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DEPARTMENT OF REVENUE

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

PERKINS COUNTY

NEBRASKA

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DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Perkins 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 Perkins 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: Peggy Burton, Perkins County Assessor

Property Assessment Division
Ruth A Sorensen, Administator
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Table of Contents

2018 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

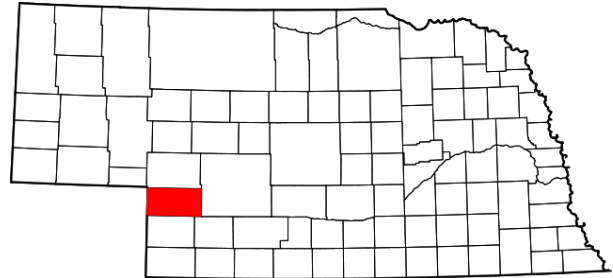
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

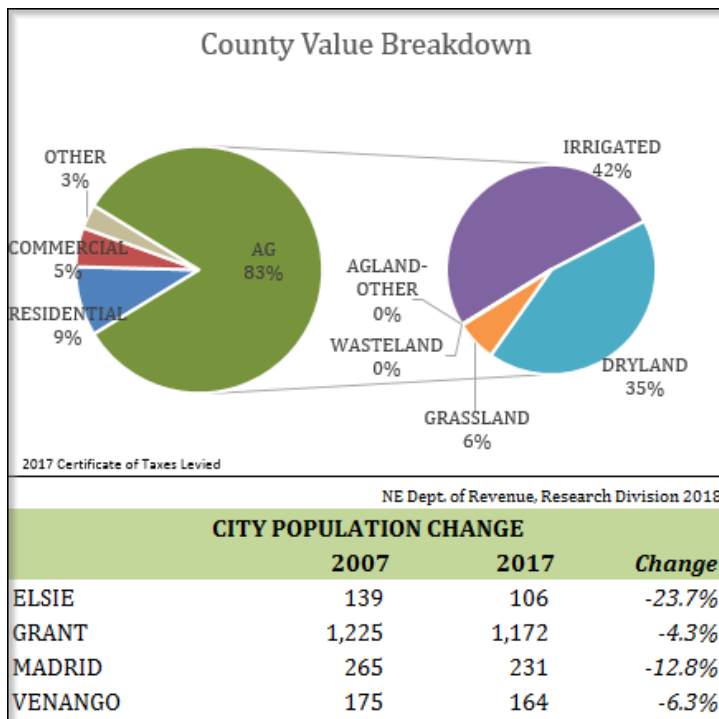
**Further information may be found in Exhibit 94*

County Overview

With a total area of 883 square miles, Perkins County had 2,898 residents, per the Census Bureau Quick Facts for 2016, a 2% population decline from the 2010 U.S. Census. Reports indicated that 76% of county residents were homeowners and 85% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Perkins County are located in and around the county seat of Grant. According to the latest information available from the U.S. Census Bureau, there were 126 employer establishments with total employment of 822.



Agricultural land is the largest contributor to the county's valuation base by a large margin. Dryland makes up the majority of the land in the county. Perkins County is included in the Upper Republican Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Perkins County ranks third in corn for grain, and fifth in both winter wheat for grain and all wheat for grain (USDA AgCensus).

The large grain handling facilities and ethanol plant also contribute to the local agricultural economy.

2018 Residential Correlation for Perkins County

Assessment Actions

The village of Grant was physically inspected for the 2018 assessment year. Once inspected, new depreciation tables were created to improve the uniformity of the class. Depreciation was derived using the cost approach. Based on condition and age, all parcels were given an effective age and depreciated according to the local market.

A sales study indicated that Valuation Grouping (02) was outside the acceptable range and that an increase was warranted. The county established effective ages for the villages in this grouping and applied the Grant depreciation model with an additional economic factor for location.

Description of Analysis

There are four separate valuation groupings have been established based on economic influences throughout the county.

Valuation Grouping	Description
1	Grant
2	Madrid, Elsie, Grinton
3	Venango
4	Rural Residential

The statistical sampling is comprised of 75 sales within the two-year study period. The majority of these sales are within Valuation Group 1. The other valuation groupings are also represented in the sample, all containing an adequate sample of sales with the exception of Valuation Group 4. The home site values for rural parcels are comparable with surrounding counties. There is some indication that the statistics are trending downward and may need addressed in the following assessment year.

All three of the measures of central tendency are within the acceptable range. The qualitative measures are within the prescribed parameters of IAAO, indicating uniformity within the class. Removal of outlier ratios on either side, have no effect on the statistics and support the reliance on the median as an indicator of the level of value.

The 2018 County Abstract of Assessment to the 2017 Certificate of Taxes Levied Report (CTL) when compared to the sampling indicated that the residential population as a whole generally increased similar to the sales.

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.

2018 Residential Correlation for Perkins County

Several aspects were reviewed to ensure the accuracy of the data submitted to the sales file. A random audit of Real Estate Transfer Statements was conducted and it determined that they were filed in a timely manner and information was correct. Additionally, the electronic transmission of the sales were also reviewed. The new assessor was not aware that the electronic file was to be sent monthly. Once informed, both the sales and Real Estate Transfer Statements are submitted within the required time window and no errors were found in data that was evaluated.

An inspection of the values reported on the Assessed Value Update to the property record cards found the values to be accurate. A comparison of the sold parcels compared to unsold parcels revealed disparities indicating a bias towards the sold sales. The review indicated the assessment practices inadvertently did not disperse value equally to the unsold parcels. The assessor was very transparent with the Division as to her practices and worked with the Division to recreate models that were better equalized.

Valuation Groups were evaluated with the county assessor to ensure that the groups established represented true economic differences within the county. Valuation Group 1 is Grant, the county seat and largest town. Most job opportunities and businesses within the county are within Grant. Valuation Group 02, represent the small communities of Elsie, Madrid, and Grinton, which are located to the east of Grant on Highway 23. Valuation Group 3 is comprised of the villages Venango and Brandon. These towns are located to the west of Grant, but lack small town amenities that the other smaller villages have. Valuation Group 4, represents rural residential properties throughout the county.

One facet of the review included the evaluation of the sales verification and qualification processes of the county. A review of the non-qualified sales shows that documentation was adequate in explaining the reason for excluding the sales from use. The high usability of the residential class remained stable over the past few years. Both these factors indicate that all arm's length transactions were made available for measurement.

The physical inspection process was also discussed with the county assessor. The county staff physically reviews all parcels, taking new pictures and updating property record cards when differences exist from the prior review. Costing and depreciation is updated in accordance with the six-year cycle. The lot values are reviewed at time of reappraisal.

Equalization and Quality of Assessment

All valuation groups with a reliable number of sales have a median within an acceptable range, supporting that properties have been uniformly assessed throughout the county. The qualitative statistics are acceptable and reflective of the revaluation of Valuation Groups 1 and 2.

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

2018 Residential Correlation for Perkins County

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	45	98.32	100.34	97.82	08.70	102.58
02	13	96.67	92.87	92.89	12.33	99.98
04	11	100.00	96.51	93.34	28.45	103.40
08	6	95.21	88.10	85.57	10.62	102.96
____ALL____	75	98.31	97.51	95.17	12.47	102.46

Level of Value

Based on analysis of all available information, the level of value for Perkins County is 98%.

2018 Commercial Correlation for Perkins County

Assessment Actions

For the 2018 assessment year, routine maintenance was completed.

Description of Analysis

There are two separate valuation groupings for the commercial class based on separate economic characteristics within the county.

Valuation Grouping	Description
01	Grant
02	Remainder of County

The statistical sampling contains nine qualified sales. All of the nine sales reside within Grant; there is no representation of the small villages within the sample. Six occupancy codes are represented with no code occurring more than twice in the sample. Although the median is within the acceptable range, the sample size is small and not representative of the population as a whole. Therefore, the statistics cannot be relied on for measurement purposes.

The 2018 Abstract of Assessment for Real Property, Form 45 Compared with the 2017 Certificate of Taxes Levied Report (CTL) parallel the reported assessment actions and changes to the statistical sampling.

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 involved examination of the qualification process of the county and review of non-qualified sales. The usability of sales within the commercial class was high and have stayed relatively the same as previous years. It is believed that all arm's length transactions are being made available for measurement.

Assessed values that were updated for the 2017 assessment year were compared to the property record cards at the county. No errors were found during this review. The sold commercial parcels were then compared to similar unsold parcels, showing they moved at similar frequencies and there appeared to be no bias.

Valuation Groups were also reviewed to ensure that separate and distinct economic factors were adequately identified. Group 1 is Grant, the county seat and center for most commercial activities. Group 2 represents the remainder of the county villages and rural commercial parcels.

2018 Commercial Correlation for Perkins County

The physical inspection and review of the commercial class complies with the six-year inspection and review requirements. The county enlists the help of contract appraisers to list and value commercial parcels. This review was last completed during the 2015-2016 assessment years. Livestock feeding facilities, hog facilities, ethanol plant and landfill were revalued for the 2017 assessment year.

Equalization and Quality of Assessment

The statistical sample for the commercial class is considered unreliable for measurement. Additional review of assessment practices help support that the commercial class of property in Perkins County meets generally accepted mass appraisal standards.

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
01	9	93.42	91.22	97.89	16.75	93.19
____ALL____	9	93.42	91.22	97.89	16.75	93.19

Level of Value

Based on the analysis of all available information, Perkins County has achieved the statutory level of value of 100% for the commercial property class.

2018 Agricultural Correlation for Perkins County

Assessment Actions

For the 2018 assessment year, the assessor reviewed sales within the county. Based on market evidence, the county decreased dry land by 18% while leaving the irrigated land and grass land at the prior year's values.

Description of Analysis

Perkins County is located in the southwestern region of the state. The land is suitable for crop production with the majority of the county is comprised of dry and irrigated lands. The surrounding counties including Keith (Market Area 3), Lincoln (Market Area 3), Hayes and Chase are considered generally comparable to the subject county.

A review of the statistical sampling show 64 total sales within the three-year study period. When stratified by 80% MLU, both the irrigated and dry land sub strata contain a sufficient number of sales with a median that falls within the acceptable range. There is only one grass sale within the sample, therefore considered unreliable for measurement.

Values set by the assessor follow the general economic market trends of the region. A comparison of Perkins County's values compared to surrounding counties indicate that equalization has been met.

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.

A review of the non-qualified sales shows that documentation was adequate in explaining the reason for excluding the sales from use. The usability of the agricultural class has remained stable of the past few years. Both these factors indicate that all arm's length transactions were made available for measurement.

The physical inspection and review cycle is also discussed with the county assessor. Agricultural homes are inspected and valued using the same appraisal processes as rural residential. The review was last completed in 2016. Outbuildings are reviewed along with rural homes, priced using Marshall and Swift then depreciated based on age and condition. The land use was also reviewed in 2016 with current aerial imagery compared to prior imagery.

Equalization

The statistical analysis and review of assessment practices support that the county has generally achieved equalization. A comparison of values set in Perkins County to adjoining counties demonstrate similar comparability.

2018 Agricultural Correlation for Perkins County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	11	72.64	82.06	79.80	23.14	102.83
1	11	72.64	82.06	79.80	23.14	102.83
<u>Dry</u>						
County	48	70.26	74.67	70.44	19.84	106.01
1	48	70.26	74.67	70.44	19.84	106.01
<u>Grass</u>						
County	1	78.72	78.72	78.72	00.00	100.00
1	1	78.72	78.72	78.72	00.00	100.00
<u>ALL</u>						
	64	72.59	76.65	76.16	19.91	100.64

The quality of assessment of the agricultural class in Perkins County is in compliance with generally accepted mass appraisal standards.

Level of Value

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

2018 Opinions of the Property Tax Administrator for Perkins County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	98	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Perkins County

Residential Real Property - Current

Number of Sales	75	Median	98.31
Total Sales Price	\$6,723,400	Mean	97.51
Total Adj. Sales Price	\$6,723,400	Wgt. Mean	95.17
Total Assessed Value	\$6,398,448	Average Assessed Value of the Base	\$70,803
Avg. Adj. Sales Price	\$89,645	Avg. Assessed Value	\$85,313

Confidence Interval - Current

95% Median C.I	94.74 to 100.00
95% Wgt. Mean C.I	91.51 to 98.82
95% Mean C.I	93.39 to 101.63
% of Value of the Class of all Real Property Value in the County	7.43
% of Records Sold in the Study Period	6.14
% of Value Sold in the Study Period	7.40

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	79	98	98.32
2016	100	100	100.00
2015	94	100	100.00
2014	93	100	100.00

2018 Commission Summary for Perkins County

Commercial Real Property - Current

Number of Sales	9	Median	93.42
Total Sales Price	\$757,711	Mean	91.22
Total Adj. Sales Price	\$757,711	Wgt. Mean	97.89
Total Assessed Value	\$741,751	Average Assessed Value of the Base	\$257,172
Avg. Adj. Sales Price	\$84,190	Avg. Assessed Value	\$82,417

Confidence Interval - Current

95% Median C.I	60.00 to 110.50
95% Wgt. Mean C.I	76.67 to 119.11
95% Mean C.I	72.84 to 109.60
% of Value of the Class of all Real Property Value in the County	5.57
% of Records Sold in the Study Period	3.57
% of Value Sold in the Study Period	1.14

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	11	100	100.98
2016	10	100	98.57
2015	21	100	92.00
2014	16	100	92.00

68 Perkins
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 : 75
Total Sales Price : 6,723,400
Total Adj. Sales Price : 6,723,400
Total Assessed Value : 6,398,448
Avg. Adj. Sales Price : 89,645
Avg. Assessed Value : 85,313

MEDIAN : 98
WGT. MEAN : 95
MEAN : 98
COD : 12.47
PRD : 102.46

COV : 18.65
STD : 18.19
Avg. Abs. Dev : 12.26
MAX Sales Ratio : 170.00
MIN Sales Ratio : 50.00

95% Median C.I. : 94.74 to 100.00
95% Wgt. Mean C.I. : 91.51 to 98.82
95% Mean C.I. : 93.39 to 101.63

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	5	107.38	106.77	106.50	04.16	100.25	100.00	113.64	N/A	49,200	52,400
01-JAN-16 To 31-MAR-16	4	98.44	99.95	99.48	03.70	100.47	94.29	108.62	N/A	71,625	71,250
01-APR-16 To 30-JUN-16	9	105.17	99.93	100.54	09.32	99.39	76.92	114.29	85.96 to 110.53	87,756	88,232
01-JUL-16 To 30-SEP-16	12	98.38	100.15	99.35	09.12	100.81	70.00	119.74	93.45 to 110.00	82,417	81,881
01-OCT-16 To 31-DEC-16	9	96.67	83.79	90.85	16.46	92.23	50.00	101.10	58.82 to 100.00	88,944	80,809
01-JAN-17 To 31-MAR-17	7	95.00	94.21	94.65	08.58	99.54	68.57	110.94	68.57 to 110.94	104,143	98,571
01-APR-17 To 30-JUN-17	16	94.02	98.15	90.87	15.88	108.01	60.10	170.00	83.49 to 102.76	103,688	94,220
01-JUL-17 To 30-SEP-17	13	94.90	99.55	93.98	16.07	105.93	65.00	137.50	85.25 to 115.79	94,123	88,462
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	30	101.02	101.16	100.53	08.42	100.63	70.00	119.74	97.78 to 107.38	77,043	77,455
01-OCT-16 To 30-SEP-17	45	94.90	95.07	92.35	14.97	102.95	50.00	170.00	91.57 to 99.19	98,047	90,551
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	34	98.39	95.74	97.32	10.82	98.38	50.00	119.74	94.29 to 104.03	84,288	82,027
<u>ALL</u>	75	98.31	97.51	95.17	12.47	102.46	50.00	170.00	94.74 to 100.00	89,645	85,313

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	45	98.32	100.34	97.82	08.70	102.58	77.52	137.50	94.74 to 103.85	103,442	101,184
02	13	96.67	92.87	92.89	12.33	99.98	58.82	124.32	76.92 to 101.10	48,923	45,445
04	11	100.00	96.51	93.34	28.45	103.40	50.00	170.00	65.00 to 136.67	33,500	31,270
08	6	95.21	88.10	85.57	10.62	102.96	60.10	99.19	60.10 to 99.19	177,333	151,737
<u>ALL</u>	75	98.31	97.51	95.17	12.47	102.46	50.00	170.00	94.74 to 100.00	89,645	85,313

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	75	98.31	97.51	95.17	12.47	102.46	50.00	170.00	94.74 to 100.00	89,645	85,313
06											
07											
<u>ALL</u>	75	98.31	97.51	95.17	12.47	102.46	50.00	170.00	94.74 to 100.00	89,645	85,313

68 Perkins
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 : 75
Total Sales Price : 6,723,400
Total Adj. Sales Price : 6,723,400
Total Assessed Value : 6,398,448
Avg. Adj. Sales Price : 89,645
Avg. Assessed Value : 85,313

MEDIAN : 98
WGT. MEAN : 95
MEAN : 98
COD : 12.47
PRD : 102.46

COV : 18.65
STD : 18.19
Avg. Abs. Dev : 12.26
MAX Sales Ratio : 170.00
MIN Sales Ratio : 50.00

95% Median C.I. : 94.74 to 100.00
95% Wgt. Mean C.I. : 91.51 to 98.82
95% Mean C.I. : 93.39 to 101.63

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	10	89.48	95.44	94.97	30.98	100.49	58.82	170.00	65.00 to 124.32	20,740	19,698	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	75	98.31	97.51	95.17	12.47	102.46	50.00	170.00	94.74 to 100.00	89,645	85,313	
Greater Than 14,999	75	98.31	97.51	95.17	12.47	102.46	50.00	170.00	94.74 to 100.00	89,645	85,313	
Greater Than 29,999	65	98.31	97.82	95.17	10.05	102.78	50.00	137.50	94.90 to 99.78	100,246	95,407	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	10	89.48	95.44	94.97	30.98	100.49	58.82	170.00	65.00 to 124.32	20,740	19,698	
30,000 TO 59,999	20	99.89	101.24	100.42	12.88	100.82	50.00	137.50	93.33 to 110.53	44,255	44,439	
60,000 TO 99,999	20	98.48	99.49	99.50	09.57	99.99	68.57	119.74	94.90 to 110.00	75,575	75,200	
100,000 TO 149,999	12	99.51	98.51	98.85	06.03	99.66	83.49	109.35	92.42 to 104.03	125,783	124,333	
150,000 TO 249,999	11	93.45	91.15	90.89	05.41	100.29	77.52	99.34	80.43 to 97.14	191,000	173,593	
250,000 TO 499,999	2	79.65	79.65	79.99	24.54	99.57	60.10	99.19	N/A	254,500	203,583	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	75	98.31	97.51	95.17	12.47	102.46	50.00	170.00	94.74 to 100.00	89,645	85,313	

68 Perkins
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 : 9
Total Sales Price : 757,711
Total Adj. Sales Price : 757,711
Total Assessed Value : 741,751
Avg. Adj. Sales Price : 84,190
Avg. Assessed Value : 82,417

MEDIAN : 93
WGT. MEAN : 98
MEAN : 91
COD : 16.75
PRD : 93.19

COV : 26.21
STD : 23.91
Avg. Abs. Dev : 15.65
MAX Sales Ratio : 125.00
MIN Sales Ratio : 47.27

95% Median C.I. : 60.00 to 110.50
95% Wgt. Mean C.I. : 76.67 to 119.11
95% Mean C.I. : 72.84 to 109.60

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	2	95.12	95.12	96.14	02.12	98.94	93.10	97.14	N/A	58,250	56,000
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	93.42	93.42	93.42	00.00	100.00	93.42	93.42	N/A	120,961	113,000
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	2	97.26	97.26	96.72	04.43	100.56	92.95	101.57	N/A	80,000	77,376
01-OCT-16 To 31-DEC-16	1	110.50	110.50	110.50	00.00	100.00	110.50	110.50	N/A	45,250	50,000
01-JAN-17 To 31-MAR-17	1	125.00	125.00	125.00	00.00	100.00	125.00	125.00	N/A	200,000	250,000
01-APR-17 To 30-JUN-17	1	47.27	47.27	47.27	00.00	100.00	47.27	47.27	N/A	55,000	26,000
01-JUL-17 To 30-SEP-17	1	60.00	60.00	60.00	00.00	100.00	60.00	60.00	N/A	60,000	36,000
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	2	95.12	95.12	96.14	02.12	98.94	93.10	97.14	N/A	58,250	56,000
01-OCT-15 To 30-SEP-16	3	93.42	95.98	95.30	03.07	100.71	92.95	101.57	N/A	93,654	89,250
01-OCT-16 To 30-SEP-17	4	85.25	85.69	100.49	37.61	85.27	47.27	125.00	N/A	90,063	90,500
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	2	95.12	95.12	96.14	02.12	98.94	93.10	97.14	N/A	58,250	56,000
01-JAN-16 To 31-DEC-16	4	97.50	99.61	97.41	06.59	102.26	92.95	110.50	N/A	81,553	79,438
<u>ALL</u>	9	93.42	91.22	97.89	16.75	93.19	47.27	125.00	60.00 to 110.50	84,190	82,417

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	9	93.42	91.22	97.89	16.75	93.19	47.27	125.00	60.00 to 110.50	84,190	82,417
<u>ALL</u>	9	93.42	91.22	97.89	16.75	93.19	47.27	125.00	60.00 to 110.50	84,190	82,417

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	9	93.42	91.22	97.89	16.75	93.19	47.27	125.00	60.00 to 110.50	84,190	82,417
04											
<u>ALL</u>	9	93.42	91.22	97.89	16.75	93.19	47.27	125.00	60.00 to 110.50	84,190	82,417

68 Perkins
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 : 9
Total Sales Price : 757,711
Total Adj. Sales Price : 757,711
Total Assessed Value : 741,751
Avg. Adj. Sales Price : 84,190
Avg. Assessed Value : 82,417

MEDIAN : 93
WGT. MEAN : 98
MEAN : 91
COD : 16.75
PRD : 93.19

COV : 26.21
STD : 23.91
Avg. Abs. Dev : 15.65
MAX Sales Ratio : 125.00
MIN Sales Ratio : 47.27

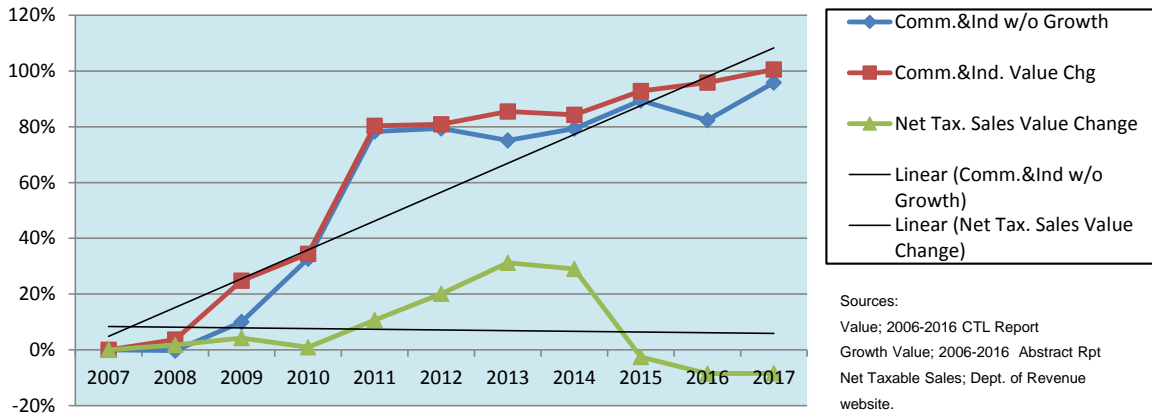
95% Median C.I. : 60.00 to 110.50
95% Wgt. Mean C.I. : 76.67 to 119.11
95% Mean C.I. : 72.84 to 109.60

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	93.10	93.10	93.10	00.00	100.00	93.10	93.10	N/A	29,000	27,000	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	9	93.42	91.22	97.89	16.75	93.19	47.27	125.00	60.00 to 110.50	84,190	82,417	
Greater Than 14,999	9	93.42	91.22	97.89	16.75	93.19	47.27	125.00	60.00 to 110.50	84,190	82,417	
Greater Than 29,999	8	95.28	90.98	98.08	18.44	92.76	47.27	125.00	47.27 to 125.00	91,089	89,344	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	93.10	93.10	93.10	00.00	100.00	93.10	93.10	N/A	29,000	27,000	
30,000 TO 59,999	2	78.89	78.89	75.81	40.08	104.06	47.27	110.50	N/A	50,125	38,000	
60,000 TO 99,999	4	95.05	87.92	89.68	12.04	98.04	60.00	101.57	N/A	76,875	68,938	
100,000 TO 149,999	1	93.42	93.42	93.42	00.00	100.00	93.42	93.42	N/A	120,961	113,000	
150,000 TO 249,999	1	125.00	125.00	125.00	00.00	100.00	125.00	125.00	N/A	200,000	250,000	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	9	93.42	91.22	97.89	16.75	93.19	47.27	125.00	60.00 to 110.50	84,190	82,417	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
344	2	86.14	86.14	108.24	45.12	79.58	47.27	125.00	N/A	127,500	138,000	
346	1	110.50	110.50	110.50	00.00	100.00	110.50	110.50	N/A	45,250	50,000	
353	1	60.00	60.00	60.00	00.00	100.00	60.00	60.00	N/A	60,000	36,000	
406	2	93.03	93.03	92.99	00.09	100.04	92.95	93.10	N/A	59,500	55,327	
421	1	101.57	101.57	101.57	00.00	100.00	101.57	101.57	N/A	70,000	71,098	
528	2	95.28	95.28	94.98	01.95	100.32	93.42	97.14	N/A	104,231	99,000	
___ ALL ___	9	93.42	91.22	97.89	16.75	93.19	47.27	125.00	60.00 to 110.50	84,190	82,417	

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	\$ 32,266,976	\$ 404,104	1.25%	\$ 31,862,872	-	\$ 24,024,906	-
2008	\$ 33,459,006	\$ 1,282,584	3.83%	\$ 32,176,422	-0.28%	\$ 24,446,598	1.76%
2009	\$ 40,272,225	\$ 4,771,330	11.85%	\$ 35,500,895	6.10%	\$ 25,049,595	2.47%
2010	\$ 43,365,269	\$ 538,814	1.24%	\$ 42,826,455	6.34%	\$ 24,253,257	-3.18%
2011	\$ 58,200,878	\$ 676,437	1.16%	\$ 57,524,441	32.65%	\$ 26,596,818	9.66%
2012	\$ 58,377,087	\$ 487,290	0.83%	\$ 57,889,797	-0.53%	\$ 28,867,751	8.54%
2013	\$ 59,857,988	\$ 3,362,758	5.62%	\$ 56,495,230	-3.22%	\$ 31,526,102	9.21%
2014	\$ 59,470,777	\$ 1,596,597	2.68%	\$ 57,874,180	-3.31%	\$ 30,993,425	-1.69%
2015	\$ 62,223,235	\$ 1,103,500	1.77%	\$ 61,119,735	2.77%	\$ 23,405,254	-24.48%
2016	\$ 63,205,002	\$ 4,377,685	6.93%	\$ 58,827,317	-5.46%	\$ 21,981,002	-6.09%
2017	\$ 64,709,104	\$ 1,516,967	2.34%	\$ 63,192,137	-0.02%	\$ 21,997,744	0.08%
Ann %chg	7.21%			Average	3.50%	-0.98%	-0.37%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-0.28%	3.69%	1.76%
2009	10.02%	24.81%	4.27%
2010	32.73%	34.40%	0.95%
2011	78.28%	80.37%	10.71%
2012	79.41%	80.92%	20.16%
2013	75.09%	85.51%	31.22%
2014	79.36%	84.31%	29.01%
2015	89.42%	92.84%	-2.58%
2016	82.31%	95.88%	-8.51%
2017	95.84%	100.54%	-8.44%

County Number	68
County Name	Perkins

68 Perkins
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 : 64
Total Sales Price : 30,516,345
Total Adj. Sales Price : 30,516,345
Total Assessed Value : 23,240,021
Avg. Adj. Sales Price : 476,818
Avg. Assessed Value : 363,125

MEDIAN : 73
WGT. MEAN : 76
MEAN : 77
COD : 19.91
PRD : 100.64

COV : 24.37
STD : 18.68
Avg. Abs. Dev : 14.45
MAX Sales Ratio : 139.73
MIN Sales Ratio : 44.46

95% Median C.I. : 67.01 to 78.52
95% Wgt. Mean C.I. : 69.03 to 83.28
95% Mean C.I. : 72.07 to 81.23

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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	6	62.00	64.53	66.57	23.76	96.94	44.46	87.13	44.46 to 87.13	580,500	386,442
01-JAN-15 To 31-MAR-15	5	58.31	64.30	70.64	14.80	91.02	52.56	83.32	N/A	555,000	392,064
01-APR-15 To 30-JUN-15	7	67.03	66.89	68.29	09.03	97.95	52.85	77.39	52.85 to 77.39	461,357	315,053
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	6	65.78	62.29	62.02	09.78	100.44	49.76	69.79	49.76 to 69.79	384,167	238,251
01-JAN-16 To 31-MAR-16	4	71.78	71.06	68.77	07.24	103.33	63.24	77.44	N/A	455,000	312,923
01-APR-16 To 30-JUN-16	6	72.59	72.73	74.61	08.51	97.48	61.05	87.98	61.05 to 87.98	552,500	412,243
01-JUL-16 To 30-SEP-16	3	83.75	86.15	83.42	14.13	103.27	69.60	105.10	N/A	220,667	184,081
01-OCT-16 To 31-DEC-16	12	84.32	83.45	75.48	19.11	110.56	56.75	110.19	65.88 to 102.89	283,626	214,075
01-JAN-17 To 31-MAR-17	12	87.77	87.15	83.01	15.63	104.99	64.74	112.10	66.68 to 105.53	667,361	553,956
01-APR-17 To 30-JUN-17	3	103.74	109.55	120.95	17.53	90.57	85.17	139.73	N/A	505,000	610,803
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	18	65.17	65.38	68.35	15.79	95.65	44.46	87.13	57.45 to 73.73	527,083	360,241
01-OCT-15 To 30-SEP-16	19	69.60	71.20	70.44	11.93	101.08	49.76	105.10	64.58 to 76.10	426,421	300,363
01-OCT-16 To 30-SEP-17	27	88.53	87.99	85.47	17.89	102.95	56.75	139.73	76.56 to 102.89	478,772	409,214
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	18	66.40	64.64	67.33	11.11	96.00	49.76	83.32	57.45 to 69.84	461,639	310,844
01-JAN-16 To 31-DEC-16	25	76.10	79.22	74.41	16.24	106.46	56.75	110.19	68.48 to 87.98	368,021	273,852
<u>ALL</u>	64	72.59	76.65	76.16	19.91	100.64	44.46	139.73	67.01 to 78.52	476,818	363,125

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	64	72.59	76.65	76.16	19.91	100.64	44.46	139.73	67.01 to 78.52	476,818	363,125
<u>ALL</u>	64	72.59	76.65	76.16	19.91	100.64	44.46	139.73	67.01 to 78.52	476,818	363,125

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
<u>Dry</u>											
County	44	73.13	76.08	72.43	19.25	105.04	45.43	110.19	65.94 to 83.75	287,125	207,953
1	44	73.13	76.08	72.43	19.25	105.04	45.43	110.19	65.94 to 83.75	287,125	207,953
<u>ALL</u>	64	72.59	76.65	76.16	19.91	100.64	44.46	139.73	67.01 to 78.52	476,818	363,125

68 Perkins
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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 WGT. MEAN : 76
 MEAN : 77
 COD : 19.91
 PRD : 100.64

COV : 24.37
 STD : 18.68
 Avg. Abs. Dev : 14.45
 MAX Sales Ratio : 139.73
 MIN Sales Ratio : 44.46

95% Median C.I. : 67.01 to 78.52
 95% Wgt. Mean C.I. : 69.03 to 83.28
 95% Mean C.I. : 72.07 to 81.23

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	11	72.64	82.06	79.80	23.14	102.83	56.75	139.73	64.58 to 112.10	1,126,394	898,875
1	11	72.64	82.06	79.80	23.14	102.83	56.75	139.73	64.58 to 112.10	1,126,394	898,875
_____Dry_____											
County	48	70.26	74.67	70.44	19.84	106.01	44.46	110.19	65.88 to 77.48	296,115	208,574
1	48	70.26	74.67	70.44	19.84	106.01	44.46	110.19	65.88 to 77.48	296,115	208,574
_____Grass_____											
County	1	78.72	78.72	78.72	00.00	100.00	78.72	78.72	N/A	135,000	106,271
1	1	78.72	78.72	78.72	00.00	100.00	78.72	78.72	N/A	135,000	106,271
_____ALL_____											
	64	72.59	76.65	76.16	19.91	100.64	44.46	139.73	67.01 to 78.52	476,818	363,125

Perkins County 2018 Average Acre Value Comparison

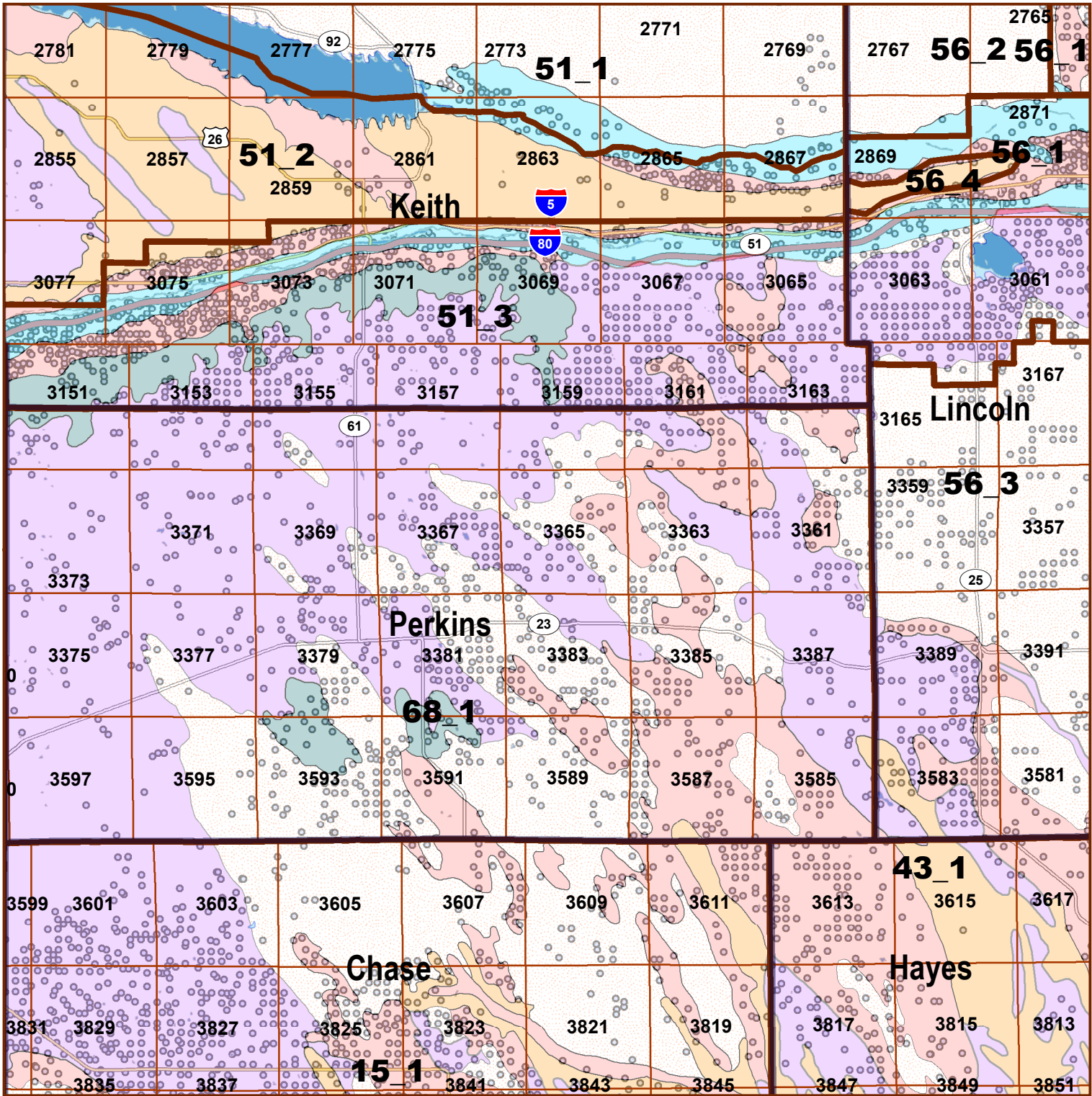
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Perkins	1	n/a	3963	3953	3833	3868	3707	3759	3746	3875
Chase	1	4090	4090	4090	4090	3855	3855	3855	3855	3968
Lincoln	3	n/a	3720	3765	3765	3762	3640	3749	3708	3737
Keith	3	4095	4095	3785	3785	3610	3610	3610	3610	3920
Hayes	1	2780	2780	2480	2480	2330	2330	2170	2170	2526

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Perkins	1	n/a	1210	1210	1130	1130	1130	1060	1060	1169
Chase	1	1260	1260	1260	1260	1160	1160	1100	1100	1228
Lincoln	3	1215	1215	1215	1215	1215	1215	1215	1215	1215
Keith	3	1465	1465	1360	1360	1260	1260	1230	1230	1400
Hayes	1	1170	1170	1055	1055	1015	1015	960	960	1117

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Perkins	1	n/a	650	650	650	650	650	650	650	650
Chase	1	1566	844	980	736	778	795	668	651	687
Lincoln	3	720	720	720	720	720	635	635	628	638
Keith	3	555	555	525	525	495	495	480	480	497
Hayes	1	515	515	515	515	515	515	515	515	515

County	Mkt Area	CRP	TIMBER	WASTE
Perkins	1	738	n/a	81
Chase	1	871	n/a	20
Lincoln	3	n/a	n/a	n/a
Keith	3	710	n/a	335
Hayes	1	836	n/a	25

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.



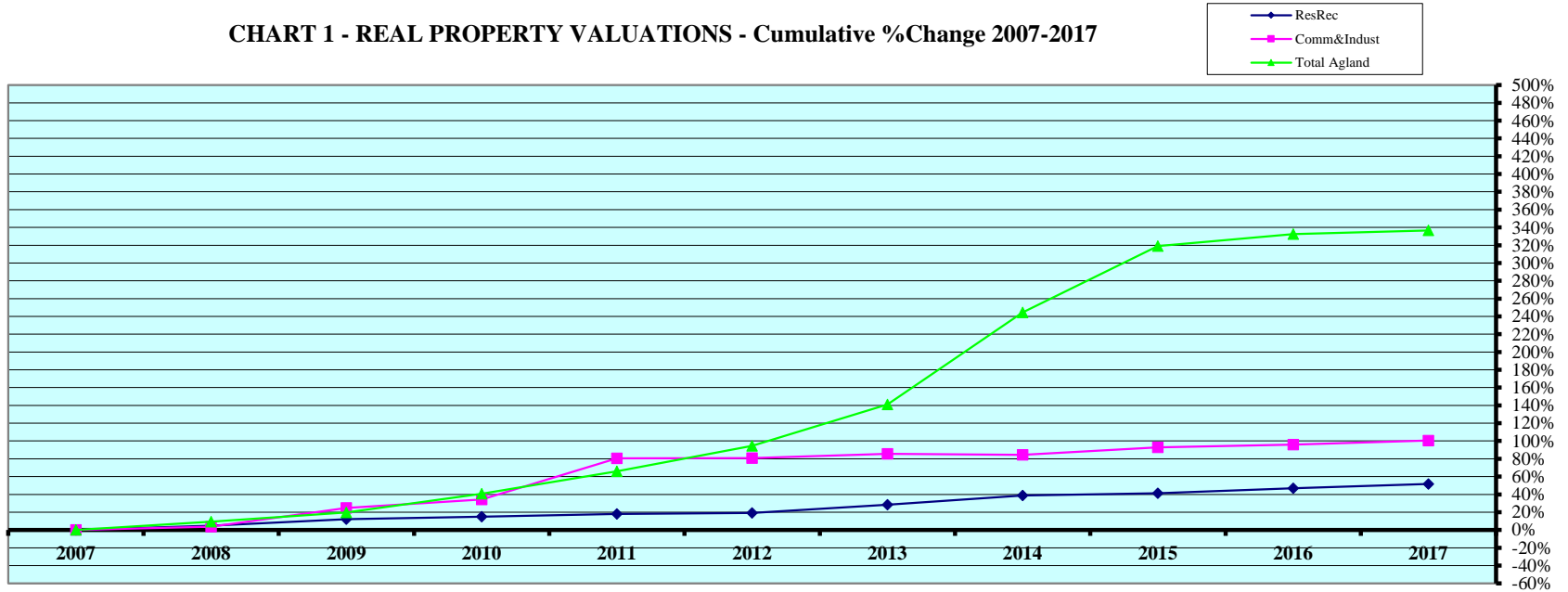
Legend

- 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

Perkins County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	54,555,902	--	--	--	32,266,976	--	--	--	237,632,600	--	--	--
2008	57,133,377	2,577,475	4.72%	4.72%	33,459,006	1,192,030	3.69%	3.69%	259,954,277	22,321,677	9.39%	9.39%
2009	61,213,716	4,080,339	7.14%	12.20%	40,272,225	6,813,219	20.36%	24.81%	284,307,940	24,353,663	9.37%	19.64%
2010	62,661,462	1,447,746	2.37%	14.86%	43,365,269	3,093,044	7.68%	34.40%	334,572,107	50,264,167	17.68%	40.79%
2011	64,331,133	1,669,671	2.66%	17.92%	58,200,878	14,835,609	34.21%	80.37%	394,090,098	59,517,991	17.79%	65.84%
2012	64,974,915	643,782	1.00%	19.10%	58,377,087	176,209	0.30%	80.92%	462,453,377	68,363,279	17.35%	94.61%
2013	69,977,606	5,002,691	7.70%	28.27%	59,857,988	1,480,901	2.54%	85.51%	572,555,561	110,102,184	23.81%	140.94%
2014	75,702,611	5,725,005	8.18%	38.76%	59,470,777	-387,211	-0.65%	84.31%	818,545,972	245,990,411	42.96%	244.46%
2015	77,116,076	1,413,465	1.87%	41.35%	62,223,235	2,752,458	4.63%	92.84%	995,619,365	177,073,393	21.63%	318.97%
2016	80,055,092	2,939,016	3.81%	46.74%	63,205,002	981,767	1.58%	95.88%	1,027,685,298	32,065,933	3.22%	332.47%
2017	82,773,595	2,718,503	3.40%	51.72%	64,709,104	1,504,102	2.38%	100.54%	1,037,452,668	9,767,370	0.95%	336.58%

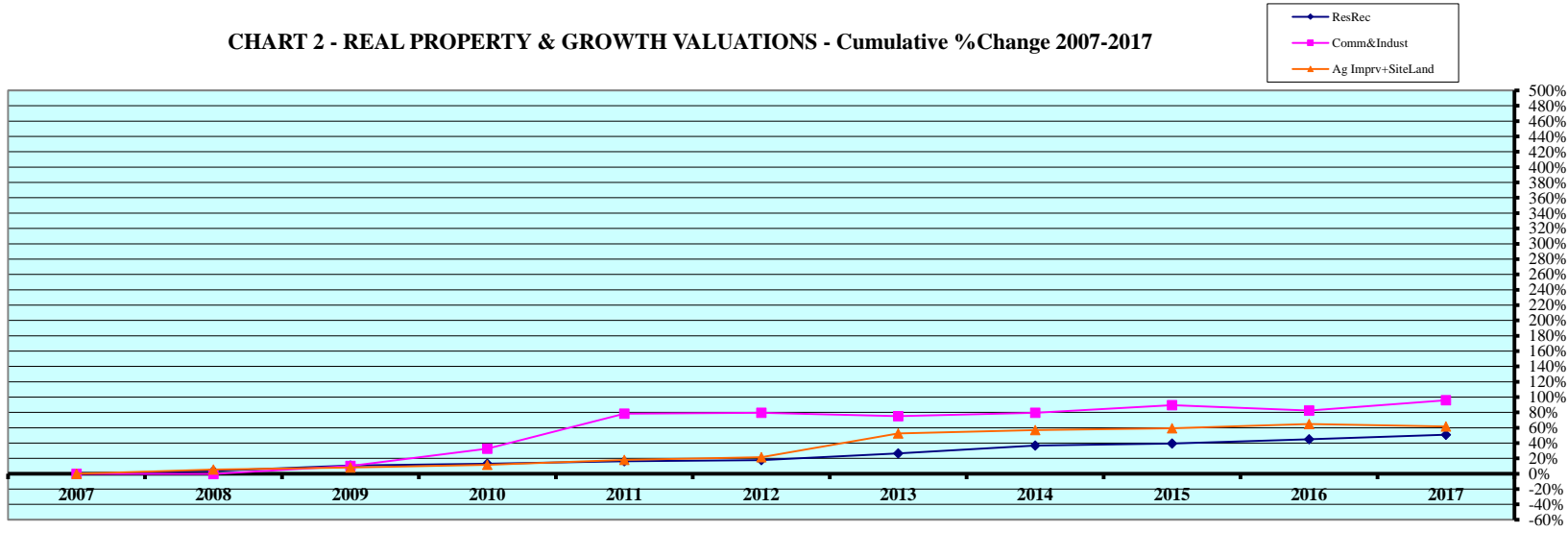
Rate Annual %chg: Residential & Recreational **4.26%** Commercial & Industrial **7.21%** Agricultural Land **15.88%**

Cnty# **68**
County **PERKINS**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	54,555,902	383,988	0.70%	54,171,914	--	--	32,266,976	404,104	1.25%	31,862,872	--	--
2008	57,133,377	545,970	0.96%	56,587,407	3.72%	3.72%	33,459,006	1,282,584	3.83%	32,176,422	-0.28%	-0.28%
2009	61,213,716	728,503	1.19%	60,485,213	5.87%	10.87%	40,272,225	4,771,330	11.85%	35,500,895	6.10%	10.02%
2010	62,661,462	1,032,371	1.65%	61,629,091	0.68%	12.97%	43,365,269	538,814	1.24%	42,826,455	6.34%	32.73%
2011	64,331,133	941,475	1.46%	63,389,658	1.16%	16.19%	58,200,878	676,437	1.16%	57,524,441	32.65%	78.28%
2012	64,974,915	698,440	1.07%	64,276,475	-0.08%	17.82%	58,377,087	487,290	0.83%	57,889,797	-0.53%	79.41%
2013	69,977,606	917,628	1.31%	69,059,978	6.29%	26.59%	59,857,988	3,362,758	5.62%	56,495,230	-3.22%	75.09%
2014	75,702,611	1,027,647	1.36%	74,674,964	6.71%	36.88%	59,470,777	1,596,597	2.68%	57,874,180	-3.31%	79.36%
2015	77,116,076	1,000,442	1.30%	76,115,634	0.55%	39.52%	62,223,235	1,103,500	1.77%	61,119,735	2.77%	89.42%
2016	80,055,092	1,010,737	1.26%	79,044,355	2.50%	44.89%	63,205,002	4,377,685	6.93%	58,827,317	-5.46%	82.31%
2017	82,773,595	442,153	0.53%	82,331,442	2.84%	50.91%	64,709,104	1,516,967	2.34%	63,192,137	-0.02%	95.84%
Rate Ann%chg	4.26%				3.02%		7.21%				C & I w/o growth	3.50%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	24,591,651	8,388,950	32,980,601	989,502	3.00%	31,991,099	--	--
2008	26,445,666	8,679,369	35,125,035	349,676	1.00%	34,775,359	5.44%	5.44%
2009	26,518,029	10,645,717	37,163,746	1,539,821	4.14%	35,623,925	1.42%	8.01%
2010	27,115,929	11,436,668	38,552,597	1,711,284	4.44%	36,841,313	-0.87%	11.71%
2011	27,256,440	12,623,455	39,879,895	925,937	2.32%	38,953,958	1.04%	18.11%
2012	27,663,489	14,030,747	41,694,236	1,640,765	3.94%	40,053,471	0.44%	21.45%
2013	33,832,979	18,391,753	52,224,732	1,941,843	3.72%	50,282,889	20.60%	52.46%
2014	34,098,680	19,134,393	53,233,073	1,447,954	2.72%	51,785,119	-0.84%	57.02%
2015	34,203,270	20,435,478	54,638,748	2,080,364	3.81%	52,558,384	-1.27%	59.36%
2016	35,107,045	21,667,346	56,774,391	2,396,310	4.22%	54,378,081	-0.48%	64.88%
2017	31,901,320	22,495,342	54,396,662	1,090,364	2.00%	53,306,298	-6.11%	61.63%
Rate Ann%chg	2.64%	10.37%	5.13%			Ag Imprv+Site w/o growth	1.94%	

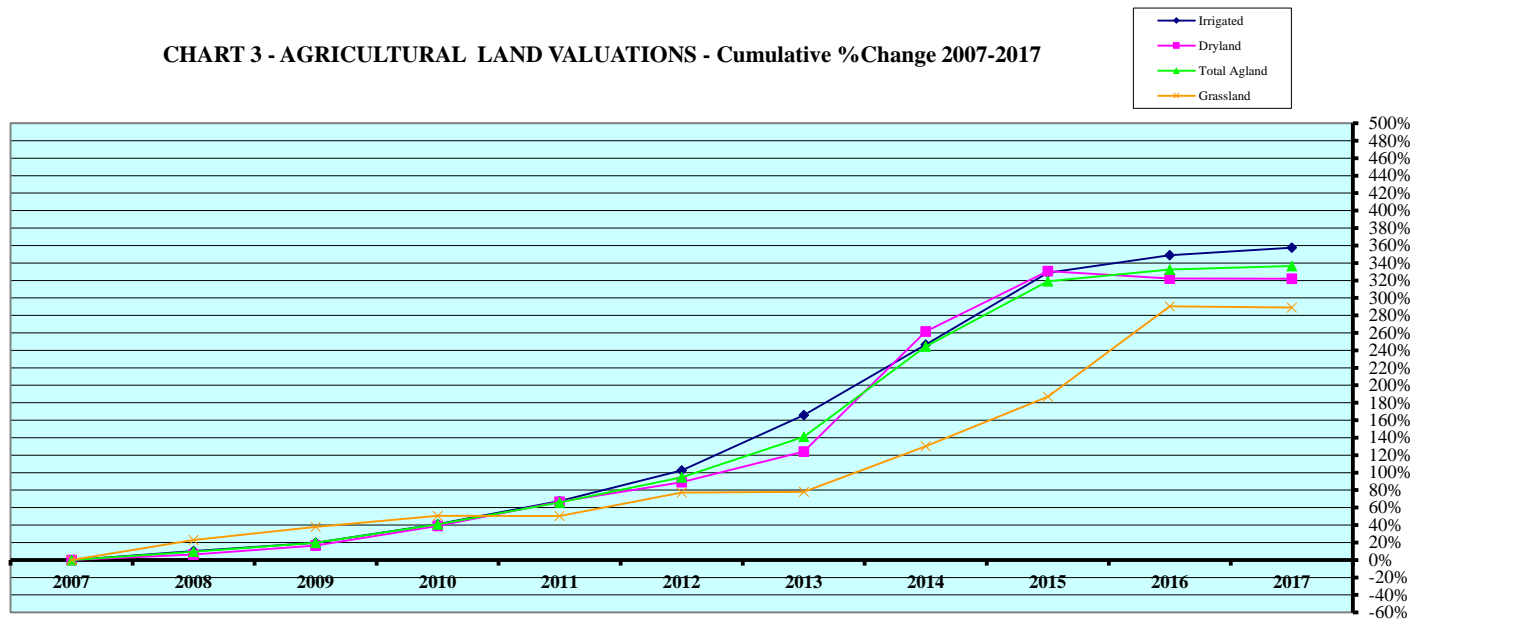
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 68
County PERKINS

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	115,835,381	--	--	--	104,332,619	--	--	--	16,955,410	--	--	--
2008	127,578,651	11,743,270	10.14%	10.14%	110,903,686	6,571,067	6.30%	6.30%	20,852,044	3,896,634	22.98%	22.98%
2009	138,664,418	11,085,767	8.69%	19.71%	121,683,120	10,779,434	9.72%	16.63%	23,370,554	2,518,510	12.08%	37.84%
2010	163,391,975	24,727,557	17.83%	41.06%	144,998,603	23,315,483	19.16%	38.98%	25,545,109	2,174,555	9.30%	50.66%
2011	194,017,896	30,625,921	18.74%	67.49%	173,947,829	28,949,226	19.97%	66.72%	25,489,489	-55,620	-0.22%	50.33%
2012	234,465,160	40,447,264	20.85%	102.41%	197,205,936	23,258,107	13.37%	89.02%	30,065,884	4,576,395	17.95%	77.32%
2013	307,813,998	73,348,838	31.28%	165.73%	233,861,017	36,655,081	18.59%	124.15%	30,166,453	100,569	0.33%	77.92%
2014	401,328,091	93,514,093	30.38%	246.46%	377,297,145	143,436,128	61.33%	261.63%	39,043,040	8,876,587	29.43%	130.27%
2015	496,693,551	95,365,460	23.76%	328.79%	449,343,474	72,046,329	19.10%	330.68%	48,657,640	9,614,600	24.63%	186.97%
2016	519,988,942	23,295,391	4.69%	348.90%	440,429,468	-8,914,006	-1.98%	322.14%	66,193,880	17,536,240	36.04%	290.40%
2017	529,989,816	10,000,874	1.92%	357.54%	440,350,906	-78,562	-0.02%	322.06%	65,980,833	-213,047	-0.32%	289.14%

Rate Ann.%chg: Irrigated **16.42%** Dryland **15.49%** Grassland **14.55%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	429,913	--	--	--	79,277	--	--	--	237,632,600	--	--	--
2008	372,619	-57,294	-13.33%	-13.33%	247,277	168,000	211.92%	211.92%	259,954,277	22,321,677	9.39%	9.39%
2009	134,859	-237,760	-63.81%	-68.63%	454,989	207,712	84.00%	473.92%	284,307,940	24,353,663	9.37%	19.64%
2010	134,988	129	0.10%	-68.60%	501,432	46,443	10.21%	532.51%	334,572,107	50,264,167	17.68%	40.79%
2011	135,162	174	0.13%	-68.56%	499,722	-1,710	-0.34%	530.35%	394,090,098	59,517,991	17.79%	65.84%
2012	135,304	142	0.11%	-68.53%	581,093	81,371	16.28%	632.99%	462,453,377	68,363,279	17.35%	94.61%
2013	133,751	-1,553	-1.15%	-68.89%	580,342	-751	-0.13%	632.04%	572,555,561	110,102,184	23.81%	140.94%
2014	133,074	-677	-0.51%	-69.05%	744,622	164,280	28.31%	839.27%	818,545,972	245,990,411	42.96%	244.46%
2015	119,193	-13,881	-10.43%	-72.28%	805,507	60,885	8.18%	916.07%	995,619,365	177,073,393	21.63%	318.97%
2016	120,356	1,163	0.98%	-72.00%	952,652	147,145	18.27%	1101.68%	1,027,685,298	32,065,933	3.22%	332.47%
2017	121,888	1,532	1.27%	-71.65%	1,009,225	56,573	5.94%	1173.04%	1,037,452,668	9,767,370	0.95%	336.58%

Cnty# **68**
County **PERKINS**

Rate Ann.%chg: Total Agric Land **15.88%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	115,853,587	133,174	870			104,331,980	322,149	324			16,960,670	87,575	194		
2008	126,060,776	135,510	930	6.93%	6.93%	111,289,240	320,611	347	7.18%	7.18%	20,952,705	86,882	241	24.52%	24.52%
2009	138,641,574	137,545	1,008	8.35%	15.87%	121,730,144	322,539	377	8.73%	16.53%	23,367,656	84,972	275	14.03%	42.00%
2010	163,391,975	137,569	1,188	17.83%	36.53%	144,999,097	322,322	450	19.20%	38.90%	25,544,899	85,150	300	9.09%	54.90%
2011	194,017,896	137,590	1,410	18.72%	62.09%	173,947,827	322,443	539	19.92%	66.57%	25,489,489	84,965	300	0.00%	54.90%
2012	234,465,161	137,060	1,711	21.32%	96.64%	197,206,244	322,062	612	13.51%	89.07%	30,065,884	85,900	350	16.67%	80.73%
2013	307,814,024	137,068	2,246	31.28%	158.14%	234,009,560	321,727	727	18.79%	124.59%	30,094,594	85,982	350	0.00%	80.73%
2014	401,707,061	137,068	2,931	30.50%	236.89%	379,077,083	321,970	1,177	61.87%	263.54%	38,562,183	85,692	450	28.57%	132.36%
2015	497,526,427	137,044	3,630	23.88%	317.32%	449,342,360	318,936	1,409	19.66%	335.02%	48,657,854	88,467	550	22.22%	183.99%
2016	519,988,941	136,883	3,799	4.64%	336.67%	441,021,986	309,683	1,424	1.08%	339.73%	65,883,931	97,823	674	22.45%	247.76%
2017	529,992,265	136,893	3,872	1.92%	345.04%	440,403,098	309,221	1,424	0.01%	339.76%	65,977,602	98,197	672	-0.24%	246.93%

Rate Annual %chg Average Value/Acre: **16.10%**

15.96%

13.25%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	432,001	5,400	80			79,427	993	80			237,657,665	549,291	433		
2008	390,653	4,883	80	0.00%	0.00%	247,284	1,048	236	194.87%	194.87%	258,940,658	548,934	472	9.03%	9.03%
2009	132,130	1,652	80	0.00%	0.00%	455,250	1,655	275	16.60%	243.81%	284,326,754	548,363	519	9.92%	19.84%
2010	134,612	1,683	80	0.00%	0.00%	501,552	1,672	300	9.08%	275.03%	334,572,135	548,395	610	17.66%	41.01%
2011	135,162	1,689	80	0.00%	0.00%	499,722	1,666	300	0.00%	275.03%	394,090,096	548,353	719	17.80%	66.11%
2012	135,303	1,683	80	0.50%	0.50%	581,093	1,660	350	16.69%	337.61%	462,453,685	548,364	843	17.34%	94.92%
2013	136,600	1,699	80	0.00%	0.50%	580,568	1,658	350	0.00%	337.61%	572,635,346	548,135	1,045	23.88%	141.46%
2014	133,279	1,655	81	0.20%	0.70%	745,441	1,656	450	28.57%	462.62%	820,225,047	548,041	1,497	43.26%	245.92%
2015	119,193	1,475	81	0.29%	0.99%	805,506	1,464	550	22.22%	587.64%	996,451,340	547,387	1,820	21.63%	320.74%
2016	120,224	1,485	81	0.20%	1.19%	950,202	1,462	650	18.18%	712.65%	1,027,965,284	547,336	1,878	3.17%	334.09%
2017	121,610	1,502	81	-0.01%	1.18%	1,009,225	1,553	650	0.00%	712.65%	1,037,503,800	547,366	1,895	0.92%	338.09%

68
PERKINS

Rate Annual %chg Average Value/Acre: **15.92%**

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

CHART 4

CHART 5 - 2017 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,970	PERKINS	75,300,099	42,286,443	6,623,052	82,773,595	48,344,336	16,364,768	0	1,037,452,668	31,901,320	22,495,342	18,200	1,363,559,823
cnty sectorvalue % of total value:		5.52%	3.10%	0.49%	6.07%	3.55%	1.20%		76.08%	2.34%	1.65%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
106	ELSIE	1,062,820	99,349	51,124	2,701,029	1,381,944	0	0	34,082	0	6,430	0	5,336,778
3.57%	%sector of county sector	1.41%	0.23%	0.77%	3.26%	2.86%			0.00%		0.03%		0.39%
	%sector of municipality	19.92%	1.86%	0.96%	50.61%	25.89%			0.64%		0.12%		100.00%
1,172	GRANT	2,028,751	811,009	187,424	42,478,796	11,689,162	0	0	28,554	18,200	360	0	57,242,256
39.46%	%sector of county sector	2.69%	1.92%	2.83%	51.32%	24.18%			0.00%	0.06%	0.00%		4.20%
	%sector of municipality	3.54%	1.42%	0.33%	74.21%	20.42%			0.05%	0.03%	0.00%		100.00%
231	MADRID	6,684,477	136,509	42,858	6,253,241	1,883,741	16,364,768	0	617,254	0	0	0	31,982,848
7.78%	%sector of county sector	8.88%	0.32%	0.65%	7.55%	3.90%	100.00%		0.06%				2.35%
	%sector of municipality	20.90%	0.43%	0.13%	19.55%	5.89%	51.17%		1.93%				100.00%
164	VENANGO	2,390,609	85,490	40,181	3,205,859	5,249,825	0	0	123,192	0	347,195	0	11,442,351
5.52%	%sector of county sector	3.17%	0.20%	0.61%	3.87%	10.86%			0.01%		1.54%		0.84%
	%sector of municipality	20.89%	0.75%	0.35%	28.02%	45.88%			1.08%		3.03%		100.00%
1,673	Total Municipalities	12,166,657	1,132,357	321,587	54,638,925	20,204,672	16,364,768	0	803,082	18,200	353,985	0	106,004,233
56.33%	%all municip.sectors of cnty	16.16%	2.68%	4.86%	66.01%	41.79%	100.00%		0.08%	0.06%	1.57%		7.77%

Total Real Property Sum Lines 17, 25, & 30	Records : 4,523	Value : 1,164,260,709	Growth 1,664,675	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	163	623,257	5	38,585	10	87,095	178	748,937	
02. Res Improve Land	797	5,141,067	42	734,665	178	4,039,770	1,017	9,915,502	
03. Res Improvements	809	52,012,942	42	5,243,464	193	18,600,977	1,044	75,857,383	
04. Res Total	972	57,777,266	47	6,016,714	203	22,727,842	1,222	86,521,822	368,043
% of Res Total	79.54	66.78	3.85	6.95	16.61	26.27	27.02	7.43	22.11
05. Com UnImp Land	24	195,250	11	176,888	24	416,100	59	788,238	
06. Com Improve Land	109	1,191,043	24	518,445	40	5,747,250	173	7,456,738	
07. Com Improvements	120	15,722,362	28	5,007,103	44	19,238,209	192	39,967,674	
08. Com Total	144	17,108,655	39	5,702,436	68	25,401,559	251	48,212,650	16,101
% of Com Total	57.37	35.49	15.54	11.83	27.09	52.69	5.55	4.14	0.97
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	115,246	0	0	0	0	1	115,246	
11. Ind Improvements	1	16,479,522	0	0	0	0	1	16,479,522	
12. Ind Total	1	16,594,768	0	0	0	0	1	16,594,768	230,000
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.02	1.43	13.82
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	972	57,777,266	47	6,016,714	203	22,727,842	1,222	86,521,822	368,043
% of Res & Rec Total	79.54	66.78	3.85	6.95	16.61	26.27	27.02	7.43	22.11
Com & Ind Total	145	33,703,423	39	5,702,436	68	25,401,559	252	64,807,418	246,101
% of Com & Ind Total	57.54	52.01	15.48	8.80	26.98	39.20	5.57	5.57	14.78
17. Taxable Total	1,117	91,480,689	86	11,719,150	271	48,129,401	1,474	151,329,240	614,144
% of Taxable Total	75.78	60.45	5.83	7.74	18.39	31.80	32.59	13.00	36.89

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	2	3,267,801	6,152,592	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	3,267,801	6,152,592
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	3,267,801	6,152,592

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	14	7,000	14	7,000	0
24. Non-Producing	0	0	0	0	8	11,200	8	11,200	0
25. Total	0	0	0	0	22	18,200	22	18,200	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	77	2	163	242

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	125,377	9	64,538	2,476	764,326,166	2,490	764,516,081
28. Ag-Improved Land	0	0	4	68,554	504	201,007,644	508	201,076,198
29. Ag Improvements	0	0	4	283,403	533	47,037,587	537	47,320,990
30. Ag Total							3,027	1,012,913,269

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	2	2.00	30,000	
33. HomeSite Improvements	0	0.00	0	1	1.00	3,200	
34. HomeSite Total							
35. FarmSite UnImp Land	2	9.92	10,695	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	4	17.88	26,725	
37. FarmSite Improvements	0	0.00	0	3	0.00	280,203	
38. FarmSite Total							
39. Road & Ditches	0	0.27	0	0	1.44	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	5	5.00	75,000	5	5.00	75,000	
32. HomeSite Improv Land	295	301.00	4,479,600	297	303.00	4,509,600	
33. HomeSite Improvements	289	288.00	28,315,740	290	289.00	28,318,940	1,050,531
34. HomeSite Total				295	308.00	32,903,540	
35. FarmSite UnImp Land	68	480.33	364,528	70	490.25	375,223	
36. FarmSite Improv Land	493	2,458.23	3,409,274	497	2,476.11	3,435,999	
37. FarmSite Improvements	508	0.00	18,721,847	511	0.00	19,002,050	0
38. FarmSite Total				581	2,966.36	22,813,272	
39. Road & Ditches	0	9,028.27	0	0	9,029.98	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				876	12,304.34	55,716,812	1,050,531

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	41,702.26	30.50%	165,275,605	31.20%	3,963.23
47. 2A1	22,124.07	16.18%	87,465,915	16.51%	3,953.43
48. 2A	19,379.65	14.17%	74,274,014	14.02%	3,832.58
49. 3A1	17,799.91	13.02%	68,858,426	13.00%	3,868.47
50. 3A	6,828.50	4.99%	25,310,665	4.78%	3,706.62
51. 4A1	28,664.71	20.96%	107,744,838	20.34%	3,758.80
52. 4A	234.37	0.17%	877,970	0.17%	3,746.09
53. Total	136,733.47	100.00%	529,807,433	100.00%	3,874.75
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	136,744.50	44.16%	165,461,047	45.72%	1,210.00
56. 2D1	40,084.22	12.94%	48,501,982	13.40%	1,210.00
57. 2D	48,789.77	15.76%	55,132,539	15.23%	1,130.00
58. 3D1	39,026.51	12.60%	44,100,017	12.18%	1,130.00
59. 3D	14,492.26	4.68%	16,376,319	4.52%	1,130.00
60. 4D1	27,983.62	9.04%	29,662,663	8.20%	1,060.00
61. 4D	2,533.94	0.82%	2,685,978	0.74%	1,060.00
62. Total	309,654.82	100.00%	361,920,545	100.00%	1,168.79
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,098.10	5.21%	3,588,769	5.58%	703.94
65. 2G1	4,617.67	4.72%	3,155,278	4.90%	683.31
66. 2G	4,178.71	4.27%	2,788,200	4.33%	667.24
67. 3G1	7,465.59	7.63%	4,958,229	7.71%	664.14
68. 3G	6,251.99	6.39%	4,143,887	6.44%	662.81
69. 4G1	56,252.51	57.48%	36,585,708	56.87%	650.38
70. 4G	14,007.87	14.31%	9,111,732	14.16%	650.47
71. Total	97,872.44	100.00%	64,331,803	100.00%	657.30
Irrigated Total					
Irrigated Total	136,733.47	24.98%	529,807,433	55.35%	3,874.75
Dry Total					
Dry Total	309,654.82	56.58%	361,920,545	37.81%	1,168.79
Grass Total					
Grass Total	97,872.44	17.88%	64,331,803	6.72%	657.30
72. Waste	1,504.18	0.27%	121,749	0.01%	80.94
73. Other	1,561.27	0.29%	1,014,927	0.11%	650.07
74. Exempt	339.62	0.06%	0	0.00%	0.00
75. Market Area Total	547,326.18	100.00%	957,196,457	100.00%	1,748.86

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	136,733.47	529,807,433	136,733.47	529,807,433
77. Dry Land	88.45	104,794	42.31	47,588	309,524.06	361,768,163	309,654.82	361,920,545
78. Grass	14.44	9,387	43.40	28,213	97,814.60	64,294,203	97,872.44	64,331,803
79. Waste	0.00	0	0.00	0	1,504.18	121,749	1,504.18	121,749
80. Other	0.77	501	0.87	566	1,559.63	1,013,860	1,561.27	1,014,927
81. Exempt	1.87	0	0.00	0	337.75	0	339.62	0
82. Total	103.66	114,682	86.58	76,367	547,135.94	957,005,408	547,326.18	957,196,457

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	136,733.47	24.98%	529,807,433	55.35%	3,874.75
Dry Land	309,654.82	56.58%	361,920,545	37.81%	1,168.79
Grass	97,872.44	17.88%	64,331,803	6.72%	657.30
Waste	1,504.18	0.27%	121,749	0.01%	80.94
Other	1,561.27	0.29%	1,014,927	0.11%	650.07
Exempt	339.62	0.06%	0	0.00%	0.00
Total	547,326.18	100.00%	957,196,457	100.00%	1,748.86

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 Brandon	5	7,099	8	39,181	8	217,413	13	263,693	0
83.2 Elsie	18	67,282	68	281,670	70	2,540,263	88	2,889,215	0
83.3 Grinton	32	22,337	16	11,529	16	243,666	48	277,532	0
83.4 Grant	34	256,359	528	4,399,717	535	44,950,462	569	49,606,538	72,208
83.5 Kenton Heights	4	20,000	12	125,000	12	1,412,447	16	1,557,447	0
83.6 Madrid	43	176,188	124	717,485	126	5,811,438	169	6,705,111	26,775
83.7 Rural	8	70,910	171	3,990,945	186	17,870,485	194	21,932,340	227,210
83.8 Venango	33	119,354	90	349,975	91	2,811,209	124	3,280,538	41,850
83.9 [none]	1	9,408	0	0	0	0	1	9,408	0
84 Residential Total	178	748,937	1,017	9,915,502	1,044	75,857,383	1,222	86,521,822	368,043

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	Brandon	0	0	1	15,000	2	369,399	2	384,399	0
85.2	Elsie	4	37,705	14	178,844	15	1,043,712	19	1,260,261	0
85.3	Grainton	0	0	1	2,726	2	107,945	2	110,671	0
85.4	Grant	20	202,834	91	1,049,190	100	10,153,537	120	11,405,561	11,601
85.5	Madrid	10	52,940	15	180,700	16	18,244,869	26	18,478,509	230,000
85.6	Rural	21	469,214	42	6,103,844	46	24,808,289	67	31,381,347	0
85.7	Venango	4	25,545	10	41,680	11	1,714,945	15	1,782,170	0
85.8	[none]	0	0	0	0	1	4,500	1	4,500	4,500
86	Commercial Total	59	788,238	174	7,571,984	193	56,447,196	252	64,807,418	246,101

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,481.13	3.88%	2,262,859	3.88%	650.04
89. 2G1	3,713.61	4.14%	2,413,947	4.14%	650.03
90. 2G	3,379.35	3.77%	2,196,672	3.77%	650.03
91. 3G1	6,293.52	7.01%	4,090,894	7.01%	650.02
92. 3G	5,363.03	5.98%	3,486,059	5.98%	650.02
93. 4G1	54,134.78	60.34%	35,188,008	60.34%	650.01
94. 4G	13,350.74	14.88%	8,678,025	14.88%	650.00
95. Total	89,716.16	100.00%	58,316,464	100.00%	650.01
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	1,616.97	19.82%	1,325,910	22.04%	820.00
98. 2C1	904.06	11.08%	741,331	12.32%	820.00
99. 2C	799.36	9.80%	591,528	9.83%	740.00
100. 3C1	1,172.07	14.37%	867,335	14.42%	740.00
101. 3C	888.96	10.90%	657,828	10.94%	740.00
102. 4C1	2,117.73	25.96%	1,397,700	23.24%	660.00
103. 4C	657.13	8.06%	433,707	7.21%	660.00
104. Total	8,156.28	100.00%	6,015,339	100.00%	737.51
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	89,716.16	91.67%	58,316,464	90.65%	650.01
CRP Total	8,156.28	8.33%	6,015,339	9.35%	737.51
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	97,872.44	100.00%	64,331,803	100.00%	657.30

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

68 Perkins

	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	82,773,595	86,521,822	3,748,227	4.53%	368,043	4.08%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	31,901,320	32,903,540	1,002,220	3.14%	1,050,531	-0.15%
04. Total Residential (sum lines 1-3)	114,674,915	119,425,362	4,750,447	4.14%	1,418,574	2.91%
05. Commercial	48,344,336	48,212,650	-131,686	-0.27%	16,101	-0.31%
06. Industrial	16,364,768	16,594,768	230,000	1.41%	230,000	0.00%
07. Total Commercial (sum lines 5-6)	64,709,104	64,807,418	98,314	0.15%	246,101	-0.23%
08. Ag-Farmsite Land, Outbuildings	22,495,342	22,813,272	317,930	1.41%	0	1.41%
09. Minerals	18,200	18,200	0	0.00	0	0.00%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	22,513,542	22,831,472	317,930	1.41%	0	1.41%
12. Irrigated	529,989,816	529,807,433	-182,383	-0.03%		
13. Dryland	440,350,906	361,920,545	-78,430,361	-17.81%		
14. Grassland	65,980,833	64,331,803	-1,649,030	-2.50%		
15. Wasteland	121,888	121,749	-139	-0.11%		
16. Other Agland	1,009,225	1,014,927	5,702	0.56%		
17. Total Agricultural Land	1,037,452,668	957,196,457	-80,256,211	-7.74%		
18. Total Value of all Real Property (Locally Assessed)	1,239,350,229	1,164,260,709	-75,089,520	-6.06%	1,664,675	-6.19%

2018 Assessment Survey for Perkins County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$124,740
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	Perkins County has a separate appraisal budget.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$28,500
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$26,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	none

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters
2.	CAMA software:
	Thomson Reuters
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes, with GIS Workshop
6.	Is GIS available to the public? If so, what is the web address?
	yes, perkins.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Staff and GIS Workshop.
8.	Personal Property software:
	Thomson Reuters

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Grant, Madrid, and Venango are all zoned.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Stanard Appraisal Services, Inc.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Thomson Reuters

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Stanard Appraisal Services, Inc.
2.	If so, is the appraisal or listing service performed under contract?
	Yes. For feedlots, hog farms, landfill, ethanol plant and commercial pickup work.
3.	What appraisal certifications or qualifications does the County require?
	The County requires to appraiser to have appraisal experience and to be credentialed.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	They work with the county assessor to set the assessed value.

2018 Residential Assessment Survey for Perkins County

1.	Valuation data collection done by:												
	The county assessor and staff.												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Grant is the main source of all services for residents within Perkins County, with businesses, medical facilities, schools, grocery and retail stores. This valuation grouping also includes the adjoining subdivision of Kenton Heights on the golf course that is influenced by the same economic characteristics as Grant.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Madrid, Elsie and Grinton are located east of Grant on highway 23. Businesses include a grain elevator, elevator headquarters, ethanol plant, banks and small miscellaneous commercial properties.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Rural, including rural acreages outside of the incorporated villages.</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	Grant is the main source of all services for residents within Perkins County, with businesses, medical facilities, schools, grocery and retail stores. This valuation grouping also includes the adjoining subdivision of Kenton Heights on the golf course that is influenced by the same economic characteristics as Grant.	02	Madrid, Elsie and Grinton are located east of Grant on highway 23. Businesses include a grain elevator, elevator headquarters, ethanol plant, banks and small miscellaneous commercial properties.	04	Venango is located on the western edge of Perkins County near the Colorado border. There is a large grain receiving facility and a new ag chemical facility being built. However, it does not meet many of the needs of a small community. Grouping also includes the small Village of Brandon.	08	Rural, including rural acreages outside of the incorporated villages.	AG	Agricultural homes and outbuildings.
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08	Rural, including rural acreages outside of the incorporated villages.												
AG	Agricultural homes and outbuildings.												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The cost and market approaches are using determining residential property market value.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	The county uses depreciation tables based on local market information.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Individual tables are developed for Grant, Rural and Venango. The same table is used for Madrid and Elsie.												
6.	Describe the methodology used to determine the residential lot values?												
	Market approach using value per lot, value per square foot, and value per acre.												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	Not applicable at this time.												

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	2018	2015	2016	2017
	02	2018	2015	2016	2015
	04	2016	2015	2016	2015
	08	2013	2012	2013	2016
	AG	2013	2012	2013	2016

Valuation Grouping 07/Kenton Heights was combined with Valuation Grouping 01 Grant for 2017. This valuation grouping was reviewed and revalued for the 2017 assessment year.

Valuation Grouping 03 Elsie and Grinton were combined with Valuation Grouping 02 Madrid. These villages are all located east of Grant along highway 23.

The rural improvements were physically inspected and reviewed. This included the farm and ranch improvements. They will be revalued for assessment year 2019.

2018 Commercial Assessment Survey for Perkins County

1.	Valuation data collection done by:																		
	The County Assessor and with the assistance from Stanard Appraisal Services.																		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Grant is the primary hub of commercial activity; medical offices, hospital, nursing home, businesses, retail, schools, and grain and fertilizer facilities.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Remainder of the county.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Grant is the primary hub of commercial activity; medical offices, hospital, nursing home, businesses, retail, schools, and grain and fertilizer facilities.	02	Remainder of the county.									
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
01	Grant is the primary hub of commercial activity; medical offices, hospital, nursing home, businesses, retail, schools, and grain and fertilizer facilities.																		
02	Remainder of the county.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	Cost, market, and income (when available) approaches are all used to estimate market value of commercial properties in the county.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The cost approach is used in valuing unique commercial properties.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	The county uses local market information to develop the depreciation tables.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No, they are used countywide.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Market approach using value per lot, value per square foot, and value per acre.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 15%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 30%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>				<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	2016	2015	2016	2016	02	2016	2015	2016	2016
<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	2016	2015	2016	2016															
02	2016	2015	2016	2016															

2018 Agricultural Assessment Survey for Perkins County

1.	Valuation data collection done by:							
	County Assessor and staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; border: none;"><u>Market Area</u></th> <th style="text-align: center; border: none;"><u>Description of unique characteristics</u></th> <th style="text-align: center; border: none;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; border: none;">01</td> <td style="border: none;">The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.</td> <td style="text-align: center; border: none;">2012-16</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.	2012-16	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	The entire county is one agricultural market area. There are no identifiable characteristics that separate the county.	2012-16						
	<p>The county assessor is always watching for land changes with the aid of FSA maps, certified acres from the NRD, and has identified all CRP acres within the county by maps and contracts. Compared 2012 to 2014 imagery for completion of the 6-year review cycle in 2016.</p> <p>The soil conversion was implemented with very little change.</p>							
3.	Describe the process used to determine and monitor market areas.							
	N/A							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Market data of actual rural acreages are reviewed and valued. Recreational land has not been identified from the market.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Farm home sites carry the same value as rural residential home sites.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Looked at all sales of Wetland Reserve Easements that transferred and from analysis, it is comparable to grassland values.							

**2017 Plan of Assessment for Perkins County
Assessment Years 2018, 2019, and 2020
Date: June 15, 2017**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112(Reissue 2006).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 75% of actual value for agricultural land and horticultural land.

Reference, Neb. Rev. Stat. 77-5023(2), 77-1344.

General Description of Real Property in Perkins County*

	Parcels	% of Total Parcels	Total Value	% of Taxable Value Base
Residential	1223	27.06%	\$137,432,393	11.09%
Commercial & Industrial	250	5.53%	\$64,745,854	5.22%
Agricultural	2783	61.58%	\$1,037,503,800	83.69
Tax Exempt	241	5.34%	0	
Mineral	22	.49%	\$18,200	.00%
Total	4519	100%	\$1,239,700,247	100%

*2017 County Abstract of Assessment for Real Property

Agricultural land – taxable acres – 547,336 acres

Other pertinent facts: 83.69% of Perkins County Valuation is agricultural and of that 83.69%, the primary land use is dry, but the greatest amount of valuation is in irrigated land with \$530 million of value, with dryland valuation at \$440 million.

For more information, see 2017 Reports & Opinions, Abstract and Assessor Survey.

Current Resources

A. Staff/Budget/Training

Staff

1 Assessor
1 Deputy Assessor
1 Part-time Employee

Budget Request

2017-18 Assessor = \$124,740
2017-18 Reappraisal = \$28,500

Training

The Assessor holds a current Assessor Certification dated February 7, 2002. The Deputy Assessor holds a current Assessor Certification dated February 9, 2017.

B. Cadastral Maps - Cadastral maps of agricultural land used in the Assessor's office were scanned by GIS Workshop as part of the upgrade to a GIS system. The soil survey was implemented during the summer and fall of 2008 for the 2009 assessment year. The new soil survey was downloaded during the summer of 2016 for the 2017 assessment year.

C. Property Record Cards – Hard copies and electronic copies of the property record cards are maintained. The information contained within these property record cards meets the requirements of the law. Property record cards are available to the public on our website, perkins.gisworkshop.com.

D. Software for CAMA and Assessment Administration is contracted through Terra Scan/Thomson Reuters. We have been with Terra Scan since June, 1998. GIS was implemented in summer, 2006 and our website came on line February, 2007. The website is kept updated by GIS Workshop.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property – Building permits are provided from the city of Grant on a monthly basis, and by the village of Madrid and the Village of Venango at the

end of each year. No building permits are provided to the assessor’s office from Elsie. Zoning permits are provided to the assessor’s office by the Zoning Administrator. These building and zoning permits help us to list new construction in the incorporated areas. Zoning permits are not required for agricultural buildings. Improvement statements are filed by the office personnel whenever new construction is observed or reported. Notice is published at the end of each year to remind the taxpayers that an improvement statement must be filed with the County Assessor on all improvements to real property amounting to a value of two thousand five hundred dollars or more.

- B. Data Collection – Data collection is done yearly on different parts of the county.
- C. Review assessment sales ratio studies before assessment actions. Assessment sales ratios are reviewed yearly to determine what areas need to be adjusted.
- D. Approaches to Value
 - 1) Market Approach; sales comparisons- Residential and Commercial sales books are kept updated when new sales are processed.
 - 2) Cost Approach; cost manual used & date of manual and latest depreciation study. – The 06/15 Marshall and Swift cost were used for the Grant residential revaluation done for 2017. The 06/12 Marshall and Swift costs were used for the rural residential revaluation done in 2013, and the 06/15 Marshall and Swift costs were used for the Village revaluation in 2016. A current depreciation study is done and implemented on whatever part of the county that is being revalued.
 - 3) Income Approach; income and expense data collection/analysis from the market when available.
 - 4) Land valuation studies - Sales Books are kept updated on all vacant land sales and agricultural sales.
 - 5) Reconciliation of Final Value and documentation
- E. Review assessment sales ratio studies after assessment actions-A complete review of sales ratios is done after the yearly assessment actions to determine the new ratios.
- F. Notices and Public Relations – Notices are published timely to notify the public.

Level of Value, Quality, and Uniformity for assessment year 2017

<u>Property Class</u>	<u>Level of Value</u>
Residential	98.00%
Commercial	100.00%
Agricultural	73.00%

Assessment Actions Planned for Assessment Year 2018

Residential

The review and revaluation of Rural Residential property will be completed for 2018, including land values. There are approximately 500 rural parcels in Perkins County. This review will include an exterior physical inspection, which was done in late 2016, along with verifying information located on the property record card. New digital pictures were also taken in late 2016. . These properties will be revalued using the most recent M & S cost tables available and a market derived depreciation and sales approach to value. Appraisal maintenance will be done

on all other residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sale books will be updated as sales are received.

Commercial

All commercial and industrial properties were reviewed and revalued by Stanard Appraisal in 2015 and 2016. Pritchett & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County. Appraisal maintenance will be done on all other commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, will be completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received. The new soil survey was implemented for the 2017 valuation year. Satellite pivot sales and sales of irrigated land with low pumping capacity wells will continue to be monitored and sales books will be updated. CRP sales will also be monitored and a sale book of CRP land will be updated.

Assessment Actions Planned for Assessment Year 2019

Residential

For 2019, all residential property in Madrid, Elsie, Grinton, Venango, and Brandon, including lot values, will be reviewed and revalued. This review will include an exterior physical inspection of the property along with verifying information located on the property record card. New digital pictures will be taken. There are approximately 500 parcels. These properties will be revalued using the most recent M & S cost tables with a market derived depreciation table and sales approach to value. Appraisal maintenance will be done on all other residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales of lots in towns, and sales of rural properties will continue to be mapped and sales books will be updated as sales are received.

Commercial

An appraisal firm will be contracted for 2019 to review and revalue all grain & chemical facilities in the county. Pritchett & Abbott of Fort Worth, Texas will value the mineral interests in Perkins County. Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent

to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, is completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received. Satellite pivot sales and sales of irrigated land with low pumping capacity wells will continue to be monitored and sales books will be updated. CRP sales will also be monitored and a sale book of CRP land will be updated.

Assessment Actions Planned for Assessment Year 2020

Residential

For 2020, all residential property in Grant, Grant suburbs and Kenton Heights, including lot values, will be reviewed and revalued. This review will included an exterior physical inspection of the property along with verifying information located on the property record card. There are approximately 500 parcels. These properties will be revalued using the most recent M & S cost tables with a market derived depreciation table and sales approach to value. Appraisal maintenance will be done on all residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sale books will be updated as sales are received including sales of residential lots in towns and sales of rural residential land

Commercial

Pritchett & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County. Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales books will be updated as sales are received including sales of commercial lots.

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irrigated land with low pumping capacity wells will continue to be monitored and sales books will be updated. CRP sales will also be monitored and a sale book of CRP land will be updated.

The following is a time line table to give an overview of the narrative portion of the plan.

Class		2018	2019	2020
Residential		Revaluation of Rural Residential (500)	Physical review and revaluation of Madrid, Elsie, Venango, Grinton & Brandon Residential (500)	Physical review and revaluation of Grant & Kenton Heights Residential (500)
Commercial		Appraisal maintenance of all Commercial and Industrial	Physical review and revaluation of all grain & chemical facilities. (40)	Appraisal maintenance of all Commercial and Industrial
Agricultural		Market analysis by land classification.	Market analysis by land classification.	Market analysis by land classification.

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

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to Nebraska Department of Revenue, rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Annual Plan of Assessment Report
3. Personal Property - administer annual filing of approximately 775 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions - administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions - administer approximately 100 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.

8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list corrections documents for county board approval.
11. County Board of Equalization – attend County Board of Equalization meetings for valuation protests, assemble and provide information.
12. TERC Appeals – prepare information and attend taxpayer appeal hearing before TERC, defend valuation.
13. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. Education/Assessor Education – attend meeting, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.
15. Update and maintain GIS and Perkins County Assessor’s website.

Respectfully submitted:

Assessor Signature:  Date: 6-15-17

Copy distribution: Submit the plan to the County Board of Equalization on or before July 31 of each year.

Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 of each year.