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DEPARTMENT OF REVENUE

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

CHEYENNE 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 Cheyenne 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 Cheyenne 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: Melody Keller, Cheyenne 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.

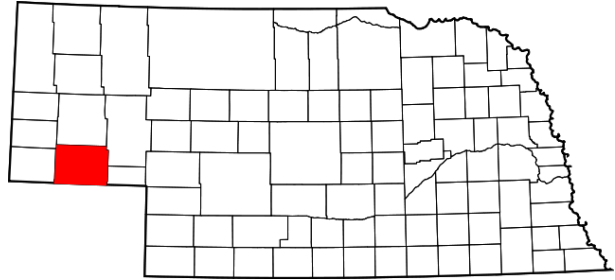
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

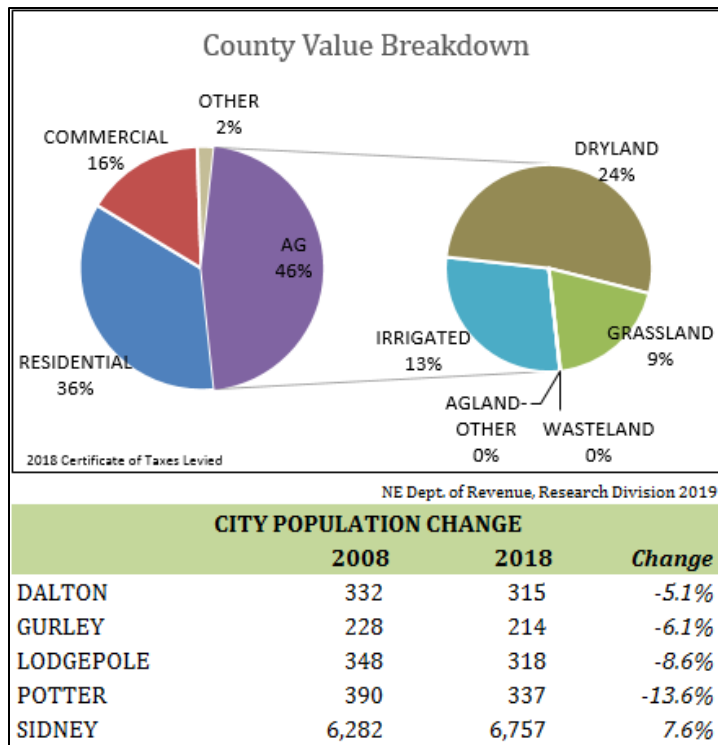
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,196 square miles, Cheyenne County had 9,676 residents, per the Census Bureau Quick Facts for 2017, a 3% population decrease from the 2010 U.S. Census. Reports indicated that 71% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$98,914 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cheyenne County are located in and around Sidney, the county seat. According to the latest information available from the U.S. Census Bureau, there were 295 employer establishments with total employment of 4,687.



Agricultural land makes up 46% of the valuation base in the county. Dryland makes up a majority of the land in the county, accounting for 24% of the county's total value. Cheyenne County is included in the South Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Cheyenne County ranks first in winter wheat for grain, proso millet, and all wheat for grain (USDA AgCensus).

Sidney was home to one of Nebraska's largest employers Cabela's, the World's Foremost Outfitter of hunting, fishing and outdoor gear. However, in September 2017, Cabela's was sold to competitor Bass Pro Shops. This has caused a total re-structuring of the local operation due to Bass Pro Shops decision to initiate a buy-out for a large number of Cabela's management, coupled with the voluntary move of others. The office buildings that comprise the Cabela's campus are still awaiting final disposition from the new owner. Needless to say, a once local corporation that employed approximately 2,000 Cheyenne County residents (slightly more than 42% of total employment in Sidney) has through its sale caused economic uncertainty for the entire county.

2019 Residential Correlation for Cheyenne County

Assessment Actions

For the current assessment year, the county assessor lowered the town of Sidney—including the northern portion—by about 14% to match the decline in the residential market for that area.

Assessment Practice Review

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

Areas reviewed to ensure that all qualified sales are received, have correct data and then utilized are: timeliness of submissions, accuracy and sales usability. Regarding timeliness, review showed that the previous county assessor submitted sales nine times during the 12 months examined. The importance of monthly submissions has been discussed with the new county assessor. The values reported on the Assessed Value Update (AVU) were examined, and of the three discrepancies found, they appeared to be the result of taxpayer protests to the Cheyenne County Board of Equalization (CBOE).

Non-qualified sales are on the whole were well-documented—only six out of 154 were missing proper documentation—and three of those were obvious. The Property Assessment Division (Division) does not believe that any apparent bias existed in the qualification determination. It is believed that all arm's-length sales were made available for the measurement of residential property. The county has a high usability of residential sales when compared to overall averages of all counties.

Valuation groups are another area reviewed. The establishment of a separate valuation group for the northern portion of Sidney makes sense since these parcels were built in the same time period (post WWII), and constitute a separate residential market in Sidney. The combination of all small towns and villages into one group is also a better valuation decision, since each village does not have a competitive, sustainable market.

Another important part of the review was the examination of the six-year inspection and review cycle. With the completion of Valuation Group 11 (north Sidney) for 2019, the county is currently on-track with the residential property class.

Lot values were last reviewed in 2015, and due to the current market in Cheyenne County, should be reviewed again. Cost tables are dated 2013, with depreciation tables at 2014—both need to be updated in future appraisal cycles, and will be addressed by the newly elected county assessor.

The previous county assessor had provided no written valuation methodology. Naturally, the development of a written valuation methodology will be stressed with the new assessor.

2019 Residential Correlation for Cheyenne County

Description of Analysis

Cheyenne County's residential class consists of four valuation Groups that are based on both residential market activity and geographic location.

Valuation Group	Description
10	Sidney—all residential properties located within the majority of the city of Sidney and those that would be considered suburban, since there is no recognized suburban market.
11	Sky Manor, Indian Hills, Valley View and 16 other similar residential properties within the northern portion of Sidney.
40	Small Towns—consisting of Brownson, Dalton, Lodgepole, Lorenzo, Potter and Sunol.
80	Rural—all properties that lie outside of the aforementioned city/village limits.

The statistical profile reveals 299 qualified sales representing all four valuation groups, and all three measures of central tendency are within acceptable range. By valuation group, it appears that two of the three with a significant number of sales have medians within acceptable range, Value group 10 and Value Group 40. Valuation Group 80 (rural residential) has a sample of 31 sales with a median outside of the range, but the other two measures of central tendency within the range (the mean and the weighted mean). A closer examination of the sales reveals that by study year, 11 sales occurred within the first year of the study and 20 sales occurred in the second year of the study. The median for the earliest year is 81%, but the median for the latest year is 93% with a COD of 16%. Assessment actions taken last year to address the rural residential subclass consisted of lowering land and improvements by 5%. Since the residential market in Cheyenne County appears to continue to decrease, it would not be logical to adjust the Valuation Group with an increase (see Residential What If in Appendices, following the residential statistics).

2019 Residential Correlation for Cheyenne County

DATE OF SALE *						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
____ Qtrrs ____						
10/01/2016 To 12/31/2016	1	72.48	72.48	72.48		100.00
01/01/2017 To 03/31/2017	5	72.87	87.06	82.97	30.45	104.93
04/01/2017 To 06/30/2017	3	80.71	83.52	82.35	07.84	101.42
07/01/2017 To 09/30/2017	2	104.68	104.68	107.86	14.99	97.05
10/01/2017 To 12/31/2017	7	86.82	86.99	86.66	11.02	100.38
01/01/2018 To 03/31/2018	1	95.56	95.56	95.56		100.00
04/01/2018 To 06/30/2018	7	97.97	101.12	103.32	17.93	97.87
07/01/2018 To 09/30/2018	5	98.71	102.64	101.17	13.15	101.45
____ Study Yrs ____						
10/01/2016 To 09/30/2017	11	80.71	87.97	83.94	21.84	104.80
10/01/2017 To 09/30/2018	20	93.23	96.28	98.45	15.77	97.80

A comparison of the preliminary residential values with the final R&O values reveals a 12% decrease to the sample, whereas the decrease to overall residential as shown in the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report CTL is 9% (rounded). This difference can be explained by the fact that the sample is skewed by the over-representation of Valuation Group 10 (Sidney) by 13%.

Equalization and Quality of Assessment

The overall measures of central tendency are within acceptable range, and all valuation groups with significant sales are ultimately within range (see above for Value Group 80). Based on all relevant information coupled with the current six-year inspection and review cycle, the quality of assessment for the residential property class complies with generally accepted mass appraisal techniques and is believed to be in general compliance.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10	219	93.16	96.79	93.29	15.41	103.75
11	5	97.83	110.81	98.98	21.38	111.95
40	44	91.67	101.75	89.95	30.15	113.12
80	31	88.99	93.33	94.28	18.25	98.99
____ ALL ____	299	92.86	97.40	93.23	17.95	104.47

Level of Value

Based on analysis of all available information, the level of value for the residential class of real property in Cheyenne County is 93%.

2019 Commercial Correlation for Cheyenne County

Assessment Actions

Commercial property was re-appraised by the contracted firm Stanard Appraisal for the 2019 assessment year.

Assessment Practice Review

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

Areas reviewed to ensure that all qualified sales are received, have correct data and then utilized are: timeliness of submissions, accuracy and sales usability. Regarding timeliness, the review showed that the previous county assessor submitted sales nine times during the 12 months examined. The importance of monthly submissions has been discussed with the new county assessor. The values reported on the Assessed Value Update (AVU) were examined, and of the three discrepancies found, they appeared to be the result of taxpayer protests to the Cheyenne County Board of Equalization (CBOE).

Non-qualified sales are on the whole well documented—only one out of seventeen was missing proper documentation—and it was obvious. There does not appear to be any apparent bias in the qualification determination. It is believed that all arm's-length sales were made available for the measurement of commercial property. The county has a high usability of commercial sales when compared to overall averages of all counties.

Valuation groups are another area reviewed to determine if they are established using unique, value-driven characteristics. The review indicates that the county has adequately identified economic areas for the commercial property class.

Another important part of the review was the examination of the six-year inspection and review cycle. The last physical inspection occurred in 2014, and the county has contracted with Stanard Appraisal to begin the re-appraisal of all commercial property starting in 2019.

Lot values were last reviewed in 2016, and although commercial property was re-appraised for the current assessment year, a new lot study was not part of the reappraisal.

The previous county assessor has provided no written valuation methodology. Developing a written valuation methodology will be stressed with the new assessor.

2019 Commercial Correlation for Cheyenne County

Description of Analysis

Cheyenne County's commercial class consists of three valuation groups that are based on both commercial market activity and geographic location.

Valuation Group	Description
10	Sidney—this commercial group includes both the city of Sidney and rural commercial. These are the primary commercial areas for Cheyenne County.
30	Sioux Meadows—a unique valuation group that consists of old Army buildings (some updated, others without change). A railroad track runs across the lots and each lot is assessed for part of the track (depending on how much and what type of track crosses the property).
40	Small towns/villages—a much smaller non-competitive commercial market in the smaller communities—there is not a viable commercial market.

The analysis of the commercial statistical profile shows the county deemed 24 sales qualified during the sales study period, and only Valuation Group 10 is represented by the sample. Overall, only the median measure of central tendency is within acceptable range and is supported by the COD.

By valuation group, Value Group 10 is over-represented by 24%, and the remaining valuation groups that represent the commercial base by 9% and 7% respectively (see Schedule XII of the Abstract: Commercial Records-Assessor Location Detail). Though unusual for a sample, it must be noted that Valuation Group 10 (Sidney) is the commercial hub of the county, and this includes the rural commercial properties. By Occupancy Code, code 406 is perhaps over-represented with six of the 24 sales (25%).

A comparison of the preliminary values with the final R&O values reveals a 2% change to all commercial value groups. The total commercial percent change (excluding growth) is -7.22% shown on the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL). The nine-point difference can be partly explained by the fact that a small sample of sales with an over-representation of one occupancy code (406) can exhibit a positive percentage change when these are re-valued as a group, compared to the commercial base that contains all of the county's commercial occupancy codes.

2019 Commercial Correlation for Cheyenne County

Equalization and Quality of Assessment

Based on all relevant information and the current status of the six-year inspection and review cycle, the values of commercial property appear to be equalized and the quality of assessment for the commercial property class complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	24	96.59	102.07	108.13	13.57	94.40
____ALL____	24	96.59	102.07	108.13	13.57	94.40

Level of Value

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

2019 Agricultural Correlation for Cheyenne County

Assessment Actions

Assessment actions taken to address agricultural land for 2019 involved lowering dryland in the two market areas. Market Area 1 dryland received an 18% reduction to all Land Capability Groups (LCG) and subclass 2 dry received a 6% reduction in value for the top Land Capability Groups and a 5% reduction for 2D12. Dryland in the two highest LCG's in Market Area 3 received a 13% decrease, while the remaining groups were lowered by 11%. Land enrolled in Conservation Reserve Program (CRP) received a 6% reduction in both market areas.

Assessment Practice Review

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

Areas reviewed to ensure that all qualified sales are received, have correct data and then utilized are: timeliness of submissions, accuracy and sales usability. Regarding timeliness, the review showed that the previous county assessor submitted sales nine times during the twelve months examined. The importance of monthly submissions has been discussed with the new county assessor. The values reported on the Assessed Value Update (AVU) were examined, and of the three discrepancies found, they appeared to be the result of taxpayer protests to the Cheyenne County Board of Equalization (CBOE).

Non-qualified sales are also reviewed to ensure that the grounds for disqualifying sales were supported and documented. As a whole the non-qualified sales are well-documented—only six out of 102 were missing proper documentation. The Property Assessment Division (Division) does not believe that any apparent bias existed in the qualification determination. It is believed that all arm's-length sales were made available for the measurement of agricultural land. The county has a high usability of agricultural sales when compared to overall averages of all counties.

A review of the two unique agricultural market areas indicates that the county assessor has adequately identified market areas for the agricultural land class.

Another important part of the review was the examination of the six-year inspection cycle. Land use was last updated in 2014, via comparison of each agricultural record to the information supplied by aerial imagery. The latest flyover was done in 2016, but the previous assessor only updated current land use when taxpayers provided Farm Services Agency (FSA) maps during protest. Conservation Reserve Program acres are confirmed on a yearly basis.

All rural dwellings are reviewed at the same time as rural residential, and this was completed at the end of 2017. Home site values vary by their market area location. Home sites in Area 1 are \$20,900 and in Area 3 are \$23,750. Cheyenne County utilizes the Computer Assisted Mass Appraisal (CAMA) system to develop dwelling and outbuilding cost, as well as to determine depreciation. The cost index is dated 2013 and the depreciation table is from 2014. Both need to be updated, and will be a work in progress for the next assessment year.

2019 Agricultural Correlation for Cheyenne County

The previous county assessor had provided no written valuation methodology. The development of a written valuation methodology will be stressed with the new assessor.

Description of Analysis

Agricultural land is defined by two market areas, primarily based on topography, soil type, and water availability. A third market area is Market Area 5, located around the city of Sidney and historically was purchased for residential and commercial expansion. This market area contains only 1,439 acres. Because of the non-agricultural influence, this land was always valued at full market value based on previous assessor's determination of market value.

Market Area 1 is comprised of the land located in the southern portion of the county. Counties bordering this market area are Kimball and Deuel. Market Area 3 consists of the northern portion of the county, and borders Morrill, Garden and a small portion of Deuel, Kimball and Banner counties.

The statistical profile for the three-year timeframe of the study period shows 93 qualified sales with all three overall measures of central tendency within acceptable range. The difference between the median and the mean is only one point. By agricultural market area, both exhibit measures of central tendency within acceptable range.

Under the heading 80% Majority Land Use (MLU) by Market Area, the assessment actions taken to address the agricultural land class are reflected in the dry ratios for both market areas that are within range. While it appears that the 11 80% MLU grassland values appear to be low, further examination of these sales show that in reality there are only four true grassland sales (none in the current year), five are sales enrolled in the Conservation Reserve Program (CRP). The remaining two sales are a combination of grassland and CRP. Of the 80% MLU CRP sales, only one occurred during the latest year of the sale study, and the remaining four have assessed to sale price ratios ranging from 57% to 84%. Likewise for Market Area 3, five of the six sales are CRP and the sixth sale is a combination of grassland and CRP.

The preliminary statistical values compared to the final R&O values reveal a -14% change, whereas the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) indicates a -7% change to the agricultural base. The reason the sample was affected more than the base is due to the fact that of the sample of 93 sales, 63 were 80% MLU Dryland (68%)—whereas dryland only constitutes 49% of the agricultural value for the county.

Equalization and Quality of Assessment

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

2019 Agricultural Correlation for Cheyenne County

As noted above, all three overall measures of central tendency are within range, and this is also true of the sample by market area. The movement of dryland and CRP values produces values that are comparable with neighboring counties.

80%MLU By Market Area					
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD
<u> Dry </u>					
County	63	74.50	72.14	70.42	17.80
1	21	75.12	72.62	72.59	12.34
3	42	68.57	71.89	69.69	21.82
<u> Grass </u>					
County	17	70.68	69.42	66.61	17.37
1	11	64.84	69.10	65.15	21.84
3	6	72.43	70.03	69.32	10.44
<u> ALL </u>	93	73.29	74.02	70.38	20.96

The quality of assessment of the agricultural property in Cheyenne County complies with generally accepted mass appraisal techniques

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Cheyenne County is 73%.

2019 Opinions of the Property Tax Administrator for Cheyenne 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	93	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
Property Tax Administrator

APPENDICES

2019 Commission Summary for Cheyenne County

Residential Real Property - Current

Number of Sales	299	Median	92.86
Total Sales Price	\$40,015,089	Mean	97.40
Total Adj. Sales Price	\$40,015,089	Wgt. Mean	93.23
Total Assessed Value	\$37,305,984	Average Assessed Value of the Base	\$69,608
Avg. Adj. Sales Price	\$133,830	Avg. Assessed Value	\$124,769

Confidence Interval - Current

95% Median C.I	91.51 to 94.42
95% Wgt. Mean C.I	91.16 to 95.30
95% Mean C.I	94.47 to 100.33
% of Value of the Class of all Real Property Value in the County	31.16
% of Records Sold in the Study Period	6.03
% of Value Sold in the Study Period	10.81

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	246	92	92.45
2017	309	97	97.21
2016	367	97	97.25
2015	415	98	98.17

2019 Commission Summary for Cheyenne County

Commercial Real Property - Current

Number of Sales	24	Median	96.59
Total Sales Price	\$7,261,450	Mean	102.07
Total Adj. Sales Price	\$7,261,450	Wgt. Mean	108.13
Total Assessed Value	\$7,851,930	Average Assessed Value of the Base	\$209,571
Avg. Adj. Sales Price	\$302,560	Avg. Assessed Value	\$327,164

Confidence Interval - Current

95% Median C.I	93.77 to 101.70
95% Wgt. Mean C.I	96.18 to 120.09
95% Mean C.I	92.09 to 112.05
% of Value of the Class of all Real Property Value in the County	15.87
% of Records Sold in the Study Period	2.86
% of Value Sold in the Study Period	4.47

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	36	96	95.64
2017	38	98	97.89
2016	38	98	98.26
2015	43	97	97.18

**17 Cheyenne
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 : 299
 Total Sales Price : 40,015,089
 Total Adj. Sales Price : 40,015,089
 Total Assessed Value : 37,305,984
 Avg. Adj. Sales Price : 133,830
 Avg. Assessed Value : 124,769

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 97
 COD : 17.95
 PRD : 104.47

COV : 26.55
 STD : 25.86
 Avg. Abs. Dev : 16.67
 MAX Sales Ratio : 239.65
 MIN Sales Ratio : 35.99

95% Median C.I. : 91.51 to 94.42
 95% Wgt. Mean C.I. : 91.16 to 95.30
 95% Mean C.I. : 94.47 to 100.33

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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	15	83.55	85.73	85.66	15.98	100.08	44.27	108.26	76.40 to 102.11	131,527	112,666
01-JAN-17 To 31-MAR-17	20	93.41	97.06	91.53	19.39	106.04	58.47	175.73	85.97 to 100.63	135,923	124,403
01-APR-17 To 30-JUN-17	33	85.55	87.70	83.73	10.37	104.74	68.97	128.17	80.99 to 89.45	114,657	96,000
01-JUL-17 To 30-SEP-17	34	93.90	100.67	93.02	17.69	108.22	67.68	239.65	88.47 to 102.58	118,515	110,246
01-OCT-17 To 31-DEC-17	36	91.01	93.90	88.82	21.55	105.72	35.99	177.60	83.63 to 99.52	132,939	118,078
01-JAN-18 To 31-MAR-18	27	97.26	100.51	98.20	18.82	102.35	54.99	236.64	87.77 to 105.13	124,469	122,225
01-APR-18 To 30-JUN-18	61	92.18	95.48	95.35	13.29	100.14	68.34	150.85	88.07 to 95.71	169,602	161,720
01-JUL-18 To 30-SEP-18	73	97.17	104.92	97.53	20.56	107.58	52.56	212.99	93.34 to 106.52	123,540	120,490
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	102	90.11	93.57	88.72	16.22	105.47	44.27	239.65	85.97 to 93.16	122,593	108,769
01-OCT-17 To 30-SEP-18	197	94.32	99.38	95.28	18.60	104.30	35.99	236.64	92.18 to 97.46	139,647	133,054
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	123	90.59	94.62	89.15	17.86	106.14	35.99	239.65	87.99 to 93.87	124,532	111,018
<u>ALL</u>	299	92.86	97.40	93.23	17.95	104.47	35.99	239.65	91.51 to 94.42	133,830	124,769

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	219	93.16	96.79	93.29	15.41	103.75	44.27	212.99	91.60 to 94.56	138,749	129,445
11	5	97.83	110.81	98.98	21.38	111.95	80.99	175.73	N/A	45,540	45,077
40	44	91.67	101.75	89.95	30.15	113.12	35.99	239.65	82.93 to 108.26	69,029	62,089
80	31	88.99	93.33	94.28	18.25	98.99	62.39	137.71	80.71 to 98.71	205,294	193,552
<u>ALL</u>	299	92.86	97.40	93.23	17.95	104.47	35.99	239.65	91.51 to 94.42	133,830	124,769

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	297	92.86	97.40	93.23	17.97	104.47	35.99	239.65	91.51 to 94.42	134,502	125,399
06											
07	2	96.58	96.58	91.79	13.49	105.22	83.55	109.61	N/A	34,000	31,208
<u>ALL</u>	299	92.86	97.40	93.23	17.95	104.47	35.99	239.65	91.51 to 94.42	133,830	124,769

**17 Cheyenne
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 : 299
 Total Sales Price : 40,015,089
 Total Adj. Sales Price : 40,015,089
 Total Assessed Value : 37,305,984
 Avg. Adj. Sales Price : 133,830
 Avg. Assessed Value : 124,769

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 97
 COD : 17.95
 PRD : 104.47

COV : 26.55
 STD : 25.86
 Avg. Abs. Dev : 16.67
 MAX Sales Ratio : 239.65
 MIN Sales Ratio : 35.99

95% Median C.I. : 91.51 to 94.42
 95% Wgt. Mean C.I. : 91.16 to 95.30
 95% Mean C.I. : 94.47 to 100.33

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	177.60	177.60	177.60	00.00	100.00	177.60	177.60	N/A	2,000	3,552	
Less Than 15,000	3	177.60	148.53	125.19	29.66	118.64	54.99	212.99	N/A	8,667	10,850	
Less Than 30,000	19	129.24	138.66	132.47	32.12	104.67	54.99	239.65	91.82 to 177.60	20,496	27,152	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	298	92.85	97.13	93.23	17.71	104.18	35.99	239.65	91.09 to 94.42	134,272	125,176	
Greater Than 14,999	296	92.85	96.88	93.21	17.25	103.94	35.99	239.65	91.09 to 94.42	135,098	125,924	
Greater Than 29,999	280	92.56	94.60	92.84	15.37	101.90	35.99	236.64	90.59 to 94.18	141,520	131,393	
<u>Incremental Ranges</u>												
0 TO 4,999	1	177.60	177.60	177.60	00.00	100.00	177.60	177.60	N/A	2,000	3,552	
5,000 TO 14,999	2	133.99	133.99	120.82	58.96	110.90	54.99	212.99	N/A	12,000	14,499	
15,000 TO 29,999	16	123.68	136.81	133.00	29.43	102.86	74.75	239.65	91.82 to 175.73	22,714	30,208	
30,000 TO 59,999	38	102.82	108.95	106.90	24.35	101.92	52.56	236.64	89.45 to 122.69	44,450	47,516	
60,000 TO 99,999	66	92.58	96.51	96.92	17.93	99.58	44.27	148.26	88.13 to 102.80	79,848	77,391	
100,000 TO 149,999	72	88.65	89.86	89.56	12.55	100.33	51.33	137.71	84.89 to 92.61	122,934	110,101	
150,000 TO 249,999	81	92.33	90.16	89.99	10.33	100.19	35.99	124.23	88.67 to 93.87	194,462	174,994	
250,000 TO 499,999	22	94.38	95.24	95.07	12.33	100.18	73.28	120.42	82.79 to 107.86	329,268	313,030	
500,000 TO 999,999	1	108.33	108.33	108.33	00.00	100.00	108.33	108.33	N/A	820,000	888,272	
1,000,000 +												
<u>ALL</u>	299	92.86	97.40	93.23	17.95	104.47	35.99	239.65	91.51 to 94.42	133,830	124,769	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	31	Median :	89	COV :	21.78	95% Median C.I. :	80.71 to 98.71
Total Sales Price :	6,364,100	Wgt. Mean :	94	STD :	20.33	95% Wgt. Mean C.I. :	86.39 to 102.17
Total Adj. Sales Price :	6,364,100	Mean :	93	Avg. Abs. Dev :	16.24	95% Mean C.I. :	85.87 to 100.79
Total Assessed Value :	6,000,107						
Avg. Adj. Sales Price :	205,294	COD :	18.25	MAX Sales Ratio :	137.71		
Avg. Assessed Value :	193,552	PRD :	98.99	MIN Sales Ratio :	62.39		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	1	72.48	72.48	72.48		100.00	72.48	72.48	N/A	235,000	170,317
01/01/2017 To 03/31/2017	5	72.87	87.06	82.97	30.45	104.93	62.39	127.23	N/A	140,200	116,328
04/01/2017 To 06/30/2017	3	80.71	83.52	82.35	07.84	101.42	75.44	94.42	N/A	235,333	193,796
07/01/2017 To 09/30/2017	2	104.68	104.68	107.86	14.99	97.05	88.99	120.36	N/A	94,100	101,494
10/01/2017 To 12/31/2017	7	86.82	86.99	86.66	11.02	100.38	63.45	117.56	63.45 to 117.56	158,714	137,544
01/01/2018 To 03/31/2018	1	95.56	95.56	95.56		100.00	95.56	95.56	N/A	137,000	130,920
04/01/2018 To 06/30/2018	7	97.97	101.12	103.32	17.93	97.87	71.62	137.71	71.62 to 137.71	304,414	314,512
07/01/2018 To 09/30/2018	5	98.71	102.64	101.17	13.15	101.45	81.01	121.05	N/A	231,000	233,694
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	11	80.71	87.97	83.94	21.84	104.80	62.39	127.23	63.35 to 120.36	166,382	139,666
10/01/2017 To 09/30/2018	20	93.23	96.28	98.45	15.77	97.80	63.45	137.71	83.63 to 108.33	226,695	223,189
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	17	86.82	88.48	86.05	17.12	102.82	62.39	127.23	72.87 to 109.45	159,188	136,989

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
80	31	88.99	93.33	94.28	18.25	98.99	62.39	137.71	80.71 to 98.71	205,294	193,552

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	31	Median :	89	COV :	21.78	95% Median C.I. :	80.71 to 98.71
Total Sales Price :	6,364,100	Wgt. Mean :	94	STD :	20.33	95% Wgt. Mean C.I. :	86.39 to 102.17
Total Adj. Sales Price :	6,364,100	Mean :	93	Avg. Abs. Dev :	16.24	95% Mean C.I. :	85.87 to 100.79
Total Assessed Value :	6,000,107						
Avg. Adj. Sales Price :	205,294	COD :	18.25	MAX Sales Ratio :	137.71		
Avg. Assessed Value :	193,552	PRD :	98.99	MIN Sales Ratio :	62.39		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	31	88.99	93.33	94.28	18.25	98.99	62.39	137.71	80.71 to 98.71	205,294	193,552
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	31	88.99	93.33	94.28	18.25	98.99	62.39	137.71	80.71 to 98.71	205,294	193,552
Greater Than 15,000	31	88.99	93.33	94.28	18.25	98.99	62.39	137.71	80.71 to 98.71	205,294	193,552
Greater Than 30,000	31	88.99	93.33	94.28	18.25	98.99	62.39	137.71	80.71 to 98.71	205,294	193,552
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	5	88.99	99.72	102.04	19.54	97.73	72.87	127.23	N/A	75,700	77,245
100,000 TO 149,999	9	83.63	91.32	90.65	19.39	100.74	63.35	137.71	71.62 to 120.36	128,789	116,753
150,000 TO 249,999	10	93.23	88.52	87.08	15.15	101.65	62.39	117.56	63.45 to 109.45	207,600	180,773
250,000 TO 499,999	6	92.77	96.53	96.72	17.31	99.80	75.44	120.42	75.44 to 120.42	321,750	311,184
500,000 TO 999,999	1	108.33	108.33	108.33		100.00	108.33	108.33	N/A	820,000	888,272
1,000,000 +											



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	80	Total	Increase	0%

What IF

**17 Cheyenne
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 : 24
 Total Sales Price : 7,261,450
 Total Adj. Sales Price : 7,261,450
 Total Assessed Value : 7,851,930
 Avg. Adj. Sales Price : 302,560
 Avg. Assessed Value : 327,164

MEDIAN : 97
 WGT. MEAN : 108
 MEAN : 102
 COD : 13.57
 PRD : 94.40

COV : 23.16
 STD : 23.64
 Avg. Abs. Dev : 13.11
 MAX Sales Ratio : 173.67
 MIN Sales Ratio : 67.32

95% Median C.I. : 93.77 to 101.70
 95% Wgt. Mean C.I. : 96.18 to 120.09
 95% Mean C.I. : 92.09 to 112.05

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	1	99.21	99.21	99.21	00.00	100.00	99.21	99.21	N/A	224,950	223,169	
01-JAN-16 To 31-MAR-16												
01-APR-16 To 30-JUN-16	4	94.84	95.99	94.50	02.66	101.58	92.26	102.02	N/A	83,750	79,145	
01-JUL-16 To 30-SEP-16	1	100.67	100.67	100.67	00.00	100.00	100.67	100.67	N/A	80,000	80,533	
01-OCT-16 To 31-DEC-16	1	95.44	95.44	95.44	00.00	100.00	95.44	95.44	N/A	42,000	40,085	
01-JAN-17 To 31-MAR-17	3	89.74	83.80	77.41	10.04	108.25	67.32	94.34	N/A	183,333	141,910	
01-APR-17 To 30-JUN-17	3	101.70	100.92	108.96	06.37	92.62	90.80	110.25	N/A	912,500	994,231	
01-JUL-17 To 30-SEP-17	1	93.77	93.77	93.77	00.00	100.00	93.77	93.77	N/A	75,000	70,328	
01-OCT-17 To 31-DEC-17	4	100.24	109.50	100.67	10.89	108.77	98.48	139.05	N/A	486,250	489,511	
01-JAN-18 To 31-MAR-18	1	173.67	173.67	173.67	00.00	100.00	173.67	173.67	N/A	275,000	477,589	
01-APR-18 To 30-JUN-18	5	94.29	102.18	128.10	20.50	79.77	72.39	158.90	N/A	199,400	255,436	
01-JUL-18 To 30-SEP-18												
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	6	97.11	97.31	96.93	03.43	100.39	92.26	102.02	92.26 to 102.02	106,658	103,380	
01-OCT-16 To 30-SEP-17	8	94.06	92.92	103.36	07.98	89.90	67.32	110.25	67.32 to 110.25	425,563	439,855	
01-OCT-17 To 30-SEP-18	10	98.58	112.26	115.41	22.48	97.27	72.39	173.67	87.58 to 158.90	321,700	371,281	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	6	95.22	96.68	95.67	02.84	101.06	92.26	102.02	92.26 to 102.02	76,167	72,866	
01-JAN-17 To 31-DEC-17	11	98.48	98.72	102.44	10.66	96.37	67.32	139.05	89.74 to 110.25	482,500	494,254	
<u>ALL</u>	24	96.59	102.07	108.13	13.57	94.40	67.32	173.67	93.77 to 101.70	302,560	327,164	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
10	24	96.59	102.07	108.13	13.57	94.40	67.32	173.67	93.77 to 101.70	302,560	327,164	
<u>ALL</u>	24	96.59	102.07	108.13	13.57	94.40	67.32	173.67	93.77 to 101.70	302,560	327,164	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
02												
03	24	96.59	102.07	108.13	13.57	94.40	67.32	173.67	93.77 to 101.70	302,560	327,164	
04												
<u>ALL</u>	24	96.59	102.07	108.13	13.57	94.40	67.32	173.67	93.77 to 101.70	302,560	327,164	

17 Cheyenne
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 : 24
 Total Sales Price : 7,261,450
 Total Adj. Sales Price : 7,261,450
 Total Assessed Value : 7,851,930
 Avg. Adj. Sales Price : 302,560
 Avg. Assessed Value : 327,164

MEDIAN : 97
 WGT. MEAN : 108
 MEAN : 102
 COD : 13.57
 PRD : 94.40

COV : 23.16
 STD : 23.64
 Avg. Abs. Dev : 13.11
 MAX Sales Ratio : 173.67
 MIN Sales Ratio : 67.32

95% Median C.I. : 93.77 to 101.70
 95% Wgt. Mean C.I. : 96.18 to 120.09
 95% Mean C.I. : 92.09 to 112.05

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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	24	96.59	102.07	108.13	13.57	94.40	67.32	173.67	93.77 to 101.70	302,560	327,164	
Greater Than 14,999	24	96.59	102.07	108.13	13.57	94.40	67.32	173.67	93.77 to 101.70	302,560	327,164	
Greater Than 29,999	24	96.59	102.07	108.13	13.57	94.40	67.32	173.67	93.77 to 101.70	302,560	327,164	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	4	96.59	97.47	97.21	02.50	100.27	94.68	102.02	N/A	41,000	39,858	
60,000 TO 99,999	5	95.00	104.57	105.16	10.86	99.44	93.77	139.05	N/A	84,000	88,337	
100,000 TO 149,999	7	90.80	90.74	90.17	07.07	100.63	72.39	101.70	72.39 to 101.70	128,214	115,607	
150,000 TO 249,999	3	99.21	97.75	98.08	03.21	99.66	92.26	101.79	N/A	184,983	181,439	
250,000 TO 499,999	2	120.50	120.50	116.47	44.13	103.46	67.32	173.67	N/A	297,500	346,504	
500,000 TO 999,999	1	158.90	158.90	158.90	00.00	100.00	158.90	158.90	N/A	580,000	921,617	
1,000,000 +	2	104.37	104.37	105.74	05.64	98.70	98.48	110.25	N/A	2,025,000	2,141,312	
___ALL___	24	96.59	102.07	108.13	13.57	94.40	67.32	173.67	93.77 to 101.70	302,560	327,164	

17 Cheyenne
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 : 24
 Total Sales Price : 7,261,450
 Total Adj. Sales Price : 7,261,450
 Total Assessed Value : 7,851,930
 Avg. Adj. Sales Price : 302,560
 Avg. Assessed Value : 327,164

MEDIAN : 97
 WGT. MEAN : 108
 MEAN : 102
 COD : 13.57
 PRD : 94.40

COV : 23.16
 STD : 23.64
 Avg. Abs. Dev : 13.11
 MAX Sales Ratio : 173.67
 MIN Sales Ratio : 67.32

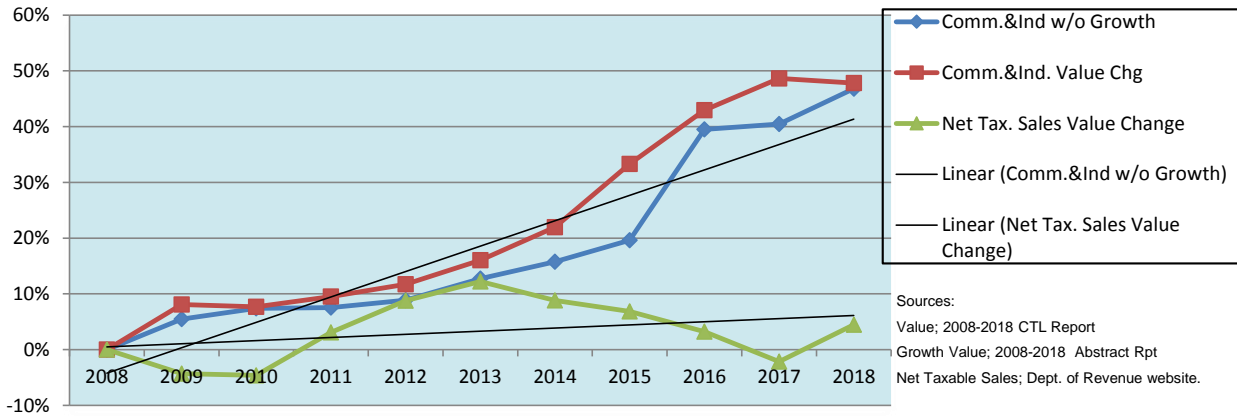
95% Median C.I. : 93.77 to 101.70
 95% Wgt. Mean C.I. : 96.18 to 120.09
 95% Mean C.I. : 92.09 to 112.05

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	139.05	139.05	139.05	00.00	100.00	139.05	139.05	N/A	90,000	125,142
298	1	89.74	89.74	89.74	00.00	100.00	89.74	89.74	N/A	145,000	130,123
343	2	96.47	96.47	95.12	04.36	101.42	92.26	100.67	N/A	117,500	111,772
344	2	98.40	98.40	99.48	03.46	98.91	95.00	101.79	N/A	132,500	131,818
353	2	104.73	104.73	109.33	05.27	95.79	99.21	110.25	N/A	1,362,475	1,489,655
384	1	94.29	94.29	94.29	00.00	100.00	94.29	94.29	N/A	125,000	117,860
386	3	98.68	98.24	98.47	02.48	99.77	94.34	101.70	N/A	105,000	103,389
391	1	97.73	97.73	97.73	00.00	100.00	97.73	97.73	N/A	32,000	31,274
406	6	96.96	105.54	111.72	14.71	94.47	87.58	158.90	87.58 to 158.90	411,417	459,653
470	1	72.39	72.39	72.39	00.00	100.00	72.39	72.39	N/A	140,000	101,340
528	2	81.00	81.00	71.08	16.89	113.96	67.32	94.68	N/A	185,500	131,852
531	1	173.67	173.67	173.67	00.00	100.00	173.67	173.67	N/A	275,000	477,589
532	1	93.77	93.77	93.77	00.00	100.00	93.77	93.77	N/A	75,000	70,328
<u>ALL</u>	<u>24</u>	96.59	102.07	108.13	13.57	94.40	67.32	173.67	93.77 to 101.70	302,560	327,164

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	\$ 127,806,850	\$ 1,804,617		\$ 126,002,233	--	\$ 141,940,609	--
2009	\$ 138,173,082	\$ 3,380,871	2.45%	\$ 134,792,211	5.47%	\$ 135,820,144	-4.31%
2010	\$ 137,624,918	\$ 335,063	0.24%	\$ 137,289,855	-0.64%	\$ 135,398,852	-0.31%
2011	\$ 139,980,566	\$ 2,520,509	1.80%	\$ 137,460,057	-0.12%	\$ 146,343,448	8.08%
2012	\$ 142,767,192	\$ 3,618,342	2.53%	\$ 139,148,850	-0.59%	\$ 154,387,625	5.50%
2013	\$ 148,274,704	\$ 4,182,185	2.82%	\$ 144,092,519	0.93%	\$ 159,293,913	3.18%
2014	\$ 155,851,447	\$ 7,927,786	5.09%	\$ 147,923,661	-0.24%	\$ 154,467,246	-3.03%
2015	\$ 170,399,410	\$ 17,520,507	10.28%	\$ 152,878,903	-1.91%	\$ 151,666,932	-1.81%
2016	\$ 182,707,149	\$ 4,407,087	2.41%	\$ 178,300,062	4.64%	\$ 146,503,616	-3.40%
2017	\$ 189,994,778	\$ 10,484,398	5.52%	\$ 179,510,380	-1.75%	\$ 138,915,951	-5.18%
2018	\$ 188,941,415	\$ 1,300,244	0.69%	\$ 187,641,171	-1.24%	\$ 148,246,047	6.72%
Ann %chg		3.99%		Average	0.45%	0.44%	0.54%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	5.47%	8.11%	-4.31%
2010	7.42%	7.68%	-4.61%
2011	7.55%	9.53%	3.10%
2012	8.87%	11.71%	8.77%
2013	12.74%	16.01%	12.23%
2014	15.74%	21.94%	8.83%
2015	19.62%	33.33%	6.85%
2016	39.51%	42.96%	3.21%
2017	40.45%	48.66%	-2.13%
2018	46.82%	47.83%	4.44%

County Number
 County Name

17 Cheyenne
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 : 93
Total Sales Price : 15,137,249
Total Adj. Sales Price : 15,137,249
Total Assessed Value : 10,654,119
Avg. Adj. Sales Price : 162,766
Avg. Assessed Value : 114,560

MEDIAN : 73
WGT. MEAN : 70
MEAN : 74
COD : 20.96
PRD : 105.17

COV : 33.53
STD : 24.82
Avg. Abs. Dev : 15.36
MAX Sales Ratio : 244.80
MIN Sales Ratio : 33.60

95% Median C.I. : 67.98 to 77.66
95% Wgt. Mean C.I. : 66.31 to 74.46
95% Mean C.I. : 68.98 to 79.06

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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	15	55.66	58.32	59.20	16.15	98.51	33.60	83.97	51.48 to 63.91	199,176	117,914	
01-JAN-16 To 31-MAR-16	11	58.23	62.81	61.35	13.41	102.38	53.04	85.87	54.33 to 80.87	214,882	131,825	
01-APR-16 To 30-JUN-16	5	69.92	73.14	73.83	25.54	99.07	42.24	116.43	N/A	158,997	117,394	
01-JUL-16 To 30-SEP-16	3	65.80	65.62	66.29	03.57	98.99	62.00	69.05	N/A	120,833	80,100	
01-OCT-16 To 31-DEC-16	4	85.80	87.84	87.75	06.86	100.10	79.20	100.55	N/A	114,200	100,208	
01-JAN-17 To 31-MAR-17	8	67.26	65.18	65.49	22.61	99.53	37.64	92.09	37.64 to 92.09	151,841	99,438	
01-APR-17 To 30-JUN-17	8	78.13	80.18	78.45	12.72	102.21	63.45	109.99	63.45 to 109.99	191,854	150,502	
01-JUL-17 To 30-SEP-17	4	83.67	80.88	80.25	11.04	100.79	60.62	95.56	N/A	128,250	102,920	
01-OCT-17 To 31-DEC-17	7	78.21	72.28	68.84	11.19	105.00	51.39	82.01	51.39 to 82.01	112,400	77,375	
01-JAN-18 To 31-MAR-18	15	81.63	90.71	81.94	24.27	110.70	55.20	244.80	73.58 to 93.03	130,371	106,823	
01-APR-18 To 30-JUN-18	10	77.44	82.15	75.92	18.71	108.21	37.44	115.79	73.28 to 115.05	158,200	120,106	
01-JUL-18 To 30-SEP-18	3	71.57	76.59	77.13	10.37	99.30	67.98	90.23	N/A	194,900	150,334	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	34	60.21	62.60	62.16	17.12	100.71	33.60	116.43	54.74 to 65.80	191,436	119,002	
01-OCT-16 To 30-SEP-17	24	79.21	76.57	75.61	15.78	101.27	37.64	109.99	69.15 to 85.17	154,973	117,168	
01-OCT-17 To 30-SEP-18	35	78.21	83.37	77.33	19.65	107.81	37.44	244.80	75.05 to 82.01	140,259	108,458	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	23	65.80	69.78	67.33	19.85	103.64	42.24	116.43	58.23 to 79.20	172,956	116,443	
01-JAN-17 To 31-DEC-17	27	78.21	73.79	72.92	15.41	101.19	37.64	109.99	64.84 to 82.01	149,976	109,364	
<u>ALL</u>	93	73.29	74.02	70.38	20.96	105.17	33.60	244.80	67.98 to 77.66	162,766	114,560	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	40	74.32	72.17	69.15	17.81	104.37	37.44	116.43	69.05 to 79.22	148,207	102,478	
3	53	71.57	75.42	71.18	23.64	105.96	33.60	244.80	62.99 to 78.64	173,754	123,679	
<u>ALL</u>	93	73.29	74.02	70.38	20.96	105.17	33.60	244.80	67.98 to 77.66	162,766	114,560	

17 Cheyenne
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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

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 Avg. Abs. Dev : 15.36
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 MIN Sales Ratio : 33.60

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 95% Wgt. Mean C.I. : 66.31 to 74.46
 95% Mean C.I. : 68.98 to 79.06

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	56	74.04	71.60	69.72	18.22	102.70	33.60	115.79	63.91 to 77.50	158,573	110,560
1	16	74.32	69.65	68.34	11.84	101.92	42.24	83.64	63.45 to 78.21	111,050	75,891
3	40	71.83	72.38	70.07	21.38	103.30	33.60	115.79	61.00 to 81.63	177,583	124,427
_____Grass_____											
County	15	70.68	67.70	66.22	14.47	102.23	37.64	83.97	57.71 to 79.20	176,566	116,930
1	9	64.84	66.15	64.42	17.21	102.69	37.64	83.97	56.77 to 81.65	185,860	119,729
3	6	72.43	70.03	69.32	10.44	101.02	55.20	80.87	55.20 to 80.87	162,625	112,732
_____ALL_____	93	73.29	74.02	70.38	20.96	105.17	33.60	244.80	67.98 to 77.66	162,766	114,560

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
_____Dry_____											
County	63	74.50	72.14	70.42	17.80	102.44	33.60	115.79	65.94 to 77.66	158,737	111,790
1	21	75.12	72.62	72.59	12.34	100.04	42.24	93.03	69.68 to 80.84	121,164	87,954
3	42	68.57	71.89	69.69	21.82	103.16	33.60	115.79	61.00 to 78.64	177,524	123,708
_____Grass_____											
County	17	70.68	69.42	66.61	17.37	104.22	37.64	109.99	56.77 to 80.87	164,449	109,533
1	11	64.84	69.10	65.15	21.84	106.06	37.64	109.99	54.68 to 83.97	165,443	107,788
3	6	72.43	70.03	69.32	10.44	101.02	55.20	80.87	55.20 to 80.87	162,625	112,732
_____ALL_____	93	73.29	74.02	70.38	20.96	105.17	33.60	244.80	67.98 to 77.66	162,766	114,560

Cheyenne County 2019 Average Acre Value Comparison

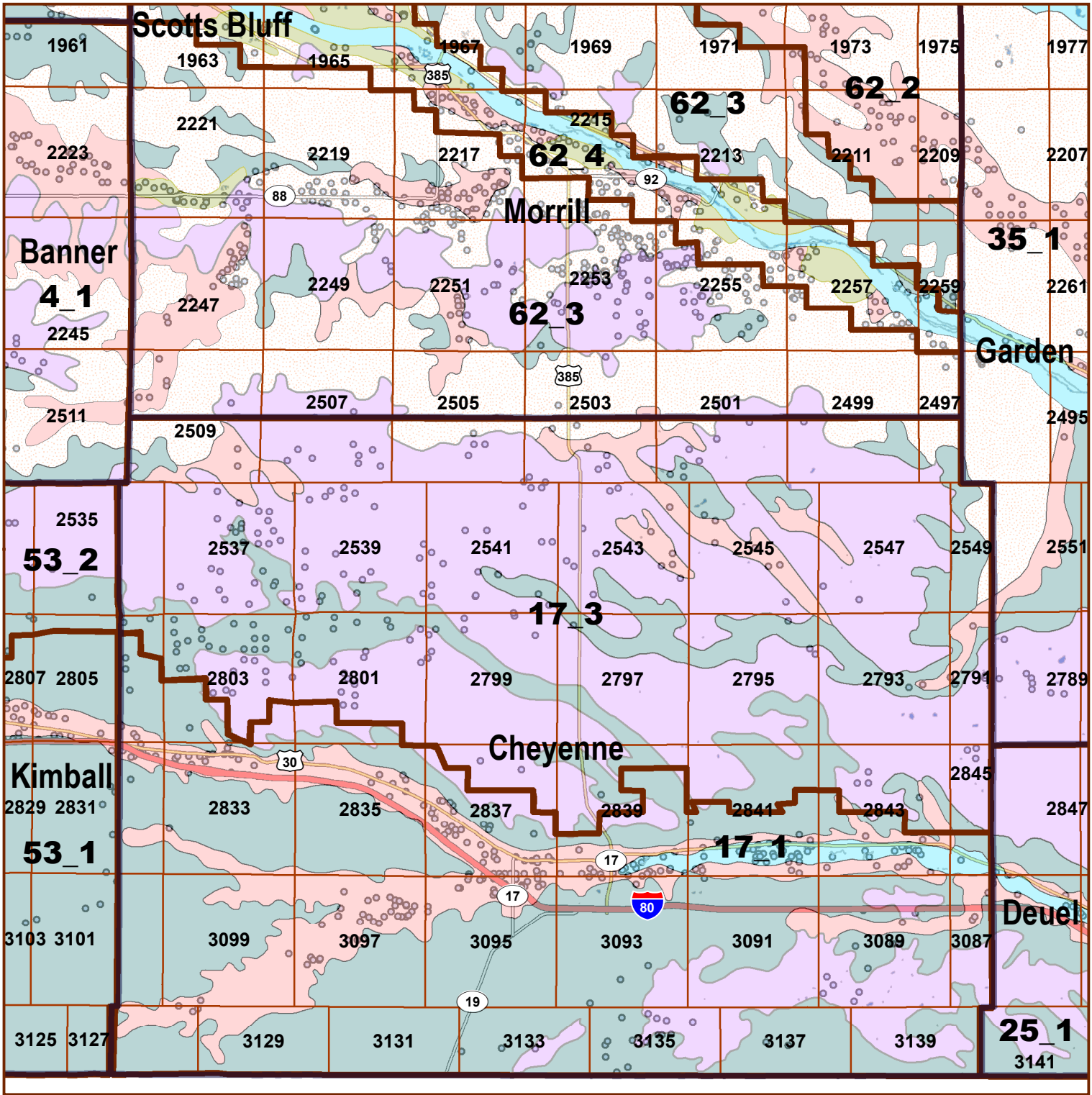
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cheyenne	1	n/a	2460	2450	2445	2440	2335	2100	1950	2412
Cheyenne	3	n/a	2780	2775	2770	2765	2600	2525	2480	2751
Deuel	1	3030	3026	2945	2952	2973	2701	2695	2309	2936
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	2205
Morrill	3	n/a	2185	2185	2185	2080	2080	2080	2080	2134
Banner	1	n/a	2000	1900	1800	1800	1800	1600	1324	1737
Kimball	1	n/a	1650	1645	1640	1625	1625	1500	1500	1600
Kimball	2	n/a	1975	1975	1625	1625	1625	1625	1500	1712

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cheyenne	1	n/a	490	432	452	472	425	390	363	465
Cheyenne	3	n/a	719	716	685	677	666	654	646	708
Deuel	1	931	745	740	635	635	506	506	497	678
Garden	1	n/a	755	755	750	750	750	730	730	752
Morrill	3	n/a	525	525	475	475	475	475	475	488
Banner	1	n/a	495	495	475	475	450	440	420	472
Kimball	1	n/a	490	455	425	360	340	315	315	371
Kimball	2	n/a	565	525	505	415	390	350	345	453

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cheyenne	1	n/a	436	430	392	381	378	367	300	347
Cheyenne	3	n/a	636	611	606	600	551	550	325	454
Deuel	1	385	385	385	385	385	385	385	385	385
Garden	1	n/a	415	415	415	410	410	405	405	405
Morrill	3	n/a	460	450	410	375	375	375	375	380
Banner	1	n/a	470	460	440	410	400	400	357	388
Kimball	1	n/a	475	390	380	355	335	310	310	326
Kimball	2	n/a	420	355	335	315	290	290	290	301

County	Mkt Area	CRP	TIMBER	WASTE
Cheyenne	1	421	n/a	100
Cheyenne	3	521	n/a	100
Deuel	1	735	n/a	n/a
Garden	1	745	n/a	50
Morrill	3	480	n/a	34
Banner	1	400	n/a	40
Kimball	1	374	n/a	n/a
Kimball	2	364	n/a	n/a

Source: 2019 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



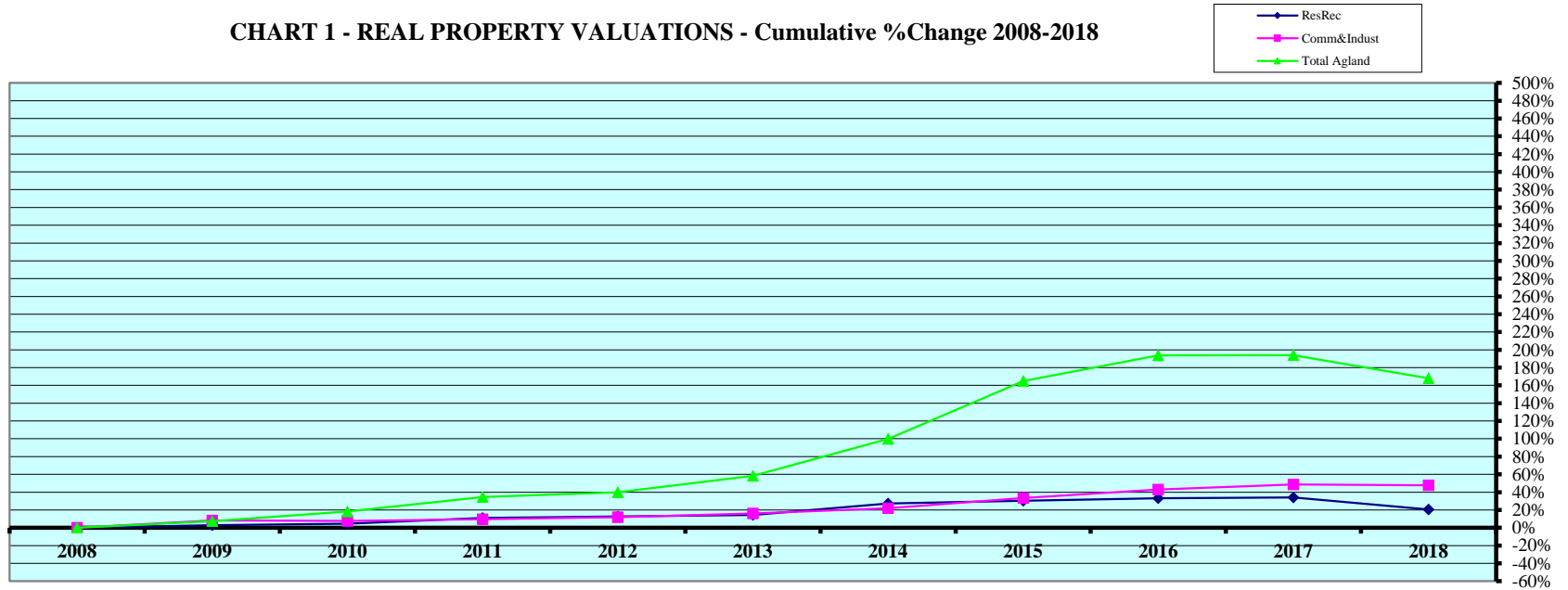
Legend

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

Cheyenne 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	315,038,206	--	--	--	127,806,850	--	--	--	207,551,655	--	--	--
2009	324,352,446	9,314,240	2.96%	2.96%	138,173,082	10,366,232	8.11%	8.11%	222,983,705	15,432,050	7.44%	7.44%
2010	329,364,377	5,011,931	1.55%	4.55%	137,624,918	-548,164	-0.40%	7.68%	245,424,182	22,440,477	10.06%	18.25%
2011	349,304,682	19,940,305	6.05%	10.88%	139,980,566	2,355,648	1.71%	9.53%	279,137,637	33,713,455	13.74%	34.49%
2012	354,713,576	5,408,894	1.55%	12.59%	142,767,192	2,786,626	1.99%	11.71%	290,491,283	11,353,646	4.07%	39.96%
2013	359,944,831	5,231,255	1.47%	14.25%	148,274,704	5,507,512	3.86%	16.01%	328,421,317	37,930,034	13.06%	58.24%
2014	400,784,368	40,839,537	11.35%	27.22%	155,851,447	7,576,743	5.11%	21.94%	414,740,203	86,318,886	26.28%	99.83%
2015	410,180,482	9,396,114	2.34%	30.20%	170,399,410	14,547,963	9.33%	33.33%	549,512,949	134,772,746	32.50%	164.76%
2016	419,384,459	9,203,977	2.24%	33.12%	182,707,149	12,307,739	7.22%	42.96%	609,850,824	60,337,875	10.98%	193.83%
2017	422,333,828	2,949,369	0.70%	34.06%	189,994,778	7,287,629	3.99%	48.66%	610,048,533	197,709	0.03%	193.93%
2018	379,491,863	-42,841,965	-10.14%	20.46%	188,941,415	-1,053,363	-0.55%	47.83%	556,047,808	-54,000,725	-8.85%	167.91%

Rate Annual %chg: Residential & Recreational **1.88%** Commercial & Industrial **3.99%** Agricultural Land **10.36%**

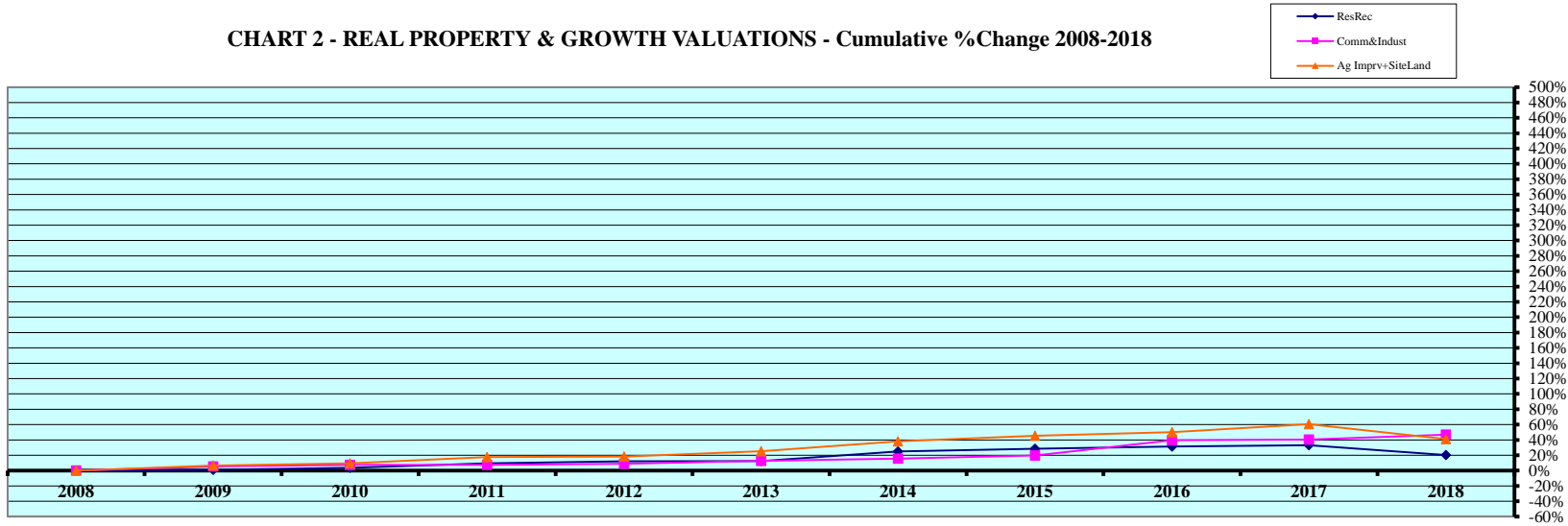
Cnty# **17**
County **CHEYENNE**

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	315,038,206	10,333,823	3.28%	304,704,383	--	--	127,806,850	1,804,617	1.41%	126,002,233	--	--
2009	324,352,446	6,231,181	1.92%	318,121,265	0.98%	0.98%	138,173,082	3,380,871	2.45%	134,792,211	5.47%	5.47%
2010	329,364,377	2,922,434	0.89%	326,441,943	0.64%	3.62%	137,624,918	335,063	0.24%	137,289,855	-0.64%	7.42%
2011	349,304,682	4,477,626	1.28%	344,827,056	4.69%	9.46%	139,980,566	2,520,509	1.80%	137,460,057	-0.12%	7.55%
2012	354,713,576	1,940,446	0.55%	352,773,130	0.99%	11.98%	142,767,192	3,618,342	2.53%	139,148,850	-0.59%	8.87%
2013	359,944,831	5,684,476	1.58%	354,260,355	-0.13%	12.45%	148,274,704	4,182,185	2.82%	144,092,519	0.93%	12.74%
2014	400,784,368	7,285,074	1.82%	393,499,294	9.32%	24.91%	155,851,447	7,927,786	5.09%	147,923,661	-0.24%	15.74%
2015	410,180,482	5,701,008	1.39%	404,479,474	0.92%	28.39%	170,399,410	17,520,507	10.28%	152,878,903	-1.91%	19.62%
2016	419,384,459	5,621,451	1.34%	413,763,008	0.87%	31.34%	182,707,149	4,407,087	2.41%	178,300,062	4.64%	39.51%
2017	422,333,828	3,077,983	0.73%	419,255,845	-0.03%	33.08%	189,994,778	10,484,398	5.52%	179,510,380	-1.75%	40.45%
2018	379,491,863	769,442	0.20%	378,722,421	-10.33%	20.21%	188,941,415	1,300,244	0.69%	187,641,171	-1.24%	46.82%
Rate Ann%chg	1.88%				0.79%		3.99%			C & I w/o growth	0.45%	

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	33,083,073	9,981,730	43,064,803	863,118	2.00%	42,201,685	--	--
2009	37,136,807	10,122,213	47,259,020	1,353,852	2.86%	45,905,168	6.60%	6.60%
2010	37,075,784	10,557,200	47,632,984	538,746	1.13%	47,094,238	-0.35%	9.36%
2011	38,472,297	12,932,784	51,405,081	697,292	1.36%	50,707,789	6.46%	17.75%
2012	37,785,341	14,285,814	52,071,155	1,146,481	2.20%	50,924,674	-0.93%	18.25%
2013	41,082,786	15,699,543	56,782,329	2,867,339	5.05%	53,914,990	3.54%	25.20%
2014	45,757,468	17,228,210	62,985,678	3,527,519	5.60%	59,458,159	4.71%	38.07%
2015	47,282,125	17,989,469	65,271,594	2,691,316	4.12%	62,580,278	-0.64%	45.32%
2016	47,450,046	18,626,154	66,076,200	1,378,810	2.09%	64,697,390	-0.88%	50.23%
2017	51,326,898	18,854,376	70,181,274	1,053,362	1.50%	69,127,912	4.62%	60.52%
2018	43,035,950	18,146,188	61,182,138	410,949	0.67%	60,771,189	-13.41%	41.12%
Rate Ann%chg	2.67%	6.16%	3.57%			Ag Imprv+Site w/o growth	0.97%	

(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.

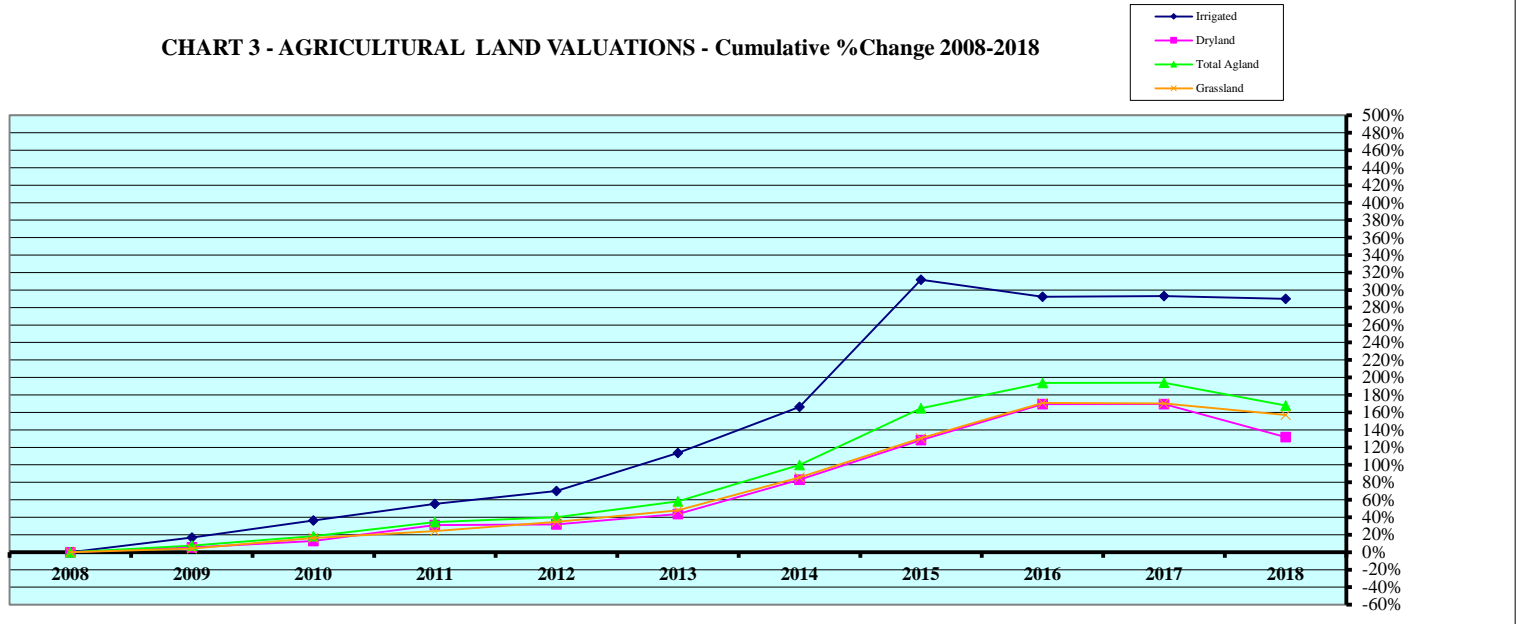
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

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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	40,587,184	--	--	--	125,130,240	--	--	--	41,710,765	--	--	--
2009	47,423,902	6,836,718	16.84%	16.84%	132,015,377	6,885,137	5.50%	5.50%	43,422,186	1,711,421	4.10%	4.10%
2010	55,361,531	7,937,629	16.74%	36.40%	141,340,239	9,324,862	7.06%	12.95%	48,492,064	5,069,878	11.68%	16.26%
2011	63,064,536	7,703,005	13.91%	55.38%	163,914,263	22,574,024	15.97%	30.99%	51,738,189	3,246,125	6.69%	24.04%
2012	68,970,538	5,906,002	9.37%	69.93%	165,044,707	1,130,444	0.69%	31.90%	56,174,470	4,436,281	8.57%	34.68%
2013	86,681,359	17,710,821	25.68%	113.57%	179,801,809	14,757,102	8.94%	43.69%	61,638,595	5,464,125	9.73%	47.78%
2014	108,100,582	21,419,223	24.71%	166.34%	228,913,897	49,112,088	27.31%	82.94%	77,422,109	15,783,514	25.61%	85.62%
2015	167,140,918	59,040,336	54.62%	311.81%	285,842,105	56,928,208	24.87%	128.44%	96,075,106	18,652,997	24.09%	130.34%
2016	159,175,288	-7,965,630	-4.77%	292.18%	337,249,190	51,407,085	17.98%	169.52%	112,969,043	16,893,937	17.58%	170.84%
2017	159,556,606	381,318	0.24%	293.12%	337,288,010	38,820	0.01%	169.55%	112,749,080	-219,963	-0.19%	170.31%
2018	158,247,668	-1,308,938	-0.82%	289.90%	290,129,608	-47,158,402	-13.98%	131.86%	107,216,726	-5,532,354	-4.91%	157.05%

Rate Ann.%chg: Irrigated **14.58%** Dryland **8.77%** Grassland **9.90%**

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	86,876	--	--	--	36,590	--	--	--	207,551,655	--	--	--
2009	85,209	-1,667	-1.92%	-1.92%	37,031	441	1.21%	1.21%	222,983,705	15,432,050	7.44%	7.44%
2010	135,370	50,161	58.87%	55.82%	94,978	57,947	156.48%	159.57%	245,424,182	22,440,477	10.06%	18.25%
2011	259,595	124,225	91.77%	198.81%	161,054	66,076	69.57%	340.16%	279,137,637	33,713,455	13.74%	34.49%
2012	279,644	20,049	7.72%	221.89%	21,924	-139,130	-86.39%	-40.08%	290,491,283	11,353,646	4.07%	39.96%
2013	278,454	-1,190	-0.43%	220.52%	21,100	-824	-3.76%	-42.33%	328,421,317	37,930,034	13.06%	58.24%
2014	282,092	3,638	1.31%	224.71%	21,523	423	2.00%	-41.18%	414,740,203	86,318,886	26.28%	99.83%
2015	431,837	149,745	53.08%	397.07%	22,983	1,460	6.78%	-37.19%	549,512,949	134,772,746	32.50%	164.76%
2016	433,077	1,240	0.29%	398.50%	24,226	1,243	5.41%	-33.79%	609,850,824	60,337,875	10.98%	193.83%
2017	350,868	-82,209	-18.98%	303.87%	103,969	79,743	329.16%	184.15%	610,048,533	197,709	0.03%	193.93%
2018	349,673	-1,195	-0.34%	302.50%	104,133	164	0.16%	184.59%	556,047,808	-54,000,725	-8.85%	167.91%

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Rate Ann.%chg: Total Agric Land **10.36%**

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	40,625,770	60,650	670			125,080,660	407,298	307			41,769,410	258,880	161		
2009	47,471,488	60,380	786	17.37%	17.37%	132,026,427	406,934	324	5.65%	5.65%	43,410,038	258,733	168	3.99%	3.99%
2010	55,361,371	60,255	919	16.86%	37.16%	141,353,668	405,735	348	7.38%	13.45%	48,506,682	260,104	186	11.15%	15.58%
2011	63,064,212	60,291	1,046	13.85%	56.15%	164,147,014	403,660	407	16.72%	32.42%	51,562,679	262,210	197	5.45%	21.88%
2012	69,135,692	60,239	1,148	9.72%	71.34%	165,092,666	402,141	411	0.96%	33.68%	55,949,437	263,003	213	8.18%	31.85%
2013	86,720,077	59,988	1,446	25.96%	115.82%	179,880,716	399,871	450	9.58%	46.48%	61,469,280	265,534	231	8.82%	43.48%
2014	108,157,555	60,035	1,802	24.62%	168.95%	228,909,052	399,652	573	27.33%	86.51%	77,340,567	265,593	291	25.79%	80.48%
2015	167,204,299	59,974	2,788	54.75%	316.21%	285,636,519	398,886	716	25.02%	133.18%	96,554,845	266,130	363	24.59%	124.86%
2016	159,214,303	60,198	2,645	-5.13%	294.84%	337,090,392	399,744	843	17.76%	174.59%	112,949,675	264,730	427	17.60%	164.44%
2017	159,556,606	60,337	2,644	-0.02%	294.78%	337,284,167	399,829	844	0.04%	174.69%	112,751,182	264,700	426	-0.16%	164.00%
2018	159,522,588	60,323	2,644	0.00%	294.79%	290,678,325	399,687	727	-13.79%	136.82%	107,357,687	264,806	405	-4.82%	151.27%

Rate Annual %chg Average Value/Acre: 14.72%

9.00%

9.65%

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	86,411	2,612	33			647	129	5			207,562,898	729,568	285		
2009	85,028	2,561	33	0.35%	0.35%	47,093	1,639	29	470.69%	470.69%	223,040,074	730,247	305	7.36%	7.36%
2010	133,863	2,693	50	49.73%	50.25%	79,435	1,627	49	69.98%	870.05%	245,435,019	730,413	336	10.02%	18.11%
2011	257,566	2,579	100	100.92%	201.88%	153,669	1,551	99	102.89%	1868.10%	279,185,140	730,291	382	13.77%	34.37%
2012	277,479	2,778	100	0.01%	201.90%	154,885	1,563	99	0.01%	1868.24%	290,610,159	729,724	398	4.17%	39.98%
2013	275,639	2,746	100	0.48%	203.35%	161,521	1,630	99	0.04%	1869.00%	328,507,233	729,769	450	13.03%	58.23%
2014	281,302	2,803	100	-0.01%	203.33%	161,091	1,625	99	0.00%	1868.95%	414,849,567	729,709	569	26.29%	99.83%
2015	430,695	4,307	100	-0.36%	202.23%	11,324	113	100	0.90%	1886.71%	549,837,682	729,410	754	32.59%	164.96%
2016	432,591	4,326	100	0.00%	202.23%	25,618	256	100	0.00%	1886.71%	609,712,579	729,254	836	10.91%	193.87%
2017	429,057	4,291	100	0.00%	202.23%	25,780	258	100	0.00%	1886.71%	610,046,792	729,415	836	0.03%	193.97%
2018	350,297	3,503	100	0.00%	202.23%	104,645	1,046	100	0.00%	1886.71%	558,013,542	729,365	765	-8.52%	168.92%

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Rate Annual %chg Average Value/Acre: 10.40%

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

CHART 4

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
9,998	CHEYENNE	82,656,566	57,485,990	140,554,194	379,491,863	171,677,155	17,264,260	0	556,047,808	43,035,950	18,146,188	8,776,735	1,475,136,709
cnty sectorvalue % of total value:		5.60%	3.90%	9.53%	25.73%	11.64%	1.17%		37.69%	2.92%	1.23%	0.59%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
315	DALTON	246,161	837,999	942,668	10,012,933	1,115,410	0	0	0	0	0	0	13,155,171
3.15%	%sector of county sector	0.30%	1.46%	0.67%	2.64%	0.65%							0.89%
	%sector of municipality	1.87%	6.37%	7.17%	76.11%	8.48%							100.00%
214	GURLEY	113,212	440,938	564,772	5,479,705	6,019,826	0	0	13,067	0	0	0	12,631,520
2.14%	%sector of county sector	0.14%	0.77%	0.40%	1.44%	3.51%			0.00%				0.86%
	%sector of municipality	0.90%	3.49%	4.47%	43.38%	47.66%			0.10%				100.00%
318	LODGEPOLE	115,138	847,981	2,546,011	10,195,534	1,901,125	0	0	0	0	3,955	0	15,609,744
3.18%	%sector of county sector	0.14%	1.48%	1.81%	2.69%	1.11%					0.02%		1.06%
	%sector of municipality	0.74%	5.43%	16.31%	65.32%	12.18%					0.03%		100.00%
337	POTTER	3,473,757	997,881	3,403,561	11,820,066	2,159,280	1,399,696	0	12,038	0	14,840	0	23,281,119
3.37%	%sector of county sector	4.20%	1.74%	2.42%	3.11%	1.26%	8.11%		0.00%		0.08%		1.58%
	%sector of municipality	14.92%	4.29%	14.62%	50.77%	9.27%	6.01%		0.05%		0.06%		100.00%
6,757	SIDNEY	31,754,042	8,544,369	13,842,634	255,321,235	148,664,032	836,912	0	2,020,859	1,277	3,330	0	460,988,690
67.58%	%sector of county sector	38.42%	14.86%	9.85%	67.28%	86.60%	4.85%		0.36%	0.00%	0.02%		31.25%
	%sector of municipality	6.89%	1.85%	3.00%	55.39%	32.25%	0.18%		0.44%	0.00%	0.00%		100.00%
7,941	Total Municipalities	35,702,310	11,669,168	21,299,646	292,829,473	159,859,673	2,236,608	0	2,045,964	1,277	22,125	0	525,666,244
79.43%	%all municip.sectors of cnty	43.19%	20.30%	15.15%	77.16%	93.12%	12.96%		0.37%	0.00%	0.12%		35.64%

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

Total Real Property Sum Lines 17, 25, & 30	Records : 10,079	Value : 1,107,917,810	Growth 1,396,142	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	513	6,412,255	62	474,923	533	4,403,320	1,108	11,290,498	
02. Res Improve Land	3,077	31,419,960	80	1,606,701	499	8,240,671	3,656	41,267,332	
03. Res Improvements	3,189	220,994,908	84	11,797,905	579	59,904,082	3,852	292,696,895	
04. Res Total	3,702	258,827,123	146	13,879,529	1,112	72,548,073	4,960	345,254,725	707,575
% of Res Total	74.64	74.97	2.94	4.02	22.42	21.01	49.21	31.16	50.68
05. Com UnImp Land	152	6,233,492	4	81,021	33	489,111	189	6,803,624	
06. Com Improve Land	462	24,224,751	24	1,288,982	47	1,262,803	533	26,776,536	
07. Com Improvements	486	108,701,194	25	7,143,510	53	9,076,035	564	124,920,739	
08. Com Total	638	139,159,437	29	8,513,513	86	10,827,949	753	158,500,899	520,965
% of Com Total	84.73	87.80	3.85	5.37	11.42	6.83	7.47	14.31	37.31
09. Ind UnImp Land	2	57,566	1	832,960	35	553,741	38	1,444,267	
10. Ind Improve Land	4	285,496	0	0	43	1,869,251	47	2,154,747	
11. Ind Improvements	4	471,415	0	0	44	13,258,374	48	13,729,789	
12. Ind Total	6	814,477	1	832,960	79	15,681,366	86	17,328,803	0
% of Ind Total	6.98	4.70	1.16	4.81	91.86	90.49	0.85	1.56	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	3,702	258,827,123	146	13,879,529	1,112	72,548,073	4,960	345,254,725	707,575
% of Res & Rec Total	74.64	74.97	2.94	4.02	22.42	21.01	49.21	31.16	50.68
Com & Ind Total	644	139,973,914	30	9,346,473	165	26,509,315	839	175,829,702	520,965
% of Com & Ind Total	76.76	79.61	3.58	5.32	19.67	15.08	8.32	15.87	37.31

17. Taxable Total	4,346	398,801,037	176	23,226,002	1,277	99,057,388	5,799	521,084,427	1,228,540
% of Taxable Total	74.94	76.53	3.04	4.46	22.02	19.01	57.54	47.03	88.00

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	45	1,232,859	5,886,029	0	0	0
19. Commercial	42	13,603,117	47,322,297	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	45	1,232,859	5,886,029
19. Commercial	2	49,133	5,859,831	44	13,652,250	53,182,128
20. Industrial	1	15,745	5,497,865	1	15,745	5,497,865
21. Other	0	0	0	0	0	0
22. Total Sch II				90	14,900,854	64,566,022

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	1	0	379	9,473,096	380	9,473,096	0
24. Non-Producing	0	0	0	0	515	295,959	515	295,959	0
25. Total	0	0	1	0	894	9,769,055	895	9,769,055	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	432	62	367	861

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	1,677,234	6	366,664	2,621	382,143,532	2,638	384,187,430
28. Ag-Improved Land	3	73,792	2	577,365	691	141,252,525	696	141,903,682
29. Ag Improvements	5	21,277	2	72,561	740	50,879,378	747	50,973,216

30. Ag Total					3,385	577,064,328
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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	2	2.00	47,500	
33. HomeSite Improvements	1	0.00	1,277	2	0.00	60,841	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.73	387	1	1.90	6,650	
36. FarmSite Improv Land	1	1.03	278	1	2.01	1,065	
37. FarmSite Improvements	4	0.00	20,000	1	0.00	11,720	
38. FarmSite Total							
39. Road & Ditches	2	0.76	0	5	10.34	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	28	28.00	559,550	28	28.00	559,550	
32. HomeSite Improv Land	356	361.00	7,102,200	358	363.00	7,149,700	
33. HomeSite Improvements	367	0.00	33,877,073	370	0.00	33,939,191	34,640
34. HomeSite Total				398	391.00	41,648,441	
35. FarmSite UnImp Land	230	597.47	434,756	232	600.10	441,793	
36. FarmSite Improv Land	659	3,566.12	2,296,602	661	3,569.16	2,297,945	
37. FarmSite Improvements	717	0.00	17,002,305	722	0.00	17,034,025	132,962
38. FarmSite Total				954	4,169.26	19,773,763	
39. Road & Ditches	2,668	9,075.80	0	2,675	9,086.90	0	
40. Other- Non Ag Use	1	4.64	23,200	1	4.64	23,200	
41. Total Section VI				1,352	13,651.80	61,445,404	167,602

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	7,177.77	29.57%	17,657,318	30.16%	2,460.00
47. 2A1	6,295.38	25.94%	15,423,717	26.34%	2,450.01
48. 2A	6,513.71	26.84%	15,926,059	27.20%	2,445.01
49. 3A1	289.29	1.19%	705,866	1.21%	2,439.99
50. 3A	2,139.75	8.82%	4,996,334	8.53%	2,335.01
51. 4A1	1,490.49	6.14%	3,130,039	5.35%	2,100.01
52. 4A	366.07	1.51%	713,849	1.22%	1,950.03
53. Total	24,272.46	100.00%	58,553,182	100.00%	2,412.33
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	78,234.84	58.81%	38,336,830	62.00%	490.02
56. 2D1	10,778.17	8.10%	4,657,147	7.53%	432.09
57. 2D	19,306.68	14.51%	8,721,889	14.10%	451.75
58. 3D1	3,005.47	2.26%	1,417,814	2.29%	471.74
59. 3D	7,655.63	5.75%	3,249,982	5.26%	424.52
60. 4D1	12,770.34	9.60%	4,985,628	8.06%	390.41
61. 4D	1,288.29	0.97%	468,214	0.76%	363.44
62. Total	133,039.42	100.00%	61,837,504	100.00%	464.81
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	18,320.87	10.37%	7,864,549	12.29%	429.27
65. 2G1	7,934.76	4.49%	3,378,318	5.28%	425.76
66. 2G	29,655.56	16.79%	11,860,014	18.54%	399.93
67. 3G1	2,747.84	1.56%	1,082,353	1.69%	393.89
68. 3G	20,058.42	11.36%	7,731,192	12.08%	385.43
69. 4G1	25,907.50	14.67%	9,895,692	15.47%	381.96
70. 4G	71,986.10	40.76%	22,164,971	34.65%	307.91
71. Total	176,611.05	100.00%	63,977,089	100.00%	362.25
Irrigated Total					
	24,272.46	7.22%	58,553,182	31.72%	2,412.33
Dry Total					
	133,039.42	39.55%	61,837,504	33.50%	464.81
Grass Total					
	176,611.05	52.51%	63,977,089	34.66%	362.25
72. Waste	1,731.06	0.51%	173,106	0.09%	100.00
73. Other	699.72	0.21%	69,972	0.04%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	336,353.71	100.00%	184,610,853	100.00%	548.86

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	26,166.50	73.14%	72,742,880	73.91%	2,780.00
47. 2A1	1,151.26	3.22%	3,194,763	3.25%	2,775.01
48. 2A	3,037.36	8.49%	8,413,492	8.55%	2,770.00
49. 3A1	1,089.41	3.05%	3,012,231	3.06%	2,765.01
50. 3A	1,865.20	5.21%	4,849,520	4.93%	2,600.00
51. 4A1	2,180.90	6.10%	5,506,794	5.60%	2,525.01
52. 4A	283.19	0.79%	702,309	0.71%	2,479.99
53. Total	35,773.82	100.00%	98,421,989	100.00%	2,751.23
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	201,589.17	75.35%	144,942,903	76.53%	719.00
56. 2D1	6,059.86	2.27%	4,338,864	2.29%	716.00
57. 2D	24,270.02	9.07%	16,625,264	8.78%	685.01
58. 3D1	3,931.08	1.47%	2,661,353	1.41%	677.00
59. 3D	9,754.07	3.65%	6,496,220	3.43%	666.00
60. 4D1	20,416.28	7.63%	13,353,990	7.05%	654.09
61. 4D	1,521.55	0.57%	982,931	0.52%	646.01
62. Total	267,542.03	100.00%	189,401,525	100.00%	707.93
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	21,521.21	25.29%	12,495,721	31.15%	580.62
65. 2G1	1,517.32	1.78%	875,540	2.18%	577.03
66. 2G	7,631.95	8.97%	4,362,542	10.87%	571.62
67. 3G1	968.66	1.14%	555,072	1.38%	573.03
68. 3G	6,174.89	7.26%	3,336,574	8.32%	540.35
69. 4G1	13,841.77	16.27%	7,486,621	18.66%	540.87
70. 4G	33,438.96	39.30%	11,008,947	27.44%	329.23
71. Total	85,094.76	100.00%	40,121,017	100.00%	471.49
Irrigated Total					
Irrigated Total	35,773.82	9.16%	98,421,989	29.99%	2,751.23
Dry Total					
Dry Total	267,542.03	68.47%	189,401,525	57.71%	707.93
Grass Total					
Grass Total	85,094.76	21.78%	40,121,017	12.23%	471.49
72. Waste	1,762.92	0.45%	176,292	0.05%	100.00
73. Other	579.34	0.15%	57,934	0.02%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	390,752.87	100.00%	328,178,757	100.00%	839.86

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	25.88	15.43%	169,451	14.17%	6,547.57
48. 2A	67.14	40.03%	536,645	44.89%	7,992.93
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	47.63	28.40%	315,711	26.41%	6,628.41
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	27.09	16.15%	173,625	14.52%	6,409.19
53. Total	167.74	100.00%	1,195,432	100.00%	7,126.70
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	168.11	42.68%	218,543	42.68%	1,300.00
56. 2D1	23.29	5.91%	30,277	5.91%	1,300.00
57. 2D	92.74	23.55%	120,562	23.55%	1,300.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	13.33	3.38%	17,329	3.38%	1,300.00
60. 4D1	96.37	24.47%	125,281	24.47%	1,300.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	393.84	100.00%	511,992	100.00%	1,300.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	26.91	3.12%	34,983	3.12%	1,300.00
65. 2G1	8.64	1.00%	11,232	1.00%	1,300.00
66. 2G	70.32	8.16%	91,416	8.16%	1,300.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	248.40	28.84%	322,920	28.84%	1,300.00
69. 4G1	64.02	7.43%	83,226	7.43%	1,300.00
70. 4G	443.09	51.44%	576,017	51.44%	1,300.00
71. Total	861.38	100.00%	1,119,794	100.00%	1,300.00
Irrigated Total					
Irrigated Total	167.74	11.66%	1,195,432	42.26%	7,126.70
Dry Total					
Dry Total	393.84	27.38%	511,992	18.10%	1,300.00
Grass Total					
Grass Total	861.38	59.88%	1,119,794	39.59%	1,300.00
72. Waste	0.35	0.02%	35	0.00%	100.00
73. Other	15.30	1.06%	1,530	0.05%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	1,438.61	100.00%	2,828,783	100.00%	1,966.33

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 450

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
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Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
72. Waste	2.48	100.00%	248	100.00%	100.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	2.48	100.00%	248	100.00%	100.00

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7036

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.14	17.50%	85	30.04%	607.14
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.66	82.50%	198	69.96%	300.00
71. Total	0.80	100.00%	283	100.00%	353.75
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Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.80	100.00%	283	100.00%	353.75
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	0.80	100.00%	283	100.00%	353.75

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	202.55	1,276,504	208.97	510,140	59,802.50	156,383,959	60,214.02	158,170,603
77. Dry Land	51.80	58,160	231.79	298,862	400,691.70	251,393,999	400,975.29	251,751,021
78. Grass	347.68	414,167	216.54	79,424	262,003.77	104,724,592	262,567.99	105,218,183
79. Waste	0.00	0	3.88	388	3,492.93	349,293	3,496.81	349,681
80. Other	15.30	1,530	0.00	0	1,279.06	127,906	1,294.36	129,436
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	617.33	1,750,361	661.18	888,814	727,269.96	512,979,749	728,548.47	515,618,924

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	60,214.02	8.26%	158,170,603	30.68%	2,626.81
Dry Land	400,975.29	55.04%	251,751,021	48.83%	627.85
Grass	262,567.99	36.04%	105,218,183	20.41%	400.73
Waste	3,496.81	0.48%	349,681	0.07%	100.00
Other	1,294.36	0.18%	129,436	0.03%	100.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	728,548.47	100.00%	515,618,924	100.00%	707.73

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 Area 1	16	488,629	9	182,892	14	2,049,173	30	2,720,694	0
83.2 Area 3	8	221,878	5	105,450	6	646,699	14	974,027	0
83.3 Rural Commercial	0	0	1	18,500	1	98,950	1	117,450	0
83.4 Rural Residential	440	2,941,549	466	9,338,206	539	66,093,154	979	78,372,909	79,824
83.5 Sidney	146	3,010,464	2,167	28,624,585	2,246	175,372,346	2,392	207,007,395	520,288
83.6 Sidney (siv)	0	0	248	904,578	248	9,635,676	248	10,540,254	77,108
83.7 Sioux Meadows	0	0	30	44,800	30	613,537	30	658,337	0
83.8 Unimproved	471	4,563,420	18	160,018	21	604,335	492	5,327,773	22,433
83.9 Villages	27	64,558	712	1,888,303	747	37,583,025	774	39,535,886	7,922
84 Residential Total	1,108	11,290,498	3,656	41,267,332	3,852	292,696,895	4,960	345,254,725	707,575

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	Area 1	4	47,059	0	0	0	0	4	47,059	0
85.2	Area 3	1	13,375	0	0	0	0	1	13,375	0
85.3	Area 5	1	1,539	2	833,009	2	6,685,220	3	7,519,768	0
85.4	Rural Commercial	3	860,058	29	493,973	36	6,314,220	39	7,668,251	0
85.5	Rural Residential	0	0	1	1,363	1	81,925	1	83,288	0
85.6	Sidney	25	1,762,199	370	23,202,698	380	92,947,164	405	117,912,061	272,615
85.7	Sioux Meadows	9	251,640	56	2,231,526	57	13,428,794	66	15,911,960	68,185
85.8	Unimproved	181	5,290,916	19	1,767,103	20	8,089,705	201	15,147,724	180,165
85.9	Villages	3	21,105	103	401,611	116	11,103,500	119	11,526,216	0
86	Commercial Total	227	8,247,891	580	28,931,283	612	138,650,528	839	175,829,702	520,965

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	10,358.99	7.36%	4,512,567	9.23%	435.62
89. 2G1	4,194.93	2.98%	1,803,845	3.69%	430.01
90. 2G	21,871.22	15.54%	8,582,784	17.55%	392.42
91. 3G1	1,839.99	1.31%	700,146	1.43%	380.52
92. 3G	16,526.25	11.74%	6,244,141	12.77%	377.83
93. 4G1	18,654.26	13.25%	6,842,077	13.99%	366.78
94. 4G	67,332.76	47.83%	20,205,911	41.33%	300.09
95. Total	140,778.40	100.00%	48,891,471	100.00%	347.29
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	7,961.88	22.22%	3,351,982	22.22%	421.00
98. 2C1	3,739.83	10.44%	1,574,473	10.44%	421.00
99. 2C	7,784.34	21.72%	3,277,230	21.72%	421.00
100. 3C1	907.85	2.53%	382,207	2.53%	421.00
101. 3C	3,532.17	9.86%	1,487,051	9.86%	421.00
102. 4C1	7,253.24	20.24%	3,053,615	20.24%	421.00
103. 4C	4,653.34	12.99%	1,959,060	12.99%	421.00
104. Total	35,832.65	100.00%	15,085,618	100.00%	421.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	140,778.40	79.71%	48,891,471	76.42%	347.29
CRP Total	35,832.65	20.29%	15,085,618	23.58%	421.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	176,611.05	100.00%	63,977,089	100.00%	362.25

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	11,168.22	17.63%	7,101,788	24.67%	635.89
89. 2G1	943.79	1.49%	576,724	2.00%	611.07
90. 2G	4,540.94	7.17%	2,752,116	9.56%	606.07
91. 3G1	637.93	1.01%	382,758	1.33%	600.00
92. 3G	4,009.72	6.33%	2,208,516	7.67%	550.79
93. 4G1	9,325.46	14.72%	5,133,614	17.83%	550.49
94. 4G	32,719.04	51.65%	10,633,869	36.94%	325.01
95. Total	63,345.10	100.00%	28,789,385	100.00%	454.48
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	10,352.99	47.60%	5,393,933	47.60%	521.00
98. 2C1	573.53	2.64%	298,816	2.64%	521.01
99. 2C	3,091.01	14.21%	1,610,426	14.21%	521.00
100. 3C1	330.73	1.52%	172,314	1.52%	521.01
101. 3C	2,165.17	9.95%	1,128,058	9.95%	521.00
102. 4C1	4,516.31	20.76%	2,353,007	20.76%	521.00
103. 4C	719.92	3.31%	375,078	3.31%	521.00
104. Total	21,749.66	100.00%	11,331,632	100.00%	521.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	63,345.10	74.44%	28,789,385	71.76%	454.48
CRP Total	21,749.66	25.56%	11,331,632	28.24%	521.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	85,094.76	100.00%	40,121,017	100.00%	471.49

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	26.91	3.85%	34,983	3.85%	1,300.00
89. 2G1	8.64	1.24%	11,232	1.24%	1,300.00
90. 2G	53.83	7.70%	69,979	7.70%	1,300.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	114.14	16.33%	148,382	16.33%	1,300.00
93. 4G1	64.02	9.16%	83,226	9.16%	1,300.00
94. 4G	431.56	61.73%	561,028	61.73%	1,300.00
95. Total	699.10	100.00%	908,830	100.00%	1,300.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	16.49	10.16%	21,437	10.16%	1,300.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	134.26	82.73%	174,538	82.73%	1,300.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	11.53	7.11%	14,989	7.11%	1,300.00
104. Total	162.28	100.00%	210,964	100.00%	1,300.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	699.10	81.16%	908,830	81.16%	1,300.00
CRP Total	162.28	18.84%	210,964	18.84%	1,300.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	861.38	100.00%	1,119,794	100.00%	1,300.00

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

Market Area 450

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	0.00	0.00%	0	0.00%	0.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
Grass Total	0.00	0.00%	0	0.00%	0.00
CRP Total					
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total					
114. Market Area Total	0.00	0.00%	0	0.00%	0.00

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

Market Area 7036

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.14	17.50%	85	30.04%	607.14
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.66	82.50%	198	69.96%	300.00
95. Total	0.80	100.00%	283	100.00%	353.75
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	0.80	100.00%	283	100.00%	353.75
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	0.80	100.00%	283	100.00%	353.75

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

17 Cheyenne

	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	379,491,863	345,254,725	-34,237,138	-9.02%	707,575	-9.21%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	43,035,950	41,648,441	-1,387,509	-3.22%	34,640	-3.30%
04. Total Residential (sum lines 1-3)	422,527,813	386,903,166	-35,624,647	-8.43%	742,215	-8.61%
05. Commercial	171,677,155	158,500,899	-13,176,256	-7.68%	520,965	-7.98%
06. Industrial	17,264,260	17,328,803	64,543	0.37%	0	0.37%
07. Total Commercial (sum lines 5-6)	188,941,415	175,829,702	-13,111,713	-6.94%	520,965	-7.22%
08. Ag-Farmsite Land, Outbuildings	18,122,988	19,773,763	1,650,775	9.11%	132,962	8.38%
09. Minerals	8,776,735	9,769,055	992,320	11.31	0	11.31%
10. Non Ag Use Land	23,200	23,200	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	26,922,923	29,566,018	2,643,095	9.82%	132,962	9.32%
12. Irrigated	158,247,668	158,170,603	-77,065	-0.05%		
13. Dryland	290,129,608	251,751,021	-38,378,587	-13.23%		
14. Grassland	107,216,726	105,218,183	-1,998,543	-1.86%		
15. Wasteland	349,673	349,681	8	0.00%		
16. Other Agland	104,133	129,436	25,303	24.30%		
17. Total Agricultural Land	556,047,808	515,618,924	-40,428,884	-7.27%		
18. Total Value of all Real Property (Locally Assessed)	1,194,439,959	1,107,917,810	-86,522,149	-7.24%	1,396,142	-7.36%

2019 Assessment Survey for Cheyenne County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Three
4.	Other part-time employees:
	One temporary part-time.
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$305,725
7.	Adopted budget, or granted budget if different from above:
	\$308,325
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$79,800 for Stanard Appraisal, Pritchard & Abbott, gWorks. Also, \$2,400 for mileage and supplies for pickup work.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	None.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$3,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$6,000
12.	Other miscellaneous funds:
	Photocopier rental and maintenance, \$3,600.
13.	Amount of last year's assessor's budget not used:
	\$19,971

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The Deputy Assessor maintains as best as they can be maintained as they are very fragile and old.
5.	Does the county have GIS software?
	Yes.
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.cheyenne.gWorks.com
7.	Who maintains the GIS software and maps?
	gWorks
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes.
2.	If so, is the zoning countywide?
	Yes.
3.	What municipalities in the county are zoned?
	Sidney, Lodgepole and Potter
4.	When was zoning implemented?
	1980

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal for commercial; Pritchard & Abbott for oil, mineral and gas appraisal.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS for CAMA, administrative and personal property software.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Stanard Appraisal for commercial; Pritchard & Abbott for oil, mineral and gas appraisal.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	All contracts are reviewed by the Cheyenne County Attorney for legal compliance before being approved by the Cheyenne County Board.
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?
	The Assessor is ultimately responsible for all real property values. Pritchard & Abbott provides assessed values for oil, gas and mineral interests (both working and royalty interests).

2019 Residential Assessment Survey for Cheyenne County

1.	Valuation data collection done by:												
	Stanard Appraisal, the Assessor and her staff.												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Sidney—the County seat and the main center for services. Sidney has the most viable residential market compared to the small towns/villages.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Sky Manor, Indian Hills, Valley View and other similar properties within other subdivisions that are similar in nature (style, quality, year built, etc.). Developed after World War II, they all look alike and have a market substantially different from the other residential subdivisions within the city of Sidney.</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Villages—consisting of Brownson, Dalton, Gurley, Lodgepole, Lorenzo, Potter and Sunol. These are small towns and villages (both incorporated and unincorporated) that are scattered throughout the County and exhibit a similar residential market.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural—the properties that lie outside of city/village limits. This valuation grouping includes all of the rural residential acreages and those parcels that would be classified as “suburban,”—small platted subdivisions, usually with lots that are larger than those typical in town.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Sidney—the County seat and the main center for services. Sidney has the most viable residential market compared to the small towns/villages.	11	Sky Manor, Indian Hills, Valley View and other similar properties within other subdivisions that are similar in nature (style, quality, year built, etc.). Developed after World War II, they all look alike and have a market substantially different from the other residential subdivisions within the city of Sidney.	40	Villages—consisting of Brownson, Dalton, Gurley, Lodgepole, Lorenzo, Potter and Sunol. These are small towns and villages (both incorporated and unincorporated) that are scattered throughout the County and exhibit a similar residential market.	80	Rural—the properties that lie outside of city/village limits. This valuation grouping includes all of the rural residential acreages and those parcels that would be classified as “suburban,”—small platted subdivisions, usually with lots that are larger than those typical in town.	AG	Agricultural homes and outbuildings.
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AG	Agricultural homes and outbuildings.												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	Replacement cost new, less 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?												
	The assessor utilizes the tables provided by the CAMA vendor.												
5.	Are individual depreciation tables developed for each valuation group?												
	No.												
6.	Describe the methodology used to determine the residential lot values?												
	Residential lot sales are reviewed and the assessor derives a cost per square foot.												
7.	How are rural residential site values developed?												
	By using sales comparables for like properties, and adjusting accordingly by distance from Sidney. Thus, the closest parcels to Sidney a home site = \$23,750; within 5 miles of Sidney = \$20,900; further from Sidney = \$19,000.												
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												

A spreadsheet of vacant lots is kept for sale prices. When the owner desires a number of their lots to be combined, a discounted cash-flow of the vacant lots is performed and applied.

9.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
10	2014	2013	2015	2014-2015
11	2014	2013	2015	2018
40	2016	2013	2015	2015
80	2014	2013	2015	2017-2018
AG	2014	2013	2015	2017-2018

2019 Commercial Assessment Survey for Cheyenne County

1.	Valuation data collection done by:																							
	Stanard Appraisal.																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>This commercial grouping includes both the city of Sidney and rural commercial—the primary commercial areas for Cheyenne County.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Sioux Meadows—is a unique valuation grouping that consists of old Army buildings (some updated, other without change). A railroad track runs across the Sioux Meadows lots, and each lot is assessed for part of the track (depending on how much and what type of track crosses the property).</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Small towns/villages--are a much smaller non-competitive commercial market in the smaller communities that is largely unorganized (i.e., there is not a viable commercial market).</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	This commercial grouping includes both the city of Sidney and rural commercial—the primary commercial areas for Cheyenne County.	30	Sioux Meadows—is a unique valuation grouping that consists of old Army buildings (some updated, other without change). A railroad track runs across the Sioux Meadows lots, and each lot is assessed for part of the track (depending on how much and what type of track crosses the property).	40	Small towns/villages--are a much smaller non-competitive commercial market in the smaller communities that is largely unorganized (i.e., there is not a viable commercial market).												
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40	Small towns/villages--are a much smaller non-competitive commercial market in the smaller communities that is largely unorganized (i.e., there is not a viable commercial market).																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The cost approach is what is used for the vast majority. For Section 42 housing, the income approach is used.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	For 2019, the assessor uses the contracted appraisal firm (Stanard).																							
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																							
	The contracted appraiser applies his own estimate of effective age for each parcel, and thus depreciation is developed using the CAMA tables.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	No.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	A study of the market (via qualified sales) is used to establish lot values on a per square foot basis.																							
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2019 Agricultural Assessment Survey for Cheyenne County

1.	Valuation data collection done by:												
	The assessor and her staff.												
2.	List each market area, and describe the location and the specific characteristics that make each unique.												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>This market area lies in the southern portion of the County.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">3</td> <td>This area is basically the northern portion of the County, and has an array of soils that range from marginal in places to very deep and rich soils. Majority land use is dry cropland and the remaining irrigated and grass classes are roughly similar in their percentage composition.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">5</td> <td>An area found within the city limits of Sidney. This area was annexed into the city limits, but the zoning remained agricultural. However, when a parcel in this area sells, it almost always experiences a change of use to commercial or residential.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	This market area lies in the southern portion of the County.	2016	3	This area is basically the northern portion of the County, and has an array of soils that range from marginal in places to very deep and rich soils. Majority land use is dry cropland and the remaining irrigated and grass classes are roughly similar in their percentage composition.	2016	5	An area found within the city limits of Sidney. This area was annexed into the city limits, but the zoning remained agricultural. However, when a parcel in this area sells, it almost always experiences a change of use to commercial or residential.	2016
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5	An area found within the city limits of Sidney. This area was annexed into the city limits, but the zoning remained agricultural. However, when a parcel in this area sells, it almost always experiences a change of use to commercial or residential.	2016											
	Regarding Market Area 5, there is a question as to what is the market value of the land currently used for agricultural purposes. Currently irrigated land is valued at \$12,850 per acre and dry and grass are valued at \$1,300 per acre.												
3.	Describe the process used to determine and monitor market areas.												
	The Assessor reviews the geography, topography, soil production capability, annual rainfall and the market to determine the unique agricultural market areas.												
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.												
	The County has a policy document that describes the differences: "Cheyenne County is zoned and all acreages and subdivisions containing less than forty acres will be classified as rural residential, recreational or commercial property. Exceptions will be made for contiguous land to current agricultural/horticultural operations." Whether the parcel is to be classified as rural residential rather than recreational is determined by the stated use by the taxpayer and found in the sales verification questionnaire.												
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, both home sites carry the same value, because the assessor believes there are very minimal market differences between them.												
6.	What separate market analysis has been conducted where intensive use is identified in the county?												
	The new assessor understands that intensive use would consist of commercial feedlots and are therefore valued as site--up to nine acres carries a value of \$530 per acre and remaining acres are valued at \$270 per acre.												
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.												

	The assessor has no knowledge of land enrolled in the Wetland Reserve Program within the County.
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many special valuation applications are on file?
	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2019 PLAN OF ASSESSMENT FOR CHEYENNE COUNTY, NE
ASSESSMENT YEARS 2019, 2020 & 2021
DATE: October 31, 2018

PLAN OF ASSESSMENT REQUIREMENTS:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 92% of actual value for all classes of residential real property excluding agricultural and horticultural land
- 2) 96% of actual value for all classes of commercial real property excluding agricultural and horticultural land
- 3) 71% of actual value for agricultural land and horticultural land; and
- 4) 71% of special value for agricultural and horticultural land, which meets the qualifications for special valuation under 77-1344, and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

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

General Description of Real Property in Cheyenne County:

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

Type of Parcel	Number of Parcels	% of Total Parcels	Value	% of Taxable Value Base
Residential	4987	.49	\$379,491,863	.32
Commercial	753	.08	171,677,155	.14
Industrial	84	.01	17,264,260	.01
Agricultural	3383	.33	617,229,946	.52
Mineral	904	.09	8,776,735	.01
TOTAL	10111	1	\$1,194,439,959	1

Irrigation	Dry	Grass	Waste	Other
.25	.41	.17	.6	.5

New Property: For assessment year 2018, building and/or information statements were filed for new property construction/additions & roofs in the city and county, changes in CRP and new EQUIP programs and general information to update parcels.

Current Resources

- A. **Staff**- 1 Assessor; 2 Clerks; 1 Deputy Assessor
- B. **Budget**-\$291,540
- C. **Training**-Workshops and required continuing education for certification for assessor and deputy.
- D. **Cadastral Maps accuracy/condition, other land use maps, aerial photos**-Our cadastral map is continually updated per Neb statutes. It is dated 1968 and is worn out. Our aerial maps are updated on a continual basis and they are dated about 1989-1991. GIS is continually updated for new parcels, splits, corrections, etc
- E. **Property Record cards**-On file in the assessor’s office are property record cards for each parcel of real property including improvements on leased land and exempt properties. These are updated every time a valuation year has been done and before the valuation notices are sent out June 1. We have both a hard copy and electronic version of the property. Each card or electronic copy contains a worksheet of the property, picture, sketch of the improvement, school district codes, four or more years of valuation history including the nature of the change and an indication of assessment body or official ordering the change. The cost approach is most generally used in valuing the residential and commercial properties. For 2016, the income approach was used for all low income housing and one residential subdivision . Sales comparisons are used for our agricultural land.
- F. **Software for CAMA, Assessment Administration, GIS**-The Cheyenne County Assessor’s office uses MIPS for their CAMA software, data used for cost calculations is supplied by Marshall & Swift. The Assessor’s office has contracted with GIS Workshop in Lincoln, NE for our GIS system.

G. **Web-based**-our parcels are now online at <http://cheyenne.gisworkshop.com>

Current Assessment Procedures for Real Property

- A. **Discover, list & inventory all property**-After all Real Estate transfers are transferred to the new owner all corresponding changes are made to the record card, computer, cadastral map & GIS parcel. The transfer is reviewed by the assessor to ascertain if it is a good sale. For all property,, we try to contact the buyer or seller, either by letter or telephone to verify the sale. All sale verifications are kept in a notebook in the office. If the sale is over or under 50% of the assessed value, we do a drive by or visit the property to confirm our information. Cheyenne County is zoned as well as Sidney, Potter and Lodgepole. Building permits for Sidney are handled through the City of Sidney and are received in the assessor's office at month's end. Cheyenne County permits are handled through the Planning & Zoning of the Cheyenne County Highway Department. Potter, Lodgepole, Dalton and Gurley provide the office with new building permits as they occur. We also go out physically to review areas of the county as well as the towns to pick up additional building projects that owners failed to apply for permits. Real estate listings also provide us with information if we have been unable to review the interior of a home.
- B. **Data Collection**-For 2018, we finished physically measured and reviewed all of the Home and Site Parcels in the country in Cheyenne County. We physically reviewed all of the residential property on the "North Side" of Sidney. We began the review of commercial property with the contracted help of Stanard Appraisal. Stanard Appraisal also is contracted to do our "pick up" reviews which is physical reviews of all new construction-homes, commercial, and outbuildings in the county as requested by the Cheyenne County Assessor.
- C. **Review assessment sales ratio studies before assessment actions**-Ratio studies are done on all classes of property. The assessor's office contacts either the buyer or seller by phone, in person or by a letter to qualify the agricultural and commercial sales. Agricultural sales were studied by processing all agricultural lands with improvements and without improvements. Each market area was defined and ratio studies were done. Each individual class of land was defined and ratio studies were done for them. The ideal was for each land class to come in between 69-75% of value so that all land classes were equalized. GIS is being utilized to update all agricultural parcels and to double check all soils, dry land, irrigation, grass and CRP. Ratio studies on all residential parcels were done to double check the median, aggregate mean and weighted mean, price related differential, the coefficient of dispersion and standard deviation. These studies included Sidney, rural residential as well as Potter, Dalton, Lodgepole, Gurley, Lorenzo, Sunol & Brownson. All sales were analyzed to make sure Cheyenne County was in compliance with respect to equalization procedures. All pickup work and new construction were added to the assessment rolls. Low-income housing was reviewed and an income approach to value was developed.
- D. **Approaches to value**
- 1.) **Market Value**- For 2018, depreciation studies and statistics were reviewed to make sure our values were still within the 92% to 100% of market values for residential and commercial properties. All residential homes and

improvements and agricultural homes and improvements are using the Marshall & Swift 2013 cost table. A new depreciation was used for 2016 in the smaller towns in Cheyenne County after our review. Commercial properties were analyzed, and were within the 92% & 100% of market value, but since the former cost index was 2009, they were put in a new 2015 cost index.. We studied our agricultural sales and values for agricultural properties in Cheyenne County & for 2018 they came in at 71% of market value.

- 2.) Cost Approach-Residential properties, both urban and rural, are using the 2013 Marshall & Swift cost index. Commercial properties were put in a new 2015 cost index for 2016.
- 3.) Income Approach-The income approach was used for low income housing parcels. Information timely provided by management for the low income housing was used. Cash flow discount was used on vacant lots that requested we do them.
- 4.) Land Valuation-Statistical Studies were conducted for all agricultural properties in Cheyenne County as a whole as well as each individual market grouping and contiguous counties. Contacts were made to the buyers and sellers of the land as well as visiting the sale parcels. Each land class was tested so that every class (irrigation, grass, and dry land) came in within the 69-75% of value. Letters were sent out to farmers confirming CRP contracts. All land was reviewed using the GIS to confirm irrigation, dry land and grassland.

- E. **Reconciliation of final value and documentation**-Each parcel shows how we arrived at the value using the Marshall and Swift costs. New agricultural values are shown on the agricultural record as well as the soil type with the final value.
- F. **Review assessment sales ratio studies after assessment actions**-Ratios were run for all residential and commercial properties (vacant and improved) as well as all rural residential parcels to check to see if we were within market value. Ratios were run in each agricultural area as well as for each land class to check our new values.
- G. **Notices and public relations**-Valuation notices were sent out May 31, 2018 with a list of all the agricultural, commercial & residential sales. A legal notice certifying the completion of the real property assessment roll was published in the Sidney Sun-Telegraph June 1st. By June 6 of each year, the assessor mailed assessment/sales ratio statistics (as determined by TERC) to the media (KSID and Sidney Sun-Telegraph) and posted the level of value in the assessor’s office.

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

Property Class	Median
Residential	92.00
Commercial	96.00
Agricultural	71.00

For more information regarding statistical measures see 2018 Reports and Opinions of the Property Tax Administrator and the Nebraska Tax Equalization and Review Commission Findings and Orders.

Assessment Actions Planned For Assessment Year 2019

Residential- Statistics will be run on each class and subclass of residential properties to check to see if we are in compliance. Review vacant land sales in the country and in the urban areas needs to be completed but with the change in Assessor this will not happen this year. Review all sales 50% above and 50% below sales price to verify property record card. All permits and pickup work will be reviewed and put on the assessment rolls. Residential sale rosters will be reviewed and corrected. Verification letters will be sent out on all sales.

Commercial- The physical review of commercial parcels will begin for the 2019 values. Commercial parcels will be evaluated and statistics will be run to make sure we are still within the 92% to 100 % of market value. Commercial values within Sidney will be reexamined in a mass form to ensure compliance. All permits and pickup work will be assessed and put on the tax rolls. Commercial sale rosters will be reviewed and corrected. Verification letters will be sent out for all sales.

Agricultural Land- All agriculture parcels will be double checked through GIS and some physical reviews. Letters will be sent out to all agricultural owners about their expired or new CRP contracts. Statistics will be run for all market areas and as a whole. All land classes will be looked at statistically to see if they are in at market value and adjusted accordingly. Buyers or sellers will be contacted to verify sales. Land classes will need to be double checked for any use changes. Contiguous counties may also be used to determine agricultural land values.

Assessment Actions Planned for Assessment Year 2020

Residential- Physical review of the south side of Sidney will begin. Statistics will be run to determine the median, COD and PRD. It may be necessary to move up or down a class, subclass, subdivision or town. Review the cost index and make changes if necessary. Residential sale rosters will be reviewed and corrected. Put on the assessment roll all new residential permits-new construction, additions, alterations, etc., send out verification letters for all sales.

Commercial- Commercial review will be finished. All pickup work and permits will be appraised and put on the assessment roll. The buyer or seller will be contacted to verify sales. If applicable, use income approach with cost approach on properties. Commercial sale rosters will be reviewed and corrected. Verification letters will be sent out on all sales.

Agriculture- Double-check all market areas. Run statistics on all markets areas and subclasses. Contact buyers or sellers to verify sales. Check dry land, irrigation and grass for any change of use. Check on expiring or new CRP contracts. Agricultural sale rosters will be reviewed and corrected. Contiguous counties may also be used to determine agricultural land values. Send out verification letters on all sales.

Assessment Actions Planned for Assessment Year 2021:

Residential- The physical review of the south side of Sidney will finish. Statistics will be run to determine the median, COD and PRD. It may be necessary to move up or down a class, subclass, subdivision or town. Review the cost index and make changes if necessary. Residential sale rosters will be reviewed and corrected. Put on the assessment roll all new residential permits-new construction, additions, alterations, etc., send out verification letters for all sales.

Commercial-All Commercial Review will conclude. All pickup work and permits will be appraised and put on the assessment roll. The buyer or seller will be contacted to verify sales. If applicable, use income approach with cost approach on properties. Commercial sale rosters will be reviewed and corrected. Verification letters will be sent out on all sales.

Agricultural-All market areas will be checked statistically as well as all sales reviewed to see where our statistics lie. Letters will be continually sent out on CRP as expiration dates and new acres are put in CRP.

Each year expiring CRP contract holders will be contacted to follow through on land usage. All producing minerals are valued each year by Pritchard & Abbott.

In the 2018 year “severed minerals” aka “separately assessed minerals” were taken to a value of “0.”

Other functions performed by the assessor’s office, but not limited to:

- The assessor’s office maintains over 10,111 real property parcels. Each card is continually updated with new values and data sheets as well as an explanation on what we did that valuation year with that parcel. We continually update our cadastral, GIS and aerial maps with split outs and new ownership changes.
- Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - **Real Property Abstract**-This is a summary of all the agricultural, residential and commercial parcels in Cheyenne County broken down into classes and subclasses and their valuations. The real estate abstract is due on or before March 19 of each year. The abstract for real property shall include a report of the current assessed value for properties that sold and are listed in the state’s sales file.
 - **Assessor’s survey**-Each year on or before June 15, each assessor must outline what they are planning to focus on for the following valuation year. This plan of action must be presented before the Board of Equalization before July 31 of each year. The Department of Revenue Property Assessment Division, receives a copy of this report on or before October 31 of each year. This survey is a report of information regarding each assessor’s office.
 - **Sales information to PAD rosters & annual Assessed Value Update w/abstract**-Sales information is reviewed and qualified as either a good sale or not. For commercial and agricultural sales, we try to verify prices and personal property. Electronic rosters of all sales are reviewed and checked on the Assessor Assistant and the final roster in January is used as our preliminary statistics for the new year. After all new values are put on the parcels, an abstract of all real property is filed on or before March 19
 - **Certification of value to political Subdivision**-By August 20 of each year, current valuations of all personal property, central assessed and real property by class or subclass for all political entities must be certified. These certified values are used in determining tax levies.
 - **School District Taxable Report**-The report of each school district’s current valuations of all personal property, central assessed and real property by class or subclass as required by the Property Tax Administrator.

- **Homestead Exemption Tax Loss Report (in conjunction w/treasurer)**-File on or before November 30 of each year with the County Treasurer to the Department of Revenue, the total tax revenue that will be lost to the taxing agencies within the county from taxes levied and assessed in that year because of exemptions allowed under Chapter 77 article 35.
- **Certificate of Taxes Levied Report**-This report is the current year's valuations, tax rates, and taxes levied for each political subdivision levying a tax in a county. Taxes levied for bonds shall be identified separately from other taxes levied. The CTL report shall include each political subdivision's property tax loss due to homestead exemptions, taxes collected for public power districts, other in-lieu of taxes, valuation and taxes for community redevelopment projects, consolidated tax districts descriptions and rates, tax rate or levy sheets and any other information required by the Property Tax Administrator.
- **Annual plan of assessment report**-A report that addresses the level, quality and uniformity of assessment, and shall propose actions to be taken for the following years to assure uniform and proportionate assessments and is within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.
- **Personal Property**-Approximately 1600 personal property schedules are processed each year. We mail out of state schedules during the first week of January. Subsequently we send out the rest of the schedules during the middle of March if the people haven't filed yet. After May 1 we go through all of the schedules that aren't in and send out a failure to file notice and penalties applied as required. If a schedule is timely filed, but without a signature, an unsigned notice is sent out. Starting 2014, July 1 will be the deadline for a penalty of 25% for all personal property not timely filed. New for 2016, will be the personal property abstract. These abstracts must be filed on forms provided by the Property Tax Administrator on all locally assessed personal property on or before July 20 of each year. The purpose of the abstract is used for statistical purposes and to determine the compensating exemption factor for an adjustment to personal property value of centrally assessed properties. A personal property tax exemption summary certificate is also filed to compensate counties for taxes lost due to the Personal Property Tax Relief Act.
- **Permissive exemptions**-Approximately 100 permissive exemptions are administered each year. Each application is reviewed and a recommendation is made to the Board of Equalization.
- **Taxable government owned property**-Each year before March 1 the county assessor shall send a notice to the state or to any governmental subdivision if it has property not being used for a public purpose upon which a payment in lieu of taxes is not made. The notice shall inform the state or governmental subdivision that the property will be subject to taxation for property tax purposes.
- **Homestead Exemptions**-Approximately 400 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients with the statutorily required information on February 2 of each year. Every application is examined by the assessor, and except for the income requirements, it is determined whether or not such

application should be approved or rejected. If it is approved, the county assessor marks the same approved and signs the application. If the application is not allowed by reason of not being in conformity to law, the assessor marks the application rejected and states thereon the reason for such rejection and signs the application. All application rejections are notified of such action by mailing a written notice to the applicant at the address shown in the application, which notice is mailed not later than July 31 of each year except in cases of a change in ownership or occupancy from January 1 through August 15 or a late application authorized by the county board, the notice is sent within a reasonable time.

- **Centrally assessed**-All valuations certified by PAD for railroads and public service entities are reviewed, and assessment and tax billing records are established. If any new tax districts or sanitary tax districts have been established, new boundary maps are sent to the central assessed companies. PAD is also informed if there are new tax districts, sanitary improvement districts, etc. Any new towers, railroad tracks, etc., are also reported to PAD.
- **Tax increment financing**-This report includes a copy of the redevelopment plan and any amendments, if not already filed, including the date of the approval of the plan and its boundaries and the total valuation of the real property in the redevelopment project subject to allocation before the project began. In subsequent years, the report indicates by tax year, the total consolidated tax on the property in the redevelopment project and the total amount of ad valorem taxes on property in the redevelopment project paid into a special fund for the payment of principal and interest. Sidney & Potter have seven (11) Tax Increment Financing projects. We also fill out reports sent to us from the City of Sidney & Potter for new valuations on TIF projects.
- **Tax districts and tax rates**-The assessor is responsible for maintaining all real and personal property in the correct tax district. Any tax or school district change requires us to make sure all real and personal property is classified in such. For taxing purposes, we are responsible for making sure all tax rates are correct when we do the billing for taxes at the end of November. Also our grand values in each taxing entity are used to figure tax rates on.
- **Tax lists**-On or before November 22 of each year, the county assessor prepares and certifies the tax list to the county treasurer for real property, personal property and centrally assessed properties.
- **Tax list corrections**-The county assessor prepares tax list correction documents for county board approval. It includes the date, name, address, year corrected, school district, tax district, description of the property and the original tax, the corrected tax, added tax or deducted tax and the reason for the correction.
- **County Board of Equalization**-The county assessor attends all county board of equalization meetings for valuation protests and assembles and provides information for the board so that they may make an informed decision about the protest.
- **TERC appeals**-The assessor prepares information to defend their valuation and attends taxpayer appeal hearings before TERC.
- **TERC statewide equalization**-The assessor attends hearings if it is applicable to the county, defending values, and/or implementing orders of the TERC. If a

county has to raise or lower a class or subclass, an abstract has to be re-certified by June 5 of that year.

- **Education**-The assessor and his/her deputy must have 60 hours of approved continuing education to be eligible to receive approval by the Property Tax Administrator for re-certification. These hours are obtained through workshops, educational classes, and assessor meetings.

Conclusion

The 2018-2019 budget request for the assessor's office is \$305,725. The appraisal budget out of the inheritance fund will include approximately GIS (\$400 for ESRI software, \$6386 for support and \$4944 for online availability) and Stanard Appraisal for \$55,000 for ½ the commercial review and the 11,050 approximate cost for the pick up work contract. It also will include the approximate budget for Pritchard & Abbott for the oil appraisals (\$13,750). This budget will also include the cost of MIPS which will come out of County General.

Respectfully submitted,

Assessor Signature: Sybil Prosser Date: October 31, 2018