

NEBRASKA

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DEPARTMENT OF REVENUE

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

CEDAR COUNTY



April 5, 2019

Pete Ricketts, Governor

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Cedar 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 Cedar 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: Don Hoelsing, Cedar 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.

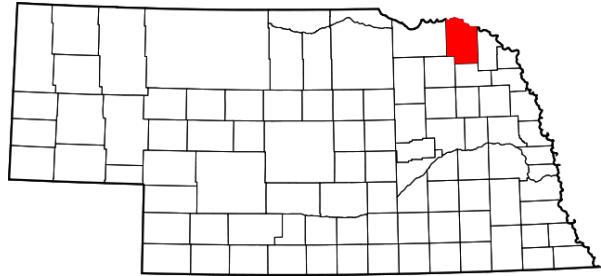
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

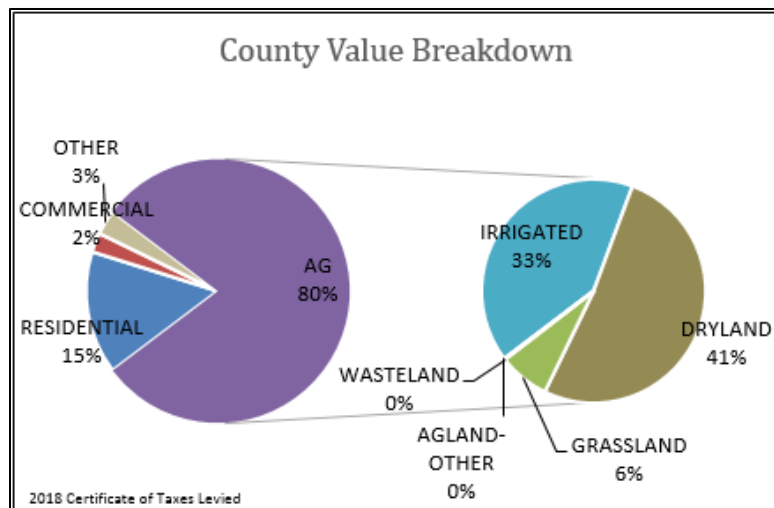
**Further information may be found in Exhibit 94*

County Overview

With a total area of 740 square miles, Cedar County had 8,530 residents, per the Census Bureau Quick Facts for 2017, a nearly 4% population decline from the 2010 U.S. Census. Reports indicated that 81% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$97,775 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cedar County are evenly disbursed among Hartington, Randolph, and Laurel. According to the latest information available from the U.S. Census Bureau, there were 303 employer establishments with total employment of 1,888.



Cedar County's valuation base relies heavily on agricultural land. A mix of dry and irrigated land makes up a majority of the land in the county. Cedar County is included in both the Lewis and Clark and Lower Elkhorn Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Cedar County ranks third in corn for silage and fourth in oats for grain (USDA AgCensus).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
BELDEN	131	115	-12.2%
COLERIDGE	541	473	-12.6%
FORDYCE	182	139	-23.6%
HARTINGTON	1,640	1,554	-5.2%
LAUREL	986	964	-2.2%
MAGNET	79	57	-27.8%
OBERT	49	23	-53.1%
RANDOLPH	955	944	-1.2%
ST HELENA	86	96	11.6%
WYNOT	191	166	-13.1%

2019 Residential Correlation for Cedar County

Assessment Actions

Annually the county assessor conducts a review and market analysis of the qualified residential sales. The review and analysis is completed to identify if any adjustments are necessary to properly value the residential class of property.

The county assessor made several percentage adjustments to the residential homes in the towns in Valuation Group 1, Hartington, Valuation Group 5, Laurel and Valuation Group 15, Coleridge. The changes to Valuation Group 20, the small villages included changing the method of valuing the lots to the square foot method and updating the home values.

Assessment Practice Review

Annually a review of the assessment practices is completed to examine the specific assessment practices of the county assessor and to determine that all aspects of the process to achieve uniform and proportionate valuation for the residential class of property are being considered.

A review of the submission of the Real Estate Transfer Statements (Form 521) was completed to assure the county is submitting all sales. The Form 521s and supplemental data was submitted accurately and timely. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The sales verification process was also reviewed to determine if an adequate sample of sales are used and non-qualified sales are explained with proper documentation verifying the sale is not arm's-length. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales are available for measurement purposes.

The valuation groups were reviewed and the county has eight valuation groups for the residential property class. The review confirms that the valuation groups are defined by the geographic locations within the county and the economic forces.

Vacant lot studies are completed when the reappraisal is done for each valuation group. The county is reviewed to determine if the six-year inspection and review cycle is current and up to date. Cedar County is on schedule with the six-year inspection and review cycle. The Valuation Groups 40 and 50 were last reviewed in 2012-2013.

The county assessor believes that the assessment process can be explained to a taxpayer, however, does not currently have a formal written methodology.

2019 Residential Correlation for Cedar County

Description of Analysis

Residential parcels are valued utilizing eight valuation groups that are based on the assessor locations or towns in the county.

Valuation Groups	Description
1	Hartington
5	Laurel
10	Randolph
15	Coleridge
20	Beldin, Fordyce, Magnet, Obert, St. Helena and Wynot
30	Rural, Bud Becker Sub, Bow Valley
40	Sand Bar Ridge, Brooky Bottom
50	West River Recreational

Cedar County's statistical profile included 168 qualified sales for the 2019 assessment year. Each valuation group is represented in the statistics. Two valuation groups 40 and 50 are areas defined along the Missouri River with small samples of sales. Both of these groups display extremely small samples, with low ratios. Valuation Group 40 only has one sale, which displays a sale price significantly lower than Valuation Group 50. Valuation Group 50 has six sales, and a COD that would seem to support that the median is reliable. However, review of the sales within this Valuation Group indicates that in the two-year study period the median dropped 24 percentage points. Analysis of the residential market across the state this year, does not suggest that this is a normal market trend, suggesting that this sample may not be reliable. A substat of this Valuation Group has been included in the appendices of this report.

All valuation groups with an adequate sample of sales are all within the acceptable parameters. The overall measures of central tendency indicate moderate support of each other with the weighted mean slightly below the acceptable range. Further review of the statistical profile indicates that the COD is acceptable. The PRD is slightly outside the acceptable parameters because of the low dollar sales under \$15,000.

Comparison of the statistical sample, the changes to the 2019 County Abstract of Assessment, Form 45 Compared to the 2018 Certificate of Taxes Levied Report (CTL) indicates that the population changed in the areas addressed by the county assessor in the assessment actions for 2019.

2019 Residential Correlation for Cedar County

Equalization and Quality of Assessment

A review of the statistics with an adequate sample indicate the assessments within the county are valued within the acceptable parameters. The Cedar County Assessor adheres to the generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	43	92.83	99.05	93.92	17.91	105.46
5	34	94.55	101.81	92.86	22.65	109.64
10	26	94.93	98.71	89.55	20.98	110.23
15	19	94.27	88.46	85.19	12.67	103.84
20	14	93.84	93.90	93.78	02.10	100.13
30	25	91.90	94.10	91.47	22.45	102.88
40	1	70.29	70.29	70.29	00.00	100.00
50	6	73.13	72.90	72.21	13.62	100.96
____ALL____	168	93.56	96.09	90.50	18.39	106.18

Level of Value

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

2019 Commercial Correlation for Cedar County

Assessment Actions

Annually the county assessor conducts a review and market analysis that includes the qualified commercial sales. The review and analysis is completed to identify if any adjustments are necessary to properly value the commercial class of property.

The assessment actions for the commercial class included revaluing buildings that have recently been remodeled in the town of Hartington. The buildings on both sides of Broadway Street in Hartington were increased a percentage. The small town commercial properties were revalued and the lot values converted to the square foot method.

Assessment Practice Review

Annually a review of the assessment practices is completed to examine the specific assessment practices of the county assessor and to determine if they comply with all aspects of the process to achieve uniform and proportionate valuation for the commercial class of property.

A review of the submission of the Real Estate Transfer Statements (Form 521) was completed to ensure the county is submitting all sales. The Form 521s has been submitted accurately and the supplemental data was submitted accurately and timely. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The sales verification process was also reviewed to determine if an adequate sample of sales are used and that non-qualified sales are explained with proper documentation that the sale is not arm's-length. A review of the sales file indicates good documentation and a percentage slightly lower than the state average for usability.

Valuation groups were reviewed, the county has six valuation groups for the commercial class. The review confirms that the valuation groups are defined by the geographic locations within the county and the economic forces.

Vacant lot studies are completed when the reappraisal is done for each valuation group. The six-year inspection and review cycle is current and up to date.

The county assessor believes that the assessment process can be explained to a taxpayer, but does not currently have a formal written methodology.

2019 Commercial Correlation for Cedar County

Description of Analysis

Cedar County has six valuation groups for the commercial class, which are defined by towns within the county, as shown below.

Valuation Group	Description
1	Hartington
5	Laurel
10	Randolph
15	Coleridge
20	Beldin, Fordyce, Magnet, Obert, St. Helena and Wynot
30	Rural, Bud Becker Sub, Bow Valley

The commercial class statistical profile showed 23 commercial sales, representing five of the valuation groups. Valuation Group 1, Hartington, accounts for 11 of the sales. The remainder of the sales are dispersed amongst the remaining four valuation groups. The small sample in each group does not adequately represent the commercial class. Therefore, based on the assessment practices of the county assessor the statutory level of value would seem the best indication of level of value.

2019 Commercial Correlation for Cedar County

Equalization and Quality of Assessment

Confidence in the assessment practices of the county assessor, and evaluation of the general movement of the assessed values relative to the market, indicates that the county has uniformly valued the commercial class of property. The quality of assessment of the commercial class of property adheres to the generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	11	96.86	103.19	86.67	35.87	119.06
5	4	103.71	112.98	104.59	15.15	108.02
10	3	94.48	91.33	81.53	12.25	112.02
15	3	160.30	127.86	76.02	34.36	168.19
20	2	94.72	94.72	94.72	00.58	100.00
____ALL____	23	96.86	105.83	86.49	32.22	122.36

Level of Value

The Cedar County Assessor has valued the commercial property on a regular basis, consistently and uniformly and has achieved the statutory level of value of 100% for the commercial property class.

2019 Agricultural Correlation for Cedar County

Assessment Actions

Annually the county assessor conducts a review and market analysis that includes the qualified agricultural sales. The review and analysis is completed to identify any adjustments that are necessary to properly value the agricultural class of property. The analysis revealed that decrease adjustments would be applied to both market areas in the irrigated land and dryland values. The county assessor also increased the timber covered grassland values. Annually all appraisal maintenance (pick-up work) is completed in a timely fashion.

Assessment Practice Review

Annually a review of the assessment practices is completed to examine the specific assessment practices of the county assessor and to determine if they comply with all aspects of the process to achieve uniform and proportionate valuation for the agricultural class of property.

A review of the submission of the Real Estate Transfer statements (Form 521) was completed to assure the county is submitting all sales. The Form 521s have been submitted accurately and the supplemental data was submitted accurately and timely. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The sales verification process was also reviewed to determine if an adequate sample of sales are used and that non-qualified sales are explained with proper documentation verifying the sale is not arm's-length. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales are available for measurement purposes.

A review of the market areas are adequate to identify the economic markets in the county. The data supports two market areas for the agricultural land class for the county. The process for establishing the agricultural land values are discussed to determine land use verification, including Conservation Reserve Program (CRP) and Wetland Reserve Program (WRP). The review determined the six-year inspection and review cycle is current and up to date.

The county assessor believes that the assessment process can be explained to a taxpayer, however, does not have a formal written methodology.

Description of Analysis

Cedar County is divided into two market areas. Market Area 1 is bordered on the north by the Missouri River, on the west by Knox County and the east by Dixon County. The land use as reported in the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) displays percentages of 28% irrigated land, 43% dry land and the remainder is grassland and waste. Market Area 2, which is the southeastern six GEO codes and consists of 44% irrigated land use, 53% dry land, and the remainder is grassland and waste. This area of the county has more irrigation potential and larger crop fields. The counties adjoining Market Area 2 are Dixon, Wayne and Pierce Counties.

2019 Agricultural Correlation for Cedar County

An analysis of the sales for Cedar County determined that the sales within the county are reliable and sufficient. The sample reflects the current market conditions in the northeast portion of the state, declining in irrigated land and dryland values. Review of the land values in neighboring counties of Knox, Dixon, Wayne and Pierce, which all have similar characteristics to Cedar County, also support that the values are flat or slightly decreasing.

Equalization and Quality of Assessment

Agricultural homes and rural residential acreages have all been valued the same using the same depreciation and costing. The rural acreages have sales that measure within an acceptable level of value and would reflect that the agricultural homes are also equalized. Based on the statistical analysis and comparison of adjoining county values, the agricultural land is equalized both within the county and with joining counties. The quality of assessment of the agricultural property class in Cedar County adheres with generally accepted mass appraisal techniques

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	8	71.56	70.91	71.49	10.58	99.19
1	6	70.49	70.69	71.46	14.26	98.92
2	2	71.56	71.56	71.55	00.20	100.01
<u>Dry</u>						
County	22	71.81	74.14	70.71	13.02	104.85
1	14	74.17	76.21	71.14	15.87	107.13
2	8	69.29	70.52	70.00	05.80	100.74
<u>Grass</u>						
County	5	52.15	55.62	53.46	20.13	104.04
1	5	52.15	55.62	53.46	20.13	104.04
<u>ALL</u>	48	71.83	72.27	70.89	14.21	101.95

Level of Value

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

2019 Opinions of the Property Tax Administrator for Cedar 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	94	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 Cedar County

Residential Real Property - Current

Number of Sales	168	Median	93.56
Total Sales Price	\$15,603,645	Mean	96.09
Total Adj. Sales Price	\$15,603,645	Wgt. Mean	90.50
Total Assessed Value	\$14,121,855	Average Assessed Value of the Base	\$72,143
Avg. Adj. Sales Price	\$92,879	Avg. Assessed Value	\$84,059

Confidence Interval - Current

95% Median C.I	92.05 to 94.88
95% Wgt. Mean C.I	87.50 to 93.51
95% Mean C.I	91.73 to 100.45
% of Value of the Class of all Real Property Value in the County	12.22
% of Records Sold in the Study Period	4.23
% of Value Sold in the Study Period	4.93

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	171	94	94.32
2017	179	96	95.63
2016	191	95	95.00
2015	216	94	94.36

2019 Commission Summary for Cedar County

Commercial Real Property - Current

Number of Sales	23	Median	96.86
Total Sales Price	\$1,501,000	Mean	105.83
Total Adj. Sales Price	\$1,501,000	Wgt. Mean	86.49
Total Assessed Value	\$1,298,235	Average Assessed Value of the Base	\$89,419
Avg. Adj. Sales Price	\$65,261	Avg. Assessed Value	\$56,445

Confidence Interval - Current

95% Median C.I	94.17 to 109.14
95% Wgt. Mean C.I	74.32 to 98.66
95% Mean C.I	85.61 to 126.05
% of Value of the Class of all Real Property Value in the County	2.56
% of Records Sold in the Study Period	3.43
% of Value Sold in the Study Period	2.17

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	33	94	93.63
2017	21	94	94.27
2016	33	100	95.60
2015	35	100	94.31

14 Cedar
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 : 168
 Total Sales Price : 15,603,645
 Total Adj. Sales Price : 15,603,645
 Total Assessed Value : 14,121,855
 Avg. Adj. Sales Price : 92,879
 Avg. Assessed Value : 84,059

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 96
 COD : 18.39
 PRD : 106.18

COV : 29.98
 STD : 28.81
 Avg. Abs. Dev : 17.21
 MAX Sales Ratio : 226.00
 MIN Sales Ratio : 38.87

95% Median C.I. : 92.05 to 94.88
 95% Wgt. Mean C.I. : 87.50 to 93.51
 95% Mean C.I. : 91.73 to 100.45

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	17	97.46	98.22	91.88	10.08	106.90	64.30	152.01	91.89 to 103.68	95,521	87,767
01-JAN-17 To 31-MAR-17	16	95.78	100.33	95.92	20.43	104.60	56.77	199.06	83.95 to 108.34	62,359	59,816
01-APR-17 To 30-JUN-17	23	88.09	90.05	88.47	19.68	101.79	44.00	200.80	80.73 to 95.46	127,987	113,233
01-JUL-17 To 30-SEP-17	25	93.92	97.50	92.31	11.84	105.62	56.41	146.19	90.06 to 95.37	89,702	82,807
01-OCT-17 To 31-DEC-17	26	94.02	91.90	88.39	12.37	103.97	52.36	140.03	86.39 to 96.66	94,722	83,726
01-JAN-18 To 31-MAR-18	15	94.88	101.21	98.28	16.67	102.98	66.03	195.70	91.06 to 106.32	66,590	65,444
01-APR-18 To 30-JUN-18	22	93.58	104.82	93.37	28.52	112.26	38.87	222.60	81.01 to 119.35	99,673	93,069
01-JUL-18 To 30-SEP-18	24	86.89	89.39	83.69	26.09	106.81	43.58	226.00	69.41 to 94.66	89,225	74,675
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	81	93.92	96.09	91.24	15.66	105.32	44.00	200.80	91.89 to 95.48	96,393	87,946
01-OCT-17 To 30-SEP-18	87	93.31	96.08	89.77	20.91	107.03	38.87	226.00	89.71 to 94.88	89,607	80,440
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	90	93.53	94.48	90.30	15.62	104.63	44.00	200.80	91.68 to 95.14	96,075	86,761
<u>ALL</u>	168	93.56	96.09	90.50	18.39	106.18	38.87	226.00	92.05 to 94.88	92,879	84,059

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	43	92.83	99.05	93.92	17.91	105.46	44.00	200.80	88.36 to 102.15	103,589	97,290
5	34	94.55	101.81	92.86	22.65	109.64	52.36	222.60	86.51 to 105.80	72,509	67,332
10	26	94.93	98.71	89.55	20.98	110.23	38.87	226.00	92.80 to 100.09	70,225	62,888
15	19	94.27	88.46	85.19	12.67	103.84	48.13	121.13	81.17 to 97.25	59,126	50,369
20	14	93.84	93.90	93.78	02.10	100.13	89.71	98.17	91.76 to 95.40	57,929	54,325
30	25	91.90	94.10	91.47	22.45	102.88	52.10	195.70	79.44 to 102.24	154,090	140,952
40	1	70.29	70.29	70.29	00.00	100.00	70.29	70.29	N/A	55,000	38,660
50	6	73.13	72.90	72.21	13.62	100.96	57.67	90.06	57.67 to 90.06	169,417	122,332
<u>ALL</u>	168	93.56	96.09	90.50	18.39	106.18	38.87	226.00	92.05 to 94.88	92,879	84,059

14 Cedar
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 : 168
 Total Sales Price : 15,603,645
 Total Adj. Sales Price : 15,603,645
 Total Assessed Value : 14,121,855
 Avg. Adj. Sales Price : 92,879
 Avg. Assessed Value : 84,059

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 96
 COD : 18.39
 PRD : 106.18

COV : 29.98
 STD : 28.81
 Avg. Abs. Dev : 17.21
 MAX Sales Ratio : 226.00
 MIN Sales Ratio : 38.87

95% Median C.I. : 92.05 to 94.88
 95% Wgt. Mean C.I. : 87.50 to 93.51
 95% Mean C.I. : 91.73 to 100.45

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	161	93.83	97.11	91.86	18.15	105.72	38.87	226.00	92.45 to 95.23	90,262	82,914
06	7	71.61	72.52	72.11	12.18	100.57	57.67	90.06	57.67 to 90.06	153,071	110,379
07											
<u>ALL</u>	<u>168</u>	<u>93.56</u>	<u>96.09</u>	<u>90.50</u>	<u>18.39</u>	<u>106.18</u>	<u>38.87</u>	<u>226.00</u>	<u>92.05 to 94.88</u>	<u>92,879</u>	<u>84,059</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	7	102.15	142.60	134.36	45.33	106.13	89.71	226.00	89.71 to 226.00	10,286	13,820
Less Than 30,000	26	101.12	118.30	114.33	25.25	103.47	69.41	226.00	94.40 to 114.59	19,077	21,810
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	168	93.56	96.09	90.50	18.39	106.18	38.87	226.00	92.05 to 94.88	92,879	84,059
Greater Than 14,999	161	93.28	94.07	90.30	16.91	104.17	38.87	222.60	91.89 to 94.66	96,470	87,113
Greater Than 29,999	142	92.63	92.02	89.72	16.54	102.56	38.87	222.60	90.06 to 94.20	106,392	95,456
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	7	102.15	142.60	134.36	45.33	106.13	89.71	226.00	89.71 to 226.00	10,286	13,820
15,000 TO 29,999	19	100.09	109.35	110.93	17.75	98.58	69.41	200.80	93.27 to 114.59	22,316	24,754
30,000 TO 59,999	41	95.31	99.04	98.67	18.42	100.37	43.58	222.60	93.28 to 103.68	45,018	44,418
60,000 TO 99,999	41	91.68	89.36	88.28	21.25	101.22	38.87	195.70	79.23 to 95.48	75,519	66,668
100,000 TO 149,999	26	92.59	90.13	89.94	13.08	100.21	56.41	140.03	83.84 to 94.27	128,950	115,982
150,000 TO 249,999	31	91.83	88.44	88.15	10.13	100.33	57.67	114.90	81.17 to 93.83	192,416	169,608
250,000 TO 499,999	3	87.96	85.78	85.72	02.79	100.07	81.01	88.36	N/A	282,667	242,293
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	<u>168</u>	<u>93.56</u>	<u>96.09</u>	<u>90.50</u>	<u>18.39</u>	<u>106.18</u>	<u>38.87</u>	<u>226.00</u>	<u>92.05 to 94.88</u>	<u>92,879</u>	<u>84,059</u>

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	6	Median :	73	COV :	17.67	95% Median C.I. :	57.67 to 90.06
Total Sales Price :	1,016,500	Wgt. Mean :	72	STD :	12.88	95% Wgt. Mean C.I. :	59.21 to 85.20
Total Adj. Sales Price :	1,016,500	Mean :	73	Avg. Abs. Dev :	09.96	95% Mean C.I. :	59.38 to 86.42
Total Assessed Value :	733,990						
Avg. Adj. Sales Price :	169,417	COD :	13.62	MAX Sales Ratio :	90.06		
Avg. Assessed Value :	122,332	PRD :	100.96	MIN Sales Ratio :	57.67		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017											
04/01/2017 To 06/30/2017	1	71.61	71.61	71.61		100.00	71.61	71.61	N/A	220,000	157,550
07/01/2017 To 09/30/2017	2	86.95	86.95	86.90	03.58	100.06	83.84	90.06	N/A	147,250	127,968
10/01/2017 To 12/31/2017	1	74.65	74.65	74.65		100.00	74.65	74.65	N/A	170,000	126,900
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	1	59.54	59.54	59.54		100.00	59.54	59.54	N/A	115,000	68,470
07/01/2018 To 09/30/2018	1	57.67	57.67	57.67		100.00	57.67	57.67	N/A	217,000	125,135
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	3	83.84	81.84	80.37	07.34	101.83	71.61	90.06	N/A	171,500	137,828
10/01/2017 To 09/30/2018	3	59.54	63.95	63.85	09.51	100.16	57.67	74.65	N/A	167,333	106,835
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	4	79.25	80.04	78.95	08.72	101.38	71.61	90.06	N/A	171,125	135,096

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
50	6	73.13	72.90	72.21	13.62	100.96	57.67	90.06	57.67 to 90.06	169,417	122,332

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	6	Median :	73	COV :	17.67	95% Median C.I. :	57.67 to 90.06
Total Sales Price :	1,016,500	Wgt. Mean :	72	STD :	12.88	95% Wgt. Mean C.I. :	59.21 to 85.20
Total Adj. Sales Price :	1,016,500	Mean :	73	Avg. Abs. Dev :	09.96	95% Mean C.I. :	59.38 to 86.42
Total Assessed Value :	733,990						
Avg. Adj. Sales Price :	169,417	COD :	13.62	MAX Sales Ratio :	90.06		
Avg. Assessed Value :	122,332	PRD :	100.96	MIN Sales Ratio :	57.67		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01											
06	6	73.13	72.90	72.21	13.62	100.96	57.67	90.06	57.67 to 90.06	169,417	122,332
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	6	73.13	72.90	72.21	13.62	100.96	57.67	90.06	57.67 to 90.06	169,417	122,332
Greater Than 15,000	6	73.13	72.90	72.21	13.62	100.96	57.67	90.06	57.67 to 90.06	169,417	122,332
Greater Than 30,000	6	73.13	72.90	72.21	13.62	100.96	57.67	90.06	57.67 to 90.06	169,417	122,332
__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	3	83.84	77.81	79.22	12.13	98.22	59.54	90.06	N/A	136,500	108,135
150,000 TO 249,999	3	71.61	67.98	67.48	07.90	100.74	57.67	74.65	N/A	202,333	136,528
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

What IF

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	50	Total	Increase	0%

What IF

14 Cedar
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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

Number of Sales : 23
Total Sales Price : 1,501,000
Total Adj. Sales Price : 1,501,000
Total Assessed Value : 1,298,235
Avg. Adj. Sales Price : 65,261
Avg. Assessed Value : 56,445

MEDIAN : 97
WGT. MEAN : 86
MEAN : 106
COD : 32.22
PRD : 122.36

COV : 44.17
STD : 46.75
Avg. Abs. Dev : 31.21
MAX Sales Ratio : 224.43
MIN Sales Ratio : 29.02

95% Median C.I. : 94.17 to 109.14
95% Wgt. Mean C.I. : 74.32 to 98.66
95% Mean C.I. : 85.61 to 126.05

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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	1	160.30	160.30	160.30	00.00	100.00	160.30	160.30	N/A	15,000	24,045
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	113.71	113.71	113.71	00.00	100.00	113.71	113.71	N/A	15,500	17,625
01-JUL-16 To 30-SEP-16	3	96.26	80.00	71.57	18.29	111.78	45.45	98.28	N/A	54,000	38,647
01-OCT-16 To 31-DEC-16	4	102.12	111.74	101.64	13.93	109.94	94.48	148.25	N/A	38,000	38,623
01-JAN-17 To 31-MAR-17	6	75.31	89.50	71.36	58.09	125.42	29.02	194.25	29.02 to 194.25	33,500	23,907
01-APR-17 To 30-JUN-17	2	130.98	130.98	129.71	28.10	100.98	94.17	167.79	N/A	14,500	18,808
01-JUL-17 To 30-SEP-17	2	165.77	165.77	140.63	35.39	117.88	107.11	224.43	N/A	52,500	73,833
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	96.86	96.86	96.86	00.00	100.00	96.86	96.86	N/A	161,000	155,945
01-APR-18 To 30-JUN-18	2	86.65	86.65	78.77	09.94	110.00	78.04	95.26	N/A	182,750	143,950
01-JUL-18 To 30-SEP-18	1	72.40	72.40	72.40	00.00	100.00	72.40	72.40	N/A	295,000	213,570
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	5	98.28	102.80	81.88	26.92	125.55	45.45	160.30	N/A	38,500	31,522
01-OCT-16 To 30-SEP-17	14	102.12	112.67	99.22	37.20	113.56	29.02	224.43	54.27 to 167.79	34,786	34,515
01-OCT-17 To 30-SEP-18	4	86.65	85.64	80.03	12.03	107.01	72.40	96.86	N/A	205,375	164,354
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	8	99.42	100.08	87.42	16.57	114.48	45.45	148.25	45.45 to 148.25	41,188	36,007
01-JAN-17 To 31-DEC-17	10	101.73	113.05	98.13	46.69	115.20	29.02	224.43	53.96 to 194.25	33,500	32,872
<u>ALL</u>	23	96.86	105.83	86.49	32.22	122.36	29.02	224.43	94.17 to 109.14	65,261	56,445

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	11	96.86	103.19	86.67	35.87	119.06	45.45	224.43	53.96 to 167.79	76,864	66,619
5	4	103.71	112.98	104.59	15.15	108.02	96.26	148.25	N/A	33,000	34,515
10	3	94.48	91.33	81.53	12.25	112.02	72.40	107.11	N/A	143,333	116,863
15	3	160.30	127.86	76.02	34.36	168.19	29.02	194.25	N/A	21,000	15,963
20	2	94.72	94.72	94.72	00.58	100.00	94.17	95.26	N/A	15,250	14,445
<u>ALL</u>	23	96.86	105.83	86.49	32.22	122.36	29.02	224.43	94.17 to 109.14	65,261	56,445

14 Cedar
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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

Number of Sales : 23
Total Sales Price : 1,501,000
Total Adj. Sales Price : 1,501,000
Total Assessed Value : 1,298,235
Avg. Adj. Sales Price : 65,261
Avg. Assessed Value : 56,445

MEDIAN : 97
WGT. MEAN : 86
MEAN : 106
COD : 32.22
PRD : 122.36

COV : 44.17
STD : 46.75
Avg. Abs. Dev : 31.21
MAX Sales Ratio : 224.43
MIN Sales Ratio : 29.02

95% Median C.I. : 94.17 to 109.14
95% Wgt. Mean C.I. : 74.32 to 98.66
95% Mean C.I. : 85.61 to 126.05

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	23	96.86	105.83	86.49	32.22	122.36	29.02	224.43	94.17 to 109.14	65,261	56,445
04											
<u>ALL</u>	23	96.86	105.83	86.49	32.22	122.36	29.02	224.43	94.17 to 109.14	65,261	56,445

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	167.79	170.10	166.57	09.14	102.12	148.25	194.25	N/A	10,000	16,657
Less Than 30,000	8	130.98	134.68	127.92	25.17	105.28	94.17	194.25	94.17 to 194.25	13,500	17,269
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	23	96.86	105.83	86.49	32.22	122.36	29.02	224.43	94.17 to 109.14	65,261	56,445
Greater Than 14,999	20	96.30	96.19	84.86	25.80	113.35	29.02	224.43	78.04 to 103.68	73,550	62,413
Greater Than 29,999	15	96.26	90.44	83.28	28.06	108.60	29.02	224.43	54.27 to 100.55	92,867	77,339
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	167.79	170.10	166.57	09.14	102.12	148.25	194.25	N/A	10,000	16,657
15,000 TO 29,999	5	103.68	113.42	113.06	16.32	100.32	94.17	160.30	N/A	15,600	17,637
30,000 TO 59,999	8	96.30	95.21	90.78	38.26	104.88	29.02	224.43	29.02 to 224.43	38,375	34,837
60,000 TO 99,999	4	97.52	86.90	85.26	17.36	101.92	45.45	107.11	N/A	70,000	59,684
100,000 TO 149,999											
150,000 TO 249,999	1	96.86	96.86	96.86	00.00	100.00	96.86	96.86	N/A	161,000	155,945
250,000 TO 499,999	2	75.22	75.22	75.46	03.75	99.68	72.40	78.04	N/A	322,500	243,353
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	23	96.86	105.83	86.49	32.22	122.36	29.02	224.43	94.17 to 109.14	65,261	56,445

14 Cedar
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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

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MEDIAN : 97
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95% Median C.I. : 94.17 to 109.14
 95% Wgt. Mean C.I. : 74.32 to 98.66
 95% Mean C.I. : 85.61 to 126.05

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	2	108.13	108.13	107.82	00.94	100.29	107.11	109.14	N/A	57,500	61,995
343	1	100.55	100.55	100.55	00.00	100.00	100.55	100.55	N/A	65,000	65,355
344	4	87.19	113.19	87.35	54.12	129.58	53.96	224.43	N/A	112,500	98,268
353	4	99.47	101.78	98.80	06.95	103.02	94.48	113.71	N/A	27,000	26,675
384	2	111.03	111.03	82.15	51.12	135.16	54.27	167.79	N/A	28,500	23,413
406	3	148.25	123.84	66.67	37.15	185.75	29.02	194.25	N/A	19,333	12,890
408	1	98.28	98.28	98.28	00.00	100.00	98.28	98.28	N/A	32,000	31,450
442	3	96.26	116.91	107.88	22.90	108.37	94.17	160.30	N/A	26,667	28,767
492	1	96.86	96.86	96.86	00.00	100.00	96.86	96.86	N/A	161,000	155,945
532	1	45.45	45.45	45.45	00.00	100.00	45.45	45.45	N/A	80,000	36,360
841	1	72.40	72.40	72.40	00.00	100.00	72.40	72.40	N/A	295,000	213,570
<u>ALL</u>	23	96.86	105.83	86.49	32.22	122.36	29.02	224.43	94.17 to 109.14	65,261	56,445

14 Cedar
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 : 48
Total Sales Price : 38,242,118
Total Adj. Sales Price : 38,242,118
Total Assessed Value : 27,108,280
Avg. Adj. Sales Price : 796,711
Avg. Assessed Value : 564,756

MEDIAN : 72
WGT. MEAN : 71
MEAN : 72
COD : 14.21
PRD : 101.95

COV : 18.90
STD : 13.66
Avg. Abs. Dev : 10.21
MAX Sales Ratio : 105.16
MIN Sales Ratio : 37.94

95% Median C.I. : 68.50 to 75.23
95% Wgt. Mean C.I. : 68.05 to 73.72
95% Mean C.I. : 68.41 to 76.13

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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	73.15	73.15	70.95	04.70	103.10	69.71	76.59	N/A	732,000	519,348	
01-JAN-16 To 31-MAR-16	9	61.83	62.60	63.31	04.50	98.88	55.83	68.65	59.33 to 66.84	927,559	587,221	
01-APR-16 To 30-JUN-16	2	64.91	64.91	64.95	13.87	99.94	55.91	73.90	N/A	477,705	310,265	
01-JUL-16 To 30-SEP-16	2	81.16	81.16	80.84	02.00	100.40	79.54	82.78	N/A	249,555	201,733	
01-OCT-16 To 31-DEC-16	5	71.69	73.98	72.55	06.33	101.97	66.33	86.17	N/A	1,216,438	882,522	
01-JAN-17 To 31-MAR-17	8	69.15	69.15	68.80	09.53	100.51	56.44	88.68	56.44 to 88.68	960,901	661,078	
01-APR-17 To 30-JUN-17												
01-JUL-17 To 30-SEP-17	2	55.99	55.99	60.41	12.84	92.68	48.80	63.18	N/A	773,912	467,528	
01-OCT-17 To 31-DEC-17	6	70.74	63.65	69.05	15.07	92.18	37.94	75.23	37.94 to 75.23	886,833	612,362	
01-JAN-18 To 31-MAR-18	4	92.00	89.78	90.66	05.50	99.03	77.91	97.21	N/A	529,133	479,731	
01-APR-18 To 30-JUN-18	8	81.95	86.37	83.66	11.06	103.24	74.05	105.16	74.05 to 105.16	527,603	441,403	
01-JUL-18 To 30-SEP-18												
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	15	65.90	66.79	65.22	10.12	102.41	55.83	82.78	61.50 to 73.90	751,103	489,845	
01-OCT-16 To 30-SEP-17	15	69.64	69.01	69.44	10.37	99.38	48.80	88.68	63.18 to 72.66	1,021,148	709,086	
01-OCT-17 To 30-SEP-18	18	77.93	79.55	78.26	15.09	101.65	37.94	105.16	74.05 to 91.52	647,686	506,907	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	18	66.59	68.08	67.50	10.44	100.86	55.83	86.17	61.63 to 73.90	882,485	595,644	
01-JAN-17 To 31-DEC-17	16	68.76	65.44	68.00	12.94	96.24	37.94	88.68	56.44 to 72.66	909,752	618,615	
<u>ALL</u>	48	71.83	72.27	70.89	14.21	101.95	37.94	105.16	68.50 to 75.23	796,711	564,756	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	35	72.66	72.50	70.71	17.45	102.53	37.94	105.16	63.18 to 77.91	708,518	500,970	
2	13	71.69	71.64	71.22	04.87	100.59	61.63	79.54	68.65 to 76.59	1,034,152	736,486	
<u>ALL</u>	48	71.83	72.27	70.89	14.21	101.95	37.94	105.16	68.50 to 75.23	796,711	564,756	

14 Cedar
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

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 STD : 13.66
 Avg. Abs. Dev : 10.21
 MAX Sales Ratio : 105.16
 MIN Sales Ratio : 37.94

95% Median C.I. : 68.50 to 75.23
 95% Wgt. Mean C.I. : 68.05 to 73.72
 95% Mean C.I. : 68.41 to 76.13

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	18	71.77	74.70	70.98	14.80	105.24	55.83	105.16	61.90 to 77.94	694,733	493,142
1	11	74.05	77.28	71.65	18.99	107.86	55.83	105.16	61.50 to 104.26	656,973	470,726
2	7	68.87	70.63	70.07	06.49	100.80	61.63	77.94	61.63 to 77.94	754,071	528,367
_____Grass_____											
County	5	52.15	55.62	53.46	20.13	104.04	37.94	82.78	N/A	446,465	238,694
1	5	52.15	55.62	53.46	20.13	104.04	37.94	82.78	N/A	446,465	238,694
_____ALL_____	48	71.83	72.27	70.89	14.21	101.95	37.94	105.16	68.50 to 75.23	796,711	564,756

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	8	71.56	70.91	71.49	10.58	99.19	56.68	86.17	56.68 to 86.17	1,002,708	716,795
1	6	70.49	70.69	71.46	14.26	98.92	56.68	86.17	56.68 to 86.17	950,278	679,048
2	2	71.56	71.56	71.55	00.20	100.01	71.42	71.69	N/A	1,160,000	830,038
_____Dry_____											
County	22	71.81	74.14	70.71	13.02	104.85	55.83	105.16	66.33 to 77.91	778,427	550,438
1	14	74.17	76.21	71.14	15.87	107.13	55.83	105.16	61.83 to 89.36	760,492	541,040
2	8	69.29	70.52	70.00	05.80	100.74	61.63	77.94	61.63 to 77.94	809,813	566,883
_____Grass_____											
County	5	52.15	55.62	53.46	20.13	104.04	37.94	82.78	N/A	446,465	238,694
1	5	52.15	55.62	53.46	20.13	104.04	37.94	82.78	N/A	446,465	238,694
_____ALL_____	48	71.83	72.27	70.89	14.21	101.95	37.94	105.16	68.50 to 75.23	796,711	564,756

Cedar County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cedar	1	5670	5670	5615	5615	5035	5035	4450	4450	5071
Dixon	2	5850	5850	5765	5580	5190	5095	4710	4525	5308
Knox	1	5695	5686	5494	5492	5337	5355	5091	5111	5379
Knox	3	5016	5019	4890	4801	4657	4448	3616	3531	4264
Cedar	2	6045	6045	5830	5830	5745	5745	4650	4650	5499
Pierce	1	5557	5364	5025	4935	4849	4325	3743	3543	4749
Wayne	1	6025	6000	5950	5900	5800	5650	5500	4900	5801
Dixon	1	5565	5460	5190	5020	4670	4330	4245	4070	4950

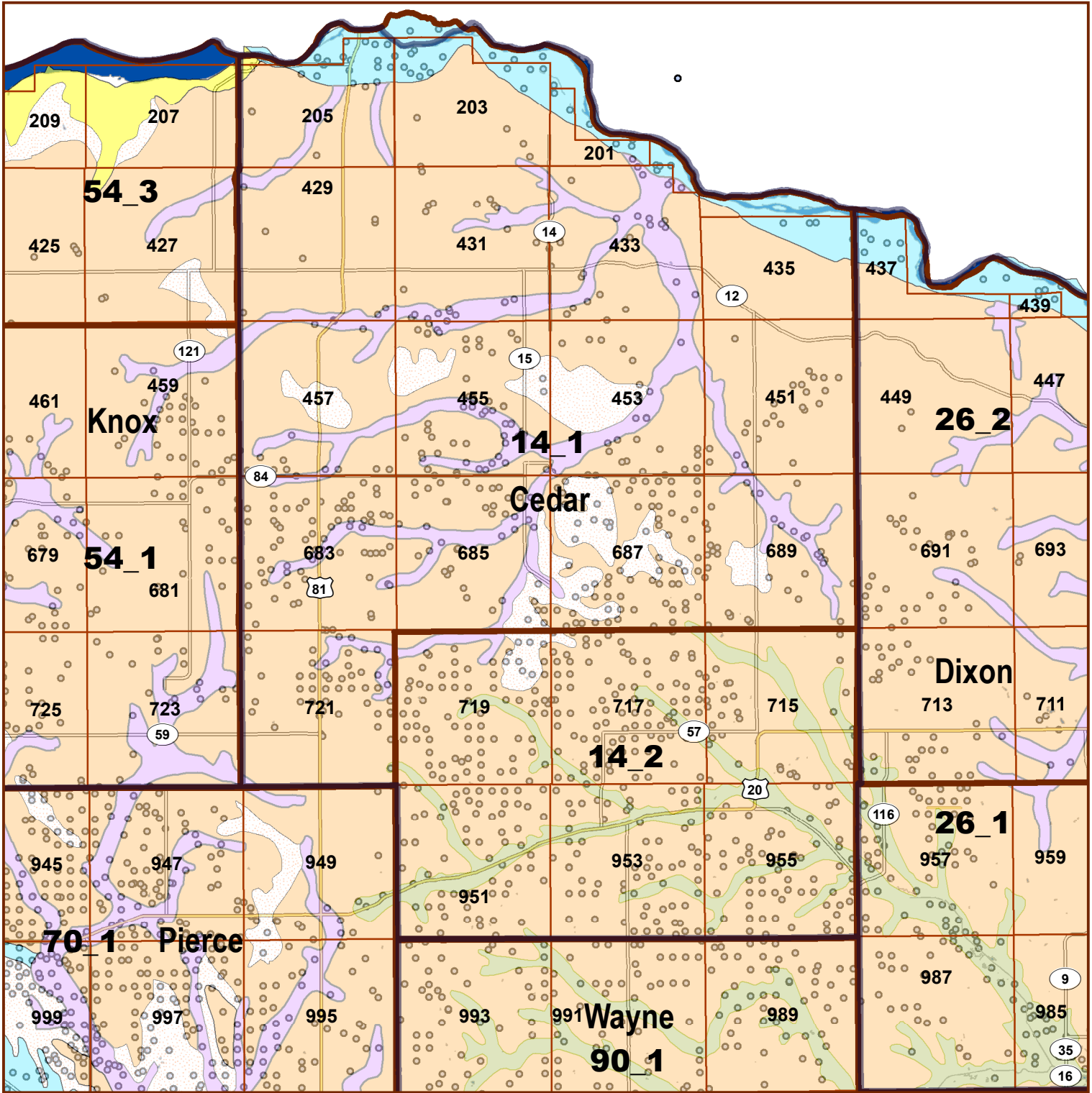
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cedar	1	4700	4700	4665	4665	4655	4655	3625	3625	4293
Dixon	2	4255	3900	3900	3890	3620	3515	3205	3205	3560
Knox	1	4960	4960	4765	4555	4445	4160	3930	3890	4460
Knox	3	4410	4270	4080	4030	3930	3715	3300	2735	3793
Cedar	2	5425	5424	5245	5241	5210	5209	4080	4080	5001
Pierce	1	4910	4760	4480	4275	3715	3459	2505	2190	3952
Wayne	1	5700	5650	5550	5450	5290	4750	4180	3895	5174
Dixon	1	5565	5205	5020	4950	4920	4248	4255	3705	4764

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cedar	1	2230	2231	2030	2030	1846	1845	1645	1646	1768
Dixon	2	2304	2185	1930	1755	1755	1635	1515	1395	1635
Knox	1	1697	1696	1696	1697	1680	1680	1681	1681	1687
Knox	3	1520	1520	1522	1523	1513	1539	1511	1510	1512
Cedar	2	2230	2230	2030	2028	1845	1845	1645	1645	1890
Pierce	1	2275	2105	2050	1920	1855	1579	1550	1375	1650
Wayne	1	2400	2260	2120	1980	1870	1590	1410	1270	1906
Dixon	1	2430	2300	2030	n/a	1845	1720	1595	1470	1881

County	Mkt Area	CRP	TIMBER	WASTE
Cedar	1	1950	789	601
Dixon	2	3484	815	117
Knox	1	1685	n/a	150
Knox	3	1513	500	150
Cedar	2	1950	922	600
Pierce	1	3389	813	50
Wayne	1	4948	n/a	200
Dixon	1	4763	1245	96

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.



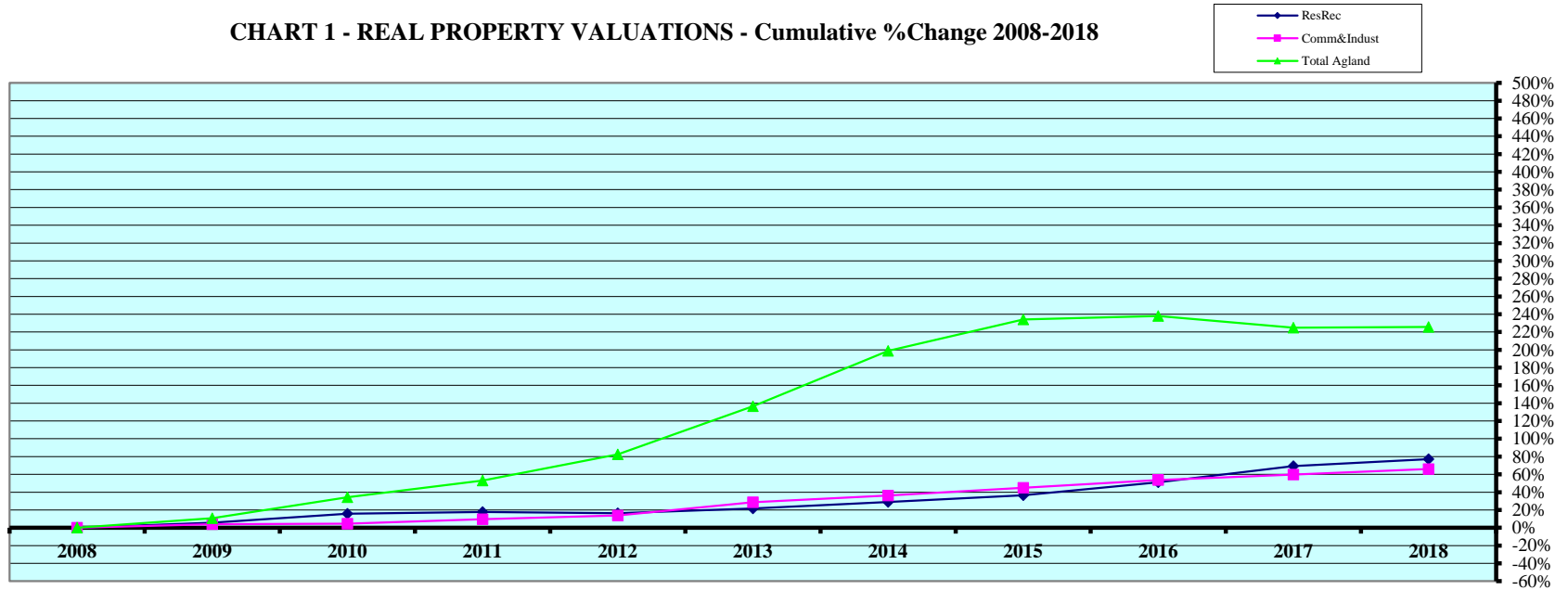
Legend

- 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

Cedar 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	151,189,384	--	--	--	34,865,640	--	--	--	593,086,560	--	--	--
2009	159,691,930	8,502,546	5.62%	5.62%	36,271,555	1,405,915	4.03%	4.03%	657,167,980	64,081,420	10.80%	10.80%
2010	174,947,230	15,255,300	9.55%	15.71%	36,445,665	174,110	0.48%	4.53%	796,370,105	139,202,125	21.18%	34.28%
2011	178,147,075	3,199,845	1.83%	17.83%	38,207,125	1,761,460	4.83%	9.58%	906,852,220	110,482,115	13.87%	52.90%
2012	175,694,022	-2,453,053	-1.38%	16.21%	39,714,605	1,507,480	3.95%	13.91%	1,081,930,795	175,078,575	19.31%	82.42%
2013	184,050,042	8,356,020	4.76%	21.73%	44,837,235	5,122,630	12.90%	28.60%	1,403,290,245	321,359,450	29.70%	136.61%
2014	195,141,652	11,091,610	6.03%	29.07%	47,510,775	2,673,540	5.96%	36.27%	1,771,407,515	368,117,270	26.23%	198.68%
2015	206,461,817	11,320,165	5.80%	36.56%	50,489,034	2,978,259	6.27%	44.81%	1,981,697,655	210,290,140	11.87%	234.13%
2016	228,234,525	21,772,708	10.55%	50.96%	53,599,570	3,110,536	6.16%	53.73%	2,004,602,175	22,904,520	1.16%	237.99%
2017	256,053,865	27,819,340	12.19%	69.36%	55,675,135	2,075,565	3.87%	59.68%	1,927,096,380	-77,505,795	-3.87%	224.93%
2018	267,754,340	11,700,475	4.57%	77.10%	57,885,512	2,210,377	3.97%	66.02%	1,931,796,345	4,699,965	0.24%	225.72%

Rate Annual %chg: Residential & Recreational **5.88%** Commercial & Industrial **5.20%** Agricultural Land **12.53%**

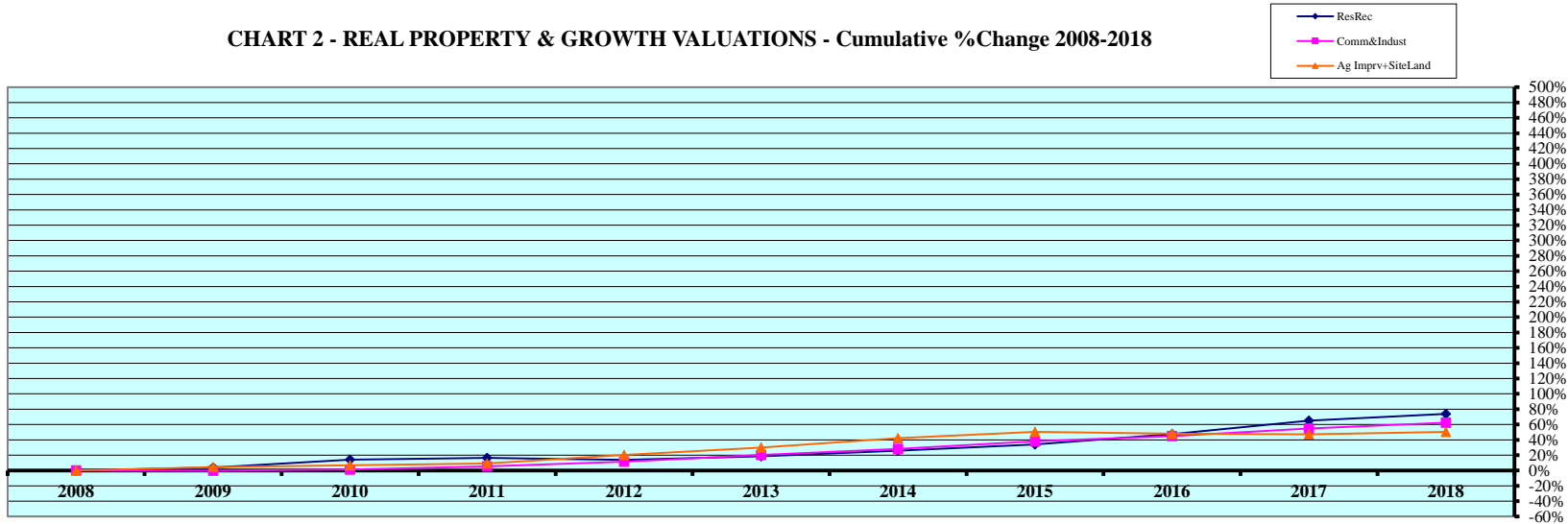
Cnty# **14**
County **CEDAR**

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	151,189,384	2,714,665	1.80%	148,474,719	--	--	34,865,640	599,715	1.72%	34,265,925	--	--	
2009	159,691,930	2,729,672	1.71%	156,962,258	3.82%	3.82%	36,271,555	1,468,360	4.05%	34,803,195	-0.18%	-0.18%	
2010	174,947,230	2,160,278	1.23%	172,786,952	8.20%	14.29%	36,445,665	1,084,730	2.98%	35,360,935	-2.51%	1.42%	
2011	178,147,075	2,240,085	1.26%	175,906,990	0.55%	16.35%	38,207,125	1,418,235	3.71%	36,788,890	0.94%	5.52%	
2012	175,694,022	3,543,492	2.02%	172,150,530	-3.37%	13.86%	39,714,605	822,995	2.07%	38,891,610	1.79%	11.55%	
2013	184,050,042	5,036,395	2.74%	179,013,647	1.89%	18.40%	44,837,235	2,916,680	6.51%	41,920,555	5.55%	20.23%	
2014	195,141,652	4,761,655	2.44%	190,379,997	3.44%	25.92%	47,510,775	2,843,960	5.99%	44,666,815	-0.38%	28.11%	
2015	206,461,817	3,869,275	1.87%	202,592,542	3.82%	34.00%	50,489,034	2,283,060	4.52%	48,205,974	1.46%	38.26%	
2016	228,234,525	5,144,325	2.25%	223,090,200	8.05%	47.56%	53,599,570	3,133,035	5.85%	50,466,535	-0.04%	44.75%	
2017	256,053,865	6,696,969	2.62%	249,356,896	9.25%	64.93%	55,675,135	1,691,495	3.04%	53,983,640	0.72%	54.83%	
2018	267,754,340	4,868,910	1.82%	262,885,430	2.67%	73.88%	57,885,512	1,264,845	2.19%	56,620,667	1.70%	62.40%	
Rate Ann%chg	5.88%					3.83%	5.20%					C & I w/o growth	0.91%

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	73,773,855	40,664,034	114,437,889	2,869,940	2.51%	111,567,949	--	--
2009	80,386,760	42,827,685	123,214,445	3,462,040	2.81%	119,752,405	4.64%	4.64%
2010	80,953,935	44,680,575	125,634,510	3,249,090	2.59%	122,385,420	-0.67%	6.94%
2011	81,894,205	47,506,040	129,400,245	4,377,130	3.38%	125,023,115	-0.49%	9.25%
2012	90,156,108	54,117,086	144,273,194	6,732,707	4.67%	137,540,487	6.29%	20.19%
2013	94,324,585	60,255,355	154,579,940	5,984,611	3.87%	148,595,329	3.00%	29.85%
2014	106,676,430	62,292,355	168,968,785	6,280,400	3.72%	162,688,385	5.25%	42.16%
2015	114,893,440	64,607,765	179,501,205	7,513,575	4.19%	171,987,630	1.79%	50.29%
2016	110,898,775	68,902,165	179,800,940	10,465,550	5.82%	169,335,390	-5.66%	47.97%
2017	101,181,870	72,567,470	173,749,340	5,319,215	3.06%	168,430,125	-6.32%	47.18%
2018	100,152,750	75,038,440	175,191,190	3,112,080	1.78%	172,079,110	-0.96%	50.37%
Rate Ann%chg	3.10%	6.32%	4.35%	Ag Imprv+Site w/o growth			0.69%	

(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.

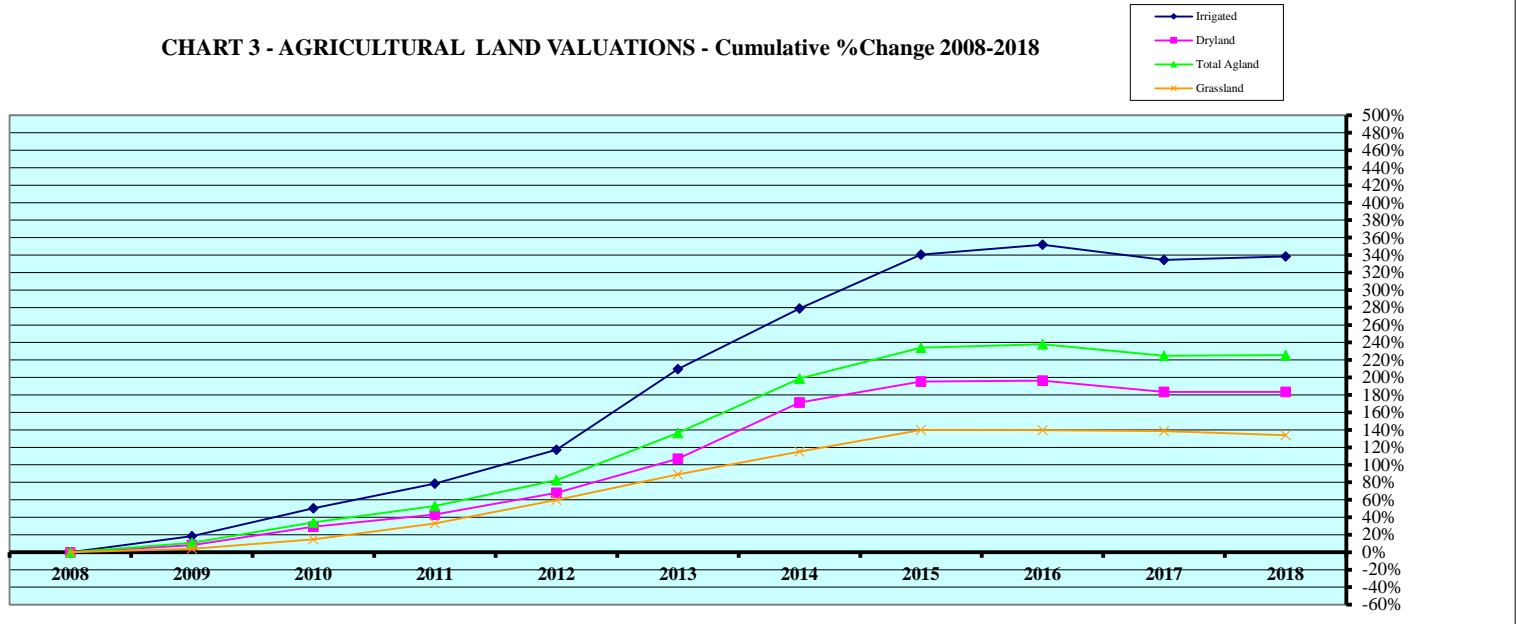
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	14
County	CEDAR

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	180,452,250	--	--	--	351,141,530	--	--	--	60,670,905	--	--	--
2009	213,570,500	33,118,250	18.35%	18.35%	379,441,450	28,299,920	8.06%	8.06%	62,975,180	2,304,275	3.80%	3.80%
2010	271,281,440	57,710,940	27.02%	50.33%	453,842,735	74,401,285	19.61%	29.25%	69,538,645	6,563,465	10.42%	14.62%
2011	321,864,940	50,583,500	18.65%	78.37%	502,428,050	48,585,315	10.71%	43.08%	80,609,295	11,070,650	15.92%	32.86%
2012	392,113,480	70,248,540	21.83%	117.29%	589,868,165	87,440,115	17.40%	67.99%	96,945,790	16,336,495	20.27%	59.79%
2013	558,597,745	166,484,265	42.46%	209.55%	726,398,710	136,530,545	23.15%	106.87%	114,626,820	17,681,030	18.24%	88.93%
2014	683,495,955	124,898,210	22.36%	278.77%	952,916,785	226,518,075	31.18%	171.38%	130,447,120	15,820,300	13.80%	115.01%
2015	795,072,815	111,576,860	16.32%	340.60%	1,036,493,415	83,576,630	8.77%	195.18%	145,509,140	15,062,020	11.55%	139.83%
2016	815,347,340	20,274,525	2.55%	351.84%	1,040,511,275	4,017,860	0.39%	196.32%	145,446,555	-62,585	-0.04%	139.73%
2017	783,887,670	-31,459,670	-3.86%	334.40%	995,177,490	-45,333,785	-4.36%	183.41%	144,786,920	-659,635	-0.45%	138.64%
2018	791,022,075	7,134,405	0.91%	338.36%	995,580,415	402,925	0.04%	183.53%	141,936,455	-2,850,465	-1.97%	133.94%

Rate Ann.%chg: Irrigated **15.93%** Dryland **10.98%** Grassland **8.87%**

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	821,875	--	--	--	0	--	--	--	593,086,560	--	--	--
2009	1,180,850	358,975	43.68%	43.68%	0	0			657,167,980	64,081,420	10.80%	10.80%
2010	1,707,285	526,435	44.58%	107.73%	0	0			796,370,105	139,202,125	21.18%	34.28%
2011	1,949,935	242,650	14.21%	137.25%	0	0			906,852,220	110,482,115	13.87%	52.90%
2012	2,744,530	794,595	40.75%	233.94%	258,830	258,830			1,081,930,795	175,078,575	19.31%	82.42%
2013	3,335,560	591,030	21.53%	305.85%	331,410	72,580	28.04%		1,403,290,245	321,359,450	29.70%	136.61%
2014	3,970,255	634,695	19.03%	383.07%	577,400	245,990	74.23%		1,771,407,515	368,117,270	26.23%	198.68%
2015	4,045,865	75,610	1.90%	392.27%	576,420	-980	-0.17%		1,981,697,655	210,290,140	11.87%	234.13%
2016	2,164,565	-1,881,300	-46.50%	163.37%	1,132,440	556,020	96.46%		2,004,602,175	22,904,520	1.16%	237.99%
2017	2,146,455	-18,110	-0.84%	161.17%	1,097,845	-34,595	-3.05%		1,927,096,380	-77,505,795	-3.87%	224.93%
2018	2,150,605	4,150	0.19%	161.67%	1,106,795	8,950	0.82%		1,931,796,345	4,699,965	0.24%	225.72%

Cnty# **14**
County **CEDAR**

Rate Ann.%chg: Total Agric Land **12.53%**

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	174,649,305	92,766	1,883			355,783,550	244,285	1,456			60,716,975	100,156	606		
2009	208,058,910	98,444	2,113	12.26%	12.26%	382,893,715	238,989	1,602	10.00%	10.00%	63,337,540	99,762	635	4.73%	4.73%
2010	261,206,730	101,204	2,581	22.12%	37.09%	462,953,660	236,685	1,956	22.09%	34.30%	70,536,690	99,392	710	11.78%	17.07%
2011	310,910,225	107,396	2,895	12.17%	53.77%	509,423,755	229,944	2,215	13.26%	52.11%	81,498,850	97,577	835	17.69%	37.77%
2012	386,849,705	113,626	3,405	17.60%	80.84%	591,666,620	224,419	2,636	19.00%	81.02%	97,983,395	95,661	1,024	22.63%	68.96%
2013	544,700,235	118,997	4,577	34.45%	143.13%	735,066,825	221,125	3,324	26.09%	128.24%	115,358,540	93,648	1,232	20.26%	103.20%
2014	634,053,395	125,069	5,070	10.75%	169.27%	989,577,200	221,214	4,473	34.57%	207.15%	132,948,405	87,011	1,528	24.04%	152.04%
2015	772,231,570	135,609	5,695	12.33%	202.47%	1,053,289,420	207,344	5,080	13.56%	248.79%	146,680,980	90,642	1,618	5.91%	166.94%
2016	811,493,370	140,542	5,774	1.40%	206.69%	1,044,352,835	203,613	5,129	0.97%	252.17%	145,387,675	89,932	1,617	-0.10%	166.67%
2017	779,935,720	141,348	5,518	-4.44%	193.08%	998,048,880	202,225	4,935	-3.78%	238.87%	144,816,875	89,507	1,618	0.08%	166.89%
2018	789,832,860	143,187	5,516	-0.03%	192.99%	997,297,765	202,121	4,934	-0.02%	238.78%	141,675,565	87,743	1,615	-0.20%	166.35%

Rate Annual %chg Average Value/Acre: 11.35%

12.98%

10.29%

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	820,870	5,106	161			0	0				591,970,700	442,313	1,338		
2009	1,172,250	5,101	230	42.94%	42.94%	0	0				655,462,415	442,297	1,482	10.73%	10.73%
2010	1,702,465	5,147	331	43.93%	105.73%	0	0				796,399,545	442,428	1,800	21.47%	34.50%
2011	1,965,790	5,168	380	15.00%	136.60%	0	0				903,798,620	440,085	2,054	14.09%	53.45%
2012	2,718,425	6,422	423	11.29%	163.31%	0	0				1,079,218,145	440,128	2,452	19.40%	83.21%
2013	3,317,395	6,413	517	22.20%	221.78%	0	0				1,398,442,995	440,183	3,177	29.56%	137.38%
2014	3,959,860	6,459	613	18.52%	281.37%	0	105	0			1,760,538,860	439,858	4,003	25.99%	199.06%
2015	4,025,010	6,502	619	0.96%	285.05%	0	0				1,976,226,980	440,097	4,490	12.19%	235.52%
2016	2,162,500	3,597	601	-2.88%	273.97%	1,130,700	1,581	715			2,004,527,080	439,265	4,563	1.62%	240.97%
2017	2,146,380	3,571	601	-0.01%	273.93%	1,090,095	1,525	715	0.00%		1,926,037,950	438,176	4,396	-3.68%	228.43%
2018	2,151,050	3,578	601	0.00%	273.93%	1,105,255	1,546	715	0.00%		1,932,062,495	438,176	4,409	0.31%	229.46%

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Rate Annual %chg Average Value/Acre: 12.66%

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

CHART 4

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	Agmprv&FS	Minerals	Total Value
8,852	CEDAR	98,382,126	76,587,683	11,062,610	249,325,150	53,745,362	4,140,150	18,429,190	1,931,796,345	100,152,750	75,038,440	0	2,618,659,806
cnty sector/value % of total value:		3.76%	2.92%	0.42%	9.52%	2.05%	0.16%	0.70%	73.77%	3.82%	2.87%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	Agmprv&FS	Minerals	Total Value
115	BELDEN	128,829	161,776	237,767	2,551,515	512,430	0	0	0	0	0	0	3,592,317
1.30%	%sector of county sector	0.13%	0.21%	2.15%	1.02%	0.95%							0.14%
	%sector of municipality	3.59%	4.50%	6.62%	71.03%	14.26%							100.00%
473	COLERIDGE	386,709	135,456	13,965	11,181,860	1,353,360	0	0	200,160	0	0	0	13,271,510
5.34%	%sector of county sector	0.39%	0.18%	0.13%	4.48%	2.52%			0.01%				0.51%
	%sector of municipality	2.91%	1.02%	0.11%	84.25%	10.20%			1.51%				100.00%
139	FORDYCE	138,962	6,200	386	3,685,025	1,582,060	0	0	0	0	0	0	5,412,633
1.57%	%sector of county sector	0.14%	0.01%	0.00%	1.48%	2.94%							0.21%
	%sector of municipality	2.57%	0.11%	0.01%	68.08%	29.23%							100.00%
1,554	HARTINGTON	3,392,777	2,590,498	518,886	65,326,455	13,774,570	0	0	47,505	0	0	0	85,650,691
17.56%	%sector of county sector	3.45%	3.38%	4.69%	26.20%	25.63%			0.00%				3.27%
	%sector of municipality	3.96%	3.02%	0.61%	76.27%	16.08%			0.06%				100.00%
964	LAUREL	4,576,841	495,793	571,198	30,156,795	8,910,580	0	0	0	0	0	0	44,711,207
10.89%	%sector of county sector	4.65%	0.65%	5.16%	12.10%	16.58%							1.71%
	%sector of municipality	10.24%	1.11%	1.28%	67.45%	19.93%							100.00%
57	MAGNET	34,421	4,030	251	970,410	454,545	0	0	0	0	0	0	1,463,657
0.64%	%sector of county sector	0.03%	0.01%	0.00%	0.39%	0.65%							0.06%
	%sector of municipality	2.35%	0.28%	0.02%	66.30%	31.06%							100.00%
23	OBERT	39,586	0	0	253,915	153,135	0	0	0	0	0	0	446,636
0.26%	%sector of county sector	0.04%			0.10%	0.28%							0.02%
	%sector of municipality	8.66%			56.85%	34.29%							100.00%
944	RANDOLPH	1,360,348	624,120	492,323	27,731,515	4,793,472	0	0	0	0	0	0	35,001,778
10.66%	%sector of county sector	1.38%	0.81%	4.45%	11.12%	8.92%							1.34%
	%sector of municipality	3.89%	1.78%	1.41%	79.23%	13.69%							100.00%
96	ST HELENA	13,391	7,440	464	2,704,955	126,870	0	0	0	0	0	0	2,853,120
1.08%	%sector of county sector	0.01%	0.01%	0.00%	1.08%	0.24%							0.11%
	%sector of municipality	0.47%	0.26%	0.02%	94.81%	4.45%							100.00%
166	WYNOT	80,364	14,701	916	6,223,755	920,310	0	0	0	0	0	0	7,240,046
1.88%	%sector of county sector	0.08%	0.02%	0.01%	2.50%	1.71%							0.28%
	%sector of municipality	1.11%	0.20%	0.01%	85.96%	12.71%							100.00%
4,531	Total Municipalities	10,152,228	4,040,014	1,836,156	150,786,200	32,581,332	0	0	247,665	0	0	0	199,643,595
51.19%	%all municip.sectors of cnty	10.32%	5.28%	16.60%	60.48%	60.62%			0.01%				7.62%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 9,024	Value : 2,344,410,511	Growth 9,137,745	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	434	3,928,740	0	0	548	5,994,375	982	9,923,115	
02. Res Improve Land	1,979	16,987,525	0	0	619	9,236,865	2,598	26,224,390	
03. Res Improvements	1,990	139,182,655	0	0	651	90,511,640	2,641	229,694,295	
04. Res Total	2,424	160,098,920	0	0	1,199	105,742,880	3,623	265,841,800	4,135,550
% of Res Total	66.91	60.22	0.00	0.00	33.09	39.78	40.15	11.34	45.26
05. Com UnImp Land	103	914,475	0	0	23	575,910	126	1,490,385	
06. Com Improve Land	422	2,532,970	0	0	97	2,191,985	519	4,724,955	
07. Com Improvements	430	30,121,357	0	0	108	19,433,730	538	49,555,087	
08. Com Total	533	33,568,802	0	0	131	22,201,625	664	55,770,427	1,494,565
% of Com Total	80.27	60.19	0.00	0.00	19.73	39.81	7.36	2.38	16.36
09. Ind UnImp Land	0	0	0	0	2	16,640	2	16,640	
10. Ind Improve Land	0	0	0	0	4	80,785	4	80,785	
11. Ind Improvements	0	0	0	0	4	4,042,725	4	4,042,725	
12. Ind Total	0	0	0	0	6	4,140,150	6	4,140,150	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.07	0.18	0.00
13. Rec UnImp Land	0	0	0	0	93	1,941,350	93	1,941,350	
14. Rec Improve Land	0	0	0	0	162	3,608,190	162	3,608,190	
15. Rec Improvements	0	0	0	0	255	15,087,044	255	15,087,044	
16. Rec Total	0	0	0	0	348	20,636,584	348	20,636,584	1,266,200
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.86	0.88	13.86
Res & Rec Total	2,424	160,098,920	0	0	1,547	126,379,464	3,971	286,478,384	5,401,750
% of Res & Rec Total	61.04	55.89	0.00	0.00	38.96	44.11	44.00	12.22	59.11
Com & Ind Total	533	33,568,802	0	0	137	26,341,775	670	59,910,577	1,494,565
% of Com & Ind Total	79.55	56.03	0.00	0.00	20.45	43.97	7.42	2.56	16.36

17. Taxable Total	2,957	193,667,722	0	0	1,684	152,721,239	4,641	346,388,961	6,896,315
% of Taxable Total	63.71	55.91	0.00	0.00	36.29	44.09	51.43	14.78	75.47

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	14	339,070	4,332,870	0	0	0
19. Commercial	9	579,605	11,888,895	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	14	339,070	4,332,870
19. Commercial	0	0	0	9	579,605	11,888,895
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				23	918,675	16,221,765

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	267	0	118	385

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	234,525	0	0	2,972	1,236,136,290	2,976	1,236,370,815
28. Ag-Improved Land	0	0	0	0	1,283	605,014,730	1,283	605,014,730
29. Ag Improvements	0	0	0	0	1,407	156,636,005	1,407	156,636,005

30. Ag Total				4,383	1,998,021,550
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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	1	0.27	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	19	17.87	285,890	19	17.87	285,890	
32. HomeSite Improv Land	850	863.57	13,817,005	850	863.57	13,817,005	
33. HomeSite Improvements	867	0.00	93,938,705	867	0.00	93,938,705	0
34. HomeSite Total				886	881.44	108,041,600	
35. FarmSite UnImp Land	374	1,177.89	1,884,615	374	1,177.89	1,884,615	
36. FarmSite Improv Land	1,108	7,209.81	11,535,450	1,108	7,209.81	11,535,450	
37. FarmSite Improvements	1,228	0.00	62,697,300	1,228	0.00	62,697,300	2,241,430
38. FarmSite Total				1,602	8,387.70	76,117,365	
39. Road & Ditches	3,602	8,733.33	0	3,603	8,733.60	0	
40. Other- Non Ag Use	55	1,418.68	1,347,140	55	1,418.68	1,347,140	
41. Total Section VI				2,488	19,421.42	185,506,105	2,241,430

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	4	379.61	288,205	4	379.61	288,205

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	6,606.58	7.56%	37,459,090	8.45%	5,669.97
46. 1A	11,374.08	13.01%	64,490,780	14.55%	5,669.98
47. 2A1	7,329.15	8.38%	41,152,950	9.28%	5,614.97
48. 2A	8,262.44	9.45%	46,393,515	10.47%	5,614.99
49. 3A1	13,151.11	15.05%	66,215,440	14.94%	5,034.97
50. 3A	11,128.97	12.73%	56,034,190	12.64%	5,034.98
51. 4A1	24,366.16	27.88%	108,429,255	24.46%	4,449.99
52. 4A	5,191.85	5.94%	23,103,745	5.21%	4,450.00
53. Total	87,410.34	100.00%	443,278,965	100.00%	5,071.24
Dry					
54. 1D1	8,061.93	6.01%	37,890,760	6.58%	4,699.96
55. 1D	20,515.98	15.30%	96,423,995	16.75%	4,699.95
56. 2D1	9,065.28	6.76%	42,289,545	7.35%	4,665.00
57. 2D	12,935.61	9.65%	60,344,260	10.48%	4,664.97
58. 3D1	18,740.15	13.97%	87,234,780	15.15%	4,654.97
59. 3D	16,158.75	12.05%	75,218,645	13.07%	4,654.98
60. 4D1	39,840.51	29.71%	144,423,650	25.09%	3,625.05
61. 4D	8,794.34	6.56%	31,880,295	5.54%	3,625.09
62. Total	134,112.55	100.00%	575,705,930	100.00%	4,292.71
Grass					
63. 1G1	901.15	1.08%	1,753,925	1.29%	1,946.32
64. 1G	6,418.29	7.67%	13,685,445	10.05%	2,132.26
65. 2G1	1,848.78	2.21%	3,492,505	2.57%	1,889.09
66. 2G	5,134.22	6.14%	10,188,365	7.48%	1,984.40
67. 3G1	6,280.80	7.51%	11,202,040	8.23%	1,783.54
68. 3G	6,009.92	7.18%	11,073,825	8.13%	1,842.59
69. 4G1	24,995.55	29.87%	40,720,470	29.91%	1,629.11
70. 4G	32,091.87	38.35%	44,011,890	32.33%	1,371.43
71. Total	83,680.58	100.00%	136,128,465	100.00%	1,626.76
Irrigated Total					
Irrigated Total	87,410.34	28.24%	443,278,965	38.29%	5,071.24
Dry Total					
Dry Total	134,112.55	43.34%	575,705,930	49.72%	4,292.71
Grass Total					
Grass Total	83,680.58	27.04%	136,128,465	11.76%	1,626.76
72. Waste	3,015.41	0.97%	1,813,280	0.16%	601.34
73. Other	1,256.14	0.41%	898,155	0.08%	715.01
74. Exempt	18.38	0.01%	0	0.00%	0.00
75. Market Area Total	309,475.02	100.00%	1,157,824,795	100.00%	3,741.25

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,360.90	2.43%	8,226,635	2.67%	6,045.00
46. 1A	7,620.94	13.59%	46,068,310	14.94%	6,044.96
47. 2A1	5,152.99	9.19%	30,041,755	9.74%	5,829.97
48. 2A	1,244.22	2.22%	7,253,795	2.35%	5,829.99
49. 3A1	9,109.50	16.25%	52,333,835	16.97%	5,744.97
50. 3A	16,047.37	28.62%	92,191,755	29.90%	5,744.98
51. 4A1	15,224.20	27.15%	70,792,645	22.96%	4,650.01
52. 4A	313.03	0.56%	1,455,615	0.47%	4,650.08
53. Total	56,073.15	100.00%	308,364,345	100.00%	5,499.32
Dry					
54. 1D1	1,717.35	2.54%	9,316,710	2.76%	5,425.05
55. 1D	9,614.17	14.22%	52,151,780	15.42%	5,424.47
56. 2D1	7,748.89	11.46%	40,642,775	12.02%	5,244.98
57. 2D	2,889.37	4.27%	15,141,980	4.48%	5,240.58
58. 3D1	12,294.96	18.18%	64,053,375	18.94%	5,209.73
59. 3D	18,416.08	27.24%	95,935,720	28.37%	5,209.35
60. 4D1	14,701.63	21.74%	59,980,505	17.74%	4,079.85
61. 4D	230.25	0.34%	939,410	0.28%	4,079.96
62. Total	67,612.70	100.00%	338,162,255	100.00%	5,001.46
Grass					
63. 1G1	43.67	1.06%	96,255	1.26%	2,204.14
64. 1G	514.18	12.51%	1,110,035	14.57%	2,158.85
65. 2G1	660.03	16.06%	1,330,970	17.47%	2,016.53
66. 2G	369.72	9.00%	745,675	9.79%	2,016.86
67. 3G1	544.90	13.26%	985,010	12.93%	1,807.69
68. 3G	910.92	22.16%	1,618,575	21.25%	1,776.86
69. 4G1	837.04	20.37%	1,352,605	17.76%	1,615.94
70. 4G	229.65	5.59%	377,765	4.96%	1,644.96
71. Total	4,110.11	100.00%	7,616,890	100.00%	1,853.21
Irrigated Total					
	56,073.15	43.59%	308,364,345	47.10%	5,499.32
Dry Total					
	67,612.70	52.55%	338,162,255	51.65%	5,001.46
Grass Total					
	4,110.11	3.19%	7,616,890	1.16%	1,853.21
72. Waste	566.50	0.44%	339,910	0.05%	600.02
73. Other	289.82	0.23%	207,250	0.03%	715.10
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	128,652.28	100.00%	654,690,650	100.00%	5,088.84

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	12.11	72,315	0.00	0	143,471.38	751,570,995	143,483.49	751,643,310
77. Dry Land	27.79	146,025	0.00	0	201,697.46	913,722,160	201,725.25	913,868,185
78. Grass	8.21	15,615	0.00	0	87,782.48	143,729,740	87,790.69	143,745,355
79. Waste	0.95	570	0.00	0	3,580.96	2,152,620	3,581.91	2,153,190
80. Other	0.00	0	0.00	0	1,545.96	1,105,405	1,545.96	1,105,405
81. Exempt	0.00	0	0.00	0	18.38	0	18.38	0
82. Total	49.06	234,525	0.00	0	438,078.24	1,812,280,920	438,127.30	1,812,515,445

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	143,483.49	32.75%	751,643,310	41.47%	5,238.54
Dry Land	201,725.25	46.04%	913,868,185	50.42%	4,530.26
Grass	87,790.69	20.04%	143,745,355	7.93%	1,637.36
Waste	3,581.91	0.82%	2,153,190	0.12%	601.13
Other	1,545.96	0.35%	1,105,405	0.06%	715.03
Exempt	18.38	0.00%	0	0.00%	0.00
Total	438,127.30	100.00%	1,812,515,445	100.00%	4,136.96

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 Coleridge	34	291,975	238	969,965	238	10,599,250	272	11,861,190	0
83.2 Hartington	85	1,107,415	620	8,954,755	621	59,611,475	706	69,673,645	1,342,410
83.3 Laurel	58	475,490	411	2,723,325	412	28,634,845	470	31,833,660	463,150
83.4 Randolph	73	937,995	395	2,701,345	399	24,099,975	472	27,739,315	104,480
83.5 Rec Brooky Bottom	66	1,978,715	93	2,496,400	95	6,378,605	161	10,853,720	849,110
83.6 Rural	554	5,688,150	628	9,477,625	751	92,392,769	1,305	107,558,544	2,006,455
83.7 Small Towns	184	1,115,865	315	1,638,135	320	16,237,110	504	18,991,110	292,525
83.8 West River Rec	21	268,860	60	871,030	60	6,827,310	81	7,967,200	343,620
84 Residential Total	1,075	11,864,465	2,760	29,832,580	2,896	244,781,339	3,971	286,478,384	5,401,750

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	Coleridge	10	26,170	44	152,425	44	1,181,890	54	1,360,485	0
85.2	Hartington	36	211,950	129	731,965	130	13,192,595	166	14,136,510	289,155
85.3	Laurel	26	513,725	88	808,150	93	7,706,265	119	9,028,140	185,525
85.4	Randolph	8	51,985	84	501,035	84	4,319,037	92	4,872,057	67,535
85.5	Rural	25	592,550	101	2,272,770	112	23,476,455	137	26,341,775	832,830
85.6	Small Towns	23	110,645	77	339,395	79	3,721,570	102	4,171,610	119,520
86	Commercial Total	128	1,507,025	523	4,805,740	542	53,597,812	670	59,910,577	1,494,565

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	619.31	0.94%	1,381,080	1.19%	2,230.03
88. 1G	5,341.40	8.14%	11,915,085	10.28%	2,230.70
89. 2G1	1,492.77	2.28%	3,030,295	2.61%	2,029.98
90. 2G	4,673.16	7.13%	9,488,220	8.18%	2,030.36
91. 3G1	5,463.64	8.33%	10,083,225	8.70%	1,845.51
92. 3G	5,334.42	8.13%	9,841,860	8.49%	1,844.97
93. 4G1	21,585.00	32.91%	35,515,385	30.63%	1,645.37
94. 4G	21,075.49	32.13%	34,700,770	29.93%	1,646.50
95. Total	65,585.19	100.00%	115,955,920	100.00%	1,768.02
CRP					
96. 1C1	72.63	1.43%	141,635	1.43%	1,950.09
97. 1C	686.88	13.52%	1,339,400	13.52%	1,949.98
98. 2C1	121.66	2.39%	237,230	2.39%	1,949.94
99. 2C	260.10	5.12%	507,210	5.12%	1,950.06
100. 3C1	360.82	7.10%	703,610	7.10%	1,950.03
101. 3C	593.49	11.68%	1,157,300	11.68%	1,949.99
102. 4C1	2,195.78	43.22%	4,281,845	43.22%	1,950.03
103. 4C	788.83	15.53%	1,538,220	15.53%	1,950.00
104. Total	5,080.19	100.00%	9,906,450	100.00%	1,950.02
Timber					
105. 1T1	209.21	1.61%	231,210	2.25%	1,105.16
106. 1T	390.01	3.00%	430,960	4.20%	1,105.00
107. 2T1	234.35	1.80%	224,980	2.19%	960.02
108. 2T	200.96	1.54%	192,935	1.88%	960.07
109. 3T1	456.34	3.51%	415,205	4.04%	909.86
110. 3T	82.01	0.63%	74,665	0.73%	910.44
111. 4T1	1,214.77	9.33%	923,240	8.99%	760.01
112. 4T	10,227.55	78.58%	7,772,900	75.71%	760.00
113. Total	13,015.20	100.00%	10,266,095	100.00%	788.78
<hr/>					
Grass Total	65,585.19	78.38%	115,955,920	85.18%	1,768.02
CRP Total	5,080.19	6.07%	9,906,450	7.28%	1,950.02
Timber Total	13,015.20	15.55%	10,266,095	7.54%	788.78
<hr/>					
114. Market Area Total	83,680.58	100.00%	136,128,465	100.00%	1,626.76

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	42.67	1.09%	95,150	1.29%	2,229.90
88. 1G	466.96	11.94%	1,041,295	14.09%	2,229.94
89. 2G1	645.10	16.50%	1,309,570	17.72%	2,030.03
90. 2G	360.30	9.21%	730,685	9.89%	2,027.99
91. 3G1	521.86	13.35%	962,695	13.03%	1,844.74
92. 3G	839.78	21.48%	1,549,310	20.97%	1,844.90
93. 4G1	803.72	20.56%	1,322,125	17.89%	1,645.01
94. 4G	229.65	5.87%	377,765	5.11%	1,644.96
95. Total	3,910.04	100.00%	7,388,595	100.00%	1,889.65
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	19.59	45.89%	38,200	45.88%	1,949.97
98. 2C1	7.15	16.75%	13,935	16.74%	1,948.95
99. 2C	6.01	14.08%	11,720	14.08%	1,950.08
100. 3C1	1.28	3.00%	2,500	3.00%	1,953.13
101. 3C	4.34	10.17%	8,465	10.17%	1,950.46
102. 4C1	4.32	10.12%	8,440	10.14%	1,953.70
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	42.69	100.00%	83,260	100.00%	1,950.34
Timber					
105. 1T1	1.00	0.64%	1,105	0.76%	1,105.00
106. 1T	27.63	17.56%	30,540	21.06%	1,105.32
107. 2T1	7.78	4.94%	7,465	5.15%	959.51
108. 2T	3.41	2.17%	3,270	2.25%	958.94
109. 3T1	21.76	13.83%	19,815	13.66%	910.62
110. 3T	66.80	42.45%	60,800	41.92%	910.18
111. 4T1	29.00	18.43%	22,040	15.20%	760.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	157.38	100.00%	145,035	100.00%	921.56
<hr/>					
Grass Total	3,910.04	95.13%	7,388,595	97.00%	1,889.65
CRP Total	42.69	1.04%	83,260	1.09%	1,950.34
Timber Total	157.38	3.83%	145,035	1.90%	921.56
<hr/>					
114. Market Area Total	4,110.11	100.00%	7,616,890	100.00%	1,853.21

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

14 Cedar

	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	249,325,150	265,841,800	16,516,650	6.62%	4,135,550	4.97%
02. Recreational	18,429,190	20,636,584	2,207,394	11.98%	1,266,200	5.11%
03. Ag-Homesite Land, Ag-Res Dwelling	100,152,750	108,041,600	7,888,850	7.88%	0	7.88%
04. Total Residential (sum lines 1-3)	367,907,090	394,519,984	26,612,894	7.23%	5,401,750	5.77%
05. Commercial	53,745,362	55,770,427	2,025,065	3.77%	1,494,565	0.99%
06. Industrial	4,140,150	4,140,150	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	57,885,512	59,910,577	2,025,065	3.50%	1,494,565	0.92%
08. Ag-Farmsite Land, Outbuildings	73,745,835	76,117,365	2,371,530	3.22%	2,241,430	0.18%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,292,605	1,347,140	54,535	4.22%		
11. Total Non-Agland (sum lines 8-10)	75,038,440	77,464,505	2,426,065	3.23%	2,241,430	0.25%
12. Irrigated	791,022,075	751,643,310	-39,378,765	-4.98%		
13. Dryland	995,580,415	913,868,185	-81,712,230	-8.21%		
14. Grassland	141,936,455	143,745,355	1,808,900	1.27%		
15. Wasteland	2,150,605	2,153,190	2,585	0.12%		
16. Other Agland	1,106,795	1,105,405	-1,390	-0.13%		
17. Total Agricultural Land	1,931,796,345	1,812,515,445	-119,280,900	-6.17%		
18. Total Value of all Real Property (Locally Assessed)	2,432,627,387	2,344,410,511	-88,216,876	-3.63%	9,137,745	-4.00%

2019 Assessment Survey for Cedar County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	Assessor is a Cerified General Appraiser
3.	Other full-time employees:
	3
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$286,250.00
7.	Adopted budget, or granted budget if different from above:
	\$286,250.00
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$0
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$10,000.00 which includes software
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500.00
12.	Other miscellaneous funds:
	\$12,500.00 (GIS)
13.	Amount of last year's assessor's budget not used:
	\$4,594.00

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	County Solutions
3.	Are cadastral maps currently being used?
	Yes, minimally
4.	If so, who maintains the Cadastral Maps?
	These maps are no longer maintained or updated
5.	Does the county have GIS software?
	Yes.
6.	Is GIS available to the public? If so, what is the web address?
	Yes. cedar.gworks.com
7.	Who maintains the GIS software and maps?
	Staff
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes.
2.	If so, is the zoning countywide?
	Yes.
3.	What municipalities in the county are zoned?
	Beldin, Bow Valley, Coleridge, Fordyce, Hartington, Laurel, Magnet, Obert, Randolph, St. Helena and Wynot
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

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

2019 Residential Assessment Survey for Cedar County

1.	Valuation data collection done by:																				
	Assessor and staff.																				
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Hartington - County seat, approximate population is 1,554, K-12 Public and Catholic school system. Location of town is approximately in the center of the county.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Laurel - Located in the southeastern portion of the county along Hwy. 20. Approximate population is 964 and has a consolidated K-12 school system with several surrounding villages.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Randolph - Located in the southwestern corner of Cedar County along Hwy. 20. Approximate population is 944 and has a K-12 school system.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Coleridge Small village located south of Hartington on Hwy. 57. Approximated population is 473 and the school system has consolidated with the Laurel school system.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Beldin, Fordyce, Magnet, Obert, St. Helena and Wynot - Villages with small populations. The village of Wynot is the only one that has a K-12 school system.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rural, Bud Becker Sub, Bow Valley - Parcels located outside of any city or village.</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Sand Bar Ridge and Brooky Bottom recreational - east river recreational parcels</td> </tr> <tr> <td style="text-align: center;">50</td> <td>West River Recreational - Close to the Lewis and Clark lake and east of the Yankton dam.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Hartington - County seat, approximate population is 1,554, K-12 Public and Catholic school system. Location of town is approximately in the center of the county.	5	Laurel - Located in the southeastern portion of the county along Hwy. 20. Approximate population is 964 and has a consolidated K-12 school system with several surrounding villages.	10	Randolph - Located in the southwestern corner of Cedar County along Hwy. 20. Approximate population is 944 and has a K-12 school system.	15	Coleridge Small village located south of Hartington on Hwy. 57. Approximated population is 473 and the school system has consolidated with the Laurel school system.	20	Beldin, Fordyce, Magnet, Obert, St. Helena and Wynot - Villages with small populations. The village of Wynot is the only one that has a K-12 school system.	30	Rural, Bud Becker Sub, Bow Valley - Parcels located outside of any city or village.	40	Sand Bar Ridge and Brooky Bottom recreational - east river recreational parcels	50	West River Recreational - Close to the Lewis and Clark lake and east of the Yankton dam.	AG	Agricultural homes and outbuildings
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40	Sand Bar Ridge and Brooky Bottom recreational - east river recreational parcels																				
50	West River Recreational - Close to the Lewis and Clark lake and east of the Yankton dam.																				
AG	Agricultural homes and outbuildings																				
3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Sales comparison and cost approaches.																				
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?																				
	Tables provided by CAMA vendor (MIPS)																				
5.	Are individual depreciation tables developed for each valuation group?																				
	Yes.																				
6.	Describe the methodology used to determine the residential lot values?																				
	They are studied when the review/reappraisal is developed for each valuation grouping.																				
7.	How are rural residential site values developed?																				
	Monitors sales, will consider adjusting in 2019																				

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

N/A

9.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2015	2015	2015	2015-2016
5	2015	2015	2015	2016	
10	2017	2017	2017	2017	
15	2015	2015	2015	2015-2016	
20	2015	2015	2015	2018-2019	
30	2015	2015	2015	2013-2014	
40	2015	2015	2015	2012-2013	
50	2015	2015	2015	2012-2013	
AG	2015	2015	2015	2014-2015	

N/A

2019 Commercial Assessment Survey for Cedar County

1.	Valuation data collection done by:	
	Assessor and staff	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	Hartington - County seat and the commercial hub of Cedar County. Active commercial properties
	5	Laurel - Commercial properties expanding, active commercial parcels with limited restaurants to service the area.
	10	Randolph - Located west of Laurel on Hwy 20. Active main commercial parcels to service a village of the size of Randolph
	15	Coleridge - Located south of Hartington on Hwy. 57. Basic commercial parcels to service a village the size of Coleridge
	20	Beldin, Fordyce, Magnet, Obert, St. Helena and Wynot - There are minimal to no commercial parcels in the small villages.
	30	Rural, Bud Becker Sub, Bow Valley - minimal to no commercial parcels
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Cost, income and comparable sales.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	Sales review.	
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?	
	Physical depreciation from tables, economic depreciation based on location.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	No, effective age and comparable sales and reconciliation for each property.	
6.	Describe the methodology used to determine the commercial lot values.	
	Sales.	

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2015	2015	2015	2014-2015
	5	2015	2015	2016	2015-2016
	10	2017	2017	2017	2017
	15	2015	2015	2016	2015-2016
	20	2009	2015	2015	2018
	30	2009	2009	2009	2009-2014
N/A					

2019 Agricultural Assessment Survey for Cedar County

1.	Valuation data collection done by:										
	Assessor and staff.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The northern portion of the county, consisting of smaller fields and hilly parcels.</td> <td style="text-align: center;">2014-2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>The southern portion of the county has more irrigation potential and larger crop fields.</td> <td style="text-align: center;">2014-2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The northern portion of the county, consisting of smaller fields and hilly parcels.	2014-2016	2	The southern portion of the county has more irrigation potential and larger crop fields.	2014-2016	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	The northern portion of the county, consisting of smaller fields and hilly parcels.	2014-2016									
2	The southern portion of the county has more irrigation potential and larger crop fields.	2014-2016									
	N/A										
3.	Describe the process used to determine and monitor market areas.										
	Market areas are drawn based on the topography and geographic characteristics of the two areas in the county.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Determined by land 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, farm home sites and rural residential sites are considered the same and valued the same.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Nothing identified as intensive use. Feedlots have the site value of \$1,500										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Physical inspections, use GIS photos, FSA maps and talking with the land owner.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
8a.	How many special valuation applications are on file?										
	N/A										
8b.	What process was used to determine if non-agricultural influences exist in the county?										
	N/A										
	<i><u>If your county recognizes a special value, please answer the following</u></i>										
8c.	Describe the non-agricultural influences recognized within the county.										

	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

**2018: 3 YEAR PLAN OF ASSESSMENT
FOR
CEDAR COUNTY
By Don Hoelsing, Assessor**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Cedar County: Per the 2018 County Abstract, Cedar County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3587	39.94%	15.00%
Comm/Ind	668	7.43%	2.00%
Recreational	346	3.85%	.03% & other
Agricultural	4379	48.76%	80.00%

Game & Parks 4 .00045% .0001%

Agricultural land - taxable acres 438,175.80

Other pertinent facts: 79.92% of Cedar County value comes from agricultural parcels. 33% of the agricultural acres are in irrigated farming, 41% is dry land and 6% is in grasslands and wastelands. The county consists of 3 smaller cities and 8 villages. The commercial properties are typical for small city and villages. They consist of the banks, grocery stores, mini marts, bars. The smaller villages have fewer operating commercial properties.

New Property: For assessment year 2018, an estimated 148 building permits and/or information statements were filed for new property construction/additions in the county.

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

Current Resources:

A. Staff/Budget/Training

1 Assessor, 1 Deputy Assessor, 3 full time clerks and one part time employee responsible for the measuring and listing of the "pickup work" for the year.

The total budget for Cedar County for 2018/2019 is \$286,250. Included in the total is \$14,000 dedicated to the GIS Workshop, and \$15,050 for ½ of new obliques, MIPS/CAMA is part of the county general budget. There is no specific amount designated for appraisal work due to the fact that all appraisal work is done in house. \$1,500 is for continuing education.

The assessor is required to obtain 60 hours of continuing education every 4 years. The assessor has met all the educational hours required for this term. The assessor also attends other workshops and meetings to further his knowledge of the assessment field.

B. Cadastral Maps (These maps are no longer updated because we now use the GIS mapping system).

All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Cedar County are in reasonable shape. County Assessment Office is on-line at this time. GIS WORKSHOP ag information is on line as well.

D. Software for CAMA, Assessment Administration, GIS

The provider for our CAMA and assessment administration is provided by MIPS. Currently, Cedar County is working with GIS Workshop and has everything updated and maintained with their system.

E. Web based -- cedargisworkshop.com

Property record cards are available online. The ag land information is also on line through GIS Workshop.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory all property.

Step 1-Building permits are gathered from the zoning administrator for the rural properties and all cities and villages forward permits to the county assessor. They are separated into separate categories (rural, towns, etc), and put into a three ring binder, a plan of action is developed based on the number and location of each permit.

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

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

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

Step 5-When all permit information is noted on the file, the new value generated will be applied for the current assessment year.

B. Data Collection.

All arm's length transactions are analyzed and sorted into valuation groupings. The current preliminary statistical information will be reviewed. A market and depreciation study will reveal where the greatest area of concern will be for the next assessment cycle. Currently, based on the information, the cities, of Hartington, Laurel, Coleridge, and Randolph repriced for the 2nd 6 year review cycle, and a new depreciation study developed to achieve uniform and proportionate valuation. The small towns of Obert, Magnet, Wynot, St. Helena, and Fordyce will be reviewed for 2019. The rural residential will be scheduled for the last year (2019) of the new cycle, and will carry over to the 1st year of the new 6 year cycle if not completed by 2019.

C. Review assessment sales ratio studies before assessment actions.

As part of market analysis and data collection, all market areas are reviewed on a yearly basis.

1) Approaches to Value;

All three approaches are considered when determining market values. The extent each approach is used depends upon the property type and market data available. The cost approach is most heavily relied upon in the initial evaluation

process for residential and commercial. All arm's length sales are gathered, and analyzed to develop a market generated depreciation table. The market approach is used to support the value generated by the cost approach. Commercial properties are valued in a manner similar to residential properties. The income approach is used as a check when comparing agricultural properties. Limited or no data is available for the residential or commercial class of properties to utilize the income approach.

Market Approach; sales comparisons, see above.

- 2) Cost Approach; cost manual used & date of manual and latest depreciation study, Costing manuals and software, dated 2015 for residential and 2009 for commercial are being used for the 2018 assessment year.
- 3) Income Approach; income and expense data collection/analysis from the market, See above
- 4) Land valuation studies, establish market areas, special value for agricultural land

All arm's length sales are gathered and analyzed to determine if the current market areas are reflective of what the sales information has provided.

Special value generation: Currently Cedar County does not have any special value.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>	
Residential	94	23.35	112.36	
Commercial	94	33.22	102.01	
Agricultural Land	73	13.62	101.11	3

*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: 1. Continue using the 2015 costing software. Review and update the towns of Hartington, Coleridge, Laurel, and Randolph, were completed by 2018.
2. Develop assessment ratios for all valuation groupings
3. The rural residential properties all have been completed & updated using the new GIS photos that were completed three years ago (2015) .

Commercial:

1. Develop a sales review notebook with all current sales pictures to utilize in developing models and depreciation spread sheet for all commercial property.
2. The cities of Hartington, Coleridge, Laurel, and Randolph are done, using new photos, reviewing all properties,
3. Adjusting the values on the improvements based on square footage values from a sales spreadsheet for sales of similar properties in the Northeast District.
4. The small towns will be updated with this same plan.
5. The rural residential properties have been completed & updated using the new GIS photos that were completed in the 2015 year.

Agricultural Land: This will be the 8th year that the GIS Workshop will be utilized to inventory the land classification groupings. We had 2016 land photos to check land use. Market analysis will be completed to determine if the current market area boundaries are sufficient. Sales will be reviewed to determine level and quality of assessment with adjustments if necessary. There should be new 2018 land use maps to review for the 2019 year.

Assessment Actions Planned for Assessment Year 2020:

Residential: Residential properties will be on the 1st year of review for the 3rd 6 year cycle. We will use the same process as the prior ⁶ year cycles with new photos and an updated costing and review to determine level and quality of assessment. Hartington, Coleridge, Laurel, and Randolph are done. Randolph was reviewed and updated for the 2018 year. The small towns will be reviewed for the 2019 year, with some of the rural residential. The residential review should all be completed by 2020.

Commercial: Analysis will be completed based on the preliminary statistics; the review will be in the 1st- year of a new 6 year cycle and will follow the residential review of each town, completing the residential and commercial for each town in the same year.

Agricultural Land: This will be the 8th year that the GIS Workshop will be utilized to inventory the land classification groupings. Market analysis will be completed to determine if the current market area boundaries are sufficient.

Assessment Actions Planned for Assessment Year 2021:

Residential: The intent will be to follow the same schedule of the total update and review process as we will be in the 2nd year of the 3rd 6 year cycle.

Commercial: Analysis will be done at the same time on each town as the residential schedule.

Agricultural Land: This will be the 8th year that the GIS Workshop will be utilized to inventory the land classification groupings. Market analysis will be completed to determine if the current market area boundaries are sufficient. Sales will be reviewed to determine if adjustments are needed for level and quality of assessment.

Conclusion:

The new and revised three year plan for 2018 has been submitted to the Cedar County Board of Equalization and will be submitted to the Property Tax Administrator on or before October 31, 2018.

Respectfully submitted:

Assessor signature: Don J. Hoising Date: 7-30-2018