

NEBRASKA

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DEPARTMENT OF REVENUE

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

BANNER 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 Banner 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 Banner 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: Bernice Huffman, Banner 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.

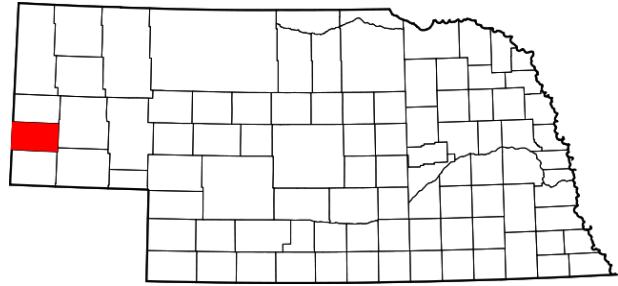
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

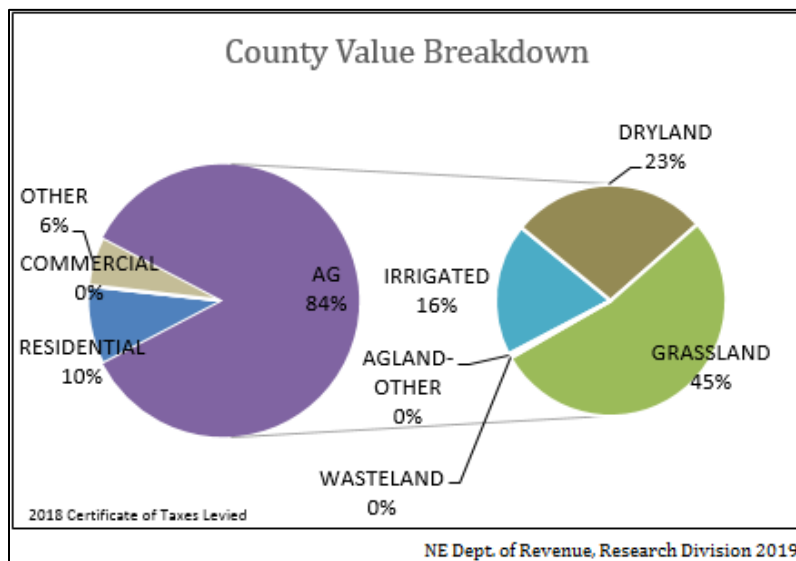
**Further information may be found in Exhibit 94*

County Overview

With a total area of 742 square miles, Banner County has 798 residents, per the Census Bureau Quick Facts for 2017, reflecting a 7% population increase over the 2010 US Census. Reports indicate that 68% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$78,026 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Banner County are evenly disbursed in rural locations around the county. According to the latest information available from the U.S. Census Bureau, there are seven employer establishments with total employment of 33 people.



Agricultural land contributes the majority of value to the county, with grassland making up the majority of the land in the county. Banner County is included in the North Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Banner County ranks sixth in both wheat for grain and winter wheat for grain, seventh in dry edible beans, and ninth in bison (USDA AgCensus).

2019 Residential Correlation for Banner County

Assessment Actions

For assessment year 2019, the county assessor reviewed all improvements in rural Ranges 58 W and 53 W of the Public Land Survey System and took new photographs of improvements within the village of Harrisburg. Pick-up work was completed, and a review of the statistical profile did not indicate any changes that would benefit either the class as a whole or subclass at this time.

Assessment Practice Review

The annual comprehensive review of assessment practices is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

Several areas are reviewed to ensure that all available qualified sales are utilized and submitted in a timely manner. A review of Banner County's timeliness of sales submission indicates that sales were received by the Property Assessment Division (Division) only four times. Further examination reveals that the prior assessor stated that she had sent sales information to the File Transfer Protocol (ftp) site each month, but was not sure that her e-mail (that operates via Google Chrome® rather than Outlook®) notified the Division. This was discussed with the new county assessor and a procedure for monthly submission and notification will be followed. An audit of the county's Assessed Value Update (AVU) records showed that all but one of the records reviewed were accurately reported—and this sale had a 2017 value that was subsequently corrected.

An inspection of the non-qualified sales was also undertaken to ensure that the county assessor has supported and documented the grounds for disqualification. All non-qualified sales were documented with compelling reasons for their exclusion.

Valuation groups are another area reviewed. The two valuation groups for the residential property class are based on Assessor Location and summarize the residential market—either the property lies within the village of Harrisburg, or the property is rural.

Another part of the assessment practices review was the examination of the six-year inspection and review cycle. The prior county assessor conducted the physical inspections of all improvements within a Range (e.g., R58 W, R 53 W). At least one Range (and at times two) were reviewed per assessment year. All rural improvements have been inspected, and the cost index date is 2017. The county is in compliance with the six-year physical review. However, it is believed that assessment processes can be improved by a review with the new county assessor of data listing coupled with quality and condition determination.

2019 Residential Correlation for Banner County

Lot values in the village of Harrisburg are based on the cost of a well, sewer and septic system since the village has no utilities. These are similar to those of the rural home sites. The last lot value study was undertaken in 2010 and will be examined for 2020.

The previous county assessor had no formal written valuation methodology, but did write down instructions to assist the new county assessor.

Description of Analysis

Two Valuation Groups for the residential property class have been established, based entirely on assessor location.

Valuation Group	Description
10	Harrisburg—all residential parcels within the village of Harrisburg.
80	All rural residential parcels—i.e., all parcels outside of the village of Harrisburg.

The low number of qualified sales shown by the statistical profile—six—indicates that there is not an active, viable residential market within the county. As illustrated by the “County Value Breakdown” chart in the County Overview section, residential property constitutes only 10% of all county value (agricultural land accounts for 84%, and commercial is less than 1%). Of the six sales, their occurrence is evenly divided between the sale study years. By valuation group, the sales are evenly divided.

Further review of the six sales reveals that only one sale is within acceptable range (book 32, page 394). Of the remaining five, two are below 80% and three are above 100%. Thus, the median is not reliable. This can be further illustrated by the more than 60 point range of the 95% Median Confidence Interval.

An examination of the Chart 2 Real Property & Growth Valuations for Banner and other Panhandle counties with similar residential property proportion to total value is displayed in the following table:

County	% Residential of Total County Value	10 Year Annual % Chg w/o Growth
4 Banner	10%	7.41%
25 Deuel	17%	2.10%
35 Garden	11%	0.58%
81 Sheridan	15%	2.5%
83 Sioux	9%	4.0%

Banner County’s valuations over the last ten years have been greater than those of other Panhandle counties with a smaller proportion of residential value compared to total county value. The largest

2019 Residential Correlation for Banner County

increase was noted in 2016, and a comparison of the abstracts for 2015 to 2016 indicates 45 more parcels listed as Residential Unimproved land. The increase is also based on assessment actions that included an updated cost index of 2014 (previously dated 2010), and increasing the home site value by 33% (that was applied to Harrisburg as well, since there are no public utilities). Excluding the major increase of that year, still leaves Banner County keeping pace with residential property valuation compared to its Panhandle counterparts.

Equalization and Quality of Assessment

All lots in the village of Harrisburg are treated similar to their rural counterparts, since there are no public utilities within Harrisburg (the home site values are the same).

There is no apparent bias in the treatment of sold or unsold properties within the county, and all have been valued with the same cost index. Land and lot values are consistent between the rural residential and those within Harrisburg. Therefore, it is believed that Banner County adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	3	123.61	103.10	85.15	17.85	121.08
80	3	92.56	92.94	88.86	13.53	104.59
____ALL____	6	102.24	98.02	87.02	21.98	112.64

Level of Value

Based on analysis of all available information, Banner County has achieved the statutory level of value of 100% for the residential property class.

2019 Commercial Correlation for Banner County

Assessment Actions

The only assessment actions taken to address commercial property in 2019 was the updated review of the Banner County Bank since this is the only commercial property within the village of Harrisburg.

Assessment Practice Review

The annual comprehensive review of assessment practices is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

Several areas are reviewed to ensure that all available qualified sales are utilized and submitted in a timely manner. A review of Banner County's timeliness of sales submission indicates that sales were received by the Property Assessment Division (Division) only four times. There were no non-qualified commercial sales, and therefore an inspection of the non-qualified sales was not undertaken.

The two valuation groups, based solely on assessor location, are logically established to describe commercial property in Banner County. That is, either the commercial property is located in the village of Harrison, or it is rural.

Another part of the assessment practices review was the examination of the six-year inspection and review cycle. The prior county assessor conducted the physical inspections of all improvements within a Range (e.g. Range West of the Public Land Survey System). At least one Range (and at times two) were reviewed per assessment year. All rural improvements have been inspected, and the cost index date is 2017.

The previous assessor had no formal written valuation methodology, but did write down instructions to assist the new assessor.

Description of Analysis

Commercial property is classified into two Valuation Groups, although only one commercial property is located within Valuation Group 10 (Harrisburg).

2019 Commercial Correlation for Banner County

Valuation Group	Description
10	Commercial parcels within the village of Harrisburg.
80	Rural—all remaining commercial parcels not within the village of Harrisburg.

There are only eight commercial parcels within Banner County. Only two have occupancy codes (the bank and the re-opened café). The remaining six consist of a closed wrecking yard, Wyrulec sites and a communications tower.

The statistical profile indicates no qualified commercial sales occurring during the three-year timeframe of the sales study, and review of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report indicate no changes to the commercial base.

Equalization and Quality of Assessment

For measurement purposes, there are no commercial sales available. The assessment practices including the recent review of the only commercial parcel in Harrisburg indicate nothing that would suggest commercial property is not in compliance with generally accepted mass appraisal techniques.

Level of Value

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

2019 Agricultural Correlation for Banner County

Assessment Actions

Actions to address agricultural land for the current assessment year included decreasing the value of the four highest dry Land Capability Groups (LCG's) by 7%. Land use was updated by taxpayer response to questionnaires and personal interview with those who came to the assessor's office.

Assessment Practice Review

The annual comprehensive review of assessment practices is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

Several areas are reviewed to ensure that all available qualified sales are utilized and submitted in a timely manner. A review of Banner County's timeliness of sales submission indicates that sales were received by the Division only four times. Further examination reveals that the prior assessor stated that she had sent sales information to the File Transfer Protocol (ftp) site each month, but was not sure that her email (that operates via Google Chrome® rather than Outlook®) notified the Property Assessment Division (Division). This was discussed with the new assessor and a procedure for monthly submission and notification will be followed. This was corrected for assessment year 2019 by submission of an early Assessed Value Update (AVU) that was checked for accuracy.

An inspection of the non-qualified sales will be followed to ensure that the assessor has supported and documented the grounds for disqualification. The qualification review indicated that there was a considerably low usability of agricultural sales. Further examination revealed that most of the non-qualified agricultural sales (about 90%) consisted of family sales, name changes, mineral interests, foreclosure, corrective deeds or easements. These were documented and it is believed that no apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property. An audit of the county's Assessed Value Update (AVU) records showed that all but one of the records reviewed were accurately reported—and this sale had a 2017 value that was subsequently corrected.

Banner County has determined that there is only one agricultural market area, and currently has no sale evidence that would indicate the existence of an additional market area.

Another part of the assessment practices review was the examination of the six-year inspection and review cycle. The prior county assessor conducted the physical inspections of all improvements within a Range (e.g., Range West of the Public Land Survey System). At least one Range (and at times two) were reviewed per assessment year. All rural improvements have been inspected, and the cost index date is 2017.

2019 Agricultural Correlation for Banner County

Site values are as follows: The home site acre is at \$10,000 the farm site acre at \$1,000 and non-improved site acres are at \$500 per acre. The last site study was in 2010, and will be examined for 2020.

The previous assessor had no formal written valuation methodology, but did write down instructions to assist the new assessor.

Description of Analysis

The Banner County assessor utilizes one agricultural market area to value agricultural land. The three adjoining counties—Scotts Bluff, Morrill and Kimball—have multiple market areas.

Agricultural land in Banner County consists of about 66% grassland (of which 12% is actually land enrolled in Conservation Reserve Program (CRP), approximately 5% irrigated and 27% dryland—the remainder is wasteland and other agricultural land.

The agricultural land statistical profile is comprised of 39 sales deemed qualified by the county assessor. Two of the three measures of central tendency are within acceptable range (the median and the mean). The Coefficient of Dispersion (COD) at 14% supports the median measure. By 80% Majority Land Use (MLU), the sales appear to be divided by grassland (14) and dryland (12). However, of the grassland sales, eight are actually 80% MLU grassland at 72%; two are CRP and the remainder are a combination of grassland and CRP. The current year's assessment actions of lowering the top four dryland LCG's by 7% produce 12 qualified sales with a median of 72%. The eight grassland sales indicate a median of 73% but constitute too small a sample for realistic measurement purposes. Further, a review of the Banner County 2019 Average Acre Value Comparison (in the appendices) shows that Banner's grassland values reflect the market in comparison with its adjoining neighbors.

The 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) appears to show that irrigated land experienced a 1.74% decrease. No valuation actions were taken to address irrigated land—however, the assessor did update land use by questionnaire and personal review with taxpayers and this resulted in a reporting of approximately 460 less irrigated acres by the abstract. Schedule IX of the 2018 Abstract shows 23,937.74 total irrigated acres and Schedule IX of the 2019 Abstract shows 23,478.17 total irrigated acres.

2019 Agricultural Correlation for Banner County

Equalization and Quality of Assessment

Dwellings and outbuildings on agricultural land are valued utilizing the same cost index as the rural residential subclass. Farm home sites are valued the same as home sites within the village of Harrisburg.

As indicated in the portion of the profile of 80% MLU by Market Area below, dryland sales are well within range by the three measures of central tendency. Grassland values are equalized with neighboring counties. Therefore, it is believed that the quality of assessment of agricultural land within Banner 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	1	64.06	64.06	64.06	00.00	100.00
1	1	64.06	64.06	64.06	00.00	100.00
<u> Dry </u>						
County	14	72.41	70.17	69.02	10.55	101.67
1	14	72.41	70.17	69.02	10.55	101.67
<u> Grass </u>						
County	12	68.49	69.68	66.34	14.18	105.03
1	12	68.49	69.68	66.34	14.18	105.03
<u> ALL </u>						
	39	72.04	70.86	66.78	13.74	106.11

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Banner County is 72%.

2019 Opinions of the Property Tax Administrator for Banner 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	72	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 Banner County

Residential Real Property - Current

Number of Sales	6	Median	102.24
Total Sales Price	\$673,000	Mean	98.02
Total Adj. Sales Price	\$673,000	Wgt. Mean	87.02
Total Assessed Value	\$585,612	Average Assessed Value of the Base	\$36,481
Avg. Adj. Sales Price	\$112,167	Avg. Assessed Value	\$97,602

Confidence Interval - Current

95% Median C.I	59.74 to 125.94
95% Wgt. Mean C.I	57.22 to 116.81
95% Mean C.I	69.53 to 126.51
% of Value of the Class of all Real Property Value in the County	2.39
% of Records Sold in the Study Period	3.49
% of Value Sold in the Study Period	9.33

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	8	100	101.84
2017	8		85.56
2016	10		63.77
2015	10	100	72.27

2019 Commission Summary for Banner 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	\$22,046
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	0.07
% 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

04 Banner
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 : 6
Total Sales Price : 673,000
Total Adj. Sales Price : 673,000
Total Assessed Value : 585,612
Avg. Adj. Sales Price : 112,167
Avg. Assessed Value : 97,602

MEDIAN : 102
WGT. MEAN : 87
MEAN : 98
COD : 21.98
PRD : 112.64

COV : 27.69
STD : 27.14
Avg. Abs. Dev : 22.47
MAX Sales Ratio : 125.94
MIN Sales Ratio : 59.74

95% Median C.I. : 59.74 to 125.94
95% Wgt. Mean C.I. : 57.22 to 116.81
95% Mean C.I. : 69.53 to 126.51

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	2	117.76	117.76	116.94	04.97	100.70	111.91	123.61	N/A	46,500	54,379
01-APR-17 To 30-JUN-17	1	92.56	92.56	92.56	00.00	100.00	92.56	92.56	N/A	160,000	148,103
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	1	59.74	59.74	59.74	00.00	100.00	59.74	59.74	N/A	205,000	122,477
01-JUL-18 To 30-SEP-18	2	100.14	100.14	95.94	25.76	104.38	74.34	125.94	N/A	107,500	103,138
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	3	111.91	109.36	101.53	09.25	107.71	92.56	123.61	N/A	84,333	85,620
01-OCT-17 To 30-SEP-18	3	74.34	86.67	78.27	29.69	110.73	59.74	125.94	N/A	140,000	109,584
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	3	111.91	109.36	101.53	09.25	107.71	92.56	123.61	N/A	84,333	85,620
<u>ALL</u>	6	102.24	98.02	87.02	21.98	112.64	59.74	125.94	59.74 to 125.94	112,167	97,602

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	3	123.61	103.10	85.15	17.85	121.08	59.74	125.94	N/A	111,667	95,088
80	3	92.56	92.94	88.86	13.53	104.59	74.34	111.91	N/A	112,667	100,116
<u>ALL</u>	6	102.24	98.02	87.02	21.98	112.64	59.74	125.94	59.74 to 125.94	112,167	97,602

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	6	102.24	98.02	87.02	21.98	112.64	59.74	125.94	59.74 to 125.94	112,167	97,602
06											
07											
<u>ALL</u>	6	102.24	98.02	87.02	21.98	112.64	59.74	125.94	59.74 to 125.94	112,167	97,602

04 Banner
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 : 6
Total Sales Price : 673,000
Total Adj. Sales Price : 673,000
Total Assessed Value : 585,612
Avg. Adj. Sales Price : 112,167
Avg. Assessed Value : 97,602

MEDIAN : 102
WGT. MEAN : 87
MEAN : 98
COD : 21.98
PRD : 112.64

COV : 27.69
STD : 27.14
Avg. Abs. Dev : 22.47
MAX Sales Ratio : 125.94
MIN Sales Ratio : 59.74

95% Median C.I. : 59.74 to 125.94
95% Wgt. Mean C.I. : 57.22 to 116.81
95% Mean C.I. : 69.53 to 126.51

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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											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	6	102.24	98.02	87.02	21.98	112.64	59.74	125.94	59.74 to 125.94	112,167	97,602
Greater Than 14,999	6	102.24	98.02	87.02	21.98	112.64	59.74	125.94	59.74 to 125.94	112,167	97,602
Greater Than 29,999	6	102.24	98.02	87.02	21.98	112.64	59.74	125.94	59.74 to 125.94	112,167	97,602
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	117.76	117.76	116.94	04.97	100.70	111.91	123.61	N/A	46,500	54,379
60,000 TO 99,999	1	125.94	125.94	125.94	00.00	100.00	125.94	125.94	N/A	90,000	113,345
100,000 TO 149,999	1	74.34	74.34	74.34	00.00	100.00	74.34	74.34	N/A	125,000	92,930
150,000 TO 249,999	2	76.15	76.15	74.13	21.55	102.72	59.74	92.56	N/A	182,500	135,290
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	6	102.24	98.02	87.02	21.98	112.64	59.74	125.94	59.74 to 125.94	112,167	97,602

04 Banner
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	MEDIAN : 0	COV : 00.00	95% Median C.I. : N/A
Total Sales Price : 0	WGT. MEAN : 0	STD : 00.00	95% Wgt. Mean C.I. : N/A
Total Adj. Sales Price : 0	MEAN : 0	Avg. Abs. Dev : 00.00	95% Mean C.I. : N/A
Total Assessed Value : 0			
Avg. Adj. Sales Price : 0	COD : 00.00	MAX Sales Ratio : 00.00	
Avg. Assessed Value : 0	PRD : 00.00	MIN Sales Ratio : 00.00	

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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>											

04 Banner
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

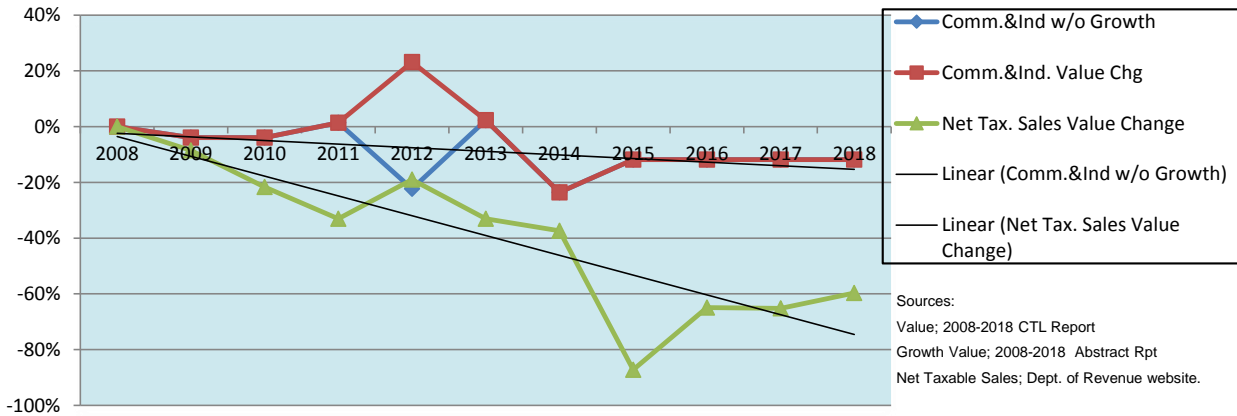
COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 00.00
MIN Sales Ratio : 00.00

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	\$ 200,074	\$ -		\$ 200,074	--	\$ 396,012	--
2009	\$ 192,215	\$ -	0.00%	\$ 192,215	-3.93%	\$ 362,315	-8.51%
2010	\$ 192,215	\$ -	0.00%	\$ 192,215	0.00%	\$ 310,125	-14.40%
2011	\$ 202,841	\$ -	0.00%	\$ 202,841	5.53%	\$ 264,995	-14.55%
2012	\$ 246,399	\$ 90,917	36.90%	\$ 155,482	-23.35%	\$ 320,865	21.08%
2013	\$ 204,690	\$ -	0.00%	\$ 204,690	-16.93%	\$ 265,283	-17.32%
2014	\$ 152,917	\$ -	0.00%	\$ 152,917	-25.29%	\$ 248,184	-6.45%
2015	\$ 176,394	\$ -	0.00%	\$ 176,394	15.35%	\$ 50,636	-79.60%
2016	\$ 176,394	\$ -	0.00%	\$ 176,394	0.00%	\$ 138,882	174.28%
2017	\$ 176,394	\$ -	0.00%	\$ 176,394	0.00%	\$ 138,007	-0.63%
2018	\$ 176,364	\$ -	0.00%	\$ 176,364	-0.02%	\$ 159,776	15.77%
Ann %chg	-1.25%			Average	-4.86%	-8.68%	6.97%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	-3.93%	-3.93%	-8.51%
2010	-3.93%	-3.93%	-21.69%
2011	1.38%	1.38%	-33.08%
2012	-22.29%	23.15%	-18.98%
2013	2.31%	2.31%	-33.01%
2014	-23.57%	-23.57%	-37.33%
2015	-11.84%	-11.84%	-87.21%
2016	-11.84%	-11.84%	-64.93%
2017	-11.84%	-11.84%	-65.15%
2018	-11.85%	-11.85%	-59.65%

County Number: 4
 County Name: Banner

04 Banner
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 : 39
Total Sales Price : 12,064,087
Total Adj. Sales Price : 12,064,087
Total Assessed Value : 8,056,833
Avg. Adj. Sales Price : 309,336
Avg. Assessed Value : 206,585

MEDIAN : 72
WGT. MEAN : 67
MEAN : 71
COD : 13.74
PRD : 106.11

COV : 17.82
STD : 12.63
Avg. Abs. Dev : 09.90
MAX Sales Ratio : 95.46
MIN Sales Ratio : 42.92

95% Median C.I. : 67.99 to 77.54
95% Wgt. Mean C.I. : 62.11 to 71.46
95% Mean C.I. : 66.90 to 74.82

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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	2	70.48	70.48	68.53	05.93	102.85	66.30	74.66	N/A	375,000	256,985
01-JAN-16 To 31-MAR-16	4	70.52	65.40	63.47	12.32	103.04	42.92	77.65	N/A	136,709	86,772
01-APR-16 To 30-JUN-16	4	65.77	67.22	61.87	11.80	108.65	55.37	81.96	N/A	929,525	575,142
01-JUL-16 To 30-SEP-16	5	82.45	83.19	87.43	06.09	95.15	72.77	95.46	N/A	109,400	95,653
01-OCT-16 To 31-DEC-16	4	70.52	65.93	70.55	12.21	93.45	45.66	77.03	N/A	291,250	205,490
01-JAN-17 To 31-MAR-17	5	63.62	63.13	62.09	15.31	101.67	48.21	86.29	N/A	464,400	288,333
01-APR-17 To 30-JUN-17	3	79.61	79.52	78.10	08.97	101.82	68.76	90.19	N/A	176,667	137,975
01-JUL-17 To 30-SEP-17	3	59.75	67.72	60.59	19.73	111.77	54.02	89.39	N/A	348,333	211,045
01-OCT-17 To 31-DEC-17	4	77.14	78.40	80.26	02.55	97.68	76.12	83.19	N/A	196,827	157,972
01-JAN-18 To 31-MAR-18	1	74.41	74.41	74.41	00.00	100.00	74.41	74.41	N/A	270,480	201,274
01-APR-18 To 30-JUN-18	4	68.90	66.78	71.42	09.96	93.50	51.20	78.12	N/A	95,591	68,273
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	15	72.77	72.49	65.44	12.85	110.77	42.92	95.46	66.30 to 81.96	370,796	242,659
01-OCT-16 To 30-SEP-17	15	68.76	68.07	65.40	16.94	104.08	45.66	90.19	54.02 to 79.61	337,467	220,713
01-OCT-17 To 30-SEP-18	9	76.12	72.79	76.82	07.62	94.75	51.20	83.19	68.65 to 78.12	160,017	122,917
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	17	72.04	71.19	66.05	13.65	107.78	42.92	95.46	63.54 to 81.96	351,584	232,228
01-JAN-17 To 31-DEC-17	15	76.12	71.40	66.62	14.98	107.18	48.21	90.19	59.75 to 83.19	312,287	208,041
<u>ALL</u>	39	72.04	70.86	66.78	13.74	106.11	42.92	95.46	67.99 to 77.54	309,336	206,585

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	39	72.04	70.86	66.78	13.74	106.11	42.92	95.46	67.99 to 77.54	309,336	206,585
<u>ALL</u>	39	72.04	70.86	66.78	13.74	106.11	42.92	95.46	67.99 to 77.54	309,336	206,585

04 Banner
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 : 39
 Total Sales Price : 12,064,087
 Total Adj. Sales Price : 12,064,087
 Total Assessed Value : 8,056,833
 Avg. Adj. Sales Price : 309,336
 Avg. Assessed Value : 206,585

MEDIAN : 72
 WGT. MEAN : 67
 MEAN : 71
 COD : 13.74
 PRD : 106.11

COV : 17.82
 STD : 12.63
 Avg. Abs. Dev : 09.90
 MAX Sales Ratio : 95.46
 MIN Sales Ratio : 42.92

95% Median C.I. : 67.99 to 77.54
 95% Wgt. Mean C.I. : 62.11 to 71.46
 95% Mean C.I. : 66.90 to 74.82

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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
<u> Dry </u>											
County	10	71.64	70.85	69.14	09.58	102.47	42.92	83.85	68.65 to 77.65	127,414	88,093
1	10	71.64	70.85	69.14	09.58	102.47	42.92	83.85	68.65 to 77.65	127,414	88,093
<u> Grass </u>											
County	9	68.99	69.73	63.51	16.44	109.79	48.21	86.29	54.02 to 82.45	242,278	153,870
1	9	68.99	69.73	63.51	16.44	109.79	48.21	86.29	54.02 to 82.45	242,278	153,870
<u> ALL </u>	39	72.04	70.86	66.78	13.74	106.11	42.92	95.46	67.99 to 77.54	309,336	206,585

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
<u> Irrigated </u>											
County	1	64.06	64.06	64.06	00.00	100.00	64.06	64.06	N/A	740,000	474,017
1	1	64.06	64.06	64.06	00.00	100.00	64.06	64.06	N/A	740,000	474,017
<u> Dry </u>											
County	14	72.41	70.17	69.02	10.55	101.67	42.92	83.85	68.65 to 77.65	147,439	101,767
1	14	72.41	70.17	69.02	10.55	101.67	42.92	83.85	68.65 to 77.65	147,439	101,767
<u> Grass </u>											
County	12	68.49	69.68	66.34	14.18	105.03	48.21	86.29	59.75 to 81.96	375,675	249,208
1	12	68.49	69.68	66.34	14.18	105.03	48.21	86.29	59.75 to 81.96	375,675	249,208
<u> ALL </u>	39	72.04	70.86	66.78	13.74	106.11	42.92	95.46	67.99 to 77.54	309,336	206,585

Banner County 2019 Average Acre Value Comparison

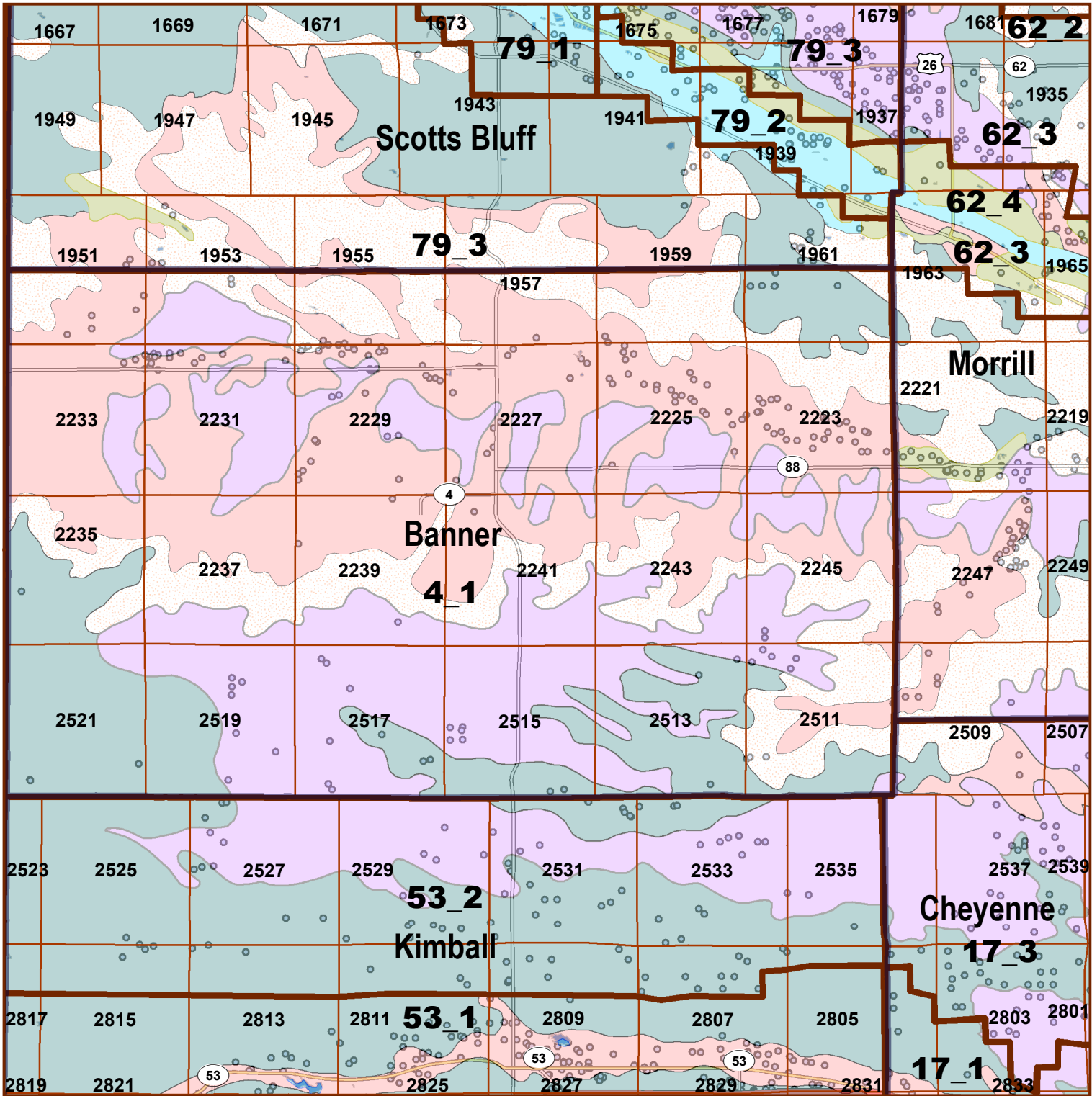
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Banner	1	n/a	2000	1900	1800	1800	1800	1600	1324	1737
ScottsBluff	3	n/a	n/a	2597	2600	2090	1630	1630	1630	2257
Morrill	3	n/a	2185	2185	2185	2080	2080	2080	2080	2134
Kimball	2	n/a	1975	1975	1625	1625	1625	1625	1500	1712

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Banner	1	n/a	495	495	475	475	450	440	420	472
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	425
Morrill	3	n/a	525	525	475	475	475	475	475	488
Kimball	2	n/a	565	525	505	415	390	350	345	453

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Banner	1	n/a	470	460	440	410	400	400	357	388
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	341
Morrill	3	n/a	460	450	410	375	375	375	375	380
Kimball	2	n/a	420	355	335	315	290	290	290	301

County	Mkt Area	CRP	TIMBER	WASTE
Banner	1	400	n/a	40
ScottsBluff	3	342	n/a	100
Morrill	3	480	n/a	34
Kimball	2	364	n/a	n/a

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.



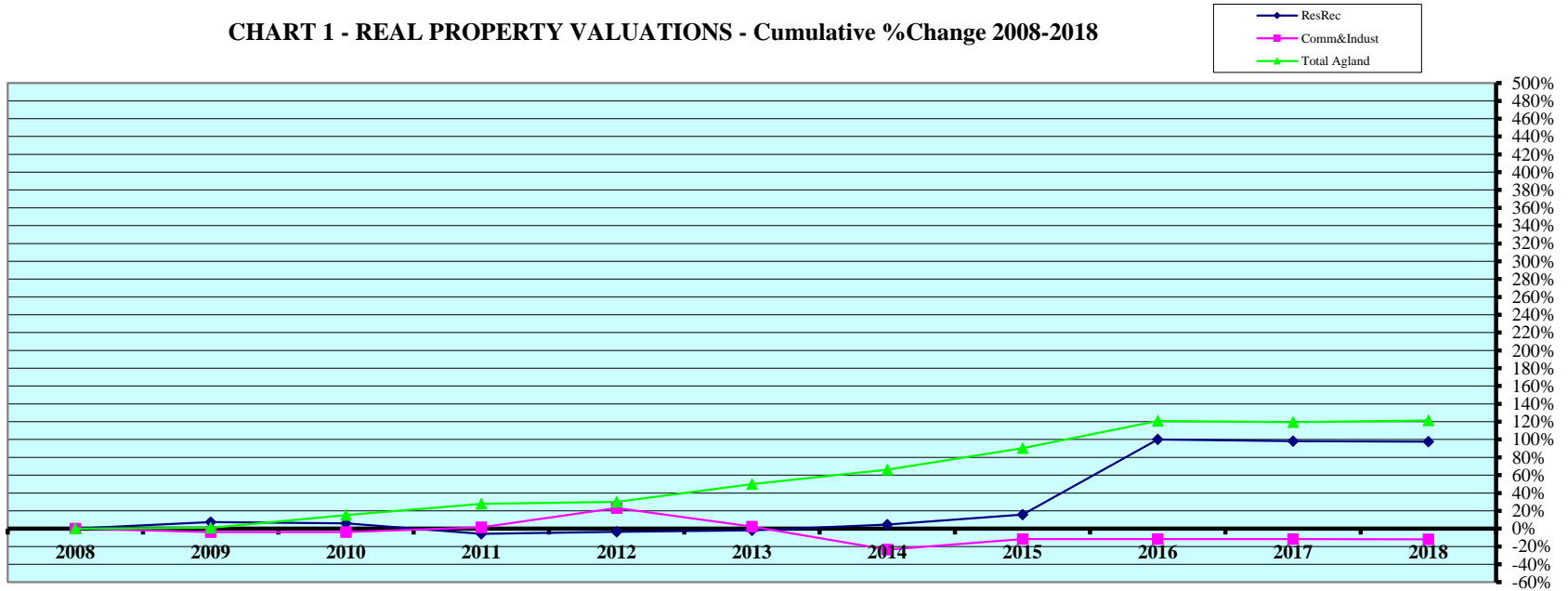
Legend

- 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 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

Banner 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	2,782,430	--	--	--	200,074	--	--	--	100,963,386	--	--	--
2009	2,990,418	207,988	7.48%	7.48%	192,215	-7,859	-3.93%	-3.93%	101,903,886	940,500	0.93%	0.93%
2010	2,944,294	-46,124	-1.54%	5.82%	192,215	0	0.00%	-3.93%	116,264,850	14,360,964	14.09%	15.16%
2011	2,620,253	-324,041	-11.01%	-5.83%	202,841	10,626	5.53%	1.38%	128,916,441	12,651,591	10.88%	27.69%
2012	2,680,581	60,328	2.30%	-3.66%	246,399	43,558	21.47%	23.15%	131,326,929	2,410,488	1.87%	30.07%
2013	2,729,749	49,168	1.83%	-1.89%	204,690	-41,709	-16.93%	2.31%	151,428,941	20,102,012	15.31%	49.98%
2014	2,910,139	180,390	6.61%	4.59%	152,917	-51,773	-25.29%	-23.57%	167,734,823	16,305,882	10.77%	66.13%
2015	3,219,784	309,645	10.64%	15.72%	176,394	23,477	15.35%	-11.84%	192,086,964	24,352,141	14.52%	90.25%
2016	5,565,849	2,346,065	72.86%	100.04%	176,394	0	0.00%	-11.84%	222,929,331	30,842,367	16.06%	120.80%
2017	5,511,633	-54,216	-0.97%	98.09%	176,394	0	0.00%	-11.84%	221,589,099	-1,340,232	-0.60%	119.47%
2018	5,497,229	-14,404	-0.26%	97.57%	176,364	-30	-0.02%	-11.85%	223,514,529	1,925,430	0.87%	121.38%

Rate Annual %chg: Residential & Recreational **7.05%**

Commercial & Industrial **-1.25%**

Agricultural Land **8.27%**

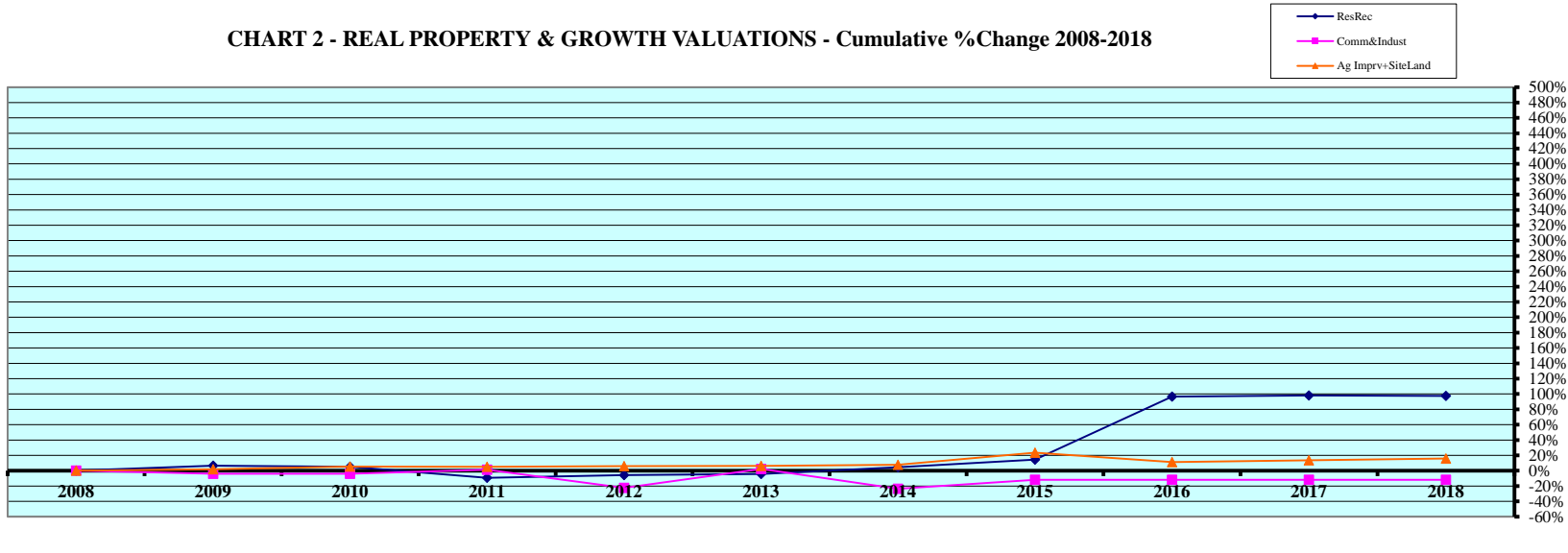
Cnty# **4**
County **BANNER**

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	2,782,430	22,190	0.80%	2,760,240	--	--	200,074	0	0.00%	200,074	--	--			
2009	2,990,418	22,190	0.74%	2,968,228	6.68%	6.68%	192,215	0	0.00%	192,215	-3.93%	-3.93%			
2010	2,944,294	22,190	0.75%	2,922,104	-2.28%	5.02%	192,215	0	0.00%	192,215	0.00%	-3.93%			
2011	2,620,253	96,355	3.68%	2,523,898	-14.28%	-9.29%	202,841	0	0.00%	202,841	5.53%	1.38%			
2012	2,680,581	57,514	2.15%	2,623,067	0.11%	-5.73%	246,399	90,917	36.90%	155,482	-23.35%	-22.29%			
2013	2,729,749	70,177	2.57%	2,659,572	-0.78%	-4.42%	204,690	0	0.00%	204,690	-16.93%	2.31%			
2014	2,910,139	0	0.00%	2,910,139	6.61%	4.59%	152,917	0	0.00%	152,917	-25.29%	-23.57%			
2015	3,219,784	37,290	1.16%	3,182,494	9.36%	14.38%	176,394	0	0.00%	176,394	15.35%	-11.84%			
2016	5,565,849	93,132	1.67%	5,472,717	69.97%	96.69%	176,394	0	0.00%	176,394	0.00%	-11.84%			
2017	5,511,633	0	0.00%	5,511,633	-0.97%	98.09%	176,394	0	0.00%	176,394	0.00%	-11.84%			
2018	5,497,229	0	0.00%	5,497,229	-0.26%	97.57%	176,364	0	0.00%	176,364	-0.02%	-11.85%			
Rate Ann%chg	7.05%						7.41%	-1.25%						C & I w/o growth	-4.86%

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	17,273,778	5,022,450	22,296,228	233,436	1.05%	22,062,792	--	--
2009	17,596,915	5,351,883	22,948,798	233,435	1.02%	22,715,363	1.88%	1.88%
2010	18,099,795	5,600,999	23,700,794	233,435	0.98%	23,467,359	2.26%	5.25%
2011	17,868,742	5,730,432	23,599,174	149,289	0.63%	23,449,885	-1.06%	5.17%
2012	18,059,370	5,799,807	23,859,177	229,144	0.96%	23,630,033	0.13%	5.98%
2013	18,143,375	6,088,532	24,231,907	561,163	2.32%	23,670,744	-0.79%	6.16%
2014	18,063,087	6,070,135	24,133,222	91,193	0.38%	24,042,029	-0.78%	7.83%
2015	20,673,660	7,039,328	27,712,988	175,162	0.63%	27,537,826	14.11%	23.51%
2016	18,721,413	6,612,279	25,333,692	548,305	2.16%	24,785,387	-10.56%	11.16%
2017	19,237,804	6,614,477	25,852,281	506,618	1.96%	25,345,663	0.05%	13.68%
2018	19,343,680	6,521,604	25,865,284	0	0.00%	25,865,284	0.05%	16.01%
Rate Ann%chg	1.14%	2.65%	1.50%	Ag Imprv+Site w/o growth			0.53%	

(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.

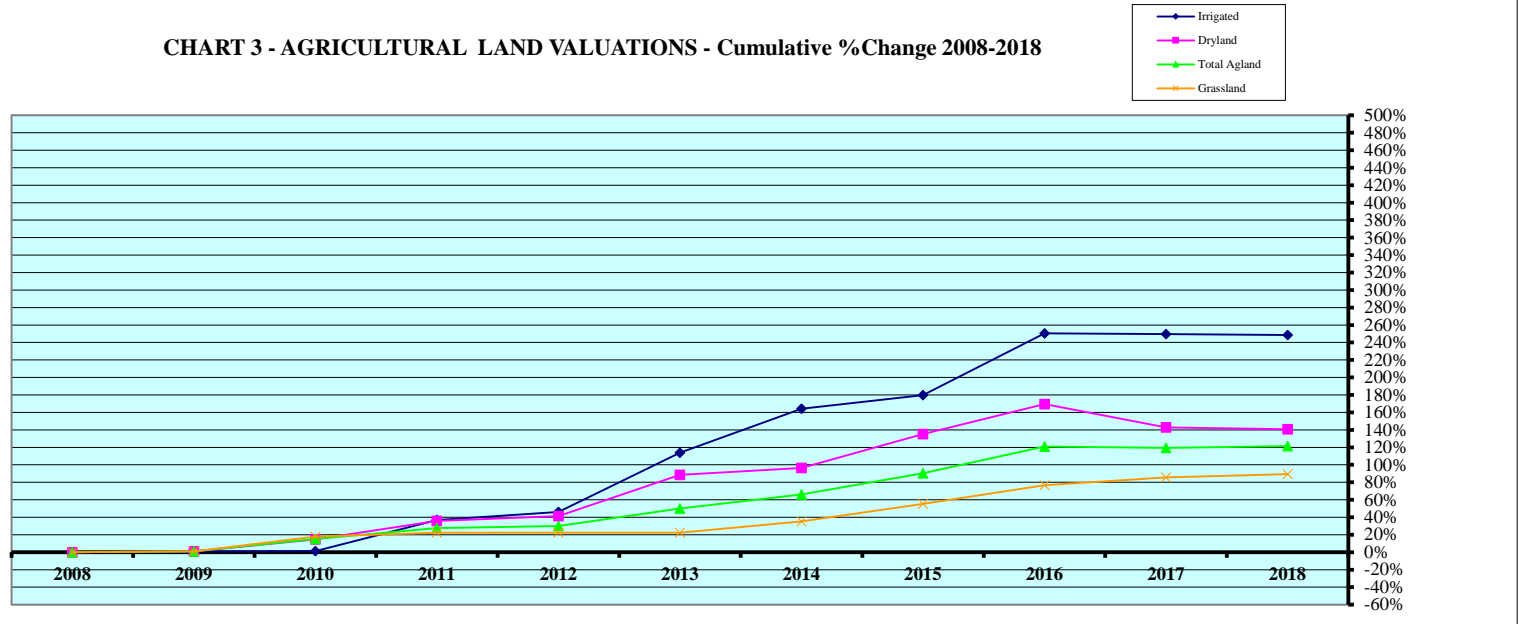
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	4
County	BANNER

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	11,908,268	--	--	--	25,658,232	--	--	--	62,828,934	--	--	--
2009	11,979,310	71,042	0.60%	0.60%	25,933,316	275,084	1.07%	1.07%	63,424,024	595,090	0.95%	0.95%
2010	12,064,769	85,459	0.71%	1.31%	29,446,248	3,512,932	13.55%	14.76%	74,016,079	10,592,055	16.70%	17.81%
2011	16,298,278	4,233,509	35.09%	36.87%	34,849,007	5,402,759	18.35%	35.82%	76,931,854	2,915,775	3.94%	22.45%
2012	17,396,226	1,097,948	6.74%	46.09%	36,281,845	1,432,838	4.11%	41.40%	76,807,665	-124,189	-0.16%	22.25%
2013	25,446,508	8,050,282	46.28%	113.69%	48,358,230	12,076,385	33.28%	88.47%	76,802,449	-5,216	-0.01%	22.24%
2014	31,456,553	6,010,045	23.62%	164.16%	50,396,682	2,038,452	4.22%	96.42%	85,034,241	8,231,792	10.72%	35.34%
2015	33,314,960	1,858,407	5.91%	179.76%	60,327,110	9,930,428	19.70%	135.12%	97,510,024	12,475,783	14.67%	55.20%
2016	41,734,295	8,419,335	25.27%	250.46%	69,151,305	8,824,195	14.63%	169.51%	110,951,701	13,441,677	13.78%	76.59%
2017	41,619,279	-115,016	-0.28%	249.50%	62,278,931	-6,872,374	-9.94%	142.72%	116,601,826	5,650,125	5.09%	85.59%
2018	41,500,975	-118,304	-0.28%	248.51%	61,753,597	-525,334	-0.84%	140.68%	118,957,008	2,355,182	2.02%	89.33%

Rate Ann.%chg: Irrigated **13.30%** Dryland **9.18%** Grassland **6.59%**

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	157,544	--	--	--	410,408	--	--	--	100,963,386	--	--	--
2009	156,557	-987	-0.63%	-0.63%	410,679	271	0.07%	0.07%	101,903,886	940,500	0.93%	0.93%
2010	188,006	31,449	20.09%	19.34%	549,748	139,069	33.86%	33.95%	116,264,850	14,360,964	14.09%	15.16%
2011	223,036	35,030	18.63%	41.57%	614,266	64,518	11.74%	49.67%	128,916,441	12,651,591	10.88%	27.69%
2012	225,869	2,833	1.27%	43.37%	615,324	1,058	0.17%	49.93%	131,326,929	2,410,488	1.87%	30.07%
2013	216,714	-9,155	-4.05%	37.56%	605,040	-10,284	-1.67%	47.42%	151,428,941	20,102,012	15.31%	49.98%
2014	232,520	15,806	7.29%	47.59%	614,827	9,787	1.62%	49.81%	167,734,823	16,305,882	10.77%	66.13%
2015	260,936	28,416	12.22%	65.63%	673,934	59,107	9.61%	64.21%	192,086,964	24,352,141	14.52%	90.25%
2016	326,379	65,443	25.08%	107.17%	765,651	91,717	13.61%	86.56%	222,929,331	30,842,367	16.06%	120.80%
2017	323,005	-3,374	-1.03%	105.03%	766,058	407	0.05%	86.66%	221,589,099	-1,340,232	-0.60%	119.47%
2018	312,289	-10,716	-3.32%	98.22%	990,660	224,602	29.32%	141.38%	223,514,529	1,925,430	0.87%	121.38%

Cnty# **4**
County **BANNER**

Rate Ann.%chg: Total Agric Land **8.27%**

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	11,908,266	24,688	482			25,656,825	119,684	214			62,631,739	315,875	198		
2009	12,893,728	25,855	499	3.39%	3.39%	25,503,958	115,820	220	2.72%	2.72%	63,396,137	319,194	199	0.17%	0.17%
2010	12,062,063	24,187	499	0.00%	3.39%	29,486,767	118,184	249	13.30%	16.39%	74,014,510	318,445	232	17.02%	17.22%
2011	16,170,241	23,801	679	36.24%	40.85%	34,982,918	121,547	288	15.36%	34.26%	76,804,324	313,665	245	5.35%	23.49%
2012	17,396,226	23,919	727	7.05%	50.78%	36,342,444	122,014	298	3.49%	38.94%	76,756,286	312,946	245	0.17%	23.70%
2013	25,360,508	23,714	1,069	47.04%	121.71%	48,803,699	122,752	398	33.48%	85.46%	76,474,427	312,202	245	-0.13%	23.54%
2014	31,241,720	23,984	1,303	21.80%	170.05%	50,533,297	124,414	406	2.16%	89.47%	84,985,890	309,047	275	12.26%	38.69%
2015	33,310,718	24,131	1,380	5.97%	186.19%	59,761,329	123,867	482	18.78%	125.06%	97,939,219	308,356	318	15.50%	60.19%
2016	41,734,295	24,068	1,734	25.62%	259.49%	69,151,307	123,502	560	16.05%	161.19%	110,952,307	306,788	362	13.87%	82.40%
2017	41,775,509	24,091	1,734	0.00%	259.51%	62,172,998	123,471	504	-10.07%	134.89%	116,605,684	306,887	380	5.06%	91.63%
2018	41,501,332	23,938	1,734	-0.02%	259.43%	61,545,491	124,140	496	-1.54%	131.27%	119,412,721	306,776	389	2.44%	96.31%

Rate Annual %chg Average Value/Acre: **13.65%**

8.75%

6.98%

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	156,980	6,275	25			510,058	2,737	186			100,863,868	469,259	215		
2009	156,510	6,256	25	0.00%	0.00%	410,679	2,609	157	-15.53%	-15.53%	102,361,012	469,734	218	1.38%	1.38%
2010	188,190	6,272	30	19.93%	19.93%	428,174	2,563	167	6.12%	-10.36%	116,179,704	469,651	247	13.52%	15.09%
2011	219,057	7,301	30	-0.01%	19.92%	586,216	2,899	202	21.04%	8.50%	128,762,756	469,213	274	10.93%	27.67%
2012	225,869	7,528	30	0.00%	19.92%	577,064	2,838	203	0.56%	9.11%	131,297,889	469,246	280	1.96%	30.18%
2013	216,710	7,223	30	0.00%	19.92%	576,641	2,826	204	0.36%	9.50%	151,431,985	468,718	323	15.46%	50.31%
2014	231,066	7,701	30	0.00%	19.92%	587,063	2,895	203	-0.64%	8.80%	167,579,036	468,041	358	10.82%	66.58%
2015	259,314	7,408	35	16.66%	39.91%	671,271	3,166	212	4.59%	13.80%	191,941,851	466,928	411	14.81%	91.25%
2016	326,262	8,157	40	14.27%	59.88%	765,404	3,684	208	-2.03%	11.49%	222,929,575	466,199	478	16.33%	122.47%
2017	323,806	8,095	40	0.00%	59.88%	766,358	3,690	208	-0.03%	11.46%	221,644,355	466,233	475	-0.58%	121.17%
2018	321,198	8,030	40	0.00%	59.88%	860,063	3,788	227	9.31%	21.84%	223,640,805	466,672	479	0.81%	122.95%

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BANNER

Rate Annual %chg Average Value/Acre: **8.35%**

(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
Aglard Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 1,933	Value : 262,644,915	Growth 1,444,668	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	27	27,514	0	0	48	235,862	75	263,376	
02. Res Improve Land	48	436,203	0	0	45	440,000	93	876,203	
03. Res Improvements	48	1,837,222	0	0	49	3,297,907	97	5,135,129	
04. Res Total	75	2,300,939	0	0	97	3,973,769	172	6,274,708	243,652
% of Res Total	43.60	36.67	0.00	0.00	56.40	63.33	8.90	2.39	16.87
05. Com UnImp Land	0	0	0	0	3	3,000	3	3,000	
06. Com Improve Land	1	11,050	0	0	3	24,835	4	35,885	
07. Com Improvements	1	98,249	0	0	4	39,230	5	137,479	
08. Com Total	1	109,299	0	0	7	67,065	8	176,364	0
% of Com Total	12.50	61.97	0.00	0.00	87.50	38.03	0.41	0.07	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	75	2,300,939	0	0	97	3,973,769	172	6,274,708	243,652
% of Res & Rec Total	43.60	36.67	0.00	0.00	56.40	63.33	8.90	2.39	16.87
Com & Ind Total	1	109,299	0	0	7	67,065	8	176,364	0
% of Com & Ind Total	12.50	61.97	0.00	0.00	87.50	38.03	0.41	0.07	0.00

17. Taxable Total	76	2,410,238	0	0	104	4,040,834	180	6,451,072	243,652
% of Taxable Total	42.22	37.36	0.00	0.00	57.78	62.64	9.31	2.46	16.87

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	84	9,491,512	84	9,491,512	0
24. Non-Producing	0	0	0	0	109	58,460	109	58,460	0
25. Total	0	0	0	0	193	9,549,972	193	9,549,972	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	11	15	206	232

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,165	160,575,591	1,165	160,575,591
28. Ag-Improved Land	0	0	0	0	353	62,327,670	353	62,327,670
29. Ag Improvements	0	0	0	0	395	23,740,610	395	23,740,610

30. Ag Total				1,560	246,643,871
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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	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	14	14.05	110,500	14	14.05	110,500	
32. HomeSite Improv Land	208	234.84	2,159,720	208	234.84	2,159,720	
33. HomeSite Improvements	219	0.00	17,676,186	219	0.00	17,676,186	902,957
34. HomeSite Total				233	248.89	19,946,406	
35. FarmSite UnImp Land	79	128.01	47,691	79	128.01	47,691	
36. FarmSite Improv Land	321	951.73	516,866	321	951.73	516,866	
37. FarmSite Improvements	364	0.00	6,064,424	364	0.00	6,064,424	298,059
38. FarmSite Total				443	1,079.74	6,628,981	
39. Road & Ditches	946	3,389.65	0	946	3,389.65	0	
40. Other- Non Ag Use	102	167.88	50,357	102	167.88	50,357	
41. Total Section VI				676	4,886.16	26,625,744	1,201,016

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	22	4,194.83	1,324,257	22	4,194.83	1,324,257

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	2,082.45	8.87%	4,164,890	10.21%	2,000.00
47. 2A1	1,279.86	5.45%	2,431,734	5.96%	1,900.00
48. 2A	6,795.19	28.94%	12,231,269	29.99%	1,799.99
49. 3A1	246.62	1.05%	443,916	1.09%	1,800.00
50. 3A	5,220.11	22.23%	9,396,123	23.04%	1,799.99
51. 4A1	6,202.22	26.42%	9,923,400	24.33%	1,599.98
52. 4A	1,651.72	7.04%	2,187,521	5.36%	1,324.39
53. Total	23,478.17	100.00%	40,778,853	100.00%	1,736.88
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	30,781.96	24.64%	15,237,056	25.85%	495.00
56. 2D1	9,229.76	7.39%	4,568,744	7.75%	495.00
57. 2D	42,909.93	34.35%	20,382,190	34.58%	475.00
58. 3D1	5,580.17	4.47%	2,650,588	4.50%	475.00
59. 3D	17,156.87	13.74%	7,720,664	13.10%	450.00
60. 4D1	14,837.50	11.88%	6,528,426	11.08%	440.00
61. 4D	4,415.86	3.54%	1,854,632	3.15%	419.99
62. Total	124,912.05	100.00%	58,942,300	100.00%	471.87
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	11,683.42	3.82%	5,491,208	4.61%	470.00
65. 2G1	5,036.97	1.65%	2,317,014	1.95%	460.00
66. 2G	47,903.12	15.67%	20,968,499	17.62%	437.73
67. 3G1	3,236.43	1.06%	1,326,930	1.12%	410.00
68. 3G	39,908.32	13.06%	15,802,283	13.28%	395.96
69. 4G1	67,492.38	22.08%	26,689,548	22.43%	395.45
70. 4G	130,342.57	42.65%	46,399,016	38.99%	355.98
71. Total	305,603.21	100.00%	118,994,498	100.00%	389.38
Irrigated Total					
	23,478.17	5.04%	40,778,853	18.53%	1,736.88
Dry Total					
	124,912.05	26.81%	58,942,300	26.79%	471.87
Grass Total					
	305,603.21	65.59%	118,994,498	54.08%	389.38
72. Waste	7,801.98	1.67%	312,077	0.14%	40.00
73. Other	4,131.10	0.89%	990,399	0.45%	239.74
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	465,926.51	100.00%	220,018,127	100.00%	472.22

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	23,478.17	40,778,853	23,478.17	40,778,853
77. Dry Land	0.00	0	0.00	0	124,912.05	58,942,300	124,912.05	58,942,300
78. Grass	0.00	0	0.00	0	305,603.21	118,994,498	305,603.21	118,994,498
79. Waste	0.00	0	0.00	0	7,801.98	312,077	7,801.98	312,077
80. Other	0.00	0	0.00	0	4,131.10	990,399	4,131.10	990,399
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	465,926.51	220,018,127	465,926.51	220,018,127

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	23,478.17	5.04%	40,778,853	18.53%	1,736.88
Dry Land	124,912.05	26.81%	58,942,300	26.79%	471.87
Grass	305,603.21	65.59%	118,994,498	54.08%	389.38
Waste	7,801.98	1.67%	312,077	0.14%	40.00
Other	4,131.10	0.89%	990,399	0.45%	239.74
Exempt	0.00	0.00%	0	0.00%	0.00
Total	465,926.51	100.00%	220,018,127	100.00%	472.22

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 Harrisburg	27	27,514	48	436,203	48	1,837,222	75	2,300,939	9,307
83.2 Rural	11	51,432	7	75,000	9	758,076	20	884,508	0
83.3 Rural Residential	37	184,430	38	365,000	40	2,539,831	77	3,089,261	234,345
84 Residential Total	75	263,376	93	876,203	97	5,135,129	172	6,274,708	243,652

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	Commercial	2	2,000	3	30,145	4	132,878	6	165,023	0
85.2	Rural	1	1,000	1	5,740	1	4,601	2	11,341	0
86	Commercial Total	3	3,000	4	35,885	5	137,479	8	176,364	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	8,003.39	2.97%	3,761,585	3.59%	470.00
89. 2G1	3,536.73	1.31%	1,626,904	1.55%	460.00
90. 2G	37,022.17	13.72%	16,289,700	15.56%	440.00
91. 3G1	2,315.98	0.86%	949,551	0.91%	410.00
92. 3G	31,861.61	11.81%	12,744,555	12.17%	400.00
93. 4G1	59,814.43	22.17%	23,925,614	22.86%	400.00
94. 4G	127,272.99	47.17%	45,386,058	43.36%	356.60
95. Total	269,827.30	100.00%	104,683,967	100.00%	387.97
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	3,680.03	10.29%	1,729,623	12.09%	470.00
98. 2C1	1,500.24	4.19%	690,110	4.82%	460.00
99. 2C	10,880.95	30.41%	4,678,799	32.69%	430.00
100. 3C1	920.45	2.57%	377,379	2.64%	409.99
101. 3C	8,046.71	22.49%	3,057,728	21.37%	380.00
102. 4C1	7,677.95	21.46%	2,763,934	19.31%	359.98
103. 4C	3,069.58	8.58%	1,012,958	7.08%	330.00
104. Total	35,775.91	100.00%	14,310,531	100.00%	400.00
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
<hr/>					
Grass Total	269,827.30	88.29%	104,683,967	87.97%	387.97
CRP Total	35,775.91	11.71%	14,310,531	12.03%	400.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	305,603.21	100.00%	118,994,498	100.00%	389.38

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

04 Banner

	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	5,497,229	6,274,708	777,479	14.14%	243,652	9.71%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	19,343,680	19,946,406	602,726	3.12%	902,957	-1.55%
04. Total Residential (sum lines 1-3)	24,840,909	26,221,114	1,380,205	5.56%	1,146,609	0.94%
05. Commercial	176,364	176,364	0	0.00%	0	0.00%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	176,364	176,364	0	0.00%	0	0.00%
08. Ag-Farmsite Land, Outbuildings	6,471,247	6,628,981	157,734	2.44%	298,059	-2.17%
09. Minerals	8,984,410	9,549,972	565,562	6.29	0	6.29%
10. Non Ag Use Land	50,357	50,357	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	15,506,014	16,229,310	723,296	4.66%	298,059	2.74%
12. Irrigated	41,500,975	40,778,853	-722,122	-1.74%		
13. Dryland	61,753,597	58,942,300	-2,811,297	-4.55%		
14. Grassland	118,957,008	118,994,498	37,490	0.03%		
15. Wasteland	312,289	312,077	-212	-0.07%		
16. Other Agland	990,660	990,399	-261	-0.03%		
17. Total Agricultural Land	223,514,529	220,018,127	-3,496,402	-1.56%		
18. Total Value of all Real Property (Locally Assessed)	264,037,816	262,644,915	-1,392,901	-0.53%	1,444,668	-1.07%

2019 Assessment Survey for Banner County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	None
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$65,330
7.	Adopted budget, or granted budget if different from above:
	\$66,000
8.	Amount of the total assessor's budget set aside for appraisal work:
	None taken from the Assessor's total budget.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$6,300 from the Miscellaneous General fund for Pritchard & Abbott to appraise oil, gas and mineral interests.
10.	Part of the assessor's budget that is dedicated to the computer system:
	None of the Assessor's budget is dedicated to the computer system. All offices are included in the Miscellaneous General Fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,220
12.	Other miscellaneous funds:
	\$18,000 for MIPS from the Misc. General fund; likewise \$9,500 for gWorks from the Misc. General fund.
13.	Amount of last year's assessor's budget not used:

	\$3,831
--	---------

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.
6.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is http://banner.gWorks.com
7.	Who maintains the GIS software and maps?
	gWorks (f.k.a. GIS Workshop) and staff.
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	N/A
4.	When was zoning implemented?
	N/A

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for oil and gas
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS/PC Admin for CAMA, administrative and personal property software.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Pritchard & Abbott
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	Pritchard & Abbott is a certified appraisal firm for oil and gas.
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?
	Only for oil, and gas.

2019 Residential Assessment Survey for Banner County

1.	Valuation data collection done by:								
	The county assessor.								
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;">10</td> <td>Harrisburg--all residential parcels within the Village of Harrisburg.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural--all remaining residential parcels within Banner County.</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>	10	Harrisburg--all residential parcels within the Village of Harrisburg.	80	Rural--all remaining residential parcels within Banner County.	AG	Agricultural homes and outbuildings.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>								
10	Harrisburg--all residential parcels within the Village of Harrisburg.								
80	Rural--all remaining residential parcels within Banner County.								
AG	Agricultural homes and outbuildings.								
3.	List and describe the approach(es) used to estimate the market value of residential properties.								
	The cost approach.								
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 tables provided by the CAMA vendor.								
5.	Are individual depreciation tables developed for each valuation group?								
	No.								
6.	Describe the methodology used to determine the residential lot values?								
	Qualified sales are used to develop market value and then the square foot method is applied to each of the three lot sizes found in the village of Harrisburg.								
7.	How are rural residential site values developed?								
	The prior assessor called for quotes on well, septic and electrical connection. Then developed this as a home site value that is the same for all residential (since there are no city services in the village of Harrisburg). Thus, the home site is \$10,000; a farm site is \$1,000 and additional acres are \$500 per acre.								
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?								
	At present, there are no vacant lots being held for sale or resale within Banner County.								

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>
	10	2017	2017	2010	2019
	80	2017	2017	2010	2019
	AG	2017	2017	2010	2019

The assessor physically inspects all properties within a particular Range each year.

2019 Commercial Assessment Survey for Banner County

1.	Valuation data collection done by:																		
	The county assessor.																		
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="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;">10</td> <td>All commercial parcels within the village of Harrisburg.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural--all remaining commercial parcels not within the village of Harrisburg.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	All commercial parcels within the village of Harrisburg.	80	Rural--all remaining commercial parcels not within the village of Harrisburg.									
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10	All commercial parcels within the village of Harrisburg.																		
80	Rural--all remaining commercial parcels not within the village of Harrisburg.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The cost approach.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	There are no unique commercial properties in Banner County.																		
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 Assessor relies upon the tables provided by the CAMA vendor (for the bank).																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No, since there is no viable commercial market in Banner County. As listed above, none of the existing commercial properties would fit in a unique valuation grouping.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Since there are only eight commercial parcels in the County, commercial lots carry a "site" value.																		
7.	<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>Date of Depreciation</u></th> <th style="text-align: center;"><u>Date of Costing</u></th> <th style="text-align: center;"><u>Date of Lot Value Study</u></th> <th style="text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2019</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>	10	2017	2017	2010	2019	80	2017	2017	2010	2019
<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>															
10	2017	2017	2010	2019															
80	2017	2017	2010	2019															
	The eight commercial parcels consist of one closed business (a wrecking yard), two open businesses--the café re-opened and the bank; one cellular phone tower, and four rural electric sites. The Assessor believes that they would be better analyzed by occupancy code rather than classified as a valuation grouping.																		

2019 Agricultural Assessment Survey for Banner 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></td> <td>Banner County has not identified market activity that would demand the development of unique agricultural market areas.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>		Banner County has not identified market activity that would demand the development of unique agricultural market areas.	2018	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
	Banner County has not identified market activity that would demand the development of unique agricultural market areas.	2018						
	Land use is confirmed by GIS aerials, questionnaires sent to taxpayers (that doesn't produce a significant return) and a notice posted at the Treasurer's office that requests land owners to review the accuracy of their parcels with the county assessor.							
3.	Describe the process used to determine and monitor market areas.							
	The newly-elected county assessor follows what the previous assessor has done: if she notices a significant difference in the market activity in a particular area, compared to the remainder of the County, she monitors this to determine if the difference was not only significant, but on-going in order to establish a separate market area.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	A small parcel of land is considered rural residential, unless it adjoins an active agricultural operation, and this is usually determined by the taxpayer's response to a mailed questionnaire. Recreational land must have recreation as its primary use to be classified as such. Land leased during hunting season for a limited period of time is not seen as a primary recreational use. Hunting preserves are classified as recreational land if hunting is the primary use.							
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?							
	Stanard Appraisal contracted with Banner County to review and value commercial feedlots within the county. A first acre feedlot site was developed at \$10,000 based on sales activity.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	There are currently no parcels enrolled in the Wetland Reserve Program.							
	<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

2019 Plan of Assessment for Banner County, Nebraska
Assessment Years 2019, 2020, and 2021
Date: June 1, 2018

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment (herein after referred to as the “plan”) which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or 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 value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue 2003)

Assessment levels required for real property for 2019 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 (as amended by LB 968); and
- (3) 75% of special value for agricultural 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.

Reference, Neb Rev Stat 77-201 (R S Supp 2004)

General Description of Real Property in Banner County

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

	Parcels	% of Total Parcels	Value	% of Taxable Value Base
Residential	93	4.95%	5,491,027	2.06%
Commercial	8	0.43%	176,364	0.07%
Recreational				
Agricultural	1572	83.62%	251,027,842	94.08%
Mineral Interest- Producing	83	4.41%	8,925,950	3.35%
Mineral Interest- Non-Producing	109	5.80%	58,460	0.02%
Game & Parks	15	.80%	1,137,664	.43%
	1942		266,817,307	

Agricultural land - taxable acres

The county is predominately agricultural consisting of the following sub classes:

	Acres	Value
Irrigation	23,937.74	415,031
Dry crop	124,140.20	661,545,491
Grass & CRP	306,776.06	119,412,721
Waste	8,030.15	321,198
Other (feedlot & shelterbelt)	3,788.08	860,063

Total of 466,672.23 acres with a value of \$223,610,805

New property : For assessment year 2018, no information statements were filed for new property construction within the county.

For more information see 2018 Reports & Opinions, Abstract and Assessor Survey

Current Resources

A. Staff/Budget/Training

Presently have 1 employee who works an average of 32 hours per week. This employee has passed the assessor's exam and was promoted to deputy assessor in August 2017.

The 2017-18 budget for the assessor's office was \$64,400 plus \$6300 included in Miscellaneous General for Appraisal (which includes pickup work and oil and gas appraisal) The assessor's office was split from the ex-officio office as of January 2011

Training –

B Cadastral Maps accuracy/condition, other land use maps, aerial photos

Cadastral maps are in a large book and have been discontinued. Aerial photos with individual mylar overlays containing ownership information, land use, and soil types are approximately 20 years old. The ownership on aerial photos is updated as deeds are filed

C Property Record Cards – new cards were prepared for the 2017 year.

For strictly ag land parcels, the land valuation sheets are printed on the MIPS program and placed behind the property record card in a plastic page protector.

Property Records Cards for parcels with improvements are a manila folder with the property record card imprinted on the front. A listing of each individual building with values for each year is permanently attached to the back of the manila folder. Each building is numbered on the site photo. A small snapshot in a photo sleeve has a corresponding number . This number is also noted on the MIPS improvement printouts and the yearly listing as mentioned.

House sketches, house photos, and farm site sketches have been updated in the MIPS CAMA

D We received a grant for an ESRI software and instructions in August of 2005. The GIS program now contains the ownership, soil conversion, and land use. We have networked the GIS program with the MIPS real estate administrative program. Our office will be working with the road department to prepare a layer showing roads locations, legal proceedings establishing roads, and the location of bridges, culverts, and all traffic signage.

E Web based – property record information access – The MIPS records have been online since June 2013. The GIS records were placed on line in 2013

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property.

Copies of the deeds and Form 521's filed with the Register of Deeds are processed as they are received. A copy of the 521 is filed in a notebook with a copy of the deed and agland inventory sheets if applicable. At the time the 521's are processed a form letter is sent to the seller and the buyer requesting information concerning the sale.

Information statements are not filed on a regular basis – discovery of new improvements is usually through personal observation of county officials or other reports

B Data Collection

One sixth of the improvements were physically reviewed for 2018. Photos were taken for all improvements

Market data is obtained from the Form 521 and the questionnaire mailed to buyers and sellers.

C Review assessment sales ratio studies

Market data is entered on an Excel spreadsheet with formulas which figure average selling price, median, COD, and PRD for irrigated, dry crop, grass, CRP, shelterbelts, waste, and sites. All sales (improved sales are used with the value of improvements being subtracted from the assessed value and also the selling price) are used in these computations. With time permitting the above studies are also computed with the unimproved sales only.

D Approaches to Value

- 1 Market approach; sales comparison – Used for agland sales. Have had an increasing number of sales in recent years so that sales comparison approach is more accurate than previous years. Strictly residential sales are still limited. Usually the agland sales where purchaser is actually occupying home are also included in the residential sales for computations.
- 2 Cost approach; cost manual used and date of manual and latest depreciation study- The Marshall Swift costing manual for 2016 available in conjunction with the MIPS CAMA program were used for 2018 Depreciation was figured on the qualified sales and the current depreciation schedules were checked with these figures.

- 3 Income Approach, income and expense data collection – Because of the wide variety of rental and lease arrangements on agland, this method is not an accurate measure of value. Banner County also has few rental houses available for any kind of an income study.
 - 4. Land valuation studies, establish market areas, special value – sales are plotted on a large map using different colors for each years sales. This is used to determine if market areas would be appropriate. Banner County does not have zoning at the present time so special value is not a consideration
- E Reconciliation of Final Value and documentation – statements are attached to the property record card explaining the method used for final valuations
- F Review assessment sales ratio studies after assessment actions – New values for the current year are reported on the Assessed Value Update
- G Notices and Public Relations. Change of value notices are sent to every landowner in Banner County regardless if the value changed or not. With the 2018 COV notices we did not include a printout of the land valuation groups and acres, value, etc. The response that we received from landowners did not warrant the extra cost for postage. A letter is sent with the COV notices that reminds landowners to report change of use, etc.

Level of Value, Quality and Uniformity for assessment year 2018:

Property Class	Median	COD	PRD
Residential	Insufficient sales		
Commercial	Insufficient sales		
Agricultural Land	73%	22.57	107.13

*COD means coefficient of dispersion and PRD means price related differential
 For more information regarding statistical measures see 2018 Reports & Opinions

Assessment Actions Planned for Assessment Year 2019

Residential – The improvements located in Harrisburg will be reviewed. Review will be conducted by the assessor and employee with possible part time help. The individual building photos in the property record cards will be updated

Commercial - Commercial properties that are located in Harrisburg will be reviewed at the same time as the residential.

Agricultural Land – We are using the GIS program to check land use and acreages.

Special Value – Agland - no special value anticipated

Assessment Actions Planned for Assessment Year 2020

Residential – The improvements in Range 57 will be reviewed. The same data collectors as the previous year. The individual building photos in the property record cards will be updated

Commercial – Commercial property in Range 57 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- We are using the GIS program to check land use and acreages

Special Value – Agland – no special value anticipated. Land use will continue to be check by using the GIS and FSA maps for questionable acreages.

Assessment Actions Planned for Assessment Year 2021

Residential – The improvements in Range 56 will be reviewed. The individual building photos in the property record cards will be updated

Commercial – Commercial property in Range 56 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- We are using the GIS program to check land use and acreages

Special Value – Agland – no special value anticipated

Other Functions performed by the assessor's office, but not limited to:

1. Record Maintenance, mapping updates, and ownership changes

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Educational Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
- 3 Personal Property; administer annual filing of 167 schedules with a value of \$10,011,493; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required
- 4 Permissive Exemptions: administer 4 annual filings of applications for new or continued exempt use, review and make recommendations to county board.
- 5 Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc
6. Homestead Exemptions: administer 25 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
- 7 Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
- 8 Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- 10 Tax List Corrections – prepare tax list correction documents for county board approval
- 11 County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
- 12 TERC appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation

13 TERC State wide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC

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

Conclusion:

The 2018-2019 budget request will be approximately the same as the previous year.

Respectfully submitted:

Assessor's signature _____ Date: _____