

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

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**MORRILL COUNTY**

# NEBRASKA

Good Life. Great Service.

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 Morrill 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 Morrill County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

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

cc: Rose Nelson, Morrill County Assessor

**Property Assessment Division**  
Ruth A Sorensen, Administrator  
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## Introduction

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[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.

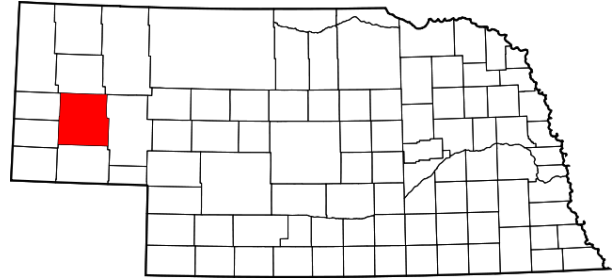
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

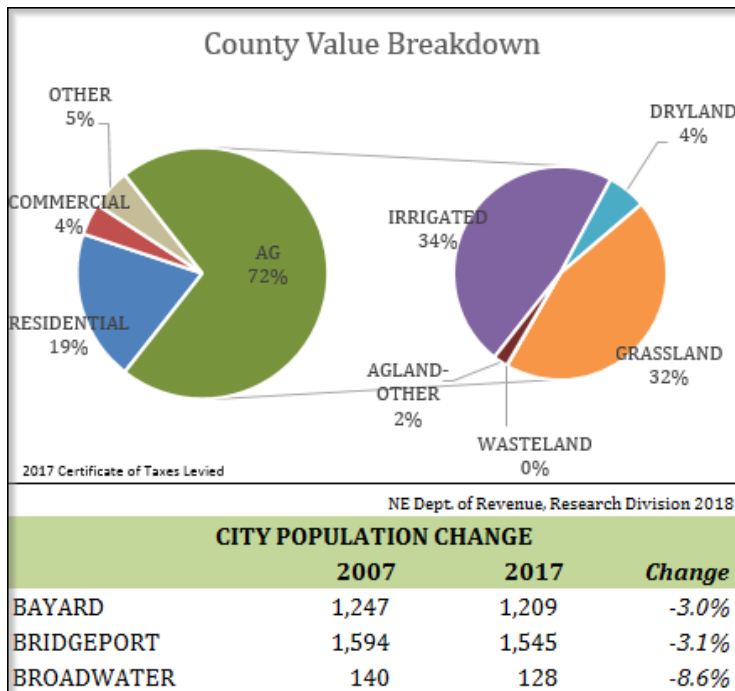
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 1,424 miles, Morrill County had 4,787 residents, per the Census Bureau Quick Facts for 2016, a 5% population decline from the 2010 U.S. Census. Reports indicated that 68% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Morrill County are located in and around the county seat of Bridgeport. According to the latest information available from the U.S. Census Bureau, there were 119 employer establishments with total employment of 661.



Agricultural land accounts for the majority of the valuation base throughout the county. Grassland makes up the majority of the land in the county. Morrill County is included in the North Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Morrill County ranks third in dry edible beans. The feedlots, ethanol plant, grain-handling facilities and fertilizer plant are also contributory factors to the local agricultural economy.



# 2018 Residential Correlation for Morrill County

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## *Assessment Actions*

For the 2018 assessment year, the county reprioritized review work to cover locations, including the village of Bayard and surrounding rural areas, which were struck by the tornado in June of 2017.

A sales study indicated that the village of Bayard was outside of the acceptable statistical range and with the help of a hired contract appraisal firm the current depreciation model was adjusted as needed.

## *Description of Analysis*

Four different valuation groups have been identified for the residential class in Morrill County, representing different economic characteristics throughout the county.

Valuation Group	Description
1	Bridgeport
2	Bayard
3	Broadwater
4	Rural

The statistical profile includes 116 sales with each valuation group represented in the sample. Two of the three central tendencies are within the acceptable range. Removal of two extreme ratios on either side of the array, have little effect on the median. This supports the use of the median as an indication of the level of value.

The 2018 County Abstract of Assessment Compared with the 2017 Certificate of Taxes Levied Report (CTL) when compared to the statistical sample show that the sample changed at a larger percentage than the overall population. When broke down by assessor location, the difference appears to be in Bayard. This might typically indicate a bias in the assessment of sold properties; however, due to the amount of rebuilding that is taking place in Bayard after last year's tornado, a determination regarding uniformity could not be reached without more extensive review of individual property records. The Division will work with the county assessor to review these changes in more detail.

## *Assessment Practice Review*

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

Part of the review includes evaluating the values that were updated within the sales file to the physical property record card; no errors were found during this audit. Additionally, unsold parcels

## 2018 Residential Correlation for Morrill County

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were also examined to determine if sold and unsold parcels changed in a similar manner, reflecting the reported assessment actions. Both changed at similar rates, indicating no apparent bias of the sold parcels.

Additional reviews were performed to test the accuracy and the timeliness of the data submitted to the state. Random Real Estate Transfer Statements were audited to verify that sales information was correctly reported. Electronic transfers were also reviewed to ensure that sales were submitted to the state sales file within a timely manner.

Valuation groups were evaluated with the county assessor. The county has defined four separate groups by assessor location. Bridgeport, the county seat and center for business activity, is Valuation Group 1. Group 2 and 3 are the smaller villages of Bayard and Broadwater. The market is more erratic in these towns. Group 4 is comprised of all rural residential housing in the county. Appraisal tables were also reviewed. Depreciation and costing is updated in accordance with the six-year cycle.

The six-year physical inspection and review cycle was discussed with the county assessor. The county is in compliance with time requirements with the exception of the rural homes and improvements in the Northwest corner of the county. Review efforts for the 2018 assessment year, were redirected to areas that were affected by the tornado. The county plans to finish the inspection of the rural parcels for the next year.

### *Equalization and Quality of Assessment*

Group 1 and Group 2 contain a measurable number of sales with both having medians within the acceptable range. Although the sample is small for Group 3 and 4, the processes used to value are the same as the first two groups. Therefore, these groupings are also thought to be at an acceptable level of value.

Based on all relevant information, the quality of assessment of the residential class has been determined to be in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	57	95.38	100.72	86.49	28.51	116.45
02	42	98.55	100.50	98.19	08.96	102.35
03	8	93.18	97.34	95.09	21.12	102.37
04	9	91.58	90.22	82.48	19.57	109.38
____ALL____	116	97.16	99.59	89.71	18.44	111.01

## 2018 Residential Correlation for Morrill County

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### *Level of Value*

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

# 2018 Commercial Correlation for Morrill County

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## *Assessment Actions*

For the 2018 assessment year, Morrill County hired a contract appraiser to help in the physical review and revaluation of the commercial class. New values were implemented as part of the reappraisal. In conjunction with other counties in the region, Morrill County contracted the same appraiser to help in valuation of feedlots to improve equalization of values between counties.

## *Description of Analysis*

Two separate valuation groups have been identified to recognize differing economic characteristics throughout the county.

Valuation Group	Description
1	Bridgeport
2	Bayard, Broadwater and Rural

The statistical profile consists of only eleven sales with the majority of the sales occurring in Bayard. The three measures of central tendency are within the statistical range following the reappraisal of the commercial class, however; a COD of 6% is not a typical reflection of the dispersion you would expect to find in rural commercial market. A review of the class show that the reappraisal resulted in a fourteen percent increase to the class while the sample increased at 39%. The sample includes one outlier that accounts for over half of the change to the sample. Once removed the sample increased 21%. The Division will review the commercial assessments and valuation methodology to ensure properties are uniformly assessed. Based on the sample size and low COD, the median will not be used to measure the level of value of the commercial class.

## *Assessment Practice Review*

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

As part of the annual review, the Real Estate Transfers were audited to ensure the accuracy and timeliness of the filings. The electronic transmission of sales to the state sales file were also reviewed. Both files have been submitted to the state on a monthly basis.

Comparison of updated values reported to the state and property record cards found that the values updated were accurate with no errors. The review confirmed that only routine maintenance was completed in 2017; the frequency at which sold and unsold parcels changed were similar indicating that there was no apparent bias of the sold parcels in 2017.

## 2018 Commercial Correlation for Morrill County

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The qualification and verification of sales were also discussed with the county. The usability percentage for the commercial class is below 25%. However, these non-qualified sales include sufficient comments as to the reasoning of exclusion. The majority of the non-qualified sales involved parcels that were changed after purchase date, easements, familial relationships, or indiscernible blue sky.

An additional facet of the review was the evaluation of Valuation Groups. Groups should represent distinct and separate economic factors. The county has identified two separate groups. Valuation Group 1 is the village of Bridgeport. Bridgeport is the county seat and location of most commercial activity within the county. Valuation Group 2 represents the remainder of the county. This includes the villages of Bayard, Broadwater and Rural commercial parcels. There is less commercial activity within these locations

The six-year inspection and review cycle was also reviewed. The county completed the review of the commercial class for the 2018 assessment year. During the reappraisal, several commercial parcels were reclassified to industrial. Land values were reviewed and updated at the time of the reappraisal. New improvement values were implemented as part of the reappraisal.

### *Equalization and Quality of Assessment*

Although the low COD may indicate lack of uniformity, the sample size is considered unreliable for statistical measurement. The Division will work with the county assessor to determine whether properties have been uniformly assessed.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	3	96.67	96.39	95.95	02.15	100.46
02	8	96.98	102.37	97.67	06.96	104.81
____ALL____	11	96.67	100.74	96.77	05.67	104.10

### *Level of Value*

Based on the review of all available information, the level of value of the commercial class in Morrill County is determined to be at the statutory level of 100% of market value.

# 2018 Agricultural Correlation for Morrill County

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## *Assessment Actions*

A market study was conducted for 2018. As a result, irrigated land was decreased \$100 per acre in all three market areas. No changes occurred to dryland and grassland values from the prior year's values.

The county implemented the soil conversion required by the state in conjunction with a land use review. River ground continues to be monitored for primary use of the parcels.

The physical inspection of rural portions of the county continued however, focus was shifted to prioritize the review of tornado damage caused in the summer of 2017.

## *Description of Analysis*

Morrill County is located in the Panhandle of Nebraska. Three market areas represent differing geographic characteristics and economic factors.

The statistical sampling is comprised of 33 qualified agricultural sales. Overall, all three measures of central tendency are within the range and support the median as the level of value. When stratified by study period, the sample is heavily weighted in the older two years. Although the new year period lacks sales it still is an indication of the recent downturn in market. A review of the statistics by market area show that only market area 3 has an adequate number of sales for measurement. Although Market Area 3 is slightly below the acceptable range, the sample mimics the overall sample containing only one new-year sale. Market Area 3 is mainly comprised of grass and is most comparable to Banner, Scotts bluff, and Cheyenne Counties. A comparison of grassland values to these counties show the values set by Morrill County are virtually the same as Banner and higher than Scotts bluff and Cheyenne. This comparability supports that the values established in Morrill County Market Area 3 have achieved an acceptable level of value.

Stratification of the sample by 80% MLU show the sample size too small to measure by individual market area. When looking at the overall 80% MLU, the subclass of grass contain an adequate number of sales. The 80% MLU subclass of irrigated and dryland remain small even with the market areas combined and are considered unreliable for measurement. Comparison of values across county lines indicated that the values set by the county assessor are at an acceptable level of value.

## *Assessment Practice Review*

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

One aspect of the review includes the evaluation of the qualification processes and review of the non-qualified sales. For the agricultural class, the usability is low, however; this appears to be caused in majority by combination sales, partial interests, family sales and trades.

## 2018 Agricultural Correlation for Morrill County

Additionally, market areas were reviewed to ensure that unique characteristics that influence market values were adequately captured. Morrill County is stratified into three separate market areas with unique geographic differences. Market Area 2 is in the northern part of the county and is comprised mainly of grassland that is part of the unique ecosystem of the Nebraska Sand Hills Region. Market Area 3 is the remainder of the county with the exception of land along the North Platte River. This region is about two-thirds grassland and one-third cropland. Market Area 4, is located along the North Platte River and is recognized as special value due to the hunting and recreational use.

The six-year inspection and review cycle was also discussed with the county assessor. Office staff conducts the physical inspections in house. In 2018 due to fieldwork being redirected to areas affected by the tornado that struck the summer of 2017, the county is slightly behind in their six-year inspection cycle. This work is prioritized for the 2019 season. A review of the land use was completed alongside the soil conversion for this year using aerial imagery compared to prior imagery.

### *Equalization*

Although only the grass subclass has a reliable sample of sales, the analysis indicates that agricultural land values in Morrill County are equalized both within the county and with adjoining comparable counties. Agricultural improvements are valued using the same processes as rural residential and are thought to be at an acceptable level of value. The quality of assessment is in compliance with generally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	6	71.09	72.05	72.14	06.88	99.88
3	5	70.53	72.13	72.17	08.00	99.94
4	1	71.65	71.65	71.65	00.00	100.00
<u>Dry</u>						
County	3	67.62	61.23	64.18	09.85	95.40
2	2	67.83	67.83	67.90	00.31	99.90
3	1	48.04	48.04	48.04	00.00	100.00
<u>Grass</u>						
County	13	70.27	70.89	70.47	10.23	100.60
2	5	70.27	75.19	74.65	12.22	100.72
3	7	67.58	67.28	68.16	09.17	98.71
4	1	74.67	74.67	74.67	00.00	100.00
<u>ALL</u>	33	68.84	70.73	69.78	13.12	101.36

### *Level of Value*

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

## 2018 Agricultural Correlation for Morrill County

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### *Special Valuation*

A review of agricultural land value in Morrill County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 69%



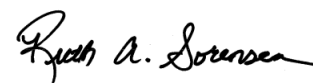
## 2018 Opinions of the Property Tax Administrator for Morrill County

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
<b>Residential Real Property</b>	97	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	100	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	69	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	69	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2018 Commission Summary for Morrill County

### Residential Real Property - Current

Number of Sales	116	Median	97.16
Total Sales Price	\$10,091,500	Mean	99.59
Total Adj. Sales Price	\$10,091,500	Wgt. Mean	89.71
Total Assessed Value	\$9,052,915	Average Assessed Value of the Base	\$44,234
Avg. Adj. Sales Price	\$86,996	Avg. Assessed Value	\$78,042

### Confidence Interval - Current

95% Median C.I	93.07 to 98.87
95% Wgt. Mean C.I	85.55 to 93.86
95% Mean C.I	94.39 to 104.79
% of Value of the Class of all Real Property Value in the County	15.16
% of Records Sold in the Study Period	4.13
% of Value Sold in the Study Period	7.28

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	127	96	95.71
2016	110	98	97.52
2015	121	97	96.73
2014	108	98	98.25

## 2018 Commission Summary for Morrill County

### Commercial Real Property - Current

Number of Sales	11	Median	96.67
Total Sales Price	\$895,000	Mean	100.74
Total Adj. Sales Price	\$895,000	Wgt. Mean	96.77
Total Assessed Value	\$866,110	Average Assessed Value of the Base	\$130,202
Avg. Adj. Sales Price	\$81,364	Avg. Assessed Value	\$78,737

### Confidence Interval - Current

95% Median C.I	94.35 to 117.14
95% Wgt. Mean C.I	94.92 to 98.62
95% Mean C.I	94.64 to 106.84
% of Value of the Class of all Real Property Value in the County	5.83
% of Records Sold in the Study Period	3.00
% of Value Sold in the Study Period	1.81

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	8	100	89.37
2016	8	100	88.84
2015	23	100	97.81
2014	21	100	93.24

**62 Morrill  
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 : 116  
 Total Sales Price : 10,091,500  
 Total Adj. Sales Price : 10,091,500  
 Total Assessed Value : 9,052,915  
 Avg. Adj. Sales Price : 86,996  
 Avg. Assessed Value : 78,042

MEDIAN : 97  
 WGT. MEAN : 90  
 MEAN : 100  
 COD : 18.44  
 PRD : 111.01

COV : 28.68  
 STD : 28.56  
 Avg. Abs. Dev : 17.92  
 MAX Sales Ratio : 263.60  
 MIN Sales Ratio : 51.69

95% Median C.I. : 93.07 to 98.87  
 95% Wgt. Mean C.I. : 85.55 to 93.86  
 95% Mean C.I. : 94.39 to 104.79

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	15	98.04	97.56	92.71	10.65	105.23	51.96	132.40	92.93 to 100.54	96,533	89,499	
01-JAN-16 To 31-MAR-16	14	97.68	101.18	96.72	14.94	104.61	65.50	138.15	86.48 to 118.86	68,325	66,081	
01-APR-16 To 30-JUN-16	16	99.42	105.02	95.57	16.88	109.89	52.38	205.98	93.30 to 114.45	80,656	77,087	
01-JUL-16 To 30-SEP-16	15	92.82	93.76	86.49	13.91	108.41	69.11	136.04	78.00 to 105.71	131,200	113,481	
01-OCT-16 To 31-DEC-16	11	85.05	97.02	83.16	23.33	116.67	68.11	178.38	75.64 to 130.63	97,591	81,152	
01-JAN-17 To 31-MAR-17	8	102.94	107.21	102.23	13.36	104.87	85.39	151.84	85.39 to 151.84	53,375	54,566	
01-APR-17 To 30-JUN-17	11	82.92	88.09	83.55	20.72	105.43	63.84	128.10	65.39 to 111.41	94,000	78,538	
01-JUL-17 To 30-SEP-17	26	96.53	103.54	87.47	26.32	118.37	51.69	263.60	88.20 to 113.80	72,844	63,714	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	60	97.95	99.45	91.88	14.42	108.24	51.96	205.98	93.07 to 100.26	94,384	86,721	
01-OCT-16 To 30-SEP-17	56	95.82	99.75	86.93	22.88	114.75	51.69	263.60	88.20 to 99.03	79,079	68,744	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	56	96.37	99.47	89.88	17.07	110.67	52.38	205.98	92.82 to 100.00	94,438	84,882	
<u>ALL</u>	116	97.16	99.59	89.71	18.44	111.01	51.69	263.60	93.07 to 98.87	86,996	78,042	

<b>VALUATION GROUPING</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	57	95.38	100.72	86.49	26.51	116.45	51.69	263.60	83.96 to 100.51	91,748	79,354	
02	42	98.55	100.50	98.19	06.96	102.35	82.92	130.67	96.81 to 100.00	73,830	72,493	
03	8	93.18	97.34	95.09	21.12	102.37	71.28	136.04	71.28 to 136.04	32,250	30,668	
04	9	91.56	90.22	82.48	19.57	109.38	51.96	132.40	68.11 to 116.60	167,000	137,746	
<u>ALL</u>	116	97.16	99.59	89.71	18.44	111.01	51.69	263.60	93.07 to 98.87	86,996	78,042	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	116	97.16	99.59	89.71	18.44	111.01	51.69	263.60	93.07 to 98.87	86,996	78,042	
06												
07												
<u>ALL</u>	116	97.16	99.59	89.71	18.44	111.01	51.69	263.60	93.07 to 98.87	86,996	78,042	

**62 Morrill**  
**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 : 116  
Total Sales Price : 10,091,500  
Total Adj. Sales Price : 10,091,500  
Total Assessed Value : 9,052,915  
Avg. Adj. Sales Price : 86,996  
Avg. Assessed Value : 78,042

MEDIAN : 97  
WGT. MEAN : 90  
MEAN : 100  
COD : 18.44  
PRD : 111.01

COV : 28.68  
STD : 28.56  
Avg. Abs. Dev : 17.92  
MAX Sales Ratio : 263.60  
MIN Sales Ratio : 51.69

95% Median C.I. : 93.07 to 98.87  
95% Wgt. Mean C.I. : 85.55 to 93.86  
95% Mean C.I. : 94.39 to 104.79

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	263.60	263.60	263.60	00.00	100.00	263.60	263.60	N/A	2,500	6,590	
Less Than 15,000	5	113.80	139.25	117.64	36.21	118.37	88.20	263.60	N/A	7,620	8,964	
Less Than 30,000	21	113.80	124.93	118.48	20.78	105.44	88.20	263.60	100.00 to 130.67	19,402	22,989	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	115	96.87	98.17	89.67	17.17	109.48	51.69	205.98	93.07 to 98.83	87,730	78,664	
Greater Than 14,999	111	96.81	97.81	89.60	17.22	109.16	51.69	205.98	93.06 to 98.68	90,571	81,154	
Greater Than 29,999	95	93.77	93.99	88.50	16.28	106.20	51.69	205.98	91.56 to 97.67	101,937	90,212	
<u>Incremental Ranges</u>												
0 TO 4,999	1	263.60	263.60	263.60	00.00	100.00	263.60	263.60	N/A	2,500	6,590	
5,000 TO 14,999	4	106.90	108.17	107.39	13.16	100.73	88.20	130.67	N/A	8,900	9,558	
15,000 TO 29,999	16	112.93	120.45	118.57	16.08	101.59	93.30	178.38	98.87 to 136.04	23,084	27,372	
30,000 TO 59,999	31	99.79	104.50	102.70	20.88	101.75	60.95	205.98	88.33 to 115.60	44,916	46,130	
60,000 TO 99,999	30	93.85	93.63	92.84	10.87	100.85	51.69	130.39	90.39 to 97.85	80,648	74,877	
100,000 TO 149,999	16	95.32	89.61	89.42	11.79	100.21	57.58	116.60	65.56 to 99.15	124,981	111,756	
150,000 TO 249,999	14	77.40	80.31	80.21	19.01	100.12	51.96	102.24	63.84 to 98.83	190,000	152,402	
250,000 TO 499,999	4	77.34	80.71	80.17	10.10	100.67	69.11	99.03	N/A	303,125	243,020	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	116	97.16	99.59	89.71	18.44	111.01	51.69	263.60	93.07 to 98.87	86,996	78,042	

**62 Morrill**  
**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 : 11  
Total Sales Price : 895,000  
Total Adj. Sales Price : 895,000  
Total Assessed Value : 866,110  
Avg. Adj. Sales Price : 81,364  
Avg. Assessed Value : 78,737

MEDIAN : 97  
WGT. MEAN : 97  
MEAN : 101  
COD : 05.67  
PRD : 104.10

COV : 09.01  
STD : 09.08  
Avg. Abs. Dev : 05.48  
MAX Sales Ratio : 119.68  
MIN Sales Ratio : 93.13

95% Median C.I. : 94.35 to 117.14  
95% Wgt. Mean C.I. : 94.92 to 98.62  
95% Mean C.I. : 94.64 to 106.84

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	1	102.21	102.21	102.21	00.00	100.00	102.21	102.21	N/A	12,000	12,265
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	2	96.98	96.98	96.76	00.51	100.23	96.49	97.46	N/A	91,000	88,048
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	96.03	96.03	96.03	00.00	100.00	96.03	96.03	N/A	20,000	19,205
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	1	117.14	117.14	117.14	00.00	100.00	117.14	117.14	N/A	7,000	8,200
01-JAN-17 To 31-MAR-17	1	99.37	99.37	99.37	00.00	100.00	99.37	99.37	N/A	42,000	41,735
01-APR-17 To 30-JUN-17	1	93.13	93.13	93.13	00.00	100.00	93.13	93.13	N/A	127,000	118,275
01-JUL-17 To 30-SEP-17	4	96.15	101.58	97.10	06.86	104.61	94.35	119.68	N/A	126,250	122,584
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	3	97.46	98.72	97.09	01.96	101.68	96.49	102.21	N/A	64,667	62,787
01-OCT-15 To 30-SEP-16	1	96.03	96.03	96.03	00.00	100.00	96.03	96.03	N/A	20,000	19,205
01-OCT-16 To 30-SEP-17	7	96.67	102.28	96.70	07.84	105.77	93.13	119.68	93.13 to 119.68	97,286	94,078
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	2	96.98	96.98	96.76	00.51	100.23	96.49	97.46	N/A	91,000	88,048
01-JAN-16 To 31-DEC-16	2	106.59	106.59	101.50	09.91	105.01	96.03	117.14	N/A	13,500	13,703
<u>ALL</u>	11	96.67	100.74	96.77	05.67	104.10	93.13	119.68	94.35 to 117.14	81,364	78,737

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	3	96.67	96.39	95.95	02.15	100.46	93.13	99.37	N/A	156,333	150,007
02	8	96.98	102.37	97.67	06.96	104.81	94.35	119.68	94.35 to 119.68	53,250	52,011
<u>ALL</u>	11	96.67	100.74	96.77	05.67	104.10	93.13	119.68	94.35 to 117.14	81,364	78,737

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	11	96.67	100.74	96.77	05.67	104.10	93.13	119.68	94.35 to 117.14	81,364	78,737
04											
<u>ALL</u>	11	96.67	100.74	96.77	05.67	104.10	93.13	119.68	94.35 to 117.14	81,364	78,737

**62 Morrill**  
**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 : 11  
Total Sales Price : 895,000  
Total Adj. Sales Price : 895,000  
Total Assessed Value : 866,110  
Avg. Adj. Sales Price : 81,364  
Avg. Assessed Value : 78,737

MEDIAN : 97  
WGT. MEAN : 97  
MEAN : 101  
COD : 05.67  
PRD : 104.10

COV : 09.01  
STD : 09.08  
Avg. Abs. Dev : 05.48  
MAX Sales Ratio : 119.68  
MIN Sales Ratio : 93.13

95% Median C.I. : 94.35 to 117.14  
95% Wgt. Mean C.I. : 94.92 to 98.62  
95% Mean C.I. : 94.64 to 106.84

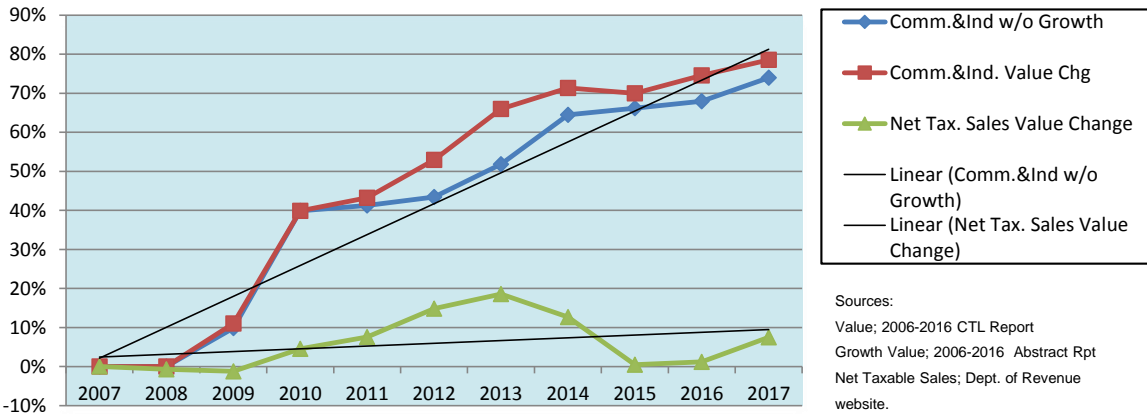
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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<b>Low \$ Ranges</b>												
Less Than 5,000												
Less Than 15,000	2	109.68	109.68	107.71	06.81	101.83	102.21	117.14	N/A	9,500	10,233	
Less Than 30,000	4	109.68	108.77	107.81	08.80	100.89	96.03	119.68	N/A	14,750	15,901	
<b>Ranges Excl. Low \$</b>												
Greater Than 4,999	11	96.67	100.74	96.77	05.67	104.10	93.13	119.68	94.35 to 117.14	81,364	78,737	
Greater Than 14,999	9	96.49	98.76	96.53	03.92	102.31	93.13	119.68	94.35 to 99.37	97,333	93,961	
Greater Than 29,999	7	96.49	96.16	95.99	01.54	100.18	93.13	99.37	93.13 to 99.37	119,429	114,644	
<b>Incremental Ranges</b>												
0 TO 4,999												
5,000 TO 14,999	2	109.68	109.68	107.71	06.81	101.83	102.21	117.14	N/A	9,500	10,233	
15,000 TO 29,999	2	107.86	107.86	107.85	10.97	100.01	96.03	119.68	N/A	20,000	21,570	
30,000 TO 59,999	3	97.46	97.06	97.13	01.71	99.93	94.35	99.37	N/A	44,000	42,735	
60,000 TO 99,999												
100,000 TO 149,999	3	95.62	95.08	95.12	01.17	99.96	93.13	96.49	N/A	134,667	128,097	
150,000 TO 249,999												
250,000 TO 499,999	1	96.67	96.67	96.67	00.00	100.00	96.67	96.67	N/A	300,000	290,010	
500,000 TO 999,999												
1,000,000 +												
<b>ALL</b>	<b>11</b>	<b>96.67</b>	<b>100.74</b>	<b>96.77</b>	<b>05.67</b>	<b>104.10</b>	<b>93.13</b>	<b>119.68</b>	<b>94.35 to 117.14</b>	<b>81,364</b>	<b>78,737</b>	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
342	1	96.67	96.67	96.67	00.00	100.00	96.67	96.67	N/A	300,000	290,010	
344	1	95.62	95.62	95.62	00.00	100.00	95.62	95.62	N/A	145,000	138,650	
350	2	109.53	109.53	105.92	09.28	103.41	99.37	119.68	N/A	31,000	32,835	
352	1	96.49	96.49	96.49	00.00	100.00	96.49	96.49	N/A	132,000	127,365	
384	1	96.03	96.03	96.03	00.00	100.00	96.03	96.03	N/A	20,000	19,205	
406	2	107.30	107.30	99.88	09.17	107.43	97.46	117.14	N/A	28,500	28,465	
447	1	94.35	94.35	94.35	00.00	100.00	94.35	94.35	N/A	40,000	37,740	
528	1	93.13	93.13	93.13	00.00	100.00	93.13	93.13	N/A	127,000	118,275	
999	1	102.21	102.21	102.21	00.00	100.00	102.21	102.21	N/A	12,000	12,265	
<b>ALL</b>	<b>11</b>	<b>96.67</b>	<b>100.74</b>	<b>96.77</b>	<b>05.67</b>	<b>104.10</b>	<b>93.13</b>	<b>119.68</b>	<b>94.35 to 117.14</b>	<b>81,364</b>	<b>78,737</b>	



### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 19,024,634	\$ 303,104	1.59%	\$ 18,721,530	-	\$ 25,912,986	-
2008	\$ 19,031,822	\$ 1,600	0.01%	\$ 19,030,222	0.03%	\$ 25,742,447	-0.66%
2009	\$ 21,122,371	\$ 216,134	1.02%	\$ 20,906,237	9.85%	\$ 25,602,872	-0.54%
2010	\$ 26,612,012	\$ -	0.00%	\$ 26,612,012	25.99%	\$ 27,086,963	5.80%
2011	\$ 27,249,788	\$ 376,720	1.38%	\$ 26,873,068	0.98%	\$ 27,879,629	2.93%
2012	\$ 29,099,628	\$ 1,810,390	6.22%	\$ 27,289,238	0.14%	\$ 29,753,231	6.72%
2013	\$ 31,579,336	\$ 2,699,858	8.55%	\$ 28,879,478	-0.76%	\$ 30,728,206	3.28%
2014	\$ 32,602,835	\$ 1,307,108	4.01%	\$ 31,295,727	-0.90%	\$ 29,202,073	-4.97%
2015	\$ 32,342,558	\$ 727,541	2.25%	\$ 31,615,017	-3.03%	\$ 26,042,963	-10.82%
2016	\$ 33,217,216	\$ 1,262,720	3.80%	\$ 31,954,496	-1.20%	\$ 26,234,086	0.73%
2017	\$ 33,970,951	\$ 870,720	2.56%	\$ 33,100,231	-0.35%	\$ 27,853,715	6.17%
<b>Ann %chg</b>	5.97%			<b>Average</b>	<b>3.08%</b>	<b>0.14%</b>	<b>0.86%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	0.03%	0.04%	-0.66%
2009	9.89%	11.03%	-1.20%
2010	39.88%	39.88%	4.53%
2011	41.25%	43.23%	7.59%
2012	43.44%	52.96%	14.82%
2013	51.80%	65.99%	18.58%
2014	64.50%	71.37%	12.69%
2015	66.18%	70.00%	0.50%
2016	67.96%	74.60%	1.24%
2017	73.99%	78.56%	7.49%

County Number: 62  
 County Name: Morrill

**62 Morrill**  
**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 : 33  
Total Sales Price : 19,122,310  
Total Adj. Sales Price : 19,122,310  
Total Assessed Value : 13,344,190  
Avg. Adj. Sales Price : 579,464  
Avg. Assessed Value : 404,369

MEDIAN : 69  
WGT. MEAN : 70  
MEAN : 71  
COD : 13.12  
PRD : 101.36

COV : 18.29  
STD : 12.94  
Avg. Abs. Dev : 09.03  
MAX Sales Ratio : 108.39  
MIN Sales Ratio : 48.04

95% Median C.I. : 65.57 to 71.65  
95% Wgt. Mean C.I. : 65.99 to 73.58  
95% Mean C.I. : 66.31 to 75.15

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	5	67.70	70.91	71.58	08.32	99.06	61.73	83.87	N/A	334,998	239,802
01-JAN-15 To 31-MAR-15	2	67.96	67.96	82.58	29.31	82.30	48.04	87.88	N/A	300,610	248,235
01-APR-15 To 30-JUN-15	3	67.58	80.51	68.06	21.12	118.29	65.57	108.39	N/A	1,655,897	1,127,043
01-JUL-15 To 30-SEP-15	3	70.27	70.37	71.88	04.64	97.90	65.52	75.31	N/A	628,861	452,042
01-OCT-15 To 31-DEC-15	2	78.39	78.39	76.32	10.28	102.71	70.33	86.45	N/A	333,863	254,793
01-JAN-16 To 31-MAR-16	2	70.75	70.75	70.69	00.31	100.08	70.53	70.96	N/A	1,112,867	786,688
01-APR-16 To 30-JUN-16	8	61.14	61.36	60.40	08.31	101.59	49.99	68.84	49.99 to 68.84	434,819	262,646
01-JUL-16 To 30-SEP-16	4	73.13	74.44	74.84	21.29	99.47	53.60	97.92	N/A	411,750	308,163
01-OCT-16 To 31-DEC-16	2	78.81	78.81	77.83	12.16	101.26	69.23	88.38	N/A	445,440	346,685
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	2	73.16	73.16	74.06	02.06	98.78	71.65	74.67	N/A	540,970	400,655
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	13	67.70	72.55	70.45	14.00	102.98	48.04	108.39	65.52 to 83.87	702,345	494,826
01-OCT-15 To 30-SEP-16	16	66.94	67.93	67.55	13.39	100.56	49.99	97.92	58.16 to 70.96	501,188	338,548
01-OCT-16 To 30-SEP-17	4	73.16	75.98	75.76	07.57	100.29	69.23	88.38	N/A	493,205	373,670
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	10	70.30	74.53	70.70	15.85	105.42	48.04	108.39	65.52 to 87.88	812,322	574,331
01-JAN-16 To 31-DEC-16	16	66.94	67.99	67.95	13.46	100.06	49.99	97.92	58.16 to 70.96	515,135	350,035
<u>ALL</u>	33	68.84	70.73	69.78	13.12	101.36	48.04	108.39	65.57 to 71.65	579,464	404,369

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
2	8	67.83	71.22	67.40	10.23	105.67	58.16	87.88	58.16 to 87.88	541,450	364,913
3	20	68.27	70.29	70.12	13.84	100.24	48.04	108.39	63.05 to 70.96	636,038	445,995
4	5	73.62	71.66	72.71	11.25	98.56	49.99	88.38	N/A	413,988	300,999
<u>ALL</u>	33	68.84	70.73	69.78	13.12	101.36	48.04	108.39	65.57 to 71.65	579,464	404,369

**62 Morrill**  
**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 : 33  
 Total Sales Price : 19,122,310  
 Total Adj. Sales Price : 19,122,310  
 Total Assessed Value : 13,344,190  
 Avg. Adj. Sales Price : 579,464  
 Avg. Assessed Value : 404,369

MEDIAN : 69  
 WGT. MEAN : 70  
 MEAN : 71  
 COD : 13.12  
 PRD : 101.36

COV : 18.29  
 STD : 12.94  
 Avg. Abs. Dev : 09.03  
 MAX Sales Ratio : 108.39  
 MIN Sales Ratio : 48.04

95% Median C.I. : 65.57 to 71.65  
 95% Wgt. Mean C.I. : 65.99 to 73.58  
 95% Mean C.I. : 66.31 to 75.15

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	4	71.09	71.68	71.82	02.53	99.81	69.23	75.31	N/A	749,891	538,553
3	3	70.53	71.69	71.83	02.88	99.81	69.23	75.31	N/A	927,021	665,888
4	1	71.65	71.65	71.65	00.00	100.00	71.65	71.65	N/A	218,500	156,545
<b>_____Dry_____</b>											
County	2	58.04	58.04	63.07	17.23	92.02	48.04	68.03	N/A	161,250	101,700
2	1	68.03	68.03	68.03	00.00	100.00	68.03	68.03	N/A	242,500	164,970
3	1	48.04	48.04	48.04	00.00	100.00	48.04	48.04	N/A	80,000	38,430
<b>_____Grass_____</b>											
County	12	70.30	71.34	70.65	10.51	100.98	57.75	87.88	63.05 to 82.10	699,273	494,002
2	4	78.36	77.61	76.10	12.19	101.98	65.85	87.88	N/A	479,095	364,590
3	7	67.58	67.28	68.16	09.17	98.71	57.75	82.10	57.75 to 82.10	801,637	546,414
4	1	74.67	74.67	74.67	00.00	100.00	74.67	74.67	N/A	863,440	644,765
<b>_____ALL_____</b>	<b>33</b>	<b>68.84</b>	<b>70.73</b>	<b>69.78</b>	<b>13.12</b>	<b>101.36</b>	<b>48.04</b>	<b>108.39</b>	<b>65.57 to 71.65</b>	<b>579,464</b>	<b>404,369</b>

**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
<b>_____Irrigated_____</b>											
County	6	71.09	72.05	72.14	06.88	99.88	61.73	83.87	61.73 to 83.87	655,425	472,816
3	5	70.53	72.13	72.17	08.00	99.94	61.73	83.87	N/A	742,810	536,070
4	1	71.65	71.65	71.65	00.00	100.00	71.65	71.65	N/A	218,500	156,545
<b>_____Dry_____</b>											
County	3	67.62	61.23	64.18	09.85	95.40	48.04	68.03	N/A	142,167	91,240
2	2	67.83	67.83	67.90	00.31	99.90	67.62	68.03	N/A	173,250	117,645
3	1	48.04	48.04	48.04	00.00	100.00	48.04	48.04	N/A	80,000	38,430
<b>_____Grass_____</b>											
County	13	70.27	70.89	70.47	10.23	100.60	57.75	87.88	63.05 to 82.10	668,919	471,357
2	5	70.27	75.19	74.65	12.22	100.72	65.52	87.88	N/A	444,211	331,595
3	7	67.58	67.28	68.16	09.17	98.71	57.75	82.10	57.75 to 82.10	801,637	546,414
4	1	74.67	74.67	74.67	00.00	100.00	74.67	74.67	N/A	863,440	644,765
<b>_____ALL_____</b>	<b>33</b>	<b>68.84</b>	<b>70.73</b>	<b>69.78</b>	<b>13.12</b>	<b>101.36</b>	<b>48.04</b>	<b>108.39</b>	<b>65.57 to 71.65</b>	<b>579,464</b>	<b>404,369</b>

## Morrill County 2018 Average Acre Value Comparison

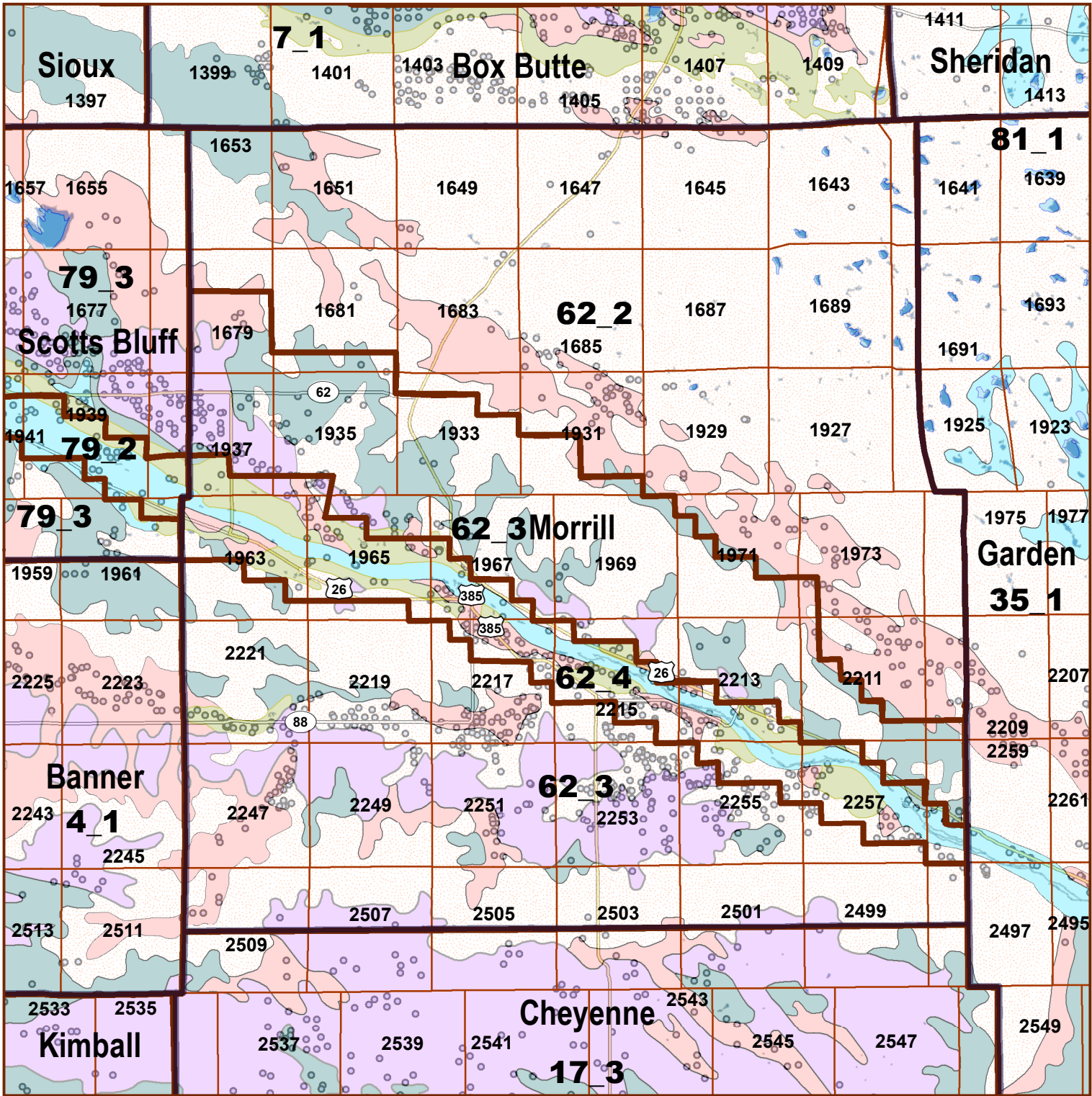
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Morrill	2	n/a	2000	2000	2000	n/a	2000	2000	2000	<b>2000</b>
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	<b>2205</b>
Box Butte	1	n/a	2974	2691	2994	2611	3022	3025	3031	<b>3010</b>
ScottsBluff	3	n/a	n/a	2597	2600	2090	1630	1630	1630	<b>2254</b>
Morrill	3	n/a	2200	2200	2200	2095	2095	2095	2095	<b>2149</b>
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	<b>2205</b>
Cheyenne	1	n/a	2460	2450	2445	2440	2335	2100	1950	<b>2412</b>
Banner	1	n/a	2000	1900	1800	1800	1800	1600	1289	<b>1734</b>
ScottsBluff	3	n/a	n/a	2597	2600	2090	1630	1630	1630	<b>2254</b>
Morrill	4	n/a	2200	2200	2200	2095	2095	2095	2095	<b>2134</b>
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	<b>2205</b>
ScottsBluff	2	n/a	n/a	2600	2600	2090	1630	1630	1630	<b>2169</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Morrill	2	n/a	480	n/a	440	n/a	425	425	425	<b>437</b>
Garden	1	n/a	755	755	750	750	750	730	730	<b>752</b>
Box Butte	1	n/a	415	n/a	415	415	415	415	415	<b>415</b>
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	<b>427</b>
Morrill	3	n/a	525	525	475	475	475	475	475	<b>488</b>
Garden	1	n/a	755	755	750	750	750	730	730	<b>752</b>
Cheyenne	1	n/a	594	481	524	570	503	463	410	<b>555</b>
Banner	1	n/a	530	530	510	490	450	440	420	<b>496</b>
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	<b>427</b>
Morrill	4	n/a	555	555	555	n/a	495	495	495	<b>510</b>
Garden	1	n/a	755	755	750	750	750	730	730	<b>752</b>
ScottsBluff	2	n/a	n/a	n/a	465	n/a	385	385	350	<b>404</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Morrill	2	n/a	385	385	385	n/a	385	385	385	<b>385</b>
Garden	1	n/a	415	415	415	410	410	405	405	<b>405</b>
Box Butte	1	n/a	320	320	320	320	320	320	320	<b>320</b>
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	<b>341</b>
Morrill	3	n/a	460	450	410	375	375	375	375	<b>380</b>
Garden	1	n/a	415	415	415	410	410	405	405	<b>405</b>
Cheyenne	1	n/a	436	430	392	381	378	367	300	<b>346</b>
Banner	1	n/a	470	460	440	410	400	400	356	<b>388</b>
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	<b>341</b>
Morrill	4	n/a	450	450	432	375	375	380	432	<b>406</b>
Garden	1	n/a	415	415	415	410	410	405	405	<b>405</b>
ScottsBluff	2	n/a	n/a	391	403	414	369	367	354	<b>362</b>

<b>County</b>	<b>Mkt Area</b>	<b>CRP</b>	<b>TIMBER</b>	<b>WASTE</b>
<b>Morrill</b>	2	435	n/a	30
<b>Garden</b>	1	745	n/a	50
<b>Box Butte</b>	1	356	n/a	100
<b>ScottsBluff</b>	3	342	n/a	100
<b>Morrill</b>	3	479	n/a	34
<b>Garden</b>	1	745	n/a	50
<b>Cheyenne</b>	1	449	n/a	100
<b>Banner</b>	1	400	n/a	40
<b>ScottsBluff</b>	3	342	n/a	100
<b>Morrill</b>	4	525	n/a	385
<b>Garden</b>	1	745	n/a	50
<b>ScottsBluff</b>	2	n/a	n/a	100

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



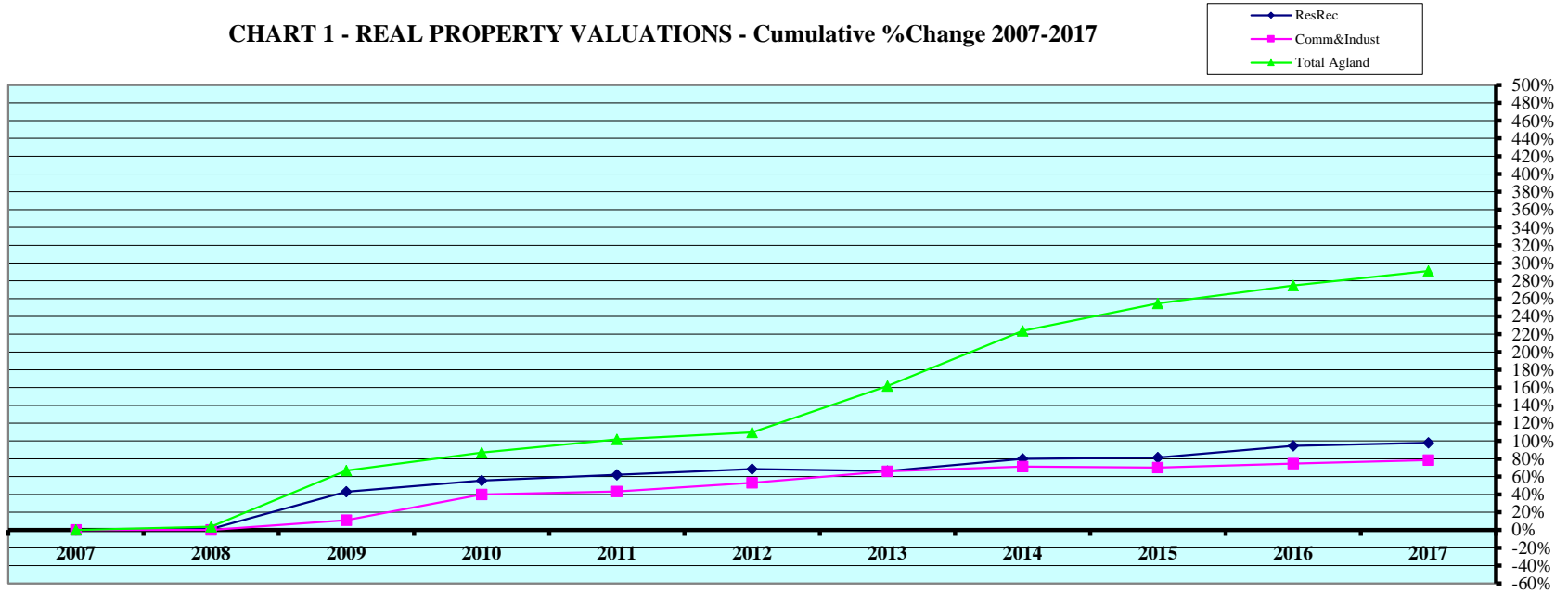
**Legend**

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

## Morrill County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	60,376,187	--	--	--	19,024,634	--	--	--	149,949,015	--	--	--
2008	61,107,665	731,478	1.21%	1.21%	19,031,822	7,188	0.04%	0.04%	155,375,510	5,426,495	3.62%	3.62%
2009	86,304,068	25,196,403	41.23%	42.94%	21,122,371	2,090,549	10.98%	11.03%	249,980,540	94,605,030	60.89%	66.71%
2010	93,865,917	7,561,849	8.76%	55.47%	26,612,012	5,489,641	25.99%	39.88%	280,406,200	30,425,660	12.17%	87.00%
2011	97,802,784	3,936,867	4.19%	61.99%	27,249,788	637,776	2.40%	43.23%	302,402,550	21,996,350	7.84%	101.67%
2012	101,755,368	3,952,584	4.04%	68.54%	29,099,628	1,849,840	6.79%	52.96%	314,397,860	11,995,310	3.97%	109.67%
2013	100,310,956	-1,444,412	-1.42%	66.14%	31,579,336	2,479,708	8.52%	65.99%	392,606,900	78,209,040	24.88%	161.83%
2014	108,648,537	8,337,581	8.31%	79.95%	32,602,835	1,023,499	3.24%	71.37%	485,578,275	92,971,375	23.68%	223.83%
2015	109,454,963	806,426	0.74%	81.29%	32,342,558	-260,277	-0.80%	70.00%	531,480,425	45,902,150	9.45%	254.44%
2016	117,379,156	7,924,193	7.24%	94.41%	33,217,216	874,658	2.70%	74.60%	561,947,730	30,467,305	5.73%	274.76%
2017	119,527,773	2,148,617	1.83%	97.97%	33,970,951	753,735	2.27%	78.56%	586,316,740	24,369,010	4.34%	291.01%

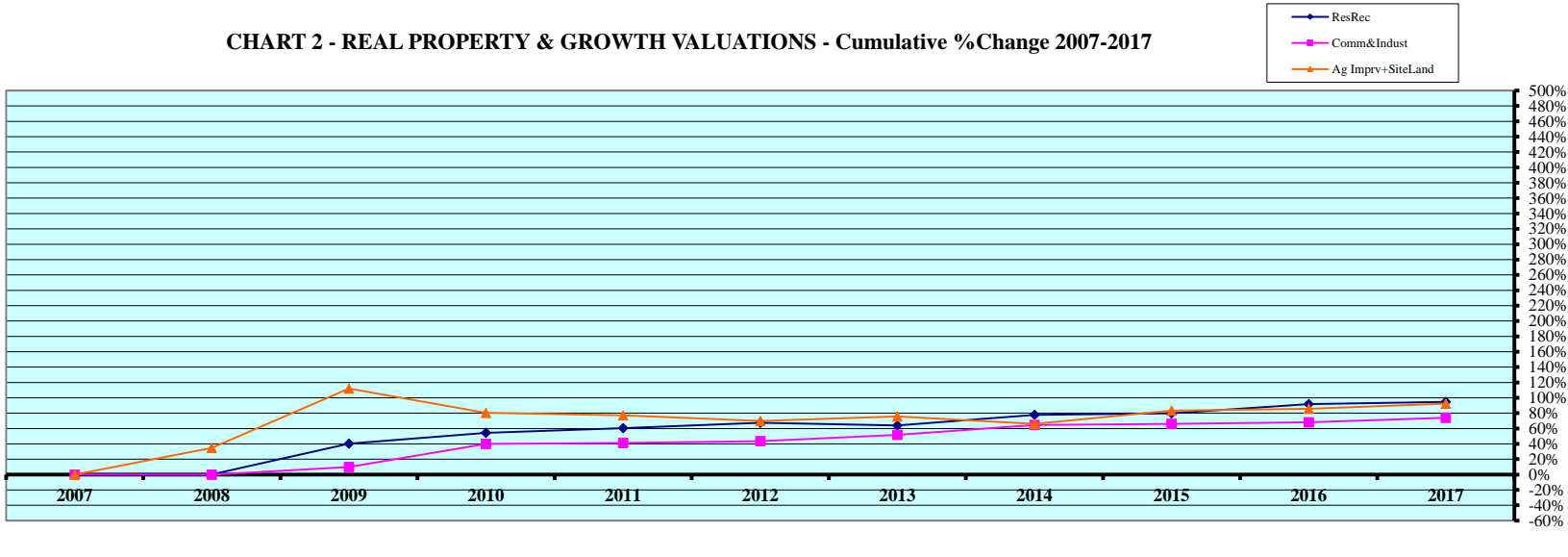
Rate Annual %chg: Residential & Recreational **7.07%** Commercial & Industrial **5.97%** Agricultural Land **14.61%**

Cnty# **62**  
County **MORRILL**

**CHART 1**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>								
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth			
2007	60,376,187	379,710	0.63%	59,996,477	--	--	19,024,634	303,104	1.59%	18,721,530	--	--			
2008	61,107,665	526,792	0.86%	60,580,873	0.34%	0.34%	19,031,822	1,600	0.01%	19,030,222	0.03%	0.03%			
2009	86,304,068	1,613,742	1.87%	84,690,326	38.59%	40.27%	21,122,371	216,134	1.02%	20,906,237	9.85%	9.89%			
2010	93,865,917	685,966	0.73%	93,179,951	7.97%	54.33%	26,612,012	0	0.00%	26,612,012	25.99%	39.88%			
2011	97,802,784	952,391	0.97%	96,850,393	3.18%	60.41%	27,249,788	376,720	1.38%	26,873,068	0.98%	41.25%			
2012	101,755,368	680,614	0.67%	101,074,754	3.35%	67.41%	29,099,628	1,810,390	6.22%	27,289,238	0.14%	43.44%			
2013	100,310,956	1,383,390	1.38%	98,927,566	-2.78%	63.85%	31,579,336	2,699,858	8.55%	28,879,478	-0.76%	51.80%			
2014	108,648,537	1,301,488	1.20%	107,347,049	7.01%	77.80%	32,602,835	1,307,108	4.01%	31,295,727	-0.90%	64.50%			
2015	109,454,963	929,729	0.85%	108,525,234	-0.11%	79.75%	32,342,558	727,541	2.25%	31,615,017	-3.03%	66.18%			
2016	117,379,156	1,517,738	1.29%	115,861,418	5.85%	91.90%	33,217,216	1,262,720	3.80%	31,954,496	-1.20%	67.96%			
2017	119,527,773	1,985,866	1.66%	117,541,907	0.14%	94.68%	33,970,951	870,720	2.56%	33,100,231	-0.35%	73.99%			
Rate Ann%chg	7.07%						6.35%	5.97%						C & I w/o growth	3.08%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	25,492,116	9,392,222	34,884,338	391,505	1.12%	34,492,833	--	--
2008	26,286,571	21,470,038	47,756,609	740,520	1.55%	47,016,089	34.78%	34.78%
2009	41,002,548	35,768,985	76,771,533	2,800,511	3.65%	73,971,022	54.89%	112.05%
2010	42,656,497	20,780,123	63,436,620	487,776	0.77%	62,948,844	-18.00%	80.45%
2011	41,671,264	21,390,189	63,061,453	1,284,476	2.04%	61,776,977	-2.62%	77.09%
2012	39,544,854	21,087,330	60,632,184	1,337,971	2.21%	59,294,213	-5.97%	69.97%
2013	40,939,934	21,767,283	62,707,217	1,435,883	2.29%	61,271,334	1.05%	75.64%
2014	37,142,675	21,806,137	58,948,812	1,031,181	1.75%	57,917,631	-7.64%	66.03%
2015	40,372,825	25,576,910	65,949,735	1,980,943	3.00%	63,968,792	8.52%	83.37%
2016	40,088,850	26,342,651	66,431,501	1,681,965	2.53%	64,749,536	-1.82%	85.61%
2017	40,746,560	26,639,727	67,386,287	291,505	0.43%	67,094,782	1.00%	92.33%
Rate Ann%chg	4.80%	10.99%	6.81%	Ag Imprv+Site w/o growth		6.42%		

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

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

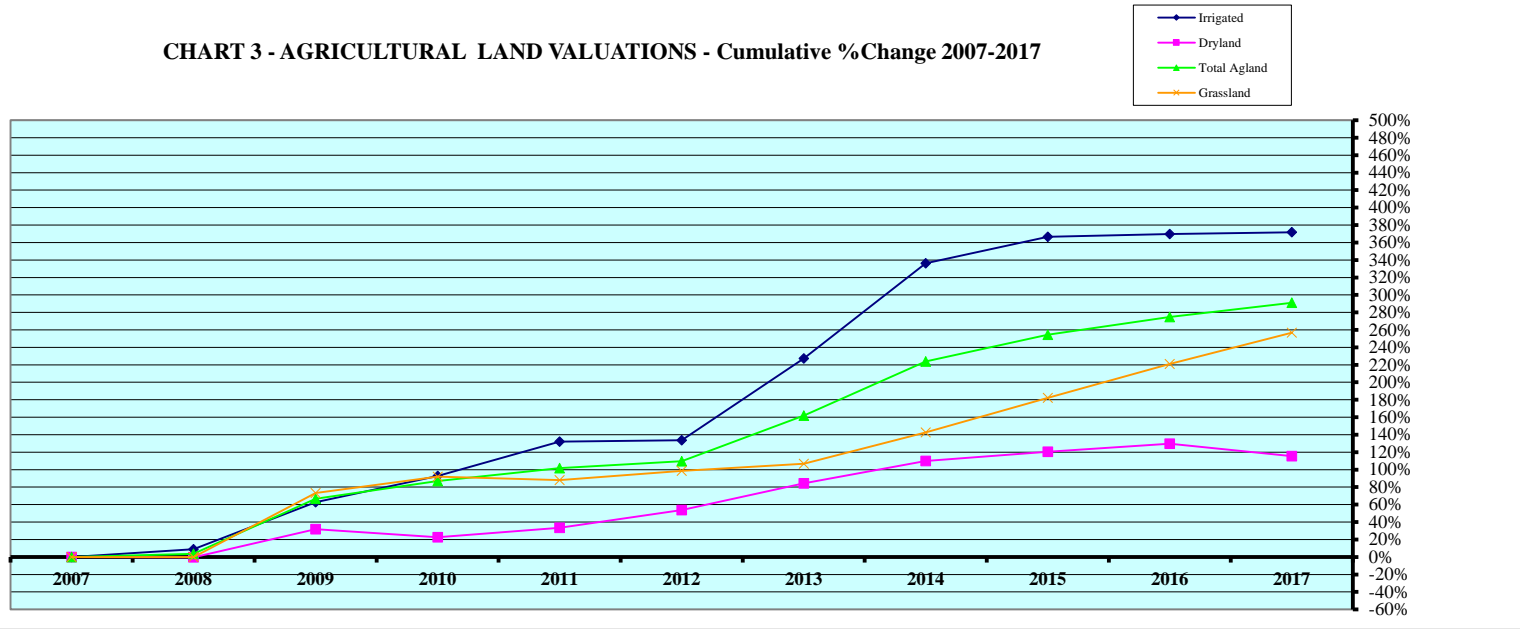
NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2018

Cnty# 62  
County MORRILL

CHART 2



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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	58,720,390	--	--	--	16,106,835	--	--	--	73,239,960	--	--	--
2008	63,958,725	5,238,335	8.92%	8.92%	16,044,985	-61,850	-0.38%	-0.38%	73,141,565	-98,395	-0.13%	-0.13%
2009	95,603,365	31,644,640	49.48%	62.81%	21,245,105	5,200,120	32.41%	31.90%	126,891,660	53,750,095	73.49%	73.25%
2010	113,136,590	17,533,225	18.34%	92.67%	19,763,340	-1,481,765	-6.97%	22.70%	140,694,245	13,802,585	10.88%	92.10%
2011	136,211,885	23,075,295	20.40%	131.97%	21,496,540	1,733,200	8.77%	33.46%	137,780,080	-2,914,165	-2.07%	88.12%
2012	137,192,320	980,435	0.72%	133.64%	24,772,105	3,275,565	15.24%	53.80%	145,486,535	7,706,455	5.59%	98.64%
2013	192,260,190	55,067,870	40.14%	227.42%	29,702,230	4,930,125	19.90%	84.41%	151,392,710	5,906,175	4.06%	106.71%
2014	256,121,820	63,861,630	33.22%	336.17%	33,795,430	4,093,200	13.78%	109.82%	177,716,560	26,323,850	17.39%	142.65%
2015	274,041,775	17,919,955	7.00%	366.69%	35,516,340	1,720,910	5.09%	120.50%	206,715,710	28,999,150	16.32%	182.24%
2016	275,768,105	1,726,330	0.63%	369.63%	36,995,560	1,479,220	4.16%	129.69%	234,993,445	28,277,735	13.68%	220.85%
2017	276,994,430	1,226,325	0.44%	371.72%	34,714,440	-2,281,120	-6.17%	115.53%	261,301,810	26,308,365	11.20%	256.77%

Rate Ann.%chg: Irrigated **16.78%** Dryland **7.98%** Grassland **13.56%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	156,205	--	--	--	1,725,625	--	--	--	149,949,015	--	--	--
2008	156,205	0	0.00%	0.00%	2,074,030	348,405	20.19%	20.19%	155,375,510	5,426,495	3.62%	3.62%
2009	238,220	82,015	52.50%	52.50%	6,002,190	3,928,160	189.40%	247.83%	249,980,540	94,605,030	60.89%	66.71%
2010	238,145	-75	-0.03%	52.46%	6,573,880	571,690	9.52%	280.96%	280,406,200	30,425,660	12.17%	87.00%
2011	121,525	-116,620	-48.97%	-22.20%	6,792,520	218,640	3.33%	293.63%	302,402,550	21,996,350	7.84%	101.67%
2012	119,840	-1,685	-1.39%	-23.28%	6,827,060	34,540	0.51%	295.63%	314,397,860	11,995,310	3.97%	109.67%
2013	129,730	9,890	8.25%	-16.95%	19,122,040	12,294,980	180.09%	1008.12%	392,606,900	78,209,040	24.88%	161.83%
2014	613,670	483,940	373.04%	292.86%	17,330,795	-1,791,245	-9.37%	904.32%	485,578,275	92,971,375	23.68%	223.83%
2015	590,190	-23,480	-3.83%	277.83%	14,616,410	-2,714,385	-15.66%	747.02%	531,480,425	45,902,150	9.45%	254.44%
2016	592,910	2,720	0.46%	279.57%	13,597,710	-1,018,700	-6.97%	687.99%	561,947,730	30,467,305	5.73%	274.76%
2017	428,165	-164,745	-27.79%	174.10%	12,877,895	-719,815	-5.29%	646.27%	586,316,740	24,369,010	4.34%	291.01%

Cnty# **62**  
County **MORRILL**

Rate Ann.%chg: Total Agric Land **14.61%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	58,651,790	114,750	511			16,197,710	73,432	221			73,196,895	684,169	107		
2008	63,789,535	114,866	555	8.65%	8.65%	16,098,775	72,958	221	0.03%	0.03%	73,183,935	683,996	107	0.01%	0.01%
2009	95,786,925	115,211	831	49.71%	62.66%	21,234,660	72,708	292	32.36%	32.40%	126,821,555	683,472	186	73.42%	73.44%
2010	113,389,130	115,376	983	18.21%	92.28%	19,752,315	72,488	272	-6.70%	23.53%	139,926,540	683,107	205	10.39%	91.46%
2011	133,026,180	117,180	1,135	15.51%	122.10%	20,012,280	77,641	258	-5.41%	16.85%	139,443,655	680,838	205	-0.01%	91.44%
2012	136,618,480	120,008	1,138	0.28%	122.73%	24,853,295	83,424	298	15.58%	35.06%	145,493,835	673,754	216	5.44%	101.84%
2013	191,681,730	121,189	1,582	38.94%	209.45%	29,692,250	82,752	359	20.44%	62.67%	151,007,915	674,339	224	3.70%	109.31%
2014	254,135,295	121,519	2,091	32.22%	309.16%	33,868,420	82,639	410	14.22%	85.80%	177,890,340	676,125	263	17.49%	145.92%
2015	272,918,630	122,537	2,227	6.50%	335.75%	35,566,830	82,498	431	5.19%	95.45%	206,708,255	675,681	306	16.28%	185.95%
2016	276,249,490	124,044	2,227	-0.01%	335.71%	36,982,070	82,165	450	4.40%	104.05%	234,467,185	674,219	348	13.68%	225.05%
2017	278,586,865	125,135	2,226	-0.03%	335.56%	34,910,920	75,199	464	3.14%	110.46%	260,724,775	678,793	384	10.45%	259.02%

Rate Annual %chg Average Value/Acre: **15.85%**

**7.73%**

**13.63%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	165,845	8,430	20			1,721,215	11,749	146			149,933,455	892,530	168		
2008	165,280	8,400	20	0.01%	0.01%	2,074,845	12,203	170	16.06%	16.06%	155,312,370	892,424	174	3.60%	3.60%
2009	251,895	8,397	30	52.47%	52.49%	5,976,190	12,220	489	187.64%	233.83%	250,071,225	892,007	280	61.09%	66.89%
2010	251,965	8,399	30	0.00%	52.49%	6,383,630	12,749	501	2.39%	241.80%	279,703,580	892,118	314	11.84%	86.64%
2011	182,535	6,085	30	0.00%	52.48%	6,455,050	13,685	472	-5.80%	221.99%	299,119,700	895,429	334	6.55%	98.86%
2012	132,735	4,425	30	0.00%	52.48%	6,756,520	14,586	463	-1.80%	216.19%	313,854,865	896,197	350	4.84%	108.47%
2013	130,640	4,355	30	0.00%	52.48%	34,471,050	14,734	2,340	405.09%	1497.05%	406,983,585	897,369	454	29.50%	169.98%
2014	852,930	4,272	200	565.57%	914.89%	19,162,480	15,396	1,245	-46.80%	749.64%	485,909,465	899,950	540	19.05%	221.41%
2015	621,955	4,237	147	-26.48%	646.16%	18,645,655	15,341	1,215	-2.35%	729.68%	534,461,325	900,293	594	9.95%	253.39%
2016	598,610	4,046	148	0.78%	652.00%	13,953,580	15,315	911	-25.04%	521.92%	562,250,935	899,789	625	5.26%	271.98%
2017	422,195	2,667	158	7.02%	704.79%	13,229,395	16,082	823	-9.71%	461.54%	587,874,150	897,876	655	4.78%	289.76%

**62**  
**MORRILL**

Rate Annual %chg Average Value/Acre: **14.57%**

(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**



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 7,396</b>	<b>Value : 819,775,831</b>	<b>Growth 14,594,968</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	465	1,078,440	26	28,705	458	2,610,735	949	3,717,880	
<b>02. Res Improve Land</b>	1,241	5,951,935	17	42,680	394	4,597,050	1,652	10,591,665	
<b>03. Res Improvements</b>	1,336	67,101,358	17	615,045	503	41,849,773	1,856	109,566,176	
<b>04. Res Total</b>	1,801	74,131,733	43	686,430	961	49,057,558	2,805	123,875,721	2,571,460
<b>% of Res Total</b>	64.21	59.84	1.53	0.55	34.26	39.60	37.93	15.11	17.62
<b>05. Com UnImp Land</b>	47	194,135	7	10,070	12	155,250	66	359,455	
<b>06. Com Improve Land</b>	234	1,836,310	1	6,440	40	1,575,305	275	3,418,055	
<b>07. Com Improvements</b>	242	22,184,710	1	16,410	45	8,579,345	288	30,780,465	
<b>08. Com Total</b>	289	24,215,155	8	32,920	57	10,309,900	354	34,557,975	3,065,725
<b>% of Com Total</b>	81.64	70.07	2.26	0.10	16.10	29.83	4.79	4.22	21.01
<b>09. Ind UnImp Land</b>	0	0	0	0	7	569,820	7	569,820	
<b>10. Ind Improve Land</b>	2	22,035	0	0	4	522,730	6	544,765	
<b>11. Ind Improvements</b>	2	292,705	0	0	4	11,818,960	6	12,111,665	
<b>12. Ind Total</b>	2	314,740	0	0	11	12,911,510	13	13,226,250	5,913,675
<b>% of Ind Total</b>	15.38	2.38	0.00	0.00	84.62	97.62	0.18	1.61	40.52
<b>13. Rec UnImp Land</b>	0	0	0	0	4	394,380	4	394,380	
<b>14. Rec Improve Land</b>	0	0	0	0	1	15,000	1	15,000	
<b>15. Rec Improvements</b>	0	0	0	0	1	11,125	1	11,125	
<b>16. Rec Total</b>	0	0	0	0	5	420,505	5	420,505	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.07	0.05	0.00
<b>Res &amp; Rec Total</b>	1,801	74,131,733	43	686,430	966	49,478,063	2,810	124,296,226	2,571,460
<b>% of Res &amp; Rec Total</b>	64.09	59.64	1.53	0.55	34.38	39.81	37.99	15.16	17.62
<b>Com &amp; Ind Total</b>	291	24,529,895	8	32,920	68	23,221,410	367	47,784,225	8,979,400
<b>% of Com &amp; Ind Total</b>	79.29	51.33	2.18	0.07	18.53	48.60	4.96	5.83	61.52
<b>17. Taxable Total</b>	2,092	98,661,628	51	719,350	1,034	72,699,473	3,177	172,080,451	11,550,860
<b>% of Taxable Total</b>	65.85	57.33	1.61	0.42	32.55	42.25	42.96	20.99	79.14

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	8	881,820	3,175,205	0	0	0
20. Industrial	1	6,415	16,685,800	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	8	881,820	3,175,205
20. Industrial	0	0	0	1	6,415	16,685,800
21. Other	0	0	0	0	0	0
22. Total Sch II				9	888,235	19,861,005

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	52	1,450,910	52	1,450,910	0
24. Non-Producing	0	0	0	0	42	39,215	42	39,215	0
25. Total	0	0	0	0	94	1,490,125	94	1,490,125	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	225	0	293	518

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	3,355	435,847,245	3,355	435,847,245
28. Ag-Improved Land	0	0	0	0	755	148,112,635	755	148,112,635
29. Ag Improvements	0	0	0	0	770	62,245,375	770	62,245,375
30. Ag Total							4,125	646,205,255

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	56	55.67	684,000	56	55.67	684,000	
32. HomeSite Improv Land	493	584.02	7,008,240	493	584.02	7,008,240	
33. HomeSite Improvements	510	0.00	33,614,505	510	0.00	33,614,505	912,623
34. HomeSite Total				<b>566</b>	<b>639.69</b>	<b>41,306,745</b>	
35. FarmSite UnImp Land	77	67.76	231,000	77	67.76	231,000	
36. FarmSite Improv Land	678	674.79	2,071,440	678	674.79	2,071,440	
37. FarmSite Improvements	739	0.00	28,630,870	739	0.00	28,630,870	2,131,485
38. FarmSite Total				<b>816</b>	<b>742.55</b>	<b>30,933,310</b>	
39. Road & Ditches	2,138	6,406.02	0	2,138	6,406.02	0	
40. Other- Non Ag Use	2	18.96	75,840	2	18.96	75,840	
41. Total Section VI				<b>1,382</b>	<b>7,807.22</b>	<b>72,315,895</b>	<b>3,044,108</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	568.50	453,705	5	568.50	453,705

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 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	844.20	5.12%	1,688,400	5.12%	2,000.00
47. 2A1	1.00	0.01%	2,000	0.01%	2,000.00
48. 2A	3,146.29	19.07%	6,292,580	19.07%	2,000.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	5,778.79	35.03%	11,557,580	35.03%	2,000.00
51. 4A1	5,352.62	32.45%	10,705,240	32.45%	2,000.00
52. 4A	1,373.12	8.32%	2,746,240	8.32%	2,000.00
<b>53. Total</b>	<b>16,496.02</b>	<b>100.00%</b>	<b>32,992,040</b>	<b>100.00%</b>	<b>2,000.00</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4,840.21	15.07%	2,323,300	16.55%	480.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	8,095.05	25.21%	3,561,800	25.38%	440.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	8,247.20	25.68%	3,505,090	24.97%	425.00
60. 4D1	7,718.99	24.04%	3,280,615	23.37%	425.01
61. 4D	3,210.99	10.00%	1,364,710	9.72%	425.01
<b>62. Total</b>	<b>32,112.44</b>	<b>100.00%</b>	<b>14,035,515</b>	<b>100.00%</b>	<b>437.07</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	2,076.91	0.62%	865,445	0.67%	416.70
65. 2G1	14.00	0.00%	5,390	0.00%	385.00
66. 2G	7,915.40	2.38%	3,153,365	2.45%	398.38
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	16,230.74	4.88%	6,328,175	4.93%	389.89
69. 4G1	62,859.94	18.89%	24,258,925	18.89%	385.92
70. 4G	243,694.20	73.23%	93,839,955	73.05%	385.07
<b>71. Total</b>	<b>332,791.19</b>	<b>100.00%</b>	<b>128,451,255</b>	<b>100.00%</b>	<b>385.98</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>16,496.02</b>	<b>4.30%</b>	<b>32,992,040</b>	<b>18.78%</b>	<b>2,000.00</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>32,112.44</b>	<b>8.36%</b>	<b>14,035,515</b>	<b>7.99%</b>	<b>437.07</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>332,791.19</b>	<b>86.66%</b>	<b>128,451,255</b>	<b>73.12%</b>	<b>385.98</b>
72. Waste	1,300.95	0.34%	39,040	0.02%	30.01
73. Other	1,322.23	0.34%	144,860	0.08%	109.56
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>384,022.83</b>	<b>100.00%</b>	<b>175,662,710</b>	<b>100.00%</b>	<b>457.43</b>



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,969.15	2.39%	4,332,120	2.44%	2,199.99
47. 2A1	8,252.97	10.00%	18,156,520	10.23%	2,200.00
48. 2A	32,475.66	39.34%	71,446,140	40.27%	2,199.99
49. 3A1	827.38	1.00%	1,733,350	0.98%	2,094.99
50. 3A	10,270.46	12.44%	21,516,510	12.13%	2,094.99
51. 4A1	25,557.36	30.96%	53,542,810	30.18%	2,095.01
52. 4A	3,199.44	3.88%	6,702,845	3.78%	2,095.01
<b>53. Total</b>	<b>82,552.42</b>	<b>100.00%</b>	<b>177,430,295</b>	<b>100.00%</b>	<b>2,149.30</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,539.44	21.21%	3,958,240	22.82%	525.00
56. 2D1	1,587.15	4.46%	833,265	4.80%	525.01
57. 2D	13,283.05	37.36%	6,309,580	36.38%	475.01
58. 3D1	460.58	1.30%	218,770	1.26%	474.99
59. 3D	3,480.29	9.79%	1,653,170	9.53%	475.01
60. 4D1	8,028.65	22.58%	3,813,675	21.99%	475.01
61. 4D	1,170.64	3.29%	556,100	3.21%	475.04
<b>62. Total</b>	<b>35,549.80</b>	<b>100.00%</b>	<b>17,342,800</b>	<b>100.00%</b>	<b>487.85</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,614.11	1.17%	1,689,430	1.44%	467.45
65. 2G1	1,110.54	0.36%	507,310	0.43%	456.81
66. 2G	32,200.80	10.45%	13,367,065	11.37%	415.12
67. 3G1	259.12	0.08%	108,700	0.09%	419.50
68. 3G	17,813.87	5.78%	6,756,635	5.75%	379.29
69. 4G1	96,859.97	31.44%	36,513,765	31.06%	376.97
70. 4G	156,247.72	50.71%	58,629,735	49.87%	375.24
<b>71. Total</b>	<b>308,106.13</b>	<b>100.00%</b>	<b>117,572,640</b>	<b>100.00%</b>	<b>381.60</b>
<b>Irrigated Total</b>	<b>82,552.42</b>	<b>19.31%</b>	<b>177,430,295</b>	<b>56.66%</b>	<b>2,149.30</b>
<b>Dry Total</b>	<b>35,549.80</b>	<b>8.31%</b>	<b>17,342,800</b>	<b>5.54%</b>	<b>487.85</b>
<b>Grass Total</b>	<b>308,106.13</b>	<b>72.06%</b>	<b>117,572,640</b>	<b>37.55%</b>	<b>381.60</b>
72. Waste	438.57	0.10%	14,885	0.00%	33.94
73. Other	903.37	0.21%	764,930	0.24%	846.75
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>427,550.29</b>	<b>100.00%</b>	<b>313,125,550</b>	<b>100.00%</b>	<b>732.37</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,784.57	7.08%	3,926,055	7.30%	2,200.00
47. 2A1	1,778.22	7.05%	3,912,085	7.27%	2,200.00
48. 2A	5,704.94	22.62%	12,551,875	23.33%	2,200.18
49. 3A1	186.86	0.74%	391,470	0.73%	2,094.99
50. 3A	2,951.16	11.70%	6,182,695	11.49%	2,095.01
51. 4A1	9,927.77	39.37%	20,800,750	38.66%	2,095.21
52. 4A	2,884.11	11.44%	6,043,605	11.23%	2,095.48
<b>53. Total</b>	<b>25,217.63</b>	<b>100.00%</b>	<b>53,808,535</b>	<b>100.00%</b>	<b>2,133.77</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4.81	0.57%	2,670	0.62%	555.09
56. 2D1	14.02	1.65%	7,785	1.80%	555.28
57. 2D	189.01	22.29%	104,905	24.27%	555.02
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	99.97	11.79%	49,485	11.45%	495.00
60. 4D1	336.90	39.73%	166,775	38.59%	495.03
61. 4D	203.18	23.96%	100,575	23.27%	495.00
<b>62. Total</b>	<b>847.89</b>	<b>100.00%</b>	<b>432,195</b>	<b>100.00%</b>	<b>509.73</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	234.07	0.52%	105,345	0.58%	450.06
65. 2G1	217.09	0.49%	99,065	0.55%	456.33
66. 2G	2,678.09	5.99%	1,159,165	6.40%	432.83
67. 3G1	49.42	0.11%	18,540	0.10%	375.15
68. 3G	3,006.34	6.73%	1,129,580	6.23%	375.73
69. 4G1	19,473.33	43.59%	7,398,355	40.82%	379.92
70. 4G	19,015.25	42.56%	8,212,650	45.32%	431.90
<b>71. Total</b>	<b>44,673.59</b>	<b>100.00%</b>	<b>18,122,700</b>	<b>100.00%</b>	<b>405.67</b>
<b>Irrigated Total</b>	<b>25,217.63</b>	<b>29.51%</b>	<b>53,808,535</b>	<b>63.23%</b>	<b>2,133.77</b>
<b>Dry Total</b>	<b>847.89</b>	<b>0.99%</b>	<b>432,195</b>	<b>0.51%</b>	<b>509.73</b>
<b>Grass Total</b>	<b>44,673.59</b>	<b>52.28%</b>	<b>18,122,700</b>	<b>21.30%</b>	<b>405.67</b>
72. Waste	955.63	1.12%	367,625	0.43%	384.69
73. Other	13,749.00	16.09%	12,370,045	14.54%	899.71
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>85,443.74</b>	<b>100.00%</b>	<b>85,101,100</b>	<b>100.00%</b>	<b>995.99</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	124,266.07	264,230,870	124,266.07	264,230,870
<b>77. Dry Land</b>	0.00	0	0.00	0	68,510.13	31,810,510	68,510.13	31,810,510
<b>78. Grass</b>	0.00	0	0.00	0	685,570.91	264,146,595	685,570.91	264,146,595
<b>79. Waste</b>	0.00	0	0.00	0	2,695.15	421,550	2,695.15	421,550
<b>80. Other</b>	0.00	0	0.00	0	15,974.60	13,279,835	15,974.60	13,279,835
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>897,016.86</b>	<b>573,889,360</b>	<b>897,016.86</b>	<b>573,889,360</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	124,266.07	13.85%	264,230,870	46.04%	2,126.33
<b>Dry Land</b>	68,510.13	7.64%	31,810,510	5.54%	464.32
<b>Grass</b>	685,570.91	76.43%	264,146,595	46.03%	385.29
<b>Waste</b>	2,695.15	0.30%	421,550	0.07%	156.41
<b>Other</b>	15,974.60	1.78%	13,279,835	2.31%	831.31
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>897,016.86</b>	<b>100.00%</b>	<b>573,889,360</b>	<b>100.00%</b>	<b>639.78</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Bayard	222	413,565	522	2,339,735	543	26,285,893	765	29,039,193	243,553
83.2 Bridgeport	167	585,925	633	3,525,310	698	39,545,250	865	43,656,485	915,587
83.3 Broadwater	61	85,865	87	163,750	93	1,726,560	154	1,976,175	0
83.4 Rural	503	3,026,905	411	4,577,870	523	42,019,598	1,026	49,624,373	1,412,320
84 Residential Total	953	4,112,260	1,653	10,606,665	1,857	109,577,301	2,810	124,296,226	2,571,460

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bayard	27	110,525	91	520,200	94	3,510,960	121	4,141,685	9,585
85.2	Bridgeport	15	193,865	127	1,463,870	132	23,836,980	147	25,494,715	1,702,975
85.3	Broadwater	10	8,550	16	24,660	17	238,755	27	271,965	0
85.4	Rural	21	616,335	47	1,954,090	51	15,305,435	72	17,875,860	7,266,840
86	Commercial Total	73	929,275	281	3,962,820	294	42,892,130	367	47,784,225	8,979,400

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	0.00	0.00%	0	0.00%	0.00
88. 1G	1,384.05	0.42%	532,880	0.42%	385.01
89. 2G1	14.00	0.00%	5,390	0.00%	385.00
90. 2G	5,989.25	1.84%	2,305,875	1.84%	385.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	14,249.26	4.37%	5,486,040	4.37%	385.01
93. 4G1	61,415.88	18.82%	23,645,175	18.82%	385.00
94. 4G	243,256.06	74.55%	93,653,735	74.55%	385.00
95. Total	326,308.50	100.00%	125,629,095	100.00%	385.00
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	692.86	10.69%	332,565	11.78%	479.99
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	1,926.15	29.71%	847,490	30.03%	439.99
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	1,981.48	30.57%	842,135	29.84%	425.00
102. 4C1	1,444.06	22.28%	613,750	21.75%	425.02
103. 4C	438.14	6.76%	186,220	6.60%	425.02
104. Total	6,482.69	100.00%	2,822,160	100.00%	435.34
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	326,308.50	98.05%	125,629,095	97.80%	385.00
CRP Total	6,482.69	1.95%	2,822,160	2.20%	435.34
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	332,791.19	100.00%	128,451,255	100.00%	385.98

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	0.00	0.00%	0	0.00%	0.00
88. 1G	3,199.26	1.06%	1,471,625	1.28%	459.99
89. 2G1	1,010.10	0.33%	454,580	0.40%	450.03
90. 2G	29,668.68	9.83%	12,164,255	10.61%	410.00
91. 3G1	143.95	0.05%	53,995	0.05%	375.10
92. 3G	17,056.46	5.65%	6,396,870	5.58%	375.04
93. 4G1	94,965.81	31.45%	35,614,035	31.07%	375.02
94. 4G	155,892.95	51.63%	58,461,215	51.01%	375.01
95. Total	301,937.21	100.00%	114,616,575	100.00%	379.60
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	414.85	6.72%	217,805	7.37%	525.02
98. 2C1	100.44	1.63%	52,730	1.78%	524.99
99. 2C	2,532.12	41.05%	1,202,810	40.69%	475.02
100. 3C1	115.17	1.87%	54,705	1.85%	474.99
101. 3C	757.41	12.28%	359,765	12.17%	474.99
102. 4C1	1,894.16	30.70%	899,730	30.44%	475.00
103. 4C	354.77	5.75%	168,520	5.70%	475.01
104. Total	6,168.92	100.00%	2,956,065	100.00%	479.19
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	301,937.21	98.00%	114,616,575	97.49%	379.60
CRP Total	6,168.92	2.00%	2,956,065	2.51%	479.19
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	308,106.13	100.00%	117,572,640	100.00%	381.60

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	0.00	0.00%	0	0.00%	0.00
88. 1G	234.07	0.52%	105,345	0.58%	450.06
89. 2G1	204.10	0.46%	91,855	0.51%	450.05
90. 2G	2,661.59	5.97%	1,150,010	6.36%	432.08
91. 3G1	49.42	0.11%	18,540	0.10%	375.15
92. 3G	2,990.39	6.70%	1,121,685	6.20%	375.10
93. 4G1	19,460.00	43.62%	7,391,755	40.86%	379.84
94. 4G	19,015.25	42.62%	8,212,650	45.39%	431.90
95. Total	44,614.82	100.00%	18,091,840	100.00%	405.51
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	12.99	22.10%	7,210	23.36%	555.04
99. 2C	16.50	28.08%	9,155	29.67%	554.85
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	15.95	27.14%	7,895	25.58%	494.98
102. 4C1	13.33	22.68%	6,600	21.39%	495.12
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	58.77	100.00%	30,860	100.00%	525.10
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	44,614.82	99.87%	18,091,840	99.83%	405.51
CRP Total	58.77	0.13%	30,860	0.17%	525.10
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	44,673.59	100.00%	18,122,700	100.00%	405.67



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

62 Morrill

	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	119,118,393	123,875,721	4,757,328	3.99%	2,571,460	1.84%
02. Recreational	409,380	420,505	11,125	2.72%	0	2.72%
03. Ag-Homesite Land, Ag-Res Dwelling	40,746,560	41,306,745	560,185	1.37%	912,623	-0.86%
<b>04. Total Residential (sum lines 1-3)</b>	<b>160,274,333</b>	<b>165,602,971</b>	<b>5,328,638</b>	<b>3.32%</b>	<b>3,484,083</b>	<b>1.15%</b>
05. Commercial	32,619,606	34,557,975	1,938,369	5.94%	3,065,725	-3.46%
06. Industrial	1,351,345	13,226,250	11,874,905	878.75%	5,913,675	441.13%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>33,970,951</b>	<b>47,784,225</b>	<b>13,813,274</b>	<b>40.66%</b>	<b>8,979,400</b>	<b>14.23%</b>
08. Ag-Farmsite Land, Outbuildings	26,559,887	30,933,310	4,373,423	16.47%	2,131,485	8.44%
09. Minerals	1,412,005	1,490,125	78,120	5.53	0	5.53%
10. Non Ag Use Land	79,840	75,840	-4,000	-5.01%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>28,051,732</b>	<b>32,499,275</b>	<b>4,447,543</b>	<b>15.85%</b>	<b>2,131,485</b>	<b>8.26%</b>
12. Irrigated	276,994,430	264,230,870	-12,763,560	-4.61%		
13. Dryland	34,714,440	31,810,510	-2,903,930	-8.37%		
14. Grassland	261,301,810	264,146,595	2,844,785	1.09%		
15. Wasteland	428,165	421,550	-6,615	-1.54%		
16. Other Agland	12,877,895	13,279,835	401,940	3.12%		
<b>17. Total Agricultural Land</b>	<b>586,316,740</b>	<b>573,889,360</b>	<b>-12,427,380</b>	<b>-2.12%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>808,613,756</b>	<b>819,775,831</b>	<b>11,162,075</b>	<b>1.38%</b>	<b>14,594,968</b>	<b>-0.42%</b>

## 2018 Assessment Survey for Morrill County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	2
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$237,860
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$237,860
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$17,000 (Stanard Appraisal Service and Pritchard & Abbott)
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Not applicable.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$16,885
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$3,300
<b>12.</b>	<b>Other miscellaneous funds:</b>
	n/a
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$7,292.29

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor's office.
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://morrill.gisworkshop.com">morrill.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Office personnel and GIS Workshop
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Bridgeport, Bayard, and Broadwater are all zoned.
4.	<b>When was zoning implemented?</b>
	2001

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Stanard Appraisal Services - real property Pritchard & Abbott - oil & gas minerals
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>
	MIPS

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes: Stanard Appraisal Service and Pritchard & Abbott
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Experience and knowledge in the appraisal field.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Contracts are done on a yearly basis and have been submitted for approval.
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Provides recommendations to the county assessor for use in establishing final value estimates.

## 2018 Residential Assessment Survey for Morrill County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Office and Stanard Appraisal Service.												
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Bayard is closer in proximity to Scottsbluff and the residential market is somewhat influenced by this locational and economic factor.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Broadwater lies to the east of Bridgeport. There are no other villages within the county to compare it to, it is a market within itself.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic.	02	Bayard is closer in proximity to Scottsbluff and the residential market is somewhat influenced by this locational and economic factor.	03	Broadwater lies to the east of Bridgeport. There are no other villages within the county to compare it to, it is a market within itself.	04	The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.	AG	Agricultural homes and outbuildings.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
01	Bridgeport would be considered the main business district for the county, and would have a higher exposure to the market and highway traffic.												
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03	Broadwater lies to the east of Bridgeport. There are no other villages within the county to compare it to, it is a market within itself.												
04	The rural market is a reflection of those wanting to live outside of town and enjoy the amenities of country living.												
AG	Agricultural homes and outbuildings.												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	All three approaches (cost, income and sales) will be considered. However, the sales will be utilized the most in building models.												
<b>4.</b>	<b>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?</b>												
	The appraisal company will review the sales and build models, the sales will be charted for a cost range per square foot based on style, quality, condition and age. Plus or minus adjustment factors will be developed for, but not limited to; basement, basement finish, number of garage stalls, fireplace, central air, and so on to arrive at a final value estimate per square foot.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>												
	Values are established primarily from a model based on a cost range per square foot.												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Land is valued by a square foot method.												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	All lots values are established from an analysis of the market. A discounted cash flow method is not utilized.												

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2013	2015	2015	2015
	02	2017	2013	2016	2017
	03	2013	2013	2016	2016
	04	2013	2013	2016	2010-2017
	AG	2013	2013	2010	2010-2017

At lot study is done along with the review and revaluation, they may not change if there is insufficient data.

## 2018 Commercial Assessment Survey for Morrill County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Office staff and Stanard Appraisal Service.																		
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>																		
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<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
01	Bridgeport																		
02	Remainder of County																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	All three approaches (cost, income and sales) will be looked at, the market and income approaches will carry the most weight.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	Stanard Appraisal Service has valued the unique commercial properties, such as the ethanol plant, feedlots, and elevator facilities and an independent living facility.																		
<b>4.</b>	<b>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?</b>																		
	Depreciation tables are not built. The appraisal company will review the sales and build models; the sales will be charted for a cost range per square foot based on occupancy, quality, condition and age. Plus or minus adjustment factors will be developed to arrive at a final value estimate per square foot.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	No, values are established primarily from a model based on a cost range per square foot, and income when enough information exists.																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	From the market a square foot method has been developed.																		
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01	2017	2013	2017	2017															
02	2017	2013	2017	2017															

## 2018 Agricultural Assessment Survey for Morrill County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	Office staff and Stanard Appraisal Service.	
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
		<u>Year Land Use Completed</u>
	2	The northern portion of the county which consists primarily of the Sandhills region.
	3	This area begins at the escarpments and falls off into the valley and covers the remainder of Morrill County with the exception of the Platte River.
	4	Market Area 4 is the area along the Platte River; it has recreational potential.
		2017
		2017
		ongoing
	In 2014, the county started the physical review and inspection again, it is still in progress.	
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>	
	Topography and geographical information is looked at. Sales determination is made through sales review and verification, location and use of the property and a physical inspection if needed.	
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	The primary use of the land is a good indicator in determining if it is agricultural. Normally after verification with the buyer and/or seller, or third party to the transaction it can be determined what the use of the property will be. If the on-site review and sales verification process reveals the parcel was not purchased with the intent to farm or ranch it will be considered rural residential or recreational.	
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>	
	Yes	
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>	
	Parcels enrolled in the Wetland Reserve Program have been mapped. The contracts are reviewed and those enrolled for a designated period of time that could be returned to agricultural use will be valued as agricultural. Those enrolled in the program into perpetuity will be valued at 100% of market. It is difficult to analyze Wetland Reserve market activity since there is not a large occurrence of these sales.	
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>	
<b>7a.</b>	<b>How many special valuation applications are on file?</b>	
	133	
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>	
	Physical inspections will occur with the owner present when possible.	



	<b><i>If your county recognizes a special value, please answer the following</i></b>
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	Goose hunting is the primary driving force in the marketing of these parcels.
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	Primarily along the Platte River.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	The sales comparison approach is used to analyze the agricultural market. The sales will be stratified by market area, and then by class (irrigated, dry, grass) on a spreadsheet. Preliminary statistics can be reviewed, purposed values can be tested and the estimated final statistics can be considered.

# MORRILL COUNTY

## 2017 PLAN OF ASSESSMENT

### PLAN OF ASSESSMENT REQUIREMENTS:

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

### REAL PROPERTY ASSESSMENT REQUIREMENTS:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.”

Neb. Rev. Stat. §77-112 (Reissue 2003)

Assessment levels required for real property are as follows:

1. One hundred (100) percent of actual value for all classes of real property excluding agricultural and horticultural land;
2. Seventy-five (75) percent of actual value for agricultural land and horticultural land; and
3. Seventy-five (75) percent of special value as defined in §77-1343 and at its actual value when the land is disqualified for special valuation under §77-1347 for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344.

Neb. Rev. Stat. §77-201 (R.S. Supp. 2006)

## GENERAL DESCRIPTION OF REAL PROPERTY IN MORRILL COUNTY:

Per the 2017 County Abstract, Morrill County consists of the following real property types:

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Value	Improvement Value
Residential/Rec	2771	38%	2,395,246	19%	14,731,095	105,191,944
Commercial/Ind	364	5%	34,339,046	4%	5,448,210	29,944,866
Agricultur/Recr	4122	56%	654,841,476	74%	597,874,960	59,966,516
TIF	4	.5%	18,400,752	2%	(Bs48,140)	(Ex18,352,612)
Minerals	94	.5%	(4,412,005)	1%	N/A	N/A
Total	7355	100%	714,388,525	100%	618,102,405	213,455,938

Agricultural land is the predominant property type in Morrill County, with the majority consisting of grassland, primarily used for cow/calf operations.

Bridgeport continues to grow in with new business and residential homes. There is a TIF project started in the city of Bridgeport with the plans for another one to divide tax in 2018.

Additional information is contained in the 2017 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2017.

### CURRENT RESOURCES:

#### Staff/Budget/Training

In addition to the Assessor, there is 1 Deputy Assessor; and 2 full-time clerks on staff. The county contracts with an independent appraiser, as needed, for appraisal maintenance and also with an oils/minerals appraiser for the oils in Morrill County.

The proposed budget for the assessment portion of the Assessor's budget for FY 2017-2018 is going to be roughly \$237,857. The county has again agreed to a maintenance contract of appraisal through Stanard Appraisal on an "as needed, limited basis." The County Board again limited the amount of days contracted through Stanard Appraisal to 15 days. In the future the County Board is hoping the Assessor will take over all appraisal functions of the office. They feel that a contracted appraiser is a waste of taxpayer money. It is prudent to note that a professional appraisal firm would be the best source of appraising and defending valuations on specialty and/or high dollar commercial properties.

By statute, the assessor must physically review and inspect all parcels every 6-years. For Morrill County this was last done in 2009/2010 on all improved properties, and land use completed by the end of 2011. This complete review should have been completed again by 2016 on improved properties and 2017 on all unimproved properties in order to be in compliance. Currently, the Morrill County Assessor's Office is trying to review as many parcels as is feasible, along with carrying on with the everyday functions of the office. The south ½ of Morrill County has been completed along with all towns of Bridgeport, Bayard & Broadwater.

The contract for Pritchard & Abbot continues for the year 2018 for their services for oil appraisal in Morrill County.

The assessor believes continuing education is vital to maintaining proper assessment action. One of the Assessor's Clerks successfully passed the Assessor Exam in May 2016. The Assessor, Deputy Assessor, and certified staff try to attend as many monthly district meetings as possible, as well as workshops offered by the Nebraska Association of County Officials, the Property Assessment Division of the Department of Revenue and the International Association of Assessing Officers. The current assessor completed and successfully passed the exams of 3 continuing education courses offered through IAAO in 2010, which were required for her to retain her certificate by the end of 2013. There have not been many IAAO classes offered in the last year. With the budget cuts that seem to occur every year, it will become a challenge to keep 3 certified staff in the Morrill County Assessor's office as well as attend the educational IAAO classes and the expenses associated with each one.

### Record Maintenance

Morrill County's cadastral maps have not been consistently maintained since the mid 1990's. In the past, the county board recognized the need for consistent maintenance of the records and approved the development of a web based GIS system through GIS Workshop. Development began in June 2007. In 2011, the Morrill County Board has agreed to a 100% support contract through GIS Workshop, which has been an asset to the Deputy Assessor who is skilled in GIS software. The Deputy Assessor is now able to update, as well as clean up parcel information within the GIS Workshop software within the office. It should be noted that Morrill County went online with GISWorkshop in 2014. With the abilities of the Deputy Assessor, Morrill County was able to work out a cheaper contract in order to go online. Many appraisers, bankers, title agents, insurance agents, and attorneys, among others have been much appreciative of this information being available online alongside of MIPS. The Deputy Assessor is also training one of the Assessor Clerks to aid in GIS mapping as time allows. Currently the Assessor is including an online GISWorkshop contract in her budget for the year 2017-18. A new contract will need to be signed with GISWorkshop for 2018 forward. The County Board continues to question costs associated with this contract. With Morrill County data being sold through GISWorkshop, it is hoped that this will lower costs associated with going online mapping availability. Due to the Deputy Assessor's skills in working with GISWorkshop, some credit has been applied to the contract. The Morrill County Assessor has been interested in Pictometry, and has had a couple meetings with the vendor and her public to showcase Pictometry advantages. Again, cost has been an issue, and the County Board voted down Pictometry both times.

New property record cards are currently and continue to be created for each parcel of real property in 2017. Each property record card is filed by legal description and contains up-to-date listings, photographs and sketches for those properties that have improvements. Pictures are continuously being added to, and updated as parcel reviews occur to each parcel that is improved. Morrill County Assessor's office is also adding situs addresses as they get the information on each parcel. This has been a help to local Law Enforcement, the Road Department, and the public in general.

Morrill County utilizes software provided by MIPS for assessment and CAMA (computer assisted mass appraisal) administration. With the completion of development of the GIS system, this office has had the ability to maintain all records electronically and make them available via the Internet. In May of 2013, the Assessor's Office converted over to the new V2 software of MIPS and CAMA. Then in August of 2013, Morrill County Assessor's Office went online with their MIPS/CAMA information. In April of 2016, Morrill County then updated to the V3 of MIPS. All of the MIPS, CAMA & GISWorkshop information can be found online. This has saved a substantial amount of time with phone calls and customers at the counter.

## **ASSESSMENT PROCEDURES:**

### Discover/List/Inventory Property

The assessor also keeps in close contact with the register of deeds and all zoning administrators of Morrill County, which is an aid in the process of property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local FSA, NRCS, and NRD offices are also useful in tracking land usage. Discovery by the Assessor and staff also aids in finding new improvements as zoning permits are not required by the Morrill County Zoning Board if the improvement is agricultural related. Often these improvements are discovered by the Assessor's Office during review and pickup work. The two towns of Bridgeport and Bayard have not provided building permits so readily with the hiring of new administrators and staff in both offices. With the Morrill County Zoning Board not requiring building permits or issuing any fines for not asking for a building permit on ag related improvements, most of the rural improvements are by discovery. The lack of building permits has made it more challenging for the Assessor's Office to find and list improvements as they are made to parcels in Morrill County. Rural residential, and rural commercial properties are never rezoned to their respective uses. Therefore the Assessor codes into MIPS the use of the land in order to keep as valuation of those properties consistent.

Morrill County processes more than five-hundred Real Estate Transfer Form 521's annually. These are filed on a timely basis with the Department of Assessment & Taxation. Standards of sales review from the International Association of Assessing Officers, Standard of Ratio Studies are adhered to.

### Data Collection

Morrill County Assessor's Office has implemented procedures to complete a physical routine inspection of all properties on a six-year cycle.

### Ratio Studies

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process.

## Value Approaches

**Market Approach:** The market approach is used on all classes of property to obtain market value for each parcel of property. Sales comparison is the most common way to determine market value on similar properties.

**Cost Approach:** The cost approach is primarily used in the valuation process of residential and commercial properties. Marshall/Swift costing dated 2012 is used to arrive at Replacement Cost New (RCN). A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value. A depreciation study completed in 2009 by the county's contracted appraiser for residential, rural residential and commercial revaluation was used for the current year market values. With the review of the residential homes in Bridgeport in 2015, Bridgeport's study was updated.

**Income Approach:** The income approach is primarily used in the valuation of commercial properties. Collection and analysis of income and expense data was completed in 2009 by the county's contracted appraiser.

Land valuation studies will be performed on an annual basis. A three-year study of arms-length transactions will be used to obtain current market values.

## Reconciliation of Value

A reconciliation of the three approaches to value (if applicable) will be completed and documented.

## Sales Ratio Review

Upon completion of assessment actions, sales ratio studies are reviewed to determine if the statistics are within the guidelines set forth by the state, including speaking with the buyer/seller if possible as well as sending out sales verification letters to all buyers/sellers of sales that are deemed arm length transactions.

## Notices

Change of value notices are sent to the property owner of record no later than June 1<sup>st</sup> of each year as required by §77-1315. Prior to notices being sent, an article is published in the paper to keep taxpayers informed of the process. It has been helpful to also send a letter with the valuation changes explaining the process and why values changed for the current year.

## **Level of Value, Quality and Uniformity for assessment year 2017:**

<u>Property Class</u>	<u>Ratio (Level of Value)</u>
Residential	96%
Commercial	100%
Agricultural	75%

For more information regarding statistical measures, see 2017 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2017.

### **Assessment Actions Planned for Assessment Year 2017:**

**Residential:** The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review. The assessor's office has been monitoring the rural residential market and realized that necessary changes were needed in order to stay at 100% of market value as required by statute. In 2014 land on rural residential was increased on all rural residential parcels as there were not any common trends of the improvements located on these parcels. Then in 2015, in order to keep up with the strong market on Rural residential, a 10% increase was given to all 1 story homes, 1930 and newer. In the summer of 2016, all rural residential were reviewed and the rural residential model was adjusted for 2017. In 2015, the residential in Bridgeport was all reviewed. Bayard & Broadwater were both completely reviewed in 2016. It is planned to review as much of a portion in the north ½ of Morrill County as possible for the year 2017. However, with 2-3 tornados touching down in the town of Bayard and the area to the north on up through Angora, the town of Bayard will need to be reviewed again, as well as the very populated area to the north.

**Commercial:** A physical inspection is started on all commercial parcels within the county will be completed by the assessor and/or contract appraiser in the year 2017, as there is a possibility of not having a contracted appraiser in the near future. Feedlots in Morrill County were all reviewed thru the year 2014 and start of 2015. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. This will complete all commercial for the purpose of the 6 year review cycle.

**Agricultural:** A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser if time allows. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. It is anticipated to complete another portion of Morrill County through the summer of 2017 in the ag area. The Deputy continues to update land use changes as they occur in GISWorkshop and converting them then to the valuation side of the assessment process. There seems to be a substantial amount of water rights being moved around in Morrill County to more address the irrigable areas. Letters were sent out to start tracking CRP and CREP lands. We have not had a very good response with this. Avenues have been tried through the local FSA office to no avail.

## **Assessment Actions Planned for Assessment Year 2018:**

**Residential:** The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Commercial:** The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Any portion of the commercial not completed in 2017 will be completed in 2018. A physical inspection will continue on all portions of commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Agricultural:** A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review. As part of the 6 year review plan, it is anticipated to complete another portion of Morrill County in the year 2018.

## **Assessment Actions Planned for Assessment Year 2019:**

**Residential:** The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Commercial:** The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment as it is anticipated that all commercial will be completely reviewed by 2019 as part of the 6 year plan. A physical inspection will continue on portions of commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

**Agricultural:** A continued physical inspection of all ag-improved parcels within a portion of the county will be completed by the assessor and/or contract appraiser. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. As part of the 6 year review plan, it is anticipated to complete another portion of Morrill County in the year 2019.



**Other functions performed by the assessor's office, but not limited to:**

Form 521 Filing with the Department of Revenue Property Assessment Division: Upon receipt of the Form 521, the county assessor will enter the sale information from the completed Form 521 into the county computer assisted mass appraisal (CAMA) system. This entry will ensure the property information in the county sales file is current. The county assessor must then forward the completed original Form 521 to the Tax Commissioner on or before the fifteenth of the second month following the month the deed was recorded.

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 35 applications annually. The year 2016 was a new application year. All applications were reviewed.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; prepare and send applications to Department of Revenue no later than August 1 annually. This office receives approximately 290 applications annually.

Homestead Exemption Tax Loss Report: Compile tax loss due to Homestead Exemptions and report no later than November 30 annually.

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives almost 800 personal property schedules annually. The Assessor's Office has also been tracking new businesses and farmers by 521's and also the advertisements in local media. Several new personal property returns were started this way.

Special Valuation Applications: The assessor continues to research river ground and if a parcel should no longer be agricultural, it will lose the Special Valuation. There may be 1-2 new applications annually, in which the assessor takes time to go review those parcels, and make that decision based upon agricultural uses.

Form 45 County Abstract of Assessment for Real Property and Assessed Value Update: Compile all real property valuation information and report no later than March 19 annually.

Change of Value Notification: Notification sent no later than June 1 annually to all property owners whose value changed from the prior year.

Protests: The Assessor's Office meets with as many protesters as possible and reviews all protested properties prior to the protest hearing in order to provide the County Board of Equalization with the most recent and updated data available before making any value changes.

Tax List Corrections: Prepare tax list corrections documents for County Board of Equalization review.

County Personal Property Abstract: New in 2016; to prepare an abstract of the property assessment rolls of locally assessed personal property of the county on forms prescribed and furnished by the

Tax Commissioner. The county assessor shall electronically file the abstract with the Property Tax Administrator on or before July 20 of each year.

Taxable Value and Growth Certifications: Total assessments for real, personal and centrally assessed properties are reported to all political subdivisions no later than August 20 annually.

School District Taxable Value Report: Final report of taxable value for all school districts located within the county to be filed no later than August 25 annually.

Annual Inventory Statement: Report of all personal property in possession of this office to be filed with the County Board by August 31 annually.

Average Residential Value Report: Certification of the average residential value for Homestead Exemption purposes filed no later than September 1 annually.

Three Year Plan of Assessment: Assessment plan detailing the next three years that must be prepared by June 15 annually, submitted to the County Board of Equalization no later than July 31 annually and filed no later than October 31 annually.

Certify values: By August 20th every year, values are certified to every taxing entity within Morrill County.

Tax List: Certification of the tax list, for both real and personal property within the county, which must be delivered to the treasurer no later than November 22 annually.

Certificate of Taxes Levied: Final report of the total taxes to be collected by the county to be filed no later than December 1 annually.

Government Owned Properties Report: Report of taxable and exempt state or governmental political subdivision owned properties to be filed for the year 2004 and every 4<sup>th</sup> year thereafter no later than December 1 annually.

### **Conclusion:**

The Morrill County Assessor makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation to attempt to assure uniform and proportionate assessments of all properties in Morrill County.

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser. Since budgetary concerns exist, it is the goal of the Morrill County Assessor's Office to complete as much appraisal work as possible. The Assessor's Office has completed as much data collection as possible in order to leave Stanard Appraisal with final values and working with the sales models for residential and commercial. Morrill County Assessor's Office takes pride in the steps they have taken to get information more accurate and complete than it has ever been; and then made more readily available to the public, especially online services.

Lastly, it is a high priority that this office makes every effort to promote good public relations and keep the public apprised of the assessment practices required by law.

Respectfully submitted,

Rose M. Nelson  
Morrill County Assessor

**Rose M Nelson**  
**MORRILL COUNTY ASSESSOR**  
P O BOX 868  
BRIDGEPORT, NE 69336  
308-262-1534

Ruth A Sorensen  
Dept of Revenue, Property Assessment Division  
1033 O St. Ste 600  
Lincoln, NE 68508

Dear Ms Sorensen:

Below is the information regarding special valuation in Morrill County as per PAT Regulation-11-005.04.

Market area 4 is the area located around the North Platte River which runs diagonally from the northwesterly corner of Morrill County to the Southeasterly corner. This area is unique in that it was developed off of the top two soils surrounding the river and accretion ground in 2010. Land values are affected by buyers purchasing the land for recreational use.

Market area 3 is the rocky hills coming down into the river and Market area 2 is the rest of Morrill County. Market area 1 was dissolved into Market area 2 as there were not enough sales to constitute it being its separate area. Neither Market area 2 or 3 has special valuation.

Morrill County developed Special Value in Market area 4 in 2013. In each three year sales period, we generally have a very small number of land sales along the North Platte River. However, the sales that have occurred show that the accretion land values are affected by buyers purchasing the land for recreational use.

Letters were initially sent out to all owners of accretion ground to explain how to apply for special value with Form 456 in this market area, as there are owners in this area actively using their land for agricultural use, primarily pasture for cattle. The assessor and her deputy went out and inspected all parcels that special value was applied for. In most instances, there were cattle put on accretion lands at some point every year. This was proven through parcel owners showing fencing, Russian Olive trees removed, and in some instances at the time of inspection there were cattle grazing on the grass. However, there are recreational uses going on. The most primary of these is goose hunting. There is also duck hunting, deer hunting, and turkey hunting. It was decided then to plot each of these blinds on our GISWorkshop mapping system and place a one acre recreational value on each blind.

With the implementation of Special Value in Market area 4 in 2013, we have received a few more Form 456 Special Value applications each year. The assessor and her deputy will continue to go out and inspect, and document recreational uses on each parcel. The blinds will be valued

at 100% of market value, with the rest of the land valued as agricultural, if used as such, and is based on approximately 75% of market.

These are the methods Morrill County uses to determine valuations for agriculturally used properties and for recreationally used properties. We feel it is the most equitable and uniform method of dealing with recreational uses along the North Platte River in Morrill County.

Sincerely,

Rose M Nelson  
Morrill County Assessor