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DEPARTMENT OF REVENUE

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

CUMING 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 Cuming 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 Cuming 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: Cherie Kreikemeier, Cuming 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.

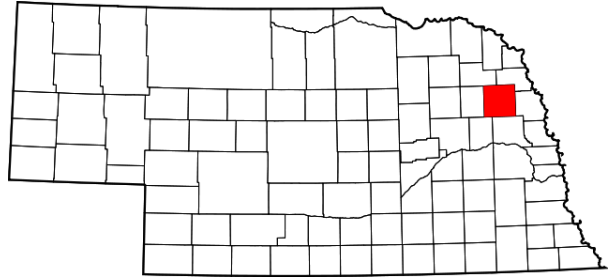
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

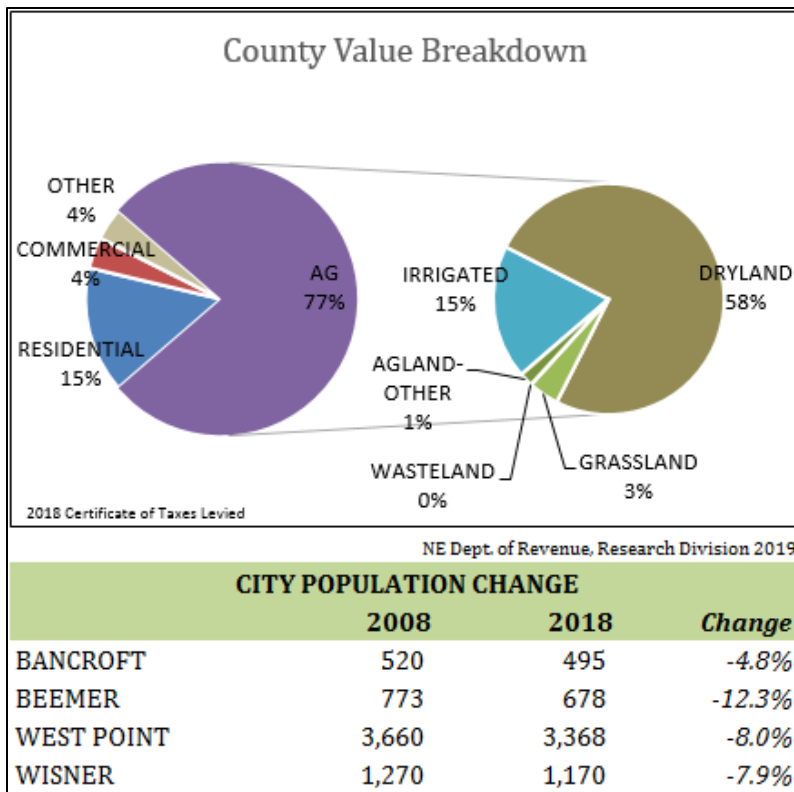
**Further information may be found in Exhibit 94*

County Overview

With a total area of 571 square miles, Cuming County had 9,042 residents, per the Census Bureau Quick Facts for 2017, a 1% population decline from the 2010 U.S. Census. Reports indicated that 68% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$97,432 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cuming County are located in and around West Point, the county seat. According to the latest information available from the U.S. Census Bureau, there were 358 employer establishments with total employment of 2,603.



Agricultural land accounts for three-quarters of the valuation base in the county. Dryland makes up a majority of the land in the county. Cuming County is included in the Lower Elkhorn Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Cuming County ranks second in corn for silage. In value of sales by commodity group and top livestock inventory items, Cuming County ranks first in cattle and calves (USDA AgCensus).

2019 Residential Correlation for Cuming County

Assessment Actions

The county assessor implemented a 2017-cost index and a corresponding market depreciation to the following areas of Valuation Group 1 (West Point), Valuation Group 5 (Bancroft) and Valuation Group 25 (Wisner), for the 2019 assessment year. Additionally, all pick-up work was completed by the county.

Assessment Practice Review

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

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

One of the areas addressed includes sales verification. The review determines if an adequate sample of sales are used and non-qualified sales are explained with proper documentation verifying the sale is not arm's length. The review of Cuming County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The valuation groups were reviewed and the groups defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class.

For residential property, the county continues to meet the six-year inspection and review cycle. The cost tables for the towns of Bancroft, West Point and Wisner are all 2017 and the remainder of the county is 2013.

The Cuming County Assessor is transparent with the valuation practices and has a large amount of documentation to support the assessment actions.

Description of Analysis

The residential parcels are analyzed utilizing six valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	West Point
5	Bancroft
10	Beemer
20	Rural
25	Wisner
30	Hidden Meadows, Cotton

For the residential property class, a review of Cuming County’s statistical analysis profiles 166 residential sales, representing all the valuation groups. All valuation groups with the exception of Valuation Group 30, an extremely small sample size, have measures of central tendency within the acceptable range. The three measures of central tendency are reasonably supportive of each other. The sample has 12 sales under 30,000 that affect the COD and PRD but does not make them unreasonable.

A review of the 2019 County Abstract of Assessment for Real Property, Form 45, Compared with the 2018 Certificate of Taxes Levied Report (CTL) is reflective of the assessment actions.

Equalization and Quality of Assessment

A review of the statistics and the knowledge of the current assessment practices the review suggests that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment for the residential class of property adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	84	95.56	97.22	94.41	12.39	102.98
5	6	93.66	101.20	102.39	15.36	98.84
10	24	96.05	122.55	92.20	39.33	132.92
20	10	93.65	90.14	90.57	08.73	99.53
25	40	92.92	98.41	93.25	19.11	105.53
30	2	83.75	83.75	83.70	00.26	100.06
ALL	166	94.91	100.73	93.50	17.83	107.73

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Cuming County is 95%.

2019 Commercial Correlation for Cuming County

Assessment Actions

The county assessor indicated that economic depreciation changes were implemented to the town of Wisner (part of Valuation Group 2). The remainder of the commercial class had minimal changes with the exception of remodeling or new construction.

Assessment Practice Review

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

The review of the submission of the Real Estate Transfer Statements (Form 521) was completed to ensure the county is submitting all sales. The Form 521s and supplemental data was submitted accurately and timely. An audit of the county's Assessed Value Update (AVU) records showed not errors.

One of the areas addressed includes sales verification. The review determines if an adequate sample of sales are used and non-qualified sales are explained with proper documentation verifying the sale is not arm's-length. The review of Cuming County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

Valuation groups were reviewed to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the commercial property class.

For the commercial class, the county assessor continues to meet the six-year inspection and review cycle. The county has costing dates from 2012 to 2014 for the commercial class of property.

Cuming County has no written valuation methodology. However the county assessor is transparent with the valuation practices and has a large amount of documentation to support the assessment actions.

2019 Commercial Correlation for Cuming County

Description of Analysis

Commercial parcels are analyzed utilizing two valuation groups that are based on the assessor locations in the county.

Valuation Group	Description
1	West Point
2	Bancroft, Beemer, Wisner, Rural

For this study period, there were 30 commercial sales reported for the two valuation groups. There are 19 sales in valuation group 1 and 11 sales in valuation group 2. Valuation group 1 typically constitutes the majority of the commercial sales activity. Valuation Group 2, being a mix of three small towns and the rural commercial, tends to be very diverse. The analysis of the county as a whole reveals only the median measure of central tendency is in the acceptable range.

The overall median was tested by removing outliers on the high and low end. The median did not move significantly indicating the median can be relied upon as a stable statistical measure.

The county reported that new cost dates were implemented in the village of Wisner and economic depreciation was adjusted. Review of the 2019 County Abstract of Assessment, Form 45, Compared with the 2018 Certificate of Taxes Levied Report (CTL), Schedule XII supports the increase to the village of Wisner.

Equalization and Quality of Assessment

The assessment practices were evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods generally produce uniform and proportionate valuations. The quality of assessment of the commercial class of property adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	19	99.67	101.07	87.65	25.59	115.31
2	11	92.93	103.74	87.51	27.20	118.55
____ALL____	30	93.29	102.05	87.64	27.49	116.44

Level of Value

Based on all information available, the level of value for the commercial class of is Cuming County is 93%.

2019 Agricultural Correlation for Cuming County

Assessment Actions

The county assessor has monitored the agricultural land sales and concluded that it was necessary to adjust the market areas for the 2019 assessment. Three GEO codes were moved to better represent the flow of transition areas. GEO code 1539 transitioned into Market Area 1, GEO code 1789 transitioned into Market Area 2 and GEO codes 1825, 1793 and 1823 transitioned to Market area 4.

Assessment Practice Review

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

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

The agricultural land review in Cuming County was determined to be systematic and comprehensive. The current process of verification of land use is through aerial imagery. The review supported that the county has used all available sales for the measurement of agricultural land. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without apparent bias.

The inspection and review cycle for the improvements in the agricultural class is current, the county has had oblique flights of the rural property flown in the fall-spring of 2017 to 2018 to assist in the next review cycle.

Description of Analysis

There are four market areas within Cuming County; Market Areas 1 and 4 are generally the eastern half of the county with the exception of GEO code 1539. Market Area 2 is running from the northeast to the southwest quadrant of the county with Market Area 3 generally being the northwest quadrant. All the market areas are reviewed and within the acceptable parameters.

Another analysis studied the sales that have 80% Majority Land Use (MLU) or more of the acres in a single MLU category. The 80% MLU for dryland makes up 76% of the sold parcels and is within the acceptable parameter in all defined market areas.

A comparison was done with the surrounding counties values, as shown on the Average Acre Value Comparison chart and Cuming County's schedule of values is relatively comparable to the surrounding counties.

2019 Agricultural Correlation for Cuming County

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages. Agricultural improvements are believed to be equalized and assessed at the statutory level.

A review of the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters. The quality of assessment of the agricultural class of property adheres to the generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	7	75.38	75.07	74.20	07.19	101.17
1	1	76.13	76.13	76.13	00.00	100.00
2	3	82.32	80.82	79.28	04.46	101.94
3	1	75.38	75.38	75.38	00.00	100.00
4	2	65.75	65.75	65.75	01.14	100.00
<u>Dry</u>						
County	55	72.57	73.62	71.96	09.80	102.31
1	18	72.14	72.35	70.42	07.36	102.74
2	14	72.52	74.74	71.48	14.38	104.56
3	7	70.62	70.82	72.18	07.36	98.12
4	16	74.71	75.29	73.74	08.90	102.10
<u>Grass</u>						
County	1	86.64	86.64	86.64	00.00	100.00
1	1	86.64	86.64	86.64	00.00	100.00
<u>ALL</u>						
	72	72.59	74.44	71.94	12.18	103.48

Level of Value

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

2019 Opinions of the Property Tax Administrator for Cuming 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	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 5th day of April, 2019.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Cuming County

Residential Real Property - Current

Number of Sales	166	Median	94.91
Total Sales Price	\$19,527,510	Mean	100.73
Total Adj. Sales Price	\$19,527,510	Wgt. Mean	93.50
Total Assessed Value	\$18,258,555	Average Assessed Value of the Base	\$91,085
Avg. Adj. Sales Price	\$117,636	Avg. Assessed Value	\$109,991

Confidence Interval - Current

95% Median C.I	92.52 to 97.40
95% Wgt. Mean C.I	91.24 to 95.77
95% Mean C.I	93.24 to 108.22
% of Value of the Class of all Real Property Value in the County	13.58
% of Records Sold in the Study Period	4.41
% of Value Sold in the Study Period	5.32

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	167	94	93.81
2017	165	94	93.66
2016	198	95	94.55
2015	164	99	98.58

2019 Commission Summary for Cuming County

Commercial Real Property - Current

Number of Sales	30	Median	93.29
Total Sales Price	\$7,417,320	Mean	102.05
Total Adj. Sales Price	\$7,417,320	Wgt. Mean	87.64
Total Assessed Value	\$6,500,225	Average Assessed Value of the Base	\$137,336
Avg. Adj. Sales Price	\$247,244	Avg. Assessed Value	\$216,674

Confidence Interval - Current

95% Median C.I	78.94 to 100.79
95% Wgt. Mean C.I	72.32 to 102.95
95% Mean C.I	84.98 to 119.12
% of Value of the Class of all Real Property Value in the County	3.89
% of Records Sold in the Study Period	4.20
% of Value Sold in the Study Period	6.62

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	36	100	94.98
2017	30	95	94.92
2016	38	95	95.44
2015	27	99	99.08

**20 Cuming
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 : 166
 Total Sales Price : 19,527,510
 Total Adj. Sales Price : 19,527,510
 Total Assessed Value : 18,258,555
 Avg. Adj. Sales Price : 117,636
 Avg. Assessed Value : 109,991

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 101
 COD : 17.83
 PRD : 107.73

COV : 48.90
 STD : 49.26
 Avg. Abs. Dev : 16.92
 MAX Sales Ratio : 667.83
 MIN Sales Ratio : 46.82

95% Median C.I. : 92.52 to 97.40
 95% Wgt. Mean C.I. : 91.24 to 95.77
 95% Mean C.I. : 93.24 to 108.22

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	17	97.21	98.31	90.73	14.27	108.35	70.48	146.25	83.62 to 105.19	106,794	96,899
01-JAN-17 To 31-MAR-17	17	93.56	91.97	92.25	08.59	99.70	65.27	109.37	85.63 to 101.98	137,641	126,968
01-APR-17 To 30-JUN-17	22	104.90	111.78	101.78	19.02	109.83	76.20	197.66	96.26 to 121.14	99,391	101,156
01-JUL-17 To 30-SEP-17	25	92.98	99.12	94.41	16.30	104.99	75.34	188.90	83.68 to 97.43	93,660	88,425
01-OCT-17 To 31-DEC-17	23	99.93	96.53	96.61	07.97	99.92	68.64	113.92	95.25 to 103.22	117,283	113,307
01-JAN-18 To 31-MAR-18	9	93.36	102.43	91.77	18.91	111.62	78.68	200.79	82.75 to 99.21	139,633	128,138
01-APR-18 To 30-JUN-18	23	93.68	119.34	93.58	35.90	127.53	73.64	667.83	90.59 to 99.48	139,157	130,229
01-JUL-18 To 30-SEP-18	30	87.71	88.72	88.43	14.62	100.33	46.82	121.03	80.00 to 97.48	122,973	108,739
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	81	95.87	100.89	94.91	16.14	106.30	65.27	197.66	92.98 to 99.40	107,204	101,751
01-OCT-17 To 30-SEP-18	85	94.62	100.57	92.37	19.30	108.88	46.82	667.83	90.59 to 98.01	127,577	117,844
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	87	96.26	100.24	96.19	14.41	104.21	65.27	197.66	93.64 to 99.99	109,948	105,754
<u>ALL</u>	166	94.91	100.73	93.50	17.83	107.73	46.82	667.83	92.52 to 97.40	117,636	109,991

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	84	95.56	97.22	94.41	12.39	102.98	63.86	197.66	92.52 to 99.38	133,531	126,069
5	6	93.66	101.20	102.39	15.36	98.84	80.00	137.57	80.00 to 137.57	66,750	68,345
10	24	96.05	122.55	92.20	39.33	132.92	46.82	667.83	87.44 to 105.66	92,371	85,167
20	10	93.65	90.14	90.57	08.73	99.53	71.05	102.87	77.63 to 99.96	197,101	178,522
25	40	92.92	98.41	93.25	19.11	105.53	60.53	183.00	83.80 to 102.28	82,113	76,572
30	2	83.75	83.75	83.70	00.26	100.06	83.53	83.96	N/A	219,000	183,300
<u>ALL</u>	166	94.91	100.73	93.50	17.83	107.73	46.82	667.83	92.52 to 97.40	117,636	109,991

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	166	94.91	100.73	93.50	17.83	107.73	46.82	667.83	92.52 to 97.40	117,636	109,991
06											
07											
<u>ALL</u>	166	94.91	100.73	93.50	17.83	107.73	46.82	667.83	92.52 to 97.40	117,636	109,991

**20 Cuming
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 : 166
 Total Sales Price : 19,527,510
 Total Adj. Sales Price : 19,527,510
 Total Assessed Value : 18,258,555
 Avg. Adj. Sales Price : 117,636
 Avg. Assessed Value : 109,991

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 101
 COD : 17.83
 PRD : 107.73

COV : 48.90
 STD : 49.26
 Avg. Abs. Dev : 16.92
 MAX Sales Ratio : 667.83
 MIN Sales Ratio : 46.82

95% Median C.I. : 92.52 to 97.40
 95% Wgt. Mean C.I. : 91.24 to 95.77
 95% Mean C.I. : 93.24 to 108.22

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SALE PRICE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	667.83	667.83	667.83	00.00	100.00	667.83	667.83	N/A	3,000	20,035
Less Than 15,000	3	197.66	323.56	205.35	94.89	157.57	105.19	667.83	N/A	9,033	18,550
Less Than 30,000	12	126.54	179.75	138.87	65.16	129.44	81.59	667.83	87.98 to 197.66	19,842	27,555
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	165	94.84	97.29	93.41	14.29	104.15	46.82	200.79	92.52 to 97.26	118,330	110,536
Greater Than 14,999	163	94.66	96.63	93.35	13.75	103.51	46.82	200.79	92.48 to 97.21	119,634	111,674
Greater Than 29,999	154	94.62	94.57	92.94	11.87	101.75	46.82	149.78	92.45 to 96.48	125,256	116,415
<u>Incremental Ranges</u>											
0 TO 4,999	1	667.83	667.83	667.83	00.00	100.00	667.83	667.83	N/A	3,000	20,035
5,000 TO 14,999	2	151.43	151.43	147.78	30.54	102.47	105.19	197.66	N/A	12,050	17,808
15,000 TO 29,999	9	118.08	131.81	130.33	32.66	101.14	81.59	200.79	85.30 to 188.90	23,444	30,556
30,000 TO 59,999	27	97.43	103.29	102.44	16.25	100.83	68.64	149.78	90.51 to 115.62	46,126	47,251
60,000 TO 99,999	46	95.73	95.96	95.60	09.53	100.38	75.34	137.57	92.45 to 99.52	80,513	76,969
100,000 TO 149,999	39	89.70	89.44	89.44	13.52	100.00	46.82	116.37	83.68 to 98.17	126,397	113,044
150,000 TO 249,999	29	92.17	91.38	91.49	11.59	99.88	70.48	114.17	81.61 to 99.48	194,411	177,860
250,000 TO 499,999	13	96.11	94.03	93.95	04.81	100.09	82.90	99.96	85.32 to 99.38	290,231	272,684
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	166	94.91	100.73	93.50	17.83	107.73	46.82	667.83	92.52 to 97.40	117,636	109,991

**20 Cuming
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 : 30
 Total Sales Price : 7,417,320
 Total Adj. Sales Price : 7,417,320
 Total Assessed Value : 6,500,225
 Avg. Adj. Sales Price : 247,244
 Avg. Assessed Value : 216,674

MEDIAN : 93
 WGT. MEAN : 88
 MEAN : 102
 COD : 27.49
 PRD : 116.44

COV : 44.81
 STD : 45.73
 Avg. Abs. Dev : 25.65
 MAX Sales Ratio : 267.54
 MIN Sales Ratio : 57.26

95% Median C.I. : 78.94 to 100.79
 95% Wgt. Mean C.I. : 72.32 to 102.95
 95% Mean C.I. : 84.98 to 119.12

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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	3	100.79	156.00	122.13	55.52	127.73	99.67	267.54	N/A	34,990	42,735	
01-JAN-16 To 31-MAR-16	4	97.17	94.18	104.44	12.38	90.18	76.06	106.31	N/A	143,750	150,126	
01-APR-16 To 30-JUN-16	2	91.74	91.74	88.51	05.41	103.65	86.78	96.69	N/A	107,250	94,928	
01-JUL-16 To 30-SEP-16												
01-OCT-16 To 31-DEC-16	3	99.74	127.76	117.94	52.33	108.33	63.49	220.05	N/A	88,000	103,785	
01-JAN-17 To 31-MAR-17	3	98.09	101.75	99.28	09.68	102.49	89.33	117.84	N/A	62,000	61,553	
01-APR-17 To 30-JUN-17	2	85.21	85.21	86.89	09.90	98.07	76.77	93.64	N/A	18,750	16,293	
01-JUL-17 To 30-SEP-17	2	85.22	85.22	110.31	32.81	77.26	57.26	113.17	N/A	685,000	755,633	
01-OCT-17 To 31-DEC-17	5	92.93	102.62	77.27	33.81	132.81	61.93	187.74	N/A	116,400	89,947	
01-JAN-18 To 31-MAR-18	2	80.77	80.77	79.60	02.27	101.47	78.94	82.60	N/A	547,625	435,885	
01-APR-18 To 30-JUN-18	3	71.93	83.51	73.89	16.59	113.02	71.40	107.19	N/A	912,667	674,402	
01-JUL-18 To 30-SEP-18	1	78.80	78.80	78.80	00.00	100.00	78.80	78.80	N/A	250,100	197,085	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	9	99.67	114.24	102.69	25.98	111.25	76.06	267.54	86.78 to 106.31	99,386	102,063	
01-OCT-16 To 30-SEP-17	10	95.87	102.94	109.82	28.00	93.74	57.26	220.05	63.49 to 117.84	185,750	203,987	
01-OCT-17 To 30-SEP-18	11	78.94	91.27	75.92	25.07	120.22	61.93	187.74	69.60 to 107.19	424,123	321,981	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	9	96.69	104.83	104.58	25.01	100.24	63.49	220.05	76.06 to 106.31	117,056	122,413	
01-JAN-17 To 31-DEC-17	12	93.29	96.60	100.13	23.54	96.47	57.26	187.74	69.60 to 113.17	181,292	181,520	
<u>ALL</u>	30	93.29	102.05	87.64	27.49	116.44	57.26	267.54	78.94 to 100.79	247,244	216,674	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	19	99.67	101.07	87.65	25.59	115.31	57.26	220.05	76.06 to 106.31	351,964	308,494	
2	11	92.93	103.74	87.51	27.20	118.55	61.93	267.54	71.40 to 107.19	66,364	58,077	
<u>ALL</u>	30	93.29	102.05	87.64	27.49	116.44	57.26	267.54	78.94 to 100.79	247,244	216,674	

**20 Cuming
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 : 30
 Total Sales Price : 7,417,320
 Total Adj. Sales Price : 7,417,320
 Total Assessed Value : 6,500,225
 Avg. Adj. Sales Price : 247,244
 Avg. Assessed Value : 216,674

MEDIAN : 93
 WGT. MEAN : 88
 MEAN : 102
 COD : 27.49
 PRD : 116.44

COV : 44.81
 STD : 45.73
 Avg. Abs. Dev : 25.65
 MAX Sales Ratio : 267.54
 MIN Sales Ratio : 57.26

95% Median C.I. : 78.94 to 100.79
 95% Wgt. Mean C.I. : 72.32 to 102.95
 95% Mean C.I. : 84.98 to 119.12

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	92.45	92.45	92.03	14.76	100.46	78.80	106.10	N/A	242,550	223,213
03	27	93.64	103.88	96.29	28.49	107.88	57.26	267.54	78.94 to 100.91	162,304	156,281
04	1	71.93	71.93	71.93	00.00	100.00	71.93	71.93	N/A	2,550,000	1,834,215
<u>ALL</u>	<u>30</u>	<u>93.29</u>	<u>102.05</u>	<u>87.64</u>	<u>27.49</u>	<u>116.44</u>	<u>57.26</u>	<u>267.54</u>	<u>78.94 to 100.79</u>	<u>247,244</u>	<u>216,674</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	184.17	184.17	212.11	45.27	86.83	100.79	267.54	N/A	10,485	22,240
Less Than 30,000	8	95.87	112.75	107.87	30.33	104.52	76.06	267.54	76.06 to 267.54	17,059	18,401
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	30	93.29	102.05	87.64	27.49	116.44	57.26	267.54	78.94 to 100.79	247,244	216,674
Greater Than 14,999	28	91.13	96.19	87.28	23.00	110.21	57.26	220.05	78.80 to 99.74	264,155	230,562
Greater Than 29,999	22	91.13	98.16	87.26	26.71	112.49	57.26	220.05	71.93 to 106.31	330,948	288,773
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	184.17	184.17	212.11	45.27	86.83	100.79	267.54	N/A	10,485	22,240
15,000 TO 29,999	6	90.94	88.95	88.94	09.46	100.01	76.06	100.91	76.06 to 100.91	19,250	17,122
30,000 TO 59,999	6	94.81	122.05	128.08	48.63	95.29	63.49	220.05	63.49 to 220.05	41,250	52,833
60,000 TO 99,999	3	99.67	91.59	90.89	20.26	100.77	57.26	117.84	N/A	71,333	64,837
100,000 TO 149,999	1	89.33	89.33	89.33	00.00	100.00	89.33	89.33	N/A	110,000	98,260
150,000 TO 249,999	6	93.26	90.72	89.92	14.60	100.89	61.93	107.19	61.93 to 107.19	189,042	169,991
250,000 TO 499,999	3	78.80	84.90	85.74	15.53	99.02	69.60	106.31	N/A	275,033	235,803
500,000 TO 999,999	1	78.94	78.94	78.94	00.00	100.00	78.94	78.94	N/A	900,000	710,495
1,000,000 +	2	92.55	92.55	85.85	22.28	107.80	71.93	113.17	N/A	1,925,000	1,652,700
<u>ALL</u>	<u>30</u>	<u>93.29</u>	<u>102.05</u>	<u>87.64</u>	<u>27.49</u>	<u>116.44</u>	<u>57.26</u>	<u>267.54</u>	<u>78.94 to 100.79</u>	<u>247,244</u>	<u>216,674</u>

20 Cuming
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 : 30
 Total Sales Price : 7,417,320
 Total Adj. Sales Price : 7,417,320
 Total Assessed Value : 6,500,225
 Avg. Adj. Sales Price : 247,244
 Avg. Assessed Value : 216,674

MEDIAN : 93
 WGT. MEAN : 88
 MEAN : 102
 COD : 27.49
 PRD : 116.44

COV : 44.81
 STD : 45.73
 Avg. Abs. Dev : 25.65
 MAX Sales Ratio : 267.54
 MIN Sales Ratio : 57.26

95% Median C.I. : 78.94 to 100.79
 95% Wgt. Mean C.I. : 72.32 to 102.95
 95% Mean C.I. : 84.98 to 119.12

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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	78.80	78.80	78.80	00.00	100.00	78.80	78.80	N/A	250,100	197,085
343	1	113.17	113.17	113.17	00.00	100.00	113.17	113.17	N/A	1,300,000	1,471,185
344	5	107.19	122.07	117.84	20.15	103.59	96.69	187.74	N/A	62,500	73,652
350	1	220.05	220.05	220.05	00.00	100.00	220.05	220.05	N/A	55,000	121,025
352	5	88.23	92.69	94.21	08.26	98.39	82.60	106.10	N/A	156,250	147,206
353	4	95.06	91.51	88.96	12.67	102.87	69.60	106.31	N/A	172,993	153,903
381	1	267.54	267.54	267.54	00.00	100.00	267.54	267.54	N/A	14,000	37,455
386	1	92.93	92.93	92.93	00.00	100.00	92.93	92.93	N/A	30,000	27,880
406	1	93.64	93.64	93.64	00.00	100.00	93.64	93.64	N/A	22,500	21,070
407	1	78.94	78.94	78.94	00.00	100.00	78.94	78.94	N/A	900,000	710,495
426	1	99.67	99.67	99.67	00.00	100.00	99.67	99.67	N/A	84,000	83,725
447	1	71.93	71.93	71.93	00.00	100.00	71.93	71.93	N/A	2,550,000	1,834,215
470	4	69.00	73.34	63.79	19.91	114.97	57.26	98.09	N/A	81,500	51,985
477	1	76.77	76.77	76.77	00.00	100.00	76.77	76.77	N/A	15,000	11,515
528	1	71.40	71.40	71.40	00.00	100.00	71.40	71.40	N/A	35,000	24,990
557	1	63.49	63.49	63.49	00.00	100.00	63.49	63.49	N/A	50,000	31,745
<u>ALL</u>	<u>30</u>	93.29	102.05	87.64	27.49	116.44	57.26	267.54	78.94 to 100.79	247,244	216,674

20 Cuming
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 : 72
Total Sales Price : 55,827,235
Total Adj. Sales Price : 55,827,235
Total Assessed Value : 40,160,495
Avg. Adj. Sales Price : 775,378
Avg. Assessed Value : 557,785

MEDIAN : 73
WGT. MEAN : 72
MEAN : 74
COD : 12.18
PRD : 103.48

COV : 20.38
STD : 15.17
Avg. Abs. Dev : 08.84
MAX Sales Ratio : 170.42
MIN Sales Ratio : 49.72

95% Median C.I. : 71.02 to 75.38
95% Wgt. Mean C.I. : 69.75 to 74.12
95% Mean C.I. : 70.94 to 77.94

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	1	75.00	75.00	75.00	00.00	100.00	75.00	75.00	N/A	682,470	511,860
01-JAN-16 To 31-MAR-16	9	67.97	66.76	67.46	12.73	98.96	53.87	78.96	54.12 to 77.28	801,670	540,844
01-APR-16 To 30-JUN-16	8	71.24	72.93	71.32	09.74	102.26	61.86	86.10	61.86 to 86.10	721,367	514,474
01-JUL-16 To 30-SEP-16	3	74.57	76.28	74.56	04.73	102.31	71.84	82.44	N/A	897,773	669,362
01-OCT-16 To 31-DEC-16	2	82.45	82.45	80.13	08.57	102.90	75.38	89.52	N/A	1,408,109	1,128,255
01-JAN-17 To 31-MAR-17	4	77.85	79.16	76.84	08.02	103.02	72.76	88.17	N/A	807,815	620,725
01-APR-17 To 30-JUN-17	1	170.42	170.42	170.42	00.00	100.00	170.42	170.42	N/A	210,900	359,425
01-JUL-17 To 30-SEP-17	2	63.29	63.29	62.80	03.18	100.78	61.28	65.29	N/A	1,162,500	730,105
01-OCT-17 To 31-DEC-17	10	80.67	80.17	79.56	10.10	100.77	65.87	102.16	66.06 to 90.30	599,469	476,943
01-JAN-18 To 31-MAR-18	14	66.99	67.55	65.22	11.66	103.57	49.72	86.64	60.79 to 76.13	788,382	514,168
01-APR-18 To 30-JUN-18	13	72.57	74.50	74.24	05.99	100.35	65.44	96.71	71.02 to 76.65	656,451	487,367
01-JUL-18 To 30-SEP-18	5	75.82	75.39	71.38	05.16	105.62	66.38	81.85	N/A	1,063,239	758,911
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	21	71.85	70.87	70.31	10.19	100.80	53.87	86.10	65.00 to 77.28	779,131	547,778
01-OCT-16 To 30-SEP-17	9	75.38	86.50	76.42	23.34	113.19	61.28	170.42	65.29 to 89.52	953,708	728,783
01-OCT-17 To 30-SEP-18	42	72.37	73.64	71.56	10.49	102.91	49.72	102.16	70.39 to 76.13	735,288	526,146
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	22	72.06	71.73	71.63	10.84	100.14	53.87	89.52	65.00 to 78.96	840,705	602,181
01-JAN-17 To 31-DEC-17	17	80.11	83.25	77.13	16.91	107.93	61.28	170.42	66.06 to 88.17	691,873	533,645
<u>ALL</u>	72	72.59	74.44	71.94	12.18	103.48	49.72	170.42	71.02 to 75.38	775,378	557,785

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	23	72.57	77.33	72.53	12.94	106.62	61.28	170.42	69.51 to 78.51	649,517	471,127
2	17	74.57	75.81	73.03	13.29	103.81	49.72	102.16	70.39 to 85.57	708,127	517,138
3	10	69.16	70.28	70.72	07.33	99.38	60.79	77.28	65.29 to 76.84	1,155,966	817,557
4	22	72.23	72.24	71.47	12.25	101.08	53.87	96.71	65.00 to 80.11	785,933	561,712
<u>ALL</u>	72	72.59	74.44	71.94	12.18	103.48	49.72	170.42	71.02 to 75.38	775,378	557,785

20 Cuming
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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 Total Sales Price : 55,827,235
 Total Adj. Sales Price : 55,827,235
 Total Assessed Value : 40,160,495
 Avg. Adj. Sales Price : 775,378
 Avg. Assessed Value : 557,785

MEDIAN : 73
 WGT. MEAN : 72
 MEAN : 74
 COD : 12.18
 PRD : 103.48

COV : 20.38
 STD : 15.17
 Avg. Abs. Dev : 08.84
 MAX Sales Ratio : 170.42
 MIN Sales Ratio : 49.72

95% Median C.I. : 71.02 to 75.38
 95% Wgt. Mean C.I. : 69.75 to 74.12
 95% Mean C.I. : 70.94 to 77.94

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	76.13	76.13	76.13	00.00	100.00	76.13	76.13	N/A	513,600	391,020
1	1	76.13	76.13	76.13	00.00	100.00	76.13	76.13	N/A	513,600	391,020
_____Dry_____											
County	46	72.59	74.22	72.46	09.29	102.43	53.28	102.16	71.58 to 76.84	769,263	557,373
1	14	71.99	71.92	69.99	06.76	102.76	61.28	83.33	65.72 to 81.85	752,610	526,725
2	10	75.86	76.75	73.21	13.59	104.84	53.28	102.16	62.34 to 90.30	700,518	512,835
3	6	73.64	72.49	73.33	06.02	98.85	65.87	77.28	65.87 to 77.28	896,342	657,328
4	16	74.71	75.29	73.74	08.90	102.10	61.23	96.71	68.26 to 80.57	779,144	574,544
_____Grass_____											
County	1	86.64	86.64	86.64	00.00	100.00	86.64	86.64	N/A	300,000	259,905
1	1	86.64	86.64	86.64	00.00	100.00	86.64	86.64	N/A	300,000	259,905
_____ALL_____	72	72.59	74.44	71.94	12.18	103.48	49.72	170.42	71.02 to 75.38	775,378	557,785

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	7	75.38	75.07	74.20	07.19	101.17	65.00	85.57	65.00 to 85.57	940,600	697,912
1	1	76.13	76.13	76.13	00.00	100.00	76.13	76.13	N/A	513,600	391,020
2	3	82.32	80.82	79.28	04.46	101.94	74.57	85.57	N/A	795,267	630,522
3	1	75.38	75.38	75.38	00.00	100.00	75.38	75.38	N/A	1,870,398	1,409,825
4	2	65.75	65.75	65.75	01.14	100.00	65.00	66.50	N/A	907,202	596,488
_____Dry_____											
County	55	72.57	73.62	71.96	09.80	102.31	49.72	102.16	71.02 to 76.65	735,584	529,292
1	18	72.14	72.35	70.42	07.36	102.74	61.28	83.33	66.06 to 78.51	689,677	485,698
2	14	72.52	74.74	71.48	14.38	104.56	49.72	102.16	62.34 to 88.17	689,454	492,841
3	7	70.62	70.82	72.18	07.36	98.12	60.79	77.28	60.79 to 77.28	846,323	610,860
4	16	74.71	75.29	73.74	08.90	102.10	61.23	96.71	68.26 to 80.57	779,144	574,544
_____Grass_____											
County	1	86.64	86.64	86.64	00.00	100.00	86.64	86.64	N/A	300,000	259,905
1	1	86.64	86.64	86.64	00.00	100.00	86.64	86.64	N/A	300,000	259,905
_____ALL_____	72	72.59	74.44	71.94	12.18	103.48	49.72	170.42	71.02 to 75.38	775,378	557,785

Cuming County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cuming	1	6347	6351	6009	5964	5498	5504	4649	4552	5885
Burt	1	5565	5615	4992	4945	3896	4225	3740	2549	4537
Thurston	1	6025	6000	5900	5900	5800	5650	4980	4290	5863
Thurston	2	6025	6000	5900	5900	5800	5650	4980	4290	5761
Cuming	2	7037	7031	6676	6615	6162	6148	5192	5224	6608
Colfax	1	6575	6250	6150	6050	5559	5500	5216	4975	5958
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	6241
Stanton	1	5700	5700	5700	5680	5235	4960	4405	4000	5282
Cuming	3	6093	6098	5751	5745	5109	5050	4276	4260	5492
Stanton	1	5700	5700	5700	5680	5235	4960	4405	4000	5282
Thurston	1	6025	6000	5900	5900	5800	5650	4980	4290	5863
Wayne	1	6025	6000	5950	5900	5800	5650	5500	4900	5801
Cuming	4	7876	7902	7395	7356	6617	5990	4942	5702	7081
Burt	2	6940	6905	n/a	6095	5602	5745	4615	3580	6415
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	6241

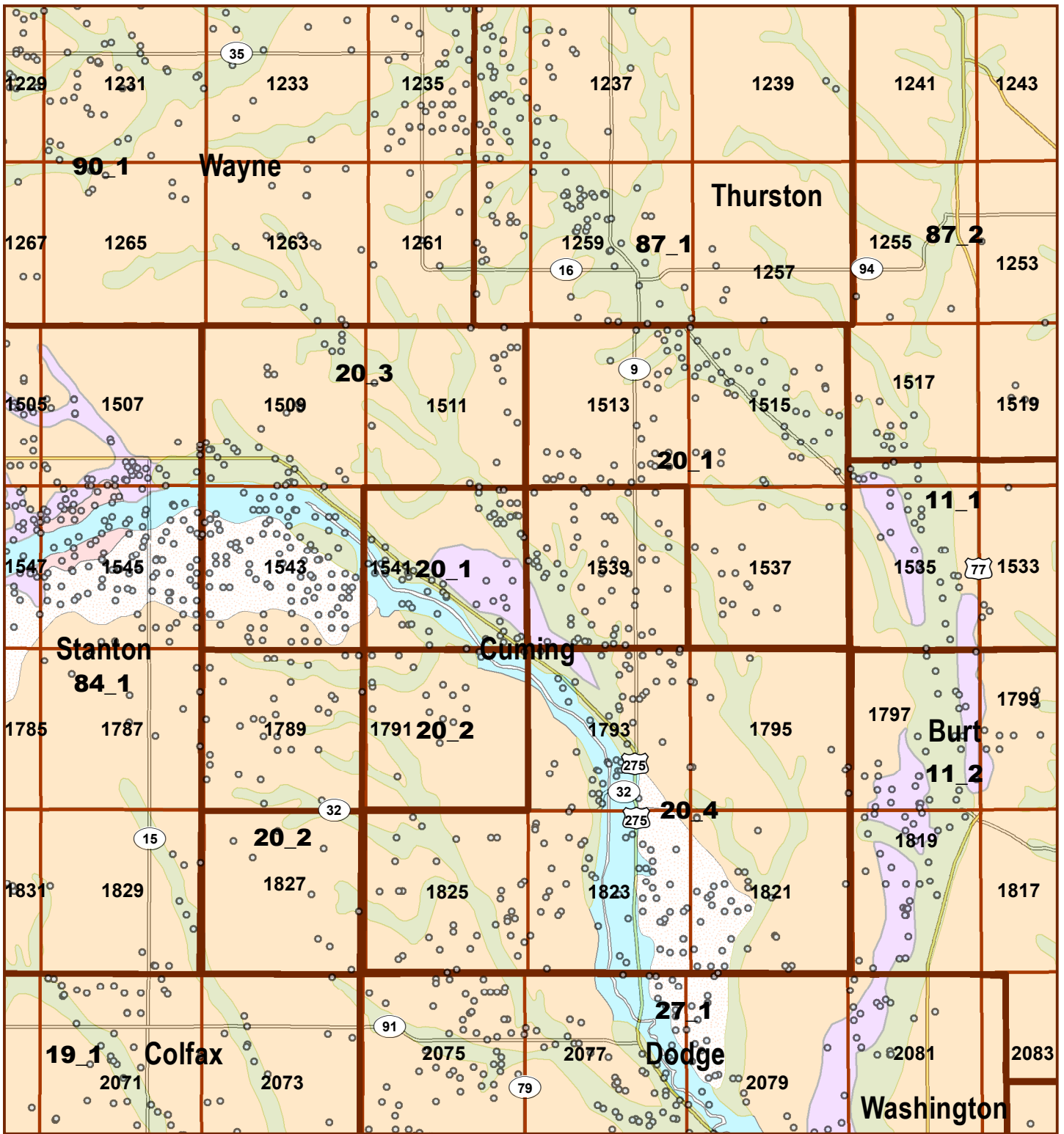
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cuming	1	6021	6025	5670	5663	5172	5173	4305	4310	5486
Burt	1	5411	5215	4474	4635	3905	3900	3540	2436	4258
Thurston	1	5700	5650	5325	5325	5235	5000	4075	3705	5075
Thurston	2	4820	4820	4195	4195	4055	4055	3930	3720	4163
Cuming	2	6724	6724	6335	6333	5835	5833	4895	4895	6132
Colfax	1	5832	5744	5548	5449	5230	5027	4689	4314	5262
Dodge	1	6435	6225	6020	5810	5595	5340	5190	4980	5872
Stanton	1	5060	5060	5060	4830	4129	4117	4030	3800	4406
Cuming	3	5800	5800	5301	5404	4929	4869	3973	4005	5218
Stanton	1	5060	5060	5060	4830	4129	4117	4030	3800	4406
Thurston	1	5700	5650	5325	5325	5235	5000	4075	3705	5075
Wayne	1	5700	5650	5550	5450	5290	4750	4180	3895	5174
Cuming	4	7599	7599	7154	7087	6542	6367	5167	5482	7008
Burt	2	6755	6720	6125	5905	5634	5590	4480	3440	5989
Dodge	1	6435	6225	6020	5810	5595	5340	5190	4980	5872

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cuming	1	2555	2532	2305	2182	1959	1955	1773	1801	2199
Burt	1	2599	2380	1971	1965	1895	1830	1765	1605	1878
Thurston	1	1900	1900	1600	1600	1600	1470	1470	1270	1613
Thurston	2	1765	1765	1545	1545	1325	1325	1325	1325	1424
Cuming	2	2545	2523	2305	2212	1942	1942	1836	1845	2217
Colfax	1	2335	2335	2200	2200	1970	2050	1752	1800	2042
Dodge	1	2460	2460	2355	2355	2245	2245	2140	2140	2292
Stanton	1	2100	2075	2025	1950	1508	1288	1261	1386	1489
Cuming	3	2546	2503	2292	2127	1872	1681	1527	1822	2013
Stanton	1	2100	2075	2025	1950	1508	1288	1261	1386	1489

Thurston	1	1900	1900	1600	1600	1600	1470	1470	1270	1613
Wayne	1	2400	2260	2120	1980	1870	1590	1410	1270	1906
Cuming	4	2548	2528	2293	2138	1941	1881	1584	1871	2081
Burt	2	2740	2526	2155	2080	2015	1975	1910	1770	2117
Dodge	1	2460	2460	2355	2355	2245	2245	2140	2140	2292

County	Mkt Area	CRP	TIMBER	WASTE
Cuming	1	4628	1090	125
Burt	1	2939	n/a	121
Thurston	1	n/a	475	75
Thurston	2	n/a	500	75
Cuming	2	5189	1103	125
Colfax	1	4680	1479	150
Dodge	1	3210	n/a	167
Stanton	1	2882	190	190
Cuming	3	3909	1059	125
Stanton	1	2882	190	190
Thurston	1	n/a	475	75
Wayne	1	4948	n/a	200
Cuming	4	5487	1059	330
Burt	2	3108	n/a	150
Dodge	1	3210	n/a	167

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.



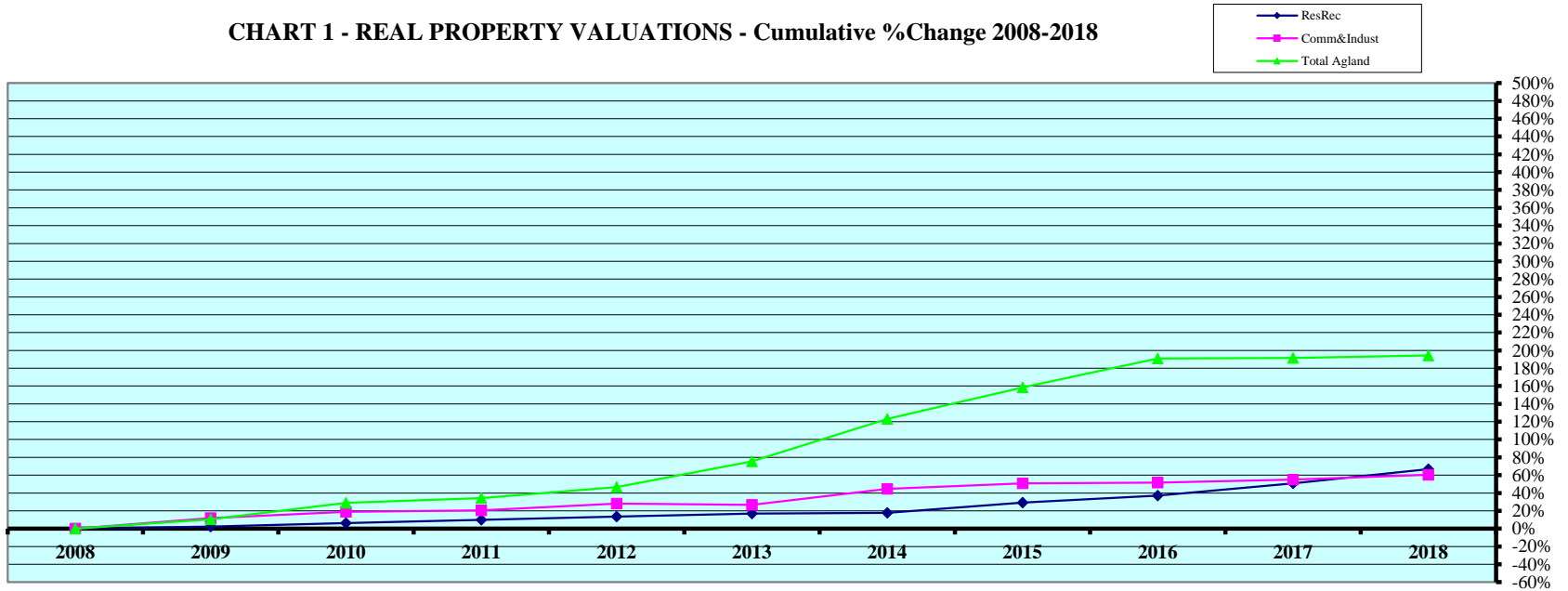
Legend

- Irrigation Wells
- 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 subsols 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
- Major Roads

Cuming 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	185,791,355	--	--	--	59,855,520	--	--	--	675,301,420	--	--	--
2009	190,198,355	4,407,000	2.37%	2.37%	66,980,710	7,125,190	11.90%	11.90%	746,135,150	70,833,730	10.49%	10.49%
2010	197,241,775	7,043,420	3.70%	6.16%	71,139,075	4,158,365	6.21%	18.85%	871,418,035	125,282,885	16.79%	29.04%
2011	204,030,205	6,788,430	3.44%	9.82%	72,126,005	986,930	1.39%	20.50%	906,813,610	35,395,575	4.06%	34.28%
2012	210,868,180	6,837,975	3.35%	13.50%	76,715,335	4,589,330	6.36%	28.17%	990,834,990	84,021,380	9.27%	46.72%
2013	217,318,670	6,450,490	3.06%	16.97%	75,807,860	-907,475	-1.18%	26.65%	1,184,869,090	194,034,100	19.58%	75.46%
2014	218,741,650	1,422,980	0.65%	17.74%	86,586,125	10,778,265	14.22%	44.66%	1,506,400,210	321,531,120	27.14%	123.07%
2015	239,936,930	21,195,280	9.69%	29.14%	90,340,505	3,754,380	4.34%	50.93%	1,744,875,475	238,475,265	15.83%	158.38%
2016	254,755,285	14,818,355	6.18%	37.12%	90,701,400	360,895	0.40%	51.53%	1,965,208,125	220,332,650	12.63%	191.01%
2017	280,080,655	25,325,370	9.94%	50.75%	92,759,740	2,058,340	2.27%	54.97%	1,969,405,680	4,197,555	0.21%	191.63%
2018	309,811,300	29,730,645	10.62%	66.75%	96,025,975	3,266,235	3.52%	60.43%	1,987,781,605	18,375,925	0.93%	194.35%

Rate Annual %chg: Residential & Recreational **5.25%** Commercial & Industrial **4.84%** Agricultural Land **11.40%**

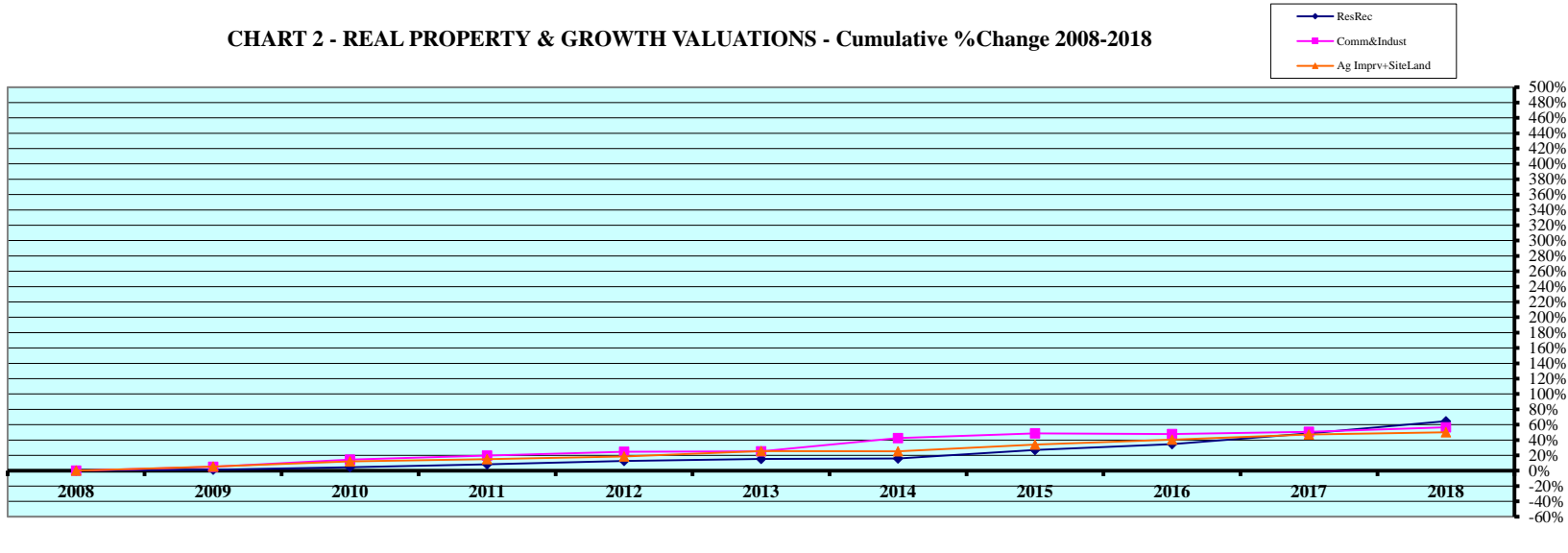
Cnty# **20**
County **CUMING**

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	185,791,355	2,438,955	1.31%	183,352,400	--	--	59,855,520	160,530	0.27%	59,694,990	--	--	
2009	190,198,355	1,839,565	0.97%	188,358,790	1.38%	1.38%	66,980,710	4,081,230	6.09%	62,899,480	5.09%	5.09%	
2010	197,241,775	2,893,415	1.47%	194,348,360	2.18%	4.61%	71,139,075	2,577,015	3.62%	68,562,060	2.36%	14.55%	
2011	204,030,205	2,644,505	1.30%	201,385,700	2.10%	8.39%	72,126,005	398,170	0.55%	71,727,835	0.83%	19.83%	
2012	210,868,180	1,353,955	0.64%	209,514,225	2.69%	12.77%	76,715,335	2,150,755	2.80%	74,564,580	3.38%	24.57%	
2013	217,318,670	2,880,095	1.33%	214,438,575	1.69%	15.42%	75,807,860	748,610	0.99%	75,059,250	-2.16%	25.40%	
2014	218,741,650	3,448,665	1.58%	215,292,985	-0.93%	15.88%	86,586,125	1,255,500	1.45%	85,330,625	12.56%	42.56%	
2015	239,936,930	3,718,055	1.55%	236,218,875	7.99%	27.14%	90,340,505	1,409,905	1.56%	88,930,600	2.71%	48.58%	
2016	254,755,285	4,626,275	1.82%	250,129,010	4.25%	34.63%	90,701,400	2,311,325	2.55%	88,390,075	-2.16%	47.67%	
2017	280,080,655	3,877,793	1.38%	276,202,862	8.42%	48.66%	92,759,740	2,640,455	2.85%	90,119,285	-0.64%	50.56%	
2018	309,811,300	4,048,010	1.31%	305,763,290	9.17%	64.57%	96,025,975	2,300,368	2.40%	93,725,607	1.04%	56.59%	
Rate Ann%chg	5.25%					3.89%	4.84%					C & I w/o growth	2.30%

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	62,542,895	52,233,160	114,776,055	4,001,910	3.49%	110,774,145	--	--	
2009	66,624,985	57,269,950	123,894,935	2,813,910	2.27%	121,081,025	5.49%	5.49%	
2010	66,148,705	65,205,935	131,354,640	2,712,855	2.07%	128,641,785	3.83%	12.08%	
2011	66,046,140	68,910,145	134,956,285	2,781,410	2.06%	132,174,875	0.62%	15.16%	
2012	65,965,550	75,521,655	141,487,205	5,560,460	3.93%	135,926,745	0.72%	18.43%	
2013	69,367,150	79,593,965	148,961,115	4,931,875	3.31%	144,029,240	1.80%	25.49%	
2014	70,753,825	78,420,650	149,174,475	5,388,815	3.61%	143,785,660	-3.47%	25.27%	
2015	72,755,790	85,481,891	158,237,681	4,420,965	2.79%	153,816,716	3.11%	34.01%	
2016	74,833,835	92,713,960	167,547,795	6,428,007	3.84%	161,119,788	1.82%	40.38%	
2017	78,645,575	94,547,708	173,193,283	4,331,595	2.50%	168,861,688	0.78%	47.12%	
2018	76,494,970	100,049,241	176,544,211	4,286,710	2.43%	172,257,501	-0.54%	50.08%	
Rate Ann%chg	2.03%	6.72%	4.40%	Ag Imprv+Site w/o growth			1.42%		

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

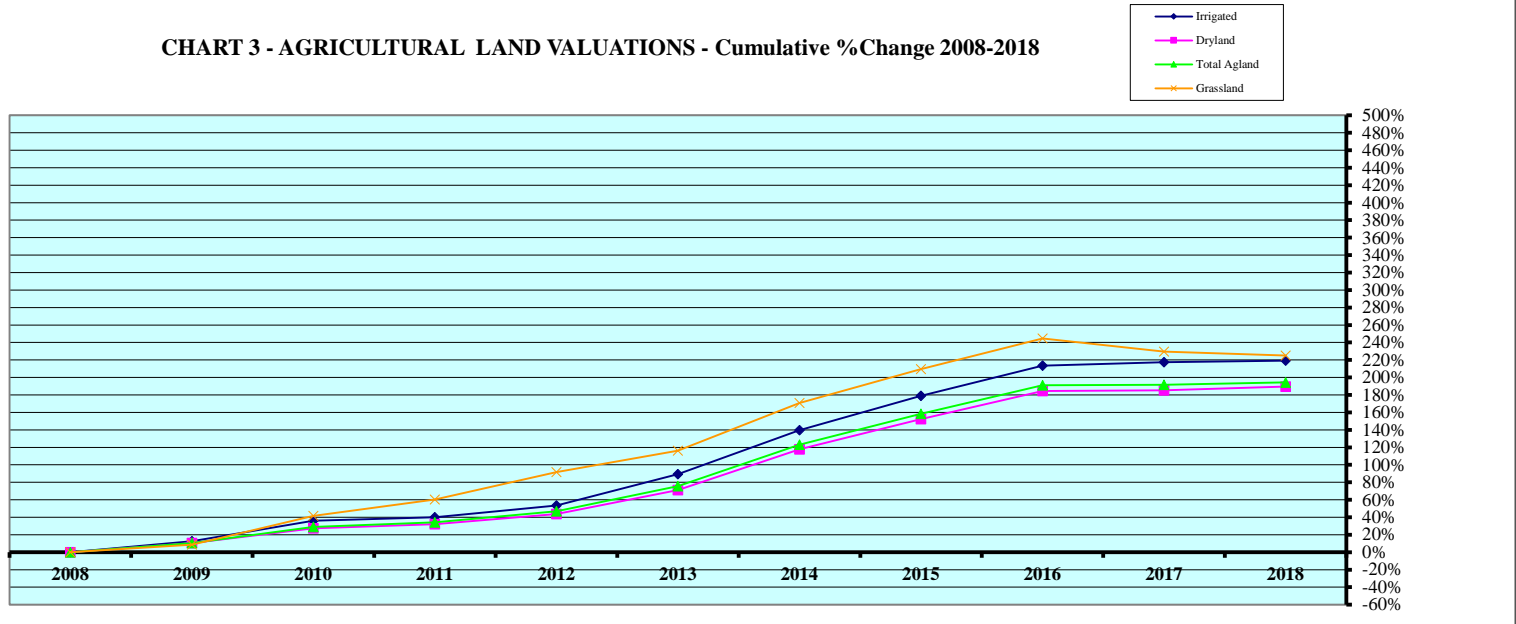
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	20
County	CUMING

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	117,143,710	--	--	--	514,765,840	--	--	--	26,195,785	--	--	--
2009	131,726,750	14,583,040	12.45%	12.45%	568,177,690	53,411,850	10.38%	10.38%	28,469,035	2,273,250	8.68%	8.68%
2010	159,257,145	27,530,395	20.90%	35.95%	655,422,125	87,244,435	15.36%	27.32%	37,074,455	8,605,420	30.23%	41.53%
2011	163,920,500	4,663,355	2.93%	39.93%	679,220,225	23,798,100	3.63%	31.95%	42,020,090	4,945,635	13.34%	60.41%
2012	179,836,855	15,916,355	9.71%	53.52%	739,617,575	60,397,350	8.89%	43.68%	50,189,135	8,169,045	19.44%	91.59%
2013	221,626,350	41,789,495	23.24%	89.19%	880,822,595	141,205,020	19.09%	71.11%	56,633,635	6,444,500	12.84%	116.19%
2014	280,662,790	59,036,440	26.64%	139.59%	1,121,166,815	240,344,220	27.29%	117.80%	70,903,360	14,269,725	25.20%	170.67%
2015	326,758,805	46,096,015	16.42%	178.94%	1,298,139,075	176,972,260	15.78%	152.18%	81,094,900	10,191,540	14.37%	209.57%
2016	367,158,455	40,399,650	12.36%	213.43%	1,463,949,045	165,809,970	12.77%	184.39%	90,270,145	9,175,245	11.31%	244.60%
2017	371,733,425	4,574,970	1.25%	217.33%	1,469,003,485	5,054,440	0.35%	185.37%	86,327,020	-3,943,125	-4.37%	229.55%
2018	373,925,095	2,191,670	0.59%	219.20%	1,490,493,685	21,490,200	1.46%	189.55%	85,184,055	-1,142,965	-1.32%	225.18%

Rate Ann.%chg: Irrigated 12.31% Dryland 11.22% Grassland 12.52%

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	3,371,400	--	--	--	13,824,685	--	--	--	675,301,420	--	--	--
2009	3,764,835	393,435	11.67%	11.67%	13,996,840	172,155	1.25%	1.25%	746,135,150	70,833,730	10.49%	10.49%
2010	3,788,625	23,790	0.63%	12.38%	15,875,685	1,878,845	13.42%	14.84%	871,418,035	125,282,885	16.79%	29.04%
2011	2,815,445	-973,180	-25.69%	-16.49%	18,837,350	2,961,665	18.66%	36.26%	906,813,610	35,395,575	4.06%	34.28%
2012	1,795,480	-1,019,965	-36.23%	-46.74%	19,395,945	558,595	2.97%	40.30%	990,834,990	84,021,380	9.27%	46.72%
2013	2,340,825	545,345	30.37%	-30.57%	23,445,685	4,049,740	20.88%	69.59%	1,184,869,090	194,034,100	19.58%	75.46%
2014	675,940	-1,664,885	-71.12%	-79.95%	32,991,305	9,545,620	40.71%	138.64%	1,506,400,210	321,531,120	27.14%	123.07%
2015	835,390	159,450	23.59%	-75.22%	38,047,305	5,056,000	15.33%	175.21%	1,744,875,475	238,475,265	15.83%	158.38%
2016	435,170	-400,220	-47.91%	-87.09%	43,395,310	5,348,005	14.06%	213.90%	1,965,208,125	220,332,650	12.63%	191.01%
2017	548,850	113,680	26.12%	-83.72%	41,792,900	-1,602,410	-3.69%	202.31%	1,969,405,680	4,197,555	0.21%	191.63%
2018	550,185	1,335	0.24%	-83.68%	37,628,585	-4,164,315	-9.96%	172.18%	1,987,781,605	18,375,925	0.93%	194.35%

Cnty# 20
County CUMING

Rate Ann.%chg: Total Agric Land 11.40%

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	116,389,710	50,517	2,304			516,396,490	250,990	2,057			25,950,675	29,368	884		
2009	130,652,015	51,866	2,519	9.34%	9.34%	568,817,325	249,125	2,283	10.98%	10.98%	28,531,575	29,752	959	8.52%	8.52%
2010	158,601,255	53,327	2,974	18.06%	29.09%	657,405,635	247,005	2,662	16.57%	29.36%	37,059,635	31,016	1,195	24.60%	35.22%
2011	163,386,750	53,836	3,035	2.04%	31.72%	684,797,490	244,773	2,798	5.12%	35.98%	39,394,950	34,211	1,152	-3.62%	30.32%
2012	179,469,435	54,628	3,285	8.25%	42.59%	740,907,085	241,958	3,062	9.45%	48.83%	50,322,580	37,967	1,325	15.10%	49.99%
2013	221,096,955	55,581	3,978	21.08%	72.66%	880,999,780	241,249	3,652	19.26%	77.49%	56,931,945	37,196	1,531	15.48%	73.21%
2014	280,201,815	56,090	4,996	25.58%	116.83%	1,121,176,220	240,793	4,656	27.50%	126.31%	71,129,090	35,837	1,985	29.68%	124.62%
2015	325,561,860	56,579	5,754	15.18%	149.75%	1,296,117,995	240,134	5,397	15.92%	162.34%	81,634,380	35,488	2,300	15.90%	160.32%
2016	366,612,520	57,056	6,425	11.67%	178.89%	1,465,201,170	240,355	6,096	12.94%	196.29%	90,488,870	35,301	2,563	11.43%	190.09%
2017	371,295,115	57,400	6,469	0.67%	180.76%	1,468,587,715	239,613	6,129	0.54%	197.89%	87,024,505	34,141	2,549	-0.56%	188.46%
2018	373,016,445	57,535	6,483	0.23%	181.39%	1,491,561,895	239,590	6,225	1.57%	202.58%	85,002,675	33,855	2,511	-1.50%	184.14%

Rate Annual %chg Average Value/Acre: 10.90%

11.71%

11.01%

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	3,429,200	11,430	300			13,586,745	4,941	2,750			675,752,820	347,246	1,946		
2009	3,873,480	11,066	350	16.67%	16.67%	13,733,670	5,018	2,737	-0.49%	-0.49%	745,608,065	346,828	2,150	10.47%	10.47%
2010	3,838,705	9,597	400	14.28%	33.33%	15,464,470	5,292	2,922	6.79%	6.27%	872,369,700	346,236	2,520	17.20%	29.47%
2011	2,884,020	7,150	403	0.84%	34.45%	18,414,345	5,287	3,483	19.18%	26.65%	908,877,555	345,257	2,632	4.48%	35.27%
2012	1,389,280	4,429	314	-22.23%	4.56%	18,758,310	5,386	3,483	0.00%	26.65%	990,846,690	344,368	2,877	9.30%	47.85%
2013	2,353,110	4,486	525	67.21%	74.83%	22,881,605	5,624	4,069	16.81%	47.95%	1,184,263,395	344,137	3,441	19.60%	76.83%
2014	678,550	3,581	189	-63.87%	-36.84%	32,976,315	9,910	3,328	-18.21%	21.00%	1,506,161,990	346,211	4,350	26.42%	123.55%
2015	833,730	3,667	227	20.00%	-24.21%	37,872,715	9,782	3,872	16.34%	40.78%	1,742,020,680	345,651	5,040	15.85%	158.98%
2016	861,255	3,567	241	6.19%	-19.51%	43,381,905	9,828	4,414	14.02%	60.51%	1,966,545,720	346,107	5,682	12.74%	191.97%
2017	548,505	3,445	159	-34.06%	-46.93%	42,208,820	9,540	4,425	0.24%	60.89%	1,969,664,660	344,138	5,723	0.73%	194.11%
2018	548,345	3,444	159	0.00%	-46.92%	37,739,510	9,349	4,037	-8.77%	46.79%	1,987,868,870	343,773	5,782	1.03%	197.14%

20
CUMING

Rate Annual %chg Average Value/Acre: 11.51%

(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
9,139	CUMING	103,144,894	6,535,669	1,594,528	302,357,190	81,316,395	14,709,580	7,454,110	1,987,781,605	76,494,970	100,049,241	0	2,681,438,182
cnty sectorvalue % of total value:		3.85%	0.24%	0.06%	11.28%	3.03%	0.55%	0.28%	74.13%	2.85%	3.73%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
495	BANCROFT	407,648	247,062	17,203	13,486,175	3,263,115	0	0	0	0	0	0	17,421,203
5.42%	%sector of county sector	0.40%	3.78%	1.08%	4.46%	4.01%							0.65%
	%sector of municipality	2.34%	1.42%	0.10%	77.41%	18.73%							100.00%
678	BEEEMER	1,106,896	267,644	16,778	17,701,310	4,694,835	0	0	0	0	0	0	23,787,463
7.42%	%sector of county sector	1.07%	4.10%	1.05%	5.85%	5.77%							0.89%
	%sector of municipality	4.65%	1.13%	0.07%	74.41%	19.74%							100.00%
3,368	WEST POINT	9,715,153	1,342,384	423,269	139,894,245	47,348,585	5,806,115	0	0	0	0	0	204,529,751
36.85%	%sector of county sector	9.42%	20.54%	26.55%	46.27%	58.23%	39.47%						7.63%
	%sector of municipality	4.75%	0.66%	0.21%	68.40%	23.15%	2.84%						100.00%
1,170	WISNER	1,639,290	706,977	57,692	43,645,615	9,341,050	0	0	0	0	0	0	55,390,624
12.80%	%sector of county sector	1.59%	10.82%	3.62%	14.44%	11.49%							2.07%
	%sector of municipality	2.96%	1.28%	0.10%	78.80%	16.86%							100.00%
5,711	Total Municipalities	12,868,987	2,564,067	514,942	214,727,345	64,647,585	5,806,115	0	0	0	0	0	301,129,041
62.49%	%all municip.sectors of cnty	12.48%	39.23%	32.29%	71.02%	79.50%	39.47%						11.23%

20 CUMING

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

CHART 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 9,016

Value : 2,527,129,725

Growth 9,404,029

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	310	3,785,105	70	5,587,085	421	11,302,155	801	20,674,345	
02. Res Improve Land	2,295	23,929,735	74	1,733,540	444	9,138,020	2,813	34,801,295	
03. Res Improvements	2,331	209,492,575	89	14,040,155	478	56,652,425	2,898	280,185,155	
04. Res Total	2,641	237,207,415	159	21,360,780	899	77,092,600	3,699	335,660,795	3,649,836
% of Res Total	71.40	70.67	4.30	6.36	24.30	22.97	41.03	13.28	38.81
05. Com UnImp Land	129	1,803,195	7	368,015	14	1,435,075	150	3,606,285	
06. Com Improve Land	498	8,556,515	17	1,327,255	21	1,444,075	536	11,327,845	
07. Com Improvements	509	55,286,760	18	8,018,960	29	3,922,595	556	67,228,315	
08. Com Total	638	65,646,470	25	9,714,230	43	6,801,745	706	82,162,445	1,064,830
% of Com Total	90.37	79.90	3.54	11.82	6.09	8.28	7.83	3.25	11.32
09. Ind UnImp Land	2	21,685	0	0	0	0	2	21,685	
10. Ind Improve Land	6	356,695	1	669,060	0	0	7	1,025,755	
11. Ind Improvements	6	6,752,495	1	8,232,805	0	0	7	14,985,300	
12. Ind Total	8	7,130,875	1	8,901,865	0	0	9	16,032,740	600,130
% of Ind Total	88.89	44.48	11.11	55.52	0.00	0.00	0.10	0.63	6.38
13. Rec UnImp Land	0	0	1	12,290	25	1,266,650	26	1,278,940	
14. Rec Improve Land	0	0	2	143,375	18	4,372,400	20	4,515,775	
15. Rec Improvements	0	0	2	17,520	40	1,643,860	42	1,661,380	
16. Rec Total	0	0	3	173,185	65	7,282,910	68	7,456,095	0
% of Rec Total	0.00	0.00	4.41	2.32	95.59	97.68	0.75	0.30	0.00
Res & Rec Total	2,641	237,207,415	162	21,533,965	964	84,375,510	3,767	343,116,890	3,649,836
% of Res & Rec Total	70.11	69.13	4.30	6.28	25.59	24.59	41.78	13.58	38.81
Com & Ind Total	646	72,777,345	26	18,616,095	43	6,801,745	715	98,195,185	1,664,960
% of Com & Ind Total	90.35	74.11	3.64	18.96	6.01	6.93	7.93	3.89	17.70

17. Taxable Total	3,287	309,984,760	188	40,150,060	1,007	91,177,255	4,482	441,312,075	5,314,796
% of Taxable Total	73.34	70.24	4.19	9.10	22.47	20.66	49.71	17.46	56.52

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	20	846,365	7,106,425	0	0	0
20. Industrial	1	3,200	658,450	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	20	846,365	7,106,425
20. Industrial	0	0	0	1	3,200	658,450
21. Other	0	0	0	0	0	0
22. Total Sch II				21	849,565	7,764,875

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	251	0	19	270

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	3	406,415	3,263	1,386,944,245	3,266	1,387,350,660
28. Ag-Improved Land	0	0	4	995,490	1,163	560,066,775	1,167	561,062,265
29. Ag Improvements	0	0	4	292,670	1,264	137,112,055	1,268	137,404,725

30. Ag Total				4,534	2,085,817,650
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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	33,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	267,510	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	4	9.49	90,155	
37. FarmSite Improvements	0	0.00	0	4	0.00	25,160	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	2	1.58	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	23	23.00	366,300	23	23.00	366,300	
32. HomeSite Improv Land	801	816.00	12,769,850	803	818.00	12,802,850	
33. HomeSite Improvements	810	0.00	57,703,630	812	0.00	57,971,140	646,385
34. HomeSite Total				835	841.00	71,140,290	
35. FarmSite UnImp Land	62	90.16	742,825	62	90.16	742,825	
36. FarmSite Improv Land	1,110	2,663.81	21,582,910	1,114	2,673.30	21,673,065	
37. FarmSite Improvements	1,231	0.00	79,408,425	1,235	0.00	79,433,585	3,442,848
38. FarmSite Total				1,297	2,763.46	101,849,475	
39. Road & Ditches	3,635	7,231.99	0	3,637	7,233.57	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,132	10,838.03	172,989,765	4,089,233

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	1	121.69	230,115	1	121.69	230,115

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	35	1,515.00	6,501,570	35	1,515.00	6,501,570
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	3,242.63	17.26%	20,582,385	18.62%	6,347.44
46. 1A	4,396.19	23.40%	27,921,525	25.26%	6,351.30
47. 2A1	228.31	1.22%	1,371,930	1.24%	6,009.07
48. 2A	4,600.85	24.49%	27,437,500	24.82%	5,963.57
49. 3A1	1,527.63	8.13%	8,398,840	7.60%	5,497.95
50. 3A	3,021.83	16.09%	16,633,450	15.05%	5,504.43
51. 4A1	1,718.33	9.15%	7,988,020	7.23%	4,648.71
52. 4A	49.02	0.26%	223,130	0.20%	4,551.82
53. Total	18,784.79	100.00%	110,556,780	100.00%	5,885.44
Dry					
54. 1D1	8,709.87	11.09%	52,442,465	12.17%	6,021.04
55. 1D	23,267.73	29.62%	140,178,465	32.53%	6,024.59
56. 2D1	1,874.07	2.39%	10,626,010	2.47%	5,670.02
57. 2D	7,506.51	9.56%	42,508,870	9.86%	5,662.93
58. 3D1	9,005.20	11.46%	46,578,600	10.81%	5,172.41
59. 3D	19,888.53	25.32%	102,884,050	23.87%	5,173.03
60. 4D1	8,162.13	10.39%	35,141,110	8.15%	4,305.38
61. 4D	132.68	0.17%	571,860	0.13%	4,310.07
62. Total	78,546.72	100.00%	430,931,430	100.00%	5,486.31
Grass					
63. 1G1	434.81	5.68%	1,085,130	6.27%	2,495.64
64. 1G	1,491.42	19.47%	4,030,550	23.29%	2,702.49
65. 2G1	400.05	5.22%	1,004,295	5.80%	2,510.42
66. 2G	2,669.47	34.84%	6,371,230	36.81%	2,386.70
67. 3G1	478.40	6.24%	916,230	5.29%	1,915.20
68. 3G	993.73	12.97%	2,059,225	11.90%	2,072.22
69. 4G1	441.64	5.76%	903,825	5.22%	2,046.52
70. 4G	751.56	9.81%	938,835	5.42%	1,249.18
71. Total	7,661.08	100.00%	17,309,320	100.00%	2,259.38
Irrigated Total					
Irrigated Total	18,784.79	17.28%	110,556,780	19.43%	5,885.44
Dry Total					
Dry Total	78,546.72	72.26%	430,931,430	75.75%	5,486.31
Grass Total					
Grass Total	7,661.08	7.05%	17,309,320	3.04%	2,259.38
72. Waste	1,096.33	1.01%	137,440	0.02%	125.36
73. Other	2,611.53	2.40%	9,975,380	1.75%	3,819.75
74. Exempt	0.46	0.00%	0	0.00%	0.00
75. Market Area Total	108,700.45	100.00%	568,910,350	100.00%	5,233.74

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,493.03	15.62%	10,506,835	16.64%	7,037.26
46. 1A	3,040.97	31.82%	21,381,755	33.86%	7,031.23
47. 2A1	289.35	3.03%	1,931,755	3.06%	6,676.19
48. 2A	1,191.45	12.47%	7,881,730	12.48%	6,615.24
49. 3A1	1,120.51	11.73%	6,904,095	10.93%	6,161.56
50. 3A	2,057.62	21.53%	12,651,155	20.04%	6,148.44
51. 4A1	361.81	3.79%	1,878,405	2.97%	5,191.69
52. 4A	1.34	0.01%	7,000	0.01%	5,223.88
53. Total	9,556.08	100.00%	63,142,730	100.00%	6,607.60
Dry					
54. 1D1	5,254.40	10.79%	35,329,240	11.83%	6,723.74
55. 1D	15,656.10	32.16%	105,272,350	35.26%	6,724.05
56. 2D1	1,020.58	2.10%	6,465,395	2.17%	6,335.02
57. 2D	2,313.11	4.75%	14,649,870	4.91%	6,333.41
58. 3D1	6,117.85	12.57%	35,697,600	11.96%	5,834.99
59. 3D	12,221.29	25.10%	71,283,800	23.87%	5,832.76
60. 4D1	5,996.08	12.31%	29,350,805	9.83%	4,895.00
61. 4D	109.93	0.23%	538,105	0.18%	4,894.98
62. Total	48,689.34	100.00%	298,587,165	100.00%	6,132.50
Grass					
63. 1G1	235.07	3.97%	648,750	4.58%	2,759.82
64. 1G	1,483.69	25.06%	4,161,895	29.36%	2,805.10
65. 2G1	369.49	6.24%	891,575	6.29%	2,412.99
66. 2G	1,764.93	29.81%	4,281,460	30.20%	2,425.85
67. 3G1	377.59	6.38%	815,400	5.75%	2,159.49
68. 3G	639.17	10.79%	1,512,540	10.67%	2,366.41
69. 4G1	645.99	10.91%	1,290,930	9.11%	1,998.37
70. 4G	405.15	6.84%	572,935	4.04%	1,414.13
71. Total	5,921.08	100.00%	14,175,485	100.00%	2,394.07
Irrigated Total					
	9,556.08	14.51%	63,142,730	16.58%	6,607.60
Dry Total					
	48,689.34	73.94%	298,587,165	78.39%	6,132.50
Grass Total					
	5,921.08	8.99%	14,175,485	3.72%	2,394.07
72. Waste	508.51	0.77%	63,775	0.02%	125.42
73. Other	1,175.91	1.79%	4,916,895	1.29%	4,181.35
74. Exempt	0.47	0.00%	0	0.00%	0.00
75. Market Area Total	65,850.92	100.00%	380,886,050	100.00%	5,784.07

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	929.68	6.93%	5,664,575	7.69%	6,093.04
46. 1A	2,327.21	17.35%	14,191,030	19.27%	6,097.87
47. 2A1	142.65	1.06%	820,365	1.11%	5,750.89
48. 2A	4,102.02	30.59%	23,566,740	32.00%	5,745.15
49. 3A1	1,028.64	7.67%	5,255,140	7.14%	5,108.82
50. 3A	4,237.20	31.59%	21,398,165	29.05%	5,050.07
51. 4A1	619.69	4.62%	2,649,990	3.60%	4,276.32
52. 4A	24.62	0.18%	104,875	0.14%	4,259.75
53. Total	13,411.71	100.00%	73,650,880	100.00%	5,491.54
Dry					
54. 1D1	2,974.97	7.09%	17,254,800	7.89%	5,799.99
55. 1D	10,517.46	25.08%	60,996,090	27.88%	5,799.51
56. 2D1	826.87	1.97%	4,383,550	2.00%	5,301.38
57. 2D	6,538.91	15.59%	35,333,275	16.15%	5,403.54
58. 3D1	4,211.44	10.04%	20,759,100	9.49%	4,929.22
59. 3D	14,572.26	34.75%	70,953,100	32.43%	4,869.05
60. 4D1	2,115.64	5.05%	8,406,420	3.84%	3,973.46
61. 4D	176.44	0.42%	706,585	0.32%	4,004.68
62. Total	41,933.99	100.00%	218,792,920	100.00%	5,217.56
Grass					
63. 1G1	44.76	0.70%	120,325	0.90%	2,688.23
64. 1G	758.28	11.89%	2,229,515	16.61%	2,940.23
65. 2G1	466.55	7.32%	1,015,515	7.56%	2,176.65
66. 2G	1,962.73	30.78%	4,335,380	32.29%	2,208.85
67. 3G1	385.40	6.04%	818,840	6.10%	2,124.65
68. 3G	1,366.55	21.43%	2,992,565	22.29%	2,189.87
69. 4G1	482.83	7.57%	814,885	6.07%	1,687.73
70. 4G	908.77	14.25%	1,098,475	8.18%	1,208.75
71. Total	6,375.87	100.00%	13,425,500	100.00%	2,105.67
Irrigated Total					
	13,411.71	20.71%	73,650,880	23.26%	5,491.54
Dry Total					
	41,933.99	64.74%	218,792,920	69.11%	5,217.56
Grass Total					
	6,375.87	9.84%	13,425,500	4.24%	2,105.67
72. Waste	624.48	0.96%	78,205	0.02%	125.23
73. Other	2,424.88	3.74%	10,652,115	3.36%	4,392.84
74. Exempt	0.19	0.00%	0	0.00%	0.00
75. Market Area Total	64,770.93	100.00%	316,599,620	100.00%	4,887.99

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,858.79	11.39%	14,639,235	12.67%	7,875.68
46. 1A	5,137.88	31.49%	40,601,140	35.14%	7,902.31
47. 2A1	120.99	0.74%	894,715	0.77%	7,394.95
48. 2A	3,035.80	18.61%	22,331,115	19.33%	7,355.92
49. 3A1	1,045.67	6.41%	6,919,180	5.99%	6,616.98
50. 3A	4,607.26	28.24%	27,596,315	23.89%	5,989.75
51. 4A1	472.01	2.89%	2,332,820	2.02%	4,942.31
52. 4A	37.75	0.23%	215,255	0.19%	5,702.12
53. Total	16,316.15	100.00%	115,529,775	100.00%	7,080.70
Dry					
54. 1D1	8,184.61	11.76%	62,196,080	12.75%	7,599.15
55. 1D	23,811.10	34.22%	180,938,020	37.11%	7,598.89
56. 2D1	494.55	0.71%	3,537,835	0.73%	7,153.64
57. 2D	8,255.91	11.87%	58,512,815	12.00%	7,087.39
58. 3D1	7,657.97	11.01%	50,094,840	10.27%	6,541.53
59. 3D	19,067.15	27.40%	121,394,475	24.90%	6,366.68
60. 4D1	1,923.70	2.76%	9,939,320	2.04%	5,166.77
61. 4D	184.59	0.27%	1,011,945	0.21%	5,482.12
62. Total	69,579.58	100.00%	487,625,330	100.00%	7,008.17
Grass					
63. 1G1	264.09	1.89%	806,445	2.62%	3,053.67
64. 1G	1,825.41	13.06%	5,063,185	16.43%	2,773.72
65. 2G1	353.90	2.53%	840,015	2.73%	2,373.59
66. 2G	5,571.90	39.88%	13,760,590	44.65%	2,469.64
67. 3G1	634.76	4.54%	1,347,235	4.37%	2,122.43
68. 3G	2,169.90	15.53%	4,238,995	13.76%	1,953.54
69. 4G1	1,243.16	8.90%	2,109,710	6.85%	1,697.05
70. 4G	1,909.05	13.66%	2,650,295	8.60%	1,388.28
71. Total	13,972.17	100.00%	30,816,470	100.00%	2,205.56
Irrigated Total					
	16,316.15	15.67%	115,529,775	17.87%	7,080.70
Dry Total					
	69,579.58	66.81%	487,625,330	75.43%	7,008.17
Grass Total					
	13,972.17	13.42%	30,816,470	4.77%	2,205.56
72. Waste	1,255.27	1.21%	414,750	0.06%	330.41
73. Other	3,028.69	2.91%	12,045,540	1.86%	3,977.15
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	104,151.86	100.00%	646,431,865	100.00%	6,206.63

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	58,068.73	362,880,165	58,068.73	362,880,165
77. Dry Land	0.00	0	147.21	915,610	238,602.42	1,435,021,235	238,749.63	1,435,936,845
78. Grass	0.00	0	146.44	317,530	33,783.76	75,409,245	33,930.20	75,726,775
79. Waste	0.00	0	0.00	0	3,484.59	694,170	3,484.59	694,170
80. Other	0.00	0	10.46	45,610	9,230.55	37,544,320	9,241.01	37,589,930
81. Exempt	0.00	0	0.00	0	1.12	0	1.12	0
82. Total	0.00	0	304.11	1,278,750	343,170.05	1,911,549,135	343,474.16	1,912,827,885

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	58,068.73	16.91%	362,880,165	18.97%	6,249.15
Dry Land	238,749.63	69.51%	1,435,936,845	75.07%	6,014.40
Grass	33,930.20	9.88%	75,726,775	3.96%	2,231.84
Waste	3,484.59	1.01%	694,170	0.04%	199.21
Other	9,241.01	2.69%	37,589,930	1.97%	4,067.73
Exempt	1.12	0.00%	0	0.00%	0.00
Total	343,474.16	100.00%	1,912,827,885	100.00%	5,569.06

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 N/a Or Error	5	37,935	0	0	1	20,525	6	58,460	0
83.2 Bancroft	32	74,780	218	915,240	218	15,022,425	250	16,012,445	8,779
83.3 Beemer	28	88,890	259	1,208,055	260	17,044,955	288	18,341,900	446,820
83.4 Cotton -hidden Lake Sub	15	248,690	55	1,929,905	55	7,250,995	70	9,429,590	2,185
83.5 Par Acres	5	97,755	1	29,980	1	309,220	6	436,955	0
83.6 Recreation	24	1,270,515	12	2,879,525	34	808,810	58	4,958,850	0
83.7 Rural Acreage	449	14,751,360	431	8,162,540	475	54,785,950	924	77,699,850	458,245
83.8 Rural Ag	15	1,717,105	15	962,985	19	3,144,845	34	5,824,935	84,960
83.9 Stalp Subdivision	5	48,420	23	1,386,430	23	6,033,545	28	7,468,395	325,015
83.10 West Point	168	3,127,175	1,256	18,709,050	1,288	132,924,560	1,456	154,760,785	1,846,694
83.11 Wisner	81	490,660	563	3,133,360	566	44,500,705	647	48,124,725	477,138
84 Residential Total	827	21,953,285	2,833	39,317,070	2,940	281,846,535	3,767	343,116,890	3,649,836

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bancroft	13	22,570	60	237,090	61	3,124,665	74	3,384,325	77,750
85.2	Beemer	18	86,235	53	361,875	58	4,222,670	76	4,670,780	6,920
85.3	Rural Acreage	0	0	1	18,355	1	100	1	18,455	54,260
85.4	Rural Commercial/industri	21	1,803,090	38	3,422,035	48	20,205,340	69	25,430,465	30,115
85.5	West Point	62	1,396,325	286	7,249,370	289	46,066,070	351	54,711,765	1,410,135
85.6	Wisner	38	319,750	105	1,064,875	106	8,594,770	144	9,979,395	85,780
86	Commercial Total	152	3,627,970	543	12,353,600	563	82,213,615	715	98,195,185	1,664,960

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	299.58	5.47%	765,365	6.35%	2,554.79
88. 1G	1,177.52	21.50%	2,981,305	24.75%	2,531.85
89. 2G1	310.27	5.66%	715,025	5.94%	2,304.53
90. 2G	2,058.02	37.57%	4,490,005	37.28%	2,181.71
91. 3G1	386.80	7.06%	757,925	6.29%	1,959.48
92. 3G	653.54	11.93%	1,277,520	10.61%	1,954.77
93. 4G1	336.45	6.14%	596,655	4.95%	1,773.38
94. 4G	255.89	4.67%	460,850	3.83%	1,800.97
95. Total	5,478.07	100.00%	12,044,650	100.00%	2,198.70
CRP					
96. 1C1	34.74	4.26%	177,870	4.71%	5,120.03
97. 1C	162.99	19.99%	834,505	22.11%	5,119.98
98. 2C1	49.63	6.09%	239,000	6.33%	4,815.64
99. 2C	324.26	39.76%	1,549,115	41.04%	4,777.39
100. 3C1	17.99	2.21%	79,165	2.10%	4,400.50
101. 3C	138.24	16.95%	581,295	15.40%	4,204.97
102. 4C1	79.00	9.69%	281,565	7.46%	3,564.11
103. 4C	8.66	1.06%	31,735	0.84%	3,664.55
104. Total	815.51	100.00%	3,774,250	100.00%	4,628.09
Timber					
105. 1T1	100.49	7.35%	141,895	9.52%	1,412.03
106. 1T	150.91	11.04%	214,740	14.41%	1,422.97
107. 2T1	40.15	2.94%	50,270	3.37%	1,252.05
108. 2T	287.19	21.00%	332,110	22.28%	1,156.41
109. 3T1	73.61	5.38%	79,140	5.31%	1,075.13
110. 3T	201.95	14.77%	200,410	13.45%	992.37
111. 4T1	26.19	1.92%	25,605	1.72%	977.66
112. 4T	487.01	35.61%	446,250	29.94%	916.31
113. Total	1,367.50	100.00%	1,490,420	100.00%	1,089.89
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Grass Total	5,478.07	71.51%	12,044,650	69.58%	2,198.70
CRP Total	815.51	10.64%	3,774,250	21.80%	4,628.09
Timber Total	1,367.50	17.85%	1,490,420	8.61%	1,089.89
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114. Market Area Total	7,661.08	100.00%	17,309,320	100.00%	2,259.38

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	202.16	4.54%	514,500	5.21%	2,545.01
88. 1G	1,144.18	25.70%	2,886,420	29.24%	2,522.70
89. 2G1	300.67	6.75%	693,090	7.02%	2,305.15
90. 2G	1,460.75	32.81%	3,230,675	32.73%	2,211.65
91. 3G1	326.92	7.34%	635,010	6.43%	1,942.40
92. 3G	395.47	8.88%	768,100	7.78%	1,942.25
93. 4G1	477.52	10.73%	876,585	8.88%	1,835.70
94. 4G	143.99	3.23%	265,650	2.69%	1,844.92
95. Total	4,451.66	100.00%	9,870,030	100.00%	2,217.16
CRP					
96. 1C1	20.36	3.10%	116,360	3.41%	5,715.13
97. 1C	184.88	28.14%	1,056,630	30.99%	5,715.22
98. 2C1	26.84	4.08%	144,535	4.24%	5,385.06
99. 2C	164.79	25.08%	887,405	26.03%	5,385.07
100. 3C1	32.41	4.93%	160,755	4.72%	4,960.04
101. 3C	126.44	19.24%	627,130	18.40%	4,959.90
102. 4C1	79.53	12.10%	325,615	9.55%	4,094.24
103. 4C	21.79	3.32%	90,650	2.66%	4,160.17
104. Total	657.04	100.00%	3,409,080	100.00%	5,188.54
Timber					
105. 1T1	12.55	1.54%	17,890	2.00%	1,425.50
106. 1T	154.63	19.03%	218,845	24.41%	1,415.28
107. 2T1	41.98	5.17%	53,950	6.02%	1,285.14
108. 2T	139.39	17.16%	163,380	18.23%	1,172.11
109. 3T1	18.26	2.25%	19,635	2.19%	1,075.30
110. 3T	117.26	14.43%	117,310	13.09%	1,000.43
111. 4T1	88.94	10.95%	88,730	9.90%	997.64
112. 4T	239.37	29.47%	216,635	24.17%	905.02
113. Total	812.38	100.00%	896,375	100.00%	1,103.39
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Grass Total	4,451.66	75.18%	9,870,030	69.63%	2,217.16
CRP Total	657.04	11.10%	3,409,080	24.05%	5,188.54
Timber Total	812.38	13.72%	896,375	6.32%	1,103.39
114. Market Area Total	5,921.08	100.00%	14,175,485	100.00%	2,394.07

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	21.57	0.56%	54,910	0.70%	2,545.67
88. 1G	531.80	13.74%	1,331,060	17.08%	2,502.93
89. 2G1	282.97	7.31%	648,445	8.32%	2,291.57
90. 2G	1,378.48	35.62%	2,931,790	37.63%	2,126.83
91. 3G1	290.88	7.52%	544,405	6.99%	1,871.58
92. 3G	725.01	18.73%	1,218,765	15.64%	1,681.03
93. 4G1	350.93	9.07%	536,030	6.88%	1,527.46
94. 4G	288.36	7.45%	525,520	6.75%	1,822.44
95. Total	3,870.00	100.00%	7,790,925	100.00%	2,013.16
CRP					
96. 1C1	9.24	0.88%	45,555	1.11%	4,930.19
97. 1C	164.29	15.71%	809,955	19.82%	4,930.03
98. 2C1	42.20	4.04%	194,955	4.77%	4,619.79
99. 2C	207.94	19.89%	960,665	23.50%	4,619.91
100. 3C1	62.66	5.99%	240,345	5.88%	3,835.70
101. 3C	477.10	45.63%	1,604,460	39.25%	3,362.94
102. 4C1	80.74	7.72%	227,950	5.58%	2,823.26
103. 4C	1.32	0.13%	3,455	0.08%	2,617.42
104. Total	1,045.49	100.00%	4,087,340	100.00%	3,909.50
Timber					
105. 1T1	13.95	0.96%	19,860	1.28%	1,423.66
106. 1T	62.19	4.26%	88,500	5.72%	1,423.06
107. 2T1	141.38	9.68%	172,115	11.12%	1,217.39
108. 2T	376.31	25.77%	442,925	28.63%	1,177.02
109. 3T1	31.86	2.18%	34,090	2.20%	1,069.99
110. 3T	164.44	11.26%	169,340	10.94%	1,029.80
111. 4T1	51.16	3.50%	50,905	3.29%	995.02
112. 4T	619.09	42.39%	569,500	36.81%	919.90
113. Total	1,460.38	100.00%	1,547,235	100.00%	1,059.47
Grass Total					
	3,870.00	60.70%	7,790,925	58.03%	2,013.16
CRP Total					
	1,045.49	16.40%	4,087,340	30.44%	3,909.50
Timber Total					
	1,460.38	22.90%	1,547,235	11.52%	1,059.47
114. Market Area Total	6,375.87	100.00%	13,425,500	100.00%	2,105.67

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	200.10	2.01%	509,940	2.46%	2,548.43
88. 1G	1,478.89	14.85%	3,738,460	18.03%	2,527.88
89. 2G1	308.47	3.10%	707,220	3.41%	2,292.67
90. 2G	4,131.20	41.48%	8,831,385	42.60%	2,137.73
91. 3G1	544.28	5.46%	1,056,420	5.10%	1,940.95
92. 3G	1,639.91	16.46%	3,084,550	14.88%	1,880.93
93. 4G1	1,035.35	10.39%	1,639,750	7.91%	1,583.76
94. 4G	622.24	6.25%	1,164,300	5.62%	1,871.14
95. Total	9,960.44	100.00%	20,732,025	100.00%	2,081.44
CRP					
96. 1C1	40.81	3.10%	263,635	3.65%	6,460.06
97. 1C	165.10	12.53%	1,066,565	14.75%	6,460.12
98. 2C1	15.47	1.17%	94,295	1.30%	6,095.35
99. 2C	718.65	54.54%	4,078,015	56.40%	5,674.55
100. 3C1	45.52	3.45%	242,950	3.36%	5,337.21
101. 3C	136.35	10.35%	750,780	10.38%	5,506.27
102. 4C1	118.79	9.02%	382,880	5.30%	3,223.17
103. 4C	76.95	5.84%	350,995	4.85%	4,561.34
104. Total	1,317.64	100.00%	7,230,115	100.00%	5,487.17
Timber					
105. 1T1	23.18	0.86%	32,870	1.15%	1,418.03
106. 1T	181.42	6.73%	258,160	9.04%	1,423.00
107. 2T1	29.96	1.11%	38,500	1.35%	1,285.05
108. 2T	722.05	26.80%	851,190	29.82%	1,178.85
109. 3T1	44.96	1.67%	47,865	1.68%	1,064.61
110. 3T	393.64	14.61%	403,665	14.14%	1,025.47
111. 4T1	89.02	3.30%	87,080	3.05%	978.21
112. 4T	1,209.86	44.91%	1,135,000	39.76%	938.13
113. Total	2,694.09	100.00%	2,854,330	100.00%	1,059.48
<hr/>					
Grass Total	9,960.44	71.29%	20,732,025	67.28%	2,081.44
CRP Total	1,317.64	9.43%	7,230,115	23.46%	5,487.17
Timber Total	2,694.09	19.28%	2,854,330	9.26%	1,059.48
<hr/>					
114. Market Area Total	13,972.17	100.00%	30,816,470	100.00%	2,205.56

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

20 Cuming

	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	302,357,190	335,660,795	33,303,605	11.01%	3,649,836	9.81%
02. Recreational	7,454,110	7,456,095	1,985	0.03%	0	0.03%
03. Ag-Homesite Land, Ag-Res Dwelling	76,494,970	71,140,290	-5,354,680	-7.00%	646,385	-7.85%
04. Total Residential (sum lines 1-3)	386,306,270	414,257,180	27,950,910	7.24%	4,296,221	6.12%
05. Commercial	81,316,395	82,162,445	846,050	1.04%	1,064,830	-0.27%
06. Industrial	14,709,580	16,032,740	1,323,160	9.00%	600,130	4.92%
07. Total Commercial (sum lines 5-6)	96,025,975	98,195,185	2,169,210	2.26%	1,664,960	0.53%
08. Ag-Farmsite Land, Outbuildings	100,049,241	101,849,475	1,800,234	1.80%	3,442,848	-1.64%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	100,049,241	101,849,475	1,800,234	1.80%	3,442,848	-1.64%
12. Irrigated	373,925,095	362,880,165	-11,044,930	-2.95%		
13. Dryland	1,490,493,685	1,435,936,845	-54,556,840	-3.66%		
14. Grassland	85,184,055	75,726,775	-9,457,280	-11.10%		
15. Wasteland	550,185	694,170	143,985	26.17%		
16. Other Agland	37,628,585	37,589,930	-38,655	-0.10%		
17. Total Agricultural Land	1,987,781,605	1,912,827,885	-74,953,720	-3.77%		
18. Total Value of all Real Property (Locally Assessed)	2,570,163,091	2,527,129,725	-43,033,366	-1.67%	9,404,029	-2.04%

2019 Assessment Survey for Cuming County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1 - summer time help.
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$298,390.00
7.	Adopted budget, or granted budget if different from above:
	\$298,390.00
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$86,150(appraiser salary- 69,000 +GIS-16,100 +%fuel- 600 +%lodging- 200 +mileage-250)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	MIPS fees are in the general fund, \$2,000 is computer replacement
11.	Amount of the assessor's budget set aside for education/workshops:
	1,400
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	\$16,656.00

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS Version 3.0 + current updates
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and GIS Office Clerk
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	http://cuming.assessor.gworks.com/#
7.	Who maintains the GIS software and maps?
	gWorks- the counties GIS Clerk updates all map changes
8.	Personal Property software:
	MIPS version 3 (Online filing)

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?
	West Point, Wisner, Beemer, Bancroft
4.	When was zoning implemented?
	2001- Updated in 2015, Updated 2017 and 2019

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Not at this time, we may consult with different appraisers for general information if needed
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2019 Residential Assessment Survey for Cuming County

1.	Valuation data collection done by:														
	Appraiser, Assessor and Office Clerk														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>West Point - This is the county seat and the largest community in the county. It is located at the intersection of Hwy 32 & Hwy 275. There is a hospital, school system, many employers and is the regional market hub.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Bancroft - Located along Hwy 51; has a public school, convenience store, some eating establishments and minimal retail.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Beemer - Located along Hwy 275 near the center of the county. There is no high school, no grocery and minimal retail.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Rural - Zoning requires 10 acres for new construction.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Wisner - Located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	West Point - This is the county seat and the largest community in the county. It is located at the intersection of Hwy 32 & Hwy 275. There is a hospital, school system, many employers and is the regional market hub.	5	Bancroft - Located along Hwy 51; has a public school, convenience store, some eating establishments and minimal retail.	10	Beemer - Located along Hwy 275 near the center of the county. There is no high school, no grocery and minimal retail.	20	Rural - Zoning requires 10 acres for new construction.	25	Wisner - Located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses.	30	Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.
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30	Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	<p>Cost approach - Using Cama system with Marshall & Swift Pricing.</p> <p>Comparable Sales approach - Using Cama system to find acceptable comps.</p> <p>Income approach - Gross income multiplier for rental properties.</p>														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	Physical depreciation tables are used from CAMA. The effective age is used to determine individual market values and is developed by using tables of sales. After implementing new costs, the county will make adjustments to economic depreciation for changes in the market.														
5.	Are individual depreciation tables developed for each valuation group?														
	Economic depreciation and effective age tables are developed for each valuation grouping.														
6.	Describe the methodology used to determine the residential lot values?														
	The county determines the values from a sales analysis of all residential lot sales broken down by neighborhood. Size of base lot plus excess acres.														
7.	How are rural residential site values developed?														
	Sales analysis is completed and checking to consider the cost to add amenities to vacant land are reviewed.														

8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																							
	The county utilizes a discounted cash flow to determine values for subdivisions based on the number of sales, anticipated return, current sale prices and the absorption rate.																																							
9.	<table border="1"> <thead> <tr> <th data-bbox="203 241 365 325"><u>Valuation Group</u></th> <th data-bbox="365 241 649 325"><u>Date of Depreciation Tables</u></th> <th data-bbox="649 241 906 325"><u>Date of Costing</u></th> <th data-bbox="906 241 1177 325"><u>Date of Lot Value Study</u></th> <th data-bbox="1177 241 1485 325"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="203 325 365 388">1</td> <td data-bbox="365 325 649 388">2017</td> <td data-bbox="649 325 906 388">2017</td> <td data-bbox="906 325 1177 388">2016</td> <td data-bbox="1177 325 1485 388">2016</td> </tr> <tr> <td data-bbox="203 388 365 441">5</td> <td data-bbox="365 388 649 441">2017</td> <td data-bbox="649 388 906 441">2017</td> <td data-bbox="906 388 1177 441">2014</td> <td data-bbox="1177 388 1485 441">2013</td> </tr> <tr> <td data-bbox="203 441 365 493">10</td> <td data-bbox="365 441 649 493">2018</td> <td data-bbox="649 441 906 493">2013</td> <td data-bbox="906 441 1177 493">2018</td> <td data-bbox="1177 441 1485 493">2017</td> </tr> <tr> <td data-bbox="203 493 365 546">20</td> <td data-bbox="365 493 649 546">2014-2016</td> <td data-bbox="649 493 906 546">2013</td> <td data-bbox="906 493 1177 546">2016</td> <td data-bbox="1177 493 1485 546">2014-2015</td> </tr> <tr> <td data-bbox="203 546 365 598">25</td> <td data-bbox="365 546 649 598">2017</td> <td data-bbox="649 546 906 598">2017</td> <td data-bbox="906 546 1177 598">2018</td> <td data-bbox="1177 546 1485 598">2017-2018</td> </tr> <tr> <td data-bbox="203 598 365 661">30</td> <td data-bbox="365 598 649 661">2015</td> <td data-bbox="649 598 906 661">2013</td> <td data-bbox="906 598 1177 661">2015</td> <td data-bbox="1177 598 1485 661">2015</td> </tr> </tbody> </table>					<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2017	2017	2016	2016	5	2017	2017	2014	2013	10	2018	2013	2018	2017	20	2014-2016	2013	2016	2014-2015	25	2017	2017	2018	2017-2018	30	2015	2013	2015	2015
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	The rural reviews typically take 2 years to complete.																																							

2019 Commercial Assessment Survey for Cuming County

1.	Valuation data collection done by:																		
	Appraiser, Assessor and Office Clerk																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The county utilizes the cost, income and comparable sales approaches to value. The county uses the three approaches to reconcile the fair market value of the property.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Unique properties are valued using the same methods as other commercial properties in the county. In addition, the county looks for unique property sales from real estate agents, appraisers and the state sales file. These comparable sales are used to create a statewide comparable sales value. This value is reconciled with the other values to determine the market value.																		
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 physical depreciation tables are from Marshall & Swift based on 50 year, 30 year, 20 year and 15 year life. The effective age is determined by the appraiser from a combination of the actual age and physical depreciation derived from similar commercial properties that have sold. Economic depreciation is determined from the local market.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	The county does not develop individual depreciation tables for each valuation grouping, but does develop economic depreciation tables for each group.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	The methodology used to determine commercial lot values is the same as the process used to determine residential lot values.																		
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1	2015	2014	2015	2016															
2	Various	Various	Various	Various															

Valuation Group 02 dates:

Bancroft Dep 2014, Cost 2014, Lot study 2014, Inspection 2013

Beemer Dep 2014, Cost 2014, Lot study 2018, Inspection 2017

Wisner Dep 2015-2016 Cost 2014, Lot study 2013, Inspection 2018-19

Rural Range 4-6 Dep 2011, Cost 2012. Lot study 2017, Inspection 2017

Rural Range 7 Dep 2015, Cost 2014, Lot study 2017, Inspection 2017

2019 Agricultural Assessment Survey for Cuming County

1.	Valuation data collection done by:																
	Appraiser, Assessor and Office Clerk																
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="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The northeast geo codes 1513, 1515 and 1537, bordered by Thurston County on the north and Burt County on the east. Then transitions to the south west with the village of Beemer included. The area is defined as a transition between Market Area 2 and 3.</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Area west of West Point and south of Beemer which serves as a transition between market area 1 and 4.</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Majority is Wisner school district, northwest corner of county, more sandy soils.</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas.</td> <td style="text-align: center;">2015-2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The northeast geo codes 1513, 1515 and 1537, bordered by Thurston County on the north and Burt County on the east. Then transitions to the south west with the village of Beemer included. The area is defined as a transition between Market Area 2 and 3.	2015-2016	2	Area west of West Point and south of Beemer which serves as a transition between market area 1 and 4.	2015-2016	3	Majority is Wisner school district, northwest corner of county, more sandy soils.	2015-2016	4	Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas.	2015-2016
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4	Southeast portion of the county near West Point. Bordered on the south by Dodge County and on the east by Burt County, some sandy areas.	2015-2016															
	N/A																
3.	Describe the process used to determine and monitor market areas.																
	All sales are reviewed with the buyer and seller. Sales are reviewed for goodwill, personal property, 1031 exchanges, etc. All sales data is reviewed to determine if the data is correct(irrigation, crop acres, pasture acres, etc.). All sales are broken down by land classes and a cpi is developed from the sale. The sales analysis is used to monitor market area trends.																
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																
	Each sale is verified for any unique characteristics and a questionnaire is utilized to determine if there are any anticipated use changes intended for the property.																
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?																
	2018 - Farm and Rurban house sites and site acres are assessed according to the land values in each market area. The difference in the market areas is more significant the last couple of years. The suburban area around West Point is valued higher due to market and proximity to town.																
6.	What separate market analysis has been conducted where intensive use is identified in the county?																
	The county identifies intensive use mainly feedlots. The county conducts a market analysis to confirm the values.																
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																
	The values for WRP parcels are determined from sales of similar properties in the county as well as sales in adjacent counties.																

	<u>If your county has special value applications, please answer the following</u>
8a.	How many special valuation applications are on file?
	40
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Sales verification and questionnaires
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	Residential and Commercial development, as well as very limited recreational influence.
8d.	Where is the influenced area located within the county?
	Around the county seat of West Point
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Spreadsheet analysis along with sales verification.

CUMING COUNTY ASSESSOR'S OFFICE

Cherie Kreikemeier, Assessor
200 S. Lincoln Street, Room 101
West Point, NE 68788
(402) 372-6000 Fax (402) 372-6013
www.co.cuming.ne.us

Introduction

This Plan of Assessment is required by Law – Section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, as amended by Neb. Laws 2005, LB 263, Section 9. Purpose: Submit plan to the County Board of Equalization on or before July 31 each year and the Department of Property Assessment & Taxation on or before October 31 each year. This is to be a 3-year plan.

General Description of Cuming County

Cuming County has a total population of 9,139 (2010 Census Bureau). Our 2017 abstract reports 3,372 parcels of Residential property, 63 parcels of Recreational property, 706 parcels as Commercial property, 9 parcels as Industrial property, and 4,644 parcels as Agricultural property. Cuming County also has 8exempt parcels, 21 TIF parcels, and 1 Nebraska Games & Parks parcel.

Cuming County has approximately 1351 Personal Property Schedules filed each year. We also have approximately 400 to 450 Homestead Exemption applications filed each year.

The Assessor's Office has 4 employees, in addition to the Assessor: 1 full-time appraiser, who is 95% in charge of the appraisal process; 1 deputy and 2 full time clerks, who are the all-around helpers. In addition to the all-around office work, Jenny Landholm is also the Personal Property clerk and Vicki Meirgerd is the GIS and Homestead Exemption clerk. The summer of 2015, 2016 2017 and 2018 we had Haley Guenther and Katie Lierman do some of the ground work for our reappraisal of the rural homes and some scanning and filing duties. We found this to be a big benefit. We may be looking to hire a full-time employee this next fall or winter to start learning the different areas in our office to help the transition as Lynette may be retiring in the next year or so. We all share in the responsibilities of collecting and processing information for the real estate, personal property, homestead exemptions, etc.

Education

The Assessor, Deputy and Appraiser will continue to attend mandated continuing education classes each year. The office employees attend classes and/or seminars as needed. These classes might include: GIS training, appraisal training, assessor's workshops, etc. Our office continues to take NIRMA classes offered on the internet.

Procedures Manual

Cuming County has a Policies and Procedures Manual which is updated on a continual basis. A copy for review is available in the Assessor's Office at all times.

Responsibilities

Record Maintenance

The Assessor's Office maintains a Cadastral Map in our office. It is kept up-to-date by the Assessor and GIS clerk. The background flight is a 1975 aerial photo, which is used, primarily, for ownership records. The actual acre determination is done using the current aerial imagery layer on the GIS (Geographic Information Systems) maps. Currently we are assessing the number of acres by previous records and/or survey records. There is a difference between deeded acres and GIS acres. We are currently using the deeded acres for assessment purposes. The Assessor's Office also updates and maintains the Irregular Tract Book for parcel splits. In September 2005, our office started with the GIS Workshop on updating our Cadastral Maps with the GIS system. We have all the parcels labeled, and land use is completed. Land use will continue to be updated as part of our 6-year review. We are using the GIS for split, transfer, etc. and have been updating the GIS Records as the legal descriptions change.

Property Record Cards

The Rural Property Record Cards were replaced in 1998 and the City Property Record Cards were replaced in 1990 and list 5 or more years of valuation information. In 2010 we developed a new property record card to replace the 1990 cards as we are running out of space for the current years' value. In 2011 we replaced the current residential, commercial and exempt property record cards for the Villages of Bancroft, Beemer and Wisner. The City of West Point residential cards were replaced for the 2012 tax year. The Wisner commercial cards were also replaced for the 2012 tax year. In order to make enough room for the transition of new city property record cards, we invested in storage boxes and placed the 1980 –through 1997 rural property cards and the city cards up to 1989 in the downstairs vault. We are also in the process of scanning our assessor sheets of the rural parcels to make more room for the more current years sheets. In the summer of 2010 we scanned assessor sheets from 2000 to 2004, in 2013 we scanned the 2005 and 2006, 2007 and 2008 rural sheets, and we scanned the 2008, 2009 and 2010 rural sheets in 2015, and 2011 sheets in 2016, 2012 sheets in 2017. The 2013 assessor sheets were scanned before we inserted them and the 2014 to current were saved electronically with our new MIPS software. In 2016 thru 2019 we plan on scanning the 1987-2007 rural house and outbuilding sheets. With our 2016 summer help we were able to update the rural property record cards, each range is in a separate color folder, we designed our own property record cards. The 1998-2015 property record cards were scanned and attached to the corresponding parcel number in MIPS 3.0 and eventually will be stored in the basement vault. In 2016 we also started scanning the house & outbuilding worksheets through 2011. Once the worksheets are scanned they will be able to be shredded.

Report Generation

The Assessor timely files all reports due to the proper Government Entities:

Abstract – Due March 19 –Personal Property Abstract – July 20,

Certification of Values – Due to subdivision August 20

School District Taxable Value report – Due August 25

3-Year Plan of Assessments –Due July 31 to County Board, October 31 to PAD

Certificate of Taxes Levied – Due December 1

Generate Tax Roll – Deliver to Treasurer by November 22

Homestead Exemption Tax Loss Report – November 22

Tax List Corrections – On an as needed basis

Filing Homestead Exemption Applications

Accept Homestead Applications – after Feb 1 and on\before June 30

Send approved Homestead Exemption Applications to Tax Commissioner-Due August 1

Filing Personal Property

Accept Personal Property Schedules on or before May 1
Apply 10% penalty if filed after May 1 and by June 30th.
Apply 25% penalty if filed on or after July 1st

Centrally Assessed Value

Review valuations certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list in an excel program.

Tax Increment Financing

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Tax Districts and Tax Rates

Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process, we work with the Clerk's office.

Real Property

The assessor's office has discontinued utilizing the CAMA 2000 computer program in 2015. CAMA 2000 implemented the Marshall & Swift pricing system and 2009 was the last updated pricing we used in the CAMA 2000. We have used this program to develop the cost approach and sales comparison approach for all residential properties up through 2014. Digital photos are taken during inspections, reviews, and pickup. These photos are then labeled by parcel and stored in MIPS version 2.5. The linking of these digital photos allows us to print digital photos on our sales files and with the property record card. MIPS continue to make updates on the new CAMA program, which we have implemented. The new version cannot print out our new property record cards and the capability to run comparable sales will hopefully continue to get better. The 2014 and 2015 abstract and school reports were generated with the MIPS new version 2.0. The 2015 tax book and CTL were generated using the MIPS version 2.5. In 2016 MIPS has upgraded to the 3.0 version. We are using 2013 pricing for house values in the version 3.0 MIPS program. In the summer of 2017 we purchased a surface pro – to take our pictures – it also gives us the ability to digitally take our property record cards with us during the pickup and review process. The surface pro allows us to attach our pictures to the record card on site, which we hope saves us time in the assessment process.

All commercial buildings, agricultural buildings, and anything not priced in CAMA 2000 were manually priced using the 2009 Marshall & Swift pricing manual. For tax year 2013 we started a reappraisal of the rural outbuildings in all townships except Sherman and St. Charles, (they were done for 2014 tax year) updating to the 2012 Marshall & Swift pricing. We will update Marshall & Swift for the Commercial and Ag buildings to 2013- 2014 pricing for the 2015 assessment. Data is entered into Excel spreadsheets to create information/pricing sheets for the properties. We develop the cost, sales comparison, and income approach for commercial properties. Depreciation tables are developed based upon sales for the agricultural properties.

Our review process consists of physical inspections, review sheets, digital photos, aerial flights and interior inspections (if possible). Any improvements, changes, or discrepancies are corrected by measuring/remeasuring, collecting data; taking digital photos, comparing the data and entering that data into our computer database/updating our property record card files with updated information. If the property owner is not present, we leave a questionnaire (door hanger) for the property owner to fill

out and return to our office or they may call our office with the information. If there continues to be questions, we will set up an appointment to review the property again. We also get information from newspaper listings, sales reviews, broker information, personal knowledge, etc., before placing a value on a parcel.

Our pick-up work is started in late fall and continues until the March deadline for the abstract filing. We use building permits, property owner information sheets, and in-field sightings for adding properties to the property valuation rolls. Our inspections are similar to the reviews, except we provide the property owner (who has reported their improvements) with a written notice that we will be inspecting properties in their township, village, or city. We ask those property owners to call us to set up an appointment. This allows us to schedule our inspections in an orderly fashion and allows the property owner to schedule the appointments around their schedules. The properties, where the owner doesn't schedule an appointment, are inspected as we are in the neighborhood or the area. We also obtain limited information from our Zoning Administrator and Personal Property Schedules.

Sales Review

The Assessor's Office does an in-house sales review. This process includes comparing our property record card file, with any information we obtain during our sales review, and the Property Tax Sales File for any discrepancies. These discrepancies might affect the sale and ultimately the value placed on that property and similar properties.

We use a verification questionnaire which is done by phone, mail or if possible, in person. We visit with either the seller, the buyer or even the broker or lawyer for information pertaining to that particular sale.

County Board of Equalization

The Assessor and Appraiser attend County Board of Equalization meetings for valuation protests. We review the properties in question a second time and spend lots of valuable time on these extra issues. The Assessor reports any tax corrections and over, under and/or omitted property to the County Board of Equalization.

TERC

The Assessor and Appraiser spend lots of valuable time in preparing information for TERC Hearings, plus there is lots of extra expense in defending our values. TERC hearings take lots of valuable time away from the office. The Assessor prepares for the TERC Statewide Equalization hearings if applicable to the county to defend values and/or implement orders of the TERC

CUMING COUNTY'S 3-YEAR ASSESSMENT PLAN 2018-2021

Rural Residential

During the revaluation process we send out verification sheets to the property owners in 16 townships. The verification sheets for the rural residential included, but are not limited to: review of home, review of buildings information, and a GIS photo and corresponding land use sheet. These review sheets allow the land owner to verify that we have the correct information about their property. The resulting data collected is inputted and corrected for the homes, outbuildings, and land. The

sketches will be checked, and the photos will be printed and attached. In the summer of 2015 we continued our 6-year review with the same process as we did in 2010- see above, except we are using the MIPS version 2.5 (updated to 3.0 in 2016) software and using 2013 Marshall & Swift pricing. We were able to implement the current GIS land use in 4 townships for the 2011 tax year and finished the rest of the townships (Wisner, Beemer, Elkhorn, Sherman, & St. Charles) for the 2012 tax year. In assessment year 2014 we reviewed the land use for Range 7 using the 2012 FSA flight. Range 6 was reviewed for the 2015 tax year using the 2012 FSA flight. Range 5 was done in 2016 using 2014 FSA aerial flight (Elkhorn and Monterey were done in 2017 tax year using 2014 FSA Flight); and Range 4 in 2018-2019, using the 2016 FSA aerial flights as they come available. During this process we are also asking the property owner to verify CRP acres.

We completed the revaluation of the rural buildings using an Excel spreadsheet that we have developed with the Marshall & Swift 2009 pricing for 2010 tax year. 2015 assessment will use the 2013-2014 Marshall & Swift pricing. The Excel program allows us to enter data pertaining to each outbuilding, including the cost, RCN, and depreciation. The values are entered and a Cost approach and Comparable sales approach are developed for every rural residential property.

We took aerial imagery photos (oblique photos) in the year 1994, 2000, 2006 and 2012 and we are scheduled for a flight in 2017-2018. We were disappointed in the quality of the 2012 imagery; GIS Workshop made some adjustments to the photos to help with the quality. There were also a number of photos missing and/or not user friendly for our appraisal needs. We have received the retaken photos in 2013. In assessment year 2013, we implemented the rural outbuilding reappraisal with the aid of the 2012 area oblique's photos in all townships except St. Charles and Sherman, which were finished for the 2014 assessment year. At this time we will also implement Marshall & Swift 2012 pricing for the rural outbuildings. The rural homes required a market adjustment of 2% for assessment year 2013. Increasing the house site, site and shelterbelt values kept the 2014 and 2016 ratios within range. Rural house and outbuildings Marshall & Swift pricing was updated to 2013-2014. Rural reappraisal is started for 2017 tax assessment; this includes adjusting depreciation for age of outbuildings. In 2017 – 2019 we plan to continue to monitor market values and add any new improvements and/or remodeling.

Urban Residential

We updated the Marshall & Swift pricing on all residential properties for 2010 assessment year (using the 2009 Marshall & Swift pricing). 2015 we have started utilizing the 2013 Marshall & Swift pricing in the new MIPS 2.5 version (updated to 3.0 in 2016). We continue to monitor the issue of the newer one story style homes selling higher and the older run down homes selling lower than what our assessed values are. We have been working with this issue at the time of each reappraisal. We will determine if any adjustments are necessary at that time.

Beemer's last inspection, and pictures were taken summer of 2017 and reappraisal was implemented for the 2018 tax year. (last inspected 2006 for 2007 assessment year, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year, updated the Marshall & Swift pricing to 2013 in 2015). Next inspection and reappraisal planned for 2022 or 2023.

Wisner's last inspection and digital pictures in 2012 were implemented for assessment year 2014 reappraisal, (inspected 2006, 2009 assessment year reappraisal, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year). Next inspection and reappraisal planned for summer of 2018 and implement in tax year 2019 or 2020.

West Point last inspection and digital pictures in 2016 for appraisal in 2017. (pictures in 2011 for 2012 reappraisal; reappraisal in assessment year 2006, 2009 pricing in 2010 assessment year,

market adjustment in 2011 assessment year). Next inspection and reappraisal planned for or 2022. There was a major hail storm in West Point in 2017 – lots of homes are being reroofed, sided and adding new windows – so may want to take pictures around 2020. 2015 updated Marshall & Swift pricing to 2013.

Bancroft's last digital photos in 2013 for 2014 assessment year reappraisal, (inspected 2007, 2009 pricing in 2010 assessment year, 2011 reappraisal). Next inspection and reappraisal planned for 2019 or 2020. 2015-updated Marshall & Swift pricing to 2013.

In 2012 West Point's and Wisner's excess lots and their values were reviewed. Bancroft and West Point lots were reviewed for the 2015 assessment year. West Point has 4 new subdivision, will monitor – 2017 adjusted the lot values in the newer subdivisions. Will continue to monitor new subdivisions developers discount. Beemer and Wisner lots were reviewed and adjusted per current sales for the 2018 assessment.

The residential properties values and ratios are monitored on a yearly basis and may need to be revalued to stay within required ratios.

Commercial Property

West Point's commercial properties reappraisal with the 2013-2014 Marshall & Swift pricing was done for the 2016 tax year, pictures were taken in 2015. Previous reappraisal was in tax year 2010, and pictures were taken in 2011, (assessment year 2006 TERC 6% increase, 2007 pictures, assessment year 2009 market adjustment). Next inspection and reappraisal planned 2021-2022.

Wisner's pictures were taken in 2012 and information sheets sent out, with reappraisal implemented for assessment year 2014, (2006 pictures, assessment year 2009 reappraisal). Next inspection and reappraisal planned 2018-2019. (Pictures in summer of 2018)

Beemer's last pictures taken in 2012 and information sheets sent out and implemented in assessment year 2013 reappraisal (pictures in 2006, assessment year 2007 reappraisal, assessment year 2011 new pricing and analysis). Next inspection and reappraisal planned 2017-2018. (pictures taken summer of 2017) -changes that needed to be made were made and will run new sheets and sale comparable in 2019

Bancroft is being reappraised for assessment year 2015, with digital pictures and review sheets in 2013, (pictures taken 2007, assessment year 2011 new pricing and analysis) Next inspection and reappraisal planned for 2019-2020.

In 2011, we rearranged our Excel commercial sheets to improve their readability. The commercial properties are reappraised using cost, comparable sales (if available), and income approach (if applicable and if we receive adequate income and expense information). In 2016 we sketched the West Point commercial in the MIPS 3.0 program. Our summer help finished the sketching in Beemer, Bancroft and Wisner commercial properties in 2017.

Agricultural Property

GIS Workshop will be updating our aerial oblique flights of rural properties in the fall –spring of 2017 and 2018. We have received our new obliques. Previous GIS aerial flights were in 1994, 2000 and 2006, 2012. (retakes in winter/spring 2013). The proposed cost is \$23,000. This cost is to be divided into two equal payments. We feel this is an important tool for equalization of properties

(adding buildings that may not be reported, removing buildings that have been removed or are falling over) and providing evidence in eliminating disagreements with property owners. The oblique pictures are also used to help comply with the 6 year inspection requirement and are used as site plan. (Buildings are numbered according to rural building excel program)

The office continues the process of updating the cadastral maps to a Geographic Information System (GIS). All townships were finished for the 2012 tax year. After reviewing the properties with the GIS, a copy of the results were mailed to the property owner for review (at the same time we mailed out property/building review sheets). GIS was used to determine intensive use areas (feedlots/lagoon areas) during their revaluation. We have found the GIS to be especially helpful in parcel splits (especially metes & bounds), new subdivisions, replats, etc. for correctly valuing properties. Our dependence on the program has grown to the point where the public is a custom to coming in and being able to see their property lines with the area flight and parcel layer. The GIS has cleared up quite a few difficult situations for a number of people. We continue to notice that improvements have been assessed on the incorrect parcels. Recreational land/river properties (trees, river, bluffs, waste, swamp, etc.) will be the most difficult area to revalue (most landowners feel it should not be valued since it doesn't generate revenue). With the GIS and property information and property owner information we were able to review the land along the flooded Elkhorn River for the 2011 tax year. We developed a soil code for the damaged crop ground; it is similar to our sandy soil values. The flooded parcels were reviewed with the 2014 FSA flight for tax year 2015 and 2016. Review of Land Use: Range 4- 2018-2019, Range 5-2016-2017, Range 6-2015 and Range 7-2014. This may change depending on time available. We implemented the 2015 State Soil updates for tax year 2017- due to the time it will take to process the cleanup for each rural property due to the soil update we may not get back to the review of Range 4 until tax year 2019.

We believe the GIS will be very beneficial for not only our office, but other county offices as well (i.e. zoning, roads dept, E911, civil defense, and the sheriff's dept). We are very appreciative for the funding of this project. Our GIS and parcel information has been on the WEB since 2015.

Our agricultural land values are monitored on a yearly basis, using our sales file. We also monitor the land use (i.e. irrigated, dryland, pasture, etc) using FSA aerial photography layer, inspections, and property owner provided information. We have developed sales files on agricultural land, feedlots, confinement hog buildings, and recreation land. This data & research often provides significant insight into these properties. The knowledge received in reviewing the properties is quite useful in our continued monitoring of the valuations. One example of this insight is depreciation tables being developed for the rural buildings. Another example of this monitoring is the need to review older hog confinement buildings (especially the < 500 head finishing units, and <2500 sow confinement units). We have completed a reappraisal of all farm buildings for assessment year 2013 in all townships except Sherman and St. Charles which were done for the assessment year 2014. This reappraisal included 2012 Marshal & Swift pricing on outbuildings. We will use the 2013-2014 Marshal & Swift pricing for the outbuildings in Range 4 thru 7 for assessment year 2015. To continue to obtain a fair depreciation due to wear and tear we will adjust depreciation for out buildings for tax year 2018 or 2019.

The State of Nebraska has released a new Soil Survey that was implemented in 2017 tax year. In 2010 we implemented the new Soil Conversion and symbols. With the high land values and the new soil codes, we believe it is more important than ever to be very detail oriented with our sales file. The unique property characteristics that we are monitoring include: sand spots, alkali spots, wetlands, areas prone to flooding, river/recreational properties, Wetlands Reserve Program, and properties with

inaccessible areas. These characteristics are being monitored to determine if any market adjustment is necessary. This will slow up the valuation process of agricultural land, but we want to be as fair and equitable as possible.

Each year we have a significant amount of pickup work (nearly 600 parcels / year). As we inspect a property for new improvements or removal of any improvements, we make a complete inspection of the entire property for any changes. We would rather revalue the property at the same time, rather than returning to the property and irritating the property owner again. (We have enough problems with that, as it is). This does slow up the pickup process significantly, but we feel this is necessary to maintain accurate records.

Cuming County is a very progressive and prosperous agricultural county. The cost of the improvements in the county has increased quite a bit with inflation. Along with those improvements, we have seen the sale of properties, within the county, continue to be very strong and agricultural values have increased significantly over the past few years. This indicates a continual need to monitor the assessed values on an annual basis, as they will also be increasing dramatically. There hasn't been as much irrigated acres added the last couple of years due to the NRD restrictions. In addition, our office has identified numerous cattle yard improvements, such as yards, bunks, lagoons, etc. (most of this is due to DEQ requirements).

Assessment Software 2014-2018

Our office was forced to change or update our MIPS software by January 1, 2014. MIPS is in the process of developing their own mass appraisal software. We feel at this time; their software is lacking in some of the valuable tools and features that the previous CAMA 2000 system allowed us to use. But they are continuing to upgrade their software. They have added the ability to use a surface pro or computer to take pictures on the field and attach them to the record while out in the field. We are hoping this will save time with the pickup work and reappraisals. The MIPS software had an update to 2.5 version in late summer of 2014. They are still working on the comparable sale program. In 2016 MIPS has upgraded to the 3.0 version. It appears that our computers are running slower and sometimes we have problems getting into our programs. We feel this may be a technical issue and may need to update our computer system. We are hoping that the new server situation (fall 2016) with the Clerk and other offices will help our computers to be faster. In 2017 we replaced Scotts and Cherie's computers – Scott's old computer replaced the XP computer at the counter and Cherie's old computer is on the desk between Cherie and Vicki.

Overview

All of the plans listed above for our 3-year assessment process are goals that have been established by the Assessor and her appraisal staff. They are all still contingent on time, state mandates, help and monies budgeted for these years. We would like to also stress that **this is a plan and may need to be changed at any time to address priority issues.**

Our County Board has continued to be very cooperative in allowing the Assessor's Office the equipment and monies needed to keep current in our assessment process. We are quite appreciative of their support and hope to live up to their expectations and ours. Our office realizes how important our job is to correctly value properties for both the property owners and the taxing entities. We work very

hard to implement any process that might improve our ability to value all properties fairly and equitably.

Valuing properties is a very important, difficult, and time-consuming task, for these reasons it is important to retain good quality employees. Employees of the Assessor's office often need to be knowledgeable about many topics that may impact the assessment process. Since there is **not** a lot of time to spare it is important to avoid employee turnover and retain knowledgeable employees. Because of the importance of the employees to the assessment process, employee salaries account for a majority of the Assessor's budget.

We continue to try and cross train employees to be able to complete co-workers duties in case of emergencies. The staff is doing a very good job and we feel we are moving forward in every aspect of the office. We hope someday to be caught up, but with the requirements of the office, the technology changes, and the real estate market continually changing, we know that this is nearly impossible.

Respectfully submitted,

Cherie Kreikemeier
Cuming County Assessor's Office

Date: June 26th, 2018
Updated: October 26, 2018

CUMING COUNTY ASSESSOR'S OFFICE

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(402) 372-6000 Fax (402) 372-6013

March 1, 2019

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, NE 68508

Our method of determining Greenbelt values for Cuming County, Nebraska is as follows:

The Greenbelt area in Cuming County is located adjacent to West Point City to the eastern city limits and is monitored by the City of West Point.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 69-75% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The values are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.



Cherie J. Kreikemeier
Cuming County Assessor