

NEBRASKA

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DEPARTMENT OF REVENUE

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

PLATTE COUNTY



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 Platte 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 Platte 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: Thomas M. Placzek, Platte County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

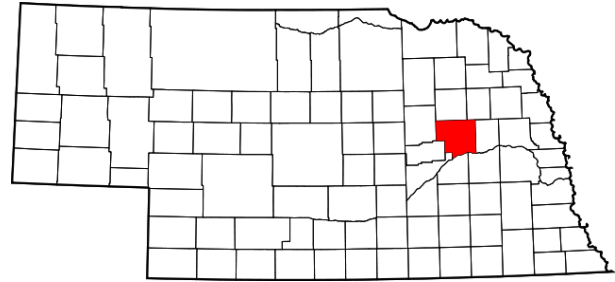
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

**Further information may be found in Exhibit 94*

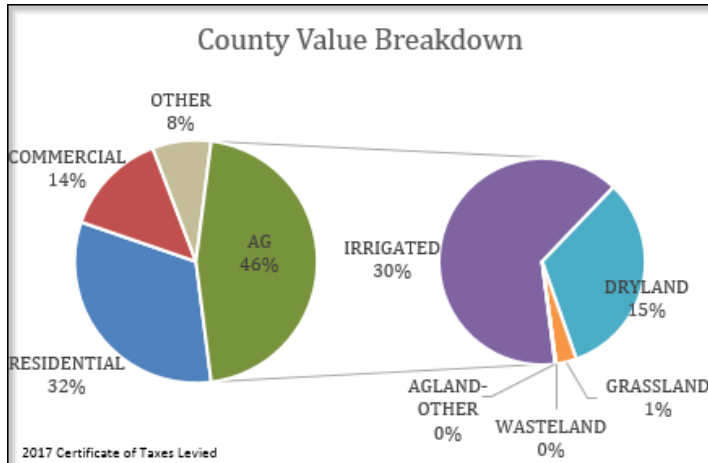
County Overview

With a total area of 674 square miles, Platte County had 32,861 residents, per the Census Bureau Quick Facts for 2016, a 2% population increase over the 2010 U.S. Census. Reports indicated that 72% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Platte County are located in and around Columbus, the county seat. According to the latest information available from the U.S. Census Bureau, there

were 1,021 employer establishments with total employment of 15,845.



Agricultural land makes up approximately 46% of the county's valuation base. Irrigated land makes up the majority of the land in the county. Platte County is included in the Lower Elkhorn, Lower Platte North, Lower Loup, and Central Platte Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Platte County ranks fifth in corn for silage. In value of sales by commodity group, Platte County ranks first in hogs and pigs and fourth in vegetables, melons, potatoes, and sweet potatoes (USDA AgCensus).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
COLUMBUS	20,998	22,111	5.3%
CORNLEA	-	36	
CRESTON	215	203	-5.6%
DUNCAN	359	351	-2.2%
HUMPHREY	786	760	-3.3%
LINDSAY	276	255	-7.6%
MONROE	307	284	-7.5%
NEWMAN GROVE	797	721	-9.5%
PLATTE CENTER	359	336	-6.4%
TARNOV	63	46	-27.0%

The ethanol plant located in Columbus also contributes to the local agricultural economy.

2018 Residential Correlation for Platte County

Assessment Actions

For the current assessment year, Platte County inspected, reviewed and revalued the town of Humphrey. This included updating the depreciation table and increasing the improvements by 7% for all residential homes except for the additions of Elaine’s and Eisenmenger’s. Cost tables were updated to 2016 in Valuation Groupings 4, 8, 9, 11 and for all mobile homes throughout the county. Depreciation tables were updated to 2017 for Valuation Groupings 1, 2, 5, and 6.

A market analysis was completed by the County and the following adjustments were made: A revaluation of the houses was completed and lot values were increased by 10% in Valuation Grouping 1. A revaluation of the houses was completed for Valuation Grouping 2. The houses in the additions of Flamme, Lakeview Heights, Riverdale and Kingsamarchen in Valuation Grouping 4 were increased 5%. Lot values increased 10% in Valuation Grouping 5 as well as a revaluation of the houses. A revaluation was completed in Valuation Grouping 6. A 3% increase was given to houses in the additions of Siefken and Wunderlich in Valuation Grouping 9. Acreage and Farm site houses were given a 5% increase. The economic depreciation was reduced to 0% at Kluever Lake and lot values were adjusted accordingly at Eaglewood Lake.

Description of Analysis

Residential parcels are analyzed utilizing 15 Valuation Groupings that are based on the assessor locations in the county.

Valuation Group	Assessor Location
1	Columbus; Neighborhood – A
2	Columbus; Neighborhood – A1
3	Columbus; Neighborhood – B
4	Columbus; Neighborhood – B1
5	Columbus; Neighborhood – C
6	Columbus; Neighborhood – D
7	Columbus; Neighborhood – E
8	Columbus; Neighborhood – F
9	Columbus; Neighborhood – H
10	Columbus; Neighborhood – I
11	Columbus; Neighborhood – K
12	Columbus; Neighborhood – L
13	Small Towns & Villages; (incl. Creston, Duncan, Lindsay, Monroe and Platte Center; and villages; Cornlea, Oconee and Tarnov)

2018 Residential Correlation for Platte County

15	Humphrey
19	Acreages

For the residential property class, a review of Platte County's statistical analysis profiles 911 residential sales, representing all the Valuation Groupings. All Valuation Groupings with a sufficient number of sales are within the acceptable range. All three measures of central tendency are in the range and support one another.

Assessment Practice Review

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

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

The Division reviews the transmission of data from the County to the sales file to see if it was done on a timely basis and for accuracy. Platte County has consistently transmitted data timely and accurately.

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

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

2018 Residential Correlation for Platte County

Equalization and Quality of Assessment

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	181	95.35	100.01	96.47	18.13	103.67
02	37	97.72	98.82	98.91	09.40	99.71
03	53	94.19	93.22	93.30	07.30	99.91
04	37	93.51	98.48	92.14	16.02	106.88
05	110	93.72	95.00	94.88	09.08	100.38
06	61	94.18	103.13	95.94	17.88	107.49
07	73	94.67	95.28	95.22	09.39	100.04
08	49	98.74	99.57	98.87	06.77	100.71
09	33	94.51	93.90	93.86	07.12	100.04
10	31	92.11	93.57	91.73	18.11	102.01
11	25	95.19	95.80	96.33	05.83	99.45
12	123	94.18	104.00	97.85	20.09	106.50
13	44	96.22	96.91	95.15	11.29	101.85
15	34	95.49	102.98	95.82	16.76	107.68
19	39	92.50	96.99	93.22	17.09	104.04
20	1	53.98	53.98	53.98	00.00	100.00
<u>ALL</u>	<u>911</u>	<u>94.98</u>	<u>98.46</u>	<u>95.85</u>	<u>13.47</u>	<u>102.94</u>

Level of Value

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

2018 Commercial Correlation for Platte County

Assessment Actions

For the current assessment year, Platte County inspected and reviewed the town of Creston which included a revaluation and lot value updates. All pick up work was completed in a timely manner. The county assessor completed a sales analysis of the commercial class and based on the general movement of the market, no other changes were deemed necessary.

Description of Analysis

Commercial parcels are analyzed utilizing 3 valuation groups based on assessor locations.

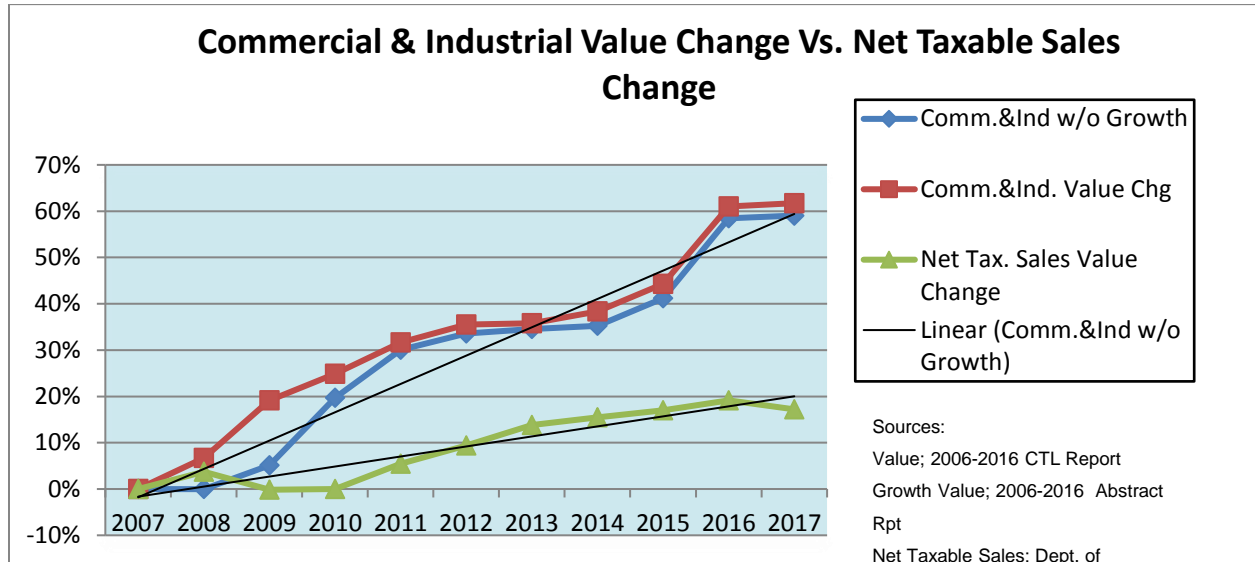
Valuation Grouping	Assessor Location
1	All parcels within Columbus
2	All parcels in close proximity but outside Columbus city limits
3	All small towns and rural parcels

For this study period, there were 83 commercial sales profiled for the valuation groupings. Taking the whole county into account, two of the three measures of central tendency are in the acceptable range with the mean being out by one point, but this is not deemed a concern.

The movement of the commercial market for the County confirm the assessment actions report of the assessor that indicated no changes were made other than the revaluation of the small town of Creston and the completion of pickup work. The commercial base excluding growth was nearly flat. The economic movement excluding growth in the commercial class is similar to the movement of the general area, which suggests the County's assessment actions were in proper response to the market.

Additionally, the net taxable sales shows a decrease of 1.63%, which supports the decision to keep assessed values the same as last year.

2018 Commercial Correlation for Platte County



Assessment Practice Review

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

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

The Division reviews the transmission of data from the County to the sales file to see if it was done on a timely basis and for accuracy. Platte County has consistently sent sales data timely and accurately.

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

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

2018 Commercial Correlation for Platte County

Equalization and Quality of Assessment

Based on the assessment practices review and the statistical analysis, the quality of assessment in Platte County is in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	60	100.40	106.75	98.61	19.22	108.25
02	8	96.10	93.50	92.04	09.82	101.59
03	15	96.67	83.62	84.47	25.88	98.99
____ALL____	83	97.92	101.30	96.49	20.03	104.98

Level of Value

Based on the analysis of all available information, the level of value of the commercial class of real property in Platte County is 98%.

2018 Agricultural Correlation for Platte County

Assessment Actions

Platte County continually verifies sales along with updating land use in the agricultural class of property. A sales analysis was completed, and as a result, the County lowered all irrigated land category groups in Market Area #3 by \$350 per acre and lowered all irrigated land category groups in Market Area #6 by \$250 per acre.

A market analysis was completed for acreages and farm sites and as a result, the houses were increased by 5%. All value was removed on grain bins under 10,000 bushel capacity, all farm buildings valued at \$500 or less, all garages valued under \$500 and any buildings or hoppers valued at \$100 or less. All pickup work was completed in a timely fashion.

Description of Analysis

There are two market areas within Platte County; Market Area 3 is predominantly irrigated cropland and some pasture but tends to have sandier soils than the rest of the county. Market Area 3 exists in the region at the south of the county between the Loup and the Platte Rivers. Market Area 6 is much larger and is made up of all of the rest of the county north of the Loup River.

The initial analysis was done using the 47 sales within Platte County for the three study periods. All three measures of central tendency are within the acceptable range and show strong support for one another.

Another analysis studied the sales that have 80% or more of the acres in a single major land use category. In this case, the major land classes with a sufficient number of sales all had medians that fell in the acceptable range.

A comparison was done using sales from the surrounding counties to measure Platte County's schedule of values. The results of this analysis were comparable to the results of the sales within Platte County indicating that their schedule of values are equalized with the surrounding counties that have similar markets.

Assessment Practice Review

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

The agricultural land review in Platte County was determined to be systematic and comprehensive. The current process of verification of land use is through aerial imagery. Phone calls and physical inspections are also used to gather information. The County has reviewed the sales as required by Directive 16-3 and has removed any sales that may have sold at a substantial premium or discount.

2018 Agricultural Correlation for Platte County

The County’s practice considers all available information when determining the primary use of the parcel. The review supported that the County has used all available sales for the measurement of agricultural land. The process used by the County gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias.

The Division also reviews the transmission of data from the County to the sales file to see if it was done on a timely basis and for accuracy. Platte County has consistently transmitted data timely and accurately.

Equalization and Quality of Assessment

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

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	23	70.69	73.99	72.36	18.80	102.25
3	6	83.79	76.52	75.51	16.59	101.34
6	17	70.01	73.09	71.14	16.43	102.74
<u>Dry</u>						
County	11	72.69	80.16	73.87	18.98	108.51
6	11	72.69	80.16	73.87	18.98	108.51
<u>ALL</u>	47	71.06	73.86	71.63	18.80	103.11

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Platte County is 71%.

2018 Opinions of the Property Tax Administrator for Platte County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	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 Platte County

Residential Real Property - Current

Number of Sales	911	Median	94.98
Total Sales Price	\$142,830,037	Mean	98.46
Total Adj. Sales Price	\$142,830,037	Wgt. Mean	95.65
Total Assessed Value	\$136,624,030	Average Assessed Value of the Base	\$128,316
Avg. Adj. Sales Price	\$156,784	Avg. Assessed Value	\$149,971

Confidence Interval - Current

95% Median C.I	94.16 to 95.72
95% Wgt. Mean C.I	94.71 to 96.60
95% Mean C.I	96.74 to 100.18
% of Value of the Class of all Real Property Value in the County	32.63
% of Records Sold in the Study Period	7.15
% of Value Sold in the Study Period	8.36

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	858	95	95.19
2016	845	96	95.53
2015	710	97	96.89
2014	825	96	95.84

2018 Commission Summary for Platte County

Commercial Real Property - Current

Number of Sales	83	Median	97.92
Total Sales Price	\$23,926,188	Mean	101.30
Total Adj. Sales Price	\$23,926,188	Wgt. Mean	96.49
Total Assessed Value	\$23,087,210	Average Assessed Value of the Base	\$489,039
Avg. Adj. Sales Price	\$288,267	Avg. Assessed Value	\$278,159

Confidence Interval - Current

95% Median C.I	96.01 to 101.79
95% Wgt. Mean C.I	91.32 to 101.67
95% Mean C.I	94.32 to 108.28
% of Value of the Class of all Real Property Value in the County	14.63
% of Records Sold in the Study Period	5.54
% of Value Sold in the Study Period	3.15

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	83	98	98.43
2016	76	99	99.48
2015	65	92	92.14
2014	71	99	98.93

**71 Platte
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 : 911
 Total Sales Price : 142,830,037
 Total Adj. Sales Price : 142,830,037
 Total Assessed Value : 136,624,030
 Avg. Adj. Sales Price : 156,784
 Avg. Assessed Value : 149,971

MEDIAN : 95
 WGT. MEAN : 96
 MEAN : 98
 COD : 13.47
 PRD : 102.94

COV : 26.96
 STD : 26.54
 Avg. Abs. Dev : 12.79
 MAX Sales Ratio : 548.88
 MIN Sales Ratio : 53.98

95% Median C.I. : 94.16 to 95.72
 95% Wgt. Mean C.I. : 94.71 to 96.60
 95% Mean C.I. : 96.74 to 100.18

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	107	97.11	100.70	98.65	11.42	102.08	74.20	187.07	95.10 to 99.11	153,157	151,083
01-JAN-16 To 31-MAR-16	73	99.17	101.75	99.79	12.17	101.96	53.98	164.94	94.97 to 102.55	137,336	137,046
01-APR-16 To 30-JUN-16	117	98.89	104.32	99.79	14.78	104.54	70.24	258.63	96.46 to 100.80	147,024	146,721
01-JUL-16 To 30-SEP-16	126	96.99	98.90	96.65	11.57	102.33	56.30	248.03	94.51 to 98.84	143,927	139,102
01-OCT-16 To 31-DEC-16	112	94.25	98.48	94.58	13.41	104.12	65.78	335.74	92.09 to 96.02	164,776	155,838
01-JAN-17 To 31-MAR-17	88	94.39	98.22	94.82	12.54	103.59	71.25	208.26	92.11 to 96.54	159,467	151,204
01-APR-17 To 30-JUN-17	147	91.89	97.57	94.49	16.57	103.26	58.79	548.88	89.32 to 95.22	169,755	160,404
01-JUL-17 To 30-SEP-17	141	89.80	90.86	90.62	11.05	100.26	59.84	235.67	88.36 to 91.13	167,646	151,925
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	423	97.82	101.35	98.56	12.59	102.83	53.98	258.63	96.46 to 98.84	145,981	143,885
01-OCT-16 To 30-SEP-17	488	92.24	95.96	93.44	13.74	102.70	58.79	548.88	90.97 to 93.36	166,148	155,247
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	428	96.95	100.76	97.39	13.23	103.46	53.98	335.74	95.48 to 98.51	149,105	145,213
<u>ALL</u>	911	94.98	98.46	95.65	13.47	102.94	53.98	548.88	94.16 to 95.72	156,784	149,971

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	161	95.35	100.01	96.47	16.13	103.67	70.05	248.03	92.56 to 98.78	103,915	100,252
02	37	97.72	98.62	98.91	09.40	99.71	76.15	118.12	93.70 to 106.25	334,072	330,428
03	53	94.19	93.22	93.30	07.30	99.91	72.62	122.15	90.37 to 97.51	170,600	159,176
04	37	93.51	98.46	92.14	16.02	106.86	69.15	235.67	87.40 to 95.65	202,969	187,009
05	110	93.72	95.00	94.66	09.08	100.36	72.67	129.21	91.53 to 97.13	150,919	142,856
06	61	94.16	103.13	95.94	17.88	107.49	74.49	548.88	90.63 to 97.30	147,186	141,206
07	73	94.67	95.26	95.22	09.39	100.04	71.77	165.91	92.09 to 96.46	181,639	172,948
08	49	98.74	99.57	98.87	06.77	100.71	81.08	136.04	96.42 to 101.61	258,518	255,610
09	33	94.51	93.90	93.86	07.12	100.04	75.90	115.22	89.80 to 98.84	149,474	140,299
10	31	92.11	93.57	91.73	18.11	102.01	56.30	160.94	82.55 to 104.44	180,131	165,235
11	25	95.19	95.80	96.33	05.83	99.45	83.40	109.18	89.62 to 97.68	197,560	190,306
12	123	94.16	104.00	97.65	20.09	106.50	64.77	335.74	91.75 to 98.63	104,141	101,691
13	44	96.22	96.91	95.15	11.29	101.85	61.09	154.96	89.77 to 99.38	95,381	90,756
15	34	95.49	102.96	95.62	16.76	107.68	69.78	185.40	90.65 to 105.02	142,276	136,037
19	39	92.50	96.99	93.22	17.09	104.04	59.84	194.59	88.35 to 100.84	213,249	198,785
20	1	53.98	53.98	53.98	00.00	100.00	53.98	53.98	N/A	65,000	35,085
<u>ALL</u>	911	94.98	98.46	95.65	13.47	102.94	53.98	548.88	94.16 to 95.72	156,784	149,971

**71 Platte
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 : 911
 Total Sales Price : 142,830,037
 Total Adj. Sales Price : 142,830,037
 Total Assessed Value : 136,624,030
 Avg. Adj. Sales Price : 156,784
 Avg. Assessed Value : 149,971

MEDIAN : 95
 WGT. MEAN : 96
 MEAN : 98
 COD : 13.47
 PRD : 102.94

COV : 26.96
 STD : 26.54
 Avg. Abs. Dev : 12.79
 MAX Sales Ratio : 548.88
 MIN Sales Ratio : 53.98

95% Median C.I. : 94.16 to 95.72
 95% Wgt. Mean C.I. : 94.71 to 96.60
 95% Mean C.I. : 96.74 to 100.18

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	911	94.98	98.46	95.65	13.47	102.94	53.98	548.88	94.16 to 95.72	156,784	149,971
06											
07											
<u>ALL</u>	911	94.98	98.46	95.65	13.47	102.94	53.98	548.88	94.16 to 95.72	156,784	149,971

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	235.67	235.67	235.67	00.00	100.00	235.67	235.67	N/A	6,000	14,140
Less Than 30,000	9	141.84	150.58	145.19	26.27	103.71	91.88	235.67	103.13 to 208.26	20,389	29,603
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	911	94.98	98.46	95.65	13.47	102.94	53.98	548.88	94.16 to 95.72	156,784	149,971
Greater Than 14,999	910	94.98	98.31	95.65	13.32	102.78	53.98	548.88	94.13 to 95.72	156,949	150,121
Greater Than 29,999	902	94.96	97.94	95.59	13.02	102.46	53.98	548.88	94.06 to 95.59	158,145	151,173
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	235.67	235.67	235.67	00.00	100.00	235.67	235.67	N/A	6,000	14,140
15,000 TO 29,999	8	140.92	139.95	142.14	21.42	98.46	91.88	208.26	91.88 to 208.26	22,188	31,536
30,000 TO 59,999	51	113.36	137.38	131.86	37.96	104.19	61.09	548.88	100.73 to 125.71	45,548	60,060
60,000 TO 99,999	147	101.71	106.21	105.76	16.24	100.43	53.98	194.59	99.77 to 105.75	81,487	86,179
100,000 TO 149,999	295	91.09	91.83	91.64	10.17	100.21	56.30	136.04	89.74 to 92.51	125,090	114,637
150,000 TO 249,999	306	94.87	93.83	94.04	08.20	99.78	64.77	128.68	92.97 to 95.72	188,727	177,483
250,000 TO 499,999	98	96.45	95.97	95.84	07.84	100.14	63.58	117.47	93.70 to 99.00	314,931	301,822
500,000 TO 999,999	5	108.00	102.55	103.18	13.00	99.39	81.13	119.36	N/A	566,000	583,996
1,000,000 +											
<u>ALL</u>	911	94.98	98.46	95.65	13.47	102.94	53.98	548.88	94.16 to 95.72	156,784	149,971

71 Platte
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 : 83
Total Sales Price : 23,926,188
Total Adj. Sales Price : 23,926,188
Total Assessed Value : 23,087,210
Avg. Adj. Sales Price : 288,267
Avg. Assessed Value : 278,159

MEDIAN : 98
WGT. MEAN : 96
MEAN : 101
COD : 20.03
PRD : 104.98

COV : 32.01
STD : 32.43
Avg. Abs. Dev : 19.61
MAX Sales Ratio : 235.01
MIN Sales Ratio : 22.82

95% Median C.I. : 96.01 to 101.79
95% Wgt. Mean C.I. : 91.32 to 101.67
95% Mean C.I. : 94.32 to 108.28

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	5	102.82	120.24	104.71	21.52	114.83	96.67	163.88	N/A	169,500	177,491
01-JAN-15 To 31-MAR-15	12	103.20	103.77	100.27	07.92	103.49	84.91	118.76	95.71 to 111.93	273,135	273,861
01-APR-15 To 30-JUN-15	3	100.20	93.27	80.19	20.85	116.31	58.46	121.14	N/A	196,700	157,728
01-JUL-15 To 30-SEP-15	10	96.19	97.62	98.34	11.24	99.27	58.45	145.43	89.22 to 106.88	579,732	570,108
01-OCT-15 To 31-DEC-15	6	105.26	129.56	130.71	25.64	99.12	101.79	235.01	101.79 to 235.01	217,983	284,933
01-JAN-16 To 31-MAR-16	5	81.34	88.96	87.56	11.40	101.60	79.17	110.56	N/A	218,600	191,413
01-APR-16 To 30-JUN-16	4	96.50	95.35	79.78	22.52	119.52	54.81	133.59	N/A	122,375	97,633
01-JUL-16 To 30-SEP-16	10	91.16	84.12	83.46	34.70	100.79	22.82	163.87	28.87 to 116.44	219,225	182,968
01-OCT-16 To 31-DEC-16	4	112.98	118.68	114.01	19.56	104.10	86.29	162.46	N/A	263,750	300,710
01-JAN-17 To 31-MAR-17	8	97.19	96.62	88.29	09.05	109.43	74.66	112.50	74.66 to 112.50	392,875	346,866
01-APR-17 To 30-JUN-17	7	97.27	111.71	98.69	26.23	113.19	74.81	229.02	74.81 to 229.02	294,000	290,152
01-JUL-17 To 30-SEP-17	9	82.50	92.30	88.84	23.99	103.89	62.34	145.46	66.98 to 114.00	230,556	204,827
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	30	98.65	103.41	98.44	13.57	105.05	58.45	163.88	96.19 to 106.88	350,418	344,935
01-OCT-15 To 30-SEP-16	25	99.32	97.79	96.15	27.10	101.71	22.82	235.01	87.77 to 106.88	203,306	195,475
01-OCT-16 To 30-SEP-17	28	97.03	102.15	94.25	20.26	108.38	62.34	229.02	86.29 to 106.87	297,536	280,439
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	31	100.20	105.76	101.80	15.02	103.89	58.45	235.01	96.19 to 107.41	353,966	360,329
01-JAN-16 To 31-DEC-16	23	92.43	93.14	90.69	27.20	102.70	22.82	163.87	81.34 to 106.88	209,989	190,440
<u>ALL</u>	83	97.92	101.30	96.49	20.03	104.98	22.82	235.01	96.01 to 101.79	288,267	278,159

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	60	100.40	106.75	98.61	19.22	108.25	54.81	235.01	95.71 to 106.88	306,091	301,847
02	8	96.10	93.50	92.04	09.82	101.59	66.98	121.14	66.98 to 121.14	461,250	424,517
03	15	96.67	83.62	84.47	25.88	98.99	22.82	145.46	58.45 to 100.57	124,717	105,349
<u>ALL</u>	83	97.92	101.30	96.49	20.03	104.98	22.82	235.01	96.01 to 101.79	288,267	278,159

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	79	99.32	101.38	96.13	20.55	105.46	22.82	235.01	95.69 to 102.78	267,104	256,765
04	4	97.22	99.68	99.21	03.19	100.47	96.01	108.29	N/A	706,250	700,693
<u>ALL</u>	83	97.92	101.30	96.49	20.03	104.98	22.82	235.01	96.01 to 101.79	288,267	278,159

**71 Platte
COMMERCIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

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MEDIAN : 98
 WGT. MEAN : 96
 MEAN : 101
 COD : 20.03
 PRD : 104.98

COV : 32.01
 STD : 32.43
 Avg. Abs. Dev : 19.61
 MAX Sales Ratio : 235.01
 MIN Sales Ratio : 22.82

95% Median C.I. : 96.01 to 101.79
 95% Wgt. Mean C.I. : 91.32 to 101.67
 95% Mean C.I. : 94.32 to 108.28

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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	2	75.65	75.65	66.87	56.44	113.13	32.95	118.35	N/A	10,700	7,155	
Less Than 30,000	5	100.00	82.51	82.35	25.95	100.19	32.95	118.35	N/A	16,880	13,900	
___Ranges Excl. Low \$___												
Greater Than 4,999	83	97.92	101.30	96.49	20.03	104.98	22.82	235.01	96.01 to 101.79	288,267	278,159	
Greater Than 14,999	81	97.92	101.93	96.52	19.44	105.61	22.82	235.01	96.01 to 101.79	295,121	284,851	
Greater Than 29,999	78	97.60	102.50	96.54	19.65	106.17	22.82	235.01	95.71 to 102.82	305,664	295,099	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	2	75.65	75.65	66.87	56.44	113.13	32.95	118.35	N/A	10,700	7,155	
15,000 TO 29,999	3	100.00	87.08	87.60	14.78	99.41	58.45	102.78	N/A	21,000	18,397	
30,000 TO 59,999	9	100.57	108.72	108.10	12.82	100.57	89.22	163.88	92.43 to 118.76	44,874	48,510	
60,000 TO 99,999	18	106.88	115.13	112.69	23.18	102.17	22.82	229.02	99.82 to 121.14	77,056	86,831	
100,000 TO 149,999	8	106.69	104.32	103.58	12.94	100.71	79.17	133.59	79.17 to 133.59	135,050	139,891	
150,000 TO 249,999	15	95.69	101.04	102.39	20.91	98.68	62.34	235.01	82.50 to 100.20	201,033	205,833	
250,000 TO 499,999	17	94.33	89.79	88.85	21.62	101.06	28.87	145.46	66.98 to 103.11	333,241	296,081	
500,000 TO 999,999	6	96.92	100.91	100.18	07.50	100.73	90.07	119.09	90.07 to 119.09	677,500	678,741	
1,000,000 +	5	96.50	92.44	93.69	05.72	98.67	74.66	99.38	N/A	1,644,985	1,541,144	
___ALL___	83	97.92	101.30	96.49	20.03	104.98	22.82	235.01	96.01 to 101.79	288,267	278,159	

71 Platte
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

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WGT. MEAN : 96
MEAN : 101
COD : 20.03
PRD : 104.98

COV : 32.01
STD : 32.43
Avg. Abs. Dev : 19.61
MAX Sales Ratio : 235.01
MIN Sales Ratio : 22.82

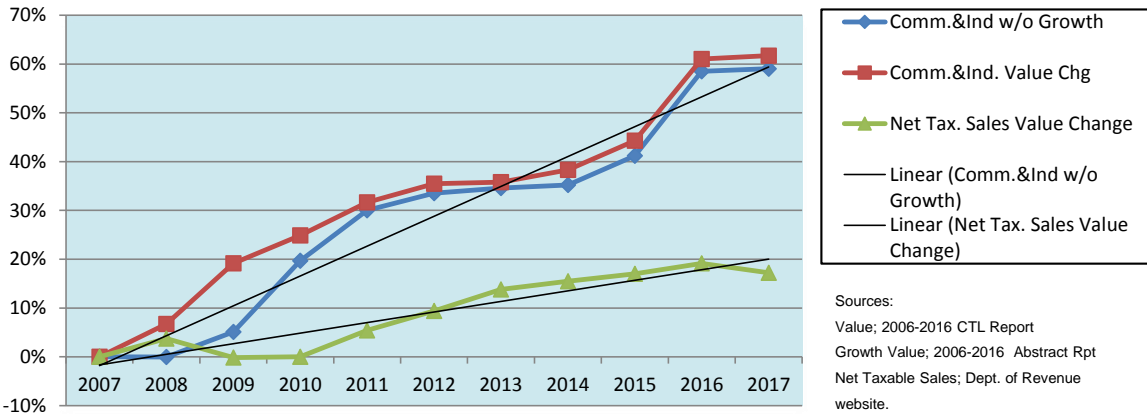
95% Median C.I. : 96.01 to 101.79
95% Wgt. Mean C.I. : 91.32 to 101.67
95% Mean C.I. : 94.32 to 108.28

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	3	106.88	116.01	124.85	15.52	92.92	95.69	145.46	N/A	178,333	222,652
152	1	107.91	107.91	107.91	00.00	100.00	107.91	107.91	N/A	39,615	42,750
300	1	93.90	93.90	93.90	00.00	100.00	93.90	93.90	N/A	265,000	248,840
304	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	25,000	25,000
325	1	54.81	54.81	54.81	00.00	100.00	54.81	54.81	N/A	292,500	160,315
339	1	97.92	97.92	97.92	00.00	100.00	97.92	97.92	N/A	60,000	58,750
341	1	103.11	103.11	103.11	00.00	100.00	103.11	103.11	N/A	435,000	448,515
344	10	107.14	129.50	124.56	32.47	103.97	78.94	235.01	84.37 to 229.02	147,900	184,229
346	1	102.78	102.78	102.78	00.00	100.00	102.78	102.78	N/A	18,000	18,500
349	2	93.99	93.99	94.73	01.83	99.22	92.27	95.71	N/A	234,000	221,673
350	2	93.39	93.39	94.60	03.63	98.72	90.00	96.78	N/A	147,500	139,533
352	7	84.91	106.20	99.61	30.48	106.62	76.78	162.46	76.78 to 162.46	203,571	202,779
353	18	101.71	109.21	101.68	12.95	107.41	87.77	163.87	96.50 to 118.35	360,176	366,220
384	1	58.45	58.45	58.45	00.00	100.00	58.45	58.45	N/A	20,000	11,690
386	2	100.05	100.05	86.67	18.70	115.44	81.34	118.76	N/A	158,000	136,933
406	8	91.78	77.13	77.87	24.65	99.05	28.87	106.88	28.87 to 106.88	222,975	173,624
407	2	94.73	94.73	96.05	04.92	98.63	90.07	99.38	N/A	1,245,000	1,195,878
412	1	94.37	94.37	94.37	00.00	100.00	94.37	94.37	N/A	1,095,000	1,033,375
435	1	92.25	92.25	92.25	00.00	100.00	92.25	92.25	N/A	215,000	198,340
442	1	106.39	106.39	106.39	00.00	100.00	106.39	106.39	N/A	45,000	47,875
471	1	96.67	96.67	96.67	00.00	100.00	96.67	96.67	N/A	500,000	483,330
494	3	97.27	100.91	99.74	03.81	101.17	97.16	108.29	N/A	808,333	806,243
526	1	62.34	62.34	62.34	00.00	100.00	62.34	62.34	N/A	160,000	99,750
528	9	96.19	93.24	86.88	16.80	107.32	58.46	121.14	74.81 to 112.50	180,233	156,596
589	1	74.66	74.66	74.66	00.00	100.00	74.66	74.66	N/A	1,210,000	903,370
<u>ALL</u>	<u>83</u>	97.92	101.30	96.49	20.03	104.98	22.82	235.01	96.01 to 101.79	288,267	278,159

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	\$ 447,488,405	\$ 15,508,970	3.47%	\$ 431,979,435	-	\$ 357,604,623	-
2008	\$ 477,504,940	\$ 30,167,350	6.32%	\$ 447,337,590	-0.03%	\$ 371,041,216	3.76%
2009	\$ 533,205,710	\$ 62,955,430	11.81%	\$ 470,250,280	-1.52%	\$ 357,049,720	-3.77%
2010	\$ 558,803,460	\$ 23,173,125	4.15%	\$ 535,630,335	0.45%	\$ 357,623,295	0.16%
2011	\$ 589,172,330	\$ 7,213,890	1.22%	\$ 581,958,440	4.14%	\$ 377,000,436	5.42%
2012	\$ 606,336,730	\$ 8,668,865	1.43%	\$ 597,667,865	1.44%	\$ 391,259,772	3.78%
2013	\$ 607,756,110	\$ 5,598,820	0.92%	\$ 602,157,290	-0.69%	\$ 406,962,774	4.01%
2014	\$ 619,037,295	\$ 14,003,690	2.26%	\$ 605,033,605	-0.45%	\$ 412,919,570	1.46%
2015	\$ 645,609,700	\$ 13,883,380	2.15%	\$ 631,726,320	2.05%	\$ 418,392,787	1.33%
2016	\$ 720,582,270	\$ 11,376,200	1.58%	\$ 709,206,070	9.85%	\$ 426,057,796	1.83%
2017	\$ 723,691,605	\$ 11,982,455	1.66%	\$ 711,709,150	-1.23%	\$ 419,121,927	-1.63%
Ann %chg	4.92%			Average	1.40%	1.97%	1.64%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-0.03%	6.71%	3.76%
2009	5.09%	19.16%	-0.16%
2010	19.70%	24.88%	0.01%
2011	30.05%	31.66%	5.42%
2012	33.56%	35.50%	9.41%
2013	34.56%	35.81%	13.80%
2014	35.21%	38.34%	15.47%
2015	41.17%	44.27%	17.00%
2016	58.49%	61.03%	19.14%
2017	59.05%	61.72%	17.20%

County Number: 71
 County Name: Platte

71 Platte
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 : 47
Total Sales Price : 42,738,436
Total Adj. Sales Price : 42,738,436
Total Assessed Value : 30,615,580
Avg. Adj. Sales Price : 909,328
Avg. Assessed Value : 651,395

MEDIAN : 71
WGT. MEAN : 72
MEAN : 74
COD : 18.80
PRD : 103.11

COV : 25.47
STD : 18.81
Avg. Abs. Dev : 13.36
MAX Sales Ratio : 138.96
MIN Sales Ratio : 24.80

95% Median C.I. : 67.35 to 78.75
95% Wgt. Mean C.I. : 63.58 to 79.69
95% Mean C.I. : 68.48 to 79.24

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Qtrrs</u>												
01-OCT-14 To 31-DEC-14	3	90.96	85.03	77.39	12.93	109.87	64.42	99.70	N/A	1,028,017	795,605	
01-JAN-15 To 31-MAR-15	4	59.84	63.90	61.60	09.54	103.73	56.57	79.34	N/A	1,475,393	908,893	
01-APR-15 To 30-JUN-15	6	68.08	61.34	62.51	18.58	98.13	24.80	78.75	24.80 to 78.75	598,387	374,043	
01-JUL-15 To 30-SEP-15	1	72.80	72.80	72.80	00.00	100.00	72.80	72.80	N/A	1,013,443	737,760	
01-OCT-15 To 31-DEC-15	6	80.02	76.93	75.52	09.05	101.87	56.99	85.44	56.99 to 85.44	762,777	576,042	
01-JAN-16 To 31-MAR-16	8	68.70	72.26	71.88	20.39	100.53	36.79	109.56	36.79 to 109.56	842,132	605,308	
01-APR-16 To 30-JUN-16	4	82.85	79.64	73.34	21.21	108.59	50.12	102.73	N/A	630,128	462,124	
01-JUL-16 To 30-SEP-16												
01-OCT-16 To 31-DEC-16	5	70.69	71.51	72.79	10.64	98.24	57.26	81.19	N/A	975,296	709,949	
01-JAN-17 To 31-MAR-17	7	70.01	78.21	70.78	21.71	110.50	57.65	138.96	57.65 to 138.96	874,922	619,299	
01-APR-17 To 30-JUN-17	3	86.13	85.61	82.97	13.29	103.18	68.18	102.52	N/A	1,437,965	1,193,045	
01-JUL-17 To 30-SEP-17												
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	14	68.08	67.96	66.26	18.68	102.57	24.80	99.70	56.57 to 79.34	970,670	643,172	
01-OCT-15 To 30-SEP-16	18	76.03	75.45	73.35	17.66	102.86	36.79	109.56	64.83 to 85.44	768,568	563,734	
01-OCT-16 To 30-SEP-17	15	70.69	77.46	74.86	18.33	103.47	57.26	138.96	66.06 to 81.90	1,020,989	764,265	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	17	72.69	68.12	66.79	15.02	101.99	24.80	85.44	56.99 to 79.34	887,176	592,579	
01-JAN-16 To 31-DEC-16	17	70.69	73.77	72.45	18.98	101.82	36.79	109.56	63.95 to 87.57	831,414	602,394	
<u>ALL</u>	47	71.06	73.86	71.63	18.80	103.11	24.80	138.96	67.35 to 78.75	909,328	651,395	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
3	8	69.35	67.56	70.29	29.98	96.12	24.80	99.70	24.80 to 99.70	825,755	580,398	
6	39	71.06	75.15	71.88	16.65	104.55	36.79	138.96	67.35 to 78.75	926,472	665,959	
<u>ALL</u>	47	71.06	73.86	71.63	18.80	103.11	24.80	138.96	67.35 to 78.75	909,328	651,395	

71 Platte
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	4	70.53	70.72	66.70	25.31	106.03	50.12	91.69	N/A	744,501	496,556
3	3	55.62	63.73	61.76	21.16	103.19	50.12	85.44	N/A	828,998	512,010
6	1	91.69	91.69	91.69	00.00	100.00	91.69	91.69	N/A	491,010	450,195
_____Dry_____											
County	8	69.36	76.64	69.21	17.46	110.74	59.87	138.96	59.87 to 138.96	1,130,846	782,614
6	8	69.36	76.64	69.21	17.46	110.74	59.87	138.96	59.87 to 138.96	1,130,846	782,614
_____ALL_____	47	71.06	73.86	71.63	18.80	103.11	24.80	138.96	67.35 to 78.75	909,328	651,395

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	23	70.69	73.99	72.36	18.60	102.25	36.79	109.56	64.83 to 82.13	852,907	617,146
3	6	83.79	76.52	75.51	16.59	101.34	50.12	99.70	50.12 to 99.70	911,398	688,232
6	17	70.01	73.09	71.14	16.43	102.74	36.79	109.56	63.95 to 81.90	832,264	592,056
_____Dry_____											
County	11	72.69	80.16	73.87	18.98	108.51	59.87	138.96	64.42 to 102.52	1,072,551	792,285
6	11	72.69	80.16	73.87	18.98	108.51	59.87	138.96	64.42 to 102.52	1,072,551	792,285
_____ALL_____	47	71.06	73.86	71.63	18.80	103.11	24.80	138.96	67.35 to 78.75	909,328	651,395

Platte County 2018 Average Acre Value Comparison

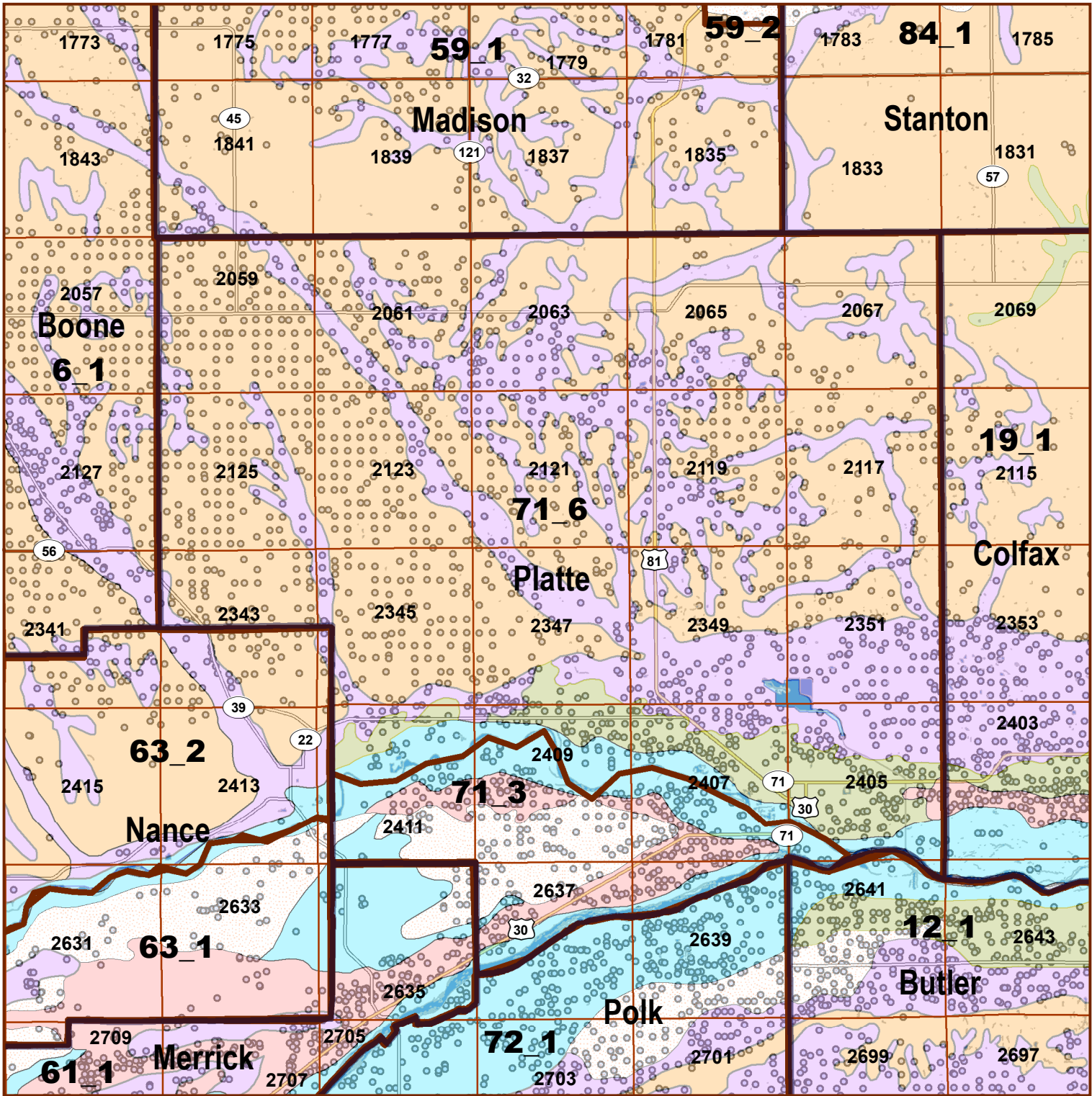
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Platte	3	5948	n/a	5400	5072	4775	4347	4150	3700	4852
Merrick	1	6015	5790	5565	5390	5000	4850	4435	3870	5187
Nance	1	5156	5150	5142	5127	5065	5058	5033	5032	5105
Polk	1	7044	6390	5985	5613	5185	5084	4907	4353	6437
Platte	6	8669	8150	7377	6958	6680	6260	5840	5210	7214
Colfax	1	6575	6250	6150	6050	5725	5500	5400	4975	5981
Madison	1	7329	7013	6573	6267	5961	5737	4721	4000	6337
Stanton	1	6000	6000	6000	5980	5510	5220	4370	4050	5531
Nance	2	5995	5970	5940	5850	5850	5845	5830	5825	5919

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Platte	3	5575	n/a	5175	4853	4725	4216	3600	3000	4579
Merrick	1	3310	2975	2760	2625	2430	2405	2100	2040	2494
Nance	1	3388	3390	3367	3341	3341	3324	3344	3345	3360
Polk	1	5504	5230	4039	4039	3606	3508	3401	3401	4820
Platte	6	7596	7280	6707	6480	6345	5929	5100	4060	6435
Colfax	1	5832	5744	5548	5449	5250	5027	4705	4314	5266
Madison	1	6233	6065	5693	5412	5139	4916	3891	3075	5405
Stanton	1	5500	5500	5500	5250	4521	4565	4475	3800	4836
Nance	2	5140	5100	4980	4950	4950	4930	4910	4850	5001

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Platte	3	1492	n/a	1500	1491	1325	1324	1325	1296	1326
Merrick	1	2400	2250	2103	1953	1804	1653	1527	1351	1640
Nance	1	1500	1500	1480	1471	1470	1425	1396	1396	1416
Polk	1	2200	2200	2200	2200	2200	2200	2100	2100	2154
Platte	6	1795	1800	1678	1688	1650	1647	1600	1577	1650
Colfax	1	2335	2335	2200	2200	2050	2050	1800	1800	2055
Madison	1	2442	2232	203	2115	1917	1897	1670	1245	1848
Stanton	1	2100	2075	2025	1950	1504	1284	1255	1386	1485
Nance	2	1776	1747	1727	1696	1670	1631	1600	1590	1629

County	Mkt Area	CRP	TIMBER	WASTE
Platte	3	2621	1042	100
Merrick	1	1371	500	300
Nance	1	1400	1000	221
Polk	1	n/a	1200	40
Platte	6	3819	1497	100
Colfax	1	4737	1479	150
Madison	1	3432	729	150
Stanton	1	1821	190	190
Nance	2	2000	1200	182

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.



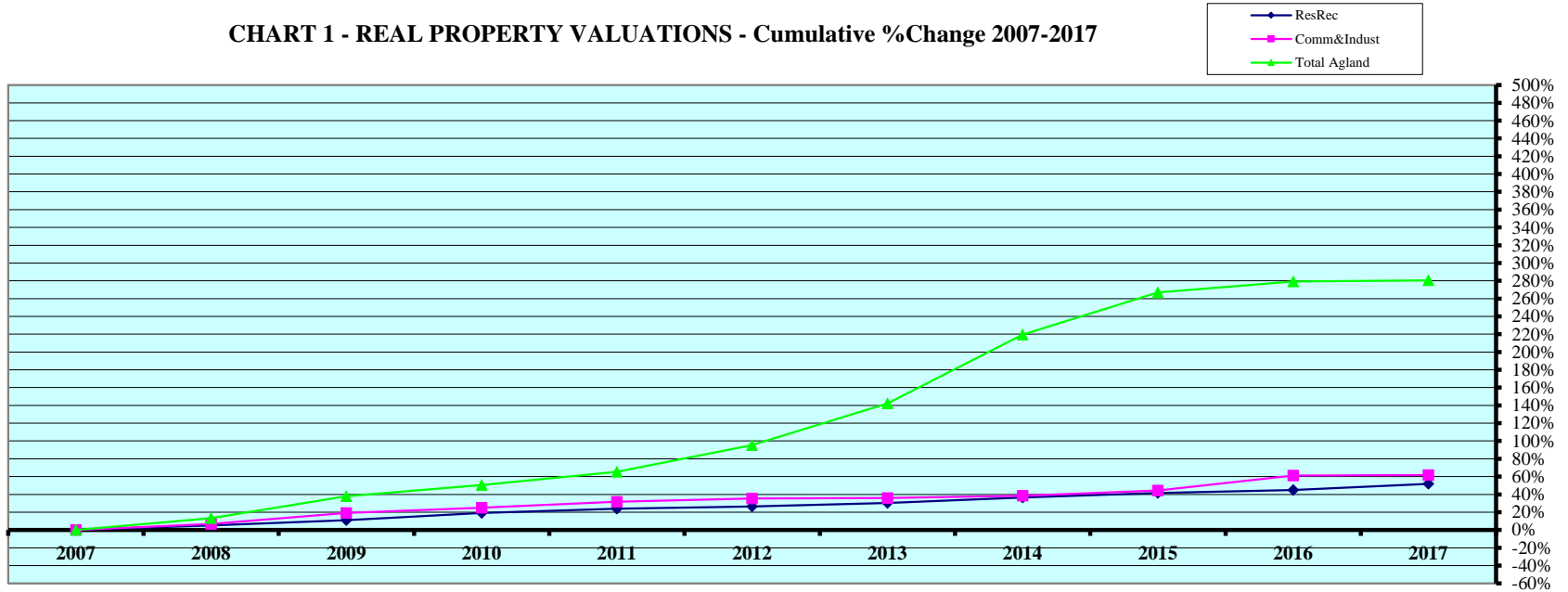
Legend

- 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

Platte County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	1,003,868,485	--	--	--	447,488,405	--	--	--	628,329,670	--	--	--
2008	1,054,094,060	50,225,575	5.00%	5.00%	477,504,940	30,016,535	6.71%	6.71%	710,769,320	82,439,650	13.12%	13.12%
2009	1,113,604,465	59,510,405	5.65%	10.93%	533,205,710	55,700,770	11.66%	19.16%	865,654,220	154,884,900	21.79%	37.77%
2010	1,195,030,640	81,426,175	7.31%	19.04%	558,803,460	25,597,750	4.80%	24.88%	945,197,590	79,543,370	9.19%	50.43%
2011	1,243,780,870	48,750,230	4.08%	23.90%	589,172,330	30,368,870	5.43%	31.66%	1,038,243,795	93,046,205	9.84%	65.24%
2012	1,268,991,982	25,211,112	2.03%	26.41%	606,336,730	17,164,400	2.91%	35.50%	1,227,622,430	189,378,635	18.24%	95.38%
2013	1,307,127,370	38,135,388	3.01%	30.21%	607,756,110	1,419,380	0.23%	35.81%	1,521,775,090	294,152,660	23.96%	142.19%
2014	1,370,000,922	62,873,552	4.81%	36.47%	619,037,295	11,281,185	1.86%	38.34%	2,008,208,965	486,433,875	31.96%	219.61%
2015	1,420,286,969	50,286,047	3.67%	41.48%	645,609,700	26,572,405	4.29%	44.27%	2,305,352,485	297,143,520	14.80%	266.90%
2016	1,455,511,084	35,224,115	2.48%	44.99%	720,582,270	74,972,570	11.61%	61.03%	2,383,414,785	78,062,300	3.39%	279.33%
2017	1,524,021,281	68,510,197	4.71%	51.81%	723,691,605	3,109,335	0.43%	61.72%	2,390,731,085	7,316,300	0.31%	280.49%

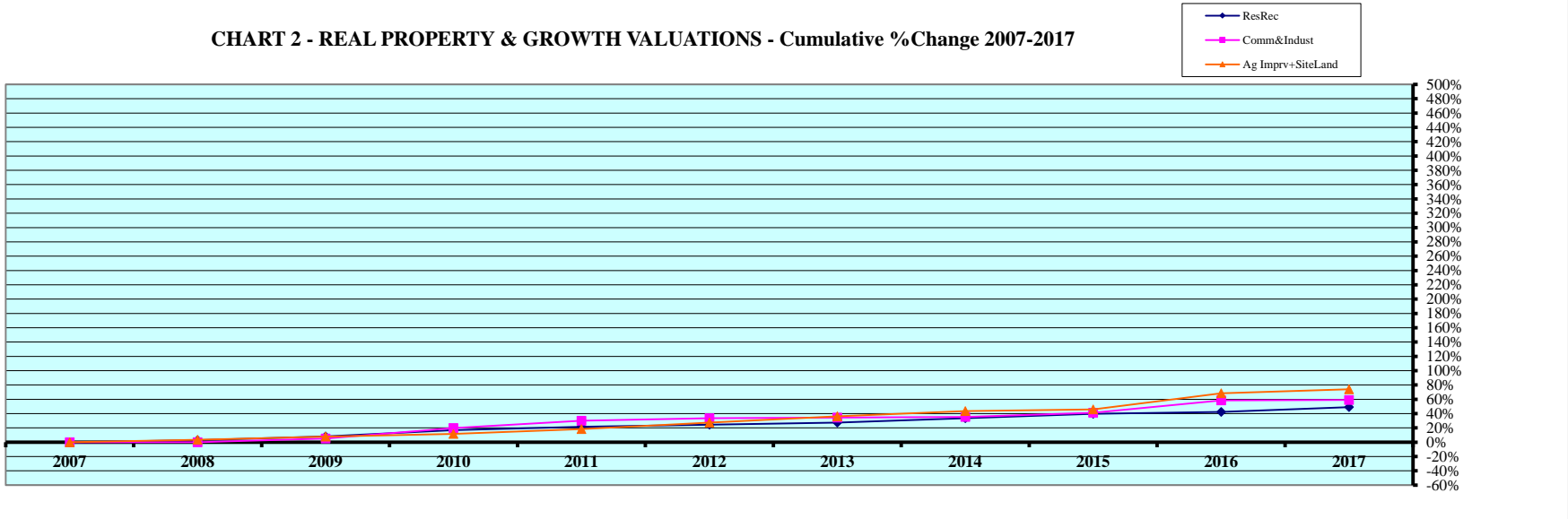
Rate Annual %chg: Residential & Recreational **4.26%** Commercial & Industrial **4.92%** Agricultural Land **14.30%**

Cnty# **71**
County **PLATTE**

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	1,003,868,485	21,766,661	2.17%	982,101,824	--	--	447,488,405	15,508,970	3.47%	431,979,435	--	--
2008	1,054,094,060	23,104,069	2.19%	1,030,989,991	2.70%	2.70%	477,504,940	30,167,350	6.32%	447,337,590	-0.03%	-0.03%
2009	1,113,604,465	27,710,278	2.49%	1,085,894,187	3.02%	8.17%	533,205,710	62,955,430	11.81%	470,250,280	-1.52%	5.09%
2010	1,195,030,640	21,353,390	1.79%	1,173,677,250	5.39%	16.92%	558,803,460	23,173,125	4.15%	535,630,335	0.45%	19.70%
2011	1,243,780,870	24,440,780	1.97%	1,219,340,090	2.03%	21.46%	589,172,330	7,213,890	1.22%	581,958,440	4.14%	30.05%
2012	1,268,991,982	19,653,214	1.55%	1,249,338,768	0.45%	24.45%	606,336,730	8,668,865	1.43%	597,667,865	1.44%	33.56%
2013	1,307,127,370	26,609,635	2.04%	1,280,517,735	0.91%	27.56%	607,756,110	5,598,820	0.92%	602,157,290	-0.69%	34.56%
2014	1,370,000,922	28,941,880	2.11%	1,341,059,042	2.60%	33.59%	619,037,295	14,003,690	2.26%	605,033,605	-0.45%	35.21%
2015	1,420,286,969	17,772,790	1.25%	1,402,514,179	2.37%	39.71%	645,609,700	13,883,380	2.15%	631,726,320	2.05%	41.17%
2016	1,455,511,084	27,608,023	1.90%	1,427,903,061	0.54%	42.24%	720,582,270	11,376,200	1.58%	709,206,070	9.85%	58.49%
2017	1,524,021,281	28,174,545	1.85%	1,495,846,736	2.77%	49.01%	723,691,605	11,982,455	1.66%	711,709,150	-1.23%	59.05%
Rate Ann%chg	4.26%				2.28%		4.92%				C & I w/o growth	1.40%

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	95,035,085	72,287,970	167,323,055	11,672,494	6.98%	155,650,561	--	--
2008	99,963,370	76,649,195	176,612,565	3,724,765	2.11%	172,887,800	3.33%	3.33%
2009	104,795,651	80,122,414	184,918,065	4,699,174	2.54%	180,218,891	2.04%	7.71%
2010	108,892,135	81,435,320	190,327,455	3,442,860	1.81%	186,884,595	1.06%	11.69%
2011	120,300,842	83,936,398	204,237,240	5,985,220	2.93%	198,252,020	4.16%	18.48%
2012	127,190,498	94,542,957	221,733,455	8,657,725	3.90%	213,075,730	4.33%	27.34%
2013	137,354,821	104,935,195	242,290,016	14,451,650	5.96%	227,838,366	2.75%	36.17%
2014	137,464,601	108,450,970	245,915,571	5,684,205	2.31%	240,231,366	-0.85%	43.57%
2015	139,531,781	113,813,373	253,345,154	9,169,430	3.62%	244,175,724	-0.71%	45.93%
2016	148,038,251	144,466,983	292,505,234	10,913,825	3.73%	281,591,409	11.15%	68.29%
2017	154,120,580	150,194,325	304,314,905	13,170,180	4.33%	291,144,725	-0.47%	74.00%
Rate Ann%chg	4.95%	7.59%	6.16%			Ag Imprv+Site w/o growth	2.68%	

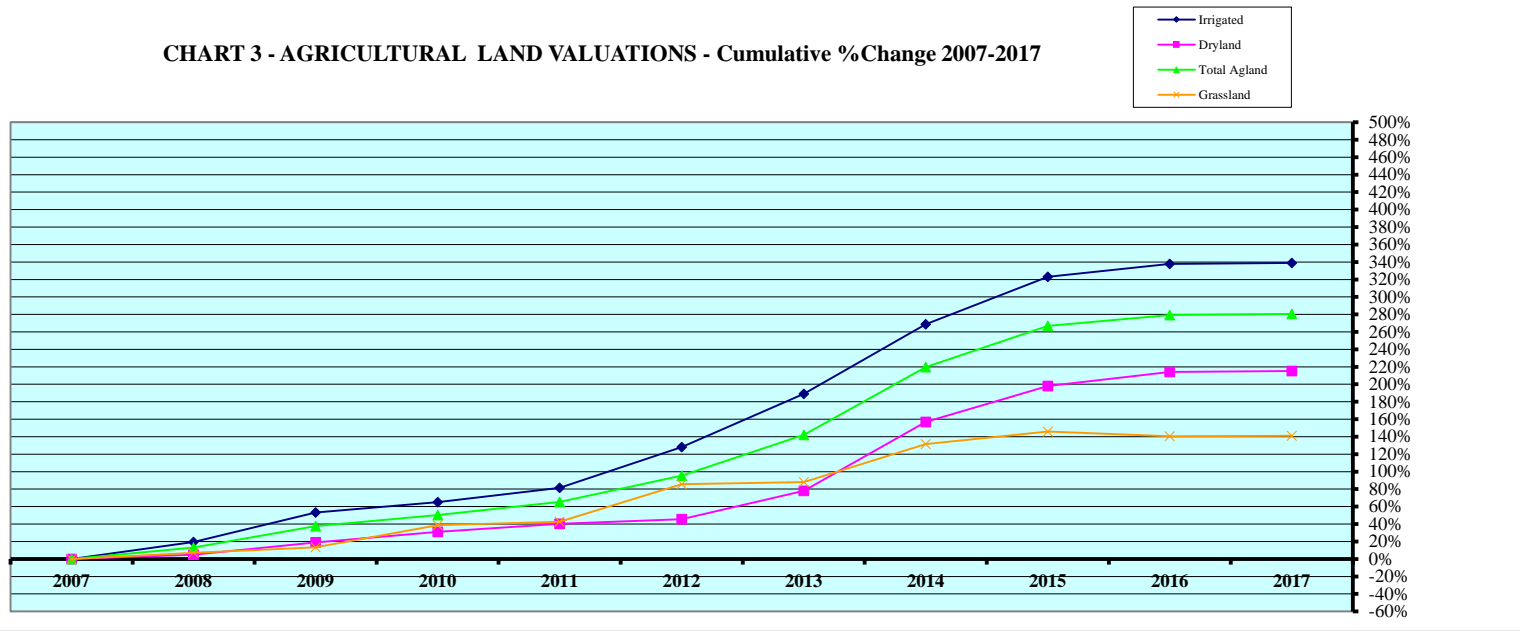
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 71
County PLATTE

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	349,556,210	--	--	--	246,232,950	--	--	--	31,951,895	--	--	--
2008	417,351,250	67,795,040	19.39%	19.39%	258,488,070	12,255,120	4.98%	4.98%	34,227,905	2,276,010	7.12%	7.12%
2009	535,697,635	118,346,385	28.36%	53.25%	292,979,080	34,491,010	13.34%	18.98%	36,210,010	1,982,105	5.79%	13.33%
2010	577,288,895	41,591,260	7.76%	65.15%	322,418,465	29,439,385	10.05%	30.94%	44,335,165	8,125,155	22.44%	38.76%
2011	634,634,455	57,345,560	9.93%	81.55%	345,627,210	23,208,745	7.20%	40.37%	45,620,605	1,285,440	2.90%	42.78%
2012	797,354,525	162,720,070	25.64%	128.10%	358,366,480	12,739,270	3.69%	45.54%	59,350,625	13,730,020	30.10%	85.75%
2013	1,010,310,465	212,955,940	26.71%	189.03%	438,563,030	80,196,550	22.38%	78.11%	60,085,670	735,045	1.24%	88.05%
2014	1,288,976,030	278,665,565	27.58%	268.75%	632,420,835	193,857,805	44.20%	156.84%	74,011,405	13,925,735	23.18%	131.63%
2015	1,479,097,320	190,121,290	14.75%	323.14%	733,832,500	101,411,665	16.04%	198.02%	78,576,425	4,565,020	6.17%	145.92%
2016	1,529,991,850	50,894,530	3.44%	337.70%	773,667,980	39,835,480	5.43%	214.20%	76,831,145	-1,745,280	-2.22%	140.46%
2017	1,534,311,935	4,320,085	0.28%	338.93%	776,159,155	2,491,175	0.32%	215.21%	77,027,910	196,765	0.26%	141.07%

Rate Ann.%chg: Irrigated **15.94%** Dryland **12.17%** Grassland **9.20%**

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	400,995	--	--	--	187,620	--	--	--	628,329,670	--	--	--
2008	369,005	-31,990	-7.98%	-7.98%	333,090	145,470	77.53%	77.53%	710,769,320	82,439,650	13.12%	13.12%
2009	416,700	47,695	12.93%	3.92%	350,795	17,705	5.32%	86.97%	865,654,220	154,884,900	21.79%	37.77%
2010	196,015	-220,685	-52.96%	-51.12%	959,050	608,255	173.39%	411.17%	945,197,590	79,543,370	9.19%	50.43%
2011	227,970	31,955	16.30%	-43.13%	12,133,555	11,174,505	1165.16%	6367.09%	1,038,243,795	93,046,205	9.84%	65.24%
2012	257,050	29,080	12.76%	-35.90%	12,293,750	160,195	1.32%	6452.47%	1,227,622,430	189,378,635	18.24%	95.38%
2013	255,905	-1,145	-0.45%	-36.18%	12,560,020	266,270	2.17%	6594.39%	1,521,775,090	294,152,660	23.96%	142.19%
2014	257,350	1,445	0.56%	-35.82%	12,543,345	-16,675	-0.13%	6585.51%	2,008,208,965	486,433,875	31.96%	219.61%
2015	260,115	2,765	1.07%	-35.13%	13,586,125	1,042,780	8.31%	7141.30%	2,305,352,485	297,143,520	14.80%	266.90%
2016	40,450	-219,665	-84.45%	-89.91%	2,883,360	-10,702,765	-78.78%	1436.81%	2,383,414,785	78,062,300	3.39%	279.33%
2017	284,810	244,360	604.10%	-28.97%	2,947,275	63,915	2.22%	1470.87%	2,390,731,085	7,316,300	0.31%	280.49%

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County **PLATTE**

Rate Ann.%chg: Total Agric Land **14.30%**

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	347,076,995	185,923	1,867			248,586,705	149,190	1,666			32,179,085	49,113	655		
2008	415,602,410	198,865	2,090	11.95%	11.95%	260,130,455	137,153	1,897	13.83%	13.83%	34,219,800	47,920	714	8.99%	8.99%
2009	535,728,225	202,087	2,651	26.85%	42.01%	293,320,655	133,919	2,190	15.48%	31.45%	40,327,605	47,336	852	19.30%	30.03%
2010	577,556,345	203,768	2,834	6.92%	51.83%	322,542,150	131,080	2,461	12.34%	47.68%	45,177,490	50,362	897	5.29%	36.91%
2011	634,516,885	208,248	3,047	7.50%	63.22%	345,210,050	126,986	2,718	10.48%	63.15%	45,857,950	49,501	926	3.27%	41.39%
2012	799,080,475	209,822	3,808	24.99%	104.01%	358,406,150	125,592	2,854	4.98%	71.27%	58,559,795	49,411	1,185	27.93%	80.88%
2013	1,010,500,885	212,372	4,758	24.94%	154.89%	438,175,810	122,848	3,567	24.99%	114.06%	60,361,005	49,318	1,224	3.27%	86.80%
2014	1,286,481,970	214,872	5,987	25.83%	220.72%	634,700,370	120,988	5,246	47.08%	214.84%	73,645,680	48,650	1,514	23.68%	131.04%
2015	1,479,652,135	215,930	6,852	14.45%	267.07%	734,378,210	119,978	6,121	16.68%	267.35%	78,228,015	48,458	1,614	6.64%	146.39%
2016	1,529,181,700	213,546	7,161	4.50%	283.60%	774,732,080	121,566	6,373	4.12%	282.47%	76,802,945	48,839	1,573	-2.59%	140.01%
2017	1,534,760,420	213,283	7,196	0.49%	285.47%	776,594,610	121,314	6,402	0.45%	284.19%	76,998,235	49,098	1,568	-0.28%	139.35%

Rate Annual %chg Average Value/Acre: **14.45%**

14.41%

9.12%

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	401,875	5,357	75			187,435	1,628	115			628,432,095	391,210	1,606		
2008	363,765	4,849	75	0.00%	0.00%	334,245	1,580	212	83.77%	83.77%	710,650,675	390,366	1,820	13.33%	13.33%
2009	415,205	4,615	90	19.94%	19.94%	411,870	1,323	311	47.13%	170.38%	870,203,560	389,280	2,235	22.79%	39.16%
2010	189,400	2,106	90	-0.03%	19.90%	494,055	1,680	294	-5.51%	155.48%	945,959,440	388,996	2,432	8.78%	51.38%
2011	224,445	2,495	90	0.02%	19.92%	479,090	1,458	329	11.69%	185.34%	1,026,288,420	388,689	2,640	8.58%	64.37%
2012	254,350	2,543	100	11.17%	33.31%	2,930,025	3,434	853	159.72%	641.09%	1,219,230,795	390,803	3,120	18.16%	94.21%
2013	255,655	2,557	100	-0.01%	33.29%	2,936,275	3,438	854	0.10%	641.84%	1,512,229,630	390,532	3,872	24.12%	141.05%
2014	254,990	2,550	100	0.00%	33.29%	3,001,810	3,493	859	0.61%	646.40%	1,998,084,820	390,554	5,116	32.12%	218.48%
2015	257,605	2,576	100	0.01%	33.30%	2,989,745	3,463	863	0.46%	649.84%	2,295,505,710	390,405	5,880	14.93%	266.03%
2016	274,645	2,746	100	0.01%	33.31%	2,887,835	3,370	857	-0.74%	644.31%	2,383,879,205	390,068	6,111	3.94%	280.45%
2017	284,830	2,848	100	-0.01%	33.29%	2,955,125	3,474	851	-0.74%	638.80%	2,391,593,220	390,018	6,132	0.34%	281.73%

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PLATTE

Rate Annual %chg Average Value/Acre: **14.33%**

(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
32,237	PLATTE	332,400,967	34,155,834	79,141,742	1,519,449,621	470,785,190	252,906,415	4,571,660	2,390,731,085	154,120,580	150,194,325	166,575	5,388,623,994
cnty sectorvalue % of total value:		6.17%	0.63%	1.47%	28.20%	8.74%	4.69%	0.08%	44.37%	2.86%	2.79%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
22,111	COLUMBUS	48,240,105	8,839,581	8,030,316	1,043,479,791	374,522,155	11,804,130	262,890	0	0	0	0	1,495,178,968
68.59%	%sector of county sector	14.51%	25.88%	10.15%	68.67%	79.55%	4.67%	5.75%					27.75%
	%sector of municipality	3.23%	0.59%	0.54%	69.79%	25.05%	0.79%	0.02%					100.00%
36	CORNLEA	442,647	0	0	1,269,860	807,745	0	0	0	0	0	0	2,520,252
0.11%	%sector of county sector	0.13%			0.08%	0.17%							0.05%
	%sector of municipality	17.56%			50.39%	32.05%							100.00%
203	CRESTON	738,167	1,722	863	5,756,720	1,324,225	0	0	6,045	0	0	0	7,827,742
0.63%	%sector of county sector	0.22%	0.01%	0.00%	0.38%	0.28%			0.00%				0.15%
	%sector of municipality	9.43%	0.02%	0.01%	73.54%	16.92%			0.08%				100.00%
351	DUNCAN	244,733	450,144	1,795,983	15,341,875	1,702,695	861,000	0	125,580	0	142,410	0	20,664,420
1.09%	%sector of county sector	0.07%	1.32%	2.27%	1.01%	0.36%	0.34%		0.01%		0.09%		0.38%
	%sector of municipality	1.18%	2.18%	8.69%	74.24%	8.24%	4.17%		0.61%		0.69%		100.00%
760	HUMPHREY	1,008,574	364,650	902,998	53,386,900	3,360,240	0	0	0	0	0	0	59,023,362
2.36%	%sector of county sector	0.30%	1.07%	1.14%	3.51%	0.71%							1.10%
	%sector of municipality	1.71%	0.62%	1.53%	90.45%	5.69%							100.00%
255	LINDSAY	10,519,772	115,617	21,469	12,806,145	2,947,170	2,970,945	0	0	0	0	0	29,381,118
0.79%	%sector of county sector	3.16%	0.34%	0.03%	0.84%	0.63%	1.17%						0.55%
	%sector of municipality	35.80%	0.39%	0.07%	43.59%	10.03%	10.11%						100.00%
284	MONROE	1,184,246	164,205	546,766	8,859,120	11,051,685	0	0	0	0	0	0	21,806,022
0.88%	%sector of county sector	0.36%	0.48%	0.69%	0.58%	2.35%							0.40%
	%sector of municipality	5.43%	0.75%	2.51%	40.63%	50.68%							100.00%
721	NEWMAN GROVE	718	1,787	111	370,575	0	0	0	0	0	0	0	373,191
2.24%	%sector of county sector	0.00%	0.01%	0.00%	0.02%								0.01%
	%sector of municipality	0.19%	0.48%	0.03%	99.30%								100.00%
336	PLATTE CENTER	550,715	158,309	562,463	11,834,635	1,529,705	0	0	0	0	35,730	0	14,671,557
1.04%	%sector of county sector	0.17%	0.46%	0.71%	0.78%	0.32%					0.02%		0.27%
	%sector of municipality	3.75%	1.08%	3.83%	80.66%	10.43%					0.24%		100.00%
46	TARNOV	45,108	28,339	158,995	1,379,680	122,085	0	0	0	0	0	0	1,734,207
0.14%	%sector of county sector	0.01%	0.08%	0.20%	0.09%	0.03%							0.03%
	%sector of municipality	2.60%	1.63%	9.17%	79.56%	7.04%							100.00%
25,103	Total Municipalities	62,974,785	10,124,354	12,019,964	1,154,485,301	397,367,705	15,636,075	262,890	131,625	0	178,140	0	1,653,180,839
77.87%	%all municip.sectors of cnty	18.95%	29.64%	15.19%	75.98%	84.41%	6.18%	5.75%	0.01%		0.12%		30.68%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 19,494	Value : 5,011,771,083	Growth 43,779,133	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	500	11,750,185	348	10,449,510	863	12,414,930	1,711	34,614,625	
02. Res Improve Land	8,585	179,721,395	744	23,335,980	989	22,170,665	10,318	225,228,040	
03. Res Improvements	8,891	1,027,778,635	988	170,215,348	1,098	172,709,525	10,977	1,370,703,508	
04. Res Total	9,391	1,219,250,215	1,336	204,000,838	1,961	207,295,120	12,688	1,630,546,173	29,226,333
% of Res Total	74.01	74.78	10.53	12.51	15.46	12.71	65.09	32.53	66.76
05. Com UnImp Land	209	11,779,430	38	3,046,085	6	256,775	253	15,082,290	
06. Com Improve Land	979	86,659,225	97	9,671,115	58	3,581,355	1,134	99,911,695	
07. Com Improvements	1,000	300,199,405	107	34,918,755	68	26,154,740	1,175	361,272,900	
08. Com Total	1,209	398,638,060	145	47,635,955	74	29,992,870	1,428	476,266,885	6,442,755
% of Com Total	84.66	83.70	10.15	10.00	5.18	6.30	7.33	9.50	14.72
09. Ind UnImp Land	2	232,460	12	2,403,365	0	0	14	2,635,825	
10. Ind Improve Land	7	607,085	48	16,985,780	2	1,566,560	57	19,159,425	
11. Ind Improvements	7	14,796,530	48	215,720,810	2	4,490,120	57	235,007,460	
12. Ind Total	9	15,636,075	60	235,109,955	2	6,056,680	71	256,802,710	3,278,910
% of Ind Total	12.68	6.09	84.51	91.55	2.82	2.36	0.36	5.12	7.49
13. Rec UnImp Land	4	262,890	13	338,385	21	865,935	38	1,467,210	
14. Rec Improve Land	0	0	3	727,420	12	816,305	15	1,543,725	
15. Rec Improvements	0	0	3	432,345	14	1,135,475	17	1,567,820	
16. Rec Total	4	262,890	16	1,498,150	35	2,817,715	55	4,578,755	0
% of Rec Total	7.27	5.74	29.09	32.72	63.64	61.54	0.28	0.09	0.00
Res & Rec Total	9,395	1,219,513,105	1,352	205,498,988	1,996	210,112,835	12,743	1,635,124,928	29,226,333
% of Res & Rec Total	73.73	74.58	10.61	12.57	15.66	12.85	65.37	32.63	66.76
Com & Ind Total	1,218	414,274,135	205	282,745,910	76	36,049,550	1,499	733,069,595	9,721,665
% of Com & Ind Total	81.25	56.51	13.68	38.57	5.07	4.92	7.69	14.63	22.21
17. Taxable Total	10,613	1,633,787,240	1,557	488,244,898	2,072	246,162,385	14,242	2,368,194,523	38,947,998
% of Taxable Total	74.52	68.99	10.93	20.62	14.55	10.39	73.06	47.25	88.96

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	4	3,427,960	6,072,420	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	4	3,427,960	6,072,420
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	3,427,960	6,072,420

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	0	0	0	0	0
24. Non-Producing	0	0	0	0	1	166,575	1	166,575	0
25. Total	0	0	0	0	1	166,575	1	166,575	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	421	83	176	680

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	5,075	158	49,569,245	3,530	1,646,115,290	3,689	1,695,689,610
28. Ag-Improved Land	0	0	81	29,632,590	1,413	649,996,950	1,494	679,629,540
29. Ag Improvements	0	0	85	10,222,215	1,477	257,868,620	1,562	268,090,835
30. Ag Total							5,251	2,643,409,985

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	53	55.42	1,120,000	
33. HomeSite Improvements	0	0.00	0	54	0.00	7,886,455	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	18	25.94	108,940	
36. FarmSite Improv Land	0	0.00	0	63	126.40	530,880	
37. FarmSite Improvements	0	0.00	0	67	0.00	2,335,760	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	166	232.90	0	
40. Other- Non Ag Use	0	0.00	0	8	137.19	128,675	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	10	13.14	262,800	10	13.14	262,800	
32. HomeSite Improv Land	987	1,015.26	20,460,600	1,040	1,070.68	21,580,600	
33. HomeSite Improvements	999	0.00	132,261,835	1,053	0.00	140,148,290	573,185
34. HomeSite Total				1,063	1,083.82	161,991,690	
35. FarmSite UnImp Land	301	396.14	1,663,775	319	422.08	1,772,715	
36. FarmSite Improv Land	1,221	4,111.75	17,269,300	1,284	4,238.15	17,800,180	
37. FarmSite Improvements	1,308	0.00	125,606,785	1,375	0.00	127,942,545	4,257,950
38. FarmSite Total				1,694	4,660.23	147,515,440	
39. Road & Ditches	4,158	8,126.84	0	4,324	8,359.74	0	
40. Other- Non Ag Use	38	1,027.17	1,004,075	46	1,164.36	1,132,750	
41. Total Section VI				2,757	15,268.15	310,639,880	4,831,135

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	1	5.72	7,540
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	13	1,916.30	5,643,425	14	1,922.02	5,650,965

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	7	890.57	1,932,755
44. Recapture Value N/A	0	0.00	0	7	890.57	2,272,460
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	93	9,624.48	22,957,455	100	10,515.05	24,890,210
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	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
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Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,015.09	11.88%	17,934,445	14.56%	5,948.23
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	3,716.29	14.64%	20,067,985	16.30%	5,400.01
48. 2A	5,426.10	21.38%	27,523,770	22.35%	5,072.48
49. 3A1	3,807.19	15.00%	18,179,335	14.76%	4,775.00
50. 3A	4,757.28	18.75%	20,678,485	16.79%	4,346.70
51. 4A1	3,407.03	13.42%	14,139,185	11.48%	4,150.00
52. 4A	1,249.85	4.92%	4,624,420	3.76%	3,699.98
53. Total	25,378.83	100.00%	123,147,625	100.00%	4,852.38
Dry					
54. 1D1	282.78	13.03%	1,576,505	15.87%	5,575.02
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	296.59	13.67%	1,534,875	15.45%	5,175.07
57. 2D	342.46	15.78%	1,662,050	16.73%	4,853.27
58. 3D1	251.21	11.58%	1,186,965	11.95%	4,724.99
59. 3D	664.22	30.61%	2,800,260	28.19%	4,215.86
60. 4D1	293.34	13.52%	1,056,040	10.63%	3,600.05
61. 4D	39.11	1.80%	117,330	1.18%	3,000.00
62. Total	2,169.71	100.00%	9,934,025	100.00%	4,578.50
Grass					
63. 1G1	155.37	0.83%	255,805	1.02%	1,646.42
64. 1G	1.90	0.01%	2,520	0.01%	1,326.32
65. 2G1	215.56	1.15%	348,640	1.39%	1,617.37
66. 2G	664.16	3.54%	1,057,735	4.23%	1,592.59
67. 3G1	1,077.09	5.75%	1,550,060	6.20%	1,439.12
68. 3G	6,213.41	33.14%	8,507,165	34.02%	1,369.16
69. 4G1	3,548.64	18.93%	5,003,775	20.01%	1,410.05
70. 4G	6,870.64	36.65%	8,283,805	33.12%	1,205.68
71. Total	18,746.77	100.00%	25,009,505	100.00%	1,334.07
Irrigated Total					
Irrigated Total	25,378.83	53.46%	123,147,625	77.68%	4,852.38
Dry Total					
Dry Total	2,169.71	4.57%	9,934,025	6.27%	4,578.50
Grass Total					
Grass Total	18,746.77	39.49%	25,009,505	15.78%	1,334.07
72. Waste	450.92	0.95%	45,090	0.03%	100.00
73. Other	724.92	1.53%	388,430	0.25%	535.82
74. Exempt	51.54	0.11%	0	0.00%	0.00
75. Market Area Total	47,471.15	100.00%	158,524,675	100.00%	3,339.39

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	49,278.55	26.19%	427,173,700	31.47%	8,668.55
46. 1A	19,318.41	10.27%	157,438,330	11.60%	8,149.65
47. 2A1	18,470.98	9.82%	136,262,425	10.04%	7,377.11
48. 2A	6,006.94	3.19%	41,797,395	3.08%	6,958.18
49. 3A1	22,899.10	12.17%	152,965,825	11.27%	6,679.99
50. 3A	50,113.24	26.63%	313,700,580	23.11%	6,259.83
51. 4A1	20,536.59	10.91%	119,933,560	8.84%	5,839.99
52. 4A	1,527.78	0.81%	7,959,750	0.59%	5,210.01
53. Total	188,151.59	100.00%	1,357,231,565	100.00%	7,213.50
Dry					
54. 1D1	22,714.07	19.17%	172,537,130	22.63%	7,596.05
55. 1D	14,761.06	12.46%	107,460,230	14.09%	7,279.98
56. 2D1	9,909.57	8.36%	66,463,070	8.72%	6,706.96
57. 2D	2,429.76	2.05%	15,745,365	2.06%	6,480.21
58. 3D1	14,856.06	12.54%	94,260,380	12.36%	6,344.91
59. 3D	40,109.20	33.85%	237,812,560	31.19%	5,929.13
60. 4D1	12,089.72	10.20%	61,655,960	8.09%	5,099.87
61. 4D	1,619.55	1.37%	6,575,365	0.86%	4,060.00
62. Total	118,488.99	100.00%	762,510,060	100.00%	6,435.28
Grass					
63. 1G1	1,173.18	3.84%	2,244,290	4.34%	1,913.00
64. 1G	1,634.60	5.35%	3,049,240	5.90%	1,865.43
65. 2G1	3,197.87	10.46%	5,593,305	10.81%	1,749.07
66. 2G	2,870.35	9.39%	5,301,640	10.25%	1,847.04
67. 3G1	2,035.64	6.66%	3,572,815	6.91%	1,755.13
68. 3G	7,339.89	24.01%	12,503,125	24.17%	1,703.45
69. 4G1	4,155.63	13.59%	7,158,635	13.84%	1,722.64
70. 4G	8,167.44	26.71%	12,296,775	23.78%	1,505.58
71. Total	30,574.60	100.00%	51,719,825	100.00%	1,691.59
Irrigated Total					
	188,151.59	54.95%	1,357,231,565	62.42%	7,213.50
Dry Total					
	118,488.99	34.60%	762,510,060	35.07%	6,435.28
Grass Total					
	30,574.60	8.93%	51,719,825	2.38%	1,691.59
72. Waste	2,446.31	0.71%	244,590	0.01%	99.98
73. Other	2,744.38	0.80%	2,539,390	0.12%	925.31
74. Exempt	101.41	0.03%	0	0.00%	0.00
75. Market Area Total	342,405.87	100.00%	2,174,245,430	100.00%	6,349.91

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	8,422.95	60,542,995	205,107.47	1,419,836,195	213,530.42	1,480,379,190
77. Dry Land	0.00	0	1,968.65	12,610,150	118,690.05	759,833,935	120,658.70	772,444,085
78. Grass	2.98	5,065	2,646.19	3,996,985	46,672.20	72,727,280	49,321.37	76,729,330
79. Waste	0.12	10	158.34	15,830	2,738.77	273,840	2,897.23	289,680
80. Other	0.00	0	186.72	147,380	3,282.58	2,780,440	3,469.30	2,927,820
81. Exempt	0.00	0	54.57	0	98.38	0	152.95	0
82. Total	3.10	5,075	13,382.85	77,313,340	376,491.07	2,255,451,690	389,877.02	2,332,770,105

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	213,530.42	54.77%	1,480,379,190	63.46%	6,932.87
Dry Land	120,658.70	30.95%	772,444,085	33.11%	6,401.89
Grass	49,321.37	12.65%	76,729,330	3.29%	1,555.70
Waste	2,897.23	0.74%	289,680	0.01%	99.99
Other	3,469.30	0.89%	2,927,820	0.13%	843.92
Exempt	152.95	0.04%	0	0.00%	0.00
Total	389,877.02	100.00%	2,332,770,105	100.00%	5,983.35

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 Columbus A	20	210,335	1,475	26,952,070	1,475	107,014,950	1,495	134,177,355	470,480
83.2 Columbus A-1	144	7,576,235	458	20,219,425	458	139,463,095	602	167,258,755	4,825,470
83.3 Columbus B	39	1,095,275	576	12,595,175	576	74,662,210	615	88,352,660	1,901,147
83.4 Columbus B-1	255	5,745,055	605	13,595,500	608	101,821,070	863	121,161,625	3,724,955
83.5 Columbus C	29	217,965	1,225	28,924,760	1,225	138,605,775	1,254	167,748,500	223,720
83.6 Columbus D	47	1,017,730	622	12,650,110	622	77,665,985	669	91,333,825	923,130
83.7 Columbus E	21	197,530	714	16,310,225	714	105,779,190	735	122,286,945	157,095
83.8 Columbus F	54	2,475,010	560	19,389,160	560	143,820,730	614	165,684,900	6,205,225
83.9 Columbus H	20	595,465	453	8,438,625	453	54,677,970	473	63,712,060	514,115
83.10 Columbus I	29	3,115,025	282	16,204,590	353	56,969,840	382	76,289,455	911,720
83.11 Columbus J	0	0	0	0	506	5,927,603	506	5,927,603	65,580
83.12 Columbus K	21	765,430	195	3,357,650	195	33,600,135	216	37,723,215	2,888,140
83.13 Columbus L	55	501,685	1,300	22,274,490	1,300	106,528,520	1,355	129,304,695	1,798,450
83.14 Comm1-col	1	125	1	10,455	1	56,230	2	66,810	0
83.15 Comm3-smtown/other	1	10,225	0	0	0	0	1	10,225	0
83.16 Humphrey D3	40	1,054,945	375	5,235,915	375	54,735,100	415	61,025,960	1,408,805
83.17 Nbhd 13 Smtown	126	563,685	746	4,050,695	751	53,589,315	877	58,203,695	144,365
83.18 Platte Acreage	812	9,697,165	733	15,426,580	805	115,440,390	1,617	140,564,135	2,814,981
83.19 Platte Center 12	0	0	1	2,580	1	20,195	1	22,775	0
83.20 Platte Cnty Farm	35	1,242,950	12	1,133,760	16	1,893,025	51	4,269,735	248,955
84 Residential Total	1,749	36,081,835	10,333	226,771,765	10,994	1,372,271,328	12,743	1,635,124,928	29,226,333

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	Comm1-col	167	12,095,540	839	90,515,920	853	311,255,930	1,020	413,867,390	2,640,805
85.2	Comm2-col Sd	41	4,632,575	111	23,449,390	115	227,725,260	156	255,807,225	3,264,150
85.3	Comm3-smtown/other	59	990,000	241	5,105,810	260	56,981,215	319	63,077,025	3,816,710
85.4	Platte Cnty Farm	0	0	0	0	4	317,955	4	317,955	0
86	Commercial Total	267	17,718,115	1,191	119,071,120	1,232	596,280,360	1,499	733,069,595	9,721,665

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	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	0.00	0.00%	0	0.00%	0.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
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
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Grass Total	0.00	0.00%	0	0.00%	0.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
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114. Market Area Total	0.00	0.00%	0	0.00%	0.00

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	116.27	0.78%	173,435	0.88%	1,491.66
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	183.43	1.23%	275,145	1.40%	1,500.00
90. 2G	571.49	3.84%	852,275	4.33%	1,491.32
91. 3G1	984.31	6.62%	1,304,215	6.62%	1,325.00
92. 3G	5,417.62	36.45%	7,172,555	36.40%	1,323.93
93. 4G1	3,085.39	20.76%	4,088,175	20.75%	1,325.01
94. 4G	4,506.45	30.32%	5,838,360	29.63%	1,295.56
95. Total	14,864.96	100.00%	19,704,160	100.00%	1,325.54
CRP					
96. 1C1	13.86	1.73%	49,065	2.34%	3,540.04
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	13.75	1.72%	45,925	2.19%	3,340.00
99. 2C	40.44	5.06%	130,425	6.23%	3,225.15
100. 3C1	72.30	9.05%	218,705	10.44%	3,024.97
101. 3C	206.20	25.81%	590,760	28.21%	2,864.99
102. 4C1	265.47	33.22%	654,390	31.25%	2,465.02
103. 4C	187.01	23.40%	404,880	19.33%	2,165.02
104. Total	799.03	100.00%	2,094,150	100.00%	2,620.87
Timber					
105. 1T1	25.24	0.82%	33,305	1.04%	1,319.53
106. 1T	1.90	0.06%	2,520	0.08%	1,326.32
107. 2T1	18.38	0.60%	27,570	0.86%	1,500.00
108. 2T	52.23	1.69%	75,035	2.34%	1,436.63
109. 3T1	20.48	0.66%	27,140	0.85%	1,325.20
110. 3T	589.59	19.13%	743,850	23.16%	1,261.64
111. 4T1	197.78	6.42%	261,210	8.13%	1,320.71
112. 4T	2,177.18	70.62%	2,040,565	63.55%	937.25
113. Total	3,082.78	100.00%	3,211,195	100.00%	1,041.66
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Grass Total	14,864.96	79.29%	19,704,160	78.79%	1,325.54
CRP Total	799.03	4.26%	2,094,150	8.37%	2,620.87
Timber Total	3,082.78	16.44%	3,211,195	12.84%	1,041.66
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114. Market Area Total	18,746.77	100.00%	25,009,505	100.00%	1,334.07

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

Market Area 6

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	929.51	3.90%	1,668,020	4.24%	1,794.52
88. 1G	1,405.88	5.90%	2,530,140	6.44%	1,799.68
89. 2G1	2,819.73	11.83%	4,730,815	12.04%	1,677.75
90. 2G	2,594.11	10.89%	4,377,860	11.14%	1,687.62
91. 3G1	1,780.12	7.47%	2,937,035	7.47%	1,649.91
92. 3G	6,232.05	26.16%	10,267,045	26.12%	1,647.46
93. 4G1	3,364.11	14.12%	5,382,575	13.69%	1,600.00
94. 4G	4,701.08	19.73%	7,412,080	18.86%	1,576.68
95. Total	23,826.59	100.00%	39,305,570	100.00%	1,649.65
CRP					
96. 1C1	48.17	4.84%	226,400	5.96%	4,700.02
97. 1C	39.26	3.95%	178,240	4.69%	4,539.99
98. 2C1	83.36	8.38%	361,355	9.51%	4,334.87
99. 2C	185.04	18.59%	773,465	20.35%	4,179.99
100. 3C1	91.12	9.16%	364,480	9.59%	4,000.00
101. 3C	202.39	20.34%	767,060	20.18%	3,790.01
102. 4C1	290.60	29.20%	973,510	25.61%	3,350.00
103. 4C	55.20	5.55%	156,205	4.11%	2,829.80
104. Total	995.14	100.00%	3,800,715	100.00%	3,819.28
Timber					
105. 1T1	195.50	3.40%	349,870	4.06%	1,789.62
106. 1T	189.46	3.29%	340,860	3.96%	1,799.11
107. 2T1	294.78	5.12%	501,135	5.82%	1,700.03
108. 2T	91.20	1.59%	150,315	1.75%	1,648.19
109. 3T1	164.40	2.86%	271,300	3.15%	1,650.24
110. 3T	905.45	15.74%	1,469,020	17.05%	1,622.42
111. 4T1	500.92	8.71%	802,550	9.32%	1,602.15
112. 4T	3,411.16	59.29%	4,728,490	54.90%	1,386.18
113. Total	5,752.87	100.00%	8,613,540	100.00%	1,497.26
<hr/>					
Grass Total	23,826.59	77.93%	39,305,570	76.00%	1,649.65
CRP Total	995.14	3.25%	3,800,715	7.35%	3,819.28
Timber Total	5,752.87	18.82%	8,613,540	16.65%	1,497.26
<hr/>					
114. Market Area Total	30,574.60	100.00%	51,719,825	100.00%	1,691.59

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

71 Platte

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,519,449,621	1,630,546,173	111,096,552	7.31%	29,226,333	5.39%
02. Recreational	4,571,660	4,578,755	7,095	0.16%	0	0.16%
03. Ag-Homesite Land, Ag-Res Dwelling	154,120,580	161,991,690	7,871,110	5.11%	573,185	4.74%
04. Total Residential (sum lines 1-3)	1,678,141,861	1,797,116,618	118,974,757	7.09%	29,799,518	5.31%
05. Commercial	470,785,190	476,266,885	5,481,695	1.16%	6,442,755	-0.20%
06. Industrial	252,906,415	256,802,710	3,896,295	1.54%	3,278,910	0.24%
07. Total Commercial (sum lines 5-6)	723,691,605	733,069,595	9,377,990	1.30%	9,721,665	-0.05%
08. Ag-Farmsite Land, Outbuildings	149,193,275	147,515,440	-1,677,835	-1.12%	4,257,950	-3.98%
09. Minerals	166,575	166,575	0	0.00	0	0.00%
10. Non Ag Use Land	1,001,050	1,132,750	131,700	13.16%		
11. Total Non-Agland (sum lines 8-10)	150,360,900	148,814,765	-1,546,135	-1.03%	4,257,950	-3.86%
12. Irrigated	1,534,311,935	1,480,379,190	-53,932,745	-3.52%		
13. Dryland	776,159,155	772,444,085	-3,715,070	-0.48%		
14. Grassland	77,027,910	76,729,330	-298,580	-0.39%		
15. Wasteland	284,810	289,680	4,870	1.71%		
16. Other Agland	2,947,275	2,927,820	-19,455	-0.66%		
17. Total Agricultural Land	2,390,731,085	2,332,770,105	-57,960,980	-2.42%		
18. Total Value of all Real Property (Locally Assessed)	4,942,925,451	5,011,771,083	68,845,632	1.39%	43,779,133	0.51%

2018 Assessment Survey for Platte County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	5
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$341,255
7.	Adopted budget, or granted budget if different from above:
	\$341,255 –all health care, retirement and social security costs are paid from county general.
8.	Amount of the total assessor's budget set aside for appraisal work:
	Not separated
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$40,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Deputy and Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; platte.assessor.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Staff and GIS Workshop
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	No not in the rural areas
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	Columbus, Duncan, Humphrey, Platte Center, and Monroe
4.	When was zoning implemented?
	Uncertain of the date in Columbus but many years ago; Humphrey is not known; zoning was implemented in Duncan and Platte Center in 2009; and zoning was implemented in Monroe in 2015.

D. Contracted Services

1.	Appraisal Services:
	Wayne Kubert with Great Plains Appraisal is occasionally contracted for special commercial projects.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Occasionally for special purpose commercial or industrial parcels.
2.	If so, is the appraisal or listing service performed under contract?
	They typically only use a verbal agreement.
3.	What appraisal certifications or qualifications does the County require?
	Certifications are secondary to qualifications. They want an appraiser to know the county, know mass appraisal processes and know how to appraise and defend the specific property type being appraised.
4.	Have the existing contracts been approved by the PTA?
	No; they have only used verbal agreements.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No, Whenever the county uses contract appraisal services, the appraiser provides an estimate of value and the support for that estimate, but the assessor reviews and approves all of the values before they are used.

2018 Residential Assessment Survey for Platte County

1.	Valuation data collection done by:																												
	Assessor and Assistant																												
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;">1</td> <td>Neighborhood 'A' is within the city of Columbus and consists of older homes that are mostly one and a half and two stories. Neighborhood 'A' is geographically located just North, East, and West of the County Courthouse. Contains approximately 1550 parcels.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Neighborhood 'A-1' consists of golf course and lake properties. Parcels in this area are both inside and outside of the city limits of Columbus. Consists of approximately 475 parcels.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Neighborhood 'B' is within the city of Columbus and is located geographically in the Southeast part of the town of Columbus, and consists of parcels that are average quality and in relatively close proximity to elementary schools. Contains approximately 600 parcels.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Neighborhood 'B-1' is an area of subdivisions outside the city limits of Columbus. Consists of subdivision parcels and mobile home courts.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Neighborhood 'C' is within the city of Columbus and geographically located North of highway 30 in Columbus and is made up of houses built generally between 1950 and 1970. Contains approximately 1275 parcels.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Neighborhood 'D' is within the city of Columbus and is primarily located in the Western most part of the city of Columbus and consists of parcels that are diverse in style and quality, but the common characteristic is their location. Contains approximately 675 parcels.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Neighborhood 'E' is within the city of Columbus and is physically located between Neighborhoods C and D. The parcels in this area are relatively the same quality but the common characteristic is geographic. Group E contains approximately 600 parcels.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Neighborhood 'F' is within the city of Columbus and is physically located between Neighborhoods C and D. The parcels in this area are relatively the same quality but the common characteristic is geographic. Group F contains approximately 575 parcels.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Neighborhood 'H' is within the city of Columbus and is physically located in the Northeast part of the town of Columbus. Parcels in this are linked together because of their geographical connection to one another. Contains approximately 450 parcels.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Neighborhood 'I' is within the city of Columbus and consists of the Wagner Lakes area and nearby subdivisions. These parcels are within the city limits of Columbus in the Southwest portion. 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15	Town of Humphrey Of the small towns outside of Columbus, Humphrey has a strong school system and a fair amount of commercial activity so it is measured individually for the residential class.
19	Acreages that consists of all rural residential parcels in the county. Review is conducted by township. When the dates for inspection and review, costing, depreciation tables and lot value study are reviewed.
Ag	Agricultural homes and outbuildings

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

The county uses the cost approach and applies market derived depreciation.

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?

Based on local market information.

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

Yes; and also for each assessor location in the consolidated group.

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

Valued by square foot primarily with values derived from vacant lot sales.

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

There are no subdivisions under development in the county where a discounted cash flow (DCF) methodology has been used to value the undeveloped lots. Any subdivision that has been developed in the recent past has been sized to sell out in one to two years. To date there has been only one individual who made application for DCF valuation as provided for in LB 191.

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>
	1	2017	2016	2017	2014
	2	2017	2016	2013	2013
	3	2014	2010	2014	2014
	4	2013	2016	2013	2013
	5	2017	2016	2014	2014
	6	2017	2016	2017	2015
	7	2016	2016	2016	2016
	8	2015	2016	2015	2015
	9	2013	2016	2013	2013
	10	2013	2010	2013	2013
	11	2015	2016	2015	2015
	12	2014	2016	2014	2014
	13	2012-2016	2016	2012-2016	2012-2016
	15	2017	2016	2012	2017
	19	2011-2012	2016	2016	2016
	Ag	2011-2012	2016	2016	2016

---The county has developed the valuation groups partly based on the original assessor locations and partly on the way they organize their work. They typically inspect, review and analyze each town or valuation group separately. The county has identified characteristics that make each town unique. Those characteristics vary, but are usually related to the population, schools, location, businesses and services in each town. Of the 15 valuation groups, the first 12 are sub-strata of the city of Columbus; Valuation Group #13 is a consolidation of 3 small villages and 5 small towns. This was first created for use in 2016. Humphrey is the only remaining individual small town. Unlike the others it has strong schools and a fair amount of commercial activity. Last is the valuation group named acreages, also known as rural residential; (the houses on agricultural parcels and agricultural buildings buildings tend to be represented by this group and are valued like the acreages).

2018 Commercial Assessment Survey for Platte County

1.	Valuation data collection done by:			
	Assessor and Staff			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	1	All commercial in the town of Columbus.		
	2	Commercial in close proximity to Columbus, but outside the city limits. These parcels are inspected, reviewed and revalued as an independent subclass.		
	3	All small town parcels and rural parcels throughout the county. The small town parcels are inspected, reviewed and revalued at the same time as their residential counterparts. The rural parcels that are not in close proximity to Columbus are usually inspected, reviewed and revalued in the same time frame as the small town or the rural residential that they are near.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The county uses the cost approach with depreciation developed from the market for all parcels and the income approach is used when information is available. That is mostly available for apartments, some general retail and warehouse type occupancies.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The major unique commercial or industrial properties are valued by an outside appraiser with expertise in appraising such property. Otherwise, they are valued by the assessor and staff along with the more typical 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?			
	Platte County uses local sales data to develop market derived depreciation.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	The depreciation in commercial property tends to be developed more toward individual or like occupancies than just the valuation group. There can also be variation between valuation groups due to locational differences.			
6.	Describe the methodology used to determine the commercial lot values.			
	Vacant lot sales are analyzed to establish land values.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2015	2016	2015
	2	2015	2016	2015
	3	2013 / 2017	2016	2013 / 2017

2018 Agricultural Assessment Survey for Platte County

1.	Valuation data collection done by:										
	Staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
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	<p>---The county is in a continuous process of updating the use of agricultural land. Every year, they review the certifications, the NRCS maps, and FSA maps provided by farmers. The GIS photo base is the primary source for land use verification and it is monitored for changes. When the county inspects and reviews the improvements in the rural areas of the county, they also review the land use that they are able to observe. The county completed the review of all of the land use throughout the county by comparing the 2014 photo base to the 2016 GIS photo base on a parcel by parcel basis. This review was completed during 2017 for use in the 2018 tax year.</p>										
3.	Describe the process used to determine and monitor market areas.										
	The county monitors sales activity throughout the county to determine if measureable differences exist.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	The primary use of the parcel is determined based on physical inspections and questionnaires and similar properties are used to determine the valuation.										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	Yes; the first (home site) acre, for both farm home and rural residential home sites is valued the same at \$20,000. This home site acre value is the same throughout the county.										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	There are a minimal number of acres known to be in the Wetland Reserve Program (WRP) program in Platte County. Neither the FSA nor the land owners have reported actual WRP acres. The values used for WRP Acres have been set using data from the sales that have occurred in or near Platte County.										
	<i>If your county has special value applications, please answer the following</i>										

7a.	How many special valuation applications are on file?
	50
7b.	What process was used to determine if non-agricultural influences exist in the county?
	The county annually verifies and analyzes all agricultural sales. They do this primarily to establish agricultural land values each year, but also to see if there are differing value trends that would indicate that some land values are driven by influences from outside the typical agricultural land market.
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	The non-agricultural influence has come from the development of residential or recreational sites or developments near the rivers.
7d.	Where is the influenced area located within the county?
	The influenced area in Platte County occurs along the rivers and is sometimes used for residential and recreational purposes.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	The sales of similar land that occur in the non-influenced part of the county are analyzed to develop the values throughout the county. These values are also applied to the qualified parcels that exist in the influenced parts of the county.

PLATTE COUNTY
PLAN OF ASSESSMENT

Thomas M. Placzek
PLATTE COUNTY ASSESSOR
3 Year Plan
Introduction

Pursuant to Neb. Laws 2005, LB263, Section 9.

County Description of Real Property in Platte County:

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

	Parcels	% of Total Parcels	% of Value	Value Base
Residential	12696	64.5%	30.7%	1,520,792,431
Commercial	1496	7.6%	9.5%	471,158,580
Industrial	72	.4%	5.1%	254,461,075
Recreational	58	.3%	-.1%	4,571,660
Agricultural	5258	26.7%	54.5%	2,696,523,475
Special Value	101	.5%	.5%	25,651,845

Agricultural land-taxable acres 390,018

New Property: For assessment year 2017 an estimated 300 building permits and/or information statements were filed for new property construction/additions in the county.

Current Assessment Procedures for Real Property

STAFF

1 Assessor
1 Deputy Assessor
3 Fulltime Clerks

2 Appraiser Assistants

Assessor prints and checks all reports. Helps with the sales review process for residential, Ag, and commercial properties. Tax corrections are written by the Assessor/Deputy Assessor.

Deputy Assessor, and 3 clerks work on Personal Property & Homestead Exemptions and answers the phone.

Deputy Assessor---Works on CAMA system (data entry & problem solving) in addition to Homestead Exemption & Personal Property & Maintenance of Cadastral Books.

Clerks in the assessor's office assist in all the general duties in the office. Personal property, Homestead exemptions, entering data in the Cama real estate system & GIS data implementation.

Assessor and Appraiser Assistant—Sales review and appraisal review and pickup work for Residential, Commercial and Ag properties and Ag Land sales review & GIS data implementation. Assessor sets/approves all valuations.

Current Assessment Procedures for Real Property:

A. Real Estate Transfers Statements are updated within a couple weeks of when received from The Register of Deeds Office. The Assessor reviews the sales. Once reviewed the transfer statements are passed to the Deputy who will update the computer & GIS Sys with the new information and transfer 521 information electronically to the Department of Assessment and Taxation.

Sales information sheets are filled out either by making phone calls or mail.

We also send letters for appointments so the Assessor or Appraiser Assistant can make a physical review of the property.

B. Internal sales ratio studies are done by neighborhoods and Platte County works well with State of Nebraska Field Liaison and review results.

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

Property Class	Median	COD	PRD
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Commercial	98	18.46	101.18
Agricultural Land	73	15.80	103.01

Assessment Actions Planned for Assessment Year 2018:

Residential

Sales review of all neighborhoods . Pickup work. Humphrey outside review

Commercial

Sales review of commercial and Industrial. Outside review of all small towns and pickup work.

Agricultural

Sales review on land sales & Pickup work.

Assessment Actions Planned for Assessment Year 2019:

Residential

Sales Review of all neighborhoods and pickup work. Review neighborhoods A-1, B-1 & H

Commercial

Sale Review of Commercial and Industrial. Pickup work.

Agricultural

Pickup work & Sales review of land sales.

Assessment Actions Planned for Assessment Year 2020:

Residential

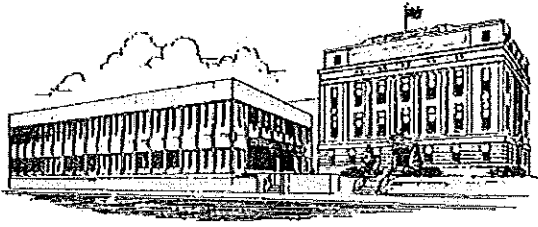
Sales review of all neighborhoods & pickup work. Review neighborhoods B, C, & I

Commercial

Sales review of Commercial & Industrial . Pickup work

Agricultural

Pick up work & Sales review of land sales



THOMAS M PLACZEK
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February 21, 2018

2018

Methodology for Special Valuation

Platte County

Platte County submits this report pursuant to Title 350, Neb Regulation – 11-005.04.

Platte County has instituted Special Valuation along the Loup and Platte Rivers. The following methodology is used to value agricultural land following non-agricultural influences has been identified.

Sales along the rivers have indicated that grass and tree cover are selling for approximately \$2,500 per acre.

In this process, I have determined that market value for grass land and tree cover in this area has been driven up by purchases for hunting and other recreational type uses.

The “special valuation” for qualified parcels were determined by using sales away from the river in an “uninfluenced” area.

Sincerely,

Thomas M. Placzek
Platte County Assessor