year review with the same process as we did in 2010- see above, except we are using

the MIPS version 2.5 (updated to 3.0 in 2016) software and using 2013 Marshall & Swift pricing. We were able to implement the current GIS land use in 4 townships for the 2011 tax year and finished the rest of the townships (Wisner, Beemer, Elkhorn, Sherman, & St. Charles) for the 2012 tax year. In assessment year 2014 we reviewed the land use for Range 7 using the 2012 FSA flight. Range 6 was reviewed for the 2015 tax year using the 2012 FSA flight. Range 5 was done in 2016 using 2014 FSA aerial flight (Elkorhn and Monterey were done in 2017 tax year using 2014 FSA Flight); and Range 4 in 2018, using the 2016 FSA aerial flights as they come available. During this process we are also asking the property owner to verify CRP acres.

We completed the revaluation of the rural buildings using an Excel spreadsheet that we have developed with the Marshall& Swift 2009 pricing for 2010 tax year. 2015 assessment will use the 2013-2014 Marshall & Swift pricing. The Excel program allows us to enter data pertaining to each outbuilding, including the cost, RCN, and depreciation. The values are entered and a Cost approach and Comparable sales approach are developed for every rural residential property.

We took aerial imagery photos (oblique photos) in the year 1994, 2000, 2006 and 2012 and we are scheduled for a flight in 2017-2018. We were disappointed in the quality of the 2012 imagery; GIS Workshop made some adjustments to the photos to help with the quality. There were also a number of photos missing and/or not user friendly for our appraisal needs. We have received the retaken photos in 2013. In assessment year 2013, we implemented the rural outbuilding reappraisal with the aid of the 2012 area oblique's photos in all townships except St. Charles and Sherman, which were finished for the 2014 assessment year. At this time we will also implement Marshall & Swift 2012 pricing for the rural outbuildings. The rural homes required a market adjustment of 2% for assessment year 2013. Increasing the house site, site and shelterbelt values kept the 2014 and 2016 ratios within range. Rural house and outbuildings Marshall & Swift pricing was updated to 2013-2014. Rural reappraisal is started for 2017 tax assessment; this includes adjusting deprecation for age of outbuildings. In 2017 – 2019 we plan to continue to monitor market values and add any new improvements and/or remodeling.

Urban Residential

We updated the Marshall & Swift pricing on all residential properties for 2010 assessment year (using the 2009 Marshall & Swift pricing). 2015 we have started utilizing the 2013 Marshall & Swift pricing in the new MIPS 2.5 version (updated to 3.0 in 2016). We continue to monitor the issue of the newer one story style homes selling higher and the older run down homes selling lower than what our assessed values are. We have been working with this issue at the time of each reappraisal. We will determine if any adjustments are necessary at that time.

Beemer's last inspection, and pictures were taken summer of 2012 (last inspected 2006 for 2007 assessment year, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year), and implemented in the 2013 assessment year. Next inspection and reappraisal planned for 2018 or 2019. 2015 updated Marshall & Swift pricing to 2013. Summer 2017 Lynette and Jenny used our new surface pro to take pictures for 2018 reappraisal.

Wisner's last inspection and digital pictures in 2012 were implemented for assessment year 2014 reappraisal, (inspected 2006, 2009 assessment year reappraisal, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year). Next inspection and reappraisal planned for 2019-2020.

West Point last inspection and digital pictures in 2016 for appraisal in 2017. (pictures in 2011 for 2012 reappraisal; reappraisal in assessment year 2006, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year). Next inspection and reappraisal planned for or 2022.

There was a major hail storm in West Point in 2017 – lots of homes are being reroofed, sided and adding new windows – so may want to take pictures around 2020. 2015 updated Marshll & Swift pricing to 2013.

Bancroft's last digital photos in 2013 for 2014 assessment year reappraisal, (inspected 2007, 2009 pricing in 2010 assessment year, 2011 reappraisal). Next inspection and reappraisal planned for 2019 or 2020. 2015-updated Marshall & Swift pricing to 2013.

In 2012 West Point's and Wisner's excess lots and their values were reviewed. Bancroft and West Point lots were reviewed for the 2015 assessment year. West Point has 4 new subdivision, will monitor – 2017 adjusted the lot values in the newer subdivisions. Will continue to monitor new subdivisions developers discount.

The residential properties values and ratios are monitored on a yearly basis and may need to be revalued to stay within required ratios.

Commercial Property

West Point's commercial properties reappraisal with the 2013-2014 Marshall & Swift pricing was done for the 2016 tax year, pictures were taken in 2015. Previous reappraisal was in tax year 2010, and pictures were taken in 2011, (assessment year 2006 TERC 6% increase, 2007 pictures, assessment year 2009 market adjustment). Next inspection and reappraisal planned 2021-2022.

Wisner's pictures were taken in 2012 and information sheets sent out, with reappraisal implemented for assessment year 2014, (2006 pictures, assessment year 2009 reappraisal). Next inspection and reappraisal planned 2018-2019.

Beemer's last pictures taken in 2012 and information sheets sent out and implemented in assessment year 2013 reappraisal (pictures in 2006, assessment year 2007 reappraisal, assessment year 2011 new pricing and analysis). Next inspection and reappraisal planned 2017-2018. (pictures taken summer of 2017)

Bancroft is being reappraised for assessment year 2015, with digital pictures and review sheets in 2013, (pictures taken 2007, assessment year 2011 new pricing and analysis) Next inspection and reappraisal planned for 2019-2020.

In 2011, we rearranged our Excel commercial sheets to improve their readability. The commercial properties are reappraised using cost, comparable sales (if available), and income approach (if applicable and if we receive adequate income and expense information). In 2016 we sketched the West Point commercial in the MIPS 3.0 program. Our summer help finished the sketching in Beemer, Bancroft and Wisner commercial properties in 2017.

Agricultural Property

GIS Workshop will be updating our aerial oblique flights of rural properties in the fall –spring of 2017 and 2018. Previous GIS aerial flights were in 1994, 2000 and 2006, 2012. (retakes in winter/spring 2013). The proposed cost is $23,000. This cost is to be divided into two equal payments. We feel this is an important tool for equalization of properties (adding buildings that may not be reported, removing buildings that have been removed or are falling over) and providing evidence in eliminating disagreements with property owners. The oblique pictures are also used to help

comply with 6 year inspection requirement and are used as site plan. (Buildings are numbered according to rural building excel program)

The office continues the process of updating the cadastral maps to a Geographic Information System (GIS). All townships were finished for the 2012 tax year. After reviewing the properties with the GIS, a copy of the results were mailed to the property owner for review (at the same time we mailed out property/building review sheets). GIS was used to determine intensive use areas (feedlots/lagoon areas) during their revaluation. We have found the GIS to be especially helpful in parcel splits (especially metes & bounds), new subdivisions, replats, etc. for correctly valuing properties. Our dependence on the program has grown to the point where the public is a custom to coming in and being able to see their property lines with the area flight and parcel layer. The GIS has cleared up quite a few difficult situations for a number of people. We continue to notice that improvements have been assessed on the incorrect parcels. Recreational land/river properties (trees, river, bluffs, waste, swamp, etc.) will be the most difficult area to revalue (most landowners feel it should not be valued since it doesn't generate revenue). With the GIS and property information and property owner information we were able to review the land along the flooded Elkorn River for the 2011 tax year. We developed a soil code for the damaged crop ground; it is similar to our sandy soil values. The flooded parcels were reviewed with the 2014 FSA flight for tax year 2015 and 2016. Review of Land Use: Range 4- 2018, Range 5-2016-2017, Range 6-2015 and Range 7-2014. This may change depending on time available. We implemented the 2015 State Soil updates for tax year 2017- due to the time it will take to process the cleanup for each rural property due to the soil update we may not get back to the review of Range 4 until tax year 2019.

We believe the GIS will be very beneficial for not only our office, but other county offices as well (i.e. zoning, roads dept, E911, civil defense, and the sheriff's dept). We are very appreciative for the funding of this project. Our GIS and parcel information has been on the WEB since 2015.

Our agricultural land values are monitored on a yearly basis, using our sales file. We also monitor the land use (i.e. irrigated, dryland, pasture, etc) using FSA aerial photography layer, inspections, and property owner provided information. We have developed sales files on agricultural land, feedlots, confinement hog buildings, and recreation land. This data & research often provides significant insight into these properties. The knowledge received in reviewing the properties is quite useful in our continued monitoring of the valuations. One example of this insight is depreciation tables being developed for the rural buildings. Another example of this monitoring is the need to review older hog confinement buildings (especially the < 500 head finishing units, and <2500 sow confinement units).We have completed a reappraisal of all farm buildings for assessment year 2013 in all townships except Sherman and St. Charles which were done for the assessment year 2014. This reappraisal included 2012 Marshal & Swift pricing on outbuildings. We will use the 2013-2014 Marshal & Swift pricing for the outbuildings in Range 4 thru 7 for assessment year 2015. To continue to obtain a fair depreciation due to wear and tear we will adjust depreciation for out buildings for tax year 2018 or 2019.

The State of Nebraska has released a new Soil Survey that was implemented in 2017 tax year. In 2010 we implemented the new Soil Conversion and symbols. With the high land values and the new soil codes, we believe it is more important than ever to be very detail oriented with our sales file. The unique property characteristics that we are monitoring include: sand spots, alkali spots, wetlands, areas prone to flooding, river/recreational properties, Wetlands Reserve Program, and properties with inaccessible areas. These characteristics are being monitored to determine if any market adjustment is

necessary. This will slow up the valuation process of agricultural land, but we want to be as fair and equitable as possible.

Each year we have a significant amount of pickup work (nearly 600 parcels / year). As we inspect a property for new improvements or removal of any improvements, we make a complete inspection of the entire property for any changes. We would rather revalue the property at the same time, rather than returning to the property and irritating the property owner again. (We have enough problems with that, as it is). This does slow up the pickup process significantly, but we feel this is necessary to maintain accurate records.

Cuming County is a very progressive and prosperous agricultural county. The cost of the improvements in the county has increased quite a bit with inflation. Along with those improvements, we have seen the sale of properties, within the county, continue to be very strong and agricultural values have increased significantly over the past few years. This indicates a continual need to monitor the assessed values on an annual basis, as they will also be increasing dramatically. There hasn't been as much irrigated acres added the last couple of years due to the NRD restrictions. In addition, our office has identified numerous cattle yard improvements, such as yards, bunks, lagoons, etc. (most of this is due to DEQ requirements).

Assessment Software 2014-2018

Our office was forced to change or update our MIPS software by January 1, 2014. MIPS is in the process of developing their own mass appraisal software. We feel at this time; their software is lacking in some of the valuable tools and features that the previous CAMA 2000 system allowed us to use. But they are continuing to upgrade their software. They have added the ability to use a surface pro or computer to take pictures on the field and attach them to the record while out in the field. We are hoping this will save time with the pickup work and reappraisals. The MIPS software had an update to 2.5 version in late summer of 2014. They are still working on the comparable sale program. In 2016 MIPS has upgraded to the 3.0 version. It appears that our computers are running slower and sometimes we have problems getting into our programs. We feel this may be a technical issue and may need to update our computer system. We are hoping that the new server situation (fall 2016) with the Clerk and other offices will help our computers to be faster. In 2017 we replaced Scotts and Cherie's computers – Scott's old computer replaced the XP computer at the counter and Cherie's old computer is on the desk between Cherie and Vicki.

Overview

All of the plans listed above for our 3-year assessment process are goals that have been established by the Assessor and her appraisal staff. They are all still contingent on time, state mandates, help and monies budgeted for these years. We would like to also stress that **this is a plan and may need to be changed at any time to address priority issues**.

Our County Board has continued to be very cooperative in allowing the Assessor's Office the equipment and monies needed to keep current in our assessment process. We are quite appreciative of their support and hope to live up to their expectations and ours. Our office realizes how important our job is to correctly value properties for both the property owners and the taxing entities. We work very hard to implement any process that might improve our ability to value all properties fairly and equitably.

Valuing properties is a very important, difficult, and time consuming task, for these reasons it is important to retain good quality employees. Employees of the Assessor's office often need to be knowledgeable about many topics that may impact the assessment process. Since there is **not** a lot of time to spare it is important to avoid employee turnover and retain knowledgeable employees. Because of the importance of the employees to the assessment process, employee salaries account for a majority of the Assessor's budget.

We continue to try and cross train employees to be able to complete co-workers duties in case of emergencies. The staff is doing a very good job and we feel we are moving forward in every aspect of the office. We hope someday to be caught up, but with the requirements of the office, the technology changes, and the real estate market continually changing, we know that this is nearly impossible.

Respectfully submitted,

Cherie Kreikemeier
Cuming County Assessor's Office

Date: June 23rd, 2017
Updated: October 7, 2017

CUMING COUNTY ASSESSOR'S OFFICE

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March 1, 2018

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, NE 68508

Our method of determining Greenbelt values for Cuming County, Nebraska is as follows:

The Greenbelt area in Cuming County is located adjacent to West Point City to the eastern city limits and is monitored by the City of West Point.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 69-75% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The values are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.

Cherie J. Kreikemeier
Cuming County Assessor