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DEPARTMENT OF REVENUE

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

SAUNDERS COUNTY

NEBRASKA

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DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Saunders 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 Saunders 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: Cathy Gusman, Saunders County Assessor

Property Assessment Division
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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

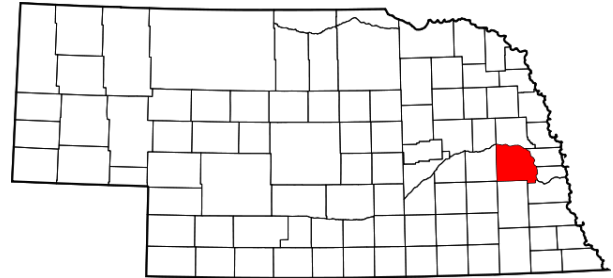
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

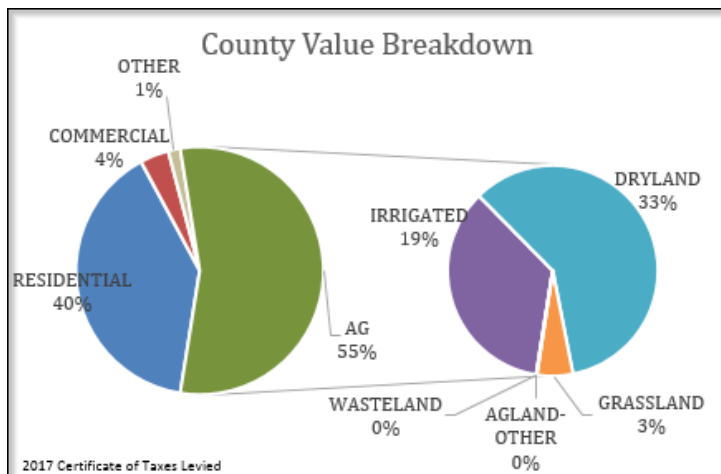
**Further information may be found in Exhibit 94*

County Overview

With a total area of 750 square miles, Saunders County had 21,038 residents, per the Census Bureau Quick Facts for 2016, a slight population increase over the 2010 U.S. Census. Reports indicated that 79% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Saunders County are located in and around Wahoo, the county seat, as well as Ashland, due to Ashland's proximity to the interstate. According to the latest information available from the U.S. Census Bureau, there were 540 employer establishments with total employment of 4,008.



Agricultural land makes up approximately 55% the valuation base in the county. Dry land makes up the majority of the land in the county. Saunders County is included in both the Lower Platte North and Lower Platte South Natural Resource Districts (NRD). When compared against the top crops of the other counties in Nebraska, Saunders County ranks second in soybeans for grain. (USDA AgCensus).

An ethanol plant located in Mead also contributes to the local agricultural economy.

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
ASHLAND	2,262	2,453	8.4%
CEDAR BLUFFS	615	610	-0.8%
CERESCO	920	889	-3.4%
COLON	138	110	-20.3%
ITHACA	168	148	-11.9%
LESHARA	111	112	0.9%
MALMO	109	120	10.1%
MEAD	564	569	0.9%
MEMPHIS	106	114	7.5%
MORSE BLUFF	134	135	0.7%
PRAGUE	346	303	-12.4%
VALPARAISO	563	570	1.2%
WAHOO	4,007	4,510	12.6%
WESTON	310	324	4.5%
YUTAN	1,216	1,174	-3.5%

2018 Residential Correlation for Saunders County

Assessment Actions

For the current assessment year, Saunders County inspected and reviewed Sandy Pointe, Hidden Cove and Whitetail Cove subdivisions. The County also completed a desk review using pictometry and a revaluation for rural residential and agricultural homes in area 14, which correlates to geocodes 3249, 2979, 2953, 2683, 2657, 2655, 2391 & 2393. During the desk review, if any inconsistencies were noticed, an on-site review took place. Valuation Groups 2, 8, 12 and 15 had cost tables updated to 2015. See the Residential Survey for valuation groups that had the depreciation tables updated to 2018 and a lot study completed in 2018. All pick up work was completed in a timely fashion.

The County analyzed the sales and determined market adjustments were needed in the following areas: Sandy Pointe in the Ashland Lake/River Area, Ashland, Ceresco, Small Town Wahoo Area, Woodcliff, the subdivisions of Itan and Timbercrest in Yutan and Rural Area 12, which is the central portion of Saunders County.

Description of Analysis

Residential parcels are analyzed utilizing 14 valuation groupings that are based on the assessor locations in the county.

Valuation Grouping	Assessor Location
1	Ashland Lake/River Area
2	Ashland
3	Ceresco
4	East Lake/River
5	Fremont Area subs
6	Lakes and Rivers (Morse Bluff-Wolfs, Whitetail, Hidden Cove)
7	Mead and Cedar Bluffs
8	Small town Wahoo area
10	Valparaiso
11	Wahoo
12	West area small towns (Morse Bluff, Prague, Weston, Touhy)
13	Woodcliff subdivision
14	Yutan
15	Rural Residential

2018 Residential Correlation for Saunders County

For the residential property class, a review of Saunders County's statistical analysis profiles 585 residential sales, representing all the valuation groupings. All valuation groupings with a sufficient number of sales are within the acceptable ranges. All three measures of central tendency are in the acceptable range and show strong support of each other.

Assessment Practice Review

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

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

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

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

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

2018 Residential Correlation for Saunders County

Equalization and Quality of Assessment

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	23	93.45	93.29	91.99	08.00	101.41
02	91	94.14	94.86	93.56	05.94	101.39
03	30	94.41	96.85	95.71	05.63	101.19
04	1	60.62	60.62	60.62	00.00	100.00
05	27	92.63	92.77	92.10	08.29	100.73
06	5	68.06	72.27	69.27	21.92	104.33
07	46	94.39	96.87	94.95	11.57	102.02
08	19	93.50	93.01	92.66	07.40	100.38
10	10	93.80	92.11	90.97	05.22	101.25
11	159	92.87	92.61	91.18	09.74	101.57
12	22	94.77	92.70	91.72	10.32	101.07
13	33	94.25	93.98	93.31	07.82	100.72
14	62	94.72	93.37	93.82	06.47	99.52
15	57	93.17	91.91	90.22	10.80	101.87
<u> ALL </u>	<u>585</u>	93.64	93.41	91.99	08.69	101.54

Level of Value

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

2018 Commercial Correlation for Saunders County

Assessment Actions

For the current assessment year, Saunders completed all pick up work of new and omitted construction in a timely manner.

The county assessor completed a sales analysis of the commercial class and based on the general movement of the market, no other changes were deemed necessary.

Description of Analysis

Commercial parcels are grouped into four valuation groups, the two largest towns and then the remaining towns and rural areas, geographically the east and west areas of the county.

Valuation Grouping	Assessor Location
1	Ashland
2	East
3	West
4	Wahoo

For this study period, there were 45 commercial sales profiled for the valuation groupings. All three measures of central tendency fall within the acceptable range and show support for one another. The quality statistics are also within the acceptable range as are valuation groups with an adequate number of sales.

The movement of the commercial market for the county confirm the assessment actions report of the assessor that indicated no changes were made other than the completion of pickup work. Excluding growth, the commercial base increased slightly over 3% over last year, which suggests the County's decision to stand firm on the current assessments were in proper response to the market.

Assessment Practice Review

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

One of the areas addressed includes sales verification. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation

2018 Commercial Correlation for Saunders County

for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Saunders County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

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

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

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

Equalization and Quality of Assessment

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

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	9	98.42	100.13	98.60	07.78	101.55
02	9	91.13	90.28	92.69	16.26	97.40
03	7	81.76	82.72	97.86	17.65	84.53
04	20	95.75	91.53	87.80	13.72	104.25
____ALL____	45	93.82	91.63	92.41	14.29	99.16

Level of Value

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

2018 Agricultural Correlation for Saunders County

Assessment Actions

Saunders County continually verifies sales along with updating land use in the agricultural class of property. The County also completed a desk review using pictometry and a revaluation for rural residential and agricultural improvements in area 14, which correlates to geocodes 3249, 2979, 2953, 2683, 2657, 2655, 2391 & 2393. During the desk review, if any inconsistencies were noticed, an on-site review took place. All pick up work was completed in a timely fashion.

The County completed a sales analysis, which resulted in a 2% decrease for all classes of dry cropland in Market Area 1.

Description of Analysis

The County is technically divided up into five market areas, but is measured with three. Market Area 1 is the western 1/3 of the county and consists of mainly dryland hills. Market Area 2 cuts diagonally across the county, is mainly level and consists of substantial irrigation and top quality soils. Market Area 3 is the central and eastern part of the county. The eastern portion of the county includes Market Area 4 and Market Area 5, but since the land values are the same as Market Area 3, they are combined for measurement purposes. The County keeps these market areas (3,4 & 5) separate in their system for administrative purposes.

The initial analysis was done using the 76 sales within Saunders County for the three study periods. All three measures of central tendency are in the range and show support for each other.

In reviewing the market areas, Market Areas 1 & 2 fall in the acceptable range with Market Area 3 being just a shade under the range. Breaking down Market Area 3 into study periods indicates that the price paid per acre is decreasing as we move from the earliest study period to the most recent study period. The earliest study period has the same number of sales as the latest two study periods combined and the group of sales in the latest two study periods indicates the County is in the acceptable range for both Market Area 3 as a whole and the 80% dry MLU.

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

Assessment Practice Review

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

2018 Agricultural Correlation for Saunders County

In this review, the County's sales qualification and verification is analyzed to determine if the County utilizes all available arms-length sales. The review substantiated that the County has developed a procedure for the verification and documents the reason for the exclusion of the non-qualified sales. Further, sales are reviewed to ensure that those sales deemed qualified were not affected by non-agricultural influences or special conditions that would cause a significant premium or discount to be paid for the land. The County's process has established a stable utilization rate for the County. Sales are consistently reviewed in a timely manner. The County submits sales and supplemental information both timely and accurately.

The Division also examined the County's inspection and review cycle for agricultural land and improvements. Market areas are reviewed by the county during their analysis and there is no evidence that suggests that the market area designation is causing uniformity concerns. The County mailed out postcards to owners that have CRP or have been identified as having CRP to determine the number of acres of CRP and the contract expiration date.

The review of the County's procedure for identifying rural residential and recreational land from agricultural is a portion of the assessment practices review. The County identifies land by its primary use and monitors this for any changes along with the verification of the sales.

Equalization and Quality of Assessment

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

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

2018 Agricultural Correlation for Saunders County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	9	66.66	69.09	66.27	10.38	104.26
1	1	73.38	73.38	73.38	00.00	100.00
2	4	66.42	69.32	63.65	16.08	108.91
3	4	65.83	67.79	68.11	04.86	99.53
<u>Dry</u>						
County	47	68.54	70.41	70.32	11.50	100.13
1	10	72.93	75.56	74.70	12.57	101.15
2	7	67.35	71.36	69.33	11.58	102.93
3	30	68.29	68.47	69.54	10.40	98.46
<u>Grass</u>						
County	4	61.17	70.23	69.64	27.28	100.85
1	4	61.17	70.23	69.64	27.28	100.85
<u>ALL</u>						
	76	68.84	71.42	70.54	13.31	101.25

Level of Value

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

Special Valuation

A review of agricultural land value in Saunders County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of Market Area 1 where no non-agricultural influences exist. Therefore, it is the opinion of the PTA that the level of value for Special Valuation of agricultural land is 69%.

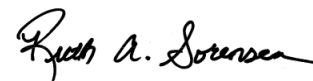
2018 Opinions of the Property Tax Administrator for Saunders County

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	94	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal practices.	No recommendation.
Special Valuation of 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 Saunders County

Residential Real Property - Current

Number of Sales	585	Median	93.64
Total Sales Price	\$115,753,767	Mean	93.41
Total Adj. Sales Price	\$115,753,767	Wgt. Mean	91.99
Total Assessed Value	\$106,486,115	Average Assessed Value of the Base	\$155,261
Avg. Adj. Sales Price	\$197,870	Avg. Assessed Value	\$182,028

Confidence Interval - Current

95% Median C.I	93.09 to 94.13
95% Wgt. Mean C.I	90.94 to 93.05
95% Mean C.I	92.43 to 94.39
% of Value of the Class of all Real Property Value in the County	37.88
% of Records Sold in the Study Period	6.44
% of Value Sold in the Study Period	7.55

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	594	94	94.18
2016	588	95	95.30
2015	543	96	96.03
2014	501	96	96.26

2018 Commission Summary for Saunders County

Commercial Real Property - Current

Number of Sales	45	Median	93.82
Total Sales Price	\$7,316,423	Mean	91.63
Total Adj. Sales Price	\$7,316,423	Wgt. Mean	92.41
Total Assessed Value	\$6,761,000	Average Assessed Value of the Base	\$157,710
Avg. Adj. Sales Price	\$162,587	Avg. Assessed Value	\$150,244

Confidence Interval - Current

95% Median C.I	90.93 to 97.70
95% Wgt. Mean C.I	83.27 to 101.54
95% Mean C.I	85.91 to 97.35
% of Value of the Class of all Real Property Value in the County	3.76
% of Records Sold in the Study Period	5.07
% of Value Sold in the Study Period	4.83

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	57	94	94.07
2016	62	95	94.84
2015	69	100	96.20
2014	50	96	95.96

78 Saunders

PAD 2018 R&O Statistics (Using 2018 Values)

RESIDENTIAL

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 585
 Total Sales Price : 115,753,767
 Total Adj. Sales Price : 115,753,767
 Total Assessed Value : 106,486,115
 Avg. Adj. Sales Price : 197,870
 Avg. Assessed Value : 182,028

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 93
 COD : 08.69
 PRD : 101.54

COV : 12.98
 STD : 12.12
 Avg. Abs. Dev : 08.14
 MAX Sales Ratio : 146.66
 MIN Sales Ratio : 50.39

95% Median C.I. : 93.09 to 94.13
 95% Wgt. Mean C.I. : 90.94 to 93.05
 95% Mean C.I. : 92.43 to 94.39

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	63	99.00	99.90	98.44	08.83	101.48	65.82	130.98	95.42 to 101.82	160,980	158,468
01-JAN-16 To 31-MAR-16	37	94.38	95.31	95.75	05.42	99.54	82.84	123.75	93.45 to 96.66	158,775	152,031
01-APR-16 To 30-JUN-16	90	94.35	93.88	93.34	07.22	100.58	50.39	120.50	93.60 to 95.93	198,783	185,538
01-JUL-16 To 30-SEP-16	104	92.33	90.67	89.06	08.97	101.81	58.49	138.43	90.46 to 93.72	215,147	191,605
01-OCT-16 To 31-DEC-16	66	93.98	96.28	95.10	09.70	101.24	60.79	143.58	91.96 to 96.45	187,022	177,861
01-JAN-17 To 31-MAR-17	50	93.34	94.10	91.72	07.83	102.59	71.37	140.52	90.94 to 95.49	206,991	189,860
01-APR-17 To 30-JUN-17	79	92.25	90.96	90.34	08.18	100.69	58.97	123.16	90.25 to 93.59	219,758	198,534
01-JUL-17 To 30-SEP-17	96	91.23	90.66	89.28	09.65	101.55	66.65	146.66	88.96 to 93.71	202,268	180,585
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	294	94.41	94.21	92.81	08.27	101.51	50.39	138.43	93.71 to 95.07	191,436	177,667
01-OCT-16 To 30-SEP-17	291	92.59	92.61	91.22	09.02	101.52	58.97	146.66	91.78 to 93.48	204,370	186,433
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	297	93.75	93.47	92.31	08.20	101.26	50.39	143.58	93.33 to 94.43	196,916	181,782
<u>ALL</u>	585	93.64	93.41	91.99	08.69	101.54	50.39	146.66	93.09 to 94.13	197,870	182,028

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	23	93.45	93.29	91.99	08.00	101.41	68.74	120.50	88.48 to 97.09	489,779	450,533
02	91	94.14	94.86	93.56	05.94	101.39	70.37	131.80	92.73 to 95.21	168,427	157,580
03	30	94.41	96.85	95.71	05.63	101.19	86.45	127.70	91.92 to 97.34	143,950	137,776
04	1	60.62	60.62	60.62	00.00	100.00	60.62	60.62	N/A	489,000	296,450
05	27	92.63	92.77	92.10	08.29	100.73	69.75	129.81	87.61 to 95.16	260,468	239,886
06	5	68.06	72.27	69.27	21.92	104.33	50.39	100.00	N/A	286,230	198,278
07	46	94.39	96.87	94.95	11.57	102.02	61.62	146.66	91.91 to 95.70	111,150	105,538
08	19	93.50	93.01	92.66	07.40	100.38	61.54	116.23	89.65 to 97.62	115,258	106,796
10	10	93.80	92.11	90.97	05.22	101.25	77.04	106.41	80.51 to 95.64	141,759	128,955
11	159	92.87	92.61	91.18	09.74	101.57	60.79	143.58	90.56 to 93.97	156,482	142,685
12	22	94.77	92.70	91.72	10.32	101.07	57.71	116.54	88.88 to 100.02	76,540	70,200
13	33	94.25	93.98	93.31	07.82	100.72	69.84	130.98	90.25 to 96.40	344,524	321,462
14	62	94.72	93.37	93.82	06.47	99.52	70.23	123.33	92.25 to 96.49	222,077	208,358
15	57	93.17	91.91	90.22	10.80	101.87	58.49	127.93	91.29 to 95.28	271,365	244,822
<u>ALL</u>	585	93.64	93.41	91.99	08.69	101.54	50.39	146.66	93.09 to 94.13	197,870	182,028

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RESIDENTIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

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Total Adj. Sales Price : 115,753,767
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Avg. Adj. Sales Price : 197,870
Avg. Assessed Value : 182,028

MEDIAN : 94
WGT. MEAN : 92
MEAN : 93
COD : 08.69
PRD : 101.54

COV : 12.98
STD : 12.12
Avg. Abs. Dev : 08.14
MAX Sales Ratio : 146.66
MIN Sales Ratio : 50.39

95% Median C.I. : 93.09 to 94.13
95% Wgt. Mean C.I. : 90.94 to 93.05
95% Mean C.I. : 92.43 to 94.39

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	582	93.62	93.43	91.96	08.64	101.60	50.39	146.66	93.06 to 94.13	198,167	182,235
06											
07	3	98.23	89.88	101.17	16.40	88.84	61.54	109.88	N/A	140,167	141,810
<u>ALL</u>	585	93.64	93.41	91.99	08.69	101.54	50.39	146.66	93.09 to 94.13	197,870	182,028

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	123.16	123.16	123.16	00.00	100.00	123.16	123.16	N/A	25,000	30,790
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	585	93.64	93.41	91.99	08.69	101.54	50.39	146.66	93.09 to 94.13	197,870	182,028
Greater Than 14,999	585	93.64	93.41	91.99	08.69	101.54	50.39	146.66	93.09 to 94.13	197,870	182,028
Greater Than 29,999	584	93.62	93.36	91.99	08.65	101.49	50.39	146.66	93.06 to 94.13	198,166	182,287
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	123.16	123.16	123.16	00.00	100.00	123.16	123.16	N/A	25,000	30,790
30,000 TO 59,999	32	99.68	101.82	102.41	14.96	99.42	61.54	146.66	92.32 to 109.37	48,734	49,908
60,000 TO 99,999	88	95.35	96.87	96.64	10.47	100.24	57.71	131.80	92.69 to 98.35	79,347	76,683
100,000 TO 149,999	164	93.64	92.88	92.74	08.06	100.15	60.79	140.52	91.93 to 94.61	126,195	117,027
150,000 TO 249,999	143	93.33	92.64	92.70	06.47	99.94	68.74	123.75	92.59 to 94.38	191,237	177,270
250,000 TO 499,999	138	92.47	90.61	90.19	08.69	100.47	50.39	130.98	91.05 to 93.65	333,197	300,520
500,000 TO 999,999	18	94.78	93.26	93.35	04.58	99.90	78.49	103.57	89.50 to 96.94	656,262	612,642
1,000,000 +	1	79.16	79.16	79.16	00.00	100.00	79.16	79.16	N/A	1,350,000	1,068,690
<u>ALL</u>	585	93.64	93.41	91.99	08.69	101.54	50.39	146.66	93.09 to 94.13	197,870	182,028

78 Saunders
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 : 45
Total Sales Price : 7,316,423
Total Adj. Sales Price : 7,316,423
Total Assessed Value : 6,761,000
Avg. Adj. Sales Price : 162,587
Avg. Assessed Value : 150,244

MEDIAN : 94
WGT. MEAN : 92
MEAN : 92
COD : 14.29
PRD : 99.16

COV : 21.38
STD : 19.59
Avg. Abs. Dev : 13.41
MAX Sales Ratio : 134.17
MIN Sales Ratio : 24.06

95% Median C.I. : 90.93 to 97.70
95% Wgt. Mean C.I. : 83.27 to 101.54
95% Mean C.I. : 85.91 to 97.35

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	2	95.65	95.65	97.72	04.73	97.88	91.13	100.17	N/A	131,625	128,630
01-JAN-15 To 31-MAR-15	4	95.69	91.68	86.53	09.02	105.95	74.93	100.42	N/A	112,250	97,133
01-APR-15 To 30-JUN-15	5	97.70	103.18	105.65	06.03	97.66	96.81	114.95	N/A	116,000	122,558
01-JUL-15 To 30-SEP-15	4	90.33	96.36	91.09	18.45	105.79	72.80	131.97	N/A	176,250	160,553
01-OCT-15 To 31-DEC-15	5	88.49	94.04	91.25	12.13	103.06	81.56	119.89	N/A	148,800	135,776
01-JAN-16 To 31-MAR-16	2	81.46	81.46	81.24	00.37	100.27	81.16	81.76	N/A	46,250	37,575
01-APR-16 To 30-JUN-16	8	93.69	89.32	92.18	08.42	96.90	63.98	100.19	63.98 to 100.19	182,347	168,094
01-JUL-16 To 30-SEP-16	1	92.25	92.25	92.25	00.00	100.00	92.25	92.25	N/A	52,500	48,430
01-OCT-16 To 31-DEC-16	2	95.75	95.75	95.82	00.44	99.93	95.33	96.17	N/A	127,950	122,605
01-JAN-17 To 31-MAR-17	3	72.67	81.57	83.93	20.15	97.19	64.05	107.98	N/A	112,000	94,000
01-APR-17 To 30-JUN-17	3	93.26	90.45	101.98	19.74	88.69	61.44	116.66	N/A	38,667	39,433
01-JUL-17 To 30-SEP-17	6	94.64	86.08	91.34	30.52	94.24	24.06	134.17	24.06 to 134.17	377,250	344,582
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	15	97.56	97.29	95.17	10.03	102.23	72.80	131.97	91.13 to 100.42	133,150	126,719
01-OCT-15 To 30-SEP-16	16	92.20	90.00	91.46	09.80	98.40	63.98	119.89	81.56 to 97.79	146,736	134,201
01-OCT-16 To 30-SEP-17	14	94.30	87.43	91.30	22.58	95.76	24.06	134.17	61.44 to 112.37	212,243	193,786
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	18	97.19	96.57	93.72	11.46	103.04	72.80	131.97	86.58 to 100.42	137,667	129,023
01-JAN-16 To 31-DEC-16	13	93.56	89.33	92.14	07.64	96.95	63.98	100.19	81.16 to 96.42	143,052	131,811
<u>ALL</u>	45	93.82	91.63	92.41	14.29	99.16	24.06	134.17	90.93 to 97.70	162,587	150,244

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	9	96.42	100.13	98.60	07.78	101.55	88.49	131.97	92.25 to 107.98	144,218	142,192
02	9	91.13	90.28	92.69	16.26	97.40	63.98	119.89	72.80 to 114.95	92,951	86,153
03	7	81.76	82.72	97.86	17.65	84.53	61.44	112.37	61.44 to 112.37	221,643	216,903
04	20	95.75	91.53	87.80	13.72	104.25	24.06	134.17	90.93 to 98.34	181,520	159,379
<u>ALL</u>	45	93.82	91.63	92.41	14.29	99.16	24.06	134.17	90.93 to 97.70	162,587	150,244

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	119.89	119.89	119.89	00.00	100.00	119.89	119.89	N/A	85,000	101,910
03	44	93.69	90.99	92.09	14.00	98.81	24.06	134.17	88.49 to 97.70	164,351	151,343
04											
<u>ALL</u>	45	93.82	91.63	92.41	14.29	99.16	24.06	134.17	90.93 to 97.70	162,587	150,244

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COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

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WGT. MEAN : 92
MEAN : 92
COD : 14.29
PRD : 99.16

COV : 21.38
STD : 19.59
Avg. Abs. Dev : 13.41
MAX Sales Ratio : 134.17
MIN Sales Ratio : 24.06

95% Median C.I. : 90.93 to 97.70
95% Wgt. Mean C.I. : 83.27 to 101.54
95% Mean C.I. : 85.91 to 97.35

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	1	81.76	81.76	81.76	00.00	100.00	81.76	81.76	N/A	12,500	10,220	
Less Than 30,000	3	81.76	78.45	79.84	12.51	98.26	61.44	92.14	N/A	16,833	13,440	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	45	93.82	91.63	92.41	14.29	99.16	24.06	134.17	90.93 to 97.70	162,587	150,244	
Greater Than 14,999	44	93.95	91.85	92.43	14.31	99.37	24.06	134.17	90.93 to 97.79	165,998	153,427	
Greater Than 29,999	42	94.70	92.57	92.50	14.00	100.08	24.06	134.17	91.13 to 97.79	172,998	160,016	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	81.76	81.76	81.76	00.00	100.00	81.76	81.76	N/A	12,500	10,220	
15,000 TO 29,999	2	76.79	76.79	79.21	19.99	96.94	61.44	92.14	N/A	19,000	15,050	
30,000 TO 59,999	6	92.76	86.65	87.34	11.16	99.21	63.98	100.20	63.98 to 100.20	45,718	39,932	
60,000 TO 99,999	10	98.02	99.86	98.82	13.87	101.05	72.80	131.97	81.16 to 119.89	78,075	77,150	
100,000 TO 149,999	9	95.33	88.69	87.73	14.13	101.09	24.06	108.86	81.56 to 107.98	129,906	113,963	
150,000 TO 249,999	9	96.42	91.19	92.03	11.74	99.09	64.05	114.95	74.93 to 100.19	186,135	171,299	
250,000 TO 499,999	6	92.25	96.92	97.52	11.13	99.38	82.45	134.17	82.45 to 134.17	333,333	325,073	
500,000 TO 999,999	2	84.49	84.49	87.21	33.00	96.88	56.61	112.37	N/A	683,250	595,895	
1,000,000 +												
___ ALL ___	45	93.82	91.63	92.41	14.29	99.16	24.06	134.17	90.93 to 97.70	162,587	150,244	

78 Saunders
COMMERCIAL

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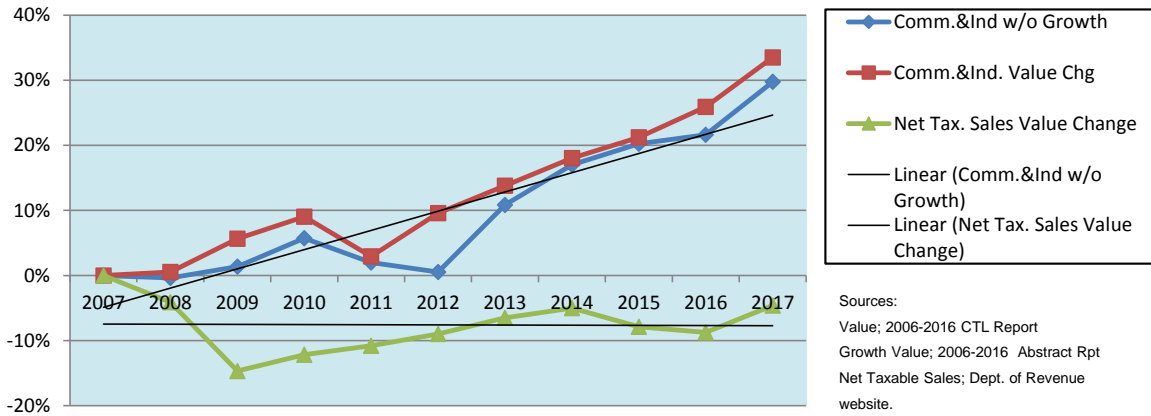
95% Median C.I. : 90.93 to 97.70
95% Wgt. Mean C.I. : 83.27 to 101.54
95% Mean C.I. : 85.91 to 97.35

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	100.19	100.19	100.19	00.00	100.00	100.19	100.19	N/A	192,000	192,360
304	1	93.82	93.82	93.82	00.00	100.00	93.82	93.82	N/A	260,000	243,920
326	2	89.66	89.66	94.27	08.81	95.11	81.76	97.56	N/A	30,000	28,280
336	1	94.07	94.07	94.07	00.00	100.00	94.07	94.07	N/A	145,000	136,400
344	1	24.06	24.06	24.06	00.00	100.00	24.06	24.06	N/A	145,000	34,880
346	1	96.42	96.42	96.42	00.00	100.00	96.42	96.42	N/A	229,213	221,010
350	3	107.98	103.81	106.94	08.17	97.07	88.49	114.95	N/A	146,667	156,843
351	1	98.40	98.40	98.40	00.00	100.00	98.40	98.40	N/A	107,250	105,530
352	2	103.24	103.24	92.54	16.14	111.56	86.58	119.89	N/A	237,500	219,790
353	9	92.25	95.18	92.87	10.51	102.49	72.80	131.97	82.45 to 100.42	102,500	95,193
387	1	134.17	134.17	134.17	00.00	100.00	134.17	134.17	N/A	350,000	469,580
390	1	96.81	96.81	96.81	00.00	100.00	96.81	96.81	N/A	139,000	134,560
391	1	108.86	108.86	108.86	00.00	100.00	108.86	108.86	N/A	116,000	126,280
406	4	96.52	96.23	94.84	01.85	101.47	93.56	98.34	N/A	171,350	162,503
442	5	74.93	76.77	77.36	09.52	99.24	63.98	91.13	N/A	85,712	66,310
459	1	100.20	100.20	100.20	00.00	100.00	100.20	100.20	N/A	55,000	55,110
470	1	61.44	61.44	61.44	00.00	100.00	61.44	61.44	N/A	16,000	9,830
471	1	76.07	76.07	76.07	00.00	100.00	76.07	76.07	N/A	175,000	133,130
476	1	97.79	97.79	97.79	00.00	100.00	97.79	97.79	N/A	189,000	184,820
478	1	64.05	64.05	64.05	00.00	100.00	64.05	64.05	N/A	155,000	99,270
494	2	104.27	104.27	109.67	07.77	95.08	96.17	112.37	N/A	450,000	493,535
528	3	90.93	96.38	91.90	12.87	104.87	81.56	116.66	N/A	171,667	157,767
534	1	56.61	56.61	56.61	00.00	100.00	56.61	56.61	N/A	616,500	348,980
<u>ALL</u>	<u>45</u>	93.82	91.63	92.41	14.29	99.16	24.06	134.17	90.93 to 97.70	162,587	150,244

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	\$ 102,112,130	\$ 2,741,530	2.68%	\$ 99,370,600	-	\$ 107,204,762	-
2008	\$ 102,667,780	\$ 939,330	0.91%	\$ 101,728,450	-0.38%	\$ 102,796,325	-4.11%
2009	\$ 107,884,100	\$ 4,400,700	4.08%	\$ 103,483,400	0.79%	\$ 91,472,978	-11.02%
2010	\$ 111,355,830	\$ 3,412,560	3.06%	\$ 107,943,270	0.05%	\$ 94,156,616	2.93%
2011	\$ 105,104,030	\$ 964,240	0.92%	\$ 104,139,790	-6.48%	\$ 95,646,937	1.58%
2012	\$ 111,896,364	\$ 9,244,392	8.26%	\$ 102,651,972	-2.33%	\$ 97,570,002	2.01%
2013	\$ 116,195,356	\$ 3,000,117	2.58%	\$ 113,195,239	1.16%	\$ 100,240,909	2.74%
2014	\$ 120,522,686	\$ 1,044,151	0.87%	\$ 119,478,535	2.83%	\$ 101,830,618	1.59%
2015	\$ 123,782,846	\$ 982,419	0.79%	\$ 122,800,427	1.89%	\$ 98,739,342	-3.04%
2016	\$ 128,589,054	\$ 4,376,128	3.40%	\$ 124,212,926	0.35%	\$ 97,812,870	-0.94%
2017	\$ 136,332,800	\$ 3,840,967	2.82%	\$ 132,491,833	3.04%	\$ 102,255,563	4.54%
Ann %chg	2.93%			Average	0.09%	-1.01%	-0.37%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-0.38%	0.54%	-4.11%
2009	1.34%	5.65%	-14.67%
2010	5.71%	9.05%	-12.17%
2011	1.99%	2.93%	-10.78%
2012	0.53%	9.58%	-8.99%
2013	10.85%	13.79%	-6.50%
2014	17.01%	18.03%	-5.01%
2015	20.26%	21.22%	-7.90%
2016	21.64%	25.93%	-8.76%
2017	29.75%	33.51%	-4.62%

County Number: 78
 County Name: Saunders

78 Saunders
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 : 76
Total Sales Price : 47,709,844
Total Adj. Sales Price : 47,709,844
Total Assessed Value : 33,655,660
Avg. Adj. Sales Price : 627,761
Avg. Assessed Value : 442,838

MEDIAN : 69
WGT. MEAN : 71
MEAN : 71
COD : 13.31
PRD : 101.25

COV : 16.89
STD : 12.06
Avg. Abs. Dev : 09.16
MAX Sales Ratio : 106.88
MIN Sales Ratio : 50.52

95% Median C.I. : 66.66 to 73.32
95% Wgt. Mean C.I. : 67.33 to 73.76
95% Mean C.I. : 68.71 to 74.13

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	15	62.57	64.52	63.75	10.12	101.21	50.52	81.38	58.24 to 71.40	684,987	436,691	
01-JAN-15 To 31-MAR-15	4	65.68	64.21	64.79	07.23	99.10	54.76	70.72	N/A	562,690	364,545	
01-APR-15 To 30-JUN-15	7	67.57	68.43	70.02	09.72	97.73	55.74	82.36	55.74 to 82.36	545,027	381,647	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15	13	68.71	75.93	70.13	23.11	108.27	52.33	106.88	60.49 to 95.71	627,756	440,242	
01-JAN-16 To 31-MAR-16	6	74.49	71.88	72.14	07.77	99.64	56.37	78.76	56.37 to 78.76	522,768	377,120	
01-APR-16 To 30-JUN-16	4	81.20	78.31	78.26	09.29	100.06	62.94	87.88	N/A	1,239,648	970,143	
01-JUL-16 To 30-SEP-16	4	75.58	76.98	72.67	08.77	105.93	66.66	90.09	N/A	718,686	522,283	
01-OCT-16 To 31-DEC-16	5	67.35	68.39	66.74	05.89	102.47	63.25	79.85	N/A	534,002	356,382	
01-JAN-17 To 31-MAR-17	11	72.84	71.83	73.60	08.15	97.60	57.34	91.28	64.42 to 79.27	604,295	444,768	
01-APR-17 To 30-JUN-17	6	76.72	79.13	80.80	14.61	97.93	65.88	97.70	65.88 to 97.70	403,264	325,842	
01-JUL-17 To 30-SEP-17	1	77.89	77.89	77.89	00.00	100.00	77.89	77.89	N/A	501,480	390,610	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	26	64.80	65.53	65.36	10.08	100.26	50.52	82.36	61.58 to 70.72	628,491	410,772	
01-OCT-15 To 30-SEP-16	27	76.05	75.54	72.95	15.11	103.55	52.33	106.88	64.43 to 81.63	708,547	516,873	
01-OCT-16 To 30-SEP-17	23	70.71	73.25	73.70	10.56	99.39	57.34	97.70	67.35 to 77.89	532,101	392,175	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	24	67.38	71.79	69.26	16.90	103.65	52.33	106.88	61.58 to 76.48	592,782	410,536	
01-JAN-16 To 31-DEC-16	19	74.04	73.39	73.42	09.98	99.96	56.37	90.09	66.66 to 78.76	717,892	527,070	
<u>ALL</u>	76	68.84	71.42	70.54	13.31	101.25	50.52	106.88	66.66 to 73.32	627,761	442,838	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	21	72.93	73.87	72.50	14.99	101.89	52.33	106.26	64.42 to 81.63	384,690	278,908	
2	17	68.71	74.15	70.36	17.14	105.39	53.16	106.88	62.94 to 89.48	823,217	579,179	
3	38	68.29	68.84	70.03	09.72	98.30	50.52	87.88	65.00 to 71.40	674,649	472,436	
<u>ALL</u>	76	68.84	71.42	70.54	13.31	101.25	50.52	106.88	66.66 to 73.32	627,761	442,838	

78 Saunders
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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95% Mean C.I. : 68.71 to 74.13

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	78.97	78.97	73.82	15.59	106.98	66.66	91.28	N/A	1,031,808	761,670
2	1	91.28	91.28	91.28	00.00	100.00	91.28	91.28	N/A	600,000	547,660
3	1	66.66	66.66	66.66	00.00	100.00	66.66	66.66	N/A	1,463,615	975,680
_____Dry_____											
County	31	69.60	71.02	69.56	09.22	102.10	57.95	90.09	67.19 to 74.05	568,672	395,571
1	4	78.38	78.78	78.57	10.44	100.27	68.28	90.09	N/A	384,566	302,148
2	6	65.30	69.94	68.46	10.75	102.16	62.57	89.48	62.57 to 89.48	657,902	450,375
3	21	69.60	69.86	68.78	07.73	101.57	57.95	82.36	64.43 to 76.05	578,246	397,707
_____Grass_____											
County	1	54.76	54.76	54.76	00.00	100.00	54.76	54.76	N/A	298,338	163,360
1	1	54.76	54.76	54.76	00.00	100.00	54.76	54.76	N/A	298,338	163,360
_____ALL_____	76	68.84	71.42	70.54	13.31	101.25	50.52	106.88	66.66 to 73.32	627,761	442,838

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	9	66.66	69.09	66.27	10.38	104.26	53.16	91.28	64.12 to 75.32	994,795	659,253
1	1	73.38	73.38	73.38	00.00	100.00	73.38	73.38	N/A	454,558	333,540
2	4	66.42	69.32	63.65	16.08	108.91	53.16	91.28	N/A	1,056,115	672,168
3	4	65.83	67.79	68.11	04.86	99.53	64.17	75.32	N/A	1,068,534	727,768
_____Dry_____											
County	47	68.54	70.41	70.32	11.50	100.13	50.52	95.45	65.88 to 72.93	555,660	390,749
1	10	72.93	75.56	74.70	12.57	101.15	57.34	95.45	64.42 to 90.09	411,546	307,425
2	7	67.35	71.36	69.33	11.58	102.93	62.57	89.48	62.57 to 89.48	610,627	423,336
3	30	68.29	68.47	69.54	10.40	98.46	50.52	87.88	62.98 to 71.05	590,872	410,920
_____Grass_____											
County	4	61.17	70.23	69.64	27.28	100.85	52.33	106.26	N/A	352,810	245,695
1	4	61.17	70.23	69.64	27.28	100.85	52.33	106.26	N/A	352,810	245,695
_____ALL_____	76	68.84	71.42	70.54	13.31	101.25	50.52	106.88	66.66 to 73.32	627,761	442,838

Saunders County 2018 Average Acre Value Comparison

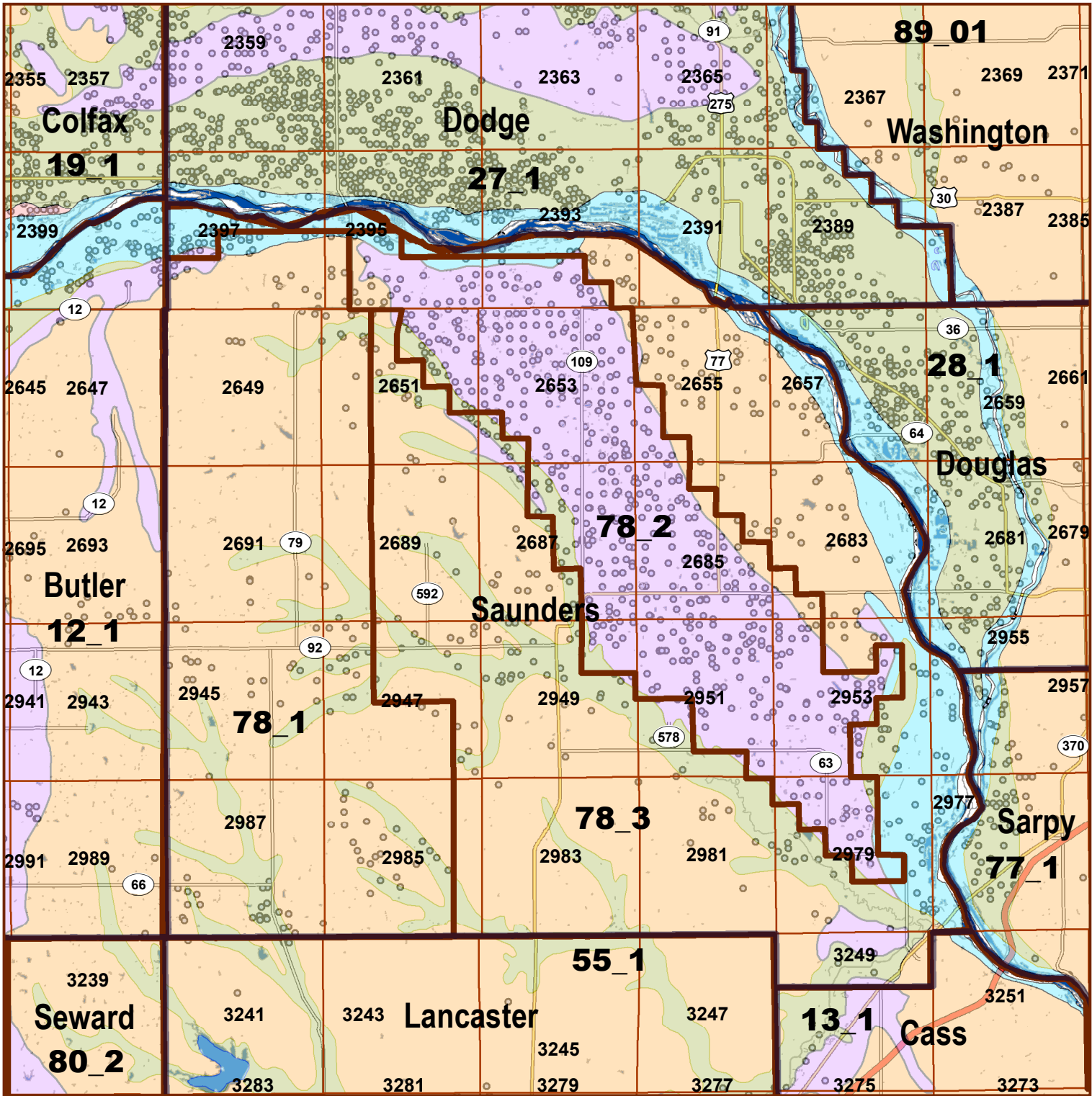
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Saunders	1	6320	6104	5844	5457	5270	4464	3910	3670	5150
Saunders	2	7244	7092	6725	6230	5959	5524	5078	4890	6903
Saunders	3	6930	6691	6453	5831	5740	5004	4515	4060	6076
Burt	1	6624	6685	5929	5895	4707	5030	4450	3020	5433
Butler	1	7324	6524	6314	5974	6169	6113	5304	5176	6585
Cass	1	6275	6070	4721	5510	3344	4850	3612	4204	5021
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	6238
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	6238
Lancaster	1	7125	6768	6411	6049	5623	5207	4869	4492	6150
Seward	1	7600	7500	7200	7149	6900	n/a	5300	4789	7065

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Saunders	1	5715	5497	5292	4760	4566	3839	3437	3193	4317
Saunders	2	6403	6284	5962	5538	5217	4825	4095	3823	6000
Saunders	3	5883	5656	5438	5032	4821	4100	3708	3492	4828
Burt	1	6760	6515	5611	5790	4841	4875	4425	3052	5314
Butler	1	6300	5300	5199	4766	4598	4298	3400	3300	4782
Cass	1	5198	5049	4931	4555	4114	4259	3957	3735	4566
Dodge	1	6435	6225	6020	5810	5595	5340	5190	4979	5944
Dodge	1	6435	6225	6020	5810	5595	5340	5190	4979	5944
Lancaster	1	5687	5341	4974	4621	4499	3757	3372	3371	4617
Seward	1	5900	5800	5300	5300	5300	3850	3800	2900	5215

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Saunders	1	1953	2602	2061	2502	2043	2223	1728	2105	2004
Saunders	2	2674	2684	2054	2605	2276	2345	1735	2298	2288
Saunders	3	1917	2608	1954	2501	2165	2259	1675	2119	2129
Burt	1	2550	2380	1960	1965	1895	1830	1765	1587	1872
Butler	1	2645	2597	2558	2525	2493	2449	2374	2347	2419
Cass	1	2395	2343	2243	2180	1940	2064	1850	1600	2020
Dodge	1	2460	2460	2355	2355	2245	2245	2140	2140	2275
Dodge	1	2460	2460	2355	2355	2245	2245	2140	2140	2275
Lancaster	1	2547	2754	2635	2382	2174	1815	1431	1370	2002
Seward	1	2101	2096	2002	2000	1799	1800	1701	1600	1742

County	Mkt Area	CRP	TIMBER	WASTE
Saunders	1	2478	724	177
Saunders	2	2508	723	330
Saunders	3	2553	634	161
Burt	1	3184	n/a	122
Butler	1	3431	1499	600
Cass	1	2020	1851	593
Dodge	1	3210	n/a	184
Dodge	1	3210	n/a	184
Lancaster	1	n/a	n/a	751
Seward	1	2551	600	100

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



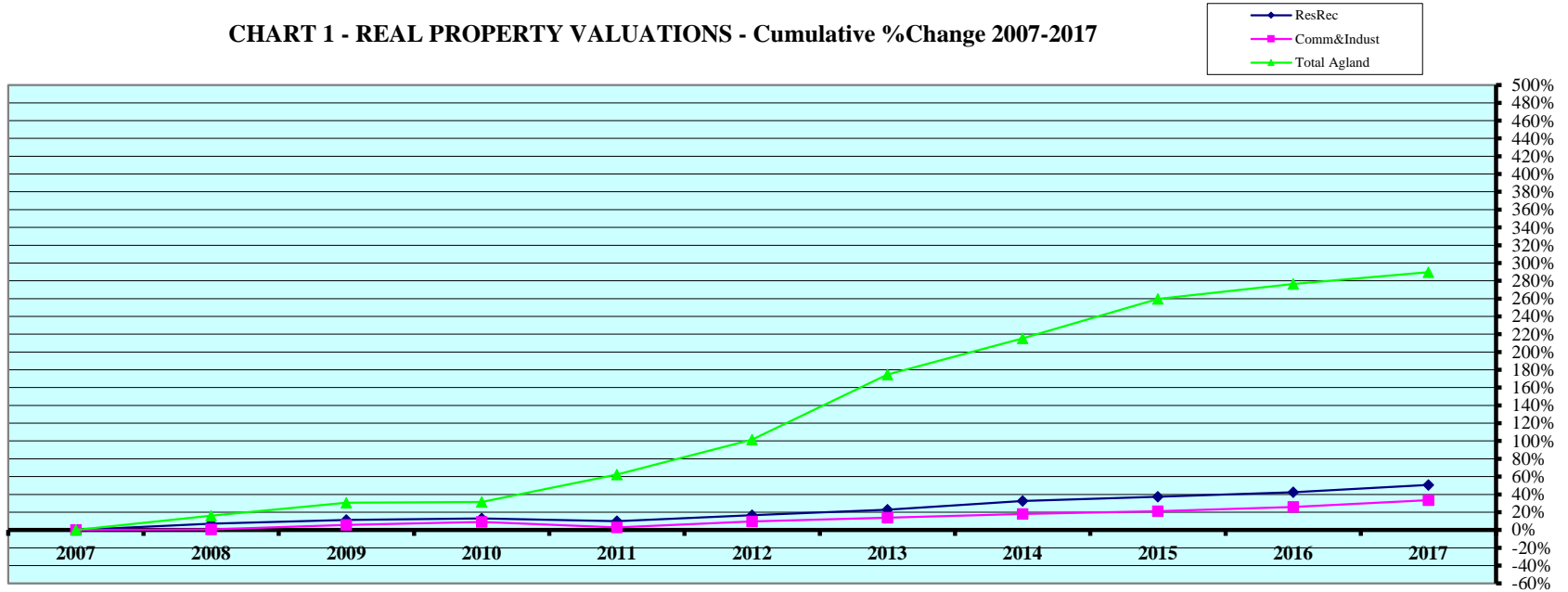
Legend

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

Saunders 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	853,414,960	--	--	--	102,112,130	--	--	--	511,288,040	--	--	--
2008	914,254,200	60,839,240	7.13%	7.13%	102,667,780	555,650	0.54%	0.54%	593,403,970	82,115,930	16.06%	16.06%
2009	948,955,450	34,701,250	3.80%	11.20%	107,884,100	5,216,320	5.08%	5.65%	667,521,530	74,117,560	12.49%	30.56%
2010	964,166,860	15,211,410	1.60%	12.98%	111,355,830	3,471,730	3.22%	9.05%	672,189,460	4,667,930	0.70%	31.47%
2011	938,420,030	-25,746,830	-2.67%	9.96%	105,104,030	-6,251,800	-5.61%	2.93%	829,089,030	156,899,570	23.34%	62.16%
2012	994,227,376	55,807,346	5.95%	16.50%	111,896,364	6,792,334	6.46%	9.58%	1,030,859,090	201,770,060	24.34%	101.62%
2013	1,048,918,386	54,691,010	5.50%	22.91%	116,195,356	4,298,992	3.84%	13.79%	1,403,780,775	372,921,685	36.18%	174.56%
2014	1,132,435,461	83,517,075	7.96%	32.69%	120,522,686	4,327,330	3.72%	18.03%	1,611,811,725	208,030,950	14.82%	215.25%
2015	1,172,506,599	40,071,138	3.54%	37.39%	123,782,846	3,260,160	2.71%	21.22%	1,839,128,300	227,316,575	14.10%	259.70%
2016	1,215,099,572	42,592,973	3.63%	42.38%	128,589,054	4,806,208	3.88%	25.93%	1,924,635,345	85,507,045	4.65%	276.43%
2017	1,285,599,968	70,500,396	5.80%	50.64%	136,332,800	7,743,746	6.02%	33.51%	1,992,520,955	67,885,610	3.53%	289.71%

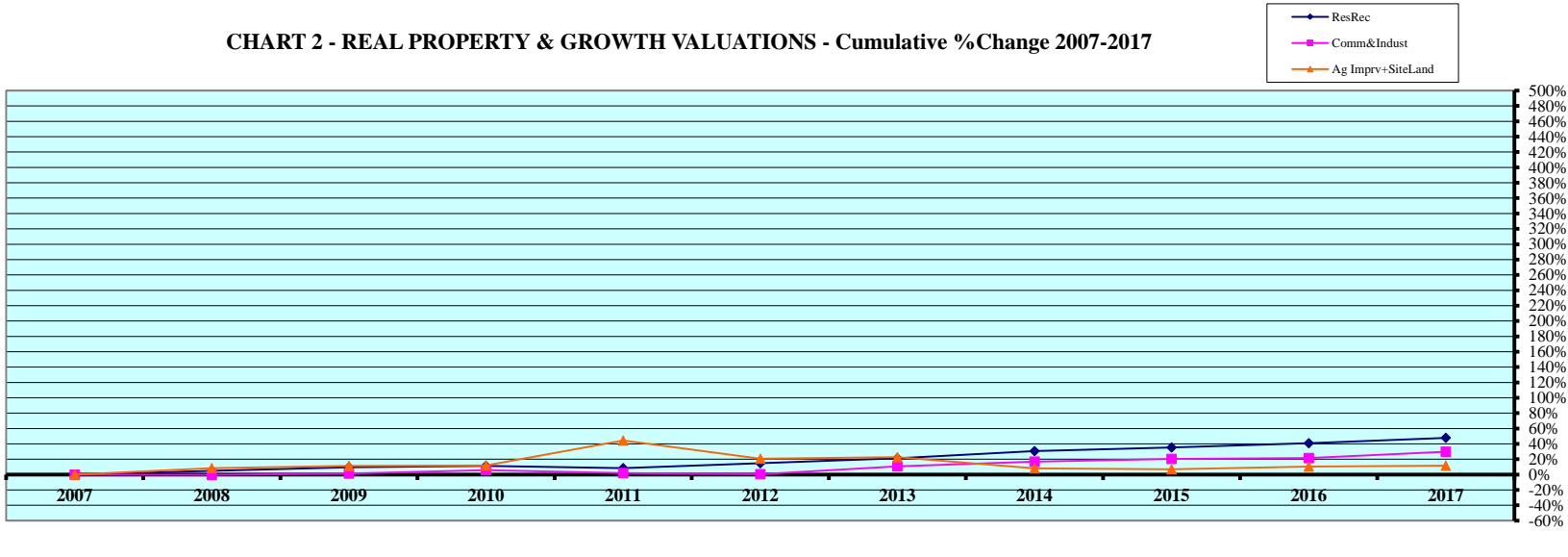
Rate Annual %chg: Residential & Recreational **4.18%** Commercial & Industrial **2.93%** Agricultural Land **14.57%**

Cnty# **78**
County **SAUNDERS**

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	853,414,960	24,182,412	2.83%	829,232,548	--	--	102,112,130	2,741,530	2.68%	99,370,600	--	--
2008	914,254,200	19,290,240	2.11%	894,963,960	4.87%	4.87%	102,667,780	939,330	0.91%	101,728,450	-0.38%	-0.38%
2009	948,955,450	14,461,613	1.52%	934,493,837	2.21%	9.50%	107,884,100	4,400,700	4.08%	103,483,400	0.79%	1.34%
2010	964,166,860	12,935,119	1.34%	951,231,741	0.24%	11.46%	111,355,830	3,412,560	3.06%	107,943,270	0.05%	5.71%
2011	938,420,030	12,135,720	1.29%	926,284,310	-3.93%	8.54%	105,104,030	964,240	0.92%	104,139,790	-6.48%	1.99%
2012	994,227,376	13,710,544	1.38%	980,516,832	4.49%	14.89%	111,896,364	9,244,392	8.26%	102,651,972	-2.33%	0.53%
2013	1,048,918,386	13,769,809	1.31%	1,035,148,577	4.12%	21.29%	116,195,356	3,000,117	2.58%	113,195,239	1.16%	10.85%
2014	1,132,435,461	16,696,624	1.47%	1,115,738,837	6.37%	30.74%	120,522,686	1,044,151	0.87%	119,478,535	2.83%	17.01%
2015	1,172,506,599	18,644,745	1.59%	1,153,861,854	1.89%	35.21%	123,782,846	982,419	0.79%	122,800,427	1.89%	20.26%
2016	1,215,099,572	14,067,361	1.16%	1,201,032,211	2.43%	40.73%	128,589,054	4,376,128	3.40%	124,212,926	0.35%	21.64%
2017	1,285,599,968	24,301,114	1.89%	1,261,298,854	3.80%	47.79%	136,332,800	3,840,967	2.82%	132,491,833	3.04%	29.75%
Rate Ann%chg	4.18%				2.65%		2.93%				C & I w/o growth	0.09%

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	137,718,780	41,169,190	178,887,970	3,108,650	1.74%	175,779,320	--	--
2008	160,812,670	37,254,850	198,067,520	3,967,650	2.00%	194,099,870	8.50%	8.50%
2009	162,296,380	37,816,620	200,113,000	872,545	0.44%	199,240,455	0.59%	11.38%
2010	164,921,620	39,245,700	204,167,320	4,060,527	1.99%	200,106,793	0.00%	11.86%
2011	196,353,575	67,243,580	263,597,155	5,266,140	2.00%	258,331,015	26.53%	44.41%
2012	165,841,031	55,870,180	221,711,211	6,045,320	2.73%	215,665,891	-18.18%	20.56%
2013	164,912,920	58,695,180	223,608,100	4,212,095	1.88%	219,396,005	-1.04%	22.64%
2014	143,657,060	53,000,680	196,657,740	3,400,380	1.73%	193,257,360	-13.57%	8.03%
2015	143,569,015	51,282,250	194,851,265	3,583,077	1.84%	191,268,188	-2.74%	6.92%
2016	147,541,215	52,123,165	199,664,380	2,025,793	1.01%	197,638,587	1.43%	10.48%
2017	148,872,487	55,226,115	204,098,602	4,594,144	2.25%	199,504,458	-0.08%	11.52%
Rate Ann%chg	0.78%	2.98%	1.33%			Ag Imprv+Site w/o growth	0.14%	

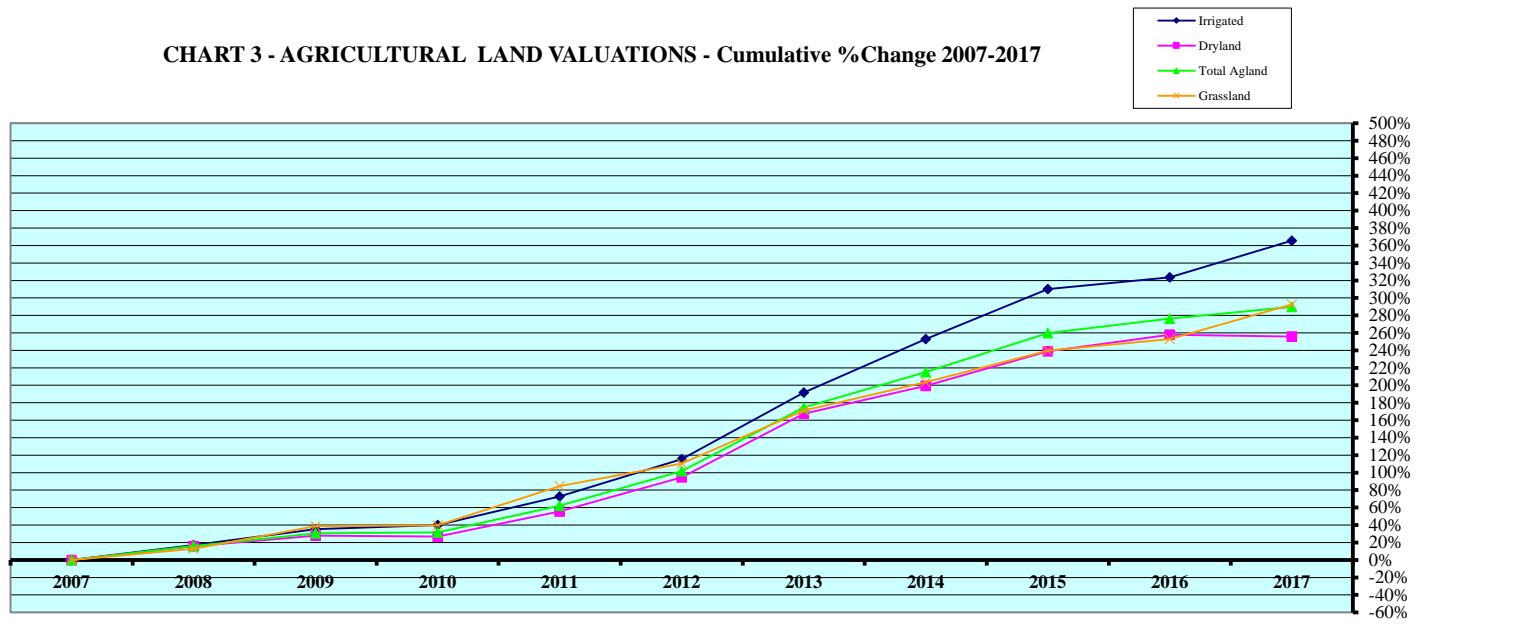
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 78
County SAUNDERS

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	150,143,640	--	--	--	332,019,410	--	--	--	27,962,560	--	--	--
2008	175,988,390	25,844,750	17.21%	17.21%	384,548,860	52,529,450	15.82%	15.82%	31,550,880	3,588,320	12.83%	12.83%
2009	202,975,340	26,986,950	15.33%	35.19%	424,446,250	39,897,390	10.38%	27.84%	38,762,470	7,211,590	22.86%	38.62%
2010	210,080,030	7,104,690	3.50%	39.92%	421,313,180	-3,133,070	-0.74%	26.89%	39,063,870	301,400	0.78%	39.70%
2011	259,193,540	49,113,510	23.38%	72.63%	516,886,630	95,573,450	22.68%	55.68%	51,586,720	12,522,850	32.06%	84.48%
2012	323,515,340	64,321,800	24.82%	115.47%	646,183,400	129,296,770	25.01%	94.62%	58,856,750	7,270,030	14.09%	110.48%
2013	437,789,345	114,274,005	35.32%	191.58%	887,587,000	241,403,600	37.36%	167.33%	75,785,440	16,928,690	28.76%	171.02%
2014	529,881,575	92,092,230	21.04%	252.92%	994,113,800	106,526,800	12.00%	199.41%	84,880,890	9,095,450	12.00%	203.55%
2015	615,839,520	85,957,945	16.22%	310.17%	1,125,192,240	131,078,440	13.19%	238.89%	95,017,620	10,136,730	11.94%	239.80%
2016	635,896,207	20,056,687	3.26%	323.53%	1,188,188,786	62,996,546	5.60%	257.87%	98,700,128	3,682,508	3.88%	252.97%
2017	699,071,963	63,175,756	9.93%	365.60%	1,181,696,265	-6,492,521	-0.55%	255.91%	109,772,940	11,072,812	11.22%	292.57%

Rate Ann.%chg: Irrigated **16.63%** Dryland **13.54%** Grassland **14.65%**

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	1,162,430	--	--	--	0	--	--	--	511,288,040	--	--	--
2008	1,315,840	153,410	13.20%	13.20%	0	0	--	--	593,403,970	82,115,930	16.06%	16.06%
2009	1,337,470	21,630	1.64%	15.06%	0	0	--	--	667,521,530	74,117,560	12.49%	30.56%
2010	1,732,380	394,910	29.53%	49.03%	0	0	--	--	672,189,460	4,667,930	0.70%	31.47%
2011	1,422,140	-310,240	-17.91%	22.34%	0	0	--	--	829,089,030	156,899,570	23.34%	62.16%
2012	1,443,770	21,630	1.52%	24.20%	859,830	859,830	--	--	1,030,859,090	201,770,060	24.34%	101.62%
2013	1,552,380	108,610	7.52%	33.55%	1,066,610	206,780	24.05%	--	1,403,780,775	372,921,685	36.18%	174.56%
2014	1,537,700	-14,680	-0.95%	32.28%	1,397,760	331,150	31.05%	--	1,611,811,725	208,030,950	14.82%	215.25%
2015	1,618,940	81,240	5.28%	39.27%	1,459,980	62,220	4.45%	--	1,839,128,300	227,316,575	14.10%	259.70%
2016	1,726,124	107,184	6.62%	48.49%	124,100	-1,335,880	-91.50%	--	1,924,635,345	85,507,045	4.65%	276.43%
2017	1,705,087	-21,037	-1.22%	46.68%	274,700	150,600	121.35%	--	1,992,520,955	67,885,610	3.53%	289.71%

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Rate Ann.%chg: Total Agric Land **14.57%**

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	150,815,850	91,223	1,653			333,493,430	266,199	1,253			28,147,080	55,215	510		
2008	176,441,230	92,394	1,910	15.51%	15.51%	384,865,880	264,354	1,456	16.21%	16.21%	32,135,120	55,420	580	13.75%	13.75%
2009	203,765,010	93,132	2,188	14.57%	32.34%	426,217,070	263,829	1,616	10.96%	28.95%	39,192,770	55,511	706	21.76%	38.50%
2010	209,726,890	94,544	2,218	1.39%	34.18%	421,912,070	262,090	1,610	-0.35%	28.50%	39,022,590	55,653	701	-0.69%	37.55%
2011	258,340,000	95,473	2,706	21.98%	63.67%	514,269,390	260,978	1,971	22.41%	57.29%	50,288,760	55,627	904	28.93%	77.34%
2012	322,995,520	95,946	3,366	24.41%	103.62%	638,314,580	260,290	2,452	24.45%	95.75%	58,604,680	54,974	1,066	17.92%	109.12%
2013	437,166,070	98,107	4,456	32.37%	169.53%	888,491,870	257,553	3,450	40.67%	175.36%	76,604,800	54,933	1,395	30.81%	173.56%
2014	517,428,785	101,014	5,122	14.95%	209.83%	1,006,650,220	253,368	3,973	15.17%	217.14%	85,201,250	54,267	1,570	12.59%	207.99%
2015	616,565,720	108,014	5,708	11.44%	245.27%	1,124,861,020	246,913	4,556	14.66%	263.64%	93,510,420	53,790	1,738	10.73%	241.03%
2016	636,186,915	108,607	5,858	2.62%	254.31%	1,188,712,610	246,754	4,817	5.74%	284.53%	98,455,470	53,949	1,825	4.98%	258.00%
2017	689,353,995	109,025	6,323	7.94%	282.45%	1,175,846,950	244,348	4,812	-0.11%	284.11%	105,278,210	55,199	1,907	4.51%	274.14%

Rate Annual %chg Average Value/Acre: **14.36%**

14.41%

14.10%

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	1,193,260	7,662	156			0	0				513,649,620	420,300	1,222		
2008	1,341,040	8,207	163	4.92%	4.92%	0	0				594,783,270	420,375	1,415	15.77%	15.77%
2009	1,395,410	8,336	167	2.44%	7.48%	0	0				670,570,260	420,808	1,594	12.63%	30.39%
2010	1,735,820	8,336	208	24.40%	33.71%	0	0				672,397,370	420,623	1,599	0.32%	30.81%
2011	1,375,100	7,779	177	-15.11%	13.51%	0	0				824,273,250	419,857	1,963	22.81%	60.64%
2012	1,456,510	8,174	178	0.79%	14.41%	0	0				1,021,371,290	419,384	2,435	24.05%	99.28%
2013	1,564,000	8,250	190	6.39%	21.72%	0	0				1,403,826,740	418,844	3,352	37.62%	174.25%
2014	1,517,380	8,352	182	-4.16%	16.66%	0	0				1,610,797,635	417,001	3,863	15.25%	216.08%
2015	1,633,610	8,451	193	6.40%	24.12%	137,620	30	4,635			1,836,708,390	417,197	4,402	13.97%	260.24%
2016	1,714,380	8,275	207	7.18%	33.04%	124,100	25	5,000	7.87%		1,925,193,475	417,609	4,610	4.71%	277.22%
2017	1,675,030	8,289	202	-2.47%	29.76%	27,600	6	5,000	0.00%		1,972,181,785	416,866	4,731	2.62%	287.12%

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Rate Annual %chg Average Value/Acre: **14.49%**

(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
20,780	SAUNDERS	114,752,514	20,100,740	44,635,192	1,279,414,758	136,332,800	0	6,185,210	1,992,520,955	148,872,487	55,226,115	0	3,798,040,771
cnty sectorvalue % of total value:		3.02%	0.53%	1.18%	33.69%	3.59%		0.16%	52.46%	3.92%	1.45%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,453	ASHLAND	1,697,927	1,371,032	1,372,955	88,236,384	24,180,593	0	0	0	0	0	0	116,858,891
11.80%	%sector of county sector	1.48%	6.82%	3.08%	6.90%	17.74%							3.08%
	%sector of municipality	1.45%	1.17%	1.17%	75.51%	20.69%							100.00%
610	CEDAR BLUFFS	1,461,831	56,702	7,153	20,115,690	2,228,640	0	0	17,360	0	34,350	0	23,921,726
2.94%	%sector of county sector	1.27%	0.28%	0.02%	1.57%	1.63%			0.00%	1.63%	0.06%		0.63%
	%sector of municipality	6.11%	0.24%	0.03%	84.09%	9.32%			0.07%		0.14%		100.00%
889	CERESCO	1,720,387	188,770	222,766	39,130,540	9,343,901	0	0	0	0	0	0	50,606,364
4.28%	%sector of county sector	1.50%	0.94%	0.50%	3.06%	6.85%							1.33%
	%sector of municipality	3.40%	0.37%	0.44%	77.32%	18.46%							100.00%
110	COLON	84,412	37,623	4,746	3,770,180	478,330	0	0	0	0	0	0	4,375,291
0.53%	%sector of county sector	0.07%	0.19%	0.01%	0.29%	0.35%							0.12%
	%sector of municipality	1.93%	0.86%	0.11%	86.17%	10.93%							100.00%
148	ITHACA	13,017	35,317	4,456	3,917,110	298,800	0	0	113,180	0	0	0	4,381,880
0.71%	%sector of county sector	0.01%	0.18%	0.01%	0.31%	0.22%			0.01%				0.12%
	%sector of municipality	0.30%	0.81%	0.10%	89.39%	6.82%			2.58%				100.00%
112	LESHARA	4,165	106,918	430,682	3,503,370	80,940	0	0	0	0	0	0	4,126,075
0.54%	%sector of county sector	0.00%	0.53%	0.96%	0.27%	0.06%							0.11%
	%sector of municipality	0.10%	2.59%	10.44%	84.91%	1.96%							100.00%
120	MALMO	299,131	0	0	3,265,825	361,340	0	0	8,400	0	0	0	3,934,696
0.58%	%sector of county sector	0.26%			0.26%	0.27%			0.00%	0.27%			0.10%
	%sector of municipality	7.60%			83.00%	9.18%			0.21%				100.00%
569	MEAD	1,582,833	237,300	432,900	20,213,385	7,419,730	0	0	250,305	0	0	0	30,136,453
2.74%	%sector of county sector	1.38%	1.18%	0.97%	1.58%	5.44%			0.01%				0.79%
	%sector of municipality	5.25%	0.79%	1.44%	67.07%	24.62%			0.83%				100.00%
114	MEMPHIS	42,102	1,420	179	2,425,100	104,000	0	0	0	0	0	0	2,572,801
0.55%	%sector of county sector	0.04%	0.01%	0.00%	0.19%	0.08%							0.07%
	%sector of municipality	1.64%	0.06%	0.01%	94.26%	4.04%							100.00%
135	MORSE BLUFF	1,705,632	0	0	3,338,800	503,845	0	0	0	0	0	0	5,548,277
0.65%	%sector of county sector	1.49%			0.26%	0.37%							0.15%
	%sector of municipality	30.74%			60.18%	9.08%							100.00%
303	PRAGUE	535,363	0	0	7,650,550	1,916,320	0	0	0	0	0	0	10,102,233
1.46%	%sector of county sector	0.47%			0.60%	1.41%							0.27%
	%sector of municipality	5.30%			75.73%	18.97%							100.00%
570	VALPARAISO	1,071,969	340,994	1,166,511	30,451,369	2,436,590	0	0	21,180	0	0	0	35,488,613
2.74%	%sector of county sector	0.93%	1.70%	2.61%	2.38%	1.79%			0.00%	1.79%			0.93%
	%sector of municipality	3.02%	0.96%	3.29%	85.81%	6.87%			0.06%				100.00%
4510	WAHOO	12,445,395	858,294	1,522,412	200,086,147	55,453,255	0	0	731,940	0	0	0	271,097,443
21.70%	%sector of county sector	10.85%	4.27%	3.41%	15.64%	40.67%			0.04%	7.14%			7.14%
	%sector of municipality	4.59%	0.32%	0.56%	73.81%	20.46%			0.27%				100.00%
324	WESTON	604,833	136,890	621,437	7,678,751	1,030,920	0	0	0	0	0	0	10,072,831
1.56%	%sector of county sector	0.53%	0.68%	1.39%	0.60%	0.76%							0.27%
	%sector of municipality	6.00%	1.36%	6.17%	76.23%	10.23%							100.00%
1174	YUTAN	615,031	552,004	736,306	54,568,470	2,996,680	0	0	29,800	0	0	0	59,498,291
5.65%	%sector of county sector	0.54%	2.75%	1.65%	4.27%	2.20%			0.00%				1.57%
	%sector of municipality	1.03%	0.93%	1.24%	91.71%	5.04%			0.05%				100.00%
12,141	Total Municipalities	23,884,028	3,923,264	6,522,503	488,351,671	108,833,884	0	0	1,172,165	0	34,350	0	632,721,865
58.43%	%all municip.sectors of cnty	20.81%	19.52%	14.61%	38.17%	79.83%			0.06%		0.06%		16.66%

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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 : 16,269	Value : 3,721,186,862	Growth 50,964,114	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	424	5,299,160	225	5,236,110	517	35,423,840	1,166	45,959,110	
02. Res Improve Land	4,439	87,217,960	1,358	90,458,140	2,055	141,544,670	7,852	319,220,770	
03. Res Improvements	4,439	405,481,679	1,358	238,790,487	2,055	394,182,850	7,852	1,038,455,016	
04. Res Total	4,863	497,998,799	1,583	334,484,737	2,572	571,151,360	9,018	1,403,634,896	41,753,249
% of Res Total	53.93	35.48	17.55	23.83	28.52	40.69	55.43	37.72	81.93
05. Com UnImp Land	113	3,071,060	26	1,904,530	21	1,267,420	160	6,243,010	
06. Com Improve Land	601	12,085,330	85	3,586,140	41	3,115,860	727	18,787,330	
07. Com Improvements	601	89,632,767	85	18,509,741	41	6,715,735	727	114,858,243	
08. Com Total	714	104,789,157	111	24,000,411	62	11,099,015	887	139,888,583	5,884,593
% of Com Total	80.50	74.91	12.51	17.16	6.99	7.93	5.45	3.76	11.55
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	9	399,750	33	3,391,200	42	3,790,950	
14. Rec Improve Land	0	0	3	138,130	17	1,336,330	20	1,474,460	
15. Rec Improvements	0	0	3	59,890	17	810,380	20	870,270	
16. Rec Total	0	0	12	597,770	50	5,537,910	62	6,135,680	0
% of Rec Total	0.00	0.00	19.35	9.74	80.65	90.26	0.38	0.16	0.00
Res & Rec Total	4,863	497,998,799	1,595	335,082,507	2,622	576,689,270	9,080	1,409,770,576	41,753,249
% of Res & Rec Total	53.56	35.32	17.57	23.77	28.88	40.91	55.81	37.88	81.93
Com & Ind Total	714	104,789,157	111	24,000,411	62	11,099,015	887	139,888,583	5,884,593
% of Com & Ind Total	80.50	74.91	12.51	17.16	6.99	7.93	5.45	3.76	11.55
17. Taxable Total	5,577	602,787,956	1,706	359,082,918	2,684	587,788,285	9,967	1,549,659,159	47,637,842
% of Taxable Total	55.95	38.90	17.12	23.17	26.93	37.93	61.26	41.64	93.47

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	28	149,900	1,419,610	51	304,000	8,219,710
19. Commercial	10	853,430	22,231,802	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	1	250,305	264,125	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	79	453,900	9,639,320
19. Commercial	1	20,540	58,460	11	873,970	22,290,262
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	1	250,305	264,125
22. Total Sch II				91	1,578,175	32,193,707

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	424	244	338	1,006

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	882,185	596	169,095,690	4,145	1,278,079,500	4,752	1,448,057,375
28. Ag-Improved Land	0	0	168	69,599,510	1,306	493,466,350	1,474	563,065,860
29. Ag Improvements	13	34,350	177	19,649,090	1,360	140,721,028	1,550	160,404,468
30. Ag Total							6,302	2,171,527,703

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	28,000	4	3.08	86,240	
32. HomeSite Improv Land	0	0.00	0	116	123.69	3,253,320	
33. HomeSite Improvements	0	0.00	0	116	0.00	15,232,210	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	21	24.50	116,820	
36. FarmSite Improv Land	0	0.00	0	161	342.44	1,543,500	
37. FarmSite Improvements	13	0.00	34,350	170	0.00	4,416,880	
38. FarmSite Total							
39. Road & Ditches	0	2.60	0	0	833.54	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	9	9.14	144,300	14	13.22	258,540	
32. HomeSite Improv Land	946	978.03	24,249,940	1,062	1,101.72	27,503,260	
33. HomeSite Improvements	946	0.00	107,178,988	1,062	0.00	122,411,198	2,614,622
34. HomeSite Total				1,076	1,114.94	150,172,998	
35. FarmSite UnImp Land	186	606.35	1,577,590	207	630.85	1,694,410	
36. FarmSite Improv Land	1,267	3,502.21	14,879,010	1,428	3,844.65	16,422,510	
37. FarmSite Improvements	1,321	0.00	33,542,040	1,504	0.00	37,993,270	711,650
38. FarmSite Total				1,711	4,475.50	56,110,190	
39. Road & Ditches	0	8,148.13	0	0	8,984.27	0	
40. Other- Non Ag Use	0	341.83	683,660	0	341.83	683,660	
41. Total Section VI				2,787	14,916.54	206,966,848	3,326,272

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	9	703.21	1,824,570	9	703.21	1,824,570

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	13.12	15,920	708	45,512.45	249,221,990
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	5,266	375,877.31	1,859,196,631	5,976	421,402.88	2,108,434,541
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	640.96	4.02%	4,050,860	4.93%	6,319.99
46. 1A	1,502.92	9.42%	9,173,270	11.16%	6,103.63
47. 2A1	5,058.12	31.70%	29,561,580	35.97%	5,844.38
48. 2A	675.93	4.24%	3,688,680	4.49%	5,457.19
49. 3A1	815.41	5.11%	4,297,210	5.23%	5,270.00
50. 3A	5,494.63	34.44%	24,527,910	29.85%	4,463.98
51. 4A1	1,632.21	10.23%	6,381,940	7.77%	3,910.00
52. 4A	135.18	0.85%	496,110	0.60%	3,670.00
53. Total	15,955.36	100.00%	82,177,560	100.00%	5,150.47
Dry					
54. 1D1	1,447.63	1.62%	8,272,570	2.14%	5,714.56
55. 1D	6,717.49	7.52%	36,924,950	9.57%	5,496.84
56. 2D1	22,996.72	25.74%	121,695,020	31.55%	5,291.84
57. 2D	106.29	0.12%	505,910	0.13%	4,759.71
58. 3D1	5,641.93	6.32%	25,762,610	6.68%	4,566.28
59. 3D	31,443.99	35.20%	120,721,690	31.30%	3,839.26
60. 4D1	19,761.32	22.12%	67,922,350	17.61%	3,437.14
61. 4D	1,218.64	1.36%	3,890,810	1.01%	3,192.75
62. Total	89,334.01	100.00%	385,695,910	100.00%	4,317.46
Grass					
63. 1G1	133.40	0.43%	291,070	0.51%	2,181.93
64. 1G	1,928.26	6.23%	4,147,960	7.21%	2,151.14
65. 2G1	3,480.55	11.24%	7,908,420	13.74%	2,272.18
66. 2G	14.15	0.05%	28,060	0.05%	1,983.04
67. 3G1	3,986.60	12.87%	8,776,350	15.25%	2,201.46
68. 3G	5,612.76	18.13%	11,725,980	20.38%	2,089.16
69. 4G1	8,643.72	27.91%	16,240,960	28.22%	1,878.93
70. 4G	7,167.08	23.14%	8,423,570	14.64%	1,175.31
71. Total	30,966.52	100.00%	57,542,370	100.00%	1,858.21
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Irrigated Total	15,955.36	11.42%	82,177,560	15.62%	5,150.47
Dry Total	89,334.01	63.92%	385,695,910	73.32%	4,317.46
Grass Total	30,966.52	22.16%	57,542,370	10.94%	1,858.21
72. Waste	3,508.80	2.51%	620,220	0.12%	176.76
73. Other	2.48	0.00%	12,400	0.00%	5,000.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	139,767.17	100.00%	526,048,460	100.00%	3,763.75

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,430.12	30.00%	119,018,470	31.48%	7,243.92
46. 1A	18,554.24	33.88%	131,581,350	34.80%	7,091.71
47. 2A1	14,720.64	26.88%	99,001,135	26.19%	6,725.33
48. 2A	243.79	0.45%	1,518,810	0.40%	6,229.99
49. 3A1	1,275.77	2.33%	7,602,330	2.01%	5,959.01
50. 3A	2,986.75	5.45%	16,499,020	4.36%	5,524.07
51. 4A1	551.43	1.01%	2,799,910	0.74%	5,077.54
52. 4A	6.75	0.01%	33,010	0.01%	4,890.37
53. Total	54,769.49	100.00%	378,054,035	100.00%	6,902.64
Dry					
54. 1D1	6,534.91	24.40%	41,846,110	26.05%	6,403.47
55. 1D	8,763.60	32.73%	55,068,750	34.27%	6,283.80
56. 2D1	6,898.19	25.76%	41,124,910	25.60%	5,961.70
57. 2D	568.63	2.12%	3,149,270	1.96%	5,538.35
58. 3D1	935.88	3.50%	4,882,630	3.04%	5,217.15
59. 3D	2,748.52	10.26%	13,260,750	8.25%	4,824.69
60. 4D1	308.20	1.15%	1,262,200	0.79%	4,095.39
61. 4D	19.25	0.07%	73,590	0.05%	3,822.86
62. Total	26,777.18	100.00%	160,668,210	100.00%	6,000.19
Grass					
63. 1G1	198.99	6.80%	532,420	8.51%	2,675.61
64. 1G	476.10	16.27%	1,147,060	18.32%	2,409.28
65. 2G1	468.37	16.01%	966,980	15.45%	2,064.56
66. 2G	246.96	8.44%	623,110	9.95%	2,523.12
67. 3G1	291.55	9.97%	669,250	10.69%	2,295.49
68. 3G	653.53	22.34%	1,377,070	22.00%	2,107.13
69. 4G1	426.43	14.58%	747,560	11.94%	1,753.07
70. 4G	163.75	5.60%	196,630	3.14%	1,200.79
71. Total	2,925.68	100.00%	6,260,080	100.00%	2,139.70
Irrigated Total					
Irrigated Total	54,769.49	64.34%	378,054,035	69.31%	6,902.64
Dry Total					
Dry Total	26,777.18	31.46%	160,668,210	29.46%	6,000.19
Grass Total					
Grass Total	2,925.68	3.44%	6,260,080	1.15%	2,139.70
72. Waste	611.97	0.72%	202,020	0.04%	330.11
73. Other	44.02	0.05%	242,620	0.04%	5,511.59
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	85,128.34	100.00%	545,426,965	100.00%	6,407.11

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,029.07	10.18%	27,921,470	11.82%	6,930.00
46. 1A	2,965.53	7.49%	19,845,910	8.40%	6,692.20
47. 2A1	13,994.29	35.36%	90,273,360	38.21%	6,450.73
48. 2A	5,519.64	13.95%	31,922,140	13.51%	5,783.37
49. 3A1	755.99	1.91%	4,339,350	1.84%	5,739.96
50. 3A	11,736.41	29.65%	59,423,600	25.15%	5,063.18
51. 4A1	461.28	1.17%	2,068,960	0.88%	4,485.26
52. 4A	115.78	0.29%	470,060	0.20%	4,059.94
53. Total	39,577.99	100.00%	236,264,850	100.00%	5,969.60
Dry					
54. 1D1	5,655.34	4.46%	33,267,170	5.42%	5,882.44
55. 1D	9,438.78	7.45%	53,432,730	8.71%	5,660.98
56. 2D1	45,217.40	35.69%	245,838,850	40.08%	5,436.82
57. 2D	7,459.29	5.89%	37,576,850	6.13%	5,037.59
58. 3D1	2,094.50	1.65%	10,154,120	1.66%	4,847.99
59. 3D	53,134.86	41.94%	219,505,540	35.78%	4,131.10
60. 4D1	3,111.43	2.46%	11,611,220	1.89%	3,731.80
61. 4D	579.27	0.46%	2,031,240	0.33%	3,506.55
62. Total	126,690.87	100.00%	613,417,720	100.00%	4,841.85
Grass					
63. 1G1	123.21	0.57%	241,580	0.57%	1,960.72
64. 1G	899.21	4.14%	1,969,110	4.63%	2,189.82
65. 2G1	3,169.20	14.61%	6,488,950	15.24%	2,047.50
66. 2G	2,582.58	11.90%	6,160,530	14.47%	2,385.42
67. 3G1	1,917.32	8.84%	4,275,830	10.04%	2,230.11
68. 3G	6,823.41	31.45%	14,508,490	34.08%	2,126.28
69. 4G1	2,523.44	11.63%	4,818,920	11.32%	1,909.66
70. 4G	3,659.55	16.87%	4,103,910	9.64%	1,121.42
71. Total	21,697.92	100.00%	42,567,320	100.00%	1,961.82
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Irrigated Total	39,577.99	20.60%	236,264,850	26.45%	5,969.60
Dry Total	126,690.87	65.93%	613,417,720	68.69%	4,841.85
Grass Total	21,697.92	11.29%	42,567,320	4.77%	1,961.82
72. Waste	4,203.65	2.19%	825,090	0.09%	196.28
73. Other	2.09	0.00%	10,450	0.00%	5,000.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	192,172.52	100.00%	893,085,430	100.00%	4,647.31

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	63.24	229,865	15,243.37	99,426,210	94,996.23	596,840,370	110,302.84	696,496,445
77. Dry Land	101.40	569,390	25,274.49	127,427,730	217,426.17	1,031,784,720	242,802.06	1,159,781,840
78. Grass	25.08	54,560	3,656.55	6,549,400	51,908.49	99,765,810	55,590.12	106,369,770
79. Waste	2.08	370	1,396.93	291,980	6,925.41	1,354,980	8,324.42	1,647,330
80. Other	0.00	0	0.00	0	48.59	265,470	48.59	265,470
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	191.80	854,185	45,571.34	233,695,320	371,304.89	1,730,011,350	417,068.03	1,964,560,855

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	110,302.84	26.45%	696,496,445	35.45%	6,314.40
Dry Land	242,802.06	58.22%	1,159,781,840	59.04%	4,776.66
Grass	55,590.12	13.33%	106,369,770	5.41%	1,913.47
Waste	8,324.42	2.00%	1,647,330	0.08%	197.89
Other	48.59	0.01%	265,470	0.01%	5,463.47
Exempt	0.00	0.00%	0	0.00%	0.00
Total	417,068.03	100.00%	1,964,560,855	100.00%	4,710.41

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 ** Unknown **	1	14,000	0	0	0	0	1	14,000	0
83.2 Ashland City	110	2,333,210	926	19,286,120	926	99,872,805	1,036	121,492,135	3,663,561
83.3 Ashland Lake/river	342	29,845,560	372	51,870,120	372	119,552,315	714	201,267,995	23,879,626
83.4 Ashland Rural Subs	7	287,950	71	3,079,060	71	14,198,480	78	17,565,490	72,750
83.5 Cedar Bluffs City	22	497,610	249	4,699,280	249	15,479,590	271	20,676,480	207,040
83.6 Cedar Bluffs Rur Sub	2	12,500	6	295,950	6	986,680	8	1,295,130	0
83.7 Ceresco City	23	484,200	329	7,380,560	329	35,422,630	352	43,287,390	793,454
83.8 Ceresco Rur Subs	0	0	5	200,480	5	852,470	5	1,052,950	0
83.9 Colon City	24	140,300	55	426,910	55	3,202,970	79	3,770,180	0
83.10 East Lake/river	9	506,850	34	1,214,060	34	4,467,600	43	6,188,510	0
83.11 Fremont Rural Subs	35	762,490	261	9,739,980	261	49,204,020	296	59,706,490	745,036
83.12 Ithaca City	9	54,880	61	382,310	61	4,109,590	70	4,546,780	0
83.13 Leshara	8	55,100	51	572,920	51	2,875,350	59	3,503,370	1,000
83.14 Malmo City	14	101,290	54	371,790	54	3,156,990	68	3,630,070	31,960
83.15 Mb Lake/river	28	859,820	95	4,450,960	95	11,275,637	123	16,586,417	326,040
83.16 Mead City	11	147,150	200	3,134,040	200	17,129,585	211	20,410,775	115,760
83.17 Mead Rural Subs	5	35,660	30	803,410	30	2,548,700	35	3,387,770	0
83.18 Memphis City	18	80,590	60	219,750	60	2,665,045	78	2,965,385	0
83.19 Morse Bluff	14	85,600	65	438,340	65	3,805,510	79	4,329,450	31,970
83.20 Morse Bluff Rur Subs	10	78,250	19	1,396,260	19	4,333,230	29	5,807,740	0
83.21 Northeast Rural	14	742,650	161	10,270,130	161	24,814,964	175	35,827,744	786,520
83.22 Northwest Rural	7	673,120	146	7,373,050	146	20,833,930	153	28,880,100	920,130
83.23 Prague City	19	149,090	137	993,910	137	6,487,700	156	7,630,700	0
83.24 Rural Res Central	10	446,350	484	26,117,400	484	73,178,300	494	99,742,050	1,348,200
83.25 Rural Res East	9	291,870	432	23,884,020	432	73,211,270	441	97,387,160	1,098,891
83.26 Rural Res Nw	5	122,370	89	3,223,260	89	9,944,755	94	13,290,385	364,130
83.27 Rural Res Southwest	0	0	110	5,263,650	110	13,057,105	110	18,320,755	47,200
83.28 South Central Rural	71	4,541,780	64	4,322,330	64	9,531,295	135	18,395,405	1,150,591
83.29 Southwest Rural	53	1,521,980	197	11,443,460	197	30,739,127	250	43,704,567	777,735
83.30 Swedeburg City	10	100,260	19	223,380	19	2,204,420	29	2,528,060	0
83.31 Touhy City	12	2,340	10	8,960	10	271,410	22	282,710	0
83.32 Valparaiso City	38	630,380	261	4,875,510	261	25,386,309	299	30,892,199	448,850
83.33 Wahoo City	167	2,201,940	1,579	38,568,980	1,579	161,186,752	1,746	201,957,672	1,526,462
83.34 Wahoo Rural Subs	12	312,950	45	1,991,990	45	13,028,032	57	15,332,972	1,497,550
83.35 Wann City	7	3,400	11	6,500	11	317,200	18	327,100	0
83.36 Weston City	18	82,370	139	861,730	139	8,236,670	157	9,180,770	0
83.37 Woodcliff Sub	9	482,500	431	52,522,500	431	87,063,790	440	140,068,790	700,203
83.38 Yutan City	43	425,670	477	10,084,390	477	45,062,300	520	55,572,360	22,290
83.39 Yutan Rural Subs	12	636,030	137	8,697,780	137	39,630,760	149	48,964,570	1,196,300

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>	
84	Residential Total	1,208	49,750,060	7,872	320,695,230	7,872	1,039,325,286	9,080	1,409,770,576	41,753,249

Schedule XII : Commercial Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	Ashland City	15	411,450	110	2,878,560	110	22,375,927	125	25,665,937	543,868
85.2	Cedar Bluffs City	5	152,560	30	218,320	30	2,182,380	35	2,553,260	25,680
85.3	Ceresco City	6	161,450	41	725,060	41	8,632,095	47	9,518,605	314,604
85.4	Colon City	3	12,300	10	41,900	10	424,130	13	478,330	0
85.5	Fremont Rural Subs	0	0	1	27,740	1	83,380	1	111,120	0
85.6	Ithaca City	6	19,150	9	36,960	9	242,690	15	298,800	0
85.7	Leshara	0	0	4	31,960	4	64,780	4	96,740	0
85.8	Malmo City	2	14,670	17	87,130	17	267,150	19	368,950	0
85.9	Mead City	7	78,760	40	576,715	40	7,756,730	47	8,412,205	0
85.10	Memphis City	0	0	6	21,700	6	82,300	6	104,000	0
85.11	Morse Bluff	4	10,860	11	37,630	11	455,355	15	503,845	0
85.12	Northeast Rural	11	1,217,990	24	2,162,825	24	9,954,641	35	13,335,456	1,402,412
85.13	Northwest Rural	1	11,540	14	221,610	14	709,000	15	942,150	0
85.14	Prague City	6	17,930	23	160,860	23	1,737,530	29	1,916,320	0
85.15	South Central Rural	14	1,243,680	24	2,244,330	24	4,946,405	38	8,434,415	495,990
85.16	Southwest Rural	8	227,690	12	733,110	12	2,750,990	20	3,711,790	0
85.17	Swedeburg City	0	0	1	8,550	1	9,300	1	17,850	0
85.18	Touhy City	1	1,000	2	5,290	2	26,300	3	32,590	0
85.19	Valparaiso City	5	56,660	32	240,090	32	2,080,050	37	2,376,800	0
85.20	Wahoo City	53	2,201,220	247	7,192,960	247	45,311,040	300	54,705,220	3,102,039
85.21	Wahoo Rural Subs	3	286,400	6	337,930	6	210,680	9	835,010	0
85.22	Wann City	0	0	2	6,200	2	20,600	2	26,800	0
85.23	Weston City	3	13,410	20	104,980	20	912,530	23	1,030,920	0
85.24	Woodcliff Sub	3	68,320	5	235,000	5	837,740	8	1,141,060	0
85.25	Yutan City	4	35,970	36	449,920	36	2,784,520	40	3,270,410	0
86	Commercial Total	160	6,243,010	727	18,787,330	727	114,858,243	887	139,888,583	5,884,593

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	107.65	0.60%	210,190	0.59%	1,952.53
88. 1G	1,125.90	6.30%	2,930,090	8.18%	2,602.44
89. 2G1	2,489.20	13.93%	5,130,180	14.33%	2,060.98
90. 2G	10.29	0.06%	25,750	0.07%	2,502.43
91. 3G1	2,605.08	14.58%	5,322,170	14.87%	2,043.00
92. 3G	3,009.67	16.85%	6,689,720	18.69%	2,222.74
93. 4G1	6,456.42	36.14%	11,154,640	31.16%	1,727.68
94. 4G	2,061.39	11.54%	4,339,840	12.12%	2,105.30
95. Total	17,865.60	100.00%	35,802,580	100.00%	2,004.00
CRP					
96. 1C1	25.75	0.37%	80,880	0.47%	3,140.97
97. 1C	286.97	4.11%	833,430	4.81%	2,904.24
98. 2C1	991.35	14.19%	2,778,240	16.05%	2,802.48
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1,381.52	19.78%	3,454,180	19.95%	2,500.28
101. 3C	1,891.43	27.08%	4,567,120	26.38%	2,414.64
102. 4C1	2,187.30	31.32%	5,086,320	29.38%	2,325.39
103. 4C	220.16	3.15%	510,820	2.95%	2,320.22
104. Total	6,984.48	100.00%	17,310,990	100.00%	2,478.49
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	515.39	8.43%	384,440	8.68%	745.92
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	3.86	0.06%	2,310	0.05%	598.45
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	711.66	11.64%	469,140	10.59%	659.22
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	4,885.53	79.88%	3,572,910	80.67%	731.32
113. Total	6,116.44	100.00%	4,428,800	100.00%	724.08
<hr/>					
Grass Total	17,865.60	57.69%	35,802,580	62.22%	2,004.00
CRP Total	6,984.48	22.55%	17,310,990	30.08%	2,478.49
Timber Total	6,116.44	19.75%	4,428,800	7.70%	724.08
<hr/>					
114. Market Area Total	30,966.52	100.00%	57,542,370	100.00%	1,858.21

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	197.71	7.64%	528,580	8.93%	2,673.51
88. 1G	396.26	15.31%	1,063,620	17.96%	2,684.15
89. 2G1	461.50	17.83%	947,740	16.00%	2,053.61
90. 2G	236.87	9.15%	617,060	10.42%	2,605.06
91. 3G1	265.97	10.28%	605,290	10.22%	2,275.78
92. 3G	559.07	21.61%	1,311,070	22.14%	2,345.09
93. 4G1	412.52	15.94%	715,560	12.08%	1,734.61
94. 4G	57.77	2.23%	132,760	2.24%	2,298.08
95. Total	2,587.67	100.00%	5,921,680	100.00%	2,288.42
CRP					
96. 1C1	1.28	2.43%	3,840	2.90%	3,000.00
97. 1C	1.99	3.78%	5,780	4.37%	2,904.52
98. 2C1	6.87	13.04%	19,240	14.55%	2,800.58
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	25.58	48.54%	63,960	48.38%	2,500.39
101. 3C	3.07	5.83%	7,370	5.58%	2,400.65
102. 4C1	13.91	26.39%	32,000	24.21%	2,300.50
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	52.70	100.00%	132,190	100.00%	2,508.35
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	77.85	27.29%	77,660	37.66%	997.56
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	10.09	3.54%	6,050	2.93%	599.60
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	91.39	32.03%	58,630	28.43%	641.54
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	105.98	37.15%	63,870	30.97%	602.66
113. Total	285.31	100.00%	206,210	100.00%	722.76
<hr/>					
Grass Total	2,587.67	88.45%	5,921,680	94.59%	2,288.42
CRP Total	52.70	1.80%	132,190	2.11%	2,508.35
Timber Total	285.31	9.75%	206,210	3.29%	722.76
<hr/>					
114. Market Area Total	2,925.68	100.00%	6,260,080	100.00%	2,139.70

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	118.16	0.75%	226,430	0.65%	1,916.30
88. 1G	538.41	3.43%	1,407,580	4.07%	2,614.33
89. 2G1	2,722.10	17.33%	5,237,050	15.13%	1,923.90
90. 2G	2,150.18	13.69%	5,537,890	15.99%	2,575.55
91. 3G1	1,717.33	10.94%	3,775,800	10.91%	2,198.65
92. 3G	4,979.83	31.71%	11,594,740	33.49%	2,328.34
93. 4G1	2,424.14	15.44%	4,590,530	13.26%	1,893.67
94. 4G	1,054.59	6.72%	2,252,860	6.51%	2,136.24
95. Total	15,704.74	100.00%	34,622,880	100.00%	2,204.61
CRP					
96. 1C1	5.05	0.27%	15,150	0.31%	3,000.00
97. 1C	128.36	6.76%	372,280	7.60%	2,900.28
98. 2C1	447.10	23.54%	1,251,900	25.57%	2,800.04
99. 2C	117.03	6.16%	310,120	6.33%	2,649.92
100. 3C1	199.99	10.53%	500,030	10.21%	2,500.28
101. 3C	874.11	46.03%	2,153,570	43.99%	2,463.73
102. 4C1	99.30	5.23%	228,390	4.66%	2,300.00
103. 4C	28.04	1.48%	64,530	1.32%	2,301.36
104. Total	1,898.98	100.00%	4,895,970	100.00%	2,578.21
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	232.44	5.68%	189,250	6.21%	814.19
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	315.37	7.70%	312,520	10.25%	990.96
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	969.47	23.68%	760,180	24.94%	784.12
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	2,576.92	62.94%	1,786,520	58.60%	693.28
113. Total	4,094.20	100.00%	3,048,470	100.00%	744.58
<hr/>					
Grass Total	15,704.74	72.38%	34,622,880	81.34%	2,204.61
CRP Total	1,898.98	8.75%	4,895,970	11.50%	2,578.21
Timber Total	4,094.20	18.87%	3,048,470	7.16%	744.58
<hr/>					
114. Market Area Total	21,697.92	100.00%	42,567,320	100.00%	1,961.82

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

78 Saunders

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,279,414,758	1,403,634,896	124,220,138	9.71%	41,753,249	6.45%
02. Recreational	6,185,210	6,135,680	-49,530	-0.80%	0	-0.80%
03. Ag-Homesite Land, Ag-Res Dwelling	148,872,487	150,172,998	1,300,511	0.87%	2,614,622	-0.88%
04. Total Residential (sum lines 1-3)	1,434,472,455	1,559,943,574	125,471,119	8.75%	44,367,871	5.65%
05. Commercial	136,332,800	139,888,583	3,555,783	2.61%	5,884,593	-1.71%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	136,332,800	139,888,583	3,555,783	2.61%	5,884,593	-1.71%
08. Ag-Farmsite Land, Outbuildings	54,164,915	56,110,190	1,945,275	3.59%	711,650	2.28%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,061,200	683,660	-377,540	-35.58%		
11. Total Non-Agland (sum lines 8-10)	55,226,115	56,793,850	1,567,735	2.84%	711,650	1.55%
12. Irrigated	699,071,963	696,496,445	-2,575,518	-0.37%		
13. Dryland	1,181,696,265	1,159,781,840	-21,914,425	-1.85%		
14. Grassland	109,772,940	106,369,770	-3,403,170	-3.10%		
15. Wasteland	1,705,087	1,647,330	-57,757	-3.39%		
16. Other Agland	274,700	265,470	-9,230	-3.36%		
17. Total Agricultural Land	1,992,520,955	1,964,560,855	-27,960,100	-1.40%		
18. Total Value of all Real Property (Locally Assessed)	3,618,552,325	3,721,186,862	102,634,537	2.84%	50,964,114	1.43%

2018 Assessment Survey for Saunders County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	1 and 1 appraiser assistant
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:
	\$259,802 (all software, contracts, and computer-related items moved to Board's misc. line items)
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$94,588 this is the salaries for the appraiser and appraiser assistant
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:
	N/A
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,900
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	8,600

B. Computer, Automation Information and GIS

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

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?
	Ashland, Cedar Bluffs, Ceresco, Colon, Ithaca, Leshara, Mead, Memphis, Morse Bluff, Prague, Valparaiso, Wahoo, Weston, and Yutan are all zoned.
4.	When was zoning implemented?
	Zoning was originally implemented in 1966, but the comprehensive plan has been updated since originally implemented

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Pictometry Agri Data Inc. is contracted for counting the acres of the various soils as the county worked to implement the most recent soil survey from the USDA

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2018 Residential Assessment Survey for Saunders County

1.	Valuation data collection done by:														
	Appraiser and Assistant.														
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center; padding: 5px;"><u>Valuation Grouping</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">1</td> <td style="padding: 5px;">Ashland Lake/River Area - The Ashland area is surrounded by many lakes as well as subdivisions along the river. The area has established lake areas, as well as three new developments. There are many spacious homes in this area where some provide year round living and others provide weekend entertainment. This area is an easy drive from the Omaha and Lincoln areas using the nearby I-80.</td> </tr> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">2</td> <td style="padding: 5px;">Ashland - The City of Ashland is tucked in the southeastern corner of Saunders County. Ashland has a population of 2,453 (2010 census). It is made up of older homes, many which have been updated, as well as new homes. The downtown area has had lots of renovations and is made up of quaint little shops. Ashland has a newer high school and has had updates to the grade school. The major employer in Ashland is the new assisted living facility on the northern part of the city. Easy access to Omaha and Lincoln on the nearby I-80 also provides residence with other employment opportunities.</td> </tr> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">3</td> <td style="padding: 5px;">Ceresco - The village of Ceresco is located on the south central border of Saunders County. Ceresco has a population of 889 (2010 census). It has many older homes that have been updated, as well as a large subdivision of split level homes. There are some commercial properties in Ceresco, with the newest along the 4 lane. The downtown area consists mainly of Ernie's furniture store, which is the largest employer in the village. Ceresco has a grade school in town, with the high school in the rural area. Ceresco is a bedroom community for many Lincoln commuters.</td> </tr> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">4</td> <td style="padding: 5px;">East Lake/River - This area consists of the subdivisions of Championship Lake, Rustic Island, Shunk and Williams, Wentworth and Cottonwood Cove. These smaller subdivisions are more secluded than other lake properties on the east side of the county. They have easy access to west Omaha and/or Fremont. They don't sell the same as the other lake/river properties. 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This area provides easy access for employment to Fremont and west Omaha.</td> </tr> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">6</td> <td style="padding: 5px;">Lakes and Rivers (Morse Bluff-Wolfs, Whitetail, Hidden Cove) - The Morse Bluff lake and river area is located just south of the northwestern border of Saunders County. The small town of Morse Bluff is located in this area, as well as North Bend just across the river. There are a few lake subdivisions in this area, as well as one on the river. Overall, these homes are used for weekend entertainment. Many of the homes are newer, while others were established many years ago. Most year round residence would be in the North Bend school district, which has recently been updated. There is not an abundance of employment opportunities in this area with North Bend being the closest.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Ashland Lake/River Area - The Ashland area is surrounded by many lakes as well as subdivisions along the river. The area has established lake areas, as well as three new developments. There are many spacious homes in this area where some provide year round living and others provide weekend entertainment. This area is an easy drive from the Omaha and Lincoln areas using the nearby I-80.	2	Ashland - The City of Ashland is tucked in the southeastern corner of Saunders County. Ashland has a population of 2,453 (2010 census). It is made up of older homes, many which have been updated, as well as new homes. The downtown area has had lots of renovations and is made up of quaint little shops. Ashland has a newer high school and has had updates to the grade school. The major employer in Ashland is the new assisted living facility on the northern part of the city. Easy access to Omaha and Lincoln on the nearby I-80 also provides residence with other employment opportunities.	3	Ceresco - The village of Ceresco is located on the south central border of Saunders County. Ceresco has a population of 889 (2010 census). It has many older homes that have been updated, as well as a large subdivision of split level homes. There are some commercial properties in Ceresco, with the newest along the 4 lane. The downtown area consists mainly of Ernie's furniture store, which is the largest employer in the village. Ceresco has a grade school in town, with the high school in the rural area. Ceresco is a bedroom community for many Lincoln commuters.	4	East Lake/River - This area consists of the subdivisions of Championship Lake, Rustic Island, Shunk and Williams, Wentworth and Cottonwood Cove. 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This area provides easy access for employment to Fremont and west Omaha.	6	Lakes and Rivers (Morse Bluff-Wolfs, Whitetail, Hidden Cove) - The Morse Bluff lake and river area is located just south of the northwestern border of Saunders County. The small town of Morse Bluff is located in this area, as well as North Bend just across the river. There are a few lake subdivisions in this area, as well as one on the river. Overall, these homes are used for weekend entertainment. Many of the homes are newer, while others were established many years ago. Most year round residence would be in the North Bend school district, which has recently been updated. There is not an abundance of employment opportunities in this area with North Bend being the closest.
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7	Mead and Cedar Bluffs - The towns of Mead (population 569 per 2010 census) and Cedar Bluffs (population 889 per 2010 census) are grouped together because of several similarities. Older homes and well as a few newer ones will be found in the two towns. Both have a grade school and high school right in town and have co-oped with each other in teachers and sharing of a technology bond in the last few years. Both towns have limited employment within the town, but is in close proximity to larger cities with easy access to Fremont and west Omaha.
8	Small Town Wahoo - The small towns in this valuation grouping consists of Colon population 110, Ithaca population 148, Malmo population 120, Leshara, population 112, Swedeburg, an unincorporated village. These small towns do not have a school and very limited employment opportunities. The residence consist of mainly older homes, some of which have been updated. There is very limited "downtown" in the areas, and most have seen a decline in population. The towns do have a close proximity to the larger cities in the county and are in the middle to eastern part of the county with easy access to Omaha and Lincoln.
10	Valparaiso – The village of Valparaiso is located on the southwestern corner of Saunders County tucked within the beautiful Bohemian Alps. Valparaiso has a population of 570 (2010 census). It has many older homes that have been updated, as well as a few newer homes. There is some commercial properties in Valparaiso. The downtown area consists mainly small “mom and pop” operations. Valparaiso has a grade school in town, with the high school in the rural area. Valparaiso is a bedroom community for many Lincoln commuters on Highway 79.
11	Wahoo – The city of Wahoo is located in the middle of Saunders County and is the county seat. Wahoo has a population of 2,453 (2010 census). Wahoo has many older homes, which many have been updated. They also have several subdivisions on the northern and southern part of the city with new homes. Wahoo has a newer public grade school and high school, as well as a parochial grade school and high school. There are several employment opportunities within Wahoo with the Saunders County Medical, two nursing home facilities, Denver Plastics, Saunders County and the newest being Omaha Steel. Lake Wanahoo provides a variety of outdoor activities, from hiking, camping, fishing and biking. Other recreational opportunities in Wahoo can be found at the water park and the civic center. A recently completed 4 lane highway provides quick access to
12	West Small Towns – This area consists of the towns of Morse Bluff with a population of 135, Prague, population 303, Weston, population 324 and the unincorporated town of Touhy. These towns and unincorporated Touhy are in the western part of the county. They are further away from the Metro communities and have very little employment opportunities in the town. There are no schools in these communities. The downtown areas are on a decline and have many empty buildings.
13	Woodcliff subdivision area – The Woodcliff subdivision is the counties third largest “town” and actually only a subdivision with 449 parcels. This area consists of two lakes, a skiing lake and a fishing lake. Permanent and weekend residence surround the lakes, which is just off the Platte River. This area is just over the county line and is in close proximity to Fremont. It also has easy access to west Omaha on highway 275. This area continues to be a popular area with strong sales. The residents are either in the Fremont or Cedar Bluffs School districts, which both provide either newly updated or brand new schools. Woodcliff also has some commercial properties consisting of a couple of restaurants, a convenience store and a community center.
14	Yutan – The town of Yutan has a population of 1,174. Yutan has had many new homes built recently in a new area in the north part of town. Yutan has little employment opportunities right in the city limits, but with its proximity to west Omaha about 15 minutes away, has become the perfect bedroom community for commuters. The downtown area has seen updates as well as a newer strip mall. Many of the older homes are seeing updates, as well as the area with many split level homes. Yutan has a school located in the city.
15	Rural Residential - This area consists of all the rural homes and rural residences throughout the county. They are not in any rural subdivision.

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

The cost approach is used in the county with market defined depreciation.

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

The County uses local market information in developing depreciation studies.

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

Yes, depreciation schedules exist for neighborhoods within many of the valuation groupings.

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

The county uses vacant lot sales to determine residential lot values.

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

Lot values are set by using vacant lots sales in the area and other comparable areas.

Valuation Grouping	Date of Depreciation Tables	Date of Costing	Date of Lot Value Study	Date of Last Inspection
1	2018	2015	2018	2016
2	2018	2015	2018	2014
3	2018	2015	2018	2015
4	2016	2012	2016	2015
5	2014	2012	2014	2013
6	2017	2012	2017	2012/2018
7	2016	2015	2016	2016
8	2018	2015	2018	2015
10	2016	2015	2016	2016
11	2014	2015	2016	2016
12	2018	2015	2018	2014
13	2018	2015	2018	2015
14	2018	2015	2018	2015
15	2018	2015	2018	2014-2018
Ag	2018	2015	2018	2018

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain. The county will be converting to Vanguard's Cama system in 2018.

2018 Commercial Assessment Survey for Saunders County

1.	Valuation data collection done by:										
	Appraiser and Staff.										
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Ashland - The City of Ashland is located in the southeastern corner of Saunders County. Ashland has a population of 2,453 (2010 Census). The downtown area has had lots of renovations and is made up of quaint little shops. Ashland has a newer high school and has had updates to the grade school. The major employer in Ashland is the new assisted living facility in the northern part of the city.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>East (changed from North 92 with the dividing line being the range line between 6 and 7) - The commercial properties in this group consist of the towns of Ceresco, Cedar Bluffs, Colon, Ithaca, Leshara, Mead, Memphis and Yutan, and rural commercial properties in the area. The eastern side of the county has towns with a more robust commercial area. The towns are located closer to Omaha, Fremont and, in some cases, Lincoln. The downtown areas commercial business is steady to growing and have had upgrades to some of the deteriorating buildings. Traffic from the larger cities often draws in more commercial business.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>West (changed from South 92 with the dividing line being the range line between 6 and 7) - The commercial properties in this group consists of the towns of Weston, Malmo, Prague, Valparaiso and Morse Bluff, and rural commercial properties in the area. The western side of the county has towns with stagnant commercial areas. Except for Valparaiso, the towns are located a good distance from Omaha, Fremont and Lincoln. The downtown areas are showing a decline in commercial businesses and have several unused buildings.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Wahoo - The City of Wahoo is located in the middle of Saunders County and is the county seat. Wahoo has a population of 2,453 (2010 Census). Wahoo has a newer public grade school and high school, as well as a parochial grade school and high school. There are several employment opportunities within Wahoo with Saunders County Medical, two nursing home facilities, Denver Plastics, Saunders County and the newest being Omaha Steel. A recently completed 4 lane highway that takes travelers around the city, rather than through it, may have some impact on their downtown businesses, but there hasn't been enough time elapsed to determine the effects.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Ashland - The City of Ashland is located in the southeastern corner of Saunders County. Ashland has a population of 2,453 (2010 Census). The downtown area has had lots of renovations and is made up of quaint little shops. Ashland has a newer high school and has had updates to the grade school. The major employer in Ashland is the new assisted living facility in the northern part of the city.	2	East (changed from North 92 with the dividing line being the range line between 6 and 7) - The commercial properties in this group consist of the towns of Ceresco, Cedar Bluffs, Colon, Ithaca, Leshara, Mead, Memphis and Yutan, and rural commercial properties in the area. The eastern side of the county has towns with a more robust commercial area. The towns are located closer to Omaha, Fremont and, in some cases, Lincoln. The downtown areas commercial business is steady to growing and have had upgrades to some of the deteriorating buildings. Traffic from the larger cities often draws in more commercial business.	3	West (changed from South 92 with the dividing line being the range line between 6 and 7) - The commercial properties in this group consists of the towns of Weston, Malmo, Prague, Valparaiso and Morse Bluff, and rural commercial properties in the area. The western side of the county has towns with stagnant commercial areas. Except for Valparaiso, the towns are located a good distance from Omaha, Fremont and Lincoln. The downtown areas are showing a decline in commercial businesses and have several unused buildings.	4	Wahoo - The City of Wahoo is located in the middle of Saunders County and is the county seat. Wahoo has a population of 2,453 (2010 Census). Wahoo has a newer public grade school and high school, as well as a parochial grade school and high school. There are several employment opportunities within Wahoo with Saunders County Medical, two nursing home facilities, Denver Plastics, Saunders County and the newest being Omaha Steel. A recently completed 4 lane highway that takes travelers around the city, rather than through it, may have some impact on their downtown businesses, but there hasn't been enough time elapsed to determine the effects.
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.										
	A market sales approach is used. A cost approach is used with depreciation established from sale information and an income approach is used when sufficient data is available.										
3a.	Describe the process used to determine the value of unique commercial properties.										
	The county looks outside of the county for comparable sales of unique properties.										
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?										
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5.	Are individual depreciation tables developed for each valuation grouping?																												
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2018 Agricultural Assessment Survey for Saunders County

1.	Valuation data collection done by:												
	Appraiser and Staff.												
2.	List each market area, and describe the location and the specific characteristics that make each unique.												
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3	Market Area 3 is the eastern and central part of the county. The area consists of some irrigation, better soils, and better topography than Market Area 1	2016											
3.	Describe the process used to determine and monitor market areas.												
	The county monitors the sales activity for agricultural land and forms the boundaries based on similar activity within each area.												
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.												
	The county identifies small tracts of land that sell in the rural areas and does not use them in the agricultural land analysis. The recreational properties are discovered during land use verification.												
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?												
	Yes.												
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.												
	Saunders County has had sales that are used to determine the value of the Wetland Reserve parcels.												
	<i><u>If your county has special value applications, please answer the following</u></i>												
7a.	How many special valuation applications are on file?												
	5,975.												
7b.	What process was used to determine if non-agricultural influences exist in the county?												
	Sales are monitored and questionnaires are reviewed to determine the types of influences present. The county also considers sales from uninfluenced areas outside the county as a comparison to the sale prices within Saunders County to gauge the degree of influence.												
	<i><u>If your county recognizes a special value, please answer the following</u></i>												
7c.	Describe the non-agricultural influences recognized within the county.												
	The non-agricultural influences in Saunders County are residential, some commercial and recreational.												

7d.	Where is the influenced area located within the county?
	Influences are found throughout Saunders county; however, the majority of the influences are found near county borders, around the two cities of Wahoo and Ashland, as well as along the river corridor.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Sales within the county are studied to determine if there were influences in the sale price. Those local sales deemed to be non-influenced are used, and other counties with similar characteristics (soils, water availability) are used to substantiate the values.

**2017 PLAN OF ASSESSMENT
FOR
SAUNDERS COUNTY
By Cathy Gusman**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Saunders County: Per the 2017 County Abstract, Saunders County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	8822	55.04%	36.00%
Commercial	875	5.46%	3.84%
Recreational	60	.37%	.16%
Agricultural	6273	39.13%	60.00%
Agricultural land - taxable acres	416,866.40		

Other pertinent facts: *60.0% of Saunders County value comes from agricultural parcels. 59.62% of the agricultural acres are in dry farming, 34.95% is irrigated and 5.34% is in grasslands. Saunders County has 5971 parcels in special value. The county consists of two smaller cities and 13 villages. The commercial properties are limited to mainly small operations.*

New Property: For assessment year 2017 an estimated 500 building permits and/or information statements were filed for new property construction/additions in the county. The Pictometry ChangeFinder Report was available to the County for the first time in 2016. It was a valuable resource locating new structures, as well as ones that had changed in the footprint or razed altogether. We added an additional 1.8 million using this report.

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

Current Resources:

A. Staff/Budget/Training

1 Assessor, 3 Assessment Clerks, 1 Appraiser and 1 Appraiser Assistant.

The total budget for Saunders County for 2016-2017 was \$253,348. Beginning in the 2015-2016 budget year, all technology budget items were transferred from the Assessor's budget and moved to the technology line item under the County Board's budget. This would include Orion, GIS mapping and Pictometry.

The assessor is required to obtain 60 hours of continuing education every 4 years. The assessor is working on educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field. One of the clerk's has passed the Nebraska Assessor's Exam and is working to obtain the required continuing education hours as well.

The assessment staff at this time does not have continuing education requirements. The staff has voluntarily taken classes such as Orion user education and webinars, GIS training and classes provided by the Nebraska Department of Revenue.

Along with voluntary educational classes, the Appraiser attends classes throughout the year to maintain current licenses.

B. Cadastral Maps

The Saunders County cadastral maps were up-dated in June of 1989. Changes to the maps are no longer being done on the paper maps with the GIS maps now available.

C. Property Record Cards

Paper property record cards in Saunders County were new in 1990. Ownership transfers are no longer being kept up to date on paper property record cards. Changes in the property structures are no longer being kept current on the property record cards. A concentrated effort towards a "paperless" property record card is in effect. Saunders

County Assessment Office went on-line in June of 2006 with the property record information.

D. Software for CAMA, Assessment Administration, GIS

The provider for our CAMA and assessment administration is provided by Orion by Tyler Technologies. Saunders County went live with the Orion CAMA and assessment administration software in May of 2011. GIS mapping became available in 2013. The ag use layer was completed in 2014. For 2015, the ag use changes were implemented, as well as the newest soil conversion. Additional layers are to be completed in the future to benefit the Assessor, other county offices and the public. In 2017, the newest soil conversion was added to our GIS system, and this information was loaded into our Orion software as well.

E. Web based – property record information access

Property record cards are available online.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory all property.

Step 1-Building permits are gathered from all the permitting entities, separated into separate categories (rural, towns, etc), entered into the computer system and a plan of action is developed based on the number and location of each permit. The GIS and Pictometry systems have become a useful tool with inspections in the gated areas, the more secluded and those areas along the river.

Step 2-A complete review of the readily accessible areas of the improvement is conducted. Measurements and photos are taken; and physical characteristics are noted at the time of inspection.

Step 3-Inspection data is entered into the CAMA system, using marshal and swift cost tables; and market data; a value is generated for each property inspected.

Step 4-The value generated for each property is compared to similar properties in the area, for equalization purposes.

Step 5-Permits are closed and notes are made in the file to roll the value for the following assessment year.

B. Data Collection.

All relevant sales are gathered, analyzed, and separated into groupings. These groupings are properties in similar areas with similar characteristics, purchased at similar rates. A study is conducted to determine if there are patterns, or similarities in sales prices etc, market areas are then developed. Once the market area is determined sales data is

analyzed to ascertain what aspects of real property affects value. This information is carefully studied and a model is created to assist in determining property values. At the conclusion of the value generation, a ratio study is conducted to measure the viability of the new valuations. Individual property information is gathered in the same manner as properties that have building permits.

C. Review assessment sales ratio studies before assessment actions.

Part of market analysis and data collection. Market areas are reviewed on a yearly basis.

1) Approaches to Value;

All three approaches are considered when determining market values. The extent each approach is used depends upon the property type and market data available. The cost approach is most heavily relied upon in the initial evaluation process. All relevant sales are gathered, and analyzed to develop a market generated depreciation table. The market approach is used to support the value generated by the cost approach, broken down price per square foot. Commercial properties are valued in a manner similar to residential properties; however each classification is broken down into a value per square foot in the initial stage of valuation. Comparable agricultural sales from non-influenced counties are used to determine land values. The income approach is used to support agricultural land values in special value areas, properties under rent restrictions, and used to affirm property values for small downtown commercial shops, apartment complexes and income producing properties that are commonly leased or where lease information is available.

2) Market Approach; sales comparisons, See above

3) Cost Approach; cost manual used & date of manual and latest depreciation study:

6/1/2015 for residential and 6/1/2015 for commercial when new values are created.

4) Income Approach; income and expense data collection/analysis from the market,

See above

5) Land valuation studies, establish market areas, special value for agricultural land

All relevant sales are gathered, analyzed, and separated into groupings. These groupings are properties in similar areas with similar characteristics, purchased at similar rates. When setting agricultural land values, sales are gathered from the entire county. A study is conducted to determine if there are patterns, or similarities in soil classification, sales prices etc. Market areas are then developed and values generated using sales from each market area. Once the market area is determined sales data is analyzed to ascertain what aspects of real property affects

value. This information is carefully studied and a model is created to assist in determining property values. At the conclusion of the value generation, a ratio study is conducted to measure the viability of the new valuations.

Special value generation: Sales from comparable areas from non-influenced counties are used to set agricultural values. To support this value, a study is conducted to determine market rental rates for each market area. Reliable rental information is very limited. This information is compared to the study conducted by the University of Nebraska (using land and funds information). Using market rent information, a rent value is assigned to each soil classification. A capitalization rate is supplied by the Department of Revenue. Using this capitalization rate and the market rental rates, a value is generated for each property in the market area. At the conclusion of the value generation, a comparison study is conducted to measure the viability of the new valuations.

D. Reconciliation of Final Value and documentation See above

E. Review assessment sales ratio studies after assessment actions. See above

F. Notices and Public Relations

A new valuation notice is mailed to any property that experiences a valuation change on or before June 1 of each year. The protest process then begins. In the beginning of the process, informal meetings are conducted with individual taxpayers to discuss individual property valuations. Information is provided to each taxpayer both written and verbal, explaining current property valuations. Next step in the process, written and verbal communication is presented to the county boards. A portion of those values need to be later defended in an informal court situation at the Tax Equalization & Review Commission. A more in-depth report is supplied for this process and verbal testimony presented defending each property value in question. On occasion written communication or an explanation of a property value is prepared for the Governor’s office or a State Senator.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	94	na	na
Commercial	94	na	na
Agricultural Land	69	na	na
Special Value Agland	69	na	na

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2017 Reports & Opinions.

Saunders County recently converted to the Orion software system provided by Tyler Technologies out of Plano, Texas. The appraisal conversion will take quite some time to

clean up to make this a usable tool. Workable sketches did not convert very well and most will have to be re-sketches. Our previous vendor did not have the appraisal data connect directly with Marshall and Swift, but replicated it. Our current vendor connects directly with Marshall and Swift and will require each building in the county to be reviewed in the system to have new values calculate with the new system.

Assessment Actions Planned for Assessment Year 2016:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review for 2016-2017 included the towns of Colon, Valparaiso and Mead, their surrounding sub-divisions as well as the older part of Wahoo. Sub-divisions outside of Cedar Bluffs and Morse Bluff, in addition to Wann and Touhy were reviewed. The mobile homes in the mobile home parks were also reviewed and revalued for 2017.

Due to the increased residential real estate market, several areas fell out of the acceptable range and were reviewed and revalued for 2017. Those areas were, Cedar Bluffs, many of the sub-divisions around the Fremont area, several of the sub-divisions around the Yutan area and the lakes around Ashland, with the exception of Willow Point. The Rural Residential area Central was also inspected and revalued for 2017.

Commercial: New values in place for commercial properties in the downtown areas and the storage facilities of Wahoo, Ashland and Mead.

Agland- The new soil conversion will be completed, with the assistance of GIS Workshop. Desktop reviews were done for areas 1, 2 and 3. Updates to irrigation from the LPNNRD was completed.

The Pictometry ChangeFinder Report showing structures that have been added, razed or altered was completed.

The staff will continue to do data cleanup and re-sketching in the Orion system and GIS mapping as needed.

Assessment Actions Planned for Assessment Year 2017:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review for 2016-2017 will include the Village of Leshara and the Sub-Divisions of Whitetail Cove, FoxCrosse Farms, Lyddon, Shunk & Williams, Hidden Cove, Whitetail Cove and Woodcliff.

Commercial: Completion of reappraisal for the remainder of the commercial properties.

Agland- Verify ag use on agricultural properties and special value. Using new information from PAD, we will be reviewing all ag programs within our county to verify our records are correct.

The staff will continue to do data cleanup and re-sketching in the Orion system and GIS mapping as needed.

Assessment Actions Planned for Assessment Year 2018:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review for 2017-2018 will include the lake of Willow Point near Ashland, a review of the exempt area of Marianna.

Commercial:

Agland- Verify ag use on agricultural properties and special value.

The staff will continue to do data cleanup and re-sketching in the Orion system and GIS mapping as needed.

Assessment Actions Planned for Assessment Year 2019:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review for 2019-2020 will include the Fremont Rural Sub-divisions, Wolf's Lake, Heritage Ranches, Scanlon, Sunrise and Teselle's sub-division. Reviews will also be done in the newer sub-divisions on the south side of Wahoo as well as the rural sub-divisions around town.

Commercial:

Agland- Verify ag use on agricultural properties and special value.

Assessment Actions Planned for Assessment Year 2020:

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential- Review for 2020-2021 will include the city of Ashland and the surrounding sub-divisions (non-lake), the towns of Ithaca, Malmo, Memphis, Morse Bluff, Prague, Weston and their surrounding rural sub-divisions. Rural residential East will also be reviewed.

Commercial:

Agland- Verify ag use on agricultural properties and special value. **Other functions performed by the assessor's office, but not limited to:**

1. Record Maintenance, Mapping updates, & Ownership changes

Deeds are received daily from the Register of Deeds office. Sales are updated in the computer and in the cadastral maps. Splits and new subdivisions are also completed in the computer system, cadastral maps updated for ownership and parcel size accordingly. The County Surveyor provides assistance to the office when needed.

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:

- a. Real Property Abstract
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 1589 personal property returns, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Reminder personal property postcards are mailed each year to those that filed a return the prior year, as well as any new businesses/agricultural equipment owners that are discovered by the assessment office. Notice was given in 2010 to all preprinted recipients that due to budgetary constraints, this would be the last year that preprinted returns would be sent and a postcard reminder would be sent in the future as access to blank forms is available on the Department of Revenue website.

4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Saunders County currently has 76 approved permissive exemption applications on file.

5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

Reminder notices are sent annually each year to political subdivisions who own property to notify them of their requirements on new or updated contracts for leases they may have.

6. Homestead Exemptions; administer 811 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

The Saunders County Board of Equalization annually extends the filing deadline for those applicants that request an extension for homestead exemptions as allowed by Nebraska Statute 77-3512.

7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

Information provided by PAD is reviewed and verified for accuracy in balancing with the county.

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.

Saunders County has 11 Tax Increment Financing projects throughout the county; one in Mead, three in Yutan and seven in Wahoo. The projects affect 72 parcels in the county.

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.

The assessor works with both the Treasurer and the Clerk to ensure accuracy.

10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

The Saunders County Treasurer and Assessor are not on the same computer systems. A conversion must be done each year with the two vendors for the tax list and tax bills to be completed.

11. Tax List Corrections – prepare tax list correction documents for county board approval.

Tax list corrections are prepared and given to the County Clerk to be put on the Board of Equalizations agenda. Assessment manager or representative meets with the Board during the meeting and offers explanation of correction(s)

12. County Board of Equalization - attends county board of equalization meetings for valuation protests – assemble and provide information.

Due to budgetary constraints, Saunders County asks each protester if they would like to request a referee hearing, or allow Saunders County Board of Equalization with assistance from the assessment office to determine whether a change in the valuation is

warranted or not for their property. A representative from the appraisal staff or the assessment manager sits in on referee hearings at the time of protest if deemed necessary. The appraisal staff assists the referees as requested on information needed for protests. Assessor and head appraiser attend the final hearings of all protests, providing any additional information as requested by the Board.

13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

The appraiser meets with the County Attorney prior to the hearing to prepare exhibits and work on case matters.

14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Appraiser and Assessor work directly with liaison and applicable staff members from PAD in preparation of evidence to bring forward to the commission.

15. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc.

The Assessor attends continuing education opportunities to complete the education requirements to maintain her assessor certification.

Conclusion:

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Cathy Gusman 6-12-2017
Saunders County Assessor

Kyle Morgan 6-12-2017
Saunders County Appraiser

2018

Methodology for Special Valuation

Saunders County

Saunders County submits this report pursuant to Title 350, Neb. R. & Regs., Reg-11-005.004 and Directive 16-3. The following methodologies are used to value agricultural land that is influenced by market factors other than purely agricultural or horticultural purposes. The following non-agricultural influences have been identified: Residential, Commercial and Recreational. The office maintains a file of all data used for determining the special and actual valuation. This file shall be available for inspection at the Saunders County Assessor's office by any interested person.

A. Identification of the influenced area:

The assumption is made that there is influence on agricultural sales in Saunders County. There are five market areas. There are three areas of special valuation for Saunders County.

Area 1 is the far western part of the county. Area 1 has least productive soils in the county and the least influence from sales other than ag. Area 1 has some irrigation but it is limited in both quality and quantity. Area 1 has some pasture grass, CRP and hay production. However, most of the land is row crop production.

Area 2 is Todd Valley. Todd Valley is the old Platte River bed. This silted-in area has created an excellent agricultural production area. The Todd Valley area wanders diagonally throughout the county and is totally surrounded by the other market areas in the county. Topographically, Todd Valley is mainly a flat area consisting of better quality soils with unlimited irrigation. Area 2 consists of mostly row crop production of corn and soybeans.

Area 3 is the central part of the county. Area 3 has more irrigation than Area 1.

Area 4 is properties bordering the Platte River, located on the east and north boundaries of the county. This area has a considerable amount of lake sub-divisions and recreational parcels.

Area 5 is the area directly northeast of Todd Valley lying south and west of the Platte River. Area 5 is second only to Todd Valley in irrigation usage and quality soils.

Areas 3, 4 and 5 where the better soils are located, carry the same special value. Area 1 and 2 carry their own special value.

B. Describe the highest and best use of the properties in the influenced area, and how this was determined:

Residential acreages, rural suburbs and recreational usage are the highest and best use of properties in Saunders County. There are several highways connecting the county to Lincoln, Omaha and Fremont. Highways 77, 63 and 92 run through these areas making it easily accessible for outside residential use. The Platte River provides opportunities for recreational uses such as fishing, boating and hunting. Saunders County's close proximity to Omaha, Fremont, Lincoln places influences on sales with future development in mind.

C. Describe the valuation models used in arriving at the value estimates, and explain why and how they were selected:

Sales of farm ground from the County's own uninfluenced sales and sales from uninfluenced counties were selected as the most accurate and reliable method of special valuation for Saunders County cropland.

D. Describe which market areas were analyzed, both in the County and in any county deemed comparable:

Comparable sales used are from Butler County and the western part of Dodge County and well as the County's uninfluenced sales.

E. Describe any adjustments made to sales to reflect current cash equivalency of typical market conditions. Include how this affects the actual and special value:

No adjustments were made to sales for any reason.

F. Describe any estimates of economic rent or net operating income used in an income capitalization approach. Include estimates of yields, commodity prices, typical crop share:

We have studied cash rents for these properties and the information is insufficient.

G. Describe the typical expenses allowed in an income capitalization approach. Include how this affects the actual and special value:

We have studied the income approach for these properties and the information is insufficient.

H. Describe the overall capitalization rate used in an income capitalization approach. Include how this affects the actual and special value:

We have studied the income approach for these properties and the information is insufficient.

I. Describe any other information used in supporting the estimate of actual and special value. Include how this affects the actual and special value:

Equalization with neighboring counties was also considered when determining the special values for Saunders County. We have several political sub-divisions crossing into other counties, as well as Saunders County property owners with property in neighboring counties.

Cathy Gusman
Saunders County Assessor

Kyle Morgan
Saunders County Appraiser

Emailed Pat W liaison 2-6-2018