

NEBRASKA

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DEPARTMENT OF REVENUE

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

ARTHUR 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 Arthur 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 Arthur 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: Becky Swanson, Arthur 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.

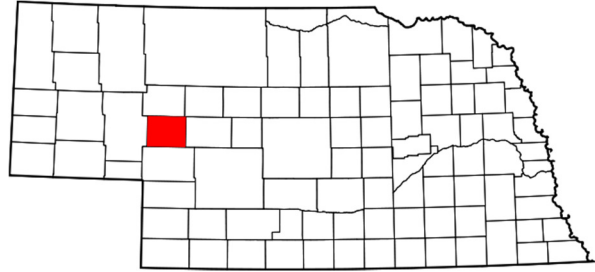
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

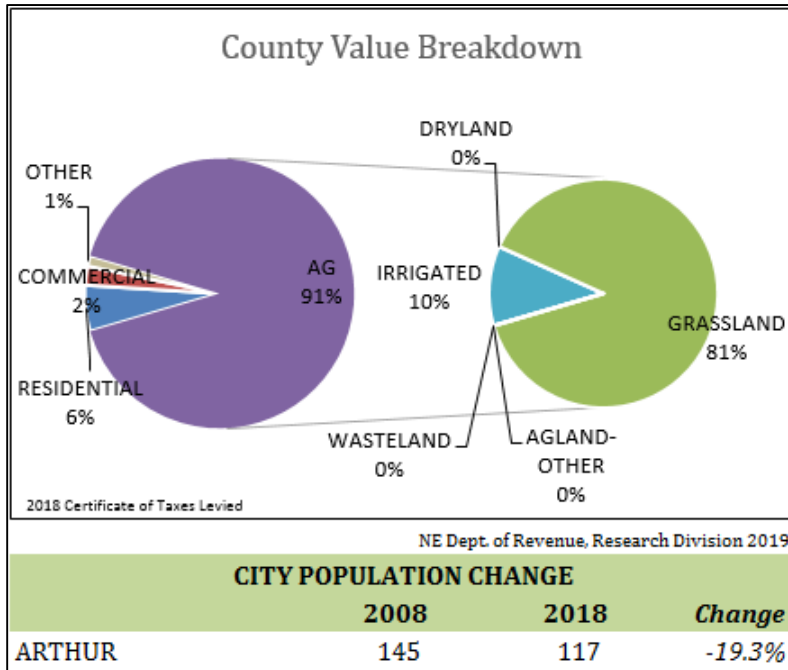
**Further information may be found in Exhibit 94*

County Overview

With a total area of 715 square miles, Arthur County has 457 residents, per the Census Bureau Quick Facts for 2017, a 1% population decrease from the 2010 U.S. Census. Reports indicate that 63% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$58,519 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Arthur County are located in and around Arthur, the county seat. According to the latest information available from the U.S. Census Bureau, there are 11 employer establishments with total employment of 68, for a 10% employment increase.



An overwhelming majority of the county's valuation base comes from agricultural land. Grassland makes up the majority of the land in the county. Arthur County is included in the Twin Platte Natural Resource District (NRD).

2019 Residential Correlation for Arthur County

Assessment Actions

In Arthur County, pick-up work was completed in a timely manner for the 2019 assessment year for residential property.

Assessment Practice Review

The Property Assessment Division (Division) conducted an annual review of the assessment practices within Arthur County. The analysis began with an evaluation of the values of property sold within the county compared to the values of unsold property. Additional property record cards were reviewed for a better understanding of how depreciation tables were developed, and no definitive bias was found on unsold property compared to property that sold.

Only one valuation group is required in Arthur County with so few residential properties countywide. Due to the small number of sales that occur in the county, qualification of sales can easily be skewed. However, the county assessor performs a thorough verification and qualification of all sales. Review of the submission of sales to the state sales file, show accurate and timely entries. An audit of the Assessed Value Update (AVU) records showed no errors.

A contract appraisal firm reappraises all property within the county once every six years, including updated costing, depreciation, and land tables. Additionally, the contract appraisal firm performs pick-up work annually for the county. Currently, there is no written valuation methodology for any property class in the county; however, the county assessor is working with the Division to develop a methodology.

Description of Analysis

Only two qualified residential sales occurred in Arthur County in the study period. While the median of the two sales is in the acceptable range, reliance on the statistics is not viable because of the minimal sample size. All property in the county, including residential property, was reappraised by a commercial appraisal firm last year. Analysis of the annual rate of change of residential property in Arthur compared to similar Sandhills villages displays consistent changes over five and 10 years. Comparison of value change in the 2019 County Abstract of Assessment for Real Property, Form 45, Compared with the 2018 Certificate of Taxes Levied Report (CTL) shows relatively stable values that is consistent with the assessment actions performed by the county assessor.

Equalization and Quality of Assessment

Review of the assessment practices in the county determined that residential property is valued uniformly and is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
1	2	94.78	94.78	81.81	16.72	115.85
____ALL____	2	94.78	94.78	81.81	16.72	115.85

2019 Residential Correlation for Arthur County

Level of Value

Based on the review of all available information, the level of value of residential property in Arthur County is determined to be at the statutory level of 100% of market value.

2019 Commercial Correlation for Arthur County

Assessment Actions

Pick-up work and general maintenance of the commercial property were completed for the 2019 assessment year.

Assessment Practice Review

Arthur County only contains 26 commercial parcels countywide, and no qualified sales of commercial property has occurred since 2011. With no sales available to determine a level of value, the assessment practices review is the source of the level of value determination. An audit of the county's Assessed Value Update (AVU) records showed no errors.

Review of the submissions to the sales file shows timely and accurate entries, even though no sales are qualified for measurement purposes. There were five non-qualified commercial sales within the study period. The county assessor demonstrates knowledge of the transactions and qualification appears to be determined without bias. Additionally, the small number of commercial parcels and limited market in the county do not justify more than one valuation group for stratification.

A contract appraisal firm reappraises all property within the county once every six years. Additionally, the contract appraisal firm performs pick-up work annually for the county. The contract appraiser generally will have to expand the study period and the area to find comparable property. Commercial land and costing tables are valued the same as residential land within the county as well. No valuation methodology has been developed yet, but the county assessor is working to develop a methodology for the next appraisal year.

Description of Analysis

The commercial market in Arthur County has continued to remain relatively stagnant and the limited number of commercial property in the county warrant only one valuation group for assessment. Review of the 2019 County Abstract of Assessment for Real Property, Form 45, Compared with the 2018 Certificate of Taxes Levied Report (CTL) shows no change in value for the commercial property class, which is consistent with the assessment actions described by the county assessor. This is also consistent with the markets of comparable economic conditions. Determining a level of value can only be achieved through analysis of the assessment practices of the county assessor.

Equalization and Quality of Assessment

Based on the review of assessment practices, commercial property in Arthur County complies with generally accepted mass appraisal techniques and is uniformly assessed.

Level of Value

Based on the review of all available information, the level of value of commercial property in Arthur County is determined to be at the statutory level of 100% of market value.

2019 Agricultural Correlation for Arthur County

Assessment Actions

Only pick-up work and general maintenance were completed in the agricultural property class for the 2019 assessment year. A sales study of agricultural land was complete to identify market trends within the county and in comparison to other regional counties and no valuation changes were deemed necessary.

Assessment Practice Review

For agricultural land, the assessment practice review performed by the Property Assessment Division (Division) looked primarily at the qualification of sales, the classification and valuation of land, and the assessment of agricultural outbuildings. Because of the homogenous nature of the agricultural land in Arthur County, which is comprised of a majority of sand soils, there is only one market area needed for valuation.

Few agricultural sales within the study period make determining a market value difficult. The county assessor performs a detailed review of each sale to attempt to utilize as many sales as possible. The county assessor has consistently qualified over half of the sales each year, which is above the statewide average. The Division's review also determined that the qualification of sales was performed without any apparent bias. In addition, the county assessor continually submits sales to the state sales file, when they occur, in a timely manner. The Division will continue impressing the need for electronic transmittance of records instead of manual entry by the county assessor to combat Assessed Value Update (AVU) and Real Estate Transfer Statement (Form 521) discrepancies.

Land use reviews are periodically performed by the assessor with the use of aerial imagery. The county does not identify market areas due to the similarity of the land across the entire county. Agricultural outbuildings are reviewed at the same time as all other property in the county, and are valued the same as residential property. Currently, the county assessor does not have a valuation methodology.

Description of Analysis

In Arthur County, only five qualified agricultural sales occurred within the three-year study period. Of the five sales, four were 95% Majority Land Use (MLU) grassland, which accounts for nearly all of the land in the county. Additionally, no sales have occurred in the most recent study period year. The overall qualified sales sample has a median and mean within the range, with the weighted mean just outside the range due to one high dollar sale. Review of comparable sales from outside of the county produced only four more grassland sales, and did not reflect a proportionate mix of sales in all three years of the study period. The overall level of value remains in the acceptable range at 70%, but the grassland median stays just below the range at 68%. The sample is still too small to conclusively rely upon.

Arthur County currently values all grassland at \$407 per acre, regardless of land capability group (LCG). This is due to the relatively limited number of acres countywide in LCG's other than 4G1

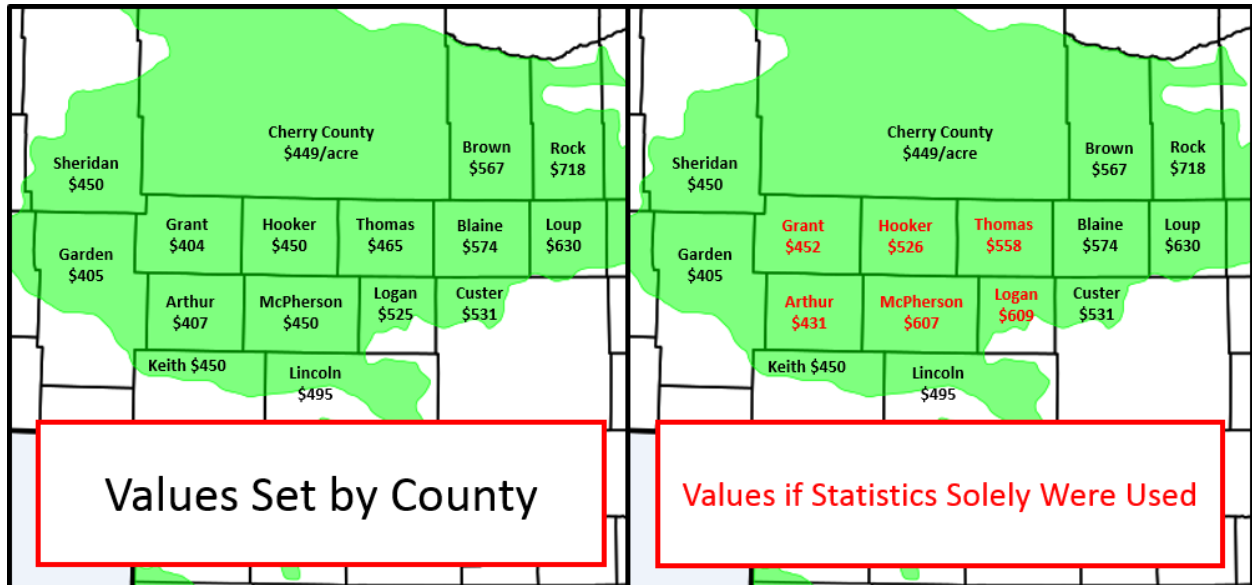
2019 Agricultural Correlation for Arthur County

and 4G. Comparatively, Arthur County’s grassland values are within 1% of Grant County’s, which is directly to the north, and within 10% of the county’s values to the east. This is to be expected based on market stability not only in the region, but also across the state.

While the median of the 95% MLU grassland is marginally below the acceptable range, the sample is too small to conduct a meaningful analysis of the level of value. Analysis of Arthur County’s value compared to adjoining counties and review of the statistical trends indicate that the county has achieved an acceptable level of value.

Equalization and Quality of Assessment

Based on analysis of the assessment practice review and the agricultural economy, not only in the Sandhills region, but also across the state, agricultural land values in Arthur County are assessed uniformly and according to generally accepted mass appraisal techniques. Additionally, agricultural outbuildings in Arthur County exhibit equalized valuation with rural residential improvements.



Level of Value

Based on all available information, the level of value of agricultural land in Arthur County is determined to be at the statutory level of 75% of market value.

2019 Opinions of the Property Tax Administrator for Arthur 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	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	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 Arthur County

Residential Real Property - Current

Number of Sales	2	Median	94.78
Total Sales Price	\$44,000	Mean	94.78
Total Adj. Sales Price	\$44,000	Wgt. Mean	81.81
Total Assessed Value	\$35,995	Average Assessed Value of the Base	\$39,942
Avg. Adj. Sales Price	\$22,000	Avg. Assessed Value	\$17,998

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	-106.65 to 296.21
% of Value of the Class of all Real Property Value in the County	2.37
% of Records Sold in the Study Period	1.52
% of Value Sold in the Study Period	0.68

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	6	100	101.34
2017	7	100	76.53
2016	4	100	79.54
2015	3	100	84.93

2019 Commission Summary for Arthur County

Commercial Real Property - Current

Number of Sales	0	Median	00.00
Total Sales Price	\$0	Mean	00.00
Total Adj. Sales Price	\$0	Wgt. Mean	00.00
Total Assessed Value	\$0	Average Assessed Value of the Base	\$129,313
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	2.27
% of Records Sold in the Study Period	0.00
% of Value Sold in the Study Period	0.00

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	0	100	00.00
2017	0	100	00.00
2016	0	100	00.00
2015	0	100	00.00

03 Arthur
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 : 2
Total Sales Price : 44,000
Total Adj. Sales Price : 44,000
Total Assessed Value : 35,995
Avg. Adj. Sales Price : 22,000
Avg. Assessed Value : 17,998

MEDIAN : 95
WGT. MEAN : 82
MEAN : 95
COD : 16.72
PRD : 115.85

COV : 23.65
STD : 22.42
Avg. Abs. Dev : 15.85
MAX Sales Ratio : 110.63
MIN Sales Ratio : 78.93

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -106.65 to 296.21

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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-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	1	110.63	110.63	110.63	00.00	100.00	110.63	110.63	N/A	4,000	4,425
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	1	78.93	78.93	78.93	00.00	100.00	78.93	78.93	N/A	40,000	31,570
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	1	110.63	110.63	110.63	00.00	100.00	110.63	110.63	N/A	4,000	4,425
01-OCT-17 To 30-SEP-18	1	78.93	78.93	78.93	00.00	100.00	78.93	78.93	N/A	40,000	31,570
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	1	110.63	110.63	110.63	00.00	100.00	110.63	110.63	N/A	4,000	4,425
<u>ALL</u>	2	94.78	94.78	81.81	16.72	115.85	78.93	110.63	N/A	22,000	17,998

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	2	94.78	94.78	81.81	16.72	115.85	78.93	110.63	N/A	22,000	17,998
<u>ALL</u>	2	94.78	94.78	81.81	16.72	115.85	78.93	110.63	N/A	22,000	17,998

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	2	94.78	94.78	81.81	16.72	115.85	78.93	110.63	N/A	22,000	17,998
06											
07											
<u>ALL</u>	2	94.78	94.78	81.81	16.72	115.85	78.93	110.63	N/A	22,000	17,998

03 Arthur
RESIDENTIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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Number of Sales : 2
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 Total Adj. Sales Price : 44,000
 Total Assessed Value : 35,995
 Avg. Adj. Sales Price : 22,000
 Avg. Assessed Value : 17,998

MEDIAN : 95
 WGT. MEAN : 82
 MEAN : 95
 COD : 16.72
 PRD : 115.85

COV : 23.65
 STD : 22.42
 Avg. Abs. Dev : 15.85
 MAX Sales Ratio : 110.63
 MIN Sales Ratio : 78.93

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : -106.65 to 296.21

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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	1	110.63	110.63	110.63	00.00	100.00	110.63	110.63	N/A	4,000	4,425
Less Than 15,000	1	110.63	110.63	110.63	00.00	100.00	110.63	110.63	N/A	4,000	4,425
Less Than 30,000	1	110.63	110.63	110.63	00.00	100.00	110.63	110.63	N/A	4,000	4,425
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1	78.93	78.93	78.93	00.00	100.00	78.93	78.93	N/A	40,000	31,570
Greater Than 14,999	1	78.93	78.93	78.93	00.00	100.00	78.93	78.93	N/A	40,000	31,570
Greater Than 29,999	1	78.93	78.93	78.93	00.00	100.00	78.93	78.93	N/A	40,000	31,570
<u>Incremental Ranges</u>											
0 TO 4,999	1	110.63	110.63	110.63	00.00	100.00	110.63	110.63	N/A	4,000	4,425
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	78.93	78.93	78.93	00.00	100.00	78.93	78.93	N/A	40,000	31,570
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	2	94.78	94.78	81.81	16.72	115.85	78.93	110.63	N/A	22,000	17,998

03 Arthur
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 : 0
Total Sales Price : 0
Total Adj. Sales Price : 0
Total Assessed Value : 0
Avg. Adj. Sales Price : 0
Avg. Assessed Value : 0

MEDIAN : 0
WGT. MEAN : 0
MEAN : 0
COD : 00.00
PRD : 00.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 00.00
MIN Sales Ratio : 00.00

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : N/A

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16											
01-OCT-16 To 30-SEP-17											
01-OCT-17 To 30-SEP-18											
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16											
01-JAN-17 To 31-DEC-17											
<u>ALL</u>											

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											
04											
<u>ALL</u>											

03 Arthur
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 : 0
Total Sales Price : 0
Total Adj. Sales Price : 0
Total Assessed Value : 0
Avg. Adj. Sales Price : 0
Avg. Assessed Value : 0

MEDIAN : 0
WGT. MEAN : 0
MEAN : 0
COD : 00.00
PRD : 00.00

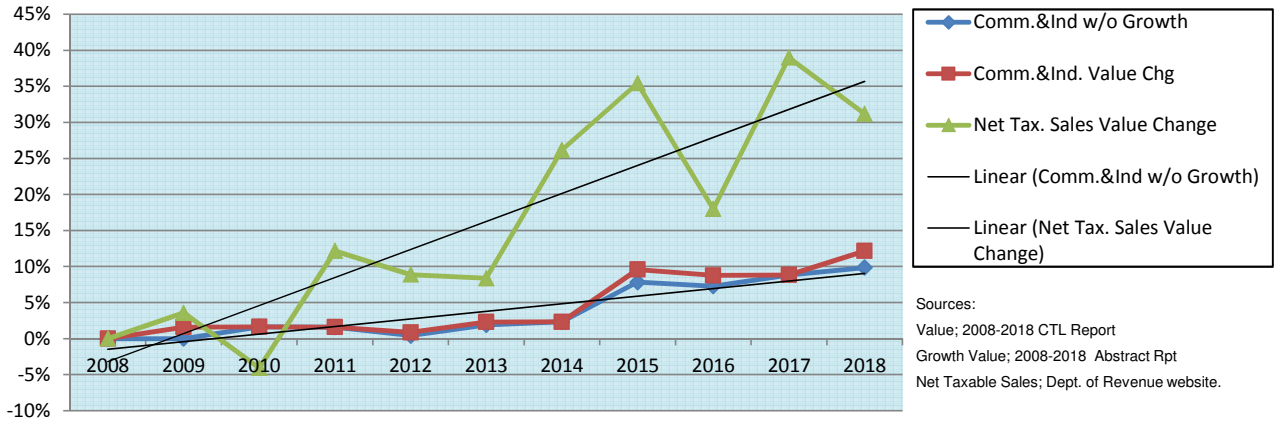
COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 00.00
MIN Sales Ratio : 00.00

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : N/A

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than	5,000											
Less Than	15,000											
Less Than	30,000											
___ Ranges Excl. Low \$ ___												
Greater Than	4,999											
Greater Than	14,999											
Greater Than	29,999											
___ Incremental Ranges ___												
0 TO	4,999											
5,000 TO	14,999											
15,000 TO	29,999											
30,000 TO	59,999											
60,000 TO	99,999											
100,000 TO	149,999											
150,000 TO	249,999											
250,000 TO	499,999											
500,000 TO	999,999											
1,000,000 +												
___ ALL ___												

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 4,496,750	\$ -		\$ 4,496,750	--	\$ 1,216,513	--
2009	\$ 4,568,617	\$ 71,770	1.57%	\$ 4,496,847	0.00%	\$ 1,260,020	3.58%
2010	\$ 4,570,106	\$ -	0.00%	\$ 4,570,106	0.03%	\$ 1,167,081	-7.38%
2011	\$ 4,568,906	\$ -	0.00%	\$ 4,568,906	-0.03%	\$ 1,364,346	16.90%
2012	\$ 4,535,750	\$ 19,890	0.44%	\$ 4,515,860	-1.16%	\$ 1,324,427	-2.93%
2013	\$ 4,600,220	\$ 17,315	0.38%	\$ 4,582,905	1.04%	\$ 1,318,328	-0.46%
2014	\$ 4,601,308	\$ -	0.00%	\$ 4,601,308	0.02%	\$ 1,534,862	16.42%
2015	\$ 4,928,166	\$ 79,560	1.61%	\$ 4,848,606	5.37%	\$ 1,647,422	7.33%
2016	\$ 4,891,342	\$ 67,480	1.38%	\$ 4,823,862	-2.12%	\$ 1,435,129	-12.89%
2017	\$ 4,894,202	\$ -	0.00%	\$ 4,894,202	0.06%	\$ 1,690,615	17.80%
2018	\$ 5,043,194	\$ 103,510	2.05%	\$ 4,939,684	0.93%	\$ 1,595,650	-5.62%
Ann %chg	1.15%			Average	0.42%	2.75%	3.28%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	0.00%	1.60%	3.58%
2010	1.63%	1.63%	-4.06%
2011	1.60%	1.60%	12.15%
2012	0.42%	0.87%	8.87%
2013	1.92%	2.30%	8.37%
2014	2.33%	2.33%	26.17%
2015	7.82%	9.59%	35.42%
2016	7.27%	8.78%	17.97%
2017	8.84%	8.84%	38.97%
2018	9.85%	12.15%	31.17%

County Number	3
County Name	Arthur

03 Arthur
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 : 5
Total Sales Price : 3,866,413
Total Adj. Sales Price : 3,866,413
Total Assessed Value : 2,620,550
Avg. Adj. Sales Price : 773,283
Avg. Assessed Value : 524,110

MEDIAN : 70
WGT. MEAN : 68
MEAN : 70
COD : 05.50
PRD : 103.22

COV : 06.92
STD : 04.84
Avg. Abs. Dev : 03.83
MAX Sales Ratio : 75.68
MIN Sales Ratio : 64.78

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 63.95 to 75.97

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DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	4	71.81	71.02	70.28	05.32	101.05	64.78	75.68	N/A	434,097	305,102
01-OCT-16 To 31-DEC-16	1	65.73	65.73	65.73	00.00	100.00	65.73	65.73	N/A	2,130,025	1,400,141
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	4	71.81	71.02	70.28	05.32	101.05	64.78	75.68	N/A	434,097	305,102
01-OCT-16 To 30-SEP-17	1	65.73	65.73	65.73	00.00	100.00	65.73	65.73	N/A	2,130,025	1,400,141
01-OCT-17 To 30-SEP-18											
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	5	69.62	69.96	67.78	05.50	103.22	64.78	75.68	N/A	773,283	524,110
01-JAN-17 To 31-DEC-17											
<u>ALL</u>	5	69.62	69.96	67.78	05.50	103.22	64.78	75.68	N/A	773,283	524,110

AREA (MARKET)											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	69.62	69.96	67.78	05.50	103.22	64.78	75.68	N/A	773,283	524,110
<u>ALL</u>	5	69.62	69.96	67.78	05.50	103.22	64.78	75.68	N/A	773,283	524,110

03 Arthur
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 : 5
 Total Sales Price : 3,866,413
 Total Adj. Sales Price : 3,866,413
 Total Assessed Value : 2,620,550
 Avg. Adj. Sales Price : 773,283
 Avg. Assessed Value : 524,110

MEDIAN : 70
 WGT. MEAN : 68
 MEAN : 70
 COD : 05.50
 PRD : 103.22

COV : 06.92
 STD : 04.84
 Avg. Abs. Dev : 03.83
 MAX Sales Ratio : 75.68
 MIN Sales Ratio : 64.78

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 63.95 to 75.97

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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	1	75.68	75.68	75.68	00.00	100.00	75.68	75.68	N/A	418,750	316,898
1	1	75.68	75.68	75.68	00.00	100.00	75.68	75.68	N/A	418,750	316,898
Grass											
County	4	67.68	68.53	66.82	04.85	102.56	64.78	74.00	N/A	861,916	575,913
1	4	67.68	68.53	66.82	04.85	102.56	64.78	74.00	N/A	861,916	575,913
ALL	5	69.62	69.96	67.78	05.50	103.22	64.78	75.68	N/A	773,283	524,110

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	1	75.68	75.68	75.68	00.00	100.00	75.68	75.68	N/A	418,750	316,898
1	1	75.68	75.68	75.68	00.00	100.00	75.68	75.68	N/A	418,750	316,898
Grass											
County	4	67.68	68.53	66.82	04.85	102.56	64.78	74.00	N/A	861,916	575,913
1	4	67.68	68.53	66.82	04.85	102.56	64.78	74.00	N/A	861,916	575,913
ALL	5	69.62	69.96	67.78	05.50	103.22	64.78	75.68	N/A	773,283	524,110

Arthur County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Arthur	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
Grant	1	n/a	n/a	n/a	n/a	n/a	1500	1500	1500	1500
Hooker	1	n/a	n/a	n/a	n/a	n/a	1800	1800	1800	1800
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	2100
Keith	1	n/a	2101	n/a	2100	2100	2100	2100	2100	2100

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Arthur	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Grant	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Hooker	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Keith	1	n/a	625	n/a	625	600	600	600	600	608

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Arthur	1	n/a	n/a	407	n/a	407	407	407	407	407
Grant	1	n/a	n/a	n/a	n/a	n/a	404	404	404	404
Hooker	1	n/a	n/a	n/a	n/a	n/a	450	450	450	450
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450
Keith	1	n/a	540	n/a	505	460	460	450	450	450

County	Mkt Area	CRP	TIMBER	WASTE
Arthur	1	n/a	n/a	10
Grant	1	n/a	n/a	10
Hooker	1	n/a	n/a	9
McPherson	1	725	n/a	10
Keith	1	710	n/a	265

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.

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	9	Median :	70	COV :	12.62	95% Median C.I. :	62.59 to 75.68
Total Sales Price :	6,019,217	Wgt. Mean :	67	STD :	08.65	95% Wgt. Mean C.I. :	62.77 to 71.24
Total Adj. Sales Price :	6,019,217	Mean :	69	Avg. Abs. Dev :	06.58	95% Mean C.I. :	61.91 to 75.21
Total Assessed Value :	4,033,145						
Avg. Adj. Sales Price :	668,802	COD :	09.45	MAX Sales Ratio :	79.64		
Avg. Assessed Value :	448,127	PRD :	102.33	MIN Sales Ratio :	51.03		

Printed : 04/01/2019

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015											
01/01/2016 To 03/31/2016											
04/01/2016 To 06/30/2016	1	51.03	51.03	51.03		100.00	51.03	51.03	N/A	248,000	126,561
07/01/2016 To 09/30/2016	4	71.81	71.02	70.28	05.32	101.05	64.78	75.68	N/A	434,097	305,102
10/01/2016 To 12/31/2016	1	65.73	65.73	65.73		100.00	65.73	65.73	N/A	2,130,025	1,400,141
01/01/2017 To 03/31/2017											
04/01/2017 To 06/30/2017											
07/01/2017 To 09/30/2017											
10/01/2017 To 12/31/2017											
01/01/2018 To 03/31/2018	2	76.83	76.83	76.73	03.67	100.13	74.01	79.64	N/A	331,652	254,460
04/01/2018 To 06/30/2018	1	62.59	62.59	62.59		100.00	62.59	62.59	N/A	1,241,500	777,114
07/01/2018 To 09/30/2018											
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	5	69.62	67.02	67.88	09.72	98.73	51.03	75.68	N/A	396,878	269,394
10/01/2016 To 09/30/2017	1	65.73	65.73	65.73		100.00	65.73	65.73	N/A	2,130,025	1,400,141
10/01/2017 To 09/30/2018	3	74.01	72.08	67.52	07.67	106.75	62.59	79.64	N/A	634,935	428,678
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	6	67.68	66.81	66.77	09.29	100.06	51.03	75.68	51.03 to 75.68	685,736	457,852
01/01/2017 To 12/31/2017											

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	9	69.62	68.56	67.00	09.45	102.33	51.03	79.64	62.59 to 75.68	668,802	448,127

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	9	Median :	70	COV :	12.62	95% Median C.I. :	62.59 to 75.68
Total Sales Price :	6,019,217	Wgt. Mean :	67	STD :	08.65	95% Wgt. Mean C.I. :	62.77 to 71.24
Total Adj. Sales Price :	6,019,217	Mean :	69	Avg. Abs. Dev :	06.58	95% Mean C.I. :	61.91 to 75.21
Total Assessed Value :	4,033,145						
Avg. Adj. Sales Price :	668,802	COD :	09.45	MAX Sales Ratio :	79.64		
Avg. Assessed Value :	448,127	PRD :	102.33	MIN Sales Ratio :	51.03		

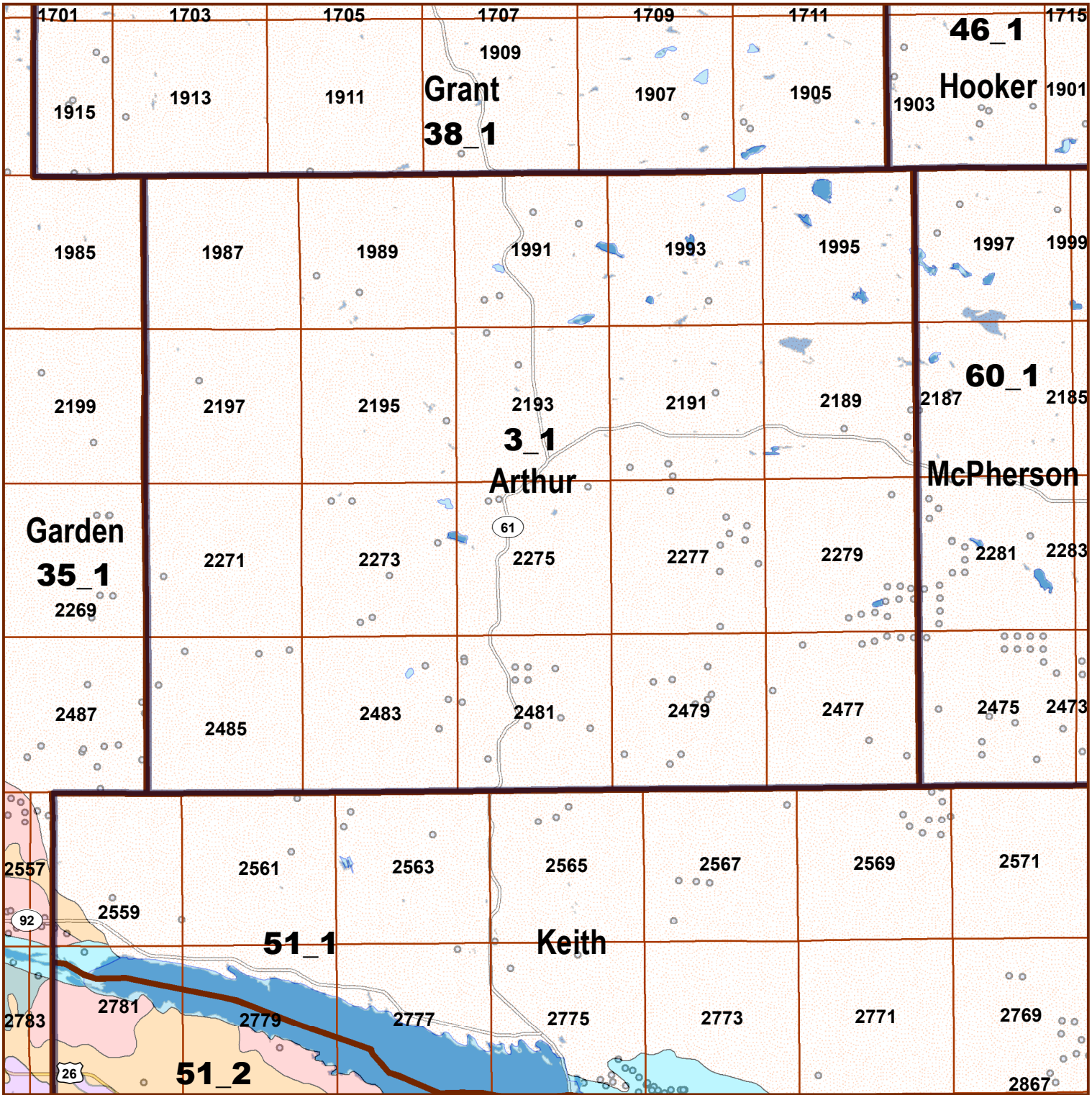
Printed : 04/01/2019

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	75.68	75.68	75.68		100.00	75.68	75.68	N/A	418,750	316,898
1	1	75.68	75.68	75.68		100.00	75.68	75.68	N/A	418,750	316,898
<u>Grass</u>											
County	8	67.68	67.68	66.36	09.81	101.99	51.03	79.64	51.03 to 79.64	700,058	464,531
1	8	67.68	67.68	66.36	09.81	101.99	51.03	79.64	51.03 to 79.64	700,058	464,531
<u>ALL</u>											
10/01/2015 To 09/30/2018	9	69.62	68.56	67.00	09.45	102.33	51.03	79.64	62.59 to 75.68	668,802	448,127

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	75.68	75.68	75.68		100.00	75.68	75.68	N/A	418,750	316,898
1	1	75.68	75.68	75.68		100.00	75.68	75.68	N/A	418,750	316,898
<u>Grass</u>											
County	8	67.68	67.68	66.36	09.81	101.99	51.03	79.64	51.03 to 79.64	700,058	464,531
1	8	67.68	67.68	66.36	09.81	101.99	51.03	79.64	51.03 to 79.64	700,058	464,531
<u>ALL</u>											
10/01/2015 To 09/30/2018	9	69.62	68.56	67.00	09.45	102.33	51.03	79.64	62.59 to 75.68	668,802	448,127



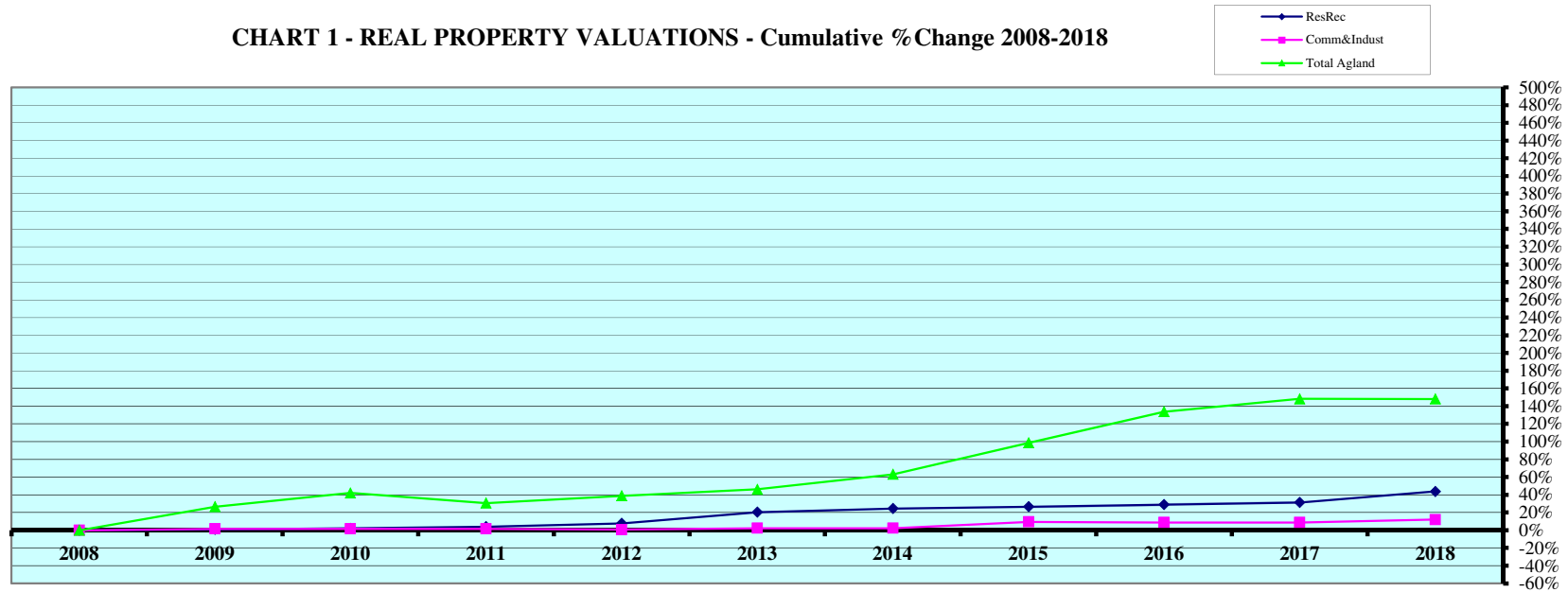
Legend

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

Arthur 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	3,655,205	--	--	--	4,496,750	--	--	--	81,418,665	--	--	--
2009	3,693,628	38,423	1.05%	1.05%	4,568,617	71,867	1.60%	1.60%	103,114,840	21,696,175	26.65%	26.65%
2010	3,736,924	43,296	1.17%	2.24%	4,570,106	1,489	0.03%	1.63%	115,729,015	12,614,175	12.23%	42.14%
2011	3,807,440	70,516	1.89%	4.16%	4,568,906	-1,200	-0.03%	1.60%	106,522,462	-9,206,553	-7.96%	30.83%
2012	3,944,306	136,866	3.59%	7.91%	4,535,750	-33,156	-0.73%	0.87%	113,123,896	6,601,434	6.20%	38.94%
2013	4,400,315	456,009	11.56%	20.38%	4,600,220	64,470	1.42%	2.30%	119,118,735	5,994,839	5.30%	46.30%
2014	4,550,635	150,320	3.42%	24.50%	4,601,308	1,088	0.02%	2.33%	132,895,142	13,776,407	11.57%	63.22%
2015	4,625,503	74,868	1.65%	26.55%	4,928,166	326,858	7.10%	9.59%	161,725,380	28,830,238	21.69%	98.63%
2016	4,718,177	92,674	2.00%	29.08%	4,891,342	-36,824	-0.75%	8.78%	190,454,210	28,728,830	17.76%	133.92%
2017	4,800,443	82,266	1.74%	31.33%	4,894,202	2,860	0.06%	8.84%	202,231,879	11,777,669	6.18%	148.39%
2018	5,256,811	456,368	9.51%	43.82%	5,043,194	148,992	3.04%	12.15%	202,165,052	-66,827	-0.03%	148.30%

Rate Annual %chg: Residential & Recreational

Commercial & Industrial

Agricultural Land

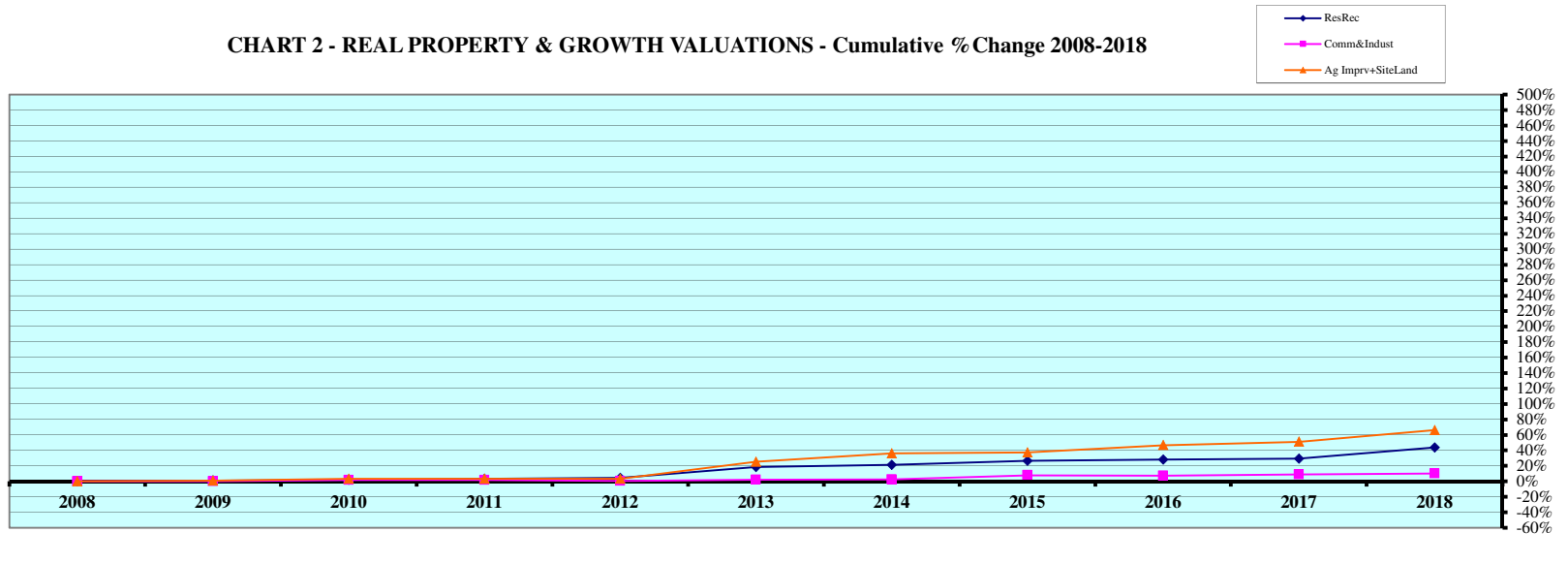
Cnty#
 County

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	3,655,205	166,180	4.55%	3,489,025	--	--	4,496,750	0	0.00%	4,496,750	--	--			
2009	3,693,628	0	0.00%	3,693,628	1.05%	1.05%	4,568,617	71,770	1.57%	4,496,847	0.00%	0.00%			
2010	3,736,924	15,255	0.41%	3,721,669	0.76%	1.82%	4,570,106	0	0.00%	4,570,106	0.03%	1.63%			
2011	3,807,440	37,970	1.00%	3,769,470	0.87%	3.13%	4,568,906	0	0.00%	4,568,906	-0.03%	1.60%			
2012	3,944,306	127,530	3.23%	3,816,776	0.25%	4.42%	4,535,750	19,890	0.44%	4,515,860	-1.16%	0.42%			
2013	4,400,315	69,155	1.57%	4,331,160	9.81%	18.49%	4,600,220	17,315	0.38%	4,582,905	1.04%	1.92%			
2014	4,550,635	122,540	2.69%	4,428,095	0.63%	21.14%	4,601,308	0	0.00%	4,601,308	0.02%	2.33%			
2015	4,625,503	0	0.00%	4,625,503	1.65%	26.55%	4,928,166	79,560	1.61%	4,848,606	5.37%	7.82%			
2016	4,718,177	40,955	0.87%	4,677,222	1.12%	27.96%	4,891,342	67,480	1.38%	4,823,862	-2.12%	7.27%			
2017	4,800,443	78,105	1.63%	4,722,338	0.09%	29.19%	4,894,202	0	0.00%	4,894,202	0.06%	8.84%			
2018	5,256,811	12,210	0.23%	5,244,601	9.25%	43.48%	5,043,194	103,510	2.05%	4,939,684	0.93%	9.85%			
Rate Ann%chg	3.70%						2.55%						1.15%	C & I w/o growth	0.42%

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	4,084,395	1,718,925	5,803,320	194,030	3.34%	5,609,290	--	--	
2009	4,201,705	1,786,051	5,987,756	141,665	2.37%	5,846,091	0.74%	0.74%	
2010	4,259,365	1,797,175	6,056,540	68,265	1.13%	5,988,275	0.01%	3.19%	
2011	4,217,760	1,784,791	6,002,551	7,930	0.13%	5,994,621	-1.02%	3.30%	
2012	4,434,670	1,850,317	6,284,987	294,666	4.69%	5,990,321	-0.20%	3.22%	
2013	5,847,081	2,073,832	7,920,913	656,697	8.29%	7,264,216	15.58%	25.17%	
2014	5,874,831	2,087,399	7,962,230	55,910	0.70%	7,906,320	-0.18%	36.24%	
2015	6,236,181	2,211,855	8,448,036	486,240	5.76%	7,961,796	-0.01%	37.19%	
2016	6,375,261	2,354,707	8,729,968	213,450	2.45%	8,516,518	0.81%	46.75%	
2017	6,540,001	2,436,677	8,976,678	204,800	2.28%	8,771,878	0.48%	51.15%	
2018	7,034,615	2,836,379	9,870,994	232,510	2.36%	9,638,484	7.37%	66.09%	
Rate Ann%chg	5.59%	5.14%	5.46%			Ag Imprv+Site w/o growth	2.36%		

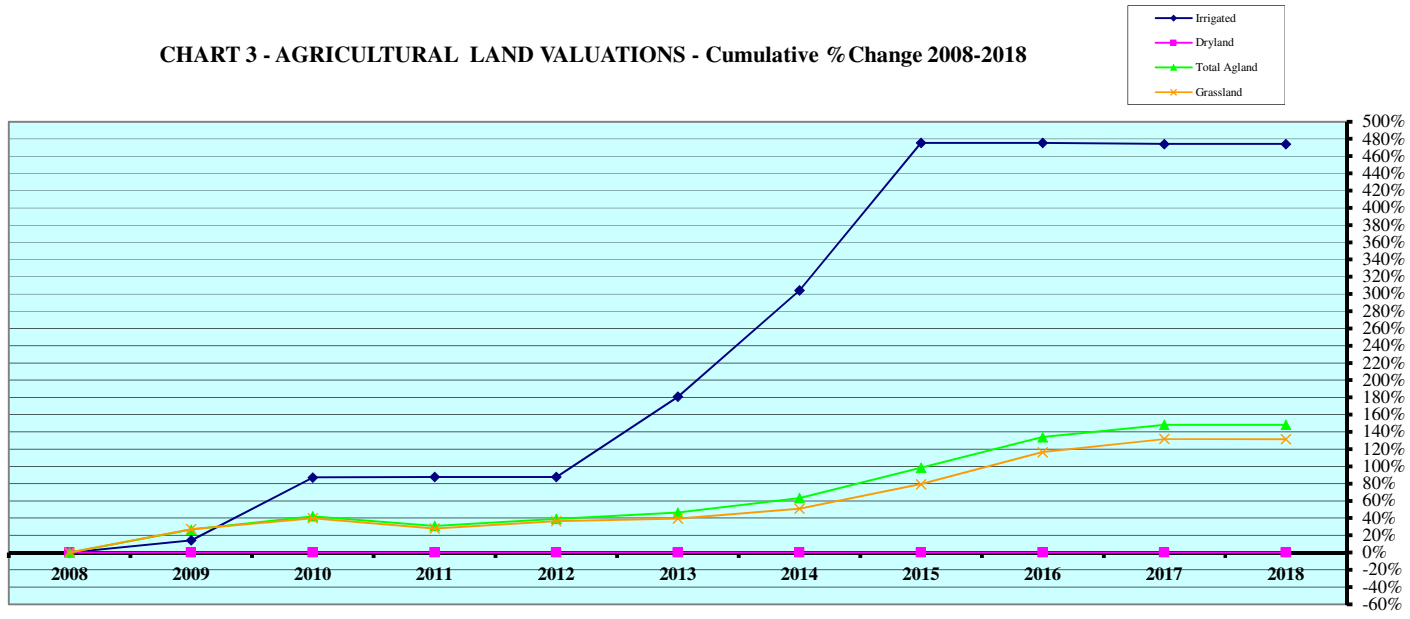
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any 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# 3
County ARTHUR

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	3,971,100	--	--	--	0	--	--	--	77,406,155	--	--	--
2009	4,538,400	567,300	14.29%	14.29%	0	0			98,535,030	21,128,875	27.30%	27.30%
2010	7,431,630	2,893,230	63.75%	87.14%	0	0			108,255,975	9,720,945	9.87%	39.85%
2011	7,453,887	22,257	0.30%	87.70%	0	0			99,029,454	-9,226,521	-8.52%	27.93%
2012	7,453,887	0	0.00%	87.70%	0	0			105,630,888	6,601,434	6.67%	36.46%
2013	11,152,400	3,698,513	49.62%	180.84%	0	0			107,919,999	2,289,111	2.17%	39.42%
2014	16,046,658	4,894,258	43.89%	304.09%	0	0			116,802,148	8,882,149	8.23%	50.90%
2015	22,846,026	6,799,368	42.37%	475.31%	0	0			138,840,233	22,038,085	18.87%	79.37%
2016	22,846,026	0	0.00%	475.31%	0	0			167,569,063	28,728,830	20.69%	116.48%
2017	22,796,865	-49,161	-0.22%	474.07%	0	0			179,395,893	11,826,830	7.06%	131.76%
2018	22,796,865	0	0.00%	474.07%	0	0			179,329,066	-66,827	-0.04%	131.67%

Rate Ann.%chg: Irrigated Dryland Grassland

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	41,410	--	--	--	0	--	--	--	81,418,665	--	--	--
2009	41,410	0	0.00%	0.00%	0	0			103,114,840	21,696,175	26.65%	26.65%
2010	41,410	0	0.00%	0.00%	0	0			115,729,015	12,614,175	12.23%	42.14%
2011	39,121	-2,289	-5.53%	-5.53%	0	0			106,522,462	-9,206,553	-7.96%	30.83%
2012	39,121	0	0.00%	-5.53%	0	0			113,123,896	6,601,434	6.20%	38.94%
2013	39,121	0	0.00%	-5.53%	7,215	7,215			119,118,735	5,994,839	5.30%	46.30%
2014	39,121	0	0.00%	-5.53%	7,215	0	0.00%		132,895,142	13,776,407	11.57%	63.22%
2015	39,121	0	0.00%	-5.53%	0	-7,215	-100.00%		161,725,380	28,830,238	21.69%	98.63%
2016	39,121	0	0.00%	-5.53%	0	0			190,454,210	28,728,830	17.76%	133.92%
2017	39,121	0	0.00%	-5.53%	0	0			202,231,879	11,777,669	6.18%	148.39%
2018	39,121	0	0.00%	-5.53%	0	0			202,165,052	-66,827	-0.03%	148.30%

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 County

Rate Ann.%chg: Total Agric Land

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	3,971,100	11,346	350			0	0				77,406,155	441,871	175		
2009	4,538,400	11,346	400	14.29%	14.29%	0	0				98,537,260	441,871	223	27.30%	27.30%
2010	7,431,630	11,346	655	63.75%	87.14%	0	0				108,255,975	441,861	245	9.87%	39.86%
2011	7,453,887	11,380	655	0.00%	87.14%	0	0				99,029,785	440,130	225	-8.16%	28.44%
2012	7,453,887	11,380	655	0.00%	87.14%	0	0				105,754,800	440,645	240	6.67%	37.00%
2013	11,152,400	11,152	1,000	52.67%	185.71%	0	0				107,910,340	440,450	245	2.08%	39.86%
2014	16,046,658	10,879	1,475	47.50%	321.43%	0	0				116,802,148	440,762	265	8.16%	51.27%
2015	22,846,026	10,879	2,100	42.37%	500.00%	0	0				138,840,233	440,762	315	18.87%	79.82%
2016	22,846,026	10,879	2,100	0.00%	500.00%	0	0				167,569,063	440,971	380	20.63%	116.92%
2017	22,796,865	10,856	2,100	0.00%	500.00%	0	0				179,395,893	440,776	407	7.11%	132.33%
2018	22,796,865	10,856	2,100	0.00%	500.00%	0	0				179,385,925	440,752	407	0.00%	132.33%

Rate Annual %chg Average Value/Acre: 19.62%

8.80%

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	41,410	4,141	10			0	0				81,418,665	457,358	178		
2009	41,410	4,141	10	0.00%	0.00%	0	0				103,117,070	457,358	225	26.65%	26.65%
2010	41,410	4,141	10	0.00%	0.00%	0	0				115,729,015	457,348	253	12.23%	42.14%
2011	39,121	3,911	10	0.03%	0.03%	0	0				106,522,793	455,421	234	-7.57%	31.39%
2012	39,121	3,911	10	0.00%	0.03%	0	0				113,247,808	455,936	248	6.19%	39.53%
2013	39,121	3,911	10	0.00%	0.03%	0	0				119,101,861	455,513	261	5.27%	46.88%
2014	39,121	3,911	10	0.00%	0.03%	0	0				132,887,927	455,552	292	11.57%	63.86%
2015	39,121	3,911	10	0.00%	0.03%	0	0				161,725,380	455,552	355	21.70%	99.42%
2016	39,121	3,911	10	0.00%	0.03%	0	0				190,454,210	455,761	418	17.71%	134.74%
2017	39,121	3,911	10	0.00%	0.03%	0	0				202,231,879	455,543	444	6.23%	149.37%
2018	39,121	3,911	10	0.00%	0.03%	0	0				202,221,911	455,518	444	0.00%	149.38%

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ARTHUR

Rate Annual %chg Average Value/Acre: 9.57%

(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
Agland 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
460	ARTHUR	6,094,561	1,071,556	214,780	5,256,811	5,043,194	0	0	202,165,052	7,034,615	2,836,379	0	229,716,948
cnty sectorvalue % of total value:		2.65%	0.47%	0.09%	2.29%	2.20%			88.01%	3.06%	1.23%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
117	ARTHUR	247,332	84,920	1,695	3,200,305	678,290	0	0	0	0	0	0	4,212,542
25.43%	%sector of county sector	4.06%	7.92%	0.79%	60.88%	13.45%							1.83%
	%sector of municipality	5.87%	2.02%	0.04%	75.97%	16.10%							100.00%
117	Total Municipalities	247,332	84,920	1,695	3,200,305	678,290	0	0	0	0	0	0	4,212,542
25.43%	%all municip.sectors of cnty	4.06%	7.92%	0.79%	60.88%	13.45%							1.83%

Total Real Property Sum Lines 17, 25, & 30	Records : 1,121	Value : 222,628,673	Growth 327,965	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	12	33,775	4	722	5	9,165	21	43,662	
02. Res Improve Land	82	316,850	12	100,649	10	63,255	104	480,754	
03. Res Improvements	84	2,817,305	14	1,019,565	13	911,040	111	4,747,910	
04. Res Total	96	3,167,930	18	1,120,936	18	983,460	132	5,272,326	48,890
% of Res Total	72.73	60.09	13.64	21.26	13.64	18.65	11.78	2.37	14.91
05. Com UnImp Land	11	36,250	1	3,550	1	7,098	13	46,898	
06. Com Improve Land	21	78,550	3	12,768	2	28,793	26	120,111	
07. Com Improvements	21	563,490	3	245,145	2	4,067,550	26	4,876,185	
08. Com Total	32	678,290	4	261,463	3	4,103,441	39	5,043,194	0
% of Com Total	82.05	13.45	10.26	5.18	7.69	81.37	3.48	2.27	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	96	3,167,930	18	1,120,936	18	983,460	132	5,272,326	48,890
% of Res & Rec Total	72.73	60.09	13.64	21.26	13.64	18.65	11.78	2.37	14.91
Com & Ind Total	32	678,290	4	261,463	3	4,103,441	39	5,043,194	0
% of Com & Ind Total	82.05	13.45	10.26	5.18	7.69	81.37	3.48	2.27	0.00

17. Taxable Total	128	3,846,220	22	1,382,399	21	5,086,901	171	10,315,520	48,890
% of Taxable Total	74.85	37.29	12.87	13.40	12.28	49.31	15.25	4.63	14.91

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

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	3	0	1	4

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	65,083	827	173,279,496	828	173,344,579
28. Ag-Improved Land	0	0	2	75,629	116	29,302,205	118	29,377,834
29. Ag Improvements	0	0	2	50,525	120	9,540,215	122	9,590,740

30. Ag Total				950	212,313,153
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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	0	0.00	0	1	1.00	3,000	
33. HomeSite Improvements	0	0.00	0	1	0.00	35,880	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	5.00	2,750	
37. FarmSite Improvements	0	0.00	0	2	0.00	14,645	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	1	4.01	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	7	7.00	21,000	7	7.00	21,000	
32. HomeSite Improv Land	97	97.00	291,000	98	98.00	294,000	
33. HomeSite Improvements	98	0.00	6,863,275	99	0.00	6,899,155	181,340
34. HomeSite Total				106	105.00	7,214,155	
35. FarmSite UnImp Land	6	24.00	13,200	6	24.00	13,200	
36. FarmSite Improv Land	111	408.47	224,659	113	413.47	227,409	
37. FarmSite Improvements	116	0.00	2,676,940	118	0.00	2,691,585	97,735
38. FarmSite Total				124	437.47	2,932,194	
39. Road & Ditches	357	2,090.74	0	358	2,094.75	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				230	2,637.22	10,146,349	279,075

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. 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	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	21.85	0.20%	45,885	0.20%	2,100.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	475.64	4.38%	998,844	4.38%	2,100.00
50. 3A	2,532.78	23.33%	5,318,838	23.33%	2,100.00
51. 4A1	3,276.84	30.19%	6,881,364	30.19%	2,100.00
52. 4A	4,548.54	41.90%	9,551,934	41.90%	2,100.00
53. Total	10,855.65	100.00%	22,796,865	100.00%	2,100.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	308.18	0.07%	125,428	0.07%	407.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	774.59	0.18%	315,258	0.18%	407.00
68. 3G	17,634.10	4.00%	7,177,078	4.00%	407.00
69. 4G1	37,556.52	8.52%	15,285,503	8.52%	407.00
70. 4G	384,342.90	87.23%	156,427,551	87.23%	407.00
71. Total	440,616.29	100.00%	179,330,818	100.00%	407.00
Irrigated Total	10,855.65	2.38%	22,796,865	11.28%	2,100.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	440,616.29	96.76%	179,330,818	88.70%	407.00
72. Waste	3,911.00	0.86%	39,121	0.02%	10.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	455,382.94	100.00%	202,166,804	100.00%	443.95

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	10,855.65	22,796,865	10,855.65	22,796,865
77. Dry Land	0.00	0	0.00	0	0.00	0	0.00	0
78. Grass	0.00	0	331.60	134,962	440,284.69	179,195,856	440,616.29	179,330,818
79. Waste	0.00	0	0.00	0	3,911.00	39,121	3,911.00	39,121
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	331.60	134,962	455,051.34	202,031,842	455,382.94	202,166,804

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	10,855.65	2.38%	22,796,865	11.28%	2,100.00
Dry Land	0.00	0.00%	0	0.00%	0.00
Grass	440,616.29	96.76%	179,330,818	88.70%	407.00
Waste	3,911.00	0.86%	39,121	0.02%	10.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	455,382.94	100.00%	202,166,804	100.00%	443.95

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 Arthur	12	33,775	82	316,850	84	2,817,305	96	3,167,930	1,000
83.2 Rural	9	9,887	22	163,904	27	1,930,605	36	2,104,396	47,890
84 Residential Total	21	43,662	104	480,754	111	4,747,910	132	5,272,326	48,890

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Arthur	11	36,250	21	78,550	21	563,490	32	678,290	0
85.2	Rural	2	10,648	5	41,561	5	4,312,695	7	4,364,904	0
86	Commercial Total	13	46,898	26	120,111	26	4,876,185	39	5,043,194	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	308.18	0.07%	125,428	0.07%	407.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	774.59	0.18%	315,258	0.18%	407.00
92. 3G	17,634.10	4.00%	7,177,078	4.00%	407.00
93. 4G1	37,556.52	8.52%	15,285,503	8.52%	407.00
94. 4G	384,342.90	87.23%	156,427,551	87.23%	407.00
95. Total	440,616.29	100.00%	179,330,818	100.00%	407.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
Grass Total	440,616.29	100.00%	179,330,818	100.00%	407.00
CRP Total					
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total					
114. Market Area Total	440,616.29	100.00%	179,330,818	100.00%	407.00

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

03 Arthur

	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	5,256,811	5,272,326	15,515	0.30%	48,890	-0.63%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	7,034,615	7,214,155	179,540	2.55%	181,340	-0.03%
04. Total Residential (sum lines 1-3)	12,291,426	12,486,481	195,055	1.59%	230,230	-0.29%
05. Commercial	5,043,194	5,043,194	0	0.00%	0	0.00%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	5,043,194	5,043,194	0	0.00%	0	0.00%
08. Ag-Farmsite Land, Outbuildings	2,836,379	2,932,194	95,815	3.38%	97,735	-0.07%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	2,836,379	2,932,194	95,815	3.38%	97,735	-0.07%
12. Irrigated	22,796,865	22,796,865	0	0.00%		
13. Dryland	0	0	0			
14. Grassland	179,329,066	179,330,818	1,752	0.00%		
15. Wasteland	39,121	39,121	0	0.00%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	202,165,052	202,166,804	1,752	0.00%		
18. Total Value of all Real Property (Locally Assessed)	222,336,051	222,628,673	292,622	0.13%	327,965	-0.02%

2019 Assessment Survey for Arthur County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$19,950
7.	Adopted budget, or granted budget if different from above:
	Same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$10,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$4,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,300
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$2,500

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes, gWorks. The county received a bid to map the village, and will look at budgeting for implementation next year.
6.	Is GIS available to the public? If so, what is the web address?
	www.arthur.gworks.com
7.	Who maintains the GIS software and maps?
	gWorks
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	Zoning was implemented in 1999, with the exception of the Village of Arthur.

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Service is hired by the county for pickup work and for the six-year inspection and review cycle.
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, Stanard Appraisal Service is hired by the county for appraisal and listing services.
2.	If so, is the appraisal or listing service performed under contract?
	Not currently.
3.	What appraisal certifications or qualifications does the County require?
	The county requires appraisal knowledge and experience, familiarity with CAMA system, and knowledge of the county itself.
4.	Have the existing contracts been approved by the PTA?
	Not at this time.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The appraiser will review all data obtained with the county assessor and may make recommendations; however, final value estimates are determined by the county assessor.

2019 Residential Assessment Survey for Arthur County

1.	Valuation data collection done by:						
	The county assessor and a contracted appraiser.						
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>There are no unique definable characteristics that would warrant the use of more than one valuation grouping.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings - structures located on rural parcels throughout the county</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	There are no unique definable characteristics that would warrant the use of more than one valuation grouping.	AG	Outbuildings - structures located on rural parcels throughout the county
<u>Valuation Group</u>	<u>Description of unique characteristics</u>						
1	There are no unique definable characteristics that would warrant the use of more than one valuation grouping.						
AG	Outbuildings - structures located on rural parcels throughout the county						
3.	List and describe the approach(es) used to estimate the market value of residential properties.						
	The cost approach is used to determined residential property values in the county. Sales will be utilized in the development of a depreciation table for those properties. Since there are few residential sales in this county other approaches to value would not be meaningful.						
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?						
	Depreciation tables are set when the contracted appraisal company builds the costing models for the county.						
5.	Are individual depreciation tables developed for each valuation group?						
	N/A						
6.	Describe the methodology used to determine the residential lot values?						
	Lot values are set at \$3,000 per residential lot, regardless of the size of the lot. There are several large acreages on the outskirts of Arthur that have a varying acre breakdown. The first acre is \$3,000, and the 2nd through 9th acre are \$500, with any extra land over 10 acres valued at \$315 per acre.						
7.	How are rural residential site values developed?						
	Rural residential site values are developed based on the lot value within the village of Arthur.						
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?						
	There are no vacant lots being held for sale or resale in Arthur County. If there were they would be valued the same as the vacant lots.						

9.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2017	2017	2012	2017
	AG	2011	2011	2012	2011

A lot value study was done to complete the reappraisal.

2019 Commercial Assessment Survey for Arthur County

1.	Valuation data collection done by:													
	The county assessor and contracted appraiser.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>There are no unique definable characteristics that would warrant the use of more than one valuation grouping.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	There are no unique definable characteristics that would warrant the use of more than one valuation grouping.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	There are no unique definable characteristics that would warrant the use of more than one valuation grouping.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Primarily the cost approach is used to value commercial property in the county. There are not enough sales to utilize a sales comparison approach and meaningful income and expense information is not available.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	A contract appraiser will be hired to properly value those properties considered to be unique commercial properties.													
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?													
	Depreciation tables are developed based on local market experience and information provided by the contracted appraiser.													
5.	Are individual depreciation tables developed for each valuation grouping?													
	N/A													
6.	Describe the methodology used to determine the commercial lot values.													
	Vacant lot sales are rare, but values are primarily relied on experience and information provided by the contracted appraiser in valuing similar lots in counties similar to Arthur County. A standard per lot value is placed on every lot.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>				<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	2017	2017	2011	2017
<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	2017	2017	2011	2017										

2019 Agricultural Assessment Survey for Arthur County

1.	Valuation data collection done by:							
	The county assessor.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Arthur County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-seven percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Arthur County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-seven percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.	2017	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Arthur County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-seven percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.	2017						
	The county assessor works very closely with the local NRD annually to monitor irrigated acres throughout the county.							
3.	Describe the process used to determine and monitor market areas.							
	N/A							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	This area is primarily ranch land. Small acreages that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. Non-agricultural influences have not been identified that would cause a parcel to be considered recreational.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	The value is the same as market differences cannot be identified.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	N/A							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
	<i><u>If your county has special value applications, please answer the following</u></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

2018 Plan of Assessment for Arthur County
Assessment Years 2019, 2020, 2021
June 15, 2018

Plan of Assessment Requirements

Pursuant to Neb Laws 2005, LB263, Section 9, on or before June 15 of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The assessment plan shall indicate classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 of each year, the assessor may amend the assessment plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation by October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 75% of actual value for agricultural land and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Arthur County

Per the 2018 County Abstract, Arthur County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	130	12%	2%
Commercial	39	3%	2%
Agricultural	948	85%	96%

There is approximately 455,419 vacant acres in Arthur County and only about 3% of that is irrigated. I would estimate there will be approximately 3 building permits filed for new construction and additions.

Current Resources/Staff/Training

- A. The 2018-19 budget has not been prepared. I will probably ask for about the same amount of money this fiscal year or maybe a little less. The cost of the software program increases annually.

- B. I am required to get 60 hours of continuing education as set out in REG.71-0062A. Most of the hours are obtained at workshops and meetings. I am an ex-officio County Official. I have no office help right now. I have been in office since January 1981. Since I am the only one in the office, the county hires Stanard Appraisal to assist with the appraisal work.
- C. I have contracted with GIS Workshop to provide support services and maintenance for Arthur County. We have Assessor GIS and WebGIS services. GIS Workshop has made county information more accessible to everyone since it is on the web. GIS Workshop will build out the Village of Arthur in June or July of 2018.
- D. New property record cards for all classes of property were put into use in 2004. New record cards are not in place at this time but I will be replacing all record cards in the near future. The record cards contain information pertaining to the property.

Current Assessment Procedures for Real Property

- A. Discover, List & Inventory: I am also county clerk. I handle the real estate transfer statements that are filed with the deeds. So I am immediately able to change ownership on the record cards. Building permits are reviewed as well as phone calls made to the buyers or sellers. I also visit with real estate agents or an abstracter about some of the sales.
- B. Data Collection: I sometimes inspect the property that has been sold. More often I visit with the buyer to find the condition and quality of the property they purchased and make sure it is an arm's length transaction.
- C. Review assessment sales ratio studies before assessment actions: I consistently work with the field liaison, Kevin Tighe, on the analysis of the assessment sales ratio studies. I review preliminary statistics to help me determine what the values should be. Darrel Stanard, Kevin Tighe and myself visited the hog facility in Arthur Co. this Spring to see if any updates needed to be made.
- D. Approaches to Value: The cost approach to value is the only approach that seems feasible to use in Arthur County.

Notice of value changes were sent by the 1st of June, 2018. I publish in the local paper when homestead exemption and personal property schedules are due. I follow up with a reminder by phone. A complete physical review was completed and implemented this year. Record Cards are updated every year with the current values listed. Real Estate Transfer Statements are sent monthly.

Level of Value, Quality and Uniformity for Assessment Year 2019:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	101.34	5.08	102.66
Commercial	N/A	N/A	N/A

Commercial	N/A	N/A	N/A
Agriculture	75%	7.40	99.47

Assessment Actions Planned for Assessment Year 2019

Residential: Sales will be reviewed. I plan on reviewing the properties that have been sold. All residential properties were reviewed by Stanard Appraisal in the fall of 2017.. The data entry was completed and the new values were applied in 2018. I will continue to do the annual pick up work. I used the June 2017 cost tables for 2018 values. I plan on looking at lot values and acreage land values.

Commercials: There are minimal commercial properties in Arthur County. I will continue to do the pick-up work with the help of an appraisal firm. We implemented the new cost table and depreciation tables in 2018. I plan on reviewing the commercial lot values.

Agricultural: Sales will be reviewed. The field liaison will help me gather information from surrounding counties to expand the sales base for Arthur County if necessary. Property record cards will be kept current. GIS Workshop will help Arthur County keep the agricultural parcels updated and current as far as land splits, ownership and land use. I plan on reviewing home site and farm sites.

I also hope to have Arthur County's Real Property Valuation Methodology in place in 2019.

Assessment Actions Planned for Assessment Year 2020

Residential: The sales will be reviewed. Annual pick up work will be done by the county assessor and an appraisal firm.

Commercials: Pick up work will be done by the assessor and an appraisal firm. The new cost tables and depreciation tables were in place in 2018.

Agricultural: Sales will be reviewed. Surrounding counties sales will be used if necessary to expand the sales base. Property record cards will be kept current. GIS Workshop will help keep the agricultural parcels updated and current as far as land splits, ownership and land use.

Assessment Actions Planned for Assessment Year 2021

Residential: Sales will be reviewed. Pick up work will be done by the assessor and an appraisal firm. Building permits will be reviewed. Physical inspection information and updates will be applied .

Commercials: Pick up work will be done. Sales will be reviewed. Physical inspection data will be applied and ready for the 2021 abstract.

Agricultural: Sales will be reviewed. I will work with the field liaison to expand the sales files with sales from surrounding counties. GIS Workshop will help keep the agricultural parcels updated and current.

Other functions performed by the Assessor's Office

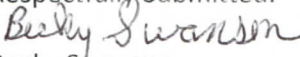
1. Record maintenance, mapping updates and ownership changes

2. Annually prepare and file the administrative reports required by law/regulation
 - a. Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annually value update with abstract
 - d. Certification of value to political subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied
 - h. Report exempt properties
 - i. Annual Plan of Assessment Report
3. Personal Property-administer annual filing of all personal property schedules.
4. Permissive Exemptions: Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Homestead Exemptions-Administer the annual filings of applications of homesteads, notify taxpayers and assist taxpayers with the paperwork.
6. Centrally Assessed-Review valuations as certified by PA&T for public service entities, establish assessment records and tax billing for tax list.
7. Tax District and Tax Rates- Manage school district and other tax entity boundary changes as necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
8. Tax Lists-prepare and certify tax lists to county treasurer for real, personal and centrally assessed properties.
9. Tax List Corrections-prepare tax list correction documents for county board approval.
10. County Board of Equalization-attend board of equalization meetings for valuation protests; assemble and provide information.
11. Education-Attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain certification.

Conclusion

I have been using Stanard Appraisal to help with Arthur County's pick-up work and physical review of Arthur County. I have no office help at this time so it is difficult for me to get out in the field for any length of time.

Respectfully Submitted:


Becky Swanson
Arthur Co. Assessor
06/15/2018