

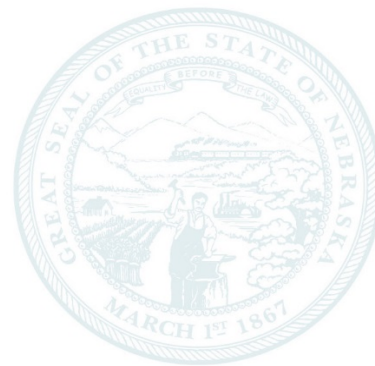
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

CHASE COUNTY



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Chase 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 Chase 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: Dottie Bartels, Chase 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.

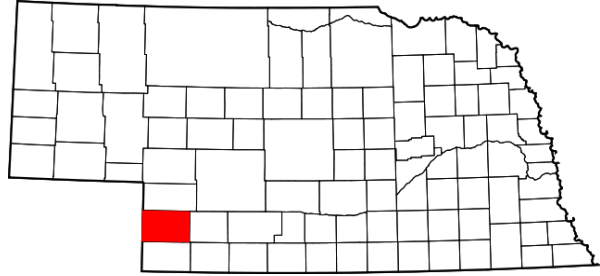
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

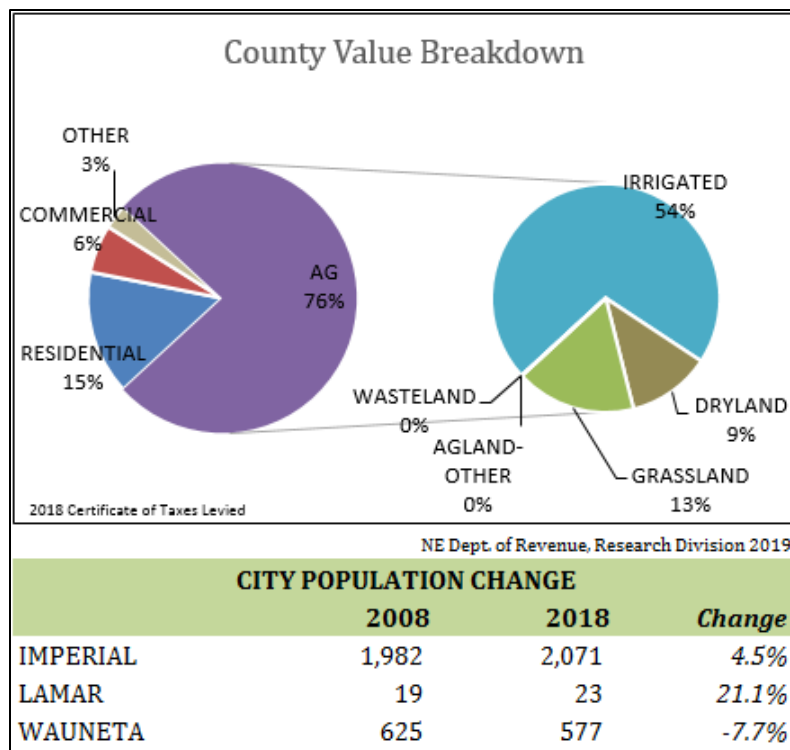
**Further information may be found in Exhibit 94*

County Overview

With a total area of 894 square miles, Chase County had 3,971 residents, per the Census Bureau Quick Facts for 2017, a slight population increase over the 2010 U.S. Census. Reports indicated that 80% 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 \$106,097 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Chase County are located in and around Imperial, the county seat. According to the latest information available from the U.S. Census Bureau, there were 164 employer establishments with total employment of 1,107.



Agricultural land is the main contributor to the county's valuation base. A mix of grass and irrigated land makes up a majority of the land in the county. Chase County is included in the Upper Republican Natural Resources Districts (NRD).

2019 Residential Correlation for Chase County

Assessment Actions

For the 2019 assessment year, the Chase County Assessor physically inspected the Village of Imperial. The county assessor also studied the land market and increased lot values in the smaller villages of Lamar, Champion and Enders. A statistical sales study indicated that the village of Wauneta was overvalued. As a result, an economic factor of 5% was applied to the improvements to bring the sales sample within the range. An additional lot study was completed for rural residential parcels resulting in an increase to the first acre home site. All other pick-work work was completed in a timely manner.

Assessment Practice Review

Assessment practices are reviewed for all counties annually to establish that the practices within the county result in the uniform and proportionate valuation of all property classes.

A random audit of data provided to the state is conducted starting with the timely submission of sales to the state sales file. Chase County has struggled with consistently submitting this data within the timeframe required by statute. The liaison and county will work together to improve the consistency of these submissions going forward. Once the data is submitted, a review of the corresponding Real Estate Transfer Statements (Form 521) are compared for accuracy of the data. It is believed that the information submitted is accurate for measurement.

Sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. The county has a thorough verification process in place and the usability percentage of the residential class are considered to be typical.

Valuation Groups for the residential class were restructured for the 2019 assessment year to better reflect differing economic characteristics in the county. There are three separate and distinct groups. Imperial is the largest town and the center of commerce in the county with a strong residential market. The smaller villages were combined into one valuation group. These markets are more erratic than Imperial with Wauneta being the largest village. The last group is the rural residential parcels countywide. There is a demand for rural housing that is unique from the villages.

The six-year inspection and review cycle is reviewed to identify if the county has reviewed the properties within the required timeframe. The county assessor's office conducts all residential inspections in-house. For the 2019 assessment year, the town of Imperial was physically inspected. Review of random parcels show that the other residential locations are within the six-year timeframe and the county assessor complies with the requirement.

2019 Residential Correlation for Chase County

Description of Analysis

Chase County has stratified the residential class of property in three valuation groups based on similar economic characteristics.

Valuation Group	Description
1	Imperial
2	Wauneta, Lamar, and Enders
3	Rural Residential

The overall statistical profile for the residential class contains 111 qualified sales. All three measures of central tendency are within the acceptable range. Additionally, the qualitative statistics indicate uniformity of the assessments. When stratified into individual valuation groups, only Valuation Group 1 and 2 have a measurable number of sales. Both groups have a median within the range while qualitative statistics are within the recommended parameters of IAAO.

Comparison of the historical changes to value over time show the villages within Chase County appreciated at higher rate than surrounding counties annually. This is to be expected as Chase County has a strong agricultural and residential market. The county assessor appears to have recognized the changes to residential market over time.

Review of the 2019 County Abstract of Assessment as Compared to the 2018 Certificate of Taxes Levied (CTL) indicate the population of the residential class changed in a similar manner to the statistical sample. The results supports that the reported assessment actions were proportionately implemented.

Equalization and Quality of Assessment

Although Valuation Group 3 contains an insufficient number of sales for measurement, the same appraisal methods are applied as the rest of the residential class. Therefore, Valuation Group 3 has achieved an acceptable level of value. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	76	92.39	97.82	94.61	16.83	103.39
2	30	95.57	93.04	90.11	19.03	103.25
3	5	84.39	93.28	91.01	18.59	102.49
____ ALL ____	111	92.32	96.32	93.82	17.80	102.66

2019 Residential Correlation for Chase County

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Chase County is 92%.

2019 Commercial Correlation for Chase County

Assessment Actions

For the commercial class, routine maintenance was conducted for the 2019 assessment year.

Assessment Practice Review

Assessment practices are reviewed for all counties annually to establish that the practices within the county result in the uniform and proportionate valuation of all property classes. The same level of review is conducted across all three property classes in regards to the random audit of the assessed values submitted to the state sales file and the comparison of the Real Estate Transfer Statements (Form 521) to the data submitted. Findings of the audit indicate that the information submitted is accurate for the measurement process.

Review of the changes to sold and unsold parcels for the 2018 assessment year concluded that the commercial class values changed uniformly and consistently with the assessment practices reported to the State.

The sales qualification and verification process within the county is the same for all three property classes. The usability percentage of the commercial sales is low compared to the statewide average. This is skewed by the low number total sales. Sales that were non-qualified contained sufficient and thorough explanations. Review of the sales show that all arm's-length sales were available for measurement and practices of the county were thought to be acceptable.

There is currently no separate Valuation Groups for the commercial class. So few sales exist with most of them occurring in the town of Imperial. There are no indication that unique economic factors exist.

The county hires a contract appraiser to assist in the listing and revaluation of the commercial class. This is completed once within the required six-year inspection and review period. The reappraisal was last completed for the 2017 assessment year. The costing and depreciation were also updated as part of the review in 2016.

Description of Analysis

Chase County only recognizes one valuation group for the commercial class of property. The majority of the parcels and commercial activity is found in and around the town of Imperial, the county seat.

The statistical sample consists of 10 qualified sales over the three-year study period, an insufficient number of sales for statistical reliability. The removal of one sale on either side of the median array moves the median 12 percentage points in and out of the range, supporting that the median is not an accurate gauge when calling the level of value.

2019 Commercial Correlation for Chase County

Historical changes to value over time compared villages within Chase County with villages with similar economics in the neighboring counties. The results show that the villages have changed generally the same based on size and economics of the community, indicating that the commercial class of property in Chase County has appreciated similarly to the regional market trends. The 2019 County Abstract of Assessment as Compared to the 2018 Certificate of Taxes Levied parallel the reported assessment actions of routine maintenance.

Equalization and Quality of Assessment

Although the statistical sample size is considered unreliable for measurement purposes, the assessment practices indicate that the commercial class of real property in Chase County complies with generally accepted mass appraisal techniques.

Level of Value

Based on the consideration of all available information and the assessment practices, the level of value in Chase County is determined to be at the statutory level of 100% of market value for the commercial class of real property.

2019 Agricultural Correlation for Chase County

Assessor Actions

For the 2019 assessment year, the county assessor conducted a market analysis of land sales within the county. This study indicated that all three subclasses warranted a decrease in value. Irrigated lands decreased approximately 8%, dryland 14%, and grassland 10%. Due to the lack of market data, acres in the government program, Conservation Reserve Enhancement Program (CREP) decreased 8%, the same percentage as irrigated land in an attempt to recognize the current market trends. While acres in the Conservation Reserve Program (CRP) decreased 14%, to parallel the dryland decreases.

Additionally, first agricultural home site acres were increased to stay consistent with the rural residential first acre home site values. All pick-up work was completed in a timely manner for rural improvements and land use changes.

Assessment Practice Review

Review of the assessment practices are conducted annually for all counties to help determine if the values established are uniform and proportionate. The audit of assessed values in the sales file compared the property record cards along with the review of the Real Estate Transfer Statements (Form 521) is assessed collectively across all three-property classes. For Chase County, the result of the review indicated that the county assessor has accurately submitted data for measurement.

The sales verification and qualification processes of the county are consistent across all three-property types. In the agricultural class, the usability percentage of the sales were typical compared to other counties. Additionally, the sales that were non-qualified were sufficiently explained. It is believed that the county assessor had made all arm's-length sales available for measurement.

Market Areas were also examined as part of the review. The land use is a mixture of about 45% grassland, 35% irrigated land and 20% dryland. However, no unique economic characteristics exist that would warrant multiple market areas. The county assessor has identified acres within the governmental programs of CREP and CRP within the county, and at one time created a separate valuation based on market data at the time. Although the sales of acres within these programs have slowed, the county assessor moves the values in a similar fashion as the corresponding subclasses (irrigated land, dryland, grassland) in an attempt to recognize market trends without a sufficient sample of sales.

All physical inspections are completed in-house by the county assessor and staff. Unimproved agricultural land is reviewed by comparing prior imagery to the most current aerial imagery. Discrepancies are flagged then reviewed physically. Improvements are reviewed in the same cycle as rural residential parcels and are physically inspected once every six years. New aerials are also flown once every six years at a different time than the onsite review so that every rural property is reviewed twice within the six-year inspection and review cycle.

2019 Agricultural Correlation for Chase County

Residential home sites and agricultural home sites within the county are identical. The valuation of agricultural homes is the same as the valuation processes of rural residential property. Outbuildings are valued using a schedule developed by the county assessor.

Description of Analysis

Chase County is located within the southwest region of the state. The land here is well suited for crop production. Although the market in Chase County is stronger than the neighboring counties, comparability exists where they adjoin with Chase County. The southwest region as a whole has saw a sharp decline to the selling prices of cropland over the last few years, most notably dryland values. For many counties including Chase County, this is the second year of double-digit decreases to dry land values. The change in market trends are evident in the examination of the sales stratified by study period year.

Review of the statistical sample show that overall two of the three measures of central tendency are within the acceptable range. When the sales are stratified by 80% majority land use (MLU), all three subclasses of irrigated lands, dryland and grassland have a median within the acceptable range. When the values set by the county assessor are compared to those of the surrounding counties, it shows that Chase County has achieved equalization across county lines as well.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued using the same appraisal methods as the rural residential acreages, they are believed to be equalized and at an acceptable level of value.

Reported assessment actions for 2019 mirror the movement of the agricultural market across the southwest portion of Nebraska. Review of the statistics and assessment practices indicate that the county has achieved equalization. The quality of assessment for the agricultural class of real property complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	20	72.44	72.00	68.77	14.83	104.70
1	20	72.44	72.00	68.77	14.83	104.70
<u>Dry</u>						
County	10	71.91	73.71	66.30	24.61	111.18
1	10	71.91	73.71	66.30	24.61	111.18
<u>Grass</u>						
County	11	74.04	74.73	74.42	13.60	100.42
1	11	74.04	74.73	74.42	13.60	100.42
<u>ALL</u>						
	45	72.73	72.91	67.12	16.90	108.63

2019 Agricultural Correlation for Chase County

Level of Value

Based on analysis of all available information, the level of value of agricultural class of real property in Chase County is 73%.

2019 Opinions of the Property Tax Administrator for Chase 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	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	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

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Chase County

Residential Real Property - Current

Number of Sales	111	Median	92.32
Total Sales Price	\$14,204,300	Mean	96.32
Total Adj. Sales Price	\$14,204,300	Wgt. Mean	93.82
Total Assessed Value	\$13,326,698	Average Assessed Value of the Base	\$97,395
Avg. Adj. Sales Price	\$127,967	Avg. Assessed Value	\$120,060

Confidence Interval - Current

95% Median C.I	87.89 to 98.21
95% Wgt. Mean C.I	90.49 to 97.16
95% Mean C.I	91.87 to 100.77
% of Value of the Class of all Real Property Value in the County	13.29
% of Records Sold in the Study Period	6.28
% of Value Sold in the Study Period	7.74

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	114	93	92.60
2017	110	98	98.00
2016	109	93	93.46
2015	101	97	97.11

2019 Commission Summary for Chase County

Commercial Real Property - Current

Number of Sales	10	Median	89.06
Total Sales Price	\$2,646,500	Mean	81.76
Total Adj. Sales Price	\$2,646,500	Wgt. Mean	95.05
Total Assessed Value	\$2,515,525	Average Assessed Value of the Base	\$168,038
Avg. Adj. Sales Price	\$264,650	Avg. Assessed Value	\$251,553

Confidence Interval - Current

95% Median C.I	55.03 to 97.95
95% Wgt. Mean C.I	13.72 to 176.38
95% Mean C.I	66.46 to 97.06
% of Value of the Class of all Real Property Value in the County	6.23
% of Records Sold in the Study Period	2.08
% of Value Sold in the Study Period	3.12

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	8	100	93.97
2017	8	100	95.12
2016	13	100	80.59
2015	13	100	88.59

**15 Chase
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 : 111
 Total Sales Price : 14,204,300
 Total Adj. Sales Price : 14,204,300
 Total Assessed Value : 13,326,698
 Avg. Adj. Sales Price : 127,967
 Avg. Assessed Value : 120,060

MEDIAN : 92
 WGT. MEAN : 94
 MEAN : 96
 COD : 17.80
 PRD : 102.66

COV : 24.85
 STD : 23.94
 Avg. Abs. Dev : 16.43
 MAX Sales Ratio : 236.22
 MIN Sales Ratio : 45.24

95% Median C.I. : 87.89 to 98.21
 95% Wgt. Mean C.I. : 90.49 to 97.16
 95% Mean C.I. : 91.87 to 100.77

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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	8	107.15	105.53	103.38	18.99	102.08	75.15	136.87	75.15 to 136.87	67,813	70,102
01-JAN-17 To 31-MAR-17	14	93.64	97.48	101.74	15.38	95.81	72.02	139.72	81.51 to 124.12	146,321	148,869
01-APR-17 To 30-JUN-17	18	83.77	85.87	86.98	11.35	98.72	69.87	108.14	76.67 to 97.29	164,506	143,093
01-JUL-17 To 30-SEP-17	12	98.29	93.72	96.17	18.33	97.45	59.56	134.07	65.22 to 105.43	109,750	105,541
01-OCT-17 To 31-DEC-17	14	91.60	108.19	95.18	25.84	113.67	76.67	236.22	83.35 to 143.73	110,871	105,529
01-JAN-18 To 31-MAR-18	10	88.98	95.41	89.67	13.32	106.40	80.11	130.08	82.52 to 114.51	128,350	115,095
01-APR-18 To 30-JUN-18	21	91.84	96.86	93.20	14.72	103.93	69.63	135.33	86.44 to 103.39	153,929	143,469
01-JUL-18 To 30-SEP-18	14	96.90	93.54	94.58	19.39	98.90	45.24	136.24	69.25 to 117.88	90,500	85,597
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	52	93.44	93.83	94.44	16.92	99.35	59.56	139.72	84.00 to 98.31	132,098	124,753
01-OCT-17 To 30-SEP-18	59	92.32	98.51	93.24	18.39	105.65	45.24	236.22	88.39 to 99.57	124,325	115,925
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	58	91.44	95.68	93.97	18.37	101.82	59.56	236.22	85.07 to 97.96	135,841	127,651
<u>ALL</u>	111	92.32	96.32	93.82	17.80	102.66	45.24	236.22	87.89 to 98.21	127,967	120,060

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	76	92.39	97.82	94.61	16.83	103.39	60.82	236.22	88.25 to 99.33	150,872	142,743
2	30	95.57	93.04	90.11	19.03	103.25	45.24	144.37	80.11 to 102.26	50,600	45,597
3	5	84.39	93.28	91.01	18.59	102.49	69.25	139.72	N/A	244,000	222,065
<u>ALL</u>	111	92.32	96.32	93.82	17.80	102.66	45.24	236.22	87.89 to 98.21	127,967	120,060

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	109	92.46	96.93	93.92	17.52	103.20	59.56	236.22	88.25 to 98.31	129,925	122,030
06											
07	2	63.09	63.09	59.94	28.29	105.26	45.24	80.93	N/A	21,250	12,737
<u>ALL</u>	111	92.32	96.32	93.82	17.80	102.66	45.24	236.22	87.89 to 98.21	127,967	120,060

**15 Chase
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 : 111
 Total Sales Price : 14,204,300
 Total Adj. Sales Price : 14,204,300
 Total Assessed Value : 13,326,698
 Avg. Adj. Sales Price : 127,967
 Avg. Assessed Value : 120,060

MEDIAN : 92
 WGT. MEAN : 94
 MEAN : 96
 COD : 17.80
 PRD : 102.66

COV : 24.85
 STD : 23.94
 Avg. Abs. Dev : 16.43
 MAX Sales Ratio : 236.22
 MIN Sales Ratio : 45.24

95% Median C.I. : 87.89 to 98.21
 95% Wgt. Mean C.I. : 90.49 to 97.16
 95% Mean C.I. : 91.87 to 100.77

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	1	114.51	114.51	114.51	00.00	100.00	114.51	114.51	N/A	14,000	16,031	
Less Than 30,000	9	95.54	107.01	101.60	37.47	105.32	45.24	236.22	65.22 to 144.37	20,111	20,432	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	111	92.32	96.32	93.82	17.80	102.66	45.24	236.22	87.89 to 98.21	127,967	120,060	
Greater Than 14,999	110	92.16	96.16	93.80	17.77	102.52	45.24	236.22	87.89 to 97.96	129,003	121,006	
Greater Than 29,999	102	92.16	95.38	93.72	15.94	101.77	59.56	143.73	87.89 to 98.21	137,483	128,851	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	114.51	114.51	114.51	00.00	100.00	114.51	114.51	N/A	14,000	16,031	
15,000 TO 29,999	8	88.41	106.07	100.51	42.87	105.53	45.24	236.22	45.24 to 236.22	20,875	20,982	
30,000 TO 59,999	21	103.39	100.89	99.04	19.77	101.87	59.56	143.73	76.67 to 121.57	42,429	42,022	
60,000 TO 99,999	23	91.47	95.30	95.32	17.93	99.98	61.77	136.24	84.00 to 107.07	78,070	74,417	
100,000 TO 149,999	16	93.28	96.27	95.91	11.50	100.38	72.37	134.07	84.29 to 104.75	116,856	112,080	
150,000 TO 249,999	30	86.75	91.86	91.78	13.99	100.09	69.25	139.72	83.54 to 94.50	181,500	166,585	
250,000 TO 499,999	12	93.99	93.48	93.43	09.14	100.05	75.68	124.12	85.31 to 98.31	335,167	313,161	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	111	92.32	96.32	93.82	17.80	102.66	45.24	236.22	87.89 to 98.21	127,967	120,060	

15 Chase
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 : 10
Total Sales Price : 2,646,500
Total Adj. Sales Price : 2,646,500
Total Assessed Value : 2,515,525
Avg. Adj. Sales Price : 264,650
Avg. Assessed Value : 251,553

MEDIAN : 89
WGT. MEAN : 95
MEAN : 82
COD : 16.94
PRD : 86.02

COV : 26.16
STD : 21.39
Avg. Abs. Dev : 15.09
MAX Sales Ratio : 100.62
MIN Sales Ratio : 34.57

95% Median C.I. : 55.03 to 97.95
95% Wgt. Mean C.I. : 13.72 to 176.38
95% Mean C.I. : 66.46 to 97.06

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DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	1	94.67	94.67	94.67	00.00	100.00	94.67	94.67	N/A	150,000	142,006
01-OCT-16 To 31-DEC-16	1	97.95	97.95	97.95	00.00	100.00	97.95	97.95	N/A	200,000	195,906
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	1	34.57	34.57	34.57	00.00	100.00	34.57	34.57	N/A	106,500	36,821
01-JUL-17 To 30-SEP-17	2	75.68	75.68	73.80	27.29	102.55	55.03	96.32	N/A	55,000	40,588
01-OCT-17 To 31-DEC-17	1	100.62	100.62	100.62	00.00	100.00	100.62	100.62	N/A	1,800,000	1,811,129
01-JAN-18 To 31-MAR-18	1	83.45	83.45	83.45	00.00	100.00	83.45	83.45	N/A	68,000	56,744
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	3	81.88	85.00	90.44	06.61	93.98	78.45	94.67	N/A	70,667	63,914
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	1	94.67	94.67	94.67	00.00	100.00	94.67	94.67	N/A	150,000	142,006
01-OCT-16 To 30-SEP-17	4	75.68	70.97	75.37	34.58	94.16	34.57	97.95	N/A	104,125	78,476
01-OCT-17 To 30-SEP-18	5	83.45	87.81	99.02	08.38	88.68	78.45	100.62	N/A	416,000	411,923
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	2	96.31	96.31	96.55	01.70	99.75	94.67	97.95	N/A	175,000	168,956
01-JAN-17 To 31-DEC-17	4	75.68	71.64	95.67	35.47	74.88	34.57	100.62	N/A	504,125	482,282
<u>ALL</u>	10	89.06	81.76	95.05	16.94	86.02	34.57	100.62	55.03 to 97.95	264,650	251,553

VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	10	89.06	81.76	95.05	16.94	86.02	34.57	100.62	55.03 to 97.95	264,650	251,553
<u>ALL</u>	10	89.06	81.76	95.05	16.94	86.02	34.57	100.62	55.03 to 97.95	264,650	251,553

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	10	89.06	81.76	95.05	16.94	86.02	34.57	100.62	55.03 to 97.95	264,650	251,553
04											
<u>ALL</u>	10	89.06	81.76	95.05	16.94	86.02	34.57	100.62	55.03 to 97.95	264,650	251,553

**15 Chase
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 : 10
 Total Sales Price : 2,646,500
 Total Adj. Sales Price : 2,646,500
 Total Assessed Value : 2,515,525
 Avg. Adj. Sales Price : 264,650
 Avg. Assessed Value : 251,553

MEDIAN : 89
 WGT. MEAN : 95
 MEAN : 82
 COD : 16.94
 PRD : 86.02

COV : 26.16
 STD : 21.39
 Avg. Abs. Dev : 15.09
 MAX Sales Ratio : 100.62
 MIN Sales Ratio : 34.57

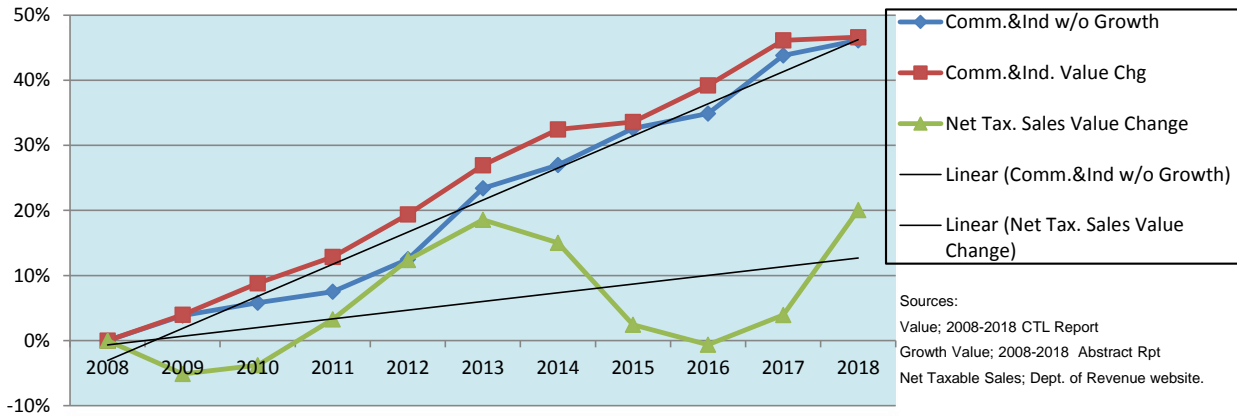
95% Median C.I. : 55.03 to 97.95
 95% Wgt. Mean C.I. : 13.72 to 176.38
 95% Mean C.I. : 66.46 to 97.06

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000												
___Ranges Excl. Low \$___												
Greater Than 4,999	10	89.06	81.76	95.05	16.94	86.02	34.57	100.62	55.03 to 97.95	264,650	251,553	
Greater Than 14,999	10	89.06	81.76	95.05	16.94	86.02	34.57	100.62	55.03 to 97.95	264,650	251,553	
Greater Than 29,999	10	89.06	81.76	95.05	16.94	86.02	34.57	100.62	55.03 to 97.95	264,650	251,553	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	3	81.88	85.55	87.41	07.28	97.87	78.45	96.32	N/A	37,333	32,633	
60,000 TO 99,999	2	69.24	69.24	70.12	20.52	98.75	55.03	83.45	N/A	64,000	44,880	
100,000 TO 149,999	1	34.57	34.57	34.57	00.00	100.00	34.57	34.57	N/A	106,500	36,821	
150,000 TO 249,999	3	94.67	95.76	95.98	01.15	99.77	94.67	97.95	N/A	166,667	159,973	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +	1	100.62	100.62	100.62	00.00	100.00	100.62	100.62	N/A	1,800,000	1,811,129	
___ALL___	10	89.06	81.76	95.05	16.94	86.02	34.57	100.62	55.03 to 97.95	264,650	251,553	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
141	1	83.45	83.45	83.45	00.00	100.00	83.45	83.45	N/A	68,000	56,744	
326	1	97.95	97.95	97.95	00.00	100.00	97.95	97.95	N/A	200,000	195,906	
344	1	100.62	100.62	100.62	00.00	100.00	100.62	100.62	N/A	1,800,000	1,811,129	
346	1	78.45	78.45	78.45	00.00	100.00	78.45	78.45	N/A	30,000	23,536	
353	3	94.67	95.22	94.91	00.58	100.33	94.67	96.32	N/A	116,667	110,724	
386	1	81.88	81.88	81.88	00.00	100.00	81.88	81.88	N/A	32,000	26,201	
442	1	34.57	34.57	34.57	00.00	100.00	34.57	34.57	N/A	106,500	36,821	
444	1	55.03	55.03	55.03	00.00	100.00	55.03	55.03	N/A	60,000	33,015	
___ALL___	10	89.06	81.76	95.05	16.94	86.02	34.57	100.62	55.03 to 97.95	264,650	251,553	

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 54,296,011	\$ 915,735		\$ 53,380,276	--	\$ 46,003,020	--
2009	\$ 56,452,017	\$ 57,325	0.10%	\$ 56,394,692	3.87%	\$ 43,642,197	-5.13%
2010	\$ 59,078,830	\$ 1,630,098	2.76%	\$ 57,448,732	1.77%	\$ 44,266,683	1.43%
2011	\$ 61,275,013	\$ 2,897,786	4.73%	\$ 58,377,227	-1.19%	\$ 47,504,337	7.31%
2012	\$ 64,817,879	\$ 3,732,884	5.76%	\$ 61,084,995	-0.31%	\$ 51,702,077	8.84%
2013	\$ 68,931,302	\$ 1,928,755	2.80%	\$ 67,002,547	3.37%	\$ 54,534,234	5.48%
2014	\$ 71,909,127	\$ 2,971,128	4.13%	\$ 68,937,999	0.01%	\$ 52,908,609	-2.98%
2015	\$ 72,524,646	\$ 532,357	0.73%	\$ 71,992,289	0.12%	\$ 47,120,295	-10.94%
2016	\$ 75,590,358	\$ 2,361,174	3.12%	\$ 73,229,184	0.97%	\$ 45,708,731	-3.00%
2017	\$ 79,349,679	\$ 1,253,546	1.58%	\$ 78,096,133	3.31%	\$ 47,812,239	4.60%
2018	\$ 79,613,194	\$ 260,046	0.33%	\$ 79,353,148	0.00%	\$ 55,232,557	15.52%
Ann %chg	3.90%			Average	1.19%	1.85%	2.11%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	3.87%	3.97%	-5.13%
2010	5.81%	8.81%	-3.77%
2011	7.52%	12.85%	3.26%
2012	12.50%	19.38%	12.39%
2013	23.40%	26.95%	18.54%
2014	26.97%	32.44%	15.01%
2015	32.59%	33.57%	2.43%
2016	34.87%	39.22%	-0.64%
2017	43.83%	46.14%	3.93%
2018	46.15%	46.63%	20.06%

County Number	15
County Name	Chase

15 Chase
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 : 45
Total Sales Price : 47,131,000
Total Adj. Sales Price : 47,131,000
Total Assessed Value : 31,635,211
Avg. Adj. Sales Price : 1,047,356
Avg. Assessed Value : 703,005

MEDIAN : 73
WGT. MEAN : 67
MEAN : 73
COD : 16.90
PRD : 108.63

COV : 23.36
STD : 17.03
Avg. Abs. Dev : 12.29
MAX Sales Ratio : 127.43
MIN Sales Ratio : 47.74

95% Median C.I. : 63.13 to 75.94
95% Wgt. Mean C.I. : 60.69 to 73.55
95% Mean C.I. : 67.93 to 77.89

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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	6	59.05	62.64	53.22	17.85	117.70	47.75	88.87	47.75 to 88.87	1,504,833	800,869	
01-JAN-16 To 31-MAR-16	4	66.18	64.08	62.13	07.93	103.14	54.53	69.44	N/A	1,655,000	1,028,198	
01-APR-16 To 30-JUN-16	5	60.87	61.64	68.95	06.95	89.40	55.86	73.14	N/A	956,200	659,294	
01-JUL-16 To 30-SEP-16												
01-OCT-16 To 31-DEC-16	4	74.36	76.94	76.88	12.10	100.08	63.10	95.95	N/A	1,810,000	1,391,548	
01-JAN-17 To 31-MAR-17	4	76.89	76.93	76.52	03.73	100.54	72.73	81.20	N/A	598,788	458,198	
01-APR-17 To 30-JUN-17	5	81.80	76.86	61.94	10.83	124.09	54.97	88.23	N/A	840,154	520,352	
01-JUL-17 To 30-SEP-17	1	54.92	54.92	54.92	00.00	100.00	54.92	54.92	N/A	1,790,000	983,067	
01-OCT-17 To 31-DEC-17	2	84.46	84.46	68.27	43.48	123.71	47.74	121.17	N/A	248,540	169,688	
01-JAN-18 To 31-MAR-18	5	72.44	72.53	67.31	07.90	107.76	60.53	83.19	N/A	769,200	517,719	
01-APR-18 To 30-JUN-18	7	74.04	83.58	81.72	21.99	102.28	52.73	127.43	52.73 to 127.43	930,000	760,009	
01-JUL-18 To 30-SEP-18	2	84.59	84.59	85.09	04.62	99.41	80.68	88.50	N/A	111,000	94,445	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	15	61.08	62.69	59.79	11.97	104.85	47.75	88.87	55.10 to 69.23	1,362,000	814,298	
01-OCT-16 To 30-SEP-17	14	75.67	75.34	70.29	11.21	107.18	54.92	95.95	63.10 to 85.18	1,116,137	784,558	
01-OCT-17 To 30-SEP-18	16	75.13	80.36	76.18	19.86	105.49	47.74	127.43	70.28 to 88.50	692,193	527,308	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	13	63.13	67.10	69.61	12.66	96.39	54.53	95.95	57.23 to 73.14	1,433,923	998,112	
01-JAN-17 To 31-DEC-17	12	76.89	76.32	64.81	16.92	117.76	47.74	121.17	54.97 to 85.18	740,250	479,750	
<u>ALL</u>	45	72.73	72.91	67.12	16.90	108.63	47.74	127.43	63.13 to 75.94	1,047,356	703,005	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	45	72.73	72.91	67.12	16.90	108.63	47.74	127.43	63.13 to 75.94	1,047,356	703,005	
<u>ALL</u>	45	72.73	72.91	67.12	16.90	108.63	47.74	127.43	63.13 to 75.94	1,047,356	703,005	

15 Chase
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 : 45
Total Sales Price : 47,131,000
Total Adj. Sales Price : 47,131,000
Total Assessed Value : 31,635,211
Avg. Adj. Sales Price : 1,047,356
Avg. Assessed Value : 703,005

MEDIAN : 73
WGT. MEAN : 67
MEAN : 73
COD : 16.90
PRD : 108.63

COV : 23.36
STD : 17.03
Avg. Abs. Dev : 12.29
MAX Sales Ratio : 127.43
MIN Sales Ratio : 47.74

95% Median C.I. : 63.13 to 75.94
95% Wgt. Mean C.I. : 60.69 to 73.55
95% Mean C.I. : 67.93 to 77.89

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	2	91.20	91.20	61.55	39.73	148.17	54.97	127.43	N/A	1,650,000	1,015,623
1	2	91.20	91.20	61.55	39.73	148.17	54.97	127.43	N/A	1,650,000	1,015,623
Dry											
County	10	71.91	73.71	66.30	24.61	111.18	47.74	121.17	52.73 to 88.23	330,808	219,337
1	10	71.91	73.71	66.30	24.61	111.18	47.74	121.17	52.73 to 88.23	330,808	219,337
Grass											
County	9	73.14	71.41	70.94	11.95	100.66	55.86	88.50	60.87 to 83.19	655,317	464,913
1	9	73.14	71.41	70.94	11.95	100.66	55.86	88.50	60.87 to 83.19	655,317	464,913
ALL	45	72.73	72.91	67.12	16.90	108.63	47.74	127.43	63.13 to 75.94	1,047,356	703,005

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	20	72.44	72.00	68.77	14.83	104.70	54.53	127.43	60.53 to 74.12	1,394,979	959,375
1	20	72.44	72.00	68.77	14.83	104.70	54.53	127.43	60.53 to 74.12	1,394,979	959,375
Dry											
County	10	71.91	73.71	66.30	24.61	111.18	47.74	121.17	52.73 to 88.23	330,808	219,337
1	10	71.91	73.71	66.30	24.61	111.18	47.74	121.17	52.73 to 88.23	330,808	219,337
Grass											
County	11	74.04	74.73	74.42	13.60	100.42	55.86	103.08	60.87 to 88.50	608,714	453,015
1	11	74.04	74.73	74.42	13.60	100.42	55.86	103.08	60.87 to 88.50	608,714	453,015
ALL	45	72.73	72.91	67.12	16.90	108.63	47.74	127.43	63.13 to 75.94	1,047,356	703,005

Chase County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Chase	1	3765	3765	3765	3765	3550	3550	3550	3550	3653
Perkins	1	n/a	3769	3758	3639	3674	3519	3569	3556	3682
Lincoln	3	3575	3572	3575	3574	3572	3510	3544	3506	3548
Dundy	1	n/a	3094	3158	3165	3085	3101	3157	3173	3145
Hitchcock	1	2735	2735	2480	2480	2395	2395	2310	2310	2654
Hayes	1	2585	2587	2305	2305	2165	2167	2020	2025	2350

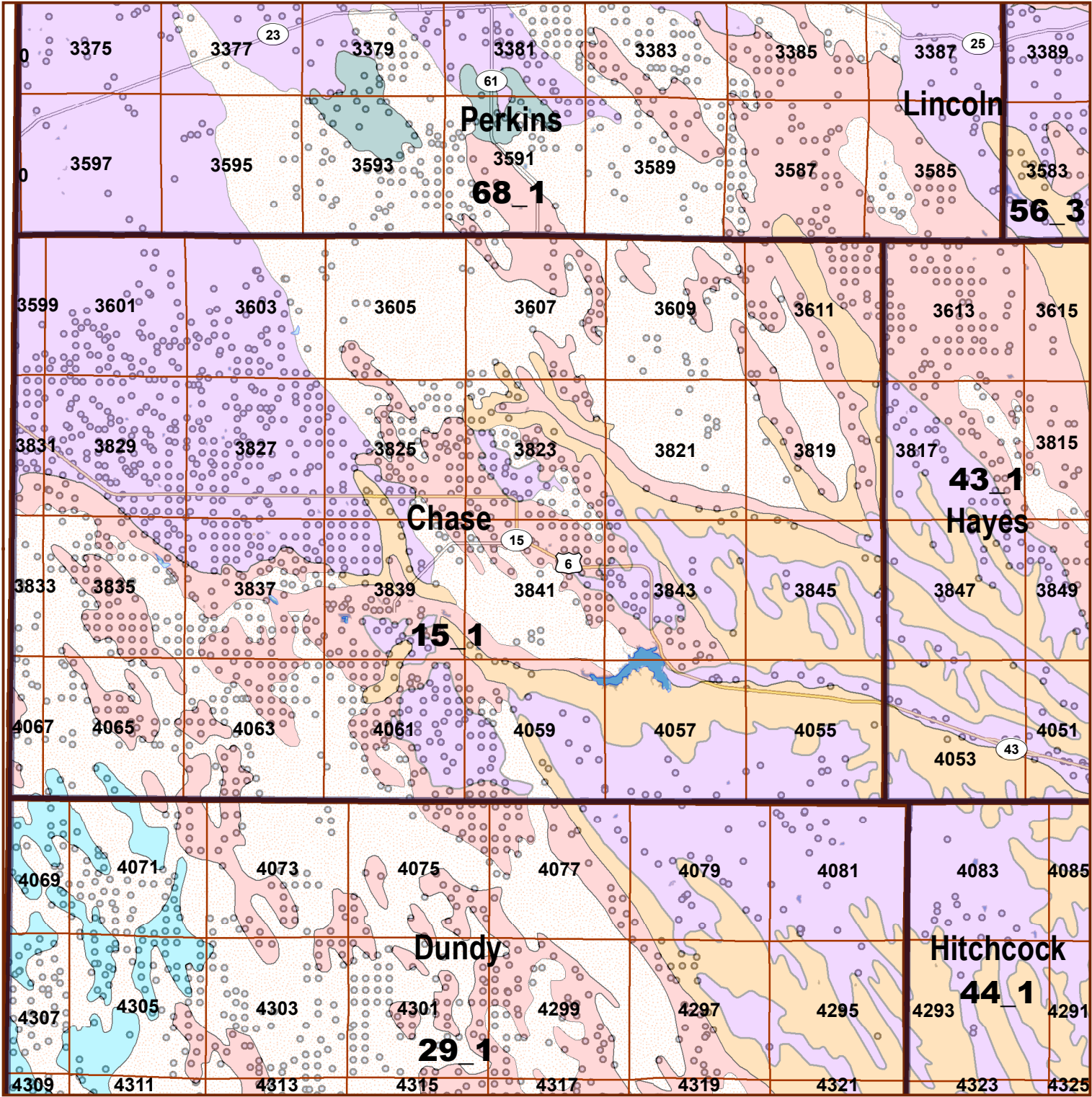
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Chase	1	1085	1085	1085	1085	1000	1000	950	950	1058
Perkins	1	n/a	1016	1015	951	950	950	890	890	982
Lincoln	3	1100	1100	1100	1100	1100	1100	1100	1099	1100
Dundy	1	n/a	1279	1280	1280	854	855	855	855	1147
Hitchcock	1	1145	1145	1070	1070	995	995	885	885	1108
Hayes	1	995	995	895	895	865	865	815	815	951

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Chase	1	1440	762	884	662	702	718	601	586	619
Perkins	1	n/a	600	600	600	600	600	600	600	600
Lincoln	3	675	675	675	675	675	600	600	593	603
Dundy	1	n/a	525	525	525	525	526	525	525	525
Hitchcock	1	585	585	585	585	585	585	585	585	585
Hayes	1	515	515	515	515	515	515	515	515	515

County	Mkt Area	CRP	TIMBER	WASTE
Chase	1	749	n/a	20
Perkins	1	618	n/a	80
Lincoln	3	n/a	n/a	n/a
Dundy	1	1437	n/a	n/a
Hitchcock	1	1324	n/a	50
Hayes	1	713	n/a	25

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.



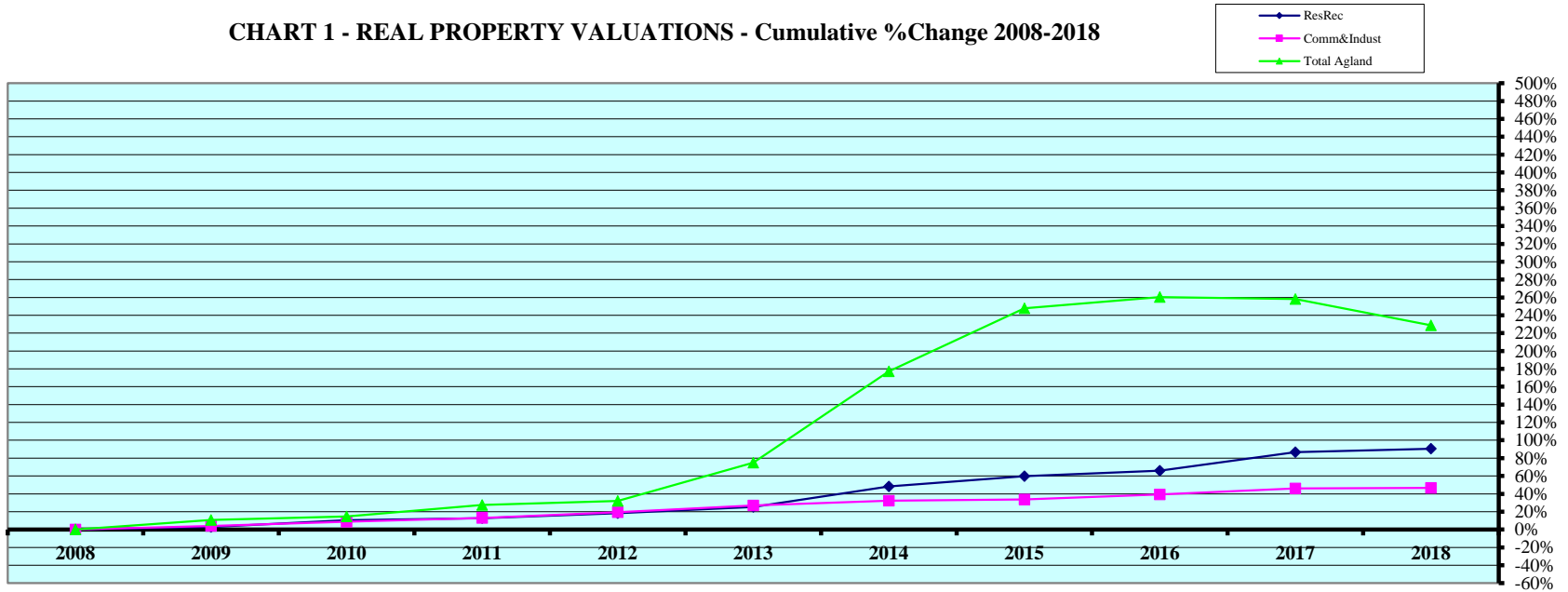
Legend

- 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

Chase 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	88,095,662	--	--	--	54,296,011	--	--	--	320,246,056	--	--	--
2009	90,571,997	2,476,335	2.81%	2.81%	56,452,017	2,156,006	3.97%	3.97%	354,471,954	34,225,898	10.69%	10.69%
2010	97,359,787	6,787,790	7.49%	10.52%	59,078,830	2,626,813	4.65%	8.81%	366,883,231	12,411,277	3.50%	14.56%
2011	99,293,990	1,934,203	1.99%	12.71%	61,275,013	2,196,183	3.72%	12.85%	408,377,859	41,494,628	11.31%	27.52%
2012	104,175,471	4,881,481	4.92%	18.25%	64,817,879	3,542,866	5.78%	19.38%	422,905,646	14,527,787	3.56%	32.06%
2013	110,373,242	6,197,771	5.95%	25.29%	68,931,302	4,113,423	6.35%	26.95%	559,953,254	137,047,608	32.41%	74.85%
2014	130,590,257	20,217,015	18.32%	48.24%	71,909,127	2,977,825	4.32%	32.44%	887,347,091	327,393,837	58.47%	177.08%
2015	140,837,993	10,247,736	7.85%	59.87%	72,524,646	615,519	0.86%	33.57%	1,113,914,369	226,567,278	25.53%	247.83%
2016	146,226,343	5,388,350	3.83%	65.99%	75,590,358	3,065,712	4.23%	39.22%	1,154,093,816	40,179,447	3.61%	260.38%
2017	164,506,632	18,280,289	12.50%	86.74%	79,349,679	3,759,321	4.97%	46.14%	1,146,945,954	-7,147,862	-0.62%	258.15%
2018	167,794,361	3,287,729	2.00%	90.47%	79,613,194	263,515	0.33%	46.63%	1,053,147,662	-93,798,292	-8.18%	228.86%

Rate Annual %chg: Residential & Recreational **6.66%**

Commercial & Industrial **3.90%**

Agricultural Land **12.64%**

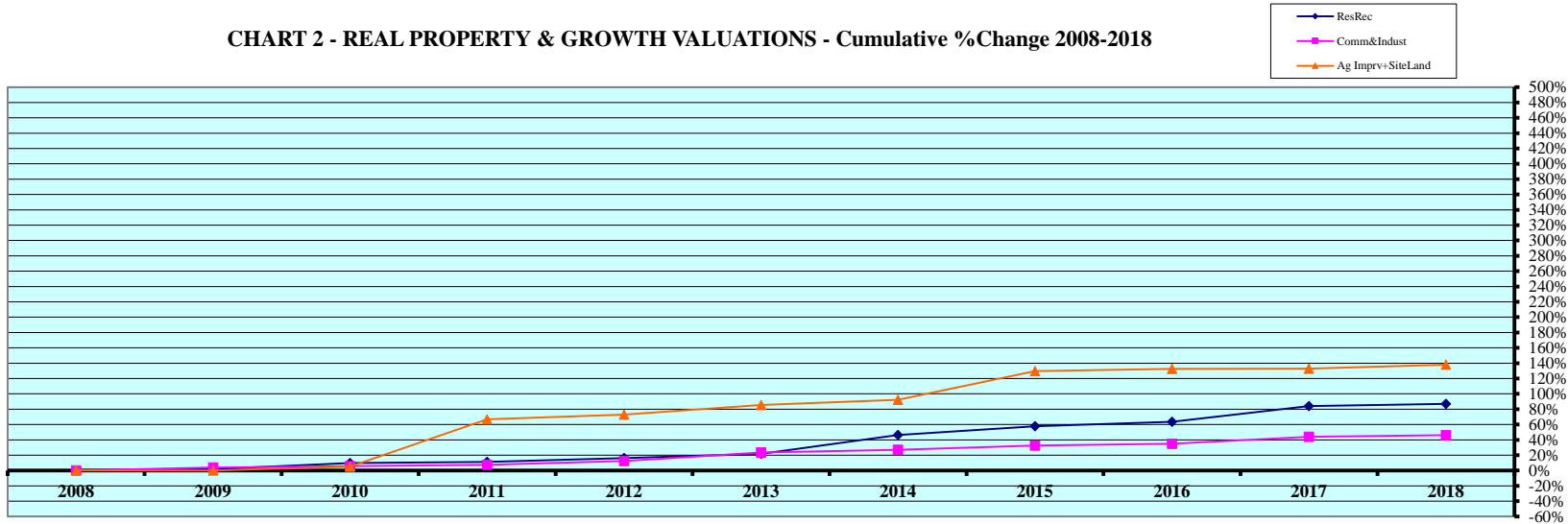
Cnty# **15**
County **CHASE**

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	88,095,662	886,932	1.01%	87,208,730	--	--	54,296,011	915,735	1.69%	53,380,276	--	--
2009	90,571,997	753,902	0.83%	89,818,095	1.96%	1.96%	56,452,017	57,325	0.10%	56,394,692	3.87%	3.87%
2010	97,359,787	735,803	0.76%	96,623,984	6.68%	9.68%	59,078,830	1,630,098	2.76%	57,448,732	1.77%	5.81%
2011	99,293,990	1,416,076	1.43%	97,877,914	0.53%	11.10%	61,275,013	2,897,786	4.73%	58,377,227	-1.19%	7.52%
2012	104,175,471	1,720,885	1.65%	102,454,586	3.18%	16.30%	64,817,879	3,732,884	5.76%	61,084,995	-0.31%	12.50%
2013	110,373,242	3,213,783	2.91%	107,159,459	2.86%	21.64%	68,931,302	1,928,755	2.80%	67,002,547	3.37%	23.40%
2014	130,590,257	1,632,434	1.25%	128,957,823	16.84%	46.38%	71,909,127	2,971,128	4.13%	68,937,999	0.01%	26.97%
2015	140,837,993	1,823,229	1.29%	139,014,764	6.45%	57.80%	72,524,646	532,357	0.73%	71,992,289	0.12%	32.59%
2016	146,226,343	2,088,116	1.43%	144,138,227	2.34%	63.62%	75,590,358	2,361,174	3.12%	73,229,184	0.97%	34.87%
2017	164,506,632	2,499,046	1.52%	162,007,586	10.79%	83.90%	79,349,679	1,253,546	1.58%	78,096,133	3.31%	43.83%
2018	167,794,361	3,124,766	1.86%	164,669,595	0.10%	86.92%	79,613,194	260,046	0.33%	79,353,148	0.00%	46.15%
Rate Ann%chg	6.66%						3.90%					
							C & I w/o growth					
							1.19%					

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	20,624,208	11,045,668	31,669,876	686,351	2.17%	30,983,525	--	--
2009	21,407,080	11,694,687	33,101,767	1,440,420	4.35%	31,661,347	-0.03%	-0.03%
2010	20,876,769	13,035,100	33,911,869	600,375	1.77%	33,311,494	0.63%	5.18%
2011	31,153,402	23,636,357	54,789,759	1,992,435	3.64%	52,797,324	55.69%	66.71%
2012	31,659,832	25,892,584	57,552,416	2,746,873	4.77%	54,805,543	0.03%	73.05%
2013	32,256,066	28,884,786	61,140,852	2,440,675	3.99%	58,700,177	1.99%	85.35%
2014	32,942,219	32,670,451	65,612,670	4,749,506	7.24%	60,863,164	-0.45%	92.18%
2015	38,726,382	35,173,157	73,899,539	1,137,278	1.54%	72,762,261	10.90%	129.75%
2016	38,811,306	35,783,542	74,594,848	968,918	1.30%	73,625,930	-0.37%	132.48%
2017	39,137,703	36,660,742	75,798,445	2,034,464	2.68%	73,763,981	-1.11%	132.92%
2018	38,823,832	37,068,391	75,892,223	511,180	0.67%	75,381,043	-0.55%	138.02%
Rate Ann%chg	6.53%	12.87%	9.13%	Ag Imprv+Site w/o growth			6.67%	

(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.

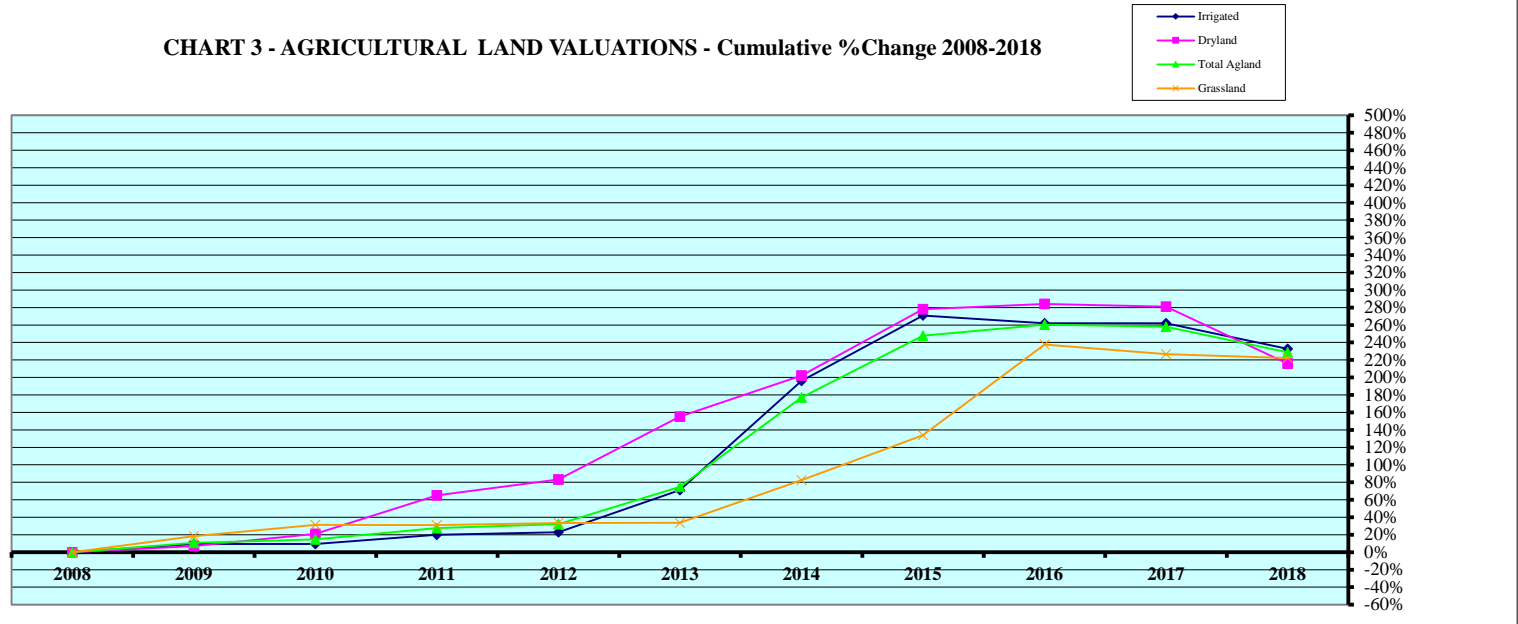
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	15
County	CHASE

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	225,046,016	--	--	--	39,403,146	--	--	--	55,777,822	--	--	--
2009	246,265,126	21,219,110	9.43%	9.43%	42,173,427	2,770,281	7.03%	7.03%	66,011,386	10,233,564	18.35%	18.35%
2010	246,032,484	-232,642	-0.09%	9.33%	47,637,707	5,464,280	12.96%	20.90%	73,190,566	7,179,180	10.88%	31.22%
2011	270,203,014	24,170,530	9.82%	20.07%	65,016,132	17,378,425	36.48%	65.00%	73,130,774	-59,792	-0.08%	31.11%
2012	276,225,613	6,022,599	2.23%	22.74%	72,195,685	7,179,553	11.04%	83.22%	74,456,424	1,325,650	1.81%	33.49%
2013	384,833,340	108,607,727	39.32%	71.00%	100,596,196	28,400,511	39.34%	155.30%	74,486,211	29,787	0.04%	33.54%
2014	666,469,903	281,636,563	73.18%	196.15%	119,039,542	18,443,346	18.33%	202.11%	101,800,036	27,313,825	36.67%	82.51%
2015	834,531,384	168,061,481	25.22%	270.83%	148,956,123	29,916,581	25.13%	278.03%	130,388,562	28,588,526	28.08%	133.76%
2016	814,388,372	-20,143,012	-2.41%	261.88%	151,339,326	2,383,203	1.60%	284.08%	188,328,903	57,940,341	44.44%	237.64%
2017	814,579,610	191,238	0.02%	261.96%	150,080,349	-1,258,977	-0.83%	280.88%	182,243,064	-6,085,839	-3.23%	226.73%
2018	748,902,447	-65,677,163	-8.06%	232.78%	124,435,498	-25,644,851	-17.09%	215.80%	179,762,310	-2,480,754	-1.36%	222.28%

Rate Ann.%chg: Irrigated **12.78%** Dryland **12.19%** Grassland **12.41%**

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	16,326	--	--	--	2,746	--	--	--	320,246,056	--	--	--
2009	15,402	-924	-5.66%	-5.66%	6,613	3,867	140.82%	140.82%	354,471,954	34,225,898	10.69%	10.69%
2010	15,392	-10	-0.06%	-5.72%	7,082	469	7.09%	157.90%	366,883,231	12,411,277	3.50%	14.56%
2011	15,739	347	2.25%	-3.60%	12,200	5,118	72.27%	344.28%	408,377,859	41,494,628	11.31%	27.52%
2012	15,724	-15	-0.10%	-3.69%	12,200	0	0.00%	344.28%	422,905,646	14,527,787	3.56%	32.06%
2013	21,183	5,459	34.72%	29.75%	16,324	4,124	33.80%	494.46%	559,953,254	137,047,608	32.41%	74.85%
2014	21,222	39	0.18%	29.99%	16,388	64	0.39%	496.80%	887,347,091	327,393,837	58.47%	177.08%
2015	21,063	-159	-0.75%	29.02%	17,237	849	5.18%	527.71%	1,113,914,369	226,567,278	25.53%	247.83%
2016	19,859	-1,204	-5.72%	21.64%	17,356	119	0.69%	532.05%	1,154,093,816	40,179,447	3.61%	260.38%
2017	20,516	657	3.31%	25.66%	22,415	5,059	29.15%	716.28%	1,146,945,954	-7,147,862	-0.62%	258.15%
2018	20,359	-157	-0.77%	24.70%	27,048	4,633	20.67%	885.00%	1,053,147,662	-93,798,292	-8.18%	228.86%

Cnty# **15**
 County **CHASE**

Rate Ann.%chg: Total Agric Land **12.64%**

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	221,662,767	193,389	1,146			40,268,505	109,740	367			55,987,537	249,341	225		
2009	245,919,534	196,205	1,253	9.35%	9.35%	42,374,306	107,424	394	7.50%	7.50%	66,083,277	248,469	266	18.45%	18.45%
2010	246,103,198	196,456	1,253	-0.05%	9.29%	47,616,348	106,984	445	12.83%	21.29%	73,190,564	248,103	295	10.92%	31.38%
2011	270,382,278	196,226	1,378	9.99%	20.22%	65,037,124	106,972	608	36.60%	65.69%	73,098,357	247,791	295	0.00%	31.38%
2012	276,228,850	195,508	1,413	2.54%	23.27%	72,261,545	107,283	674	10.79%	83.56%	74,423,868	248,080	300	1.69%	33.61%
2013	385,268,241	195,199	1,974	39.70%	72.20%	100,491,968	107,411	936	38.90%	154.96%	74,478,396	248,261	300	0.00%	33.61%
2014	666,498,703	195,237	3,414	72.96%	197.83%	119,133,882	107,297	1,110	18.68%	202.58%	101,763,061	248,202	410	36.67%	82.59%
2015	834,934,414	195,161	4,278	25.32%	273.25%	149,267,645	107,426	1,389	25.14%	278.66%	130,218,422	248,034	525	28.05%	133.81%
2016	815,415,005	189,098	4,312	0.79%	276.21%	152,381,467	102,885	1,481	6.59%	303.62%	187,155,298	258,676	724	37.81%	222.22%
2017	814,861,003	188,968	4,312	0.00%	276.21%	150,494,216	101,596	1,481	0.01%	303.68%	181,832,281	259,602	700	-3.19%	211.94%
2018	748,905,946	188,756	3,968	-7.99%	246.15%	124,561,653	101,403	1,228	-17.07%	234.76%	179,665,490	259,776	692	-1.26%	208.01%

Rate Annual %chg Average Value/Acre: 13.22%

12.84%

11.91%

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	19,353	1,149	17			2,472	165	15			317,940,634	553,783	574		
2009	15,455	1,030	15	-10.88%	-10.88%	6,246	416	15	-0.02%	-0.02%	354,398,818	553,544	640	11.52%	11.52%
2010	15,392	1,026	15	0.00%	-10.88%	7,081	472	15	0.04%	0.02%	366,932,583	553,041	663	3.63%	15.56%
2011	15,668	1,044	15	0.00%	-10.89%	12,199	813	15	0.01%	0.03%	408,545,626	552,845	739	11.38%	28.72%
2012	15,724	1,048	15	0.00%	-10.88%	12,200	813	15	0.01%	0.04%	422,942,187	552,731	765	3.55%	33.28%
2013	21,183	1,059	20	33.32%	18.81%	16,324	816	20	33.23%	33.28%	560,276,112	552,746	1,014	32.47%	76.55%
2014	21,163	1,058	20	0.00%	18.81%	16,370	819	20	-0.01%	33.28%	887,433,179	552,613	1,606	58.43%	179.71%
2015	21,063	1,053	20	0.00%	18.81%	17,237	862	20	0.00%	33.27%	1,114,458,781	552,536	2,017	25.60%	251.32%
2016	19,708	985	20	-0.01%	18.80%	17,356	868	20	0.00%	33.28%	1,154,988,834	552,513	2,090	3.64%	264.11%
2017	20,516	1,026	20	0.01%	18.81%	22,164	1,108	20	-0.01%	33.26%	1,147,230,180	552,301	2,077	-0.63%	261.80%
2018	20,564	1,028	20	0.00%	18.81%	26,836	1,342	20	0.02%	33.29%	1,053,180,489	552,304	1,907	-8.20%	232.14%

15
CHASE

Rate Annual %chg Average Value/Acre: 12.75%

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

CHART 4

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,966	CHASE	78,321,363	8,564,466	7,268,469	166,634,434	79,613,194	0	1,159,927	1,053,147,662	38,823,832	37,068,391	3,614,557	1,474,216,295
cnty sectorvalue % of total value:		5.31%	0.58%	0.49%	11.30%	5.40%		0.08%	71.44%	2.63%	2.51%	0.25%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,071	IMPERIAL	8,650,547	3,113,656	660,571	105,885,460	53,043,965	0	0	913,555	0	9,333	0	172,277,087
52.22%	%sector of county sector	11.04%	36.36%	9.09%	63.54%	66.63%			0.09%		0.03%		11.69%
	%sector of municipality	5.02%	1.81%	0.38%	61.46%	30.79%			0.53%		0.01%		100.00%
23	LAMAR	177,651	65,249	4,125	774,117	114,137	0	0	0	0	0	0	1,135,279
0.58%	%sector of county sector	0.23%	0.76%	0.06%	0.46%	0.14%							0.08%
	%sector of municipality	15.65%	5.75%	0.36%	68.19%	10.05%							100.00%
577	WAUNETA	406,796	691,826	509,779	16,251,885	4,217,722	0	0	148,861	1,935	52,139	0	22,280,943
14.55%	%sector of county sector	0.52%	8.08%	7.01%	9.75%	5.30%			0.01%	0.00%	0.14%		1.51%
	%sector of municipality	1.83%	3.11%	2.29%	72.94%	18.93%			0.67%	0.01%	0.23%		100.00%
2,671	Total Municipalities	9,234,994	3,870,731	1,174,475	122,911,462	57,375,824	0	0	1,062,416	1,935	61,472	0	195,693,309
67.35%	%all municip.sectors of cnty	11.79%	45.20%	16.16%	73.76%	72.07%			0.10%	0.00%	0.17%		13.27%

15 CHASE

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 : 4,960	Value : 1,294,932,061	Growth 4,025,007	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	176	1,048,094	5	156,130	15	180,754	196	1,384,978	
02. Res Improve Land	1,204	7,893,487	30	767,578	169	5,257,606	1,403	13,918,671	
03. Res Improvements	1,305	119,320,037	31	6,850,056	207	29,417,110	1,543	155,587,203	
04. Res Total	1,481	128,261,618	36	7,773,764	222	34,855,470	1,739	170,890,852	1,906,020
% of Res Total	85.16	75.05	2.07	4.55	12.77	20.40	35.06	13.20	47.35
05. Com UnImp Land	50	1,021,906	1	5,992	15	46,181	66	1,074,079	
06. Com Improve Land	360	3,998,800	5	111,451	22	1,095,107	387	5,205,358	
07. Com Improvements	380	53,492,384	6	1,851,189	28	19,035,168	414	74,378,741	
08. Com Total	430	58,513,090	7	1,968,632	43	20,176,456	480	80,658,178	1,029,315
% of Com Total	89.58	72.54	1.46	2.44	8.96	25.01	9.68	6.23	25.57
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	1	7,677	1	7,677	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	27	1,198,394	27	1,198,394	
16. Rec Total	0	0	0	0	28	1,206,071	28	1,206,071	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.56	0.09	0.00
Res & Rec Total	1,481	128,261,618	36	7,773,764	250	36,061,541	1,767	172,096,923	1,906,020
% of Res & Rec Total	83.81	74.53	2.04	4.52	14.15	20.95	35.63	13.29	47.35
Com & Ind Total	430	58,513,090	7	1,968,632	43	20,176,456	480	80,658,178	1,029,315
% of Com & Ind Total	89.58	72.54	1.46	2.44	8.96	25.01	9.68	6.23	25.57

17. Taxable Total	1,911	186,774,708	43	9,742,396	293	56,237,997	2,247	252,755,101	2,935,335
% of Taxable Total	85.05	73.90	1.91	3.85	13.04	22.25	45.30	19.52	72.93

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	7	23,889	1,791,327	0	0	0
19. Commercial	5	205,567	3,552,353	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	7	23,889	1,791,327
19. Commercial	0	0	0	5	205,567	3,552,353
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				12	229,456	5,343,680

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	32	3,275,010	32	3,275,010	0
24. Non-Producing	0	0	0	0	32	18,447	32	18,447	0
25. Total	0	0	0	0	64	3,293,457	64	3,293,457	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	248	26	63	337

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	583,725	33	11,505,065	2,032	724,884,208	2,072	736,972,998
28. Ag-Improved Land	3	95,657	16	6,931,396	523	225,767,841	542	232,794,894
29. Ag Improvements	3	58,967	16	2,733,328	558	66,323,316	577	69,115,611

30. Ag Total					2,649	1,038,883,503
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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	9	9.00	161,500	
33. HomeSite Improvements	1	0.00	1,935	6	6.00	1,082,104	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	8.60	7,752	
36. FarmSite Improv Land	2	4.44	6,660	15	33.06	73,716	
37. FarmSite Improvements	2	0.00	57,032	14	0.00	1,651,224	
38. FarmSite Total							
39. Road & Ditches	0	4.85	0	0	82.17	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	18	19.00	343,000	18	19.00	343,000	
32. HomeSite Improv Land	304	351.61	6,863,480	313	360.61	7,024,980	
33. HomeSite Improvements	315	315.95	33,360,359	322	321.95	34,444,398	1,089,672
34. HomeSite Total				340	379.61	41,812,378	
35. FarmSite UnImp Land	83	243.34	416,946	86	251.94	424,698	
36. FarmSite Improv Land	496	2,327.11	4,083,819	513	2,364.61	4,164,195	
37. FarmSite Improvements	526	0.00	32,962,957	542	0.00	34,671,213	0
38. FarmSite Total				628	2,616.55	39,260,106	
39. Road & Ditches	0	5,751.23	0	0	5,838.25	0	
40. Other- Non Ag Use	0	0.15	0	0	0.15	0	
41. Total Section VI				968	8,834.56	81,072,484	1,089,672

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	349.59	0.19%	1,316,207	0.19%	3,765.00
46. 1A	40,723.24	21.60%	153,323,012	22.26%	3,765.00
47. 2A1	35,376.31	18.76%	133,191,834	19.34%	3,765.00
48. 2A	13,744.57	7.29%	51,748,319	7.51%	3,765.00
49. 3A1	36,284.29	19.25%	128,809,412	18.70%	3,550.01
50. 3A	16,821.05	8.92%	59,714,870	8.67%	3,550.01
51. 4A1	40,070.63	21.25%	142,251,044	20.66%	3,550.01
52. 4A	5,164.21	2.74%	18,333,028	2.66%	3,550.02
53. Total	188,533.89	100.00%	688,687,726	100.00%	3,652.86
Dry					
54. 1D1	345.10	0.34%	374,436	0.35%	1,085.01
55. 1D	54,500.66	53.39%	59,133,251	54.73%	1,085.00
56. 2D1	14,269.22	13.98%	15,482,130	14.33%	1,085.00
57. 2D	6,937.36	6.80%	7,527,060	6.97%	1,085.00
58. 3D1	11,247.77	11.02%	11,247,770	10.41%	1,000.00
59. 3D	4,656.92	4.56%	4,656,920	4.31%	1,000.00
60. 4D1	7,497.84	7.35%	7,123,160	6.59%	950.03
61. 4D	2,622.08	2.57%	2,491,072	2.31%	950.04
62. Total	102,076.95	100.00%	108,035,799	100.00%	1,058.38
Grass					
63. 1G1	414.67	0.16%	582,114	0.36%	1,403.80
64. 1G	11,884.43	4.58%	9,066,827	5.63%	762.92
65. 2G1	5,640.47	2.18%	4,889,499	3.04%	866.86
66. 2G	12,325.62	4.75%	8,247,582	5.12%	669.14
67. 3G1	6,905.80	2.66%	4,864,389	3.02%	704.39
68. 3G	8,707.83	3.36%	6,259,587	3.89%	718.85
69. 4G1	134,036.04	51.69%	80,630,830	50.07%	601.56
70. 4G	79,374.20	30.61%	46,498,495	28.87%	585.81
71. Total	259,289.06	100.00%	161,039,323	100.00%	621.08
Irrigated Total					
	188,533.89	34.14%	688,687,726	71.90%	3,652.86
Dry Total					
	102,076.95	18.48%	108,035,799	11.28%	1,058.38
Grass Total					
	259,289.06	46.95%	161,039,323	16.81%	621.08
72. Waste	1,002.14	0.18%	20,046	0.00%	20.00
73. Other	1,407.97	0.25%	28,125	0.00%	19.98
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	552,310.01	100.00%	957,811,019	100.00%	1,734.19

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	129.13	463,735	4,525.88	16,536,739	183,878.88	671,687,252	188,533.89	688,687,726
77. Dry Land	116.92	126,558	867.15	921,223	101,092.88	106,988,018	102,076.95	108,035,799
78. Grass	143.32	82,412	1,277.90	734,801	257,867.84	160,222,110	259,289.06	161,039,323
79. Waste	0.85	17	15.13	302	986.16	19,727	1,002.14	20,046
80. Other	0.00	0	21.51	428	1,386.46	27,697	1,407.97	28,125
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	390.22	672,722	6,707.57	18,193,493	545,212.22	938,944,804	552,310.01	957,811,019

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	188,533.89	34.14%	688,687,726	71.90%	3,652.86
Dry Land	102,076.95	18.48%	108,035,799	11.28%	1,058.38
Grass	259,289.06	46.95%	161,039,323	16.81%	621.08
Waste	1,002.14	0.18%	20,046	0.00%	20.00
Other	1,407.97	0.25%	28,125	0.00%	19.98
Exempt	0.00	0.00%	0	0.00%	0.00
Total	552,310.01	100.00%	957,811,019	100.00%	1,734.19

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 Champion	12	84,463	65	533,317	70	2,787,328	82	3,405,108	69,750
83.2 Enders	8	10,876	34	116,576	36	1,926,975	44	2,054,427	0
83.3 Imperial	86	762,506	768	6,400,436	861	99,244,421	947	106,407,363	878,385
83.4 Lamar	22	45,785	21	44,917	21	734,480	43	825,182	0
83.5 Rural Res	21	344,561	195	5,919,592	259	36,985,982	280	43,250,135	742,753
83.6 Wauneta	47	119,199	317	827,753	318	14,804,605	365	15,751,557	214,062
83.7 [none]	1	25,265	3	76,080	5	301,806	6	403,151	1,070
84 Residential Total	197	1,392,655	1,403	13,918,671	1,570	156,785,597	1,767	172,096,923	1,906,020

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Champion	0	0	9	19,998	9	214,753	9	234,751	0
85.2	Enders	3	7,390	9	6,893	9	572,130	12	586,413	0
85.3	Imperial	37	977,972	287	3,789,029	303	48,942,742	340	53,709,743	628,052
85.4	Lamar	1	4,446	2	2,942	2	106,749	3	114,137	0
85.5	Rural Comm	13	42,323	27	1,165,648	35	20,578,201	48	21,786,172	401,263
85.6	Wauneta	10	32,708	53	220,848	56	3,964,166	66	4,217,722	0
85.7	[none]	2	9,240	0	0	0	0	2	9,240	0
86	Commercial Total	66	1,074,079	387	5,205,358	414	74,378,741	480	80,658,178	1,029,315

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	392.03	0.15%	564,568	0.36%	1,440.11
88. 1G	10,864.03	4.27%	8,276,010	5.26%	761.78
89. 2G1	4,750.03	1.87%	4,199,395	2.67%	884.08
90. 2G	11,507.55	4.53%	7,613,572	4.84%	661.62
91. 3G1	6,224.34	2.45%	4,366,919	2.78%	701.59
92. 3G	8,087.86	3.18%	5,807,006	3.69%	717.99
93. 4G1	133,225.11	52.40%	80,063,179	50.91%	600.96
94. 4G	79,197.74	31.15%	46,374,973	29.49%	585.56
95. Total	254,248.69	100.00%	157,265,622	100.00%	618.55
CRP					
96. 1C1	22.64	0.45%	17,546	0.46%	775.00
97. 1C	1,020.40	20.24%	790,817	20.96%	775.01
98. 2C1	890.44	17.67%	690,104	18.29%	775.01
99. 2C	818.07	16.23%	634,010	16.80%	775.01
100. 3C1	681.46	13.52%	497,470	13.18%	730.01
101. 3C	619.97	12.30%	452,581	11.99%	730.00
102. 4C1	810.93	16.09%	567,651	15.04%	700.00
103. 4C	176.46	3.50%	123,522	3.27%	700.00
104. Total	5,040.37	100.00%	3,773,701	100.00%	748.70
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
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Grass Total	254,248.69	98.06%	157,265,622	97.66%	618.55
CRP Total	5,040.37	1.94%	3,773,701	2.34%	748.70
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	259,289.06	100.00%	161,039,323	100.00%	621.08

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

15 Chase

	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	166,634,434	170,890,852	4,256,418	2.55%	1,906,020	1.41%
02. Recreational	1,159,927	1,206,071	46,144	3.98%	0	3.98%
03. Ag-Homesite Land, Ag-Res Dwelling	38,823,832	41,812,378	2,988,546	7.70%	1,089,672	4.89%
04. Total Residential (sum lines 1-3)	206,618,193	213,909,301	7,291,108	3.53%	2,995,692	2.08%
05. Commercial	79,613,194	80,658,178	1,044,984	1.31%	1,029,315	0.02%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	79,613,194	80,658,178	1,044,984	1.31%	1,029,315	0.02%
08. Ag-Farmsite Land, Outbuildings	37,068,391	39,260,106	2,191,715	5.91%	0	5.91%
09. Minerals	3,614,557	3,293,457	-321,100	-8.88	0	-8.88%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	40,682,948	42,553,563	1,870,615	4.60%	0	4.60%
12. Irrigated	748,902,447	688,687,726	-60,214,721	-8.04%		
13. Dryland	124,435,498	108,035,799	-16,399,699	-13.18%		
14. Grassland	179,762,310	161,039,323	-18,722,987	-10.42%		
15. Wasteland	20,359	20,046	-313	-1.54%		
16. Other Agland	27,048	28,125	1,077	3.98%		
17. Total Agricultural Land	1,053,147,662	957,811,019	-95,336,643	-9.05%		
18. Total Value of all Real Property (Locally Assessed)	1,380,061,997	1,294,932,061	-85,129,936	-6.17%	4,025,007	-6.46%

2019 Assessment Survey for Chase County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1 Clerk
4.	Other part-time employees:
	1 Part-time lister
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$183,696
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$6,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$20,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	Unknown

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan T1 owned by Thomson Reuters
2.	CAMA software:
	TerraScan T1 owned by Thomson Reuters
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The County Assessor's Office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes - chase.assessor.gworks.com
7.	Who maintains the GIS software and maps?
	The County Assessor's Office
8.	Personal Property software:
	TerraScan owned by Thomson Reuters

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?
	Imperial and Wauneta are zoned.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott is contracted for producing mineral valuations and Stanard Appraisal Service is hired as needed.
2.	GIS Services:
	gWorks
3.	Other services:
	TerraScan owned by Thomson Reuters

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Stanard Appraisal Service is hired for the commercial appraisal work.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified credentials are required for appraisers to work in the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, with input from the county assessor for the commercial properties.

2019 Residential Assessment Survey for Chase County

1.	Valuation data collection done by:										
	The Chase County Assessor's Office.										
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="width: 15%; 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>Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>smaller villages of Wauneta, Enders, Champion and Lamar.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Rural- all rural homes outside of the villages limits.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.	2	smaller villages of Wauneta, Enders, Champion and Lamar.	3	Rural- all rural homes outside of the villages limits.	AG	Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>										
1	Imperial (population 2071) is the county seat and encompasses most of the public services such as the courthouse, hospital, golf course, retail businesses and motel.										
2	smaller villages of Wauneta, Enders, Champion and Lamar.										
3	Rural- all rural homes outside of the villages limits.										
AG	Agricultural outbuildings, whether residential or farmstead, were reviewed and repriced.										
3.	List and describe the approach(es) used to estimate the market value of residential properties.										
	The cost approach is used. Sales from the local market are used to establish depreciation.										
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?										
	Depreciation models are built from market data.										
5.	Are individual depreciation tables developed for each valuation group?										
	Yes										
6.	Describe the methodology used to determine the residential lot values?										
	From the market, a per square foot method has been developed.										
7.	How are rural residential site values developed?										
	Rural residential first acre were increased to reflect the cost of improving the land with sewer, water, and electricity.										
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?										
	No methodology has been implemented for land under development.										

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	2014	2014	2018
	2	2014-2017	2014-2017	2018	2014-2017
	3	2014	2014	2018	2014-2017
	AG	2015	2014	2018	2014-2017

Wauneta was reviewed and revalued in 2016 for 2017.

2019 Commercial Assessment Survey for Chase County

1.	Valuation data collection done by:				
	The county assessor staff and Stanard Appraisal Service.				
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	All commercial within Chase County,			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	Cost approach, sales comparison, and income approach when data is available, are used to estimate market value of commercial properties.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	Stanard Appraisal Service consults and assists in valuing unique commercial properties.				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?				
	Sales will be reviewed and models built. The sales will be charted for a cost range per square foot based on occupancy code, quality, condition, and age. Plus or minus adjustments will be applied when appropriate to arrive at estimated final values per square foot.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	No				
6.	Describe the methodology used to determine the commercial lot values.				
	A square foot cost was derived from the market, and a per acre value from the market is applied to large parcels.				
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	2016	2016	2016	2016-2017
	Stanard Appraisal reviewed and assisted in the revaluation of commercial parcels.				

2019 Agricultural Assessment Survey for Chase County

1.	Valuation data collection done by:	
	The county assessor and staff.	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	01	Unique characteristics cannot be identified that would warrant more than one market area within Chase County.
	<u>Year Land Use Completed</u>	yearly
	Each year will review parcels for certified irrigated acres, FSA maps, many of the CRP and CREP acres have been identified. The soil conversion was implemented by the county.	
3.	Describe the process used to determine and monitor market areas.	
	N/A	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Property will be identified by its actual 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 - they are the same value.	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	Commercial feedlots of over 1,000 head are revalued at the same time as commercial properties with the help of a commercial appraiser. Feed lot site values are used for the smaller feedlots on a ranching operation.	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	There is one WRP parcel that is currently valued at dryland.	
	<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

CHASE COUNTY ASSESSOR
921 BROADWAY P O BOX 1299
IMPERIAL, NE 69033
308-882-5207

Dorothy Bartels, Assessor

Terrie State, Deputy

JUNE 15, 2018

PLAN OF ASSESSMENT FOR CHASE COUNTY
ASSESSMENT YEARS 2019, 2020, AND 2021

RE: CHASE COUNTY THREE-YEAR PLAN

INTRODUCTION

PURSUANT TO NEBR. LAWS 2005, LB 263, SECTION 9. The former provisions relating to the assessor's 5-year plan of assessment in Neb. Rev. Stat. 77-1311(8) were repealed and the new language of LB 263 Section 9 instituted a 3-year plan of assessment. LB 263 passed with an emergency clause and was signed by the governor on March 9, 2005 and therefore, these changes are effective immediately.

The County Assessor shall prepare a plan of Assessment each year, shall describe the assessment actions planned for the next assessment year and two years thereafter. A copy of the plan will be submitted to the Department of Property Assessment and Taxation on or before October 31 each year. The plan shall be presented to the county board of equalization on or before July 31. If amendments are made to this plan they must be sent to the Department on or before October 31.

Chase County's office has the Assessor, a deputy assessor, and one full time clerk. Most all of the Appraisal work is done by this staff. Educational requirements set out in Regulation 71 require continuing education for certificate holders approved by the Property Tax Administrator for re-certification. Our budget has adequate funding for the certificate holders in our office to maintain these requirements and be certified.

GENERAL DESCRIPTION OF REAL PROPERTY FOR CHASE COUNTY

Chase County for the year 2018 has 4966 Real Property Records, a Total Value of \$1,380,568,598 and Total growth of \$ 3,895,992 as of March 19, 2018

	Parcels	Total Value
Residential	1740	\$ 166,938,412
Commercial	475	79,577,340
Recreational	28	1,159,927
Agricultural	2642	1,129,278,362
Mineral	81	3,614,557

Chase County for the year 2018 has a total of 545,206.09 Acres, with a total value of \$ 1,032,588,713.

	Acres	Total Ag Value
Irrigation	184,100.67	\$ 730,441,506
Dry	100,418.46	123,345,073
Grassland	258,354.02	178,755,467
Waste	1,012.07	20,245
Other	1,320.87	26,422

Exempt Records for 2018 is 334

Personal Property Schedules filed for Commercial is 123 and for Ag is 313 for a total of 436 Chase County schedules for 2018

Homestead Exemptions for the year 2017 totaled 158 parcels.

PROCEDURES MANUAL

Chase County has updated the Office Procedure Manual. This manual outlines Office and Assessment procedures such as: Mail, Appraisal Cards, Soil Codes, and Values per Acre, Minerals, Photo copies, Faxes, Searching Fees, and Misc. issues in our office. Assessment procedures will include but not limited too:

Assessment of Real Property and Personal Property Jan.1, 12:01 is to list
And value. 77-1301 & 77-1201

Permissive Exemption Recommendations. 77-202.01

Assessor issues notice of approval or denial of applicants of beginning farmer exemption (Form 1027) 77-5209.02

Assessor forwards an electronic copy of the Aircraft information reports filed with the county to the Property Tax Administrator 77-1250.02

Assessor notifies Gov't subdivisions of intent to Tax property not used for public purpose & not paying an In Lieu of Tax. 77-202.12

Assessor certifies to the PTA whether agricultural land has influences outside the typical market Reg. 17-003.03
 Inspect and review a portion of the real property parcels in the county such that all real property parcels in the county are inspected and reviewed no less than every 6 years. 77-1311.03
 Mail Homestead Exemption on or before February 1st with all the statutory requirements 77-3513, 77-3514
 Assessor completes assessment of real property 77-1301
 Abstract of Real Property to PA&T. 77-1514
 Certify Completion of Real Property Roll and Publish in Newspaper. 77-1315
 Send Notice of Valuation Change to owners of record as of May 20, if that property has increased or decreased in value: with final date for filing a valuation protest with the County Board of Equalization – 77-1315
 Recertifies Abstract to PA&T from TERC action. 77-5029
 Assessor mails assessment /sales ratio statistics (as determined by TERC) to Media and posts in assessor's office 77-1315
 Prepare Plan of Assessment for Next 3 assessment years, files with Board of Equalization by July 31 and sent to Dept. of Rev. with all amendments by Oct.31. 77-1311.02
 Accept Application & Waiver for late permissive exemptions 77-202.01
 CBE equalizes overvalued, undervalued, and omitted real property 77-1504
 Assessor approves or denies Special Value Application and notifies applicant on or before July 22. 77-1345.01
 Electronically certify Personal Property Abstract to PTA (77-1514)
 Homestead Applications to TC. 77-3517
 Apply Penalty's applicable to Personal Property Schedules not filed by May 1st Of 10% and if not filed by July 1st a 25% -77-1233.04
 Last day for county assessor to send claimants a notice of Rejection of Homestead Exemption, Form 458R for most cases. 77-3516
 Last day for Annexations of political subdivisions is July 31 to be considered in the taxable valuation of the subdivisions for the current year. 13-509
 Make a review of the ownership and use of all cemetery real property and Reports such to the County Board. 77-202.10
 Assessor approves or denies homestead exemption applications based on Ownership and occupancy from January 1 –August 15. 77-3516

 Certifies School District Taxable Report to PTA. 79-1016
 Certifies Taxable Valuations and growth value, if applicable, to Political Subdivisions, CRA, and county treasurer. 13-509 &13-518 & 18-2148
 Present annual inventory list to County Board. 23-347
 Average Residential value for Homestead Exemptions & Send to Department of Revenue. 77-3506.02
 Deliver the Tax List to Treasurer for Real and Personal Property along with a signed warrant for collection of taxes. 77-1616

Certificate of Taxes Levied Report to the Property Tax Commissioner.
77-1613.01

Certified Homestead Tax Loss to Tax Commissioner. 77-3523

Assessor and Treasurer certifies electronically the Personal Property
Exemption for locally assessed property – 77-1239

Deadline for County Assessor to ensure the sales data contained in the state
sales file is accurate and all sales received by the county for the current
study period are transferred into the state sales file – Directive 12-05

Qualifications and duties of the Chase County Assessor

Job Descriptions and qualifications of Office Staff

521 Procedures and Sales verifications

Valuations and Definitions

Accelerations

Soil Conversion Table

CBE procedures for hearings 77-1502

Mineral Interests

County Policies to follow City Ordinance

“Steps in a Revaluation” found in the text, Mass Appraisal of Real Property

This office will value property using Appraisal Techniques according to Nebraska
Statutes 77-112, 77-1301.01, and all other rules and regulations set forth from
Property Assessment and Taxation. Marshall and Swift programs and manuals
are used in our office. The Standards on Ratio Studies approved July 1999 by
IAAO is also used for appraisal purposes. All the Reports are generated on the
administrative software.

Homestead Exemptions: Chase County accepts form 458 for filing
between the dates set forth by the Nebraska Department of Revenue. 77-3510
through 77-3528

Personal Property: Chase County accepts filings from January 1 to on or
before May 1 of each year. Penalties are applied if applicable. Abstract has to be
sent to the Department of Revenue, Property Assessment Division on or before
July 20, 2017

REAL PROPERTY

Property review by Classification in Chase County is done by the assessor's
office.

RESIDENTIAL: As the residential properties are inspected, measured, new
photos taken and reviewed in each location, for the six year cycle, value
will be implemented as of January 1, of the following year. New
depreciation models will be created from the market in each location and
implemented to the population of that designated location.

We are beginning a new residential cost table of June 2018 to be
implemented as we review our residential properties. Imperial will be

completed with a new model created from the market for the past two years. The land values will be studied and reviewed because our land to building ration is low. Questionnaires were sent to all the Imperial home owners for the interior inspection. Exterior inspection will include measurements, pictures, new construction and any other changes to the property. New and current values will be implemented January 2019. Rural Residentials will be reviewed in 2020, Small towns and Cabins in 2021, and Wauneta in 2022.

All locations will be monitored each year with current sales information to remain in the statistical guidelines of 92-100% of actual market value. The list of 'Steps in a Revaluation' drawn from the textbook, "Mass Appraisal of Real Property," by International Association of Assessing Officers, 1999, Chapter 2, in particular, will be utilized whether this project is completed by the Assessor's office or a contracted appraisal service. We will study sales of the vacant land to stay current with our land values and remain equalized for 2019,2020,and 2021. We will continue to update pictures on files and pickup new construction and additions annually and add the valuation for the following assessment year. It is confirmed by the Property Assessment and Taxation, that the inspection and review process for the six year cycle is being completed.

COMMERCIAL: All the data information, photos, sketches, and Depreciation analysis was completed and all electronic Record Card were updated in late 2016 and early 2017. Our Cost table for Commercial is June 2016. The new values were applied for 2017 abstract with the cost tables being updated. Stanard Appraisal completed all the pickup and the assessors office staff will maintain and study the market and Statistical Measures each year to stay in compliance. The new values were applied for 2017 abstract with the cost tables being updated. Study of the sales will be completed each year to be in compliance with the Statistical Measurements as part of the Equalization process. Our lot values were updated in 2016 and the unimproved land is continually studied each year to keep our lot values updated. Inspection and review process for the six year cycle will be completed in 2023. Pick-up of new construction and additions to real commercial property will be completed each January for 2020, 2021, and 2022 to be reflected on the Abstracts.

UNIMPROVED AGLAND: The Assessor's Staff has kept all Agland maps current with changes and surveys. Our six year review was completed in 2017. We use many resources available to keep the land use current. We physically inspect periodically for sales inspections, pivots, and other concerns in the office. Soil types and LVG's are captured in the TerraScan Computer System. Hard Copies of the Land sheets are placed in each parcel and updated each year. Agland subclasses of Irrigation, Dry, CRP,

CREP and Grass are studied for level of value and quality of assessment each year. In 2016 Chase County CREP and CRP was classified and identified to further enhance the market study of these land classifications. The unimproved Agland Sales qualified by PA&T are monitored for Statistical Information to set Agricultural Land Values each year. GIS Workshop has had our records on the Website since October 2007, updated nightly. We have completed the process of applying our parcel ID numbers, surveys, land use layer, registered wells, E911 layer, railroad layer, and the soil layer on our GIS. New oblique aerial photos will be flown in late 2017 or spring of 2018. Our present software is Arc GIS Version 10.2.2 installed October 31, 2014. Chase County has completed the land use acres in conjunction with the certified allocation Natural Resource District Acres. Our GIS has been an extreme asset in this process. We will continue to monitor very closely the water issues in Chase County with the assistance of the NRD. We will continue to monitor and value accordingly with the Market in the next three years. We conduct a sales verification process to ensure each sale is an arm's length transaction. The values created by the Assessor have created equalization within the County and across County lines.

IMPROVEMENTS: The rural area improvements reappraisal for the six year review will be completed in 2020, including inspection, measurement, sketches, and photos. A new improvements model will be created from the market and new depreciations will be applied to all improvements. New Electronic Property Record Cards will be completed. GIS Workshop new oblique photos will be added to our GIS system. All new construction discovered with photos or building permits such as machine sheds, bins, new homes, etc. are picked-up annually and valued each year for the next assessment year.

Legislative changes effecting classification of Real Property is implemented and the assessment of Real Property is completed by March 19, (77-1301) each year. Real Property Abstract is filed with Property Assessment and Taxation in a timely manner. (77-1514)

Personal Property Abstract is filed electronically with the Property Assessment on or before July 20. 77-1514

RESPONSIBILITIES OF ASSESSMENT

Record Maintenance

Chase County Record Cards contain information as set forth in Regulation 10-004.01 including legal description, current owner and address, previous owner, situs address, sketch, photo, book and page of last deed of record, sale date, property type, geo code, map reference data, parcel ID, property classification

code, (10-004.02) taxing district, land value and size, building characteristics and annual value postings. Electronic Record Cards are being used now from our Administrative System. The Assessor's Staff keeps the Record Cards current.

Mapping

Chase County Cadastral Maps are dated 1966 and are kept current by the assessor's staff for the taxpayer's convenience. The Geographic Information Systems is currently being used for all of the mapping purposes. Maps can be created for many uses. The Assessor's office staff maintains, updates, and continues to keep very current and accurate Records.

Software

On August 22, 2001, Chase County converted to TerraScan Administrative System. The Marshall and Swift cost tables are used in Chase County.

Computerized

Chase County has all the equipment to use our TerraScan System. Our PCs are updated every 4 to 5 years. We have a Konica Minolta bizhub with the capability to copy, print, fax, and scan. This printer is networked to all of our PC's. The Fax Machine in our office is a Brothers brand. We take all of our photos for our record cards with a digital camera. Our budget allows us to update our equipment as needed to keep our records current and up-to-date.

Depreciation

Our Sales Analysis is done in the location of Residential and Commercial to determine the depreciation. Our vacant land in each subdivision are studied and analyzed in Residential and Commercial, to determine lot or land values. Our Agland has special value of 75% of actual market value as per legislation. All the sales are studied and the land classifications are studied to determine the market value. Irrigation, Dry, CREP, CRP and Grass classifications are studied individually using 80% majority land use.

Pick-up

Defined in Reg 50-001.06

The Assessor does Chase County Residential and Ag Outbuildings pick-up work.

Commercial pick up is contracted by Stanard Appraisal. Residential, Commercial, and Ag Outbuilding improvements are reported by Rural Zoning administrator, City building inspectors, personal knowledge, and third party or self reporting. In our local newspapers we publish, 77-1318.01. Our pick-up work is completed by December 31 each year for the following year assessment.

Sales Review

Timely filing of the 521's- Reg. 12-003

Assessor shall forward the completed "original" Real Estate Transfer Statement, Form 521, for all deeds recorded, on or before the 15th of the second month following the month the deed was recorded to: Nebraska Dept. of Revenue, P. O. Box 94818, Lincoln, NE 68509-4818.(Reg. 12-003.03) Assessor shall process the sales file electronically to the division into the State Sales File within 45 days following the date the deed was recorded with the register of deeds. (Reg. 12-003.04) The Assessor and Staff verify Chase County sales. Verification forms from the Assessor's Office are sent to the buyer of each sale. If no information is returned, or the information is questionable, the Assessor contacts personally or via telephone, the seller, buyer, broker, or any other party knowledgeable of the sale. The use of this information is to confirm an "arms length transaction", and qualification or non-qualification of the Sale. Other resources used for verification are personal knowledge of sale property and publicized information from broker. Corrections to the sale property data, if necessary, are made at the proper time.

Staff

Chase County has an Assessor, Deputy Assessor, and one Clerk. Responsibilities are shared to achieve our work satisfactorily for all deadlines and reports. The Assessor and the Deputy Assessor attend IAAO classes, workshops, and mandatory educational classes to keep their Certifications current and up-to-date. The Clerk attends educational classes to assist her in her office duties. Assessor and Staff prepare and file all reports required by law/regulation, in a timely manner.

Conclusion

Chase County will continue in the next three years to implement the latest technology, maintain assessment records, and follow Assessment procedures as set forth by The Department of Revenue, Property Assessment and Taxation Division, and the Tax Equalization and Review Commission. The Commissioners, the Board of Equalization, for Chase County continues to support the Assessor's Office to maintain the resources needed for the future achievement of the assessment actions planned.

Respectfully submitted,

Dorothy Bartels
Chase County Assessor

CC: Board of Equalization

CC: Department of Revenue