

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

RED WILLOW COUNTY

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Red Willow 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 Red Willow 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: Kristi Korell, Red Willow County Assessor

Property Assessment Division
Ruth A Sorensen, Administrator
revenue.nebraska.gov/PAD

PO Box 98919
Lincoln, Nebraska 68509-8919
PHONE 402-471-5984 **FAX** 402-471-5993

Table of Contents

2018 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

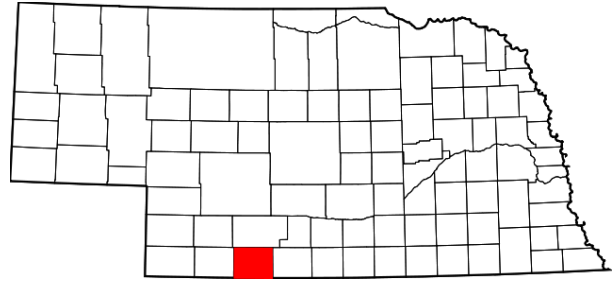
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

**Further information may be found in Exhibit 94*

County Overview

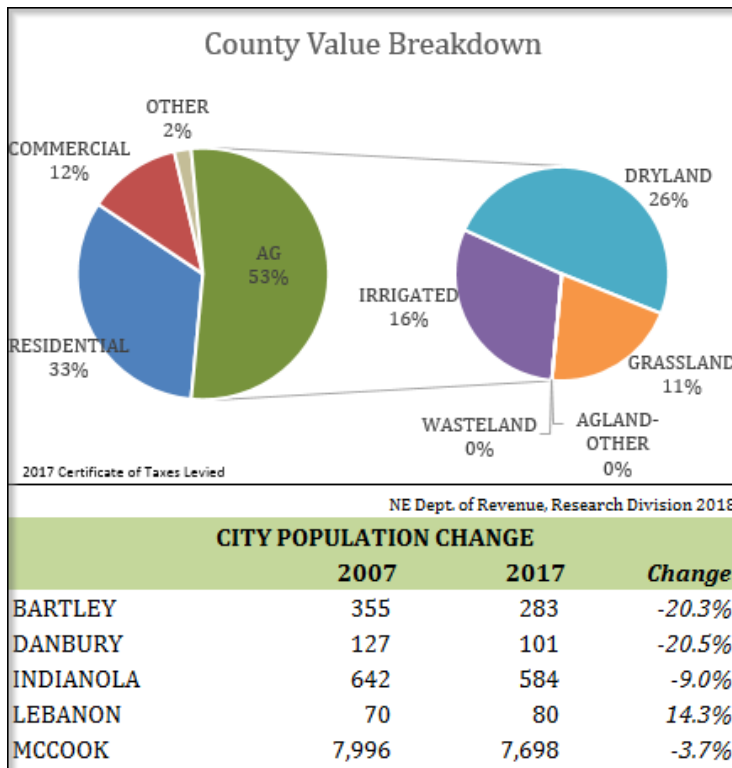
With a total area of 717 square miles, Red Willow County had 10,722 residents, per the Census Bureau Quick Facts for 2016, a 3% decline from the 2010 U.S. Census. Reports indicated that 76% of county residents were homeowners and 85% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Red Willow County are located in and around McCook, the county seat. According to the latest information available from the U.S. Census

Bureau, there were 406 employer establishments with total employment of 3,811.

Agricultural land makes up approximately 53% of the county's valuation base. A mix of grass and dry land makes up the majority of the land in the county and cattle and corn production are the primary agricultural activities. Red Willow County is included in the Middle Republican Natural Resources District (NRD).



2018 Residential Correlation for Red Willow County

Assessment Actions

For the 2018 assessment year, the county completed their physical review of suburban homes, mobile homes in McCook, and neighborhoods 1505, 2505, and 2605. Depreciation models were adjusted for these three neighborhoods.

The county also analyzed rural and suburban sales. The rural sales along the highways were more reflective of the market for suburban sales. The county then established a boundary one mile off the highway and applied suburban depreciation and land values to parcels within the area. A review of the depreciation tables showed that homes in average and average + conditions and newer homes were under assessed. The county adjusted the depreciation models in response. The county will continue to monitor the market and make adjustments as warranted.

Description of Analysis

Five valuation groups were established to recognize different characteristics that would affect market value.

Valuation Group	Assessor Location
1	McCook
2	Indianola
3	Bartley
4	Danbury, Lebanon
6	Rural and Suburban

The statistical profile shows that overall the three levels of central tendency are within the acceptable range. The COD is within the prescribed parameters of IAAO for a rural housing market. The PRD is high but is affected by low dollar sales, when sales under fifteen thousand are removed the PRD drops to approximately 104% while the median stays within the acceptable range.

When stratified by valuation groups, all groups with a sufficient number of sales have a median within the acceptable range, except for Group 3. Group 3 is the village of Bartley. Bartley is a small community with less than 300 people. The housing market can be erratic in small towns. This dispersion is evident with a 47.73 COD. Removal of a single sale on either side of the array, shifts the median from 79%-93%. These factors indicate that the median is not an accurate indication of a level of value for Group 3.

A review of historic value changes for Group 3 and 4 indicate that these small villages have moved at a similar pace of 2-4% annually as other villages of like size in surrounding counties. This along with the fact that the villages are appraised in the same manner as the groups that are within the

2018 Residential Correlation for Red Willow County

acceptable range indicate that these two valuation groups have achieved an acceptable level of value.

A review of the 2018 County Abstract of Assessment for Real Property Compared with the 2017 Certificate of Taxes Levied Report (CTL) show similar movement of the population of the residential class of 2.25% while the sample moved at 2.94%.

Assessment Practice Review

Annually a 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 whether valuation processes result in uniform and proportionate valuations of real property.

One aspect of the review is to verify that data received by the state is accurate and filed in a timely manner. Values updated during the Assessed Value Update are compared to the property record cards in the county revealed there were no errors. Real Estate Transfer Statements and sales transmission were reviewed and indicated that the sales data was generally correct. It is believed that the data submitted to the state is accurate, providing a solid foundation for measurement.

The sales verification and qualification processes were discussed with the county assessor. The county utilizes a questionnaire sent to both the buyer and seller of each transaction and will follow-up with phone calls when necessary. The usability rate has remained stable over the years, sales that were disqualified were documented and indicate no bias supporting that all arm's-length transactions have been used for measurement of the residential class.

The compliance of the six-year inspection and review cycle was also examined. The county conducts review work for the residential class in house. During the review, new pictures are taken and interior inspections are attempted at the door. Changes made during the review are well documented on the property record cards. The county is in compliance with the six year inspection requirements.

Valuation groups are also evaluated to ensure that economic differences are being adequately identified. The residential class contains five different groups. Group 1 represents the City of McCook, the county seat and regional hub for commercial activity. Group 2 and 3 mirror the individual assessor locations of Indianola and Bartley. Group 4 combines the two smallest communities of Danbury and Lebanon. These villages each have less than 100 people with no services or amenities. For 2018, Group 6 combined rural and suburban into the same valuation group. Rural parcels one mile off the highways were given suburban land values and depreciation. For more remote rural parcels, a difference in land value still exists.

2018 Residential Correlation for Red Willow County

Equalization and Quality of Assessment

Analysis of the statistics and the assessment practices support that all valuation groups have achieved an acceptable level of value. The quality of assessment complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	299	93.98	97.13	91.30	16.90	106.39
02	19	100.11	109.56	97.89	25.52	111.92
03	12	86.00	109.20	82.61	47.73	132.19
04	6	143.20	150.28	102.47	42.60	146.66
06	36	94.05	93.30	91.76	11.36	101.68
____ALL____	372	94.01	98.64	91.51	18.57	107.79

Level of Value

Based on analysis of all available information, the level of value for the residential class in Red Willow County is 94%.

2018 Commercial Correlation for Red Willow County

Assessment Actions

Grain elevators were physically reviewed and revalued for the 2018 Assessment Year. For the rest of the commercial class, pick up work was completed in a timely manner.

Description of Analysis

Two valuation groups have been established for the commercial class to represent different economic factors that would affect value.

Valuation Group	Assessor Location
1	McCook, Rural Commercial
2	Indianola, Bartley, Danbury, Lebanon

Analysis of the overall statistical profile indicates a median within the acceptable range. The mean and weighted mean are above the statistical range; however, if you remove the low dollar influence from the sample both fall back within the range and closely correlate with the median. The qualitative statistics support that the assessments are uniform.

_Ranges Excl. Low \$ _							
Greater Than	4,999	35	99.10	100.87	100.51	10.81	100.36
Greater Than	14,999	32	98.61	98.60	100.47	09.38	98.14
Greater Than	29,999	31	98.76	98.94	100.49	09.33	98.46

Valuation group 2 contains eleven sales from the villages with a median above the acceptable range. Nine of the eleven sales have a sales price of \$7,000 or less and eight of the nine sales have assessed values that only differ from the sales price by \$1,000 or less. Most of these sales are vacant buildings used for storage. The two remaining sales have assessment to sale ratios of 82-88%. Group 2 was reappraised at the same time as Group 1 and is uniformly assessed.

A comparison of the 2018 County Abstract of Assessment for Real Property Compared with the 2017 Certificate of Taxes Levied Report to the sample, reveal a 5% increase to the population while the sample increased 1%. This is to be expected since the areas of reappraisal (grain elevators) were not represented in the sample. The majority of the valuation changes occurred in the rural and suburban areas.

Assessment Practice Review

Annually a 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 whether valuation processes result in uniform and proportionate valuations of real property.

2018 Commercial Correlation for Red Willow County

One aspect of the review involves examining the qualification process of the county along with the reviewing the nonqualified sales. The usability rate for the commercial class is 45%, however; the county assessor noted a large number of corporation name change transactions that affect the class. It is believed that all arm's-length sales have been made available for measurement.

The six-year inspection and review cycle was also discussed with the county assessor. The commercial class was reappraised including a physical review for the 2017 assessment year. Land values were updated in McCook during this review. Elevators, feedlots and dairies were reviewed and revalued for the 2018 assessment year. For the commercial class, the county complies with the review requirements.

Valuation groups were also evaluated to ensure that the each grouping identified distinct economic characteristics that would affect market value. For the commercial class, there are two unique valuation groups. Group 1 identifies the City of McCook and rural commercial properties. McCook is the county seat and the regional hub of commercial activity. Group 2 is comprised of the rest of the county. These smaller communities do not have a stable commercial market.

Equalization and Quality of Assessment

The statistics overall support that assessments are uniform and proportionate within the class. Group 2 are believed to be uniformly assessed and at an acceptable level of value. The quality of assessment complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	30	98.93	99.52	100.55	09.04	98.98
02	11	105.73	115.30	97.03	19.82	118.83
____ALL____	41	99.34	103.75	100.52	12.50	103.21

Level of Value

Based on the analysis of all available information, the level of value of commercial property in Red Willow County is at 99%

2018 Agricultural Correlation for Red Willow County

Assessor Actions

For the 2018 assessment year, the assessor reviewed sales within the county. Based on market evidence, the county decreased irrigated values by approximately 6% overall. The top tiers of irrigated LCGs were decreased by 7%, middle tiers decreased 5-3%, while the lower LCGs were left at the prior values. Dryland values decrease 15% overall while grassland values remained at the prior year's values. These changes are reflective of the trends within the Southwest Region of the state. Acres in CREP are valued the same as irrigated land and CRP is valued the same dryland. Pick up work was completed for agricultural homes and improvements in a timely manner.

Description of Analysis

Initial review of the overall statistical analysis show that all three levels of central tendency are within the acceptable range. A review of the sales by study period reveals a downturn in the market for the most current year. This trend is evident throughout this region. Stratified by 80% MLU by subclass show that only dryland has a sufficient number of sales. This is typical since the majority of Red Willow's sales are mixture of dry and grass acres.

A comparison of values set by surrounding counties indicate that the values set by Red Willow achieve equalization across county lines.

Assessment Practice Review

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

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

Agricultural market areas were also evaluated to ensure that the market areas identify differences in the agricultural market. The county reviews agricultural land sales annually; the analysis had not indicated any distinct differences that would warrant multiple market areas.

The physical inspection and review cycle is also discussed with the county assessor. Agricultural homes are inspected and valued using the same appraisal processes as rural residential homes. The review was last completed in 2015 and 2016. The land use was also reviewed in 2015 with current aerial imagery compared to prior imagery. Agricultural properties under 20 acres are reviewed more closely to determine if an agricultural use is taking place.

2018 Agricultural Correlation for Red Willow County

Equalization

The statistical analysis and review of assessment practices support that the county has generally achieved equalization. A comparison of values set in Red Willow County to adjoining counties demonstrate similar comparability. The quality of assessment of the agricultural class in Red Willow County complies with generally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	4	70.04	64.64	63.95	16.19	101.08
1	4	70.04	64.64	63.95	16.19	101.08
<u> Dry </u>						
County	11	73.68	74.65	73.14	19.16	102.06
1	11	73.68	74.65	73.14	19.16	102.06
<u> Grass </u>						
County	6	69.64	68.44	74.11	13.71	92.35
1	6	69.64	68.44	74.11	13.71	92.35
<u> ALL </u>						
	57	69.06	70.98	71.76	19.22	98.91

Level of Value

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

2018 Opinions of the Property Tax Administrator for Red Willow County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Red Willow County

Residential Real Property - Current

Number of Sales	372	Median	94.01
Total Sales Price	\$38,100,663	Mean	98.64
Total Adj. Sales Price	\$38,100,663	Wgt. Mean	91.51
Total Assessed Value	\$34,864,758	Average Assessed Value of the Base	\$76,385
Avg. Adj. Sales Price	\$102,421	Avg. Assessed Value	\$93,722

Confidence Interval - Current

95% Median C.I	92.26 to 95.13
95% Wgt. Mean C.I	89.76 to 93.25
95% Mean C.I	95.43 to 101.85
% of Value of the Class of all Real Property Value in the County	31.56
% of Records Sold in the Study Period	7.72
% of Value Sold in the Study Period	9.47

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	382	93	93.43
2016	349	93	93.04
2015	344	94	94.24
2014	299	94	93.58

2018 Commission Summary for Red Willow County

Commercial Real Property - Current

Number of Sales	41	Median	99.34
Total Sales Price	\$10,704,738	Mean	103.75
Total Adj. Sales Price	\$10,704,738	Wgt. Mean	100.52
Total Assessed Value	\$10,760,755	Average Assessed Value of the Base	\$200,684
Avg. Adj. Sales Price	\$261,091	Avg. Assessed Value	\$262,457

Confidence Interval - Current

95% Median C.I	97.56 to 101.03
95% Wgt. Mean C.I	97.02 to 104.03
95% Mean C.I	96.88 to 110.62
% of Value of the Class of all Real Property Value in the County	13.15
% of Records Sold in the Study Period	5.37
% of Value Sold in the Study Period	7.02

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	38	99	99.09
2016	36	92	96.88
2015	33	92	96.93
2014	23	95	96.93

73 Red Willow

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 : 372
 Total Sales Price : 38,100,663
 Total Adj. Sales Price : 38,100,663
 Total Assessed Value : 34,864,758
 Avg. Adj. Sales Price : 102,421
 Avg. Assessed Value : 93,722

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 99
 COD : 18.57
 PRD : 107.79

COV : 32.01
 STD : 31.57
 Avg. Abs. Dev : 17.46
 MAX Sales Ratio : 354.58
 MIN Sales Ratio : 47.27

95% Median C.I. : 92.26 to 95.13
 95% Wgt. Mean C.I. : 89.76 to 93.25
 95% Mean C.I. : 95.43 to 101.85

Printed:3/28/2018 8:44:23AM

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	54	93.73	98.31	93.27	16.95	105.40	63.39	190.63	87.71 to 98.95	85,480	79,731	
01-JAN-16 To 31-MAR-16	42	95.99	98.92	94.44	13.18	104.74	53.06	144.63	94.04 to 102.77	98,988	93,483	
01-APR-16 To 30-JUN-16	56	92.38	90.86	88.12	16.39	103.11	47.27	133.61	85.51 to 96.96	116,137	102,344	
01-JUL-16 To 30-SEP-16	55	89.83	92.16	90.41	13.58	101.94	54.01	158.21	86.49 to 95.38	98,367	88,936	
01-OCT-16 To 31-DEC-16	31	93.99	110.96	93.70	26.57	118.42	74.02	350.36	89.59 to 101.70	105,113	98,489	
01-JAN-17 To 31-MAR-17	23	91.15	101.63	91.55	21.82	111.01	70.72	215.77	84.77 to 100.28	87,187	79,817	
01-APR-17 To 30-JUN-17	50	89.28	91.24	87.97	14.90	103.72	49.18	190.06	84.14 to 95.07	117,656	103,498	
01-JUL-17 To 30-SEP-17	61	96.04	110.42	94.89	27.43	116.37	48.81	354.58	94.11 to 101.06	102,735	97,483	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	207	93.56	94.78	91.14	15.22	103.99	47.27	190.63	90.78 to 95.26	99,938	91,084	
01-OCT-16 To 30-SEP-17	165	94.29	103.48	91.94	22.79	112.55	48.81	354.58	91.78 to 95.74	105,536	97,032	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	184	93.76	96.47	91.06	16.60	105.94	47.27	350.36	91.57 to 95.26	105,054	95,664	
<u>ALL</u>	372	94.01	98.64	91.51	18.57	107.79	47.27	354.58	92.26 to 95.13	102,421	93,722	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	299	93.98	97.13	91.30	16.90	106.39	47.27	354.58	91.78 to 95.16	98,404	89,845	
02	19	100.11	109.56	97.89	25.52	111.92	59.80	177.15	83.20 to 132.63	60,158	58,888	
03	12	86.00	109.20	82.61	47.73	132.19	56.89	350.36	62.64 to 102.32	56,993	47,084	
04	6	143.20	150.28	102.47	42.60	146.66	84.77	247.26	84.77 to 247.26	47,917	49,098	
06	36	94.05	93.30	91.76	11.36	101.68	58.02	128.05	87.12 to 99.42	182,317	167,296	
<u>ALL</u>	372	94.01	98.64	91.51	18.57	107.79	47.27	354.58	92.26 to 95.13	102,421	93,722	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	361	93.98	98.37	91.49	17.99	107.52	47.27	354.58	92.12 to 95.07	104,445	95,558	
06												
07	11	95.63	107.60	92.98	37.07	115.72	50.14	247.26	58.02 to 133.10	36,009	33,482	
<u>ALL</u>	372	94.01	98.64	91.51	18.57	107.79	47.27	354.58	92.26 to 95.13	102,421	93,722	

73 Red Willow

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 : 372
 Total Sales Price : 38,100,663
 Total Adj. Sales Price : 38,100,663
 Total Assessed Value : 34,864,758
 Avg. Adj. Sales Price : 102,421
 Avg. Assessed Value : 93,722

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 99
 COD : 18.57
 PRD : 107.79

COV : 32.01
 STD : 31.57
 Avg. Abs. Dev : 17.46
 MAX Sales Ratio : 354.58
 MIN Sales Ratio : 47.27

95% Median C.I. : 92.26 to 95.13
 95% Wgt. Mean C.I. : 89.76 to 93.25
 95% Mean C.I. : 95.43 to 101.85

Printed:3/28/2018 8:44:23AM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	4	164.82	194.67	204.41	47.80	95.24	98.69	350.36	N/A	3,825	7,819	
Less Than 15,000	17	175.44	183.23	183.85	30.61	99.66	92.92	354.58	125.26 to 205.22	7,729	14,211	
Less Than 30,000	44	122.88	139.12	124.09	36.82	112.11	50.14	354.58	97.60 to 151.17	16,312	20,242	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	368	93.94	97.60	91.46	17.62	106.71	47.27	354.58	92.04 to 95.07	103,493	94,656	
Greater Than 14,999	355	93.40	94.59	91.19	14.99	103.73	47.27	215.77	91.15 to 94.66	106,956	97,530	
Greater Than 29,999	328	92.57	93.21	90.88	14.03	102.56	47.27	194.26	90.72 to 94.32	113,972	103,580	
<u>Incremental Ranges</u>												
0 TO 4,999	4	164.82	194.67	204.41	47.80	95.24	98.69	350.36	N/A	3,825	7,819	
5,000 TO 14,999	13	175.44	179.71	181.14	26.22	99.21	92.92	354.58	125.26 to 205.22	8,931	16,178	
15,000 TO 29,999	27	102.26	111.34	110.70	24.59	100.58	50.14	215.77	92.39 to 127.00	21,715	24,039	
30,000 TO 59,999	63	98.31	101.70	101.27	18.99	100.42	49.18	176.27	93.90 to 104.79	43,538	44,092	
60,000 TO 99,999	107	95.21	93.77	94.23	15.45	99.51	47.27	194.26	91.78 to 100.08	78,871	74,323	
100,000 TO 149,999	72	91.10	90.82	90.62	08.45	100.22	57.55	123.70	88.13 to 94.23	120,952	109,608	
150,000 TO 249,999	71	87.86	88.52	88.04	11.18	100.55	48.81	117.07	84.86 to 92.12	183,962	161,966	
250,000 TO 499,999	15	85.51	87.34	86.94	06.65	100.46	78.54	101.55	81.92 to 93.38	295,400	256,829	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	372	94.01	98.64	91.51	18.57	107.79	47.27	354.58	92.26 to 95.13	102,421	93,722	

73 Red Willow

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 : 41
 Total Sales Price : 10,704,738
 Total Adj. Sales Price : 10,704,738
 Total Assessed Value : 10,760,755
 Avg. Adj. Sales Price : 261,091
 Avg. Assessed Value : 262,457

MEDIAN : 99
 WGT. MEAN : 101
 MEAN : 104
 COD : 12.50
 PRD : 103.21

COV : 21.62
 STD : 22.43
 Avg. Abs. Dev : 12.42
 MAX Sales Ratio : 175.59
 MIN Sales Ratio : 64.69

95% Median C.I. : 97.56 to 101.03
 95% Wgt. Mean C.I. : 97.02 to 104.03
 95% Mean C.I. : 96.88 to 110.62

Printed:3/28/2018 8:44:25AM

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	3	100.01	97.42	97.88	02.97	99.53	91.67	100.58	N/A	225,000	220,241
01-JAN-15 To 31-MAR-15	3	97.56	96.10	93.37	01.50	102.92	93.17	97.56	N/A	35,833	33,459
01-APR-15 To 30-JUN-15	3	98.46	98.52	98.51	00.38	100.01	97.99	99.10	N/A	109,833	108,200
01-JUL-15 To 30-SEP-15	3	127.45	132.86	118.76	15.61	111.87	105.73	165.40	N/A	3,400	4,038
01-OCT-15 To 31-DEC-15	4	100.29	100.73	98.80	03.40	101.95	95.00	107.35	N/A	75,500	74,598
01-JAN-16 To 31-MAR-16	5	99.56	114.12	99.61	15.04	114.57	98.76	168.36	N/A	862,100	858,729
01-APR-16 To 30-JUN-16	4	97.50	101.55	92.60	11.71	109.67	83.20	128.00	N/A	89,800	83,159
01-JUL-16 To 30-SEP-16	3	79.74	87.58	80.62	18.26	108.63	69.66	113.33	N/A	94,667	76,323
01-OCT-16 To 31-DEC-16	4	98.33	100.80	97.86	11.72	103.00	81.54	125.00	N/A	223,438	218,666
01-JAN-17 To 31-MAR-17	1	101.20	101.20	101.20	00.00	100.00	101.20	101.20	N/A	7,000	7,084
01-APR-17 To 30-JUN-17	2	139.19	139.19	142.07	26.16	97.97	102.78	175.59	N/A	195,500	277,750
01-JUL-17 To 30-SEP-17	6	97.20	92.34	101.22	09.61	91.23	64.69	105.81	64.69 to 105.81	505,848	512,008
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	12	98.78	106.22	97.83	10.29	108.58	91.67	165.40	97.56 to 105.73	93,517	91,485
01-OCT-15 To 30-SEP-16	16	99.45	102.65	98.06	12.64	104.68	69.66	168.36	95.00 to 107.35	328,481	322,103
01-OCT-16 To 30-SEP-17	13	99.64	102.83	104.22	14.33	98.67	64.69	175.59	88.13 to 105.81	332,834	346,869
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	13	99.10	106.56	98.17	09.84	108.55	93.17	165.40	97.56 to 107.35	57,631	56,576
01-JAN-16 To 31-DEC-16	16	99.05	102.67	97.99	14.70	104.78	69.66	168.36	83.20 to 113.33	365,466	358,120
<u>ALL</u>	41	99.34	103.75	100.52	12.50	103.21	64.69	175.59	97.56 to 101.03	261,091	262,457

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	30	98.93	99.52	100.55	09.04	98.98	64.69	175.59	97.06 to 100.01	354,261	356,205
02	11	105.73	115.30	97.03	19.82	118.83	81.54	168.36	88.13 to 165.40	6,991	6,783
<u>ALL</u>	41	99.34	103.75	100.52	12.50	103.21	64.69	175.59	97.56 to 101.03	261,091	262,457

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	98.76	98.76	98.76	00.00	100.00	98.76	98.76	N/A	120,500	119,000
03	40	99.45	103.88	100.54	12.79	103.32	64.69	175.59	97.56 to 101.03	264,606	266,044
04											
<u>ALL</u>	41	99.34	103.75	100.52	12.50	103.21	64.69	175.59	97.56 to 101.03	261,091	262,457

73 Red Willow

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 : 41
 Total Sales Price : 10,704,738
 Total Adj. Sales Price : 10,704,738
 Total Assessed Value : 10,760,755
 Avg. Adj. Sales Price : 261,091
 Avg. Assessed Value : 262,457

MEDIAN : 99
 WGT. MEAN : 101
 MEAN : 104
 COD : 12.50
 PRD : 103.21

COV : 21.62
 STD : 22.43
 Avg. Abs. Dev : 12.42
 MAX Sales Ratio : 175.59
 MIN Sales Ratio : 64.69

95% Median C.I. : 97.56 to 101.03
 95% Wgt. Mean C.I. : 97.02 to 104.03
 95% Mean C.I. : 96.88 to 110.62

Printed:3/28/2018 8:44:25AM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	6	117.40	120.55	115.06	16.81	104.77	97.56	165.40	97.56 to 165.40	1,783	2,052	
Less Than 15,000	9	107.35	122.07	118.70	19.38	102.84	97.56	168.36	97.56 to 165.40	3,267	3,877	
Less Than 30,000	10	106.54	118.67	108.37	19.37	109.50	88.13	168.36	97.56 to 165.40	4,440	4,812	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	35	99.10	100.87	100.51	10.81	100.36	64.69	175.59	97.06 to 100.58	305,544	307,098	
Greater Than 14,999	32	98.61	98.60	100.47	09.38	98.14	64.69	175.59	96.18 to 100.01	333,604	335,183	
Greater Than 29,999	31	98.76	98.94	100.49	09.33	98.46	64.69	175.59	97.01 to 100.01	343,882	345,569	
<u>Incremental Ranges</u>												
0 TO 4,999	6	117.40	120.55	115.06	16.81	104.77	97.56	165.40	97.56 to 165.40	1,783	2,052	
5,000 TO 14,999	3	105.73	125.10	120.78	21.18	103.58	101.20	168.36	N/A	6,233	7,529	
15,000 TO 29,999	1	88.13	88.13	88.13	00.00	100.00	88.13	88.13	N/A	15,000	13,220	
30,000 TO 59,999	3	81.54	95.43	92.44	18.51	103.23	79.74	125.00	N/A	37,167	34,357	
60,000 TO 99,999	7	97.06	95.03	94.19	08.29	100.89	64.69	113.33	64.69 to 113.33	79,071	74,474	
100,000 TO 149,999	8	98.61	96.36	96.42	03.21	99.94	83.20	100.58	83.20 to 100.58	122,875	118,475	
150,000 TO 249,999	6	101.21	107.32	109.66	20.09	97.87	69.66	175.59	69.66 to 175.59	177,875	195,064	
250,000 TO 499,999	3	99.56	99.26	99.35	00.60	99.91	98.22	100.01	N/A	298,000	296,052	
500,000 TO 999,999	1	97.01	97.01	97.01	00.00	100.00	97.01	97.01	N/A	670,000	650,000	
1,000,000 +	3	101.03	102.06	100.80	02.14	101.25	99.34	105.81	N/A	2,127,029	2,143,969	
<u>ALL</u>	41	99.34	103.75	100.52	12.50	103.21	64.69	175.59	97.56 to 101.03	261,091	262,457	

73 Red Willow

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 : 41
 Total Sales Price : 10,704,738
 Total Adj. Sales Price : 10,704,738
 Total Assessed Value : 10,760,755
 Avg. Adj. Sales Price : 261,091
 Avg. Assessed Value : 262,457

MEDIAN : 99
 WGT. MEAN : 101
 MEAN : 104
 COD : 12.50
 PRD : 103.21

COV : 21.62
 STD : 22.43
 Avg. Abs. Dev : 12.42
 MAX Sales Ratio : 175.59
 MIN Sales Ratio : 64.69

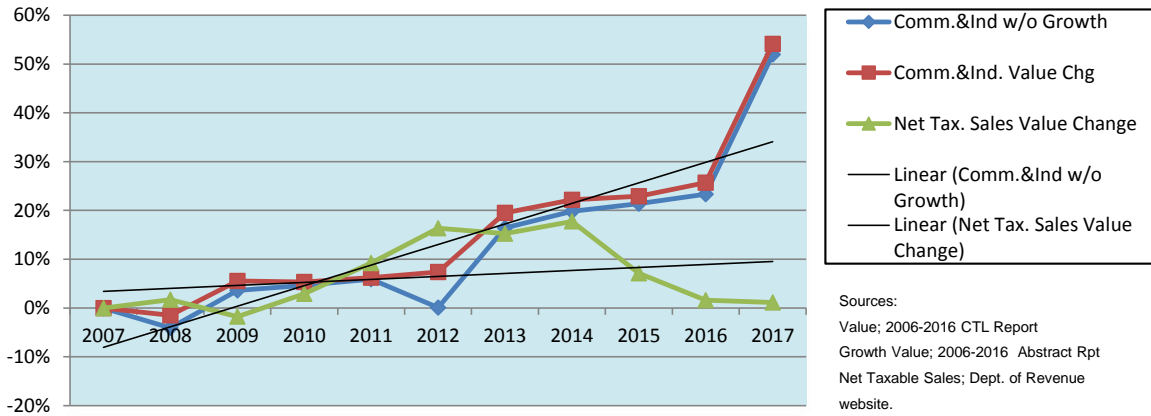
95% Median C.I. : 97.56 to 101.03
 95% Wgt. Mean C.I. : 97.02 to 104.03
 95% Mean C.I. : 96.88 to 110.62

Printed:3/28/2018 8:44:25AM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	100.93	100.93	100.93	00.00	100.00	100.93	100.93	N/A	80,000	80,744
304	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	1,582,088	1,598,392
309	1	113.33	113.33	113.33	00.00	100.00	113.33	113.33	N/A	60,000	67,998
343	3	99.34	98.64	99.02	00.86	99.62	97.01	99.56	N/A	1,565,000	1,549,636
344	6	99.05	104.30	94.40	18.43	110.49	64.69	168.36	64.69 to 168.36	100,208	94,595
352	3	102.78	102.04	102.35	01.89	99.70	98.76	104.58	N/A	153,500	157,107
353	6	97.96	109.85	119.51	17.48	91.92	83.20	175.59	83.20 to 175.59	111,917	133,754
378	1	105.81	105.81	105.81	00.00	100.00	105.81	105.81	N/A	1,024,000	1,083,514
386	2	95.84	95.84	97.30	04.35	98.50	91.67	100.01	N/A	277,500	270,012
406	11	101.20	110.44	91.73	17.03	120.40	69.66	165.40	97.56 to 128.00	54,218	49,732
442	1	81.54	81.54	81.54	00.00	100.00	81.54	81.54	N/A	32,500	26,500
470	1	79.74	79.74	79.74	00.00	100.00	79.74	79.74	N/A	49,000	39,071
528	3	96.18	96.64	96.96	02.57	99.67	93.17	100.58	N/A	94,167	91,303
851	1	88.13	88.13	88.13	00.00	100.00	88.13	88.13	N/A	15,000	13,220
<u>ALL</u>	41	99.34	103.75	100.52	12.50	103.21	64.69	175.59	97.56 to 101.03	261,091	262,457

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	\$ 93,274,882	\$ 702,330	0.75%	\$ 92,572,552	-	\$ 146,370,673	-
2008	\$ 91,883,605	\$ 2,406,791	2.62%	\$ 89,476,814	-4.07%	\$ 148,895,626	1.73%
2009	\$ 98,469,133	\$ 1,832,124	1.86%	\$ 96,637,009	5.17%	\$ 143,780,168	-3.44%
2010	\$ 98,259,459	\$ 633,368	0.64%	\$ 97,626,091	-0.86%	\$ 150,668,769	4.79%
2011	\$ 99,102,027	\$ 298,771	0.30%	\$ 98,803,256	0.55%	\$ 159,853,308	6.10%
2012	\$ 100,154,552	\$ 6,784,018	6.77%	\$ 93,370,534	-5.78%	\$ 170,283,813	6.53%
2013	\$ 111,470,754	\$ 2,918,361	2.62%	\$ 108,552,393	8.38%	\$ 168,662,334	-0.95%
2014	\$ 113,939,586	\$ 2,160,165	1.90%	\$ 111,779,421	0.28%	\$ 172,340,573	2.18%
2015	\$ 114,639,412	\$ 1,416,737	1.24%	\$ 113,222,675	-0.63%	\$ 156,764,965	-9.04%
2016	\$ 117,217,623	\$ 2,186,347	1.87%	\$ 115,031,276	0.34%	\$ 148,726,094	-5.13%
2017	\$ 143,737,151	\$ 2,007,684	1.40%	\$ 141,729,467	20.91%	\$ 148,009,778	-0.48%
Ann %chg	4.42%			Average	2.43%	0.18%	0.23%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-4.07%	-1.49%	1.73%
2009	3.60%	5.57%	-1.77%
2010	4.66%	5.34%	2.94%
2011	5.93%	6.25%	9.21%
2012	0.10%	7.38%	16.34%
2013	16.38%	19.51%	15.23%
2014	19.84%	22.15%	17.74%
2015	21.39%	22.90%	7.10%
2016	23.33%	25.67%	1.61%
2017	51.95%	54.10%	1.12%

County Number: 73
 County Name: Red Willow

73 Red Willow
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 : 57
Total Sales Price : 29,015,362
Total Adj. Sales Price : 29,015,362
Total Assessed Value : 20,822,071
Avg. Adj. Sales Price : 509,041
Avg. Assessed Value : 365,299

MEDIAN : 69
WGT. MEAN : 72
MEAN : 71
COD : 19.22
PRD : 98.91

COV : 25.40
STD : 18.03
Avg. Abs. Dev : 13.27
MAX Sales Ratio : 120.92
MIN Sales Ratio : 33.08

95% Median C.I. : 65.94 to 74.70
95% Wgt. Mean C.I. : 61.25 to 82.28
95% Mean C.I. : 66.30 to 75.66

Printed:3/28/2018 8:44:27AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Qrtrs											
01-OCT-14 To 31-DEC-14	3	46.59	54.99	66.12	22.24	83.17	43.65	74.74	N/A	669,769	442,873
01-JAN-15 To 31-MAR-15	5	73.85	65.06	68.86	18.56	94.48	40.38	83.66	N/A	663,760	457,064
01-APR-15 To 30-JUN-15	3	66.30	64.59	65.42	02.87	98.73	60.89	66.59	N/A	496,667	324,933
01-JUL-15 To 30-SEP-15	1	92.81	92.81	92.81	00.00	100.00	92.81	92.81	N/A	270,000	250,593
01-OCT-15 To 31-DEC-15	10	58.12	64.52	54.50	24.97	118.39	33.09	118.98	52.23 to 82.87	413,449	225,346
01-JAN-16 To 31-MAR-16	4	86.53	90.14	103.23	17.23	87.32	66.59	120.92	N/A	1,012,000	1,044,709
01-APR-16 To 30-JUN-16	10	68.44	69.74	70.67	07.96	98.68	58.77	88.43	63.32 to 74.70	434,455	307,028
01-JUL-16 To 30-SEP-16	3	55.35	54.04	44.90	24.44	120.36	33.08	73.68	N/A	709,667	318,634
01-OCT-16 To 31-DEC-16	2	89.97	89.97	86.23	10.99	104.34	80.08	99.85	N/A	305,000	263,014
01-JAN-17 To 31-MAR-17	6	79.95	80.70	76.66	18.64	105.27	58.98	105.03	58.98 to 105.03	571,853	438,391
01-APR-17 To 30-JUN-17	5	65.94	72.02	69.59	12.36	103.49	61.67	99.85	N/A	273,600	190,392
01-JUL-17 To 30-SEP-17	5	76.68	75.88	76.04	02.54	99.79	70.01	78.14	N/A	372,420	283,186
Study Yrs											
01-OCT-14 To 30-SEP-15	12	66.45	64.74	68.27	19.95	94.83	40.38	92.81	46.59 to 76.34	590,676	403,278
01-OCT-15 To 30-SEP-16	27	66.59	69.08	71.36	20.62	96.80	33.08	120.92	58.77 to 73.68	542,816	387,351
01-OCT-16 To 30-SEP-17	18	76.58	77.98	75.97	14.17	102.65	58.98	105.03	67.09 to 88.57	403,956	306,904
Calendar Yrs											
01-JAN-15 To 31-DEC-15	19	61.44	66.16	62.56	23.14	105.75	33.09	118.98	53.49 to 76.34	484,910	303,378
01-JAN-16 To 31-DEC-16	19	71.60	73.68	78.44	17.44	93.93	33.08	120.92	65.31 to 83.88	585,871	459,528
ALL	57	69.06	70.98	71.76	19.22	98.91	33.08	120.92	65.94 to 74.70	509,041	365,299

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	57	69.06	70.98	71.76	19.22	98.91	33.08	120.92	65.94 to 74.70	509,041	365,299
ALL	57	69.06	70.98	71.76	19.22	98.91	33.08	120.92	65.94 to 74.70	509,041	365,299

73 Red Willow
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 : 57
Total Sales Price : 29,015,362
Total Adj. Sales Price : 29,015,362
Total Assessed Value : 20,822,071
Avg. Adj. Sales Price : 509,041
Avg. Assessed Value : 365,299

MEDIAN : 69
WGT. MEAN : 72
MEAN : 71
COD : 19.22
PRD : 98.91

COV : 25.40
STD : 18.03
Avg. Abs. Dev : 13.27
MAX Sales Ratio : 120.92
MIN Sales Ratio : 33.08

95% Median C.I. : 65.94 to 74.70
95% Wgt. Mean C.I. : 61.25 to 82.28
95% Mean C.I. : 66.30 to 75.66

Printed:3/28/2018 8:44:27AM

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	3	73.85	64.11	62.93	17.03	101.88	40.38	78.11	N/A	506,477	318,750
1	3	73.85	64.11	62.93	17.03	101.88	40.38	78.11	N/A	506,477	318,750
_____Dry_____											
County	3	88.43	83.56	84.85	05.61	98.48	73.68	88.57	N/A	323,500	274,488
1	3	88.43	83.56	84.85	05.61	98.48	73.68	88.57	N/A	323,500	274,488
_____Grass_____											
County	5	67.09	67.70	75.09	15.56	90.16	43.65	83.66	N/A	266,483	200,096
1	5	67.09	67.70	75.09	15.56	90.16	43.65	83.66	N/A	266,483	200,096
_____ALL_____	57	69.06	70.98	71.76	19.22	98.91	33.08	120.92	65.94 to 74.70	509,041	365,299

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	4	70.04	64.64	63.95	16.19	101.08	40.38	78.11	N/A	548,608	350,813
1	4	70.04	64.64	63.95	16.19	101.08	40.38	78.11	N/A	548,608	350,813
_____Dry_____											
County	11	73.68	74.65	73.14	19.16	102.06	51.05	99.85	52.23 to 99.85	322,136	235,612
1	11	73.68	74.65	73.14	19.16	102.06	51.05	99.85	52.23 to 99.85	322,136	235,612
_____Grass_____											
County	6	69.64	68.44	74.11	13.71	92.35	43.65	83.66	43.65 to 83.66	334,569	247,948
1	6	69.64	68.44	74.11	13.71	92.35	43.65	83.66	43.65 to 83.66	334,569	247,948
_____ALL_____	57	69.06	70.98	71.76	19.22	98.91	33.08	120.92	65.94 to 74.70	509,041	365,299

Red Willow County 2018 Average Acre Value Comparison

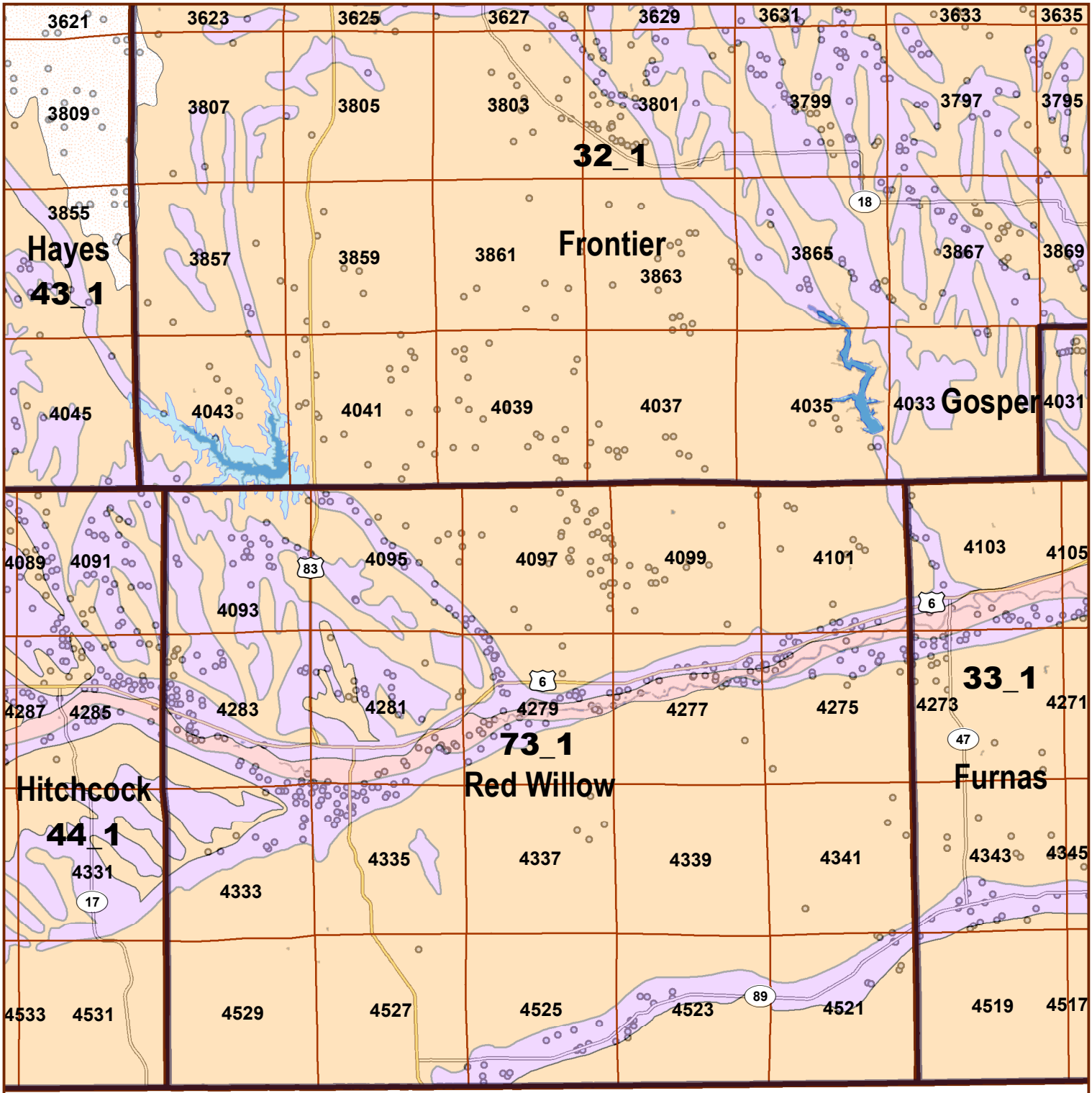
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Red Willow	1	3065	3065	3009	2957	2723	2345	2253	2105	2975
Frontier	1	2970	2967	2898	2909	2870	2870	2814	2767	2938
Gosper	4	n/a	4175	3545	2950	2755	n/a	2555	2365	3495
Furnas	1	4310	4310	3490	3285	2565	2410	2310	2310	3812
Hitchcock	1	2880	2880	2610	2610	2520	2520	2430	2430	2788
Hayes	1	2780	2780	2480	2480	2330	2330	2170	2170	2526

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Red Willow	1	1530	1530	1480	1480	1375	1325	1275	1225	1480
Frontier	1	1445	1445	1395	1395	1345	1344	1295	1295	1415
Gosper	4	n/a	1720	1600	1500	1380	n/a	1135	1135	1576
Furnas	1	1710	1710	1330	1330	1175	1175	1070	1070	1508
Hitchcock	1	1275	1275	1190	1190	1105	1105	985	985	1233
Hayes	1	1170	1170	1055	1055	1015	1015	960	960	1117

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Red Willow	1	650	650	650	650	650	650	650	650	650
Frontier	1	650	650	650	650	650	650	650	650	650
Gosper	4	n/a	1401	1246	1115	1021	n/a	976	976	1019
Furnas	1	1245	1244	1180	1180	970	970	920	920	953
Hitchcock	1	585	585	585	611	585	585	585	585	585
Hayes	1	515	515	515	515	515	515	515	515	515

County	Mkt Area	CRP	TIMBER	WASTE
Red Willow	1	1405	650	25
Frontier	1	n/a	n/a	n/a
Gosper	4	n/a	n/a	50
Furnas	1	1336	920	75
Hitchcock	1	1456	n/a	50
Hayes	1	836	n/a	25

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



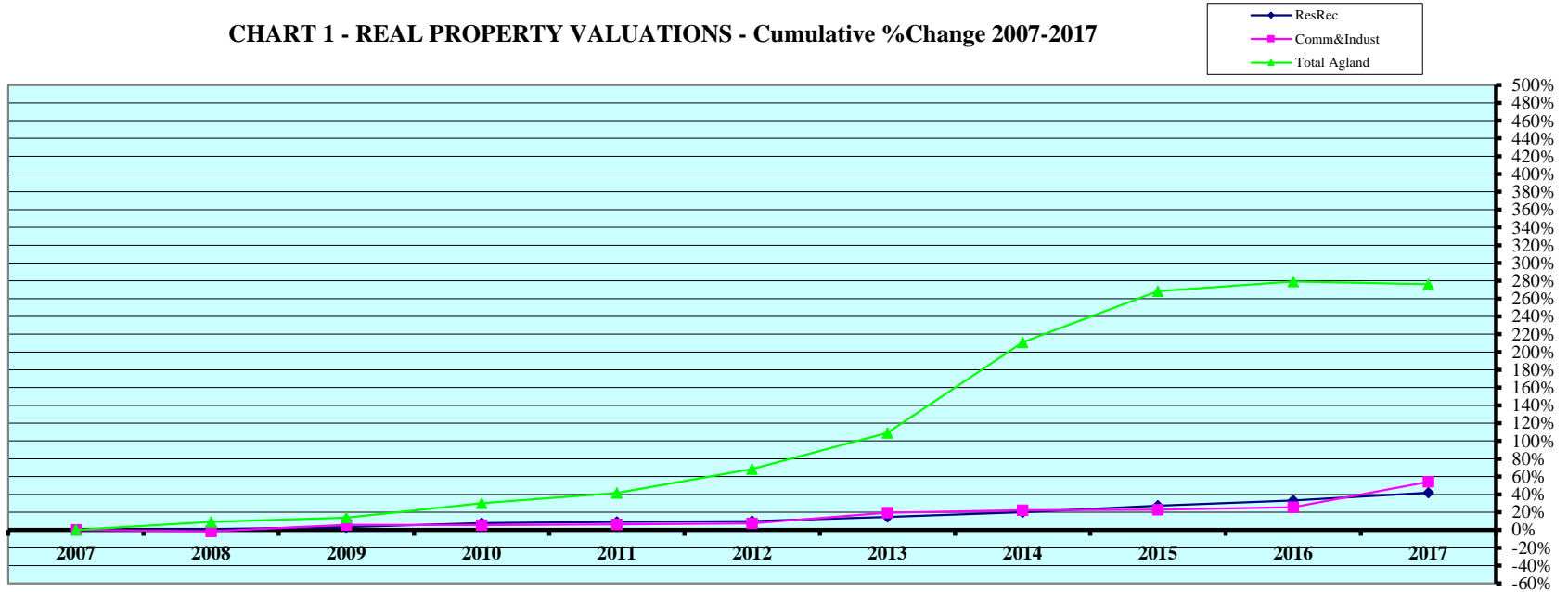
Legend

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

Red Willow 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	250,840,770	--	--	--	93,274,882	--	--	--	168,844,509	--	--	--
2008	253,218,787	2,378,017	0.95%	0.95%	91,883,605	-1,391,277	-1.49%	-1.49%	184,044,111	15,199,602	9.00%	9.00%
2009	258,640,954	5,422,167	2.14%	3.11%	98,469,133	6,585,528	7.17%	5.57%	192,271,817	8,227,706	4.47%	13.88%
2010	269,896,207	11,255,253	4.35%	7.60%	98,259,459	-209,674	-0.21%	5.34%	219,531,620	27,259,803	14.18%	30.02%
2011	273,841,393	3,945,186	1.46%	9.17%	99,102,027	842,568	0.86%	6.25%	238,865,796	19,334,176	8.81%	41.47%
2012	275,569,912	1,728,519	0.63%	9.86%	100,154,552	1,052,525	1.06%	7.38%	284,255,608	45,389,812	19.00%	68.35%
2013	287,235,047	11,665,135	4.23%	14.51%	111,470,754	11,316,202	11.30%	19.51%	352,982,469	68,726,861	24.18%	109.06%
2014	301,022,409	13,787,362	4.80%	20.01%	113,939,586	2,468,832	2.21%	22.15%	524,779,268	171,796,799	48.67%	210.81%
2015	319,107,327	18,084,918	6.01%	27.22%	114,639,412	699,826	0.61%	22.90%	622,011,497	97,232,229	18.53%	268.39%
2016	334,058,979	14,951,652	4.69%	33.18%	117,217,623	2,578,211	2.25%	25.67%	640,281,707	18,270,210	2.94%	279.21%
2017	355,774,313	21,715,334	6.50%	41.83%	143,737,151	26,519,528	22.62%	54.10%	634,878,192	-5,403,515	-0.84%	276.01%

Rate Annual %chg: Residential & Recreational **3.56%**

Commercial & Industrial **4.42%**

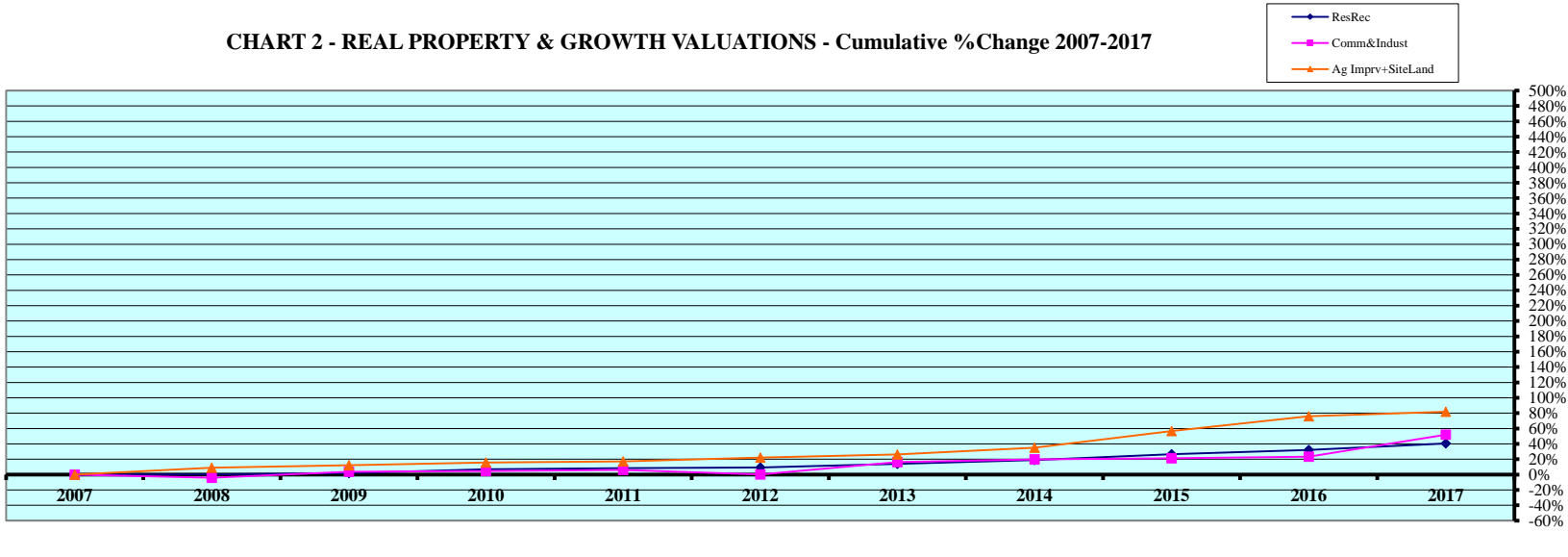
Agricultural Land **14.16%**

Cnty# **73**
County **RED WILLOW**

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	250,840,770	1,537,446	0.61%	249,303,324	--	--	93,274,882	702,330	0.75%	92,572,552	--	--
2008	253,218,787	1,591,010	0.63%	251,627,777	0.31%	0.31%	91,883,605	2,406,791	2.62%	89,476,814	-4.07%	-4.07%
2009	258,640,954	2,969,538	1.15%	255,671,416	0.97%	1.93%	98,469,133	1,832,124	1.86%	96,637,009	5.17%	3.60%
2010	269,896,207	1,668,107	0.62%	268,228,100	3.71%	6.93%	98,259,459	633,368	0.64%	97,626,091	-0.86%	4.66%
2011	273,841,393	1,972,622	0.72%	271,868,771	0.73%	8.38%	99,102,027	298,771	0.30%	98,803,256	0.55%	5.93%
2012	275,569,912	1,740,159	0.63%	273,829,753	0.00%	9.16%	100,154,552	6,784,018	6.77%	93,370,534	-5.78%	0.10%
2013	287,235,047	1,657,294	0.58%	285,577,753	3.63%	13.85%	111,470,754	2,918,361	2.62%	108,552,393	8.38%	16.38%
2014	301,022,409	2,815,850	0.94%	298,206,559	3.82%	18.88%	113,939,586	2,160,165	1.90%	111,779,421	0.28%	19.84%
2015	319,107,327	1,774,780	0.56%	317,332,547	5.42%	26.51%	114,639,412	1,416,737	1.24%	113,222,675	-0.63%	21.39%
2016	334,058,979	2,792,331	0.84%	331,266,648	3.81%	32.06%	117,217,623	2,186,347	1.87%	115,031,276	0.34%	23.33%
2017	355,774,313	3,304,131	0.93%	352,470,182	5.51%	40.52%	143,737,151	2,007,684	1.40%	141,729,467	20.91%	51.95%
Rate Ann%chg	3.56%				2.79%		4.42%			C & I w/o growth		2.43%

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	22,263,626	7,570,243	29,833,869	488,728	1.64%	29,345,141	--	--
2008	23,325,900	9,447,050	32,772,950	239,968	0.73%	32,532,982	9.05%	9.05%
2009	24,500,763	10,175,695	34,676,458	1,232,983	3.56%	33,443,475	2.05%	12.10%
2010	24,400,521	10,428,582	34,829,103	306,256	0.88%	34,522,847	-0.44%	15.72%
2011	24,787,485	11,921,443	36,708,928	1,771,621	4.83%	34,937,307	0.31%	17.11%
2012	25,194,128	12,333,142	37,527,270	1,087,199	2.90%	36,440,071	-0.73%	22.14%
2013	25,815,671	13,144,474	38,960,145	1,252,852	3.22%	37,707,293	0.48%	26.39%
2014	27,058,815	14,002,170	41,060,985	758,935	1.85%	40,302,050	3.44%	35.09%
2015	32,870,611	15,908,306	48,778,917	2,058,742	4.22%	46,720,175	13.78%	56.60%
2016	36,899,702	17,650,362	54,550,064	2,054,473	3.77%	52,495,591	7.62%	75.96%
2017	37,956,647	17,602,780	55,559,427	1,315,803	2.37%	54,243,624	-0.56%	81.82%
Rate Ann%chg	5.48%	8.80%	6.42%			Ag Imprv+Site w/o growth	3.50%	

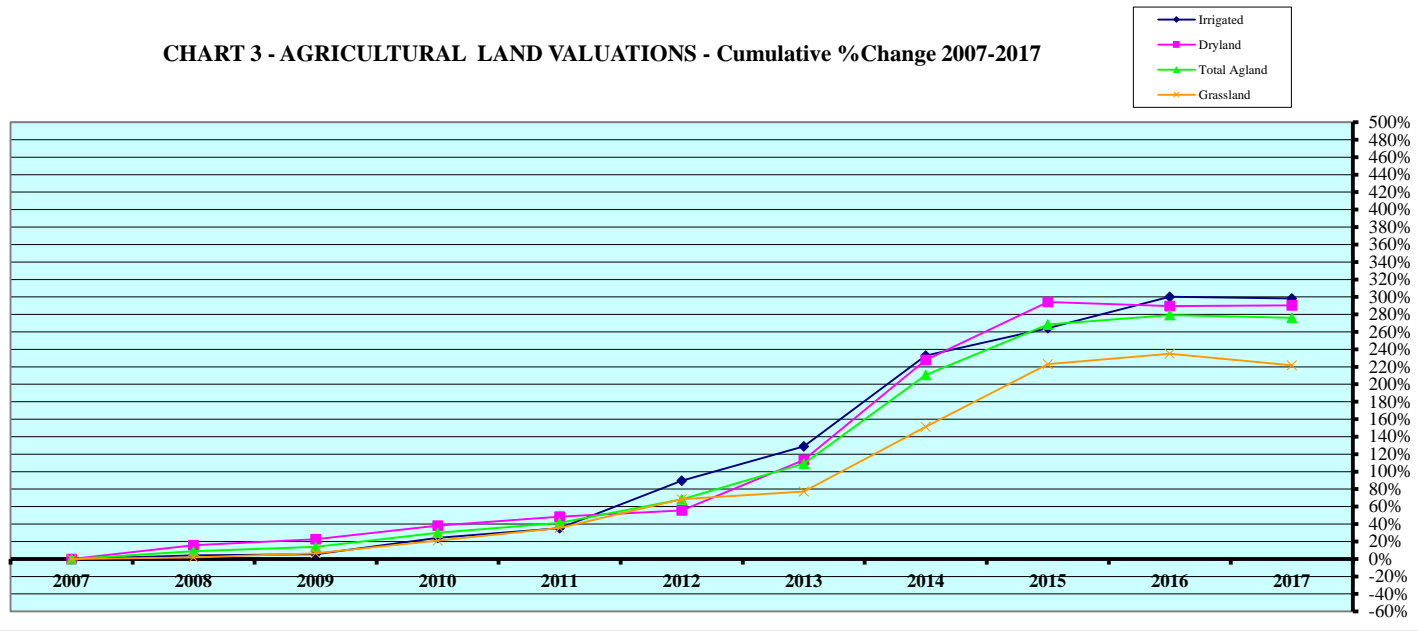
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 73
County RED WILLOW

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	48,249,475	--	--	--	80,139,830	--	--	--	40,322,576	--	--	--
2008	50,208,905	1,959,430	4.06%	4.06%	92,819,739	12,679,909	15.82%	15.82%	40,992,481	669,905	1.66%	1.66%
2009	50,934,720	725,815	1.45%	5.57%	98,349,206	5,529,467	5.96%	22.72%	42,965,763	1,973,282	4.81%	6.56%
2010	59,957,984	9,023,264	17.72%	24.27%	110,738,178	12,388,972	12.60%	38.18%	48,813,312	5,847,549	13.61%	21.06%
2011	65,280,925	5,322,941	8.88%	35.30%	118,898,284	8,160,106	7.37%	48.36%	54,664,579	5,851,267	11.99%	35.57%
2012	91,552,303	26,271,378	40.24%	89.75%	124,774,535	5,876,251	4.94%	55.70%	67,906,894	13,242,315	24.22%	68.41%
2013	110,394,588	18,842,285	20.58%	128.80%	171,061,809	46,287,274	37.10%	113.45%	71,504,469	3,597,575	5.30%	77.33%
2014	160,581,344	50,186,756	45.46%	232.81%	262,795,487	91,733,678	53.63%	227.92%	101,380,791	29,876,322	41.78%	151.42%
2015	175,779,317	15,197,973	9.46%	264.31%	315,916,260	53,120,773	20.21%	294.21%	130,294,445	28,913,654	28.52%	223.13%
2016	193,102,607	17,323,290	9.86%	300.22%	312,101,293	-3,814,967	-1.21%	289.45%	135,056,590	4,762,145	3.65%	234.94%
2017	192,213,081	-889,526	-0.46%	298.37%	312,905,687	804,394	0.26%	290.45%	129,738,232	-5,318,358	-3.94%	221.75%

Rate Ann.%chg: Irrigated **14.82%** Dryland **14.59%** Grassland **12.40%**

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	132,628	--	--	--	0	--	--	--	168,844,509	--	--	--
2008	22,986	-109,642	-82.67%	-82.67%	0	0	--	--	184,044,111	15,199,602	9.00%	9.00%
2009	22,128	-858	-3.73%	-83.32%	0	0	--	--	192,271,817	8,227,706	4.47%	13.88%
2010	22,146	18	0.08%	-83.30%	0	0	--	--	219,531,620	27,259,803	14.18%	30.02%
2011	22,008	-138	-0.62%	-83.41%	0	0	--	--	238,865,796	19,334,176	8.81%	41.47%
2012	21,876	-132	-0.60%	-83.51%	0	0	--	--	284,255,608	45,389,812	19.00%	68.35%
2013	21,603	-273	-1.25%	-83.71%	0	0	--	--	352,982,469	68,726,861	24.18%	109.06%
2014	21,646	43	0.20%	-83.68%	0	0	--	--	524,779,268	171,796,799	48.67%	210.81%
2015	21,475	-171	-0.79%	-83.81%	0	0	--	--	622,011,497	97,232,229	18.53%	268.39%
2016	21,217	-258	-1.20%	-84.00%	0	0	--	--	640,281,707	18,270,210	2.94%	279.21%
2017	21,192	-25	-0.12%	-84.02%	0	0	--	--	634,878,192	-5,403,515	-0.84%	276.01%

Cnty# **73**
County **RED WILLOW**

Rate Ann.%chg: Total Agric Land **14.16%**

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	48,421,408	61,192	791			80,010,233	176,746	453			40,328,490	192,040	210		
2008	50,188,860	63,206	794	0.35%	0.35%	92,879,151	177,863	522	15.36%	15.36%	40,973,590	195,110	210	0.00%	0.00%
2009	50,938,020	63,164	806	1.56%	1.91%	98,346,910	177,887	553	5.87%	22.13%	42,964,947	195,295	220	4.76%	4.76%
2010	60,472,923	63,128	958	18.79%	21.06%	110,386,533	178,004	620	12.17%	36.99%	48,807,898	195,220	250	13.64%	19.05%
2011	65,365,517	62,422	1,047	9.31%	32.33%	118,842,671	178,598	665	7.30%	46.99%	54,664,469	195,230	280	11.99%	33.33%
2012	92,373,180	62,036	1,489	42.20%	88.17%	124,383,738	180,114	691	3.78%	52.55%	67,906,364	194,010	350	25.01%	66.67%
2013	110,755,285	61,855	1,791	20.25%	126.28%	171,012,239	180,743	946	37.01%	109.01%	71,511,874	193,274	370	5.71%	76.19%
2014	161,078,114	61,793	2,607	45.58%	229.42%	262,447,381	181,014	1,450	53.24%	220.28%	101,411,193	193,162	525	41.89%	150.00%
2015	175,861,661	61,343	2,867	9.98%	262.29%	315,814,867	181,514	1,740	20.00%	284.35%	130,314,483	193,056	675	28.57%	221.43%
2016	192,765,404	60,650	3,178	10.86%	301.66%	312,293,257	179,327	1,741	0.09%	284.70%	135,060,681	195,707	690	2.24%	228.63%
2017	192,394,248	60,562	3,177	-0.05%	301.46%	312,825,956	179,655	1,741	-0.01%	284.65%	129,805,555	195,450	664	-3.76%	216.26%

Rate Annual %chg Average Value/Acre: **14.91%**

14.42%

12.20%

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	132,617	4,934	27			0	0				168,892,748	434,913	388		
2008	22,502	895	25	-6.44%	-6.44%	0	0				184,064,103	437,074	421	8.44%	8.44%
2009	22,186	886	25	-0.37%	-6.79%	0	0				192,272,063	437,231	440	4.42%	13.24%
2010	22,144	884	25	0.00%	-6.80%	0	0				219,689,498	437,236	502	14.26%	29.39%
2011	22,008	878	25	0.02%	-6.78%	0	0				238,894,665	437,129	547	8.77%	40.73%
2012	21,881	873	25	0.00%	-6.78%	0	0				284,685,163	437,034	651	19.19%	67.74%
2013	21,730	867	25	0.00%	-6.78%	12,170	12	1,000			353,313,298	436,752	809	24.19%	108.31%
2014	21,687	866	25	0.00%	-6.78%	0	0				524,958,375	436,834	1,202	48.55%	209.46%
2015	21,633	863	25	0.00%	-6.78%	0	0				622,012,644	436,777	1,424	18.50%	266.72%
2016	21,219	847	25	0.00%	-6.78%	0	0				640,140,561	436,531	1,466	2.97%	277.62%
2017	21,192	846	25	0.00%	-6.78%	0	0				635,046,951	436,513	1,455	-0.79%	274.63%

73
RED WILLOW

Rate Annual %chg Average Value/Acre: **14.12%**

(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
11,055	RED WILLOW	62,383,892	15,490,107	20,444,406	355,774,313	143,737,151	0	0	634,878,192	37,956,647	17,602,780	8,499,260	1,296,766,748
cnty sectorvalue % of total value:		4.81%	1.19%	1.58%	27.44%	11.08%			48.96%	2.93%	1.36%	0.66%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
283	BARTLEY	957,724	418,929	795,791	7,746,065	2,430,400	0	0	213,141	3,640	0	0	12,565,690
2.56%	%sector of county sector	1.54%	2.70%	3.89%	2.18%	1.69%			0.03%	0.01%			0.97%
	%sector of municipality	7.62%	3.33%	6.33%	61.64%	19.34%			1.70%	0.03%			100.00%
101	DANBURY	31,866	161,004	27,415	1,640,312	1,123,528	0	0	25,038	0	0	0	3,009,163
0.91%	%sector of county sector	0.05%	1.04%	0.13%	0.46%	0.78%			0.00%				0.23%
	%sector of municipality	1.06%	5.35%	0.91%	54.51%	37.34%			0.83%				100.00%
584	INDIANOLA	2,047,484	840,827	1,124,069	16,103,526	2,510,529	0	0	634,485	0	1,654	0	23,262,574
5.28%	%sector of county sector	3.28%	5.43%	5.50%	4.53%	1.75%			0.10%		0.01%		1.79%
	%sector of municipality	8.80%	3.61%	4.83%	69.23%	10.79%			2.73%		0.01%		100.00%
80	LEBANON	12,014	67,279	14,005	841,565	35,463	0	0	0	0	0	0	970,326
0.72%	%sector of county sector	0.02%	0.43%	0.07%	0.24%	0.02%							0.07%
	%sector of municipality	1.24%	6.93%	1.44%	86.73%	3.65%							100.00%
7,698	MCCOOK	18,399,481	5,383,580	4,707,261	246,773,777	123,028,749	0	0	4,024	0	0	0	398,296,872
69.63%	%sector of county sector	29.49%	34.75%	23.02%	69.36%	85.59%			0.00%				30.71%
	%sector of municipality	4.62%	1.35%	1.18%	61.96%	30.89%			0.00%				100.00%
8,746	Total Municipalities	21,448,569	6,871,619	6,668,541	273,105,245	129,128,669	0	0	876,688	3,640	1,654	0	438,104,625
79.11%	%all municip.sectors of cnty	34.38%	44.36%	32.62%	76.76%	89.84%			0.14%	0.01%	0.01%		33.78%

73 RED WILLOW

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,263	Value : 1,166,176,110	Growth 7,820,435	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	427	1,734,688	98	842,549	71	238,445	596	2,815,682	
02. Res Improve Land	3,487	19,907,003	288	5,966,442	308	5,899,189	4,083	31,772,634	
03. Res Improvements	3,593	257,689,698	304	42,155,941	325	33,588,313	4,222	333,433,952	
04. Res Total	4,020	279,331,389	402	48,964,932	396	39,725,947	4,818	368,022,268	4,242,757
% of Res Total	83.44	75.90	8.34	13.30	8.22	10.79	58.31	31.56	54.25
05. Com UnImp Land	143	2,362,757	14	182,344	1	28,000	158	2,573,101	
06. Com Improve Land	513	13,128,213	36	912,477	15	1,161,559	564	15,202,249	
07. Com Improvements	531	119,698,319	41	7,655,794	34	8,192,885	606	135,546,998	
08. Com Total	674	135,189,289	55	8,750,615	35	9,382,444	764	153,322,348	2,192,433
% of Com Total	88.22	88.17	7.20	5.71	4.58	6.12	9.25	13.15	28.03
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	4,020	279,331,389	402	48,964,932	396	39,725,947	4,818	368,022,268	4,242,757
% of Res & Rec Total	83.44	75.90	8.34	13.30	8.22	10.79	58.31	31.56	54.25
Com & Ind Total	674	135,189,289	55	8,750,615	35	9,382,444	764	153,322,348	2,192,433
% of Com & Ind Total	88.22	88.17	7.20	5.71	4.58	6.12	9.25	13.15	28.03
17. Taxable Total	4,694	414,520,678	457	57,715,547	431	49,108,391	5,582	521,344,616	6,435,190
% of Taxable Total	84.09	79.51	8.19	11.07	7.72	9.42	67.55	44.71	82.29

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	4	65,688	984,574	0	0	0
19. Commercial	23	804,299	17,262,668	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	4	65,688	984,574
19. Commercial	0	0	0	23	804,299	17,262,668
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				27	869,987	18,247,242

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	58	12,206,000	58	12,206,000	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	58	12,206,000	58	12,206,000	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	491	131	209	831

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	36	658,479	353	60,519,252	1,621	367,849,425	2,010	429,027,156
28. Ag-Improved Land	2	144,875	149	33,619,233	434	120,482,251	585	154,246,359
29. Ag Improvements	2	4,294	150	11,254,053	461	38,093,632	613	49,351,979
30. Ag Total							2,623	632,625,494

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	12,000	
32. HomeSite Improv Land	0	0.00	0	78	77.99	1,241,820	
33. HomeSite Improvements	1	0.00	3,640	79	75.99	8,181,449	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.11	4,110	15	107.71	77,393	
36. FarmSite Improv Land	1	1.00	1,000	128	622.22	782,749	
37. FarmSite Improvements	1	0.00	654	135	0.00	3,072,604	
38. FarmSite Total							
39. Road & Ditches	0	5.90	0	0	995.77	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	10	9.09	115,080	11	10.09	127,080	
32. HomeSite Improv Land	281	283.90	3,748,260	359	361.89	4,990,080	
33. HomeSite Improvements	290	275.90	25,595,777	370	351.89	33,780,866	1,385,245
34. HomeSite Total				381	371.98	38,898,026	
35. FarmSite UnImp Land	35	424.40	301,741	51	536.22	383,244	
36. FarmSite Improv Land	378	1,445.01	1,761,277	507	2,068.23	2,545,026	
37. FarmSite Improvements	422	0.00	12,497,855	558	0.00	15,571,113	0
38. FarmSite Total				609	2,604.45	18,499,383	
39. Road & Ditches	0	5,862.83	0	0	6,864.50	0	
40. Other- Non Ag Use	0	8.58	215	0	8.58	215	
41. Total Section VI				990	9,849.51	57,397,624	1,385,245

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,948.36	6.50%	12,100,982	6.70%	3,064.81
46. 1A	42,299.43	69.66%	129,645,300	71.77%	3,064.94
47. 2A1	4,532.90	7.47%	13,637,452	7.55%	3,008.55
48. 2A	3,099.10	5.10%	9,162,821	5.07%	2,956.61
49. 3A1	2,125.45	3.50%	5,788,181	3.20%	2,723.27
50. 3A	214.88	0.35%	503,889	0.28%	2,344.98
51. 4A1	2,240.77	3.69%	5,049,177	2.80%	2,253.32
52. 4A	2,260.89	3.72%	4,758,391	2.63%	2,104.65
53. Total	60,721.78	100.00%	180,646,193	100.00%	2,974.98
Dry					
54. 1D1	1,263.22	0.70%	1,932,733	0.73%	1,530.01
55. 1D	130,343.98	72.67%	199,426,455	75.13%	1,530.00
56. 2D1	4,213.25	2.35%	6,235,620	2.35%	1,480.00
57. 2D	1,594.66	0.89%	2,360,097	0.89%	1,480.00
58. 3D1	23,494.65	13.10%	32,305,287	12.17%	1,375.01
59. 3D	132.90	0.07%	176,096	0.07%	1,325.03
60. 4D1	11,342.46	6.32%	14,461,832	5.45%	1,275.02
61. 4D	6,973.64	3.89%	8,542,935	3.22%	1,225.03
62. Total	179,358.76	100.00%	265,441,055	100.00%	1,479.94
Grass					
63. 1G1	1,037.88	0.53%	730,045	0.57%	703.40
64. 1G	21,674.64	11.08%	15,052,607	11.66%	694.48
65. 2G1	3,879.51	1.98%	2,543,811	1.97%	655.70
66. 2G	6,011.35	3.07%	3,963,391	3.07%	659.32
67. 3G1	6,362.54	3.25%	4,462,680	3.46%	701.40
68. 3G	298.57	0.15%	194,082	0.15%	650.04
69. 4G1	30,479.17	15.59%	20,267,349	15.70%	664.96
70. 4G	125,791.68	64.33%	81,905,465	63.43%	651.12
71. Total	195,535.34	100.00%	129,119,430	100.00%	660.34
Irrigated Total					
	60,721.78	13.91%	180,646,193	31.40%	2,974.98
Dry Total					
	179,358.76	41.09%	265,441,055	46.15%	1,479.94
Grass Total					
	195,535.34	44.80%	129,119,430	22.45%	660.34
72. Waste	845.79	0.19%	21,192	0.00%	25.06
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	436,461.67	100.00%	575,227,870	100.00%	1,317.93

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	158.49	483,546	17,877.10	53,197,367	42,686.19	126,965,280	60,721.78	180,646,193
77. Dry Land	154.23	230,138	17,114.01	25,279,782	162,090.52	239,931,135	179,358.76	265,441,055
78. Grass	120.59	84,560	20,629.91	13,543,017	174,784.84	115,491,853	195,535.34	129,119,430
79. Waste	0.00	0	173.77	4,357	672.02	16,835	845.79	21,192
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	433.31	798,244	55,794.79	92,024,523	380,233.57	482,405,103	436,461.67	575,227,870

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	60,721.78	13.91%	180,646,193	31.40%	2,974.98
Dry Land	179,358.76	41.09%	265,441,055	46.15%	1,479.94
Grass	195,535.34	44.80%	129,119,430	22.45%	660.34
Waste	845.79	0.19%	21,192	0.00%	25.06
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	436,461.67	100.00%	575,227,870	100.00%	1,317.93

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 Bartley	48	112,577	172	638,685	173	7,156,586	221	7,907,848	158,576
83.2 Danbury	33	26,694	65	115,657	66	1,497,461	99	1,639,812	0
83.3 Indianola	65	144,378	280	835,736	292	15,373,517	357	16,353,631	223,463
83.4 Lebanon	45	13,589	47	17,054	49	838,417	94	869,060	32,980
83.5 Mccook	236	1,437,450	2,923	18,299,871	3,012	232,750,984	3,248	252,488,305	1,812,379
83.6 Rural	58	160,224	258	4,743,537	274	26,005,243	332	30,909,004	1,024,839
83.7 Suburban	111	920,770	338	7,122,094	356	49,811,744	467	57,854,608	990,520
84 Residential Total	596	2,815,682	4,083	31,772,634	4,222	333,433,952	4,818	368,022,268	4,242,757

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bartley	7	285,428	21	119,455	22	2,861,482	29	3,266,365	0
85.2	Danbury	8	6,914	12	12,041	13	1,139,227	21	1,158,182	44,441
85.3	Indianola	20	56,794	42	166,971	43	2,982,549	63	3,206,314	108,967
85.4	Lebanon	3	244	7	916	7	34,303	10	35,463	0
85.5	Mccook	105	2,013,377	430	12,819,830	445	112,650,687	550	127,483,894	1,222,026
85.6	Rural	2	28,300	14	1,098,137	34	5,737,776	36	6,864,213	810,275
85.7	Suburban	13	182,044	38	984,899	42	10,140,974	55	11,307,917	6,724
86	Commercial Total	158	2,573,101	564	15,202,249	606	135,546,998	764	153,322,348	2,192,433

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	544.11	0.30%	353,692	0.30%	650.04
88. 1G	20,084.86	10.94%	13,055,994	10.94%	650.04
89. 2G1	1,831.39	1.00%	1,190,456	1.00%	650.03
90. 2G	4,847.86	2.64%	3,151,235	2.64%	650.03
91. 3G1	5,892.15	3.21%	3,830,150	3.21%	650.04
92. 3G	92.79	0.05%	60,318	0.05%	650.05
93. 4G1	28,200.50	15.37%	18,330,832	15.37%	650.02
94. 4G	122,039.63	66.49%	79,326,363	66.49%	650.00
95. Total	183,533.29	100.00%	119,299,040	100.00%	650.01
CRP					
96. 1C1	62.93	2.35%	96,283	2.56%	1,530.00
97. 1C	1,094.51	40.93%	1,674,609	44.57%	1,530.01
98. 2C1	26.53	0.99%	39,264	1.05%	1,479.98
99. 2C	67.28	2.52%	99,576	2.65%	1,480.02
100. 3C1	450.71	16.85%	619,733	16.50%	1,375.01
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	728.52	27.24%	928,874	24.72%	1,275.02
103. 4C	243.75	9.11%	298,603	7.95%	1,225.04
104. Total	2,674.23	100.00%	3,756,942	100.00%	1,404.87
Timber					
105. 1T1	430.84	4.62%	280,070	4.62%	650.06
106. 1T	495.27	5.31%	322,004	5.31%	650.16
107. 2T1	2,021.59	21.67%	1,314,091	21.67%	650.03
108. 2T	1,096.21	11.75%	712,580	11.75%	650.04
109. 3T1	19.68	0.21%	12,797	0.21%	650.25
110. 3T	205.78	2.21%	133,764	2.21%	650.03
111. 4T1	1,550.15	16.62%	1,007,643	16.62%	650.03
112. 4T	3,508.30	37.61%	2,280,499	37.61%	650.03
113. Total	9,327.82	100.00%	6,063,448	100.00%	650.04
Grass Total					
	183,533.29	93.86%	119,299,040	92.39%	650.01
CRP Total					
	2,674.23	1.37%	3,756,942	2.91%	1,404.87
Timber Total					
	9,327.82	4.77%	6,063,448	4.70%	650.04
114. Market Area Total	195,535.34	100.00%	129,119,430	100.00%	660.34

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

73 Red Willow

	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	355,774,313	368,022,268	12,247,955	3.44%	4,242,757	2.25%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	37,956,647	38,898,026	941,379	2.48%	1,385,245	-1.17%
04. Total Residential (sum lines 1-3)	393,730,960	406,920,294	13,189,334	3.35%	5,628,002	1.92%
05. Commercial	143,737,151	153,322,348	9,585,197	6.67%	2,192,433	5.14%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	143,737,151	153,322,348	9,585,197	6.67%	2,192,433	5.14%
08. Ag-Farmsite Land, Outbuildings	17,602,565	18,499,383	896,818	5.09%	0	5.09%
09. Minerals	8,499,260	12,206,000	3,706,740	43.61	0	43.61%
10. Non Ag Use Land	215	215	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	26,102,040	30,705,598	4,603,558	17.64%	0	17.64%
12. Irrigated	192,213,081	180,646,193	-11,566,888	-6.02%		
13. Dryland	312,905,687	265,441,055	-47,464,632	-15.17%		
14. Grassland	129,738,232	129,119,430	-618,802	-0.48%		
15. Wasteland	21,192	21,192	0	0.00%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	634,878,192	575,227,870	-59,650,322	-9.40%		
18. Total Value of all Real Property (Locally Assessed)	1,198,448,343	1,166,176,110	-32,272,233	-2.69%	7,820,435	-3.35%

2018 Assessment Survey for Red Willow County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$250,542.84
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$38,850
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:
	\$12,970 is dedicated to the GIS System. The County Treasurer and County Assessor share a computer budget out of the general fund for programs and equipment.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,800
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	\$20,544.64

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan, owned by Thomson Reuters
2.	CAMA software:
	TerraScan with Marshall Swift pricing
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.redwillow.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Office staff
8.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	McCook is zoned.
4.	When was zoning implemented?
	October 2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott and Stanard Appraisal
2.	GIS Services:
	GIS Workshop, Inc.
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, for both the commercial and oil and gas mineral appraisals
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county requires that the commercial appraiser be licensed in Nebraska; Pritchard and Abbott are contracted with because they are experts in the field of oil and gas mineral appraisal.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2018 Residential Assessment Survey for Red Willow County

1.	Valuation data collection done by:														
	The county assessor and staff														
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Bartley - small village East of McCook, there is some residential activity each year, however, it is somewhat less desirable as it is a farther commute to jobs and services.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.	02	Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.	03	Bartley - small village East of McCook, there is some residential activity each year, however, it is somewhat less desirable as it is a farther commute to jobs and services.	04	Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.	06	Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.	Ag	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
01	McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.														
02	Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.														
03	Bartley - small village East of McCook, there is some residential activity each year, however, it is somewhat less desirable as it is a farther commute to jobs and services.														
04	Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.														
06	Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.														
Ag	Agricultural homes and outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The cost approach and the sales comparison approach are both used to estimate the market value of residential property.														
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?														
	Yes, depreciation tables are established using local market information.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														
	Sales studies of vacant lots are conducted and values are established by the square foot.														
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?														
	N/A, Currently there are no applications on file.														

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2009	2008	2009	2013-2014
	02	2015	2015	2013	2015
	03	2015	2015	2010	2015
	04	2015	2008	2010	2015
	06	2018	2012	2015	2015-2017
	Ag	2015	2012	2015	2015-2017

Although the costing for McCook is dated 2008 it has been factored up over the years to ensure the county is achieving uniform and proportionate values.

2018 Commercial Assessment Survey for Red Willow County

1.	Valuation data collection done by:			
	The county assessor and staff, and by the contracted appraisal service			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	McCook - the largest community in the County and the only one with an active commercial market. The town is a hub for jobs and services and the market is active.		
	02	Bartley, Danbury, Indianola, and Lebanon - all small villages in the county. Each have few basic services and amenities with little commercial activity.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	All three approaches to value are used where applicable. Income data is not always available and the sales approach is limited by having few sales within similar occupancy codes.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Contract appraisers are relied upon to assist in valuing unique commercial properties when necessary.			
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?			
	Yes, the depreciation tables are developed using local market information varying by occupancy codes.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales analysis is conducted and values are applied by the square foot, front foot or per acre value.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2016	2015	2016
	02	2016	2015	2016

2018 Agricultural Assessment Survey for Red Willow County

1.	Valuation data collection done by:							
	The county assessor and staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no discernible differences throughout the county to warrant establishing market areas.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no discernible differences throughout the county to warrant establishing market areas.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no discernible differences throughout the county to warrant establishing market areas.	2016						
3.	Describe the process used to determine and monitor market areas.							
	Spreadsheets and maps are developed to monitor sales of each land class to determine if there is any evidence of a need for market areas.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales studies have been conducted to determine influences and characteristics typical for rural residential tracts. Based on the information from the study, tracts that are 20 acres or less are valued as a residential site unless other evidence is available to show that the land is actively being used for agricultural purposes. Sales are also monitored for any recreational use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Farm home sites and rural residential home sites are valued the same.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							

AMENDED
2017 PLAN OF ASSESSMENT FOR RED WILLOW COUNTY
ASSESSMENT YEARS 2018, 2019 AND 2020
DATE: SEPT 19, 2017

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Red Willow County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	4,836	58.71%	29.70%
Commercial	729	08.85%	12.08%
Agricultural	2,611	31.70%	57.51%
Mineral Interest	61	00.74%	00.71%

Agricultural Land – taxable acres:

Irrigated	60,562.35	13.87%
Dry	179,654.93	41.16%
Grass	195,449.87	44.78%
Waste	845.79	00.19%

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

Current Resources:

A. Staff/Budget/Training

The Red Willow County Assessor provides general supervision over the staff and directs the assessment of all property in Red Willow County. The assessor supervises all reappraisals in the county. Reviews of all properties that have sold are completed and a questionnaire is mailed to both buyer and seller. Other duties include managing the staff, preparing the budget, making decisions on the purchases and filing claims for payment of the expenses for the county assessor's office. The assessor also meets with the liaison on surveys and reports and completes all reports as required by the statutes in a timely manner. When a protest is filed the assessor views each property with the county board. All Tax Equalization and Review Commission hearings are prepared for and attended by the assessor and county attorney. Hiring new employees is handled by the assessor including interviews, setting the salary and preparing the job description for that employee. The state assessed values are verified and certified to the entities by the assessor. The assessor oversees the filing of the personal property schedules. She works the schedules in the mail and corresponds with taxpayers requesting additional information.

The deputy assessor assists the assessor with personnel matters, including interviewing applicants for employment and helps with reviews for the sold properties. The deputy handles the valuation of all oil and gas properties in the county, processing the appraisals and preparing the personal property schedules for oil, and entering values in the computer. Spreadsheets are prepared in the computer for property sold listing all information about the sale for use in the sales studies. The homestead exemptions are prepared for mailing by the deputy, checking for sold property, deceased individuals and verifying that the information on the application is correct. The qualified sales roster is reviewed by the deputy checking all data entry and any changes in value because of appraisals or corrections. The deputy works with the assessor to prepare materials for TERC hearings and hearings are attended with the assessor. The deputy assists the assessor with all reports and assumes the duties in the absence of the assessor. Her job is to prepare spreadsheets for the agland properties and work with the county assessor on the ag what-if program in determining the agland values.

The assessor's clerk handles the real estate transfers including changing the record cards, computer records, and electronically files the sales information. Sales books are developed for assessor's office use and for the public's use which includes pictures, lot size, sales price and general data on the property. Split-outs are completed by the clerk which would include splitting the parcel on GIS and keeping all maps current. She is also responsible for mailing the questionnaires on the sold property. The clerk prepares leased land letters for the signatures of the land owner and improvement owner.

The data collector/clerk updates record cards and copies information to the current records. Her duties include updating the inventory report. The annual tax exempt applications are prepared by the clerk. The clerk assists the data collector with appraisal work.

The data collector/clerk collects data for the appraisal work, gets measurements of new construction, takes pictures and gathers information on new construction as well as for reappraisals. The photos in our record cards are updated as we physically inspect the property.

The entire staff is trained to handle personal property schedules including reviewing the taxpayer's depreciation worksheets. They assist real estate agents, appraisers and customers requesting information from our office. The staff helps the public with completing their homestead exemption applications and income forms. They also do data entry on the Marshall-Swift costing. We work together to print and mail notice of valuation changes. Various staff members serve on personnel and safety committees that were set up by the county board.

The county assessor and deputy assessor hold an assessor's certificate with the State of Nebraska. The assessor and deputy attend the Assessor's workshops, IAAO courses, as well as district meetings to keep informed about new legislation and the latest information. The required hours of education are completed in order to retain the assessor's certificate. Red Willow County has a procedure manual in place to guide the staff in the process of the pick-up work, reappraisals, real estate transfers, homestead exemptions and all major functions of the assessor's office. The manual describes and

explains these operations in detail.

The 2017 budget for the Red Willow County Assessor's office is \$250,543.00

B. Cadastral Maps

The Red Willow County Assessor's office has identified all ag parcels and land classifications on GIS. Letters were mailed to all agricultural property owners to help us identify the subclasses of agland. This would include CREP, CRP & Timber along the creek and river. The new soil conversion was completed for 2017. The staff maintains and keeps the data current by updating the information from current surveys and transfers. Our city and village maps were made in 1967. We had maps drawn of the new subdivisions. The county surveyor assists us with any questions concerning surveys.

C. Property Record Cards

Property record cards in the assessor's office include owner's name and mailing address, the address of the property, legal description, classification codes, tax district codes and lot size. Property information including square foot and all physical components of the improvements, quality, condition, sketches and photos are included in the record card. All record cards are updated from information recorded with the county clerk, clerk of the district court and county court. The record cards are kept current due to the number of requests for information by the public. We now have a guest computer that is used by the public to access all information.

D. Software for CAMA, Assessment Administration, GIS

We are currently using Manatron software for our CAMA as well as our administrative package. We have a contract with GIS Workshop Inc. for our GIS software & website.

Current Assessment Procedures for Real Property

Real property in Red Willow County is divided into three groups: residential, commercial and agricultural. In Red Willow County reappraisals are usually done annually on a rotating basis. We continually study our statistics so we can also focus on the areas that are falling below the required level of value.

All improved properties are inspected at the time of a reappraisal. Current data is checked for accuracy, notes are made as to the condition and a photograph is taken of each improvement. Interior updates are verified with the owner if possible. Otherwise we leave a door hanger at each property asking them to contact our office. If additional information is needed to complete the pricing we follow up with a phone call. Stanard Appraisal completed the commercial appraisal for 2017.

On new construction we make an inspection of the improvement, we measure and determine the quality of the improvement and collect all the data at the site. If the property is not entirely done upon inspection, a follow-up review takes place at the end of the year. The owner is then contacted by phone or letter to confirm the percent of

completion. The Marshall-Swift table of completion is used to determine the percent finished.

The pickup work in Red Willow County is continuous. Building permits are provided by the McCook city office as well as the village of Indianola. The other villages have no offices so permits are not available. Information about new improvements is seldom reported. We complete the pickup work as time permits throughout the year and follow-up with a check of the partially completed improvements right before the end of the year.

Depreciation tables are developed by analyzing the sales in a neighborhood. We gather facts and create a spreadsheet with all the sales information. We have built the sales information in our Manatron system so we can study the statistics annually.

We have a contract with Stanard Appraisal who will continue to appraise the 2018 commercial property for pickup work and review.

Level of Value for assessment year 2017

<u>Property Class</u>	<u>Median</u>
Residential	93.00
Commercial	99.00
Agricultural	71.00

For more information regarding statistical measures see 2017 Reports & Opinions.

All reports are completed and filed in a timely manner usually being completed by the assessor with the assistance of the deputy assessor. These reports include the abstract, the certification of values, the school district taxable value report, the tax roll and the certificate of taxes levied. There are also tax list corrections filed throughout the year. The Red Willow County Assessor's office will assist the county treasurer with the real estate and personal property tax statements.

The Red Willow County Assessor's office accepts homestead exemption applications from February 1st thru June 30th of each year. We refer to statute 77-3510 thru 77-3528 as a guideline when questions arise. We prepare the applications prior to mailing them out in February, checking for sold property, deceased individuals and making sure information on the application is complete and correct. We assist the applicants with the homestead application and income forms that are provided by the department. We file the applications with the Nebraska Department of Revenue by August 1st of each year.

Personal property schedules are to be filed with our office between January 1st and May 1st of each year. Personal property regulation 20 is used for assistance when questions arise. Schedules are mailed to each individual or company that filed the previous year. If they have not filed two weeks before the May 1st deadline we send a second reminder notice. We also notify all new business and property owners. Penalties on personal property are applied to late filings as the law permits.

Our real estate transfers are completed and sent to the Property Assessment Division.

The assessor's clerk works the 521's, changes all the necessary records, electronically files the sales information and develops the sales books. A questionnaire is sent to both the buyer and seller for all classes of property. The sales are reviewed with a drive by inspection. At that time we are checking the quality, condition, neighborhood and other factors that may have affected the sale.

Assessment Actions Planned for Assessment Year 2018

Residential (and/or subclasses):

All pickup work will be completed in-house based on the information gathered from building permits, realtor sites, and inspections. The statistics will be reviewed in all neighborhoods to identify problem areas in the county. We plan to continue the physical inspections in the City of McCook. Our goal is to update our residential costing in the City of McCook and develop new depreciation tables.

Commercial (and/or subclasses):

Stanard Appraisal will appraise our feedlots, dairies, elevators and complete our pickup work.

Our office will review the current sales of each occupancy as well as gathering rent information.

Agricultural Land (and/or subclasses):

The latest soil conversion was completed for 2017 on GIS and Terrascan. We continue to update GIS based on data provided by the owner. I plan to search some websites that are available to verify current CREP and CRP. Our office will continue to study all land sales to determine the market value. All sales are reviewed on GIS and questionnaires are mailed to both the buyer and seller to determine if it is an arms length transaction.

Assessment Actions Planned for Assessment Year 2019

Residential (and/or subclasses):

The statistics will be reviewed for all neighborhoods to determine if we are equalized with similar neighborhoods. We plan to complete the physical inspections of residential properties to meet the 6 year requirement. The assessment level will be reviewed on all neighborhoods.

Commercial (and/or subclasses):

An outside appraisal company will assist us with commercial pickup work. The statistics will be reviewed and spreadsheets will be developed to support any changes required.

Agricultural Land (and/or subclasses):

Values will be determined based on current sales. We will continue to update GIS as current surveys are filed. I plan to continue to verify the land classification of sales by contacting the buyer and the seller.

Assessment Actions planned for Assessment Year 2020

Residential (and/or subclasses):

We will continue to complete physical inspections on residential properties to meet the required 6 year inspections. Statistics for all residential neighborhoods will be generated and sales information will be studied. All residential appraisal work will be completed in-house.

Commercial (and/or subclasses):

An outside appraisal company will assist us with pickup work. The statistics will be reviewed and updates will be made based on the current market.

Agricultural (and/or subclasses):

A study of all land sales will be completed and values will be determined annually.

Detailed Breakdown of functions performed by the assessor's office, but not limited to:


1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file Assessor Administrative reports required by law/regulation:
 - a. Real abstract
 - b. Assessor survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
 - k. Personal property Abstract Report
3. Personal Property; administer annual filing of 1,181 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property; annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 428 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

7. Centrally Assessed-review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing-management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates-management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property and centrally assessed. Prepare tax statements for the county treasurer.
11. Tax List Corrections-prepare tax list correction documents for county board approval.
12. County Board of Equalization-attend county board of equalization meetings for valuation protests-assemble and provide information.
13. TERC Appeals-prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization-attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and Deputy Assessor attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

Our current budget includes a line item for reappraisals. This covers expenses for the oil and gas appraisal. This line item also includes expenses for fuel costs for sales reviews and on-site inspections for in house appraisals and commercial pickup work. Our budget also contains a line item for the geographical information system. This would include the annual costs for maintenance of GIS.

Respectfully submitted,


 Sandra K. Kotschwar
 Red Willow County Assessor

9/19/17
 Date

PRIOR YEAR'S STATISTICAL CORRELATION

ASSESSMENT YEAR	R & O MEDIAN	WGT. MEAN	COD	PRD
RESIDENTIAL				
2008	95.37	92.36	18.21	107.54
2009	98.00	95.00	20.07	107.23
2010	97.00	95.00	12.44	103.79
2011	96.00	96.00	11.73	104.05
2012	95.00	92.00	15.96	107.01
2013	93.00	90.56	17.12	105.51
2014	94.00	89.00	16.57	108.48
2015	94.00			
2016	93.00	91.04	16.75	106.48
2017	93.00	91.13	18.54	107.36
COMMERCIAL				
2008	96.00	91.76	23.41	103.07
2009	99.00	97.00	7.84	101.32
2010	98.00	83.00	13.77	109.01
2011	99.00	94.00	13.47	98.44
2012	98.00	95.00	23.99	103.74
2013	NA	NA	NA	NA
2014	95.00	95.04	29.15	106.92
2015	92.00			
2016	92.00			
2017	99.00	106.32	11.63	97.27
AG-LAND				
2008	71.59	68.25	24.70	109.43
2009	71.00	66.00	24.12	108.27
2010	72.00	65.00	19.56	110.79
2011	69.00	70.00	18.22	108.11
2012	70.00	68.00	19.85	104.82
2013	71.00	64.00	25.90	108.64
2014	70.00	70.00	28.92	106.51
2015	71.00			
2016	70.00			
2017	71.00	74.34	21.30	98.87