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DEPARTMENT OF REVENUE

**2019 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

ANTELOPE COUNTY



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Antelope 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 Antelope 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: Kelly Mueller, Antelope County Assessor

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Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales. 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 law does 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 groups and market areas are also examined to identify whether the groups 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.

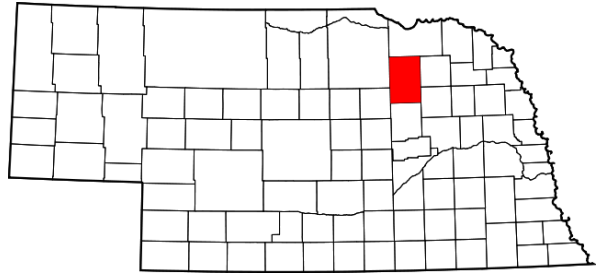
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

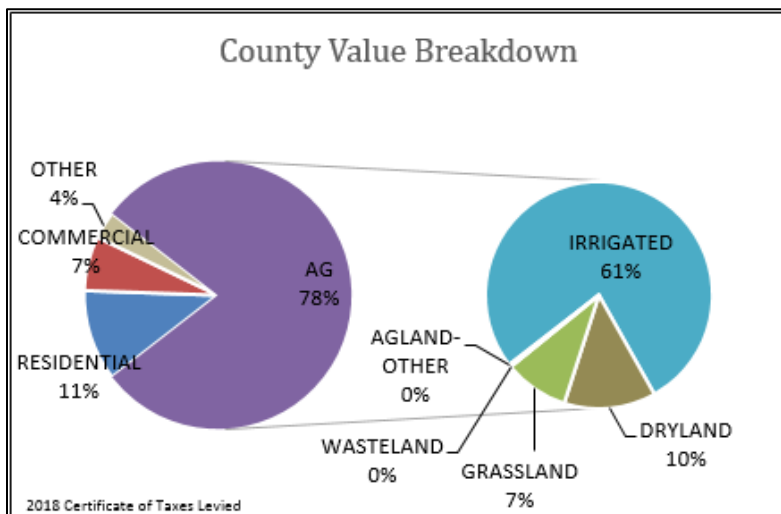
**Further information may be found in Exhibit 94*

County Overview

With a total area of 857 square miles, Antelope County has 6,362 residents, per the Census Bureau Quick Facts for 2017, a 5% population decline from the 2010 U.S. Census. Reports indicate that 77% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$78,921 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Antelope County are located in and around Neligh, the county seat. According to the latest information available from the U.S. Census Bureau, there are 230 employer establishments with total employment of 1,498.



Agricultural land contributes a large majority of the county's valuation base. Additionally, irrigated land makes up the majority of the land in the county. Antelope County is included in the Upper Elkhorn Natural Resources District (NRD). In value of sales by commodity group, Antelope County ranks fourth in both hogs and pigs and milk from cows (USDA AgCensus).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
BRUNSWICK	179	138	-22.9%
CLEARWATER	384	419	9.1%
ELGIN	735	661	-10.1%
NELIGH	1,660	1,621	-2.3%
OAKDALE	345	322	-6.7%
ORCHARD	391	379	-3.1%
ROYAL	75	63	-16.0%
TILDEN	1,078	953	-11.6%

2019 Residential Correlation for Antelope County

Assessment Actions

In 2019 the county assessor and as part of the six-year inspection and review plan, physically reviewed Clearwater, Orchard and Brunswick.. New lot values have been implemented for these three valuation groups. The Assessor Location Royal was combined with valuation group 35, which is the Rural assessor location as the economic characteristics are very similar.

All pick up work was also completed and placed on the assessment roll.

Assessment Practice Review

An 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 incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. Antelope County continues to maintain acceptable sales qualification and verification practices. Even though the usability percentage is below the state average, an inspection of the non-qualified sales was undertaken to ensure that the assessor has supported and documented the grounds for disqualification. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property.

The review also looked at the filing of Real Estate Transfer Statements (Form 521) as well as a check of the values reported on the Assessed Value Update (AVU). The County has done an acceptable job transmitting data timely and accurately. The AVU was also accurate when compared with the property record cards.

The six-year inspection and review cycle is reviewed to identify if the county has reviewed the properties within the required time frame. The county assessor conducts all residential inspections in-house. All residential parcels are within the six-year timeframe and the county is in compliance with the requirement.

Valuation groups were examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. There were eight separate valuation groups. For 2019, Royal is combined with the rural valuation group, making seven total groups. The valuation groups are reviewed each year to see if any can be combined going forward.

2019 Residential Correlation for Antelope County

Lot values were reviewed by analyzing land to building ratios and vacant lot sales. The county has a plan in place to do a lot study for each valuation group as that group is reviewed through the six-year inspection and review plan. For 2019, Clearwater and Orchard are on schedule to be completed.

A comparison of the sold and unsold residential property in Antelope County showed no signs of bias in the valuation process. Costing tables for residential are currently 2011 with depreciation being updated in 2016. Antelope County does have a written valuation methodology in place.

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. Antelope County timely submits all required statutory reports.

Description of Analysis

Residential parcels are analyzed utilizing seven valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	Neligh and Elgin
5	Tilden
10	Oakdale
20	Brunswick
25	Orchard
30	Clearwater
35	Rural and Rural

The statistical profile for the residential class indicates 159 qualified sales, comprised of all seven valuation groups. Two of the three measures of central tendency are within range, with exception to the mean which can be attributed to outlier sales. Four valuation groups with sufficient sales also have medians within the acceptable range. The high median in valuation group 10, which is Oakdale, is attributed to low dollar sales. Five of the eleven sales sold for \$6,000 or less. With the hypothetical removal of those sales the median is 96

The statistical sample and the 2019 County Abstract of Assessment, Form 45 Compared with the 2018 CTL Report indicate that the population changed in a similar manner to the sales. Changes to the population and sample reflect the stated assessment actions.

2019 Residential Correlation for Antelope County

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the residential class. Although Valuation Groups 20 and 30 have an insufficient number of sales for measurement, these areas are subject to the same appraisal techniques as the acceptable valuation groups and are believed to be at an acceptable level of value. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	86	98.76	99.50	96.34	20.94	103.28
5	13	95.25	97.27	92.03	14.23	105.69
10	11	114.18	151.21	100.67	51.70	150.20
20	6	100.42	99.91	100.35	07.85	99.56
25	16	93.77	92.05	77.24	17.14	119.17
30	9	94.12	118.36	78.82	47.39	150.16
35	18	95.72	139.69	90.02	68.56	155.18
<u> </u> ALL <u> </u>	159	96.24	107.78	91.99	29.61	117.16

Level of Value

Based on analysis of all available information, the level of value for the residential class of property in Antelope County is 96%.

2019 Commercial Correlation for Antelope County

Assessment Actions

For 2019, as part of the commercial reappraisal, the contracted appraiser, Tax Valuation Inc. physically reviewed and inspected the remaining towns of Tilden, Brunswick, Orchard, Clearwater and all Rural Commercial. Updated Marshall & Swift costing and depreciation along with new lot values were added for 2019.

All pick-up work was also completed and placed on the assessment roll.

Assessment Practice Review

An 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, and any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. The Antelope County Assessor continues to maintain acceptable sales qualification and verification practices. Even though the usability percentage is below the state average, an inspection of the non-qualified sales was undertaken to ensure that the county assessor has supported and documented the grounds for disqualification. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property.

The review also looked at the filing of real estate transfer statements as well as a check of the values reported on the Assessed Value Update (AVU). The Antelope County Assessor has consistently transferred data timely and accurately. The AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. For 2019, the entire commercial class of property was physically reviewed and inspected by the contract appraiser and is now up to date with the six-year review and inspection cycle.

Valuation groups with current reappraisal going on are being examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. It was determined that Royal would be combined with the Rural valuation group.

2019 Commercial Correlation for Antelope County

With the commercial properties being reappraised the lot values have been studied and reviewed along with the costing tables. The Antelope County Assessor does have a written valuation methodology in place.

A comparison of the sold and unsold commercial property in Antelope County showed no signs of bias in the valuation process. Marshall Swift costing tables are currently 2017 with depreciation updated in 2018 for Neligh and Elgin. The rest of the class has costing of 2009 and depreciation of 2010. This has been updated for 2019.

The Antelope County Assessor timely submits all required statutory reports.

Description of Analysis

There are eight valuation groups utilized in the valuation of the commercial class based on the assessor locations in the county.

Valuation Group	Description
1	Neligh
5	Tilden
10	Oakdale
15	Elgin
20	Brunswick
25	Orchard
30	Clearwater
35	Rural and Royal

The commercial statistical profile shows twenty-three qualified sales, comprised of five of the eight valuation groups. The sales represent nineteen different occupancy codes. The 2019 County Abstract of Assessment, Form 45 Compared with the 2018 Certificate of Taxes Levied (CTL) indicates an overall percentage increase to the class, excluding growth of 18%, which correlates to the reappraisal that was implemented for 2019. The reappraisal was a multi-year project and represents more than typical market changes.

There are not a sufficient number of sales to measure the overall class of the commercial property. Only the median is within the acceptable range, the mean and weighted mean are both

2019 Commercial Correlation for Antelope County

slightly high. The ratios range from 82% to 162%, all of these factors suggest that the median is not a precise estimate of the level of value. The sales data substrata reflects few sales by year, but supports that commercial values are trending upward in the county, supporting that commercial properties have not been over assessed. Only valuation group 1 has more than a few sales and is slightly high at 102%. This group contains the maximum sale ratio and is also too small to be reliable.

Based on the reappraisal work that was completed and the review of all available information, the commercial level of value is believed to be within the acceptable range.

Equalization and Quality of Assessment

The size of the statistical sample of the commercial class is considered too small to be statistically reliable. Review of the assessment practices demonstrate that the assessments are uniform and equalized. The quality of assessment for the commercial class of Antelope County complies with generally accepted mass appraisal techniques.

Level of Value

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

2019 Agricultural Correlation for Antelope County

Assessor Actions

For 2019, the county assessor completed a sales analysis and it was determined that no changes to the agricultural land values would be made. Land use is continually reviewed using aerial imagery. A grain bin study was also completed countywide with all grain bins being revalued and now assessed equally across the county.

Assessment Practice Review

An 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 assessor to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's length sales are made available for measurement. The Antelope County Assessor continues to maintain acceptable sales qualification and verification practices. The usability percentage is below the state average, an inspection of the non-qualified sales was undertaken to ensure that the assessor has supported and documented the grounds for disqualification. There were several family and half interest sales in the agricultural class. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property.

The review also looked at the filing of Real Estate Transfer Statement (Form 521) as well as a check of the values reported on the Assessed Value Update (AVU). The County has done an acceptable job transmitting data timely and accurately. The AVU was also accurate when compared with the property record cards.

Land use is conducted using aerial imagery when new imagery is available. This was last completed in assessment year 2016 and 2017. Antelope County has been working to identify land enrolled in the Conservation Reserve Program (CRP), and has received a good response from a letter requesting information from taxpayers.

All agricultural improvements were physically reviewed in 2017-18. The cost is dated 2011 and Computer Assisted Mass Appraisal (CAMA) system derived depreciation is dated 2010. Home sites are valued at \$15,000 for the first acre, and farm sites are valued at \$2,000 per acre. This is consistent for all market areas and is the same for rural residential sites.

The county assessor is current with the six-year inspection and review cycle.

2019 Agricultural Correlation for Antelope County

The Antelope County Assessor has identified two unique agricultural market areas. The boundary lines separate distinctly different geographic areas within the county and sales analysis supports that these differences are recognized in the market place.

Another portion of the assessment practices relates to how rural residential land is identified apart from agricultural land within the county. This is determined by the predominate present use of the parcel. Smaller parcels are reviewed for non-agricultural influences and are valued as rural residential when the land is not used for agricultural purposes.

The county assessor has a written methodology put together that explains the agricultural processes.

Description of Analysis

Antelope County is divided into two market areas. Market Area 1 is the north and west portion of the county that consists of moderately to steeply sloping soils as well as sandy and silty soils on uplands. Market Area 3 is the southeasterly portion of the county which has deep, gently sloping to steep, silty soils. These are well drained soils with high suitability for irrigation, as water availability is present throughout the area. The comparable counties to Market Area 1 are Pierce County, Knox County Market Area 2, Holt County Market Area 1, Wheeler County and Boone County Market Area 2. Antelope County Market Area 3 is comparable to Boone County Market Area 1 and Madison County Market Area 1.

The market analysis was done using the 61 sales within Antelope County. All three measures of central tendency are within the acceptable range. The qualitative statistics are also low indicating a flat to slightly decreasing agricultural market. When comparing the counties schedule of values to the adjoining counties with similar markets it appears that Antelope County's values are relatively similar and equalized.

The Majority Land Use (MLU) subclasses contain very few sales with exception to the 80% irrigated in Market Area 1. The majority land use, (MLU) 80% statistics for irrigated land support that values are within the acceptable range. There are a limited number of sales in the remaining samples for the majority land uses. However, as mentioned earlier it appears Antelope County's values are relatively similar and equalized to the adjoining counties.

2019 Agricultural Correlation for Antelope County

Equalization and Quality of Assessment

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites.

Review of the statistical sample, comparable counties and assessment practices show that The Antelope County Assessor has achieved equalization. The quality of assessment in the agricultural class of Antelope County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	31	68.81	70.55	67.10	13.69	105.14
1	28	70.73	70.64	67.32	13.84	104.93
3	3	67.13	69.72	65.92	08.09	105.76
<u>Dry</u>						
County	6	73.10	86.60	89.59	23.01	96.66
1	3	73.05	87.10	98.62	25.49	88.32
3	3	73.14	86.10	84.00	20.49	102.50
<u>Grass</u>						
County	8	72.57	71.23	69.70	17.07	102.20
1	8	72.57	71.23	69.70	17.07	102.20
<u>ALL</u>						
	61	71.21	72.73	70.02	15.85	103.87

Level of Value

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

2019 Opinions of the Property Tax Administrator for Antelope 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 (Reissue 2018). 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	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 5th day of April, 2019.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Antelope County

Residential Real Property - Current

Number of Sales	159	Median	96.24
Total Sales Price	\$12,943,300	Mean	107.78
Total Adj. Sales Price	\$12,943,300	Wgt. Mean	91.99
Total Assessed Value	\$11,907,135	Average Assessed Value of the Base	\$66,169
Avg. Adj. Sales Price	\$81,404	Avg. Assessed Value	\$74,888

Confidence Interval - Current

95% Median C.I	92.70 to 99.81
95% Wgt. Mean C.I	87.47 to 96.52
95% Mean C.I	96.04 to 119.52
% of Value of the Class of all Real Property Value in the County	7.47
% of Records Sold in the Study Period	6.01
% of Value Sold in the Study Period	6.80

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	113	95	95.29
2017	119	94	94.09
2016	120	97	96.88
2015	141	94	94.52

2019 Commission Summary for Antelope County

Commercial Real Property - Current

Number of Sales	23	Median	97.44
Total Sales Price	\$1,786,750	Mean	101.84
Total Adj. Sales Price	\$1,786,750	Wgt. Mean	101.04
Total Assessed Value	\$1,805,320	Average Assessed Value of the Base	\$309,427
Avg. Adj. Sales Price	\$77,685	Avg. Assessed Value	\$78,492

Confidence Interval - Current

95% Median C.I	94.60 to 106.27
95% Wgt. Mean C.I	95.21 to 106.87
95% Mean C.I	94.98 to 108.70
% of Value of the Class of all Real Property Value in the County	7.67
% of Records Sold in the Study Period	3.96
% of Value Sold in the Study Period	1.00

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	14	100	95.98
2017	17	0	76.17
2016	19	100	76.17
2015	21	100	89.67

**02 Antelope
RESIDENTIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 159
 Total Sales Price : 12,943,300
 Total Adj. Sales Price : 12,943,300
 Total Assessed Value : 11,907,135
 Avg. Adj. Sales Price : 81,404
 Avg. Assessed Value : 74,888

MEDIAN : 96
 WGT. MEAN : 92
 MEAN : 108
 COD : 29.61
 PRD : 117.16

COV : 70.05
 STD : 75.50
 Avg. Abs. Dev : 28.50
 MAX Sales Ratio : 890.00
 MIN Sales Ratio : 36.83

95% Median C.I. : 92.70 to 99.81
 95% Wgt. Mean C.I. : 87.47 to 96.52
 95% Mean C.I. : 96.04 to 119.52

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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>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	24	92.30	91.73	92.78	17.18	98.87	49.99	123.38	86.43 to 105.69	80,860	75,023	
01-JAN-17 To 31-MAR-17	9	94.12	97.78	79.55	25.59	122.92	46.45	201.00	76.71 to 105.28	82,411	65,560	
01-APR-17 To 30-JUN-17	17	96.20	108.54	85.98	30.80	126.24	51.13	277.78	75.73 to 121.29	136,753	117,581	
01-JUL-17 To 30-SEP-17	13	99.92	121.58	98.07	33.70	123.97	74.54	382.50	83.75 to 112.27	56,946	55,846	
01-OCT-17 To 31-DEC-17	21	100.52	115.67	94.94	25.05	121.83	73.58	291.32	95.07 to 114.18	105,055	99,741	
01-JAN-18 To 31-MAR-18	19	95.49	98.35	96.45	15.55	101.97	66.80	175.50	85.96 to 103.24	61,882	59,688	
01-APR-18 To 30-JUN-18	29	92.49	123.84	92.15	49.10	134.39	37.27	890.00	84.42 to 110.26	64,921	59,826	
01-JUL-18 To 30-SEP-18	27	97.04	101.50	94.66	31.16	107.23	36.83	211.50	75.43 to 118.63	71,528	67,707	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	63	96.20	103.29	89.00	25.71	116.06	46.45	382.50	90.99 to 99.92	91,229	81,198	
01-OCT-17 To 30-SEP-18	96	96.64	110.72	94.38	32.06	117.31	36.83	890.00	91.40 to 101.39	74,957	70,747	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	60	98.76	112.25	89.96	28.87	124.78	46.45	382.50	93.74 to 103.24	100,216	90,158	
<u>ALL</u>	159	96.24	107.78	91.99	29.61	117.16	36.83	890.00	92.70 to 99.81	81,404	74,888	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	86	98.76	99.50	96.34	20.94	103.28	36.83	291.32	91.88 to 103.24	79,522	76,610	
5	13	95.25	97.27	92.03	14.23	105.69	74.54	177.62	76.52 to 99.34	77,877	71,670	
10	11	114.18	151.21	100.67	51.70	150.20	71.33	382.50	86.47 to 201.00	22,659	22,810	
20	6	100.42	99.91	100.35	07.85	99.56	88.48	114.36	88.48 to 114.36	41,000	41,144	
25	16	93.77	92.05	77.24	17.14	119.17	57.92	155.13	73.58 to 102.74	91,750	70,866	
30	9	94.12	118.36	78.82	47.39	150.16	54.61	277.78	71.81 to 211.50	60,733	47,873	
35	18	95.72	139.69	90.02	68.56	155.18	46.45	890.00	76.71 to 103.39	143,456	129,136	
<u>ALL</u>	159	96.24	107.78	91.99	29.61	117.16	36.83	890.00	92.70 to 99.81	81,404	74,888	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	159	96.24	107.78	91.99	29.61	117.16	36.83	890.00	92.70 to 99.81	81,404	74,888	
06												
07												
<u>ALL</u>	159	96.24	107.78	91.99	29.61	117.16	36.83	890.00	92.70 to 99.81	81,404	74,888	

**02 Antelope
RESIDENTIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 159
 Total Sales Price : 12,943,300
 Total Adj. Sales Price : 12,943,300
 Total Assessed Value : 11,907,135
 Avg. Adj. Sales Price : 81,404
 Avg. Assessed Value : 74,888

MEDIAN : 96
 WGT. MEAN : 92
 MEAN : 108
 COD : 29.61
 PRD : 117.16

COV : 70.05
 STD : 75.50
 Avg. Abs. Dev : 28.50
 MAX Sales Ratio : 890.00
 MIN Sales Ratio : 36.83

95% Median C.I. : 92.70 to 99.81
 95% Wgt. Mean C.I. : 87.47 to 96.52
 95% Mean C.I. : 96.04 to 119.52

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	6	239.39	329.65	274.80	78.16	119.96	68.50	890.00	68.50 to 890.00	2,100	5,771	
Less Than 15,000	16	166.82	205.34	141.06	66.17	145.57	36.83	890.00	68.50 to 211.50	5,803	8,186	
Less Than 30,000	36	113.09	153.24	115.20	63.17	133.02	36.83	890.00	95.96 to 155.13	14,294	16,467	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	153	95.96	99.08	91.82	20.95	107.91	36.83	291.32	92.47 to 99.34	84,514	77,598	
Greater Than 14,999	143	95.42	96.86	91.64	18.14	105.70	37.27	291.32	91.90 to 98.22	89,863	82,351	
Greater Than 29,999	123	95.07	94.47	91.03	15.71	103.78	37.27	209.30	91.37 to 97.71	101,046	91,986	
<u>Incremental Ranges</u>												
0 TO 4,999	6	239.39	329.65	274.80	78.16	119.96	68.50	890.00	68.50 to 890.00	2,100	5,771	
5,000 TO 14,999	10	133.57	130.76	120.06	41.30	108.91	36.83	211.50	59.08 to 205.40	8,025	9,635	
15,000 TO 29,999	20	105.34	111.56	109.51	29.46	101.87	51.13	291.32	83.54 to 118.03	21,088	23,093	
30,000 TO 59,999	38	97.65	97.99	96.53	17.94	101.51	37.27	209.30	89.20 to 103.50	44,305	42,770	
60,000 TO 99,999	38	97.11	94.87	95.29	12.45	99.56	56.26	132.30	86.54 to 101.39	73,047	69,608	
100,000 TO 149,999	28	93.79	95.87	95.53	16.24	100.36	49.99	156.14	85.96 to 98.22	124,161	118,612	
150,000 TO 249,999	13	91.37	84.59	84.64	16.68	99.94	46.45	109.24	71.57 to 103.24	174,300	147,519	
250,000 TO 499,999	5	90.99	89.95	89.48	04.36	100.53	80.07	96.24	N/A	326,580	292,209	
500,000 TO 999,999	1	57.92	57.92	57.92	00.00	100.00	57.92	57.92	N/A	594,000	344,045	
1,000,000 +												
<u>ALL</u>	159	96.24	107.78	91.99	29.61	117.16	36.83	890.00	92.70 to 99.81	81,404	74,888	

02 Antelope
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 23
Total Sales Price : 1,786,750
Total Adj. Sales Price : 1,786,750
Total Assessed Value : 1,805,320
Avg. Adj. Sales Price : 77,685
Avg. Assessed Value : 78,492

MEDIAN : 97
WGT. MEAN : 101
MEAN : 102
COD : 09.88
PRD : 100.79

COV : 15.57
STD : 15.86
Avg. Abs. Dev : 09.63
MAX Sales Ratio : 162.15
MIN Sales Ratio : 82.10

95% Median C.I. : 94.60 to 106.27
95% Wgt. Mean C.I. : 95.21 to 106.87
95% Mean C.I. : 94.98 to 108.70

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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>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	2	109.59	109.59	112.33	02.97	97.56	106.33	112.84	N/A	95,000	106,710
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	1	91.88	91.88	91.88	00.00	100.00	91.88	91.88	N/A	144,000	132,300
01-OCT-16 To 31-DEC-16	2	102.35	102.35	103.32	01.50	99.06	100.81	103.88	N/A	305,000	315,138
01-JAN-17 To 31-MAR-17	3	95.24	117.33	104.95	23.65	111.80	94.60	162.15	N/A	72,583	76,177
01-APR-17 To 30-JUN-17	4	96.40	96.86	92.17	08.80	105.09	82.10	112.55	N/A	22,025	20,301
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	2	93.95	93.95	93.74	01.85	100.22	92.21	95.68	N/A	47,750	44,760
01-JAN-18 To 31-MAR-18	1	107.23	107.23	107.23	00.00	100.00	107.23	107.23	N/A	52,000	55,760
01-APR-18 To 30-JUN-18	7	94.67	96.19	93.71	05.61	102.65	85.74	106.27	85.74 to 106.27	50,271	47,109
01-JUL-18 To 30-SEP-18	1	118.79	118.79	118.79	00.00	100.00	118.79	118.79	N/A	37,500	44,545
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	3	106.33	103.68	103.51	06.57	100.16	91.88	112.84	N/A	111,333	115,240
01-OCT-16 To 30-SEP-17	9	98.12	104.90	102.64	12.77	102.20	82.10	162.15	94.60 to 112.55	101,761	104,446
01-OCT-17 To 30-SEP-18	11	95.68	98.84	96.78	07.25	102.13	85.74	118.79	90.55 to 107.23	48,809	47,235
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	3	100.81	98.86	101.14	03.97	97.75	91.88	103.88	N/A	251,333	254,192
01-JAN-17 To 31-DEC-17	9	95.24	103.04	99.48	12.24	103.58	82.10	162.15	92.21 to 112.55	44,594	44,362
<u>ALL</u>	23	97.44	101.84	101.04	09.88	100.79	82.10	162.15	94.60 to 106.27	77,685	78,492

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	12	102.35	105.43	102.09	11.39	103.27	85.74	162.15	92.21 to 107.23	96,721	98,741
5	2	102.36	102.36	103.38	10.24	99.01	91.88	112.84	N/A	159,500	164,885
15	5	94.67	97.19	95.78	02.69	101.47	94.60	106.33	N/A	37,800	36,203
30	1	94.46	94.46	94.46	00.00	100.00	94.46	94.46	N/A	23,000	21,725
35	3	97.44	97.36	92.44	10.42	105.32	82.10	112.55	N/A	31,700	29,305
<u>ALL</u>	23	97.44	101.84	101.04	09.88	100.79	82.10	162.15	94.60 to 106.27	77,685	78,492

**02 Antelope
COMMERCIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 23
 Total Sales Price : 1,786,750
 Total Adj. Sales Price : 1,786,750
 Total Assessed Value : 1,805,320
 Avg. Adj. Sales Price : 77,685
 Avg. Assessed Value : 78,492

MEDIAN : 97
 WGT. MEAN : 101
 MEAN : 102
 COD : 09.88
 PRD : 100.79

COV : 15.57
 STD : 15.86
 Avg. Abs. Dev : 09.63
 MAX Sales Ratio : 162.15
 MIN Sales Ratio : 82.10

95% Median C.I. : 94.60 to 106.27
 95% Wgt. Mean C.I. : 95.21 to 106.87
 95% Mean C.I. : 94.98 to 108.70

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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
02											
03	23	97.44	101.84	101.04	09.88	100.79	82.10	162.15	94.60 to 106.27	77,685	78,492
04											
<u>ALL</u>	23	97.44	101.84	101.04	09.88	100.79	82.10	162.15	94.60 to 106.27	77,685	78,492

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	3	94.67	100.63	100.00	06.30	100.63	94.67	112.55	N/A	5,700	5,700
Less Than 30,000	5	94.67	100.54	99.41	06.28	101.14	94.46	112.55	N/A	11,020	10,955
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	23	97.44	101.84	101.04	09.88	100.79	82.10	162.15	94.60 to 106.27	77,685	78,492
Greater Than 14,999	20	97.78	102.03	101.05	10.27	100.97	82.10	162.15	94.46 to 106.27	88,483	89,411
Greater Than 29,999	18	97.78	102.21	101.09	10.73	101.11	82.10	162.15	92.21 to 106.27	96,203	97,253
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	94.67	100.63	100.00	06.30	100.63	94.67	112.55	N/A	5,700	5,700
15,000 TO 29,999	2	100.40	100.40	99.14	05.92	101.27	94.46	106.33	N/A	19,000	18,838
30,000 TO 59,999	11	98.12	104.54	102.48	13.48	102.01	82.10	162.15	85.74 to 118.79	42,514	43,568
60,000 TO 99,999	1	95.24	95.24	95.24	00.00	100.00	95.24	95.24	N/A	65,000	61,905
100,000 TO 149,999	3	94.60	95.76	95.38	03.15	100.40	91.88	100.81	N/A	124,667	118,903
150,000 TO 249,999	2	101.70	101.70	102.55	10.96	99.17	90.55	112.84	N/A	162,500	166,650
250,000 TO 499,999											
500,000 TO 999,999	1	103.88	103.88	103.88	00.00	100.00	103.88	103.88	N/A	500,000	519,385
1,000,000 +											
<u>ALL</u>	23	97.44	101.84	101.04	09.88	100.79	82.10	162.15	94.60 to 106.27	77,685	78,492

02 Antelope
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 23
Total Sales Price : 1,786,750
Total Adj. Sales Price : 1,786,750
Total Assessed Value : 1,805,320
Avg. Adj. Sales Price : 77,685
Avg. Assessed Value : 78,492

MEDIAN : 97
WGT. MEAN : 101
MEAN : 102
COD : 09.88
PRD : 100.79

COV : 15.57
STD : 15.86
Avg. Abs. Dev : 09.63
MAX Sales Ratio : 162.15
MIN Sales Ratio : 82.10

95% Median C.I. : 94.60 to 106.27
95% Wgt. Mean C.I. : 95.21 to 106.87
95% Mean C.I. : 94.98 to 108.70

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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
297	1	95.68	95.68	95.68	00.00	100.00	95.68	95.68	N/A	42,000	40,185
300	1	90.55	90.55	90.55	00.00	100.00	90.55	90.55	N/A	150,000	135,830
337	1	112.55	112.55	112.55	00.00	100.00	112.55	112.55	N/A	5,100	5,740
343	1	100.81	100.81	100.81	00.00	100.00	100.81	100.81	N/A	110,000	110,890
344	1	118.79	118.79	118.79	00.00	100.00	118.79	118.79	N/A	37,500	44,545
353	2	102.23	102.23	100.32	04.02	101.90	98.12	106.33	N/A	28,000	28,090
386	1	94.60	94.60	94.60	00.00	100.00	94.60	94.60	N/A	120,000	113,520
391	2	99.56	99.56	102.88	04.34	96.77	95.24	103.88	N/A	282,500	290,645
406	1	85.74	85.74	85.74	00.00	100.00	85.74	85.74	N/A	57,500	49,300
420	1	162.15	162.15	162.15	00.00	100.00	162.15	162.15	N/A	32,750	53,105
426	2	105.24	105.24	105.23	00.98	100.01	104.21	106.27	N/A	30,700	32,305
442	1	82.10	82.10	82.10	00.00	100.00	82.10	82.10	N/A	36,000	29,555
444	1	107.23	107.23	107.23	00.00	100.00	107.23	107.23	N/A	52,000	55,760
468	1	94.67	94.67	94.67	00.00	100.00	94.67	94.67	N/A	6,000	5,680
472	1	112.84	112.84	112.84	00.00	100.00	112.84	112.84	N/A	175,000	197,470
523	1	92.21	92.21	92.21	00.00	100.00	92.21	92.21	N/A	53,500	49,335
528	1	94.67	94.67	94.67	00.00	100.00	94.67	94.67	N/A	6,000	5,680
531	2	94.66	94.66	93.39	02.94	101.36	91.88	97.44	N/A	99,000	92,460
555	1	94.46	94.46	94.46	00.00	100.00	94.46	94.46	N/A	23,000	21,725
<u> </u> ALL <u> </u>	23	97.44	101.84	101.04	09.88	100.79	82.10	162.15	94.60 to 106.27	77,685	78,492

02 Antelope
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 61
 Total Sales Price : 54,591,106
 Total Adj. Sales Price : 54,591,106
 Total Assessed Value : 38,222,925
 Avg. Adj. Sales Price : 894,936
 Avg. Assessed Value : 626,605

MEDIAN : 71
 WGT. MEAN : 70
 MEAN : 73
 COD : 15.85
 PRD : 103.87

COV : 21.13
 STD : 15.37
 Avg. Abs. Dev : 11.29
 MAX Sales Ratio : 122.05
 MIN Sales Ratio : 46.07

95% Median C.I. : 66.67 to 74.90
 95% Wgt. Mean C.I. : 66.21 to 73.83
 95% Mean C.I. : 68.87 to 76.59

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	4	68.11	67.46	68.43	17.69	98.58	51.69	81.94	N/A	456,662	312,513	
01-JAN-16 To 31-MAR-16	3	81.83	82.53	75.99	16.18	108.61	63.02	102.75	N/A	692,780	526,427	
01-APR-16 To 30-JUN-16	3	73.16	67.30	70.34	15.43	95.68	47.44	81.31	N/A	732,179	514,992	
01-JUL-16 To 30-SEP-16												
01-OCT-16 To 31-DEC-16	4	81.28	84.63	82.49	12.09	102.59	74.70	101.25	N/A	1,019,891	841,355	
01-JAN-17 To 31-MAR-17	6	75.67	81.84	78.11	15.21	104.78	63.73	115.06	63.73 to 115.06	922,239	720,380	
01-APR-17 To 30-JUN-17	7	68.78	69.94	70.72	03.24	98.90	66.67	75.45	66.67 to 75.45	974,632	689,254	
01-JUL-17 To 30-SEP-17	1	55.00	55.00	55.00	00.00	100.00	55.00	55.00	N/A	1,256,000	690,760	
01-OCT-17 To 31-DEC-17	6	77.07	74.27	70.66	07.94	105.11	62.29	83.85	62.29 to 83.85	842,237	595,097	
01-JAN-18 To 31-MAR-18	18	65.03	70.03	64.76	20.47	108.14	46.07	122.05	55.54 to 75.41	1,151,284	745,592	
01-APR-18 To 30-JUN-18	6	68.53	70.45	68.80	07.65	102.40	62.54	83.48	62.54 to 83.48	584,360	402,067	
01-JUL-18 To 30-SEP-18	3	73.05	71.51	81.94	18.73	87.27	50.22	91.25	N/A	505,154	413,913	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	10	75.12	71.94	71.69	17.37	100.35	47.44	102.75	51.69 to 81.94	610,153	437,431	
01-OCT-16 To 30-SEP-17	18	73.63	76.34	74.63	12.25	102.29	55.00	115.06	68.02 to 77.12	982,857	733,513	
01-OCT-17 To 30-SEP-18	33	67.13	71.01	67.03	16.94	105.94	46.07	122.05	63.72 to 75.41	933,278	625,618	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	10	78.11	78.80	77.68	15.57	101.44	47.44	102.75	63.02 to 101.25	835,444	648,968	
01-JAN-17 To 31-DEC-17	20	72.85	74.06	71.84	10.89	103.09	55.00	115.06	67.90 to 77.12	933,264	670,420	
<u>ALL</u>	61	71.21	72.73	70.02	15.85	103.87	46.07	122.05	66.67 to 74.90	894,936	626,605	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	51	71.21	71.61	69.05	15.57	103.71	46.07	122.05	66.48 to 74.90	822,568	567,944	
3	10	71.62	78.44	73.24	17.26	107.10	62.87	115.06	63.72 to 99.01	1,264,011	925,780	
<u>ALL</u>	61	71.21	72.73	70.02	15.85	103.87	46.07	122.05	66.67 to 74.90	894,936	626,605	

02 Antelope
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)
Qualified
Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 61
Total Sales Price : 54,591,106
Total Adj. Sales Price : 54,591,106
Total Assessed Value : 38,222,925
Avg. Adj. Sales Price : 894,936
Avg. Assessed Value : 626,605

MEDIAN : 71
WGT. MEAN : 70
MEAN : 73
COD : 15.85
PRD : 103.87

COV : 21.13
STD : 15.37
Avg. Abs. Dev : 11.29
MAX Sales Ratio : 122.05
MIN Sales Ratio : 46.07

95% Median C.I. : 66.67 to 74.90
95% Wgt. Mean C.I. : 66.21 to 73.83
95% Mean C.I. : 68.87 to 76.59

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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	68.26	68.26	61.80	19.88	110.45	54.69	81.83	N/A	1,626,020	1,004,868
1	2	68.26	68.26	61.80	19.88	110.45	54.69	81.83	N/A	1,626,020	1,004,868
_____Dry_____											
County	4	71.57	70.62	71.46	03.47	98.82	66.20	73.14	N/A	488,996	349,435
1	2	69.63	69.63	71.21	04.93	97.78	66.20	73.05	N/A	279,000	198,663
3	2	71.62	71.62	71.56	02.14	100.08	70.09	73.14	N/A	698,991	500,208
_____Grass_____											
County	8	72.57	71.23	69.70	17.07	102.20	47.44	92.48	47.44 to 92.48	323,238	225,286
1	8	72.57	71.23	69.70	17.07	102.20	47.44	92.48	47.44 to 92.48	323,238	225,286
_____ALL_____	61	71.21	72.73	70.02	15.85	103.87	46.07	122.05	66.67 to 74.90	894,936	626,605

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	31	68.81	70.55	67.10	13.69	105.14	46.07	101.25	64.45 to 75.95	1,122,094	752,879
1	28	70.73	70.64	67.32	13.84	104.93	46.07	101.25	64.45 to 75.95	1,041,166	700,953
3	3	67.13	69.72	65.92	08.09	105.76	62.87	79.15	N/A	1,877,417	1,237,515
_____Dry_____											
County	6	73.10	86.60	89.59	23.01	96.66	66.20	122.05	66.20 to 122.05	528,129	473,125
1	3	73.05	87.10	98.62	25.49	88.32	66.20	122.05	N/A	403,597	398,008
3	3	73.14	86.10	84.00	20.49	102.50	70.09	115.06	N/A	652,661	548,242
_____Grass_____											
County	8	72.57	71.23	69.70	17.07	102.20	47.44	92.48	47.44 to 92.48	323,238	225,286
1	8	72.57	71.23	69.70	17.07	102.20	47.44	92.48	47.44 to 92.48	323,238	225,286
_____ALL_____	61	71.21	72.73	70.02	15.85	103.87	46.07	122.05	66.67 to 74.90	894,936	626,605

Antelope County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Antelope	1	4725	4725	4700	4600	4550	4550	3700	3430	4428
Holt	1	4800	4800	4700	4700	4400	4400	4035	3861	4443
Boone	2	5805	5596	4542	4857	4565	4507	4551	4421	4607
Wheeler	1	3760	3680	3570	3480	3390	3310	3235	3140	3264
Knox	2	3925	3795	3720	3625	3551	3465	3209	3060	3581
Pierce	1	5557	5364	5025	4935	4849	4325	3743	3543	4749
Madison	2	5572	5365	5020	4948	4704	4567	3796	3200	4764
Antelope	3	6000	5774	5450	5181	5382	5349	5025	5025	5452
Boone	1	6045	6045	6000	6006	5934	5947	5848	5848	5955
Madison	1	6954	6613	6173	5867	5536	5313	4296	3575	5929

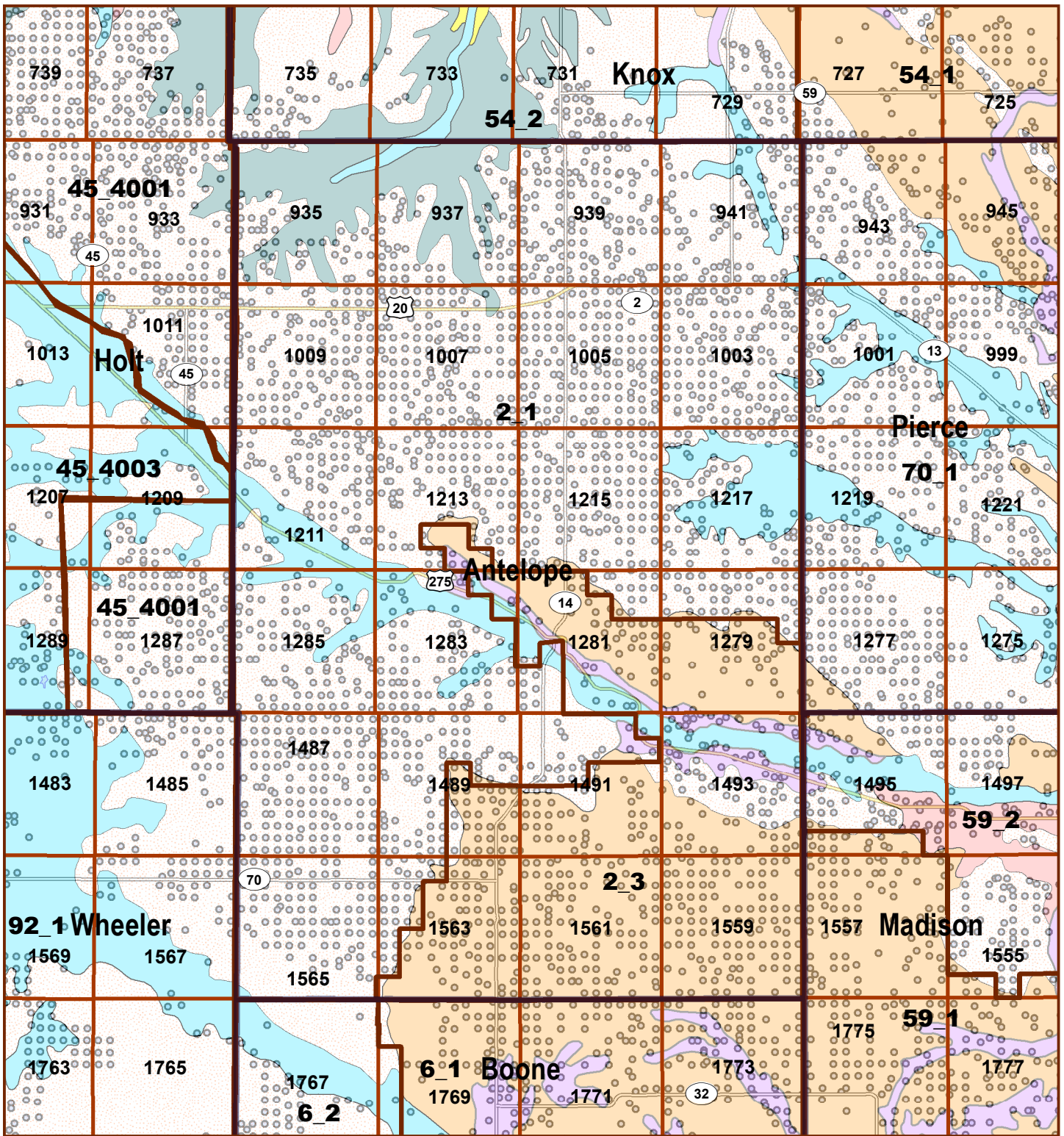
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Antelope	1	3150	3050	2765	2765	2450	2450	1860	1530	2527
Holt	1	1800	1800	1800	1800	1800	1800	1800	1800	1800
Boone	2	1410	2291	1367	1423	1307	1161	1128	1101	1294
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	1358
Knox	2	2565	2495	2105	1910	1865	1830	1810	1800	2065
Pierce	1	4910	4760	4480	4275	3715	3459	2505	2190	3952
Madison	2	4898	4735	4465	4266	3680	3402	2485	2025	3876
Antelope	3	4747	4745	4750	4694	4665	4675	3974	3359	4352
Boone	1	4665	4665	4417	4420	4415	4448	4430	4410	4479
Madison	1	5858	5690	5294	5011	4715	4491	3492	2675	5001

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Antelope	1	1400	1375	1375	1375	1375	1375	1250	1190	1281
Holt	1	1560	1551	1448	1444	1446	1443	1216	1134	1290
Boone	2	1322	1206	1140	985	957	862	868	861	872
Wheeler	1	1375	1295	1220	1150	1070	999	970	878	930
Knox	2	1423	1420	1423	1423	1406	1406	1406	1406	1408
Pierce	1	2275	2105	2050	1920	1855	1579	1550	1375	1650
Madison	2	2250	2150	2050	1993	1897	1855	1534	1399	1788
Antelope	3	1900	1775	1775	1775	1750	1560	1560	1525	1588
Boone	1	1855	1855	1846	1841	1842	1841	1545	1518	1677
Madison	1	2250	2150	2050	2000	1896	1875	1548	1396	1845















County	Mkt Area	CRP	TIMBER	WASTE
Antelope	1	1650	500	176
Holt	1	1410	500	500
Boone	2	1170	370	95
Wheeler	1	1470	n/a	442
Knox	2	1411	504	150
Pierce	1	3389	813	50
Madison	2	2890	729	150
Antelope	3	2800	500	142
Boone	1	2359	680	500
Madison	1	3442	733	150

Source: 2019 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.



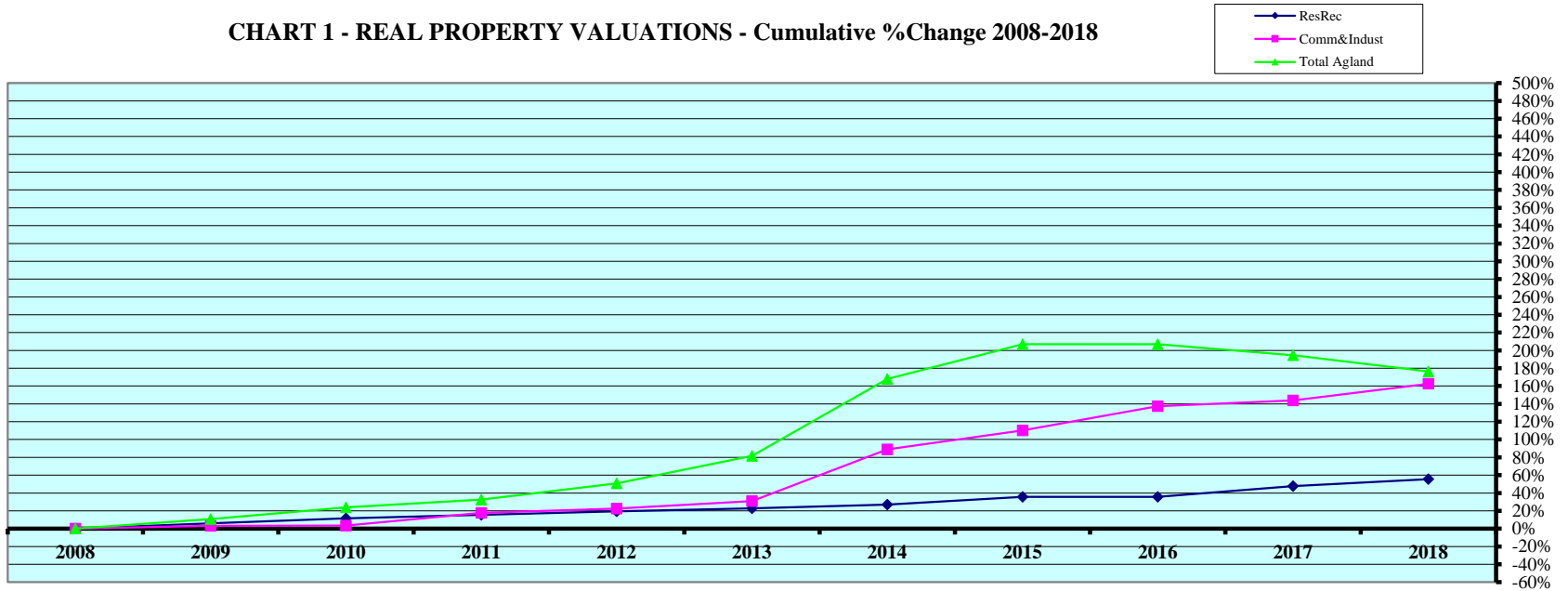
Legend

-  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 subsols 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
-  Major Roads
-  Irrigation Wells

Antelope County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



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
2008	108,842,105	--	--	--	58,012,285	--	--	--	660,580,090	--	--	--
2009	115,170,020	6,327,915	5.81%	5.81%	59,804,665	1,792,380	3.09%	3.09%	732,132,060	71,551,970	10.83%	10.83%
2010	121,367,625	6,197,605	5.38%	11.51%	60,024,750	220,085	0.37%	3.47%	819,066,330	86,934,270	11.87%	23.99%
2011	125,749,430	4,381,805	3.61%	15.53%	68,371,620	8,346,870	13.91%	17.86%	875,490,350	56,424,020	6.89%	32.53%
2012	129,999,500	4,250,070	3.38%	19.44%	71,051,375	2,679,755	3.92%	22.48%	995,884,045	120,393,695	13.75%	50.76%
2013	133,498,055	3,498,555	2.69%	22.65%	75,867,140	4,815,765	6.78%	30.78%	1,199,941,620	204,057,575	20.49%	81.65%
2014	138,144,140	4,646,085	3.48%	26.92%	109,601,445	33,734,305	44.46%	88.93%	1,769,226,465	569,284,845	47.44%	167.83%
2015	147,564,505	9,420,365	6.82%	35.58%	121,949,000	12,347,555	11.27%	110.21%	2,027,679,200	258,452,735	14.61%	206.95%
2016	147,544,545	-19,960	-0.01%	35.56%	137,752,530	15,803,530	12.96%	137.45%	2,027,461,270	-217,930	-0.01%	206.92%
2017	160,913,870	13,369,325	9.06%	47.84%	141,481,455	3,728,925	2.71%	143.88%	1,945,170,905	-82,290,365	-4.06%	194.46%
2018	169,253,080	8,339,210	5.18%	55.50%	152,289,370	10,807,915	7.64%	162.51%	1,824,818,390	-120,352,515	-6.19%	176.24%

Rate Annual %chg: Residential & Recreational **4.51%**

Commercial & Industrial **10.13%**

Agricultural Land **10.70%**

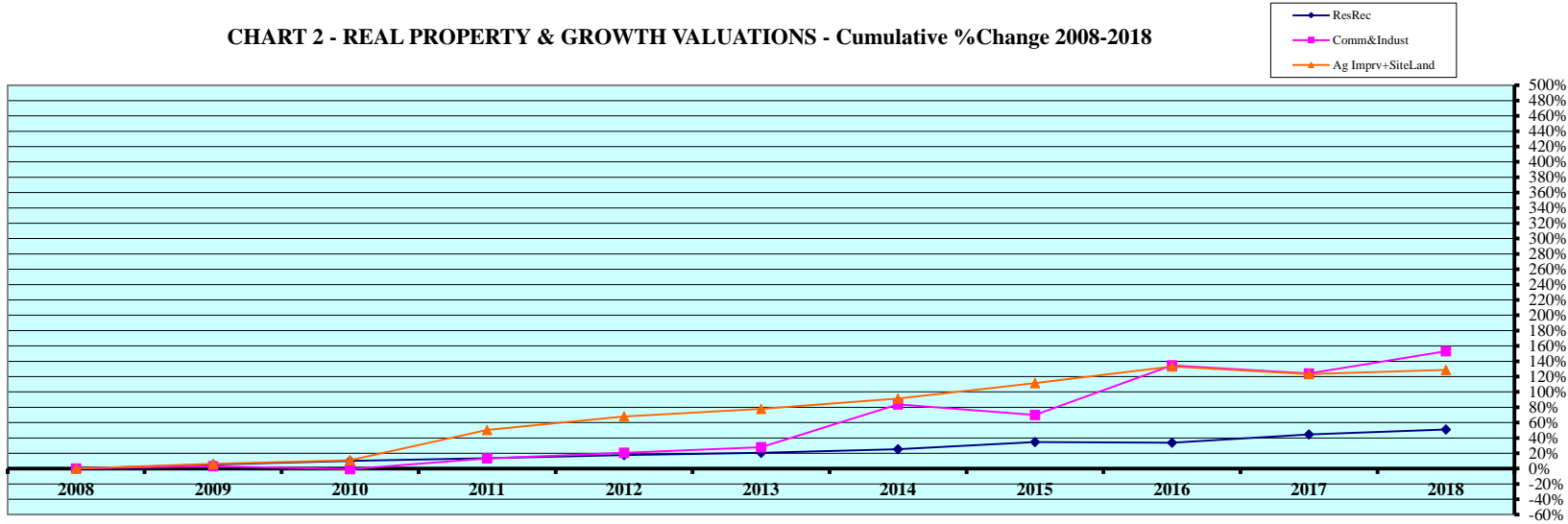
Cnty# **2**
County **ANTELOPE**

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.

Source: 2008 - 2018 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



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	
2008	108,842,105	743,975	0.68%	108,098,130	--	--	58,012,285	4,165,085	7.18%	53,847,200	--	--	
2009	115,170,020	530,005	0.46%	114,640,015	5.33%	5.33%	59,804,665	0	0.00%	59,804,665	3.09%	3.09%	
2010	121,367,625	1,719,024	1.42%	119,648,601	3.89%	9.93%	60,024,750	2,424,270	4.04%	57,600,480	-3.69%	-0.71%	
2011	125,749,430	2,282,155	1.81%	123,467,275	1.73%	13.44%	68,371,620	2,651,725	3.88%	65,719,895	9.49%	13.29%	
2012	129,999,500	1,947,083	1.50%	128,052,417	1.83%	17.65%	71,051,375	1,015,055	1.43%	70,036,320	2.43%	20.73%	
2013	133,498,055	2,331,354	1.75%	131,166,701	0.90%	20.51%	75,867,140	1,599,110	2.11%	74,268,030	4.53%	28.02%	
2014	138,144,140	1,699,590	1.23%	136,444,550	2.21%	25.36%	109,601,445	3,068,925	2.80%	106,532,520	40.42%	83.64%	
2015	147,564,505	1,063,721	0.72%	146,500,784	6.05%	34.60%	121,949,000	23,258,230	19.07%	98,690,770	-9.95%	70.12%	
2016	147,544,545	1,917,970	1.30%	145,626,575	-1.31%	33.80%	137,752,530	1,580,475	1.15%	136,172,055	11.66%	134.73%	
2017	160,913,870	3,416,605	2.12%	157,497,265	6.75%	44.70%	141,481,455	11,402,820	8.06%	130,078,635	-5.57%	124.23%	
2018	169,253,080	4,881,860	2.88%	164,371,220	2.15%	51.02%	152,289,370	5,492,075	3.61%	146,797,295	3.76%	153.05%	
Rate Ann%chg	4.51%						10.13%						5.62%

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					
2008	43,869,290	21,229,470	65,098,760	16,200	0.02%	65,082,560	--	--
2009	46,153,620	23,024,825	69,178,445	6,780	0.01%	69,171,665	6.26%	6.26%
2010	50,243,955	27,430,770	77,674,725	5,509,977	7.09%	72,164,748	4.32%	10.85%
2011	55,138,930	46,962,900	102,101,830	4,114,918	4.03%	97,986,912	26.15%	50.52%
2012	57,354,465	56,712,230	114,066,695	4,639,095	4.07%	109,427,600	7.17%	68.09%
2013	59,615,505	61,819,360	121,434,865	5,693,009	4.69%	115,741,856	1.47%	77.79%
2014	62,475,260	66,171,100	128,646,360	4,077,721	3.17%	124,568,639	2.58%	91.35%
2015	71,993,595	68,732,730	140,726,325	3,051,383	2.17%	137,674,942	7.02%	111.49%
2016	80,505,420	74,177,280	154,682,700	2,909,895	1.88%	151,772,805	7.85%	133.14%
2017	76,032,100	73,372,655	149,404,755	4,110,235	2.75%	145,294,520	-6.07%	123.19%
2018	85,614,965	77,138,005	162,752,970	13,840,830	8.50%	148,912,140	-0.33%	128.75%
Rate Ann%chg	6.92%	13.77%	9.60%	Ag Imprv+Site w/o growth			5.64%	

(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.

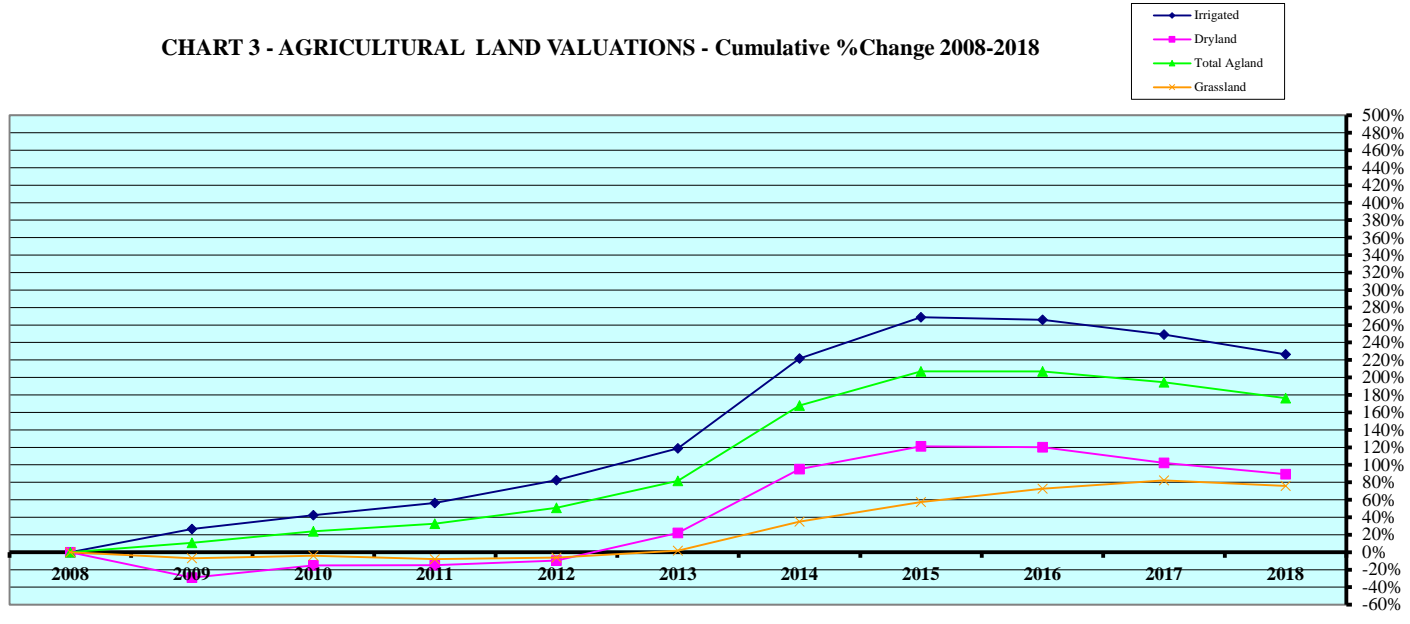
Sources:
Value: 2008 - 2018 CTL
Growth Value: 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2019

Cnty#	2
County	ANTELOPE

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



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
2008	432,472,282	--	--	--	125,966,781	--	--	--	95,457,046	--	--	--
2009	547,406,865	114,934,583	26.58%	26.58%	89,265,425	-36,701,356	-29.14%	-29.14%	88,937,830	-6,519,216	-6.83%	-6.83%
2010	615,508,660	68,101,795	12.44%	42.32%	106,986,010	17,720,585	19.85%	-15.07%	91,502,495	2,564,665	2.88%	-4.14%
2011	676,092,515	60,583,855	9.84%	56.33%	107,274,920	288,910	0.27%	-14.84%	87,923,365	-3,579,130	-3.91%	-7.89%
2012	788,691,415	112,598,900	16.65%	82.37%	113,768,950	6,494,030	6.05%	-9.68%	89,582,305	1,658,940	1.89%	-6.15%
2013	945,867,465	157,176,050	19.93%	118.71%	153,612,830	39,843,880	35.02%	21.95%	97,008,095	7,425,790	8.29%	1.62%
2014	1,391,084,160	445,216,695	47.07%	221.66%	245,832,205	92,219,375	60.03%	95.16%	128,859,020	31,850,925	32.83%	34.99%
2015	1,595,425,025	204,340,865	14.69%	268.91%	278,542,480	32,710,275	13.31%	121.12%	150,267,020	21,408,000	16.61%	57.42%
2016	1,582,353,705	-13,071,320	-0.82%	265.89%	277,139,740	-1,402,740	-0.50%	120.01%	164,750,990	14,483,970	9.64%	72.59%
2017	1,509,789,185	-72,564,520	-4.59%	249.11%	254,740,420	-22,399,320	-8.08%	102.23%	173,913,820	9,162,830	5.56%	82.19%
2018	1,411,772,110	-98,017,075	-6.49%	226.44%	238,570,135	-16,170,285	-6.35%	89.39%	167,901,350	-6,012,470	-3.46%	75.89%

Rate Ann.%chg: Irrigated **12.56%** Dryland **6.59%** Grassland **5.81%**

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
2008	1,021,885	--	--	--	5,662,096	--	--	--	660,580,090	--	--	--
2009	524,645	-497,240	-48.66%	-48.66%	5,997,295	335,199	5.92%	5.92%	732,132,060	71,551,970	10.83%	10.83%
2010	794,420	269,775	51.42%	-22.26%	4,274,745	-1,722,550	-28.72%	-24.50%	819,066,330	86,934,270	11.87%	23.99%
2011	513,770	-280,650	-35.33%	-49.72%	3,685,780	-588,965	-13.78%	-34.90%	875,490,350	56,424,020	6.89%	32.53%
2012	488,595	-25,175	-4.90%	-52.19%	3,352,780	-333,000	-9.03%	-40.79%	995,884,045	120,393,695	13.75%	50.76%
2013	346,315	-142,280	-29.12%	-66.11%	3,106,915	-245,865	-7.33%	-45.13%	1,199,941,620	204,057,575	20.49%	81.65%
2014	347,530	1,215	0.35%	-65.99%	3,103,550	-3,365	-0.11%	-45.19%	1,769,226,465	569,284,845	47.44%	167.83%
2015	360,295	12,765	3.67%	-64.74%	3,084,380	-19,170	-0.62%	-45.53%	2,027,679,200	258,452,735	14.61%	206.95%
2016	372,930	12,635	3.51%	-63.51%	2,843,905	-240,475	-7.80%	-49.77%	2,027,461,270	-217,930	-0.01%	206.92%
2017	687,190	314,260	84.27%	-32.75%	6,040,290	3,196,385	112.39%	6.68%	1,945,170,905	-82,290,365	-4.06%	194.46%
2018	674,420	-12,770	-1.86%	-34.00%	5,900,375	-139,915	-2.32%	4.21%	1,824,818,390	-120,352,515	-6.19%	176.24%

Cnty# **2**
County **ANTELOPE**

Rate Ann.%chg: Total Agric Land **10.70%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018 (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
2008	448,391,075	251,864	1,780			128,083,145	101,581	1,261			96,283,840	152,836	630		
2009	529,717,875	256,950	2,062	15.80%	15.80%	94,795,080	97,894	968	-23.20%	-23.20%	91,500,570	151,097	606	-3.87%	-3.87%
2010	616,446,820	277,507	2,221	7.75%	24.78%	107,041,940	85,345	1,254	29.52%	-0.53%	81,700,995	133,333	613	1.19%	-2.73%
2011	670,015,155	283,316	2,365	6.46%	32.84%	109,063,190	85,150	1,281	2.12%	1.58%	89,688,965	135,300	663	8.18%	5.22%
2012	787,393,245	291,041	2,705	14.40%	51.97%	114,451,495	81,754	1,400	9.30%	11.03%	89,574,800	130,628	686	3.44%	8.85%
2013	942,840,235	296,196	3,183	17.66%	78.80%	154,496,665	80,302	1,924	37.43%	52.59%	97,239,960	127,646	762	11.09%	20.92%
2014	1,392,070,100	297,900	4,673	46.80%	162.48%	246,076,135	79,076	3,112	61.75%	146.80%	128,539,130	127,483	1,008	32.36%	60.05%
2015	1,594,074,195	298,823	5,335	14.16%	199.64%	281,377,805	78,388	3,590	15.35%	184.68%	149,636,865	127,257	1,176	16.62%	86.65%
2016	1,581,060,255	300,331	5,264	-1.31%	195.70%	278,220,760	76,884	3,619	0.81%	186.99%	164,929,515	127,713	1,291	9.83%	104.99%
2017	1,515,762,980	301,893	5,021	-4.63%	182.03%	254,997,775	75,398	3,382	-6.54%	168.22%	174,353,050	127,360	1,369	6.01%	117.30%
2018	1,412,180,160	301,946	4,677	-6.85%	162.71%	238,282,640	72,559	3,284	-2.90%	160.45%	167,960,980	130,138	1,291	-5.72%	104.87%

Rate Annual %chg Average Value/Acre: 10.14%

10.05%

7.44%

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
2008	1,031,430	2,299	449			4,234,845	10,025	422			678,024,335	518,605	1,307		
2009	514,595	2,254	228	-49.13%	-49.13%	5,043,870	10,088	500	18.36%	18.36%	721,571,990	518,283	1,392	6.49%	6.49%
2010	817,015	2,626	311	36.31%	-30.66%	12,935,265	16,808	770	53.92%	82.18%	818,942,035	515,619	1,588	14.08%	21.48%
2011	498,765	4,985	100	-67.85%	-77.70%	3,206,740	6,413	500	-35.03%	18.36%	872,472,815	515,165	1,694	6.63%	29.54%
2012	484,415	4,842	100	0.00%	-77.70%	3,088,810	6,178	500	0.00%	18.36%	994,992,765	514,442	1,934	14.20%	47.94%
2013	393,685	3,914	101	0.53%	-77.59%	2,878,965	5,758	500	0.00%	18.36%	1,197,849,510	513,815	2,331	20.53%	78.31%
2014	340,030	3,378	101	0.09%	-77.57%	2,847,970	5,696	500	0.00%	18.36%	1,769,873,365	513,533	3,446	47.84%	163.61%
2015	346,665	3,444	101	-0.01%	-77.57%	2,810,260	5,621	500	0.00%	18.36%	2,028,245,790	513,533	3,950	14.60%	202.10%
2016	360,730	3,584	101	0.00%	-77.57%	2,837,925	5,676	500	0.00%	18.36%	2,027,409,185	514,188	3,943	-0.17%	201.59%
2017	700,345	4,060	172	71.35%	-61.56%	6,095,245	6,763	901	80.26%	113.36%	1,951,909,395	515,474	3,787	-3.96%	189.63%
2018	674,235	4,068	166	-3.90%	-63.06%	5,935,705	6,628	895	-0.64%	111.99%	1,825,033,720	515,338	3,541	-6.48%	170.88%

2
ANTELOPE

Rate Annual %chg Average Value/Acre: 10.48%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

CHART 5 - 2018 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
6,685	ANTELOPE	133,685,562	7,367,238	9,878,985	162,732,740	151,635,775	653,595	6,520,340	1,824,818,390	85,614,965	77,138,005	0	2,460,045,595
cnty sector/value % of total value:		5.43%	0.30%	0.40%	6.62%	6.16%	0.03%	0.27%	74.18%	3.48%	3.14%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
138	BRUNSWICK	1,360,270	127,118	334,955	3,913,450	7,103,015	0	0	494,260	0	2,000	0	13,335,068
2.06%	%sector of county sector	1.02%	1.73%	3.39%	2.40%	4.68%			0.03%		0.00%		0.54%
	%sector of municipality	10.20%	0.95%	2.51%	29.35%	53.27%			3.71%		0.01%		100.00%
419	CLEARWATER	1,042,749	108,400	14,773	7,013,755	2,258,010	0	0	0	0	0	0	10,437,687
6.27%	%sector of county sector	0.78%	1.47%	0.15%	4.31%	1.49%							0.42%
	%sector of municipality	9.99%	1.04%	0.14%	67.20%	21.63%							100.00%
661	ELGIN	1,971,779	631,525	69,926	26,287,710	9,955,175	0	0	27,760	0	0	0	38,943,875
9.89%	%sector of county sector	1.47%	8.57%	0.71%	16.15%	6.57%			0.00%				1.58%
	%sector of municipality	5.06%	1.62%	0.18%	67.50%	25.56%			0.07%				100.00%
1,621	NELIGH	3,119,919	312,393	75,411	45,744,060	21,260,215	508,750	0	48,385	0	0	0	71,069,133
24.25%	%sector of county sector	2.33%	4.24%	0.76%	28.11%	14.02%	77.84%		0.00%				2.89%
	%sector of municipality	4.39%	0.44%	0.11%	64.37%	29.91%	0.72%		0.07%				100.00%
322	OAKDALE	96,021	262,391	27,874	3,239,360	213,200	0	0	105,060	0	0	0	3,943,906
4.82%	%sector of county sector	0.07%	3.56%	0.28%	1.99%	0.14%			0.01%				0.16%
	%sector of municipality	2.43%	6.65%	0.71%	82.14%	5.41%			2.66%				100.00%
379	ORCHARD	1,736,045	322,383	470,553	8,372,965	4,055,015	0	0	0	0	0	0	14,956,961
5.67%	%sector of county sector	1.30%	4.38%	4.76%	5.15%	2.67%							0.61%
	%sector of municipality	11.61%	2.16%	3.15%	55.98%	27.11%							100.00%
63	ROYAL	118,804	31,961	131,462	725,340	161,270	0	0	16,900	48,580	6,480	0	1,240,797
0.94%	%sector of county sector	0.09%	0.43%	1.33%	0.45%	0.11%			0.00%	0.06%	0.01%		0.05%
	%sector of municipality	9.57%	2.58%	10.59%	58.46%	13.00%			1.36%	3.92%	0.52%		100.00%
953	TILDEN	1,838,434	63,070	5,476	8,909,360	1,605,445	0	0	0	0	0	0	12,421,785
14.26%	%sector of county sector	1.38%	0.86%	0.06%	5.47%	1.06%							0.50%
	%sector of municipality	14.80%	0.51%	0.04%	71.72%	12.92%							100.00%
4,556	Total Municipalities	11,284,021	1,859,241	1,130,430	104,206,000	46,611,345	508,750	0	692,365	48,580	8,480	0	166,349,212
68.15%	%all municip.sectors of cnty	8.44%	25.24%	11.44%	64.04%	30.74%	77.84%		0.04%	0.06%	0.01%		6.76%

Sources: 2018 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2018 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

Total Real Property Sum Lines 17, 25, & 30	Records : 7,215	Value : 2,344,265,890	Growth 33,222,856	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	325	1,019,100	2	16,325	54	502,575	381	1,538,000	
02. Res Improve Land	1,823	5,376,180	5	88,625	376	9,510,270	2,204	14,975,075	
03. Res Improvements	1,832	101,389,140	5	880,920	381	49,466,640	2,218	151,736,700	
04. Res Total	2,157	107,784,420	7	985,870	435	59,479,485	2,599	168,249,775	5,265,291
% of Res Total	82.99	64.06	0.27	0.59	16.74	35.35	36.02	7.18	15.85
05. Com UnImp Land	71	392,895	8	180,390	19	546,275	98	1,119,560	
06. Com Improve Land	376	2,560,660	12	220,120	51	3,536,275	439	6,317,055	
07. Com Improvements	383	47,426,010	13	2,490,100	81	121,693,425	477	171,609,535	
08. Com Total	454	50,379,565	21	2,890,610	100	125,775,975	575	179,046,150	24,410,125
% of Com Total	78.96	28.14	3.65	1.61	17.39	70.25	7.97	7.64	73.47
09. Ind UnImp Land	0	0	0	0	1	12,080	1	12,080	
10. Ind Improve Land	3	37,370	0	0	2	36,985	5	74,355	
11. Ind Improvements	3	471,380	0	0	2	172,895	5	644,275	
12. Ind Total	3	508,750	0	0	3	221,960	6	730,710	23,175
% of Ind Total	50.00	69.62	0.00	0.00	50.00	30.38	0.08	0.03	0.07
13. Rec UnImp Land	0	0	2	126,060	21	2,087,765	23	2,213,825	
14. Rec Improve Land	0	0	0	0	19	2,706,075	19	2,706,075	
15. Rec Improvements	0	0	1	9,880	23	1,903,130	24	1,913,010	
16. Rec Total	0	0	3	135,940	44	6,696,970	47	6,832,910	397,465
% of Rec Total	0.00	0.00	6.38	1.99	93.62	98.01	0.65	0.29	1.20
Res & Rec Total	2,157	107,784,420	10	1,121,810	479	66,176,455	2,646	175,082,685	5,662,756
% of Res & Rec Total	81.52	61.56	0.38	0.64	18.10	37.80	36.67	7.47	17.04
Com & Ind Total	457	50,888,315	21	2,890,610	103	125,997,935	581	179,776,860	24,433,300
% of Com & Ind Total	78.66	28.31	3.61	1.61	17.73	70.09	8.05	7.67	73.54

17. Taxable Total	2,614	158,672,735	31	4,012,420	582	192,174,390	3,227	354,859,545	30,096,056
% of Taxable Total	81.00	44.71	0.96	1.13	18.04	54.16	44.73	15.14	90.59

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	9,600	270,570	0	0	0
19. Commercial	3	282,170	2,873,165	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	9,600	270,570
19. Commercial	0	0	0	3	282,170	2,873,165
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	291,770	3,143,735

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	269	5	226	500

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	15	649,705	31	12,285,845	2,492	1,095,852,555	2,538	1,108,788,105
28. Ag-Improved Land	2	40,380	85	34,636,515	1,294	707,649,985	1,381	742,326,880
29. Ag Improvements	3	78,030	85	7,964,930	1,362	130,248,400	1,450	138,291,360

30. Ag Total					3,988	1,989,406,345
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	15,000	71	72.00	1,080,000	
33. HomeSite Improvements	1	1.00	33,580	71	72.00	5,373,630	
34. HomeSite Total							
35. FarmSite UnImp Land	1	1.00	2,000	7	73.38	83,425	
36. FarmSite Improv Land	2	3.86	8,480	77	274.70	539,665	
37. FarmSite Improvements	2	0.00	44,450	60	0.00	2,591,300	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	200.01	0	
40. Other- Non Ag Use	0	0.00	0	0	162.22	79,840	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	6	6.00	90,000	6	6.00	90,000	
32. HomeSite Improv Land	756	788.64	11,880,150	828	861.64	12,975,150	
33. HomeSite Improvements	784	782.64	67,401,495	856	855.64	72,808,705	3,126,800
34. HomeSite Total				862	867.64	85,873,855	
35. FarmSite UnImp Land	222	632.21	1,240,655	230	706.59	1,326,080	
36. FarmSite Improv Land	1,222	4,437.65	8,968,920	1,301	4,716.21	9,517,065	
37. FarmSite Improvements	1,166	0.00	62,846,905	1,228	0.00	65,482,655	0
38. FarmSite Total				1,458	5,422.80	76,325,800	
39. Road & Ditches	0	10,297.22	0	0	10,497.23	0	
40. Other- Non Ag Use	0	2,004.46	929,335	0	2,166.68	1,009,175	
41. Total Section VI				2,320	18,954.35	163,208,830	3,126,800

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	8	976.82	772,885	8	976.82	772,885

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,741.62	2.51%	27,129,245	2.68%	4,725.02
46. 1A	16,244.87	7.10%	76,757,140	7.58%	4,725.01
47. 2A1	11,812.50	5.16%	55,518,790	5.48%	4,700.00
48. 2A	9,933.48	4.34%	45,694,065	4.51%	4,600.01
49. 3A1	100,386.83	43.87%	456,761,200	45.08%	4,550.01
50. 3A	50,228.21	21.95%	228,538,995	22.56%	4,550.01
51. 4A1	17,208.32	7.52%	63,670,705	6.28%	3,700.00
52. 4A	17,250.67	7.54%	59,169,880	5.84%	3,430.00
53. Total	228,806.50	100.00%	1,013,240,020	100.00%	4,428.37
Dry					
54. 1D1	1,738.12	4.09%	5,475,180	5.10%	3,150.06
55. 1D	4,178.90	9.83%	12,745,895	11.86%	3,050.06
56. 2D1	2,820.44	6.63%	7,798,605	7.26%	2,765.03
57. 2D	3,341.87	7.86%	9,240,345	8.60%	2,765.02
58. 3D1	18,606.62	43.77%	45,587,185	42.43%	2,450.05
59. 3D	8,467.64	19.92%	20,746,260	19.31%	2,450.06
60. 4D1	2,129.17	5.01%	3,960,245	3.69%	1,859.99
61. 4D	1,228.84	2.89%	1,880,115	1.75%	1,529.99
62. Total	42,511.60	100.00%	107,433,830	100.00%	2,527.17
Grass					
63. 1G1	502.32	0.49%	659,705	0.52%	1,313.32
64. 1G	1,657.64	1.62%	2,155,760	1.69%	1,300.50
65. 2G1	1,524.52	1.49%	1,983,025	1.56%	1,300.75
66. 2G	5,559.74	5.43%	7,462,465	5.86%	1,342.23
67. 3G1	16,094.24	15.71%	21,189,685	16.65%	1,316.60
68. 3G	21,978.87	21.45%	29,601,735	23.25%	1,346.83
69. 4G1	17,593.74	17.17%	21,625,840	16.99%	1,229.18
70. 4G	37,541.25	36.64%	42,617,105	33.48%	1,135.21
71. Total	102,452.32	100.00%	127,295,320	100.00%	1,242.48
Irrigated Total					
Irrigated Total	228,806.50	59.88%	1,013,240,020	80.84%	4,428.37
Dry Total					
Dry Total	42,511.60	11.13%	107,433,830	8.57%	2,527.17
Grass Total					
Grass Total	102,452.32	26.81%	127,295,320	10.16%	1,242.48
72. Waste	2,619.41	0.69%	460,510	0.04%	175.81
73. Other	5,731.47	1.50%	4,936,935	0.39%	861.37
74. Exempt	3,268.75	0.86%	0	0.00%	0.00
75. Market Area Total	382,121.30	100.00%	1,253,366,615	100.00%	3,280.02

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,501.26	4.76%	21,006,340	5.23%	5,999.65
46. 1A	29,514.74	40.09%	170,412,785	42.45%	5,773.82
47. 2A1	4,769.44	6.48%	25,993,550	6.48%	5,450.02
48. 2A	842.18	1.14%	4,363,400	1.09%	5,181.08
49. 3A1	9,215.12	12.52%	49,595,745	12.36%	5,382.00
50. 3A	1,397.08	1.90%	7,473,310	1.86%	5,349.24
51. 4A1	21,402.89	29.07%	107,549,625	26.79%	5,025.00
52. 4A	2,986.46	4.06%	15,007,040	3.74%	5,025.03
53. Total	73,629.17	100.00%	401,401,795	100.00%	5,451.67
Dry					
54. 1D1	894.71	2.99%	4,247,515	3.26%	4,747.37
55. 1D	9,763.66	32.59%	46,324,800	35.53%	4,744.61
56. 2D1	1,656.79	5.53%	7,870,180	6.04%	4,750.26
57. 2D	682.43	2.28%	3,203,545	2.46%	4,694.32
58. 3D1	3,251.96	10.85%	15,170,720	11.64%	4,665.10
59. 3D	413.32	1.38%	1,932,195	1.48%	4,674.82
60. 4D1	11,310.33	37.75%	44,952,330	34.48%	3,974.45
61. 4D	1,989.25	6.64%	6,682,370	5.13%	3,359.24
62. Total	29,962.45	100.00%	130,383,655	100.00%	4,351.57
Grass					
63. 1G1	100.69	0.37%	146,690	0.37%	1,456.85
64. 1G	2,388.28	8.77%	4,006,685	10.04%	1,677.64
65. 2G1	538.02	1.98%	860,850	2.16%	1,600.03
66. 2G	522.23	1.92%	887,645	2.23%	1,699.72
67. 3G1	1,778.65	6.53%	2,981,055	7.47%	1,676.02
68. 3G	690.92	2.54%	1,080,200	2.71%	1,563.42
69. 4G1	8,968.29	32.94%	14,138,100	35.44%	1,576.45
70. 4G	12,236.02	44.95%	15,786,865	39.58%	1,290.20
71. Total	27,223.10	100.00%	39,888,090	100.00%	1,465.23
Irrigated Total					
Irrigated Total	73,629.17	55.31%	401,401,795	70.07%	5,451.67
Dry Total					
Dry Total	29,962.45	22.51%	130,383,655	22.76%	4,351.57
Grass Total					
Grass Total	27,223.10	20.45%	39,888,090	6.96%	1,465.23
72. Waste	1,461.49	1.10%	208,255	0.04%	142.49
73. Other	850.06	0.64%	949,105	0.17%	1,116.52
74. Exempt	487.26	0.37%	0	0.00%	0.00
75. Market Area Total	133,126.27	100.00%	572,830,900	100.00%	4,302.91

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	106.06	482,940	6,444.60	32,519,255	295,885.01	1,381,639,620	302,435.67	1,414,641,815
77. Dry Land	47.32	131,190	2,585.33	9,234,825	69,841.40	228,451,470	72,474.05	237,817,485
78. Grass	44.62	50,475	2,444.90	3,277,835	127,185.90	163,855,100	129,675.42	167,183,410
79. Waste	0.00	0	242.02	31,865	3,838.88	636,900	4,080.90	668,765
80. Other	0.00	0	151.30	75,650	6,430.23	5,810,390	6,581.53	5,886,040
81. Exempt	87.66	0	13.22	0	3,655.13	0	3,756.01	0
82. Total	198.00	664,605	11,868.15	45,139,430	503,181.42	1,780,393,480	515,247.57	1,826,197,515

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	302,435.67	58.70%	1,414,641,815	77.46%	4,677.50
Dry Land	72,474.05	14.07%	237,817,485	13.02%	3,281.42
Grass	129,675.42	25.17%	167,183,410	9.15%	1,289.25
Waste	4,080.90	0.79%	668,765	0.04%	163.88
Other	6,581.53	1.28%	5,886,040	0.32%	894.33
Exempt	3,756.01	0.73%	0	0.00%	0.00
Total	515,247.57	100.00%	1,826,197,515	100.00%	3,544.31

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 Brunswick	16	51,990	76	419,355	76	3,780,760	92	4,252,105	611,660
83.2 Clearwater	32	155,290	171	780,555	172	6,837,955	204	7,773,800	416,660
83.3 Elgin	49	129,270	353	1,167,570	354	25,044,215	403	26,341,055	84,140
83.4 Neligh	95	371,520	668	1,452,950	671	44,559,590	766	46,384,060	763,045
83.5 Oakdale	66	147,170	167	365,915	169	2,907,970	235	3,421,055	27,500
83.6 Orchard	28	95,275	210	771,850	211	8,593,265	239	9,460,390	340,670
83.7 Royal	19	28,380	47	109,750	47	675,850	66	813,980	5,920
83.8 Rural	83	2,743,125	405	12,330,325	416	52,527,285	499	67,600,735	3,183,770
83.9 Tilden	16	29,805	126	282,880	126	8,722,820	142	9,035,505	229,391
84 Residential Total	404	3,751,825	2,223	17,681,150	2,242	153,649,710	2,646	175,082,685	5,662,756

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Brunswick	14	15,610	29	69,955	30	8,668,355	44	8,753,920	1,014,865
85.2 Clearwater	2	4,345	41	139,950	42	3,216,055	44	3,360,350	0
85.3 Elgin	15	99,715	72	495,065	72	9,390,285	87	9,985,065	587,140
85.4 Neligh	16	188,315	141	1,523,110	143	20,247,395	159	21,958,820	2,095,960
85.5 Oakdale	8	19,690	13	60,535	13	546,265	21	626,490	0
85.6 Orchard	6	27,920	46	221,610	46	4,759,940	52	5,009,470	10,660
85.7 Royal	5	2,200	12	28,800	12	272,985	17	303,985	68,490
85.8 Rural	27	744,630	61	3,751,445	95	123,508,015	122	128,004,090	20,656,185
85.9 Tilden	6	29,215	29	100,940	29	1,644,515	35	1,774,670	0
86 Commercial Total	99	1,131,640	444	6,391,410	482	172,253,810	581	179,776,860	24,433,300

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	314.92	0.37%	440,885	0.41%	1,399.99
88. 1G	1,183.59	1.40%	1,627,720	1.51%	1,375.24
89. 2G1	1,064.43	1.26%	1,463,815	1.35%	1,375.21
90. 2G	4,794.79	5.68%	6,593,345	6.10%	1,375.11
91. 3G1	10,805.90	12.80%	14,859,440	13.74%	1,375.12
92. 3G	18,457.26	21.87%	25,379,835	23.47%	1,375.06
93. 4G1	15,550.55	18.43%	19,439,915	17.97%	1,250.11
94. 4G	32,225.05	38.18%	38,347,945	35.46%	1,190.00
95. Total	84,396.49	100.00%	108,152,900	100.00%	1,281.49
CRP					
96. 1C1	108.78	1.24%	179,510	1.24%	1,650.21
97. 1C	253.02	2.88%	417,525	2.88%	1,650.17
98. 2C1	251.40	2.86%	414,865	2.86%	1,650.22
99. 2C	423.17	4.81%	698,230	4.81%	1,650.00
100. 3C1	3,205.16	36.44%	5,288,655	36.44%	1,650.04
101. 3C	2,139.99	24.33%	3,531,090	24.33%	1,650.05
102. 4C1	1,012.42	11.51%	1,670,540	11.51%	1,650.05
103. 4C	1,400.89	15.93%	2,311,505	15.93%	1,650.03
104. Total	8,794.83	100.00%	14,511,920	100.00%	1,650.05
Timber					
105. 1T1	78.62	0.85%	39,310	0.85%	500.00
106. 1T	221.03	2.39%	110,515	2.39%	500.00
107. 2T1	208.69	2.25%	104,345	2.25%	500.00
108. 2T	341.78	3.69%	170,890	3.69%	500.00
109. 3T1	2,083.18	22.49%	1,041,590	22.49%	500.00
110. 3T	1,381.62	14.92%	690,810	14.92%	500.00
111. 4T1	1,030.77	11.13%	515,385	11.13%	500.00
112. 4T	3,915.31	42.28%	1,957,655	42.28%	500.00
113. Total	9,261.00	100.00%	4,630,500	100.00%	500.00
<hr/>					
Grass Total	84,396.49	82.38%	108,152,900	84.96%	1,281.49
CRP Total	8,794.83	8.58%	14,511,920	11.40%	1,650.05
Timber Total	9,261.00	9.04%	4,630,500	3.64%	500.00
<hr/>					
114. Market Area Total	102,452.32	100.00%	127,295,320	100.00%	1,242.48

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	67.81	0.31%	128,845	0.37%	1,900.09
88. 1G	1,860.72	8.56%	3,302,850	9.58%	1,775.04
89. 2G1	443.61	2.04%	787,425	2.28%	1,775.04
90. 2G	479.64	2.21%	851,375	2.47%	1,775.03
91. 3G1	1,504.94	6.93%	2,634,075	7.64%	1,750.29
92. 3G	590.14	2.72%	920,600	2.67%	1,559.97
93. 4G1	7,917.77	36.44%	12,351,655	35.81%	1,559.99
94. 4G	8,862.38	40.79%	13,515,255	39.18%	1,525.01
95. Total	21,727.01	100.00%	34,492,080	100.00%	1,587.52
CRP					
96. 1C1	0.61	0.05%	1,710	0.05%	2,803.28
97. 1C	191.33	16.62%	535,720	16.62%	2,799.98
98. 2C1	11.40	0.99%	31,920	0.99%	2,800.00
99. 2C	6.51	0.57%	18,230	0.57%	2,800.31
100. 3C1	91.36	7.94%	255,805	7.94%	2,799.97
101. 3C	47.48	4.12%	132,950	4.12%	2,800.13
102. 4C1	548.34	47.63%	1,535,355	47.63%	2,800.01
103. 4C	254.26	22.08%	711,920	22.08%	2,799.97
104. Total	1,151.29	100.00%	3,223,610	100.00%	2,800.00
Timber					
105. 1T1	32.27	0.74%	16,135	0.74%	500.00
106. 1T	336.23	7.74%	168,115	7.74%	500.00
107. 2T1	83.01	1.91%	41,505	1.91%	500.00
108. 2T	36.08	0.83%	18,040	0.83%	500.00
109. 3T1	182.35	4.20%	91,175	4.20%	500.00
110. 3T	53.30	1.23%	26,650	1.23%	500.00
111. 4T1	502.18	11.56%	251,090	11.56%	500.00
112. 4T	3,119.38	71.80%	1,559,690	71.80%	500.00
113. Total	4,344.80	100.00%	2,172,400	100.00%	500.00
<hr/>					
Grass Total	21,727.01	79.81%	34,492,080	86.47%	1,587.52
CRP Total	1,151.29	4.23%	3,223,610	8.08%	2,800.00
Timber Total	4,344.80	15.96%	2,172,400	5.45%	500.00
<hr/>					
114. Market Area Total	27,223.10	100.00%	39,888,090	100.00%	1,465.23

**2019 County Abstract of Assessment for Real Property, Form 45
Compared with the 2018 Certificate of Taxes Levied Report (CTL)**

02 Antelope

	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	162,732,740	168,249,775	5,517,035	3.39%	5,265,291	0.15%
02. Recreational	6,520,340	6,832,910	312,570	4.79%	397,465	-1.30%
03. Ag-Homesite Land, Ag-Res Dwelling	85,614,965	85,873,855	258,890	0.30%	3,126,800	-3.35%
04. Total Residential (sum lines 1-3)	254,868,045	260,956,540	6,088,495	2.39%	8,789,556	-1.06%
05. Commercial	151,635,775	179,046,150	27,410,375	18.08%	24,410,125	1.98%
06. Industrial	653,595	730,710	77,115	11.80%	23,175	8.25%
07. Total Commercial (sum lines 5-6)	152,289,370	179,776,860	27,487,490	18.05%	24,433,300	2.01%
08. Ag-Farmsite Land, Outbuildings	76,129,515	76,325,800	196,285	0.26%	0	0.26%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,008,490	1,009,175	685	0.07%		
11. Total Non-Agland (sum lines 8-10)	77,138,005	77,334,975	196,970	0.26%	0	0.26%
12. Irrigated	1,411,772,110	1,414,641,815	2,869,705	0.20%		
13. Dryland	238,570,135	237,817,485	-752,650	-0.32%		
14. Grassland	167,901,350	167,183,410	-717,940	-0.43%		
15. Wasteland	674,420	668,765	-5,655	-0.84%		
16. Other Agland	5,900,375	5,886,040	-14,335	-0.24%		
17. Total Agricultural Land	1,824,818,390	1,826,197,515	1,379,125	0.08%		
18. Total Value of all Real Property (Locally Assessed)	2,309,113,810	2,344,265,890	35,152,080	1.52%	33,222,856	0.08%

2019 Assessment Survey for Antelope County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	One
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$150,000
7.	Adopted budget, or granted budget if different from above:
	\$137,974
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$25,875 it is a separate levied fund.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$19,458
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,691
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$70.00

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters
2.	CAMA software:
	Thomson Reuters
3.	Are cadastral maps currently being used?
	Yes on the GIS.
4.	If so, who maintains the Cadastral Maps?
	Assessor
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	https://antelope.gworks.com
7.	Who maintains the GIS software and maps?
	Assessor
8.	Personal Property software:
	Thomson Reuters

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Only in rural areas
3.	What municipalities in the county are zoned?
	Neligh and Tilden
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Yes, Tax Valuation Inc. for commercial only.
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, commercial project only, not on an annual basis, only once in 2018.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	licensed appraisers
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2019 Residential Assessment Survey for Antelope County

1.	Valuation data collection done by:																		
	Staff																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Neligh - County seat, hospital, school, active businesses, largest populated town in the county. Main Hwy. through Neligh is Hwy. 275. Also includes Elgin - medium sized community, public and private school, active businesses, located on HWY 14. These two assessor locations are being combined together as the residential market is very comparable.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Tilden - half of town is in Antelope and half is in Madison County, medical clinic, active businesses. Main Hwy. through Tilden is Hwy. 275.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Oakdale - Located in eastern portion of the county, few business operating. Main Hwy. through Oakdale is also Hwy. 275.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Brunswick - Small village, minimal businesses, major source of employment is a grain facility. Located south of Hwy. 20.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Orchard - Located in the northwestern side of the county, post office, school, and grocery store. Located northwesterly of Neligh on Hwy. 20.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Clearwater - Located in the western side of the county, post office, school and grocery store. Located on Hwy. 275.</td> </tr> <tr> <td style="text-align: center;">35</td> <td>Rural - All rural residential property outside the village limits Royal - Located in northeastern portion of the county, small village with bar and body shop, located on HWY 20.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Neligh - County seat, hospital, school, active businesses, largest populated town in the county. Main Hwy. through Neligh is Hwy. 275. Also includes Elgin - medium sized community, public and private school, active businesses, located on HWY 14. These two assessor locations are being combined together as the residential market is very comparable.	5	Tilden - half of town is in Antelope and half is in Madison County, medical clinic, active businesses. Main Hwy. through Tilden is Hwy. 275.	10	Oakdale - Located in eastern portion of the county, few business operating. Main Hwy. through Oakdale is also Hwy. 275.	20	Brunswick - Small village, minimal businesses, major source of employment is a grain facility. Located south of Hwy. 20.	25	Orchard - Located in the northwestern side of the county, post office, school, and grocery store. Located northwesterly of Neligh on Hwy. 20.	30	Clearwater - Located in the western side of the county, post office, school and grocery store. Located on Hwy. 275.	35	Rural - All rural residential property outside the village limits Royal - Located in northeastern portion of the county, small village with bar and body shop, located on HWY 20.	Ag	Agricultural homes and outbuildings
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Ag	Agricultural homes and outbuildings																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Cost and Market																		
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 the depreciation tables provided by their CAMA vendor for all valuation groupings with exception to the rural residential which has it's own schedule.																		
5.	Are individual depreciation tables developed for each valuation group?																		
	Towns and villages use the same depreciation table, rural residential uses a separate depreciation table.																		
6.	Describe the methodology used to determine the residential lot values?																		
	Sale price, square foot and feet per units.																		

7.	How are rural residential site values developed?																																																	
	Rural residential site values are developed based on sales and through local market information																																																	
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																	
	All lots are treated the same, currently there is no difference.																																																	
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2019 Commercial Assessment Survey for Antelope County

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	Staff																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	Sales approach and cost approach as needed to verify value.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Inspection of property, look for comparable sales inside county and in other near counties, the cost approach can be used if non comparable sales are found.																		
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?																		
	CAMA vendor tables are used.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Sales comparison																		

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2018	06/17	2018	2018
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	10	2018	06/17	2018	2018
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	20	2018	06/17	2018	2018
	25	2018	06/17	2018	2018
	30	2018	06/17	2018	2018
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2019 Agricultural Assessment Survey for Antelope County

1.	Valuation data collection done by:	
	Staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
		<u>Year Land Use Completed</u>
	1	This market area generally includes lands in the county located north of the Elkhorn River and the southwesterly portion of the county. The northern portion is characterized by moderately to steeply sloping soils. The middle and southern portion has deep, dearly level to strongly sloping, sandy and silty soils on the uplands. This area includes center pivot irrigation development where soils, topography and water table allow irrigated farming.
	3	This market area includes the southeasterly portion of the county. Deep, gently sloping to steep, silty soils on loess uplands. These are well drained soils with high suitability for irrigation, as water availability is present throughout the area. This area has heavier soils, hilly-rolling hills, and good crop production area.
3.	Describe the process used to determine and monitor market areas.	
	Geological characteristics, soil capabilities and market area sales.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Improved ag parcels with less than 30 acres are flagged as possible rural residential. To determine this, we look at actual land use. If the land is being used for actual agricultural purposes, it is coded as such. If a rural residential home is not surrounded by agricultural purposes and is used solely for residential purpose, it is classified as rural residential. To determine recreational land we research by contacting the owner and by visual inspection to determine if any agricultural use is detected.	
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?	
	Yes	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	Currently feedlots are valued less than dry land and more than grass at \$3,000/acre. This has been in place from a couple assessors ago.	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	Three parcels are enrolled in WRP with a value of \$1050 per acre based on sales.	
	<i>If your county has special value applications, please answer the following</i>	

8a.	How many special valuation applications are on file?
	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Antelope County 3 Year Plan of Assessment 2019-2021 July 1, 2018

Introduction

This plan of assessment is required by law, pursuant to section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, and as amended by 2005 Neb. Laws LB 263, Section 9. It is to be submitted to the Antelope County Board of Equalization and the Department of Revenue Property Assessment Division on or before October 31st annually. It shall indicate the classes or subclasses of real property that the Antelope 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 of quality of assessment practices required by law and the resources necessary to complete those actions. Annually, the Assessor reviews the quality of the assessment with a ratio study. Pursuant to Neb. 77-5023, the acceptable range is 69%-75% for ag land and 92%-100% for residential and commercial land. Actual value may be determined using professionally accepted mass appraisal methods, including but not limited to, the sales comparison approach, income approach, and cost approach.

General Description of the Value Base of Antelope County

Real Property

As reported in the 2018 Antelope County Abstract for Real Property filed by Assessor on March 16, 2018, Antelope County has a total count of:

Total Parcel Count: 7,189 parcels

The residential parcel count is approximately 35% of the total; the Commercial/Industrial parcel count is 8% of the total base. Agricultural property accounts for 57% of the base.

Total Real Property Value (excluding centrally assessed): \$2,309,897,429.00

Personal Property

As reported on the Personal Property County Abstract of Assessment Report filed July 19, 2018 by the Assessor, the county has:

Total Personal Property Returns: 1,607

The agricultural returns account for 1,166 returns and there are 441 commercial returns. Of the filed returns, 1,333 returns have an exemption applied. The total exemption value is \$10,083,741.

Staff/Training

The staff of the Antelope County Assessor's Office consists of the Assessor, one full time deputy assessor, one full time data entry/general. Currently, the office is working with one less clerk, than in years past. Due to budgeting constraints, hiring another clerk has not been possible. The Assessor continues to strive to find new ways to make the office as efficient as possible. The Assessor, according to NE 77-1311, has the general supervision over and direction of the assessment of all property in county. The Assessor compiles all reports, values all real property & personal property, inspects real property, maintains the sales file, makes corrections to the property record cards as dictated by 521's, death certificates, and court judgments, assesses all improvements/real/personal property, updates cadastral maps, sets up taxing districts/funds/sub-funds in TerraScan, manages office finances, maintains GIS data, completes all parcel splits, processes all property sales and supervises all other duties. The six year review reviews, pick up work, and building permits are completed by the Assessor and staff. The Assessor and the Deputy are required to hold a State of Nebraska Assessor certification and are required to complete continuing education to maintain certification.

Public Relations

Every year in October, County Government Day is held. The Assessor is an active educator in this process. Communication with the local newspapers and the use of advertisements also help in the education of the general public. Due to budgeting constraints, notices placed in newspapers have been decreased. Only notices that are required by Statute are placed in area newspapers. Notices to rural land owners have been sent out to have them come in to review their land use with the Assessor for accuracy. There has been good response from the property owners to the sales verification forms that are sent out to sellers and buyers on real estate transfers. A yearly manual of all public relation endeavors is kept in the office. Every year this manual is reviewed and analyzed with the expectation of improving our techniques in the future, and improving communication with the public. The assessor encourages property owners and all citizens to come to the office with questions and concerns. A new form was also created to mail to property owners prior to doing a physical inspection for the six year review. Property owners are asked to fill out any changes they may have made to the improvements, and give any other information that would be pertinent to their assessment. The office has received a lot of positive feedback from implementing the form.

ESRI Arc-GIS

As of 2004, property parcel information has been entered into the ESRI Arc-GIS computer program. This is kept current with land transfers processed, surveys, and daily visual inspection. In 2007 the services of GIS workshop were secured in an effort to improve our system. All rural and urban parcels are cut & labeled and are updated on a continuous basis. In 2016, GIS was utilized by cross-referencing with TerraScan to discover omitted farm property such as sheds,

grain bins, etc. GIS Workshop Inc. was contracted to fly the county in the fall of 2015 to obtain new oblique photos of all rural improvements. The new oblique photos were delivered to the county in May 2016. These oblique photos were used to review all rural improvements, farm sites, and rural residential. In 2018, CRP questionnaires were mailed out to CRP program participants. CRP throughout the county was updated on GIS landuse and in TerraScan. In 2017, the Assessor added a wind tower layer, to show the projected tower sites, as listed in the Conditional Use Permit granted to the Upstream wind tower project. This will continue to be done on all future wind tower projects. New imagery is expected in December of 2018. All land use will be reviewed at that time to ensure accuracy.

Policy & Procedure Manual

In 2015, the assessor created an Antelope County Assessor's Office Policy and Procedure Manual. This manual adheres to statute, regulation and directive. It also assists employees in understanding of the processes within the office, as it includes procedures of daily office operations and expectations. This manual will be revised and updated by the Assessor and deputy on an annual basis in order to keep current. This is updated as necessary.

Property Record Cards

The property record cards contain all information required by regulation 10-004, which include the legal description, property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property, a photograph of the property, and if agricultural land is involved, an inventory of the soil types by land use. An aerial photo of the agricultural land is also included. Currently, all parcels are being audited by the office to make sure all have a scanned in copy of the last current deed registered. The property record cards are maintained through the CAMA system, TerraScan. The assessor is currently researching options to digitize all paper file items of the property record cards.

Homestead Exemptions

Homestead exemptions are accepted and processed according to State Statute 77-3510 through 77-3528. Every prior year's applicant is mailed pre-printed forms at the beginning of the homestead season in February. Applications are accepted from February 1st through June 30th. As of June 31, 325 homestead exemptions were filed in the Antelope County Assessor's Office. The Antelope County Assessor's Office provided free assistance to the public in filling out the income portion of the forms. This assistance was offered during regular business hours and did not require an appointment. The Assessor mails letters to all prior-year applicants who have not yet submitted their application as the filing deadline approaches, which usually begins one month prior to the deadline to allow for the scheduling of assistance with the income forms if needed. The Assessor works in conjunction with the Antelope County Veteran's Service Officer to ensure that all qualifying applicants receive the exemption status that is most applicable to their situation. The Assessor plans on accepting & processing homestead exemptions, providing assistance with the completion of required forms, mailing reminder letters one month prior to filing deadline followed by reminder telephone calls and working with the Veteran's Service Officer every year for the next three years. The assessor plans on visiting with residents at

retirement homes, senior citizen centers, and various locations, to provide information about the Homestead exemption.

Personal Property

All personal property is handled according to Regulation 20. On or before May 1st, is the time frame for returns to be filed without penalty. After May 1st, returns filed receive a 10% penalty. Returns filed after July 1st have a 25% penalty applied.. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Accountants, upon request, are provided with a list of taxpayers, and they then request their clients' forms in advance, which they complete and return to our office. Annually, new property owners and newly formed corporations are entered into the cama personal property files, to keep current. The treasurer's office delivers sales tax forms to the Assessor's Office in order for newly acquired ATV's, etc. to be added to the personal property roll in the following year. The Antelope County Assessor's Office anticipates this process to continue throughout the next three years.

Centrally Assessed/Railroad Property

Centrally assessed values are obtained from the State Department of Property Assessment & Taxation prior to August 10th. The values provided are entered into the computer and balanced by the Assessor. All corrections are forwarded to the Property Tax Division. Currently there are no plans to change this process over the next three years.

Permissive Exemptions

Permissive exemption forms are prepared by Assessor's Office staff, and mailed to all entities that were permissively tax exempt the previous year by November 1st. These forms are received back into the office by the end of the calendar year. The Assessor reviews all of the applications, brings the applications before the County Board of Equalization, and makes recommendations as to their qualifications. As property transfers in & out of exemption, the assessor contacts the parties involved to ensure that the proper classification is given to the property, and that all requirements are fulfilled. The Assessor's office mails forms to organizations, no later than November 1, to allow more time for the entities to complete and return to office.

Levies

The assessor enters all certified levy rates from the county clerk into the CAMA system, TerraScan, which is necessary for billing and distribution of funds.

County Board of Equalization/TERC Appeals

The review of ownership and use of all cemetery real property is presented to the CBOE on or before August 1st. The 3 year plan of assessment is also presented prior to July 31. Tax roll

corrections are periodically submitted to the CBOE for approval. Documentation explaining the correction is kept on file. The County Assessor (or her/his representative) attends all County Board of Equalization meetings. The Assessor prepares supporting documentation to be present during County Board of Equalization hearings and protests. Copies of all tax roll corrections are kept in the office, with copies given to the Clerk, and the originals are retained by the Treasurer.

Real Property Assessment Requirements

All real property in the State of Nebraska is subject to property taxation unless expressly exempted by Nebraska Constitution, or is permitted by the constitution and legislation adopted by the legislature. All real property is to be valued according to market value. Residential, Commercial, Industrial, and Recreational properties are to be valued at 100% of Market Value. Agricultural land is to be valued at 75%.

2019 – Residential

The six year review will be completed on Clearwater, Orchard, Tilden and Brunswick. Property information sheets were mailed out to all property owners prior to inspections. During inspections, sketches and photographs are updated. A lot value study will be conducted to determine the value of the land. We will continue to monitor sales across the county and update residences as needed. The Assessor's office will continue to review building permits and pickup work. Adjustments will be made if necessary due to market area sales affecting the overall ratio of any particular market.

2020 –2021 Residential

The 6 year review will be conducted in Oakdale, Neligh and Elgin. (All aspects of the review are described in the above paragraph) Review all residences as necessary and continue to document and make adjustments due to market area sales, building permits, and miscellaneous.

Pick-Up Work

The assessor and staff will gather all necessary data, which will be entered into TerraScan. This includes inspection of recent sold properties, and to verify sales in the sales file. All sales are verified through a sales verification questionnaire mailed to the buyer and the seller. If additional information is needed, telephone interviews are conducted. The Assessor meets weekly with the Zoning Administrator to review new zoning permits and building permits.

2019-2021 Commercial

During 2018, Tax Valuation LLC was contracted with the county to do a reappraisal of all commercial. Elgin and Neligh were completed in 2018. The remainder of the county, including rural commercial, will be completed in 2019 prior to March 19th, 2019. New photos and sketches will be entered for all parcels. The costing manuals and depreciation schedules will also be updated to current year. Lot values will also be updated.

2019-2021 Agricultural

Statistics will be reviewed and property may be reappraised or updated as deemed necessary. Land use will also be verified by comparison of the new 2018 aerial imagery on the GIS to the property record card information if new imagery is uploaded prior to the end of 2018. A review of the market areas will be done to ensure accuracy and to determine if any changes need to be made. The assessor will continue to update CRP as land comes out of contracts and land is entered into contracts.

Conclusion

I reserve the right to make changes, alterations or adjustments to my projected plan due to budget constraints, time, or other outside forces.

Respectfully submitted,

Kelly Mueller
Antelope County Assessor