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DEPARTMENT OF REVENUE

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

DAWSON 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 Dawson 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 Dawson 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: John Moore, Dawson County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales. After analyzing all available information to determine that the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

file allows analysis of up-to-date information. The county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

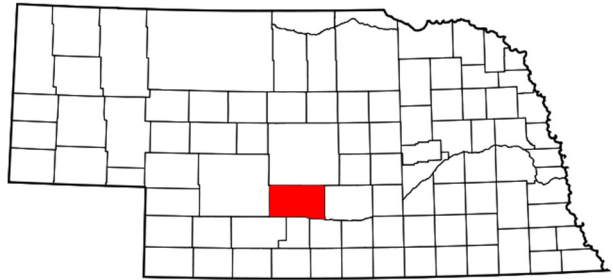
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

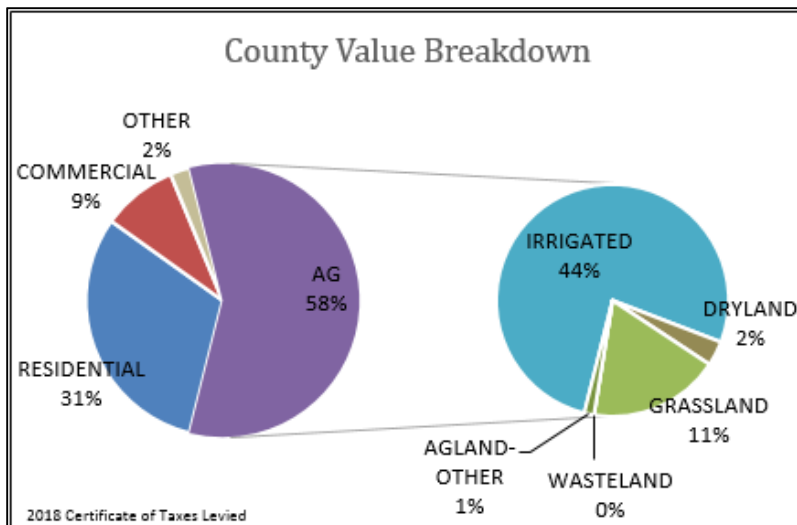
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,013 square miles, Dawson County had 23,709 residents, per the Census Bureau Quick Facts for 2017, a 3% population decline from the 2010 U.S. Census. Reports indicated that 67% of county residents were homeowners and 85% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$108,481 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Dawson County are evenly distributed among Lexington, Cozad, and Gothenburg. According to the latest information available from the U.S. Census Bureau, there were 698 employer establishments with a total employment of 9,800.



NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
COZAD	4,163	3,977	-4.5%
EDDYVILLE	96	97	1.0%
FARNAM	223	171	-23.3%
GOTHENBURG	3,619	3,574	-1.2%
LEXINGTON	10,011	10,250	2.4%
OVERTON	646	594	-8.0%
SUMNER	237	236	-0.4%

Agricultural land makes up the majority of the valuation base in the county. A mix of irrigated and grass land makes up a majority of the land in the county. Dawson County is included in the Central Platte Natural Resources District (NRD). In value of sales by commodity group, Dawson ranks second in cattle and calves (USDA AgCensus).

The primary crops grown in the county are corn and soybeans. An ethanol plant located in Lexington, as well as a Frito Lay plant and a Monsanto Research facility in Gothenburg are also contributing factors to the economy.

2019 Residential Correlation for Dawson County

Assessment Actions

Residential property in Gothenburg was reappraised for the current assessment year by the contract appraisal firm Stanard Appraisal. Additionally, adjustments were made to residential property in Valuation Group 5 and 6 through revaluation of lot models and depreciation. Rural residential properties around Cozad and Overton were also increased 10.5% to bring into the range, and the village of Overton received an 8.5% increase. The adjustments were applied to values of only the dwellings, and did not affect the outbuildings or land values on the associated parcels.

Assessment Practice Review

The assessment practices of Dawson County's residential property were reviewed as part of the Property Assessment Division's (Division) annual analysis. Initial analysis of property records, coupled with an increase in calls and questions from taxpayers, prompted a deeper review into the county's records. Preliminary findings from the review showed missing property record cards and data, and unprocessed and improperly processed Real Estate Transfer Statements (Form 521), in addition to other issues. The Division presented the findings to the Dawson County Board of Equalization and began to work with the county assessor to correct the issues.

With the assistance of the Dawson County Register of Deeds, copies of every Form 521 file in the county were received and compared to the state sales file to determine and identify all missing sales. The county assessor worked to get all missing information submitted.

Submissions of sales have been consistent and complete since, and progress was made in identifying and entering sales that were previously missing. The county assessor changed the process of receiving, processing, and exporting sales, and has made it a priority to submit sales to the state sales file at least twice a month in order to stay current. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The Division also determined that there were substantial errors in the online records publicly available through gWorks. In order to correct this, the Division provided education to the staff for mapping.

The valuation of sold property compared to unsold property was reviewed for selective reappraisal bias, and no apparent bias was determined in the review. Review and adjustments to costing, depreciation, and land tables occurred in Valuation Group 3 this year, maintaining the six-year inspection and review cycle requirements.

Valuation group composition is continually reviewed to ensure similar economic areas are valued accordingly. Johnson Lake and Plum Creek Canyon are combined into Valuation Group 5 based on the lakefront amenities and desirable lot sizes and locations. Valuation Group 6 is made up of Lakeview Acres, which are smaller lakefront properties on Johnson Lake, but are generally less desirable lots and improvements; and Midway Lake, which has less desirable recreational influences than the other lake property.

2019 Residential Correlation for Dawson County

The Division will continue to monitor and track the progress of each assessment practice area moving forward into the next assessment year.

Description of Analysis

Valuation groups in Dawson County are assembled based on communities that have their own individual economics, as in Lexington, Cozad, and Gothenburg; or by areas that share similar characteristics, as in Valuation Groups 4-9.

Valuation Group	Description
1	Lexington
2	Cozad
3	Gothenburg
4	Overton, Sumner, and surrounding rural areas
5	Johnson Lake & Plum Creek Canyon
6	Lakeview Acres (non-lake front properties at Johnson Lake) & Midway Lake
7	Eddyville, Farnam, and surrounding rural areas
8	Cozad & Lexington Rural
9	Gothenburg Rural & Wild Horse Golf Course

Overall, residential property in Dawson County has all three measures of central tendency within the acceptable range, and a COD of 15, which shows the relative stability of the sample. The PRD of the overall sample sits at a level that is considered to have regressive tendencies. Analysis of the PRD demonstrates influences from extreme sales prices; therefore, the regressive indication of the PRD is not substantiated. All valuation groups for residential property that contain a reasonable amount of qualified sales to conduct a meaningful statistical analysis have medians within the acceptable range.

Gothenburg residential property increased approximately 11% from the previous year based on comparison of Schedule XI Line -83.7 from both 2018 and 2019. Analysis of the value change of the sales shows approximately 13% change in the sample, which is in line with the reported value change. Approximately 68% of all sales in Gothenburg were qualified and used to establish depreciation for the valuation group. The statistics in Gothenburg show a COD of 4%, stemming from the recent reappraisal of the city by Stanard Appraisal. While the COD in Gothenburg is too low to support appraisal uniformity, the similarity of movement based on analysis of the sold property and the abstract data suggest values were adjusted similarly. The Division will provide follow-up with residential values in the Gothenburg during the assessment practice review.

2019 Residential Correlation for Dawson County

The remaining valuation groups with sample sizes large enough to conduct meaningful analysis have medians within the acceptable range. Lake properties in the county, especially Johnson Lake, continue to experience strong sales each year, and the county assessor has attempted to stay at market value in this valuation group with reappraisals more frequent than every six years, and adjustments to land and improvements. Property at Johnson Lake was changed from Recreational to Residential by the county assessor, accounting for the large valuation decrease from the Recreational classification in the Abstract.

Valuation Group 7, which stratifies residential property from Eddyville and Farnam and the rural residential properties around those villages, has a median of 101% with a sample of only 10 sales. This median is above the acceptable range, but the small sample size magnifies the need to analyze the valuation practices with additional information, instead of solely on the statistics. Removal of one extremely low dollar sale, which also has the highest ratio, brings the median down two points, but also drops the COD of the sample by six points. Additionally, the average sale price of property in this valuation group is half the average sale price of the next lowest valuation group, proving the economics of these villages are differentiated from other groups.

In Valuation Group 9, only eight qualified sales occurred in the study period, with a median well below required standards. However, this sample size is too small to perform meaningful analysis on its own, and outlier ratios lend to the unreliability of this sample.

Equalization and Quality of Assessment

Based on all available information, process improvements enacted by the county assessor for residential property in Dawson County display that values are applied uniformly and practices adhere to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	194	96.06	96.50	94.03	14.72	102.63
2	135	98.30	108.49	98.37	21.37	110.29
3	116	97.88	98.88	97.87	04.27	101.03
4	30	92.59	90.09	85.66	19.58	105.17
5	15	91.55	94.24	94.55	14.54	99.67
6	23	97.14	96.69	91.34	15.12	105.86
7	10	100.55	102.10	97.54	23.59	104.68
8	26	92.18	97.71	89.71	21.88	108.92
9	8	87.20	87.32	86.23	10.29	101.26
____ ALL ____	557	97.05	99.53	94.53	14.93	105.29

Level of Value

Based on all available information, the level of value of residential property in Dawson County is determined to be at 97% of market value.

2019 Commercial Correlation for Dawson County

Assessment Actions

The Dawson County Assessor and staff completed pick-up work and routine maintenance for the commercial property for the 2019 assessment year.

Assessment Practice Review

Commercial property in Dawson County was analyzed for the Property Assessment Division's (Division) annual assessment practice review. The review focused on verification, qualification, and submission of sales to the state sales file, sold and unsold property valuation comparisons, and all aspects of the valuation process.

Similar to the residential class of property, Real Estate Transfer Statements (Form 521) were subject to a thorough review by the Division due to a large number of sales not included in the sales file and errors on several sales in the sales file. The county assessor has improved the frequency and accuracy of submissions since the Division's review.

Additionally, the new sales submission procedure established by the county assessor has improved verification and qualification, and the accuracy of the sales information sent in. An audit of the county's Assessed Value Update (AVU) records showed no errors.

Dawson County's commercial property is divided into two valuation groups. The first valuation group contains the three largest cities and areas located outside the city limits, which are all positioned along Interstate 80 and Highway 30. The three cities are Cozad, Gothenburg, and Lexington, the county seat. The remaining villages in the county and the rural areas outside Valuation Group 1 constitute the Valuation Group 2.

Commercial property in Lexington was reappraised by the county assessor with assistance from a contract appraisal firm last year. All commercial property maintains compliance with the six-year inspection and review cycle requirement. Lot values were reviewed during the last reappraisal, but changes were deemed unnecessary to the previous study that was completed in 2011. The income, sales comparison, and cost approach are all used to determine commercial values, depending on the information readily available and what can be gathered from property owners. The analysis of sold property values compared to unsold property values did not demonstrate any apparent bias toward the sold property.

Description of Analysis

Commercial property in Dawson County is stratified into two separate valuation groups based on economics.

Valuation Group	Description
1	Cozad, Gothenburg, Lexington and surrounding rural area
2	Eddyville, Farnam, Overton, Sumner and surrounding rural area

2019 Commercial Correlation for Dawson County

Over 90% of all qualified commercial sales in Dawson County occurred in Valuation Group 1, and the overall measures of central tendency display characteristics influenced by this group. The overall median for the commercial property population came within the acceptable range at 98%. The mean ratio of the sample at 104% is indicative of outlier ratios at the high end of the array. The COD of 20% for the overall population demonstrates relative confidence in the stability of the median. Statistical analysis displays increasing market conditions based on the individual study period years for the overall population.

Study Yrs						
01-OCT-15 To 30-SEP-16	17	105.32	127.41	126.53	30.89	100.70
01-OCT-16 To 30-SEP-17	29	98.78	103.15	103.47	09.03	99.69
01-OCT-17 To 30-SEP-18	34	93.81	93.07	84.47	22.29	110.18

Commercial property values in Dawson County showed approximately 7% increase without growth this year. Analysis of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) displayed a substantial increase in base value for the commercial and industrial property class. The large increase in value for both classes can be attributed to three substantial projects ending tax division as a Tax-Increment Financed (TIF) parcel.

While the median of Valuation Group 2 is within the acceptable range, the group had only seven qualified sales in the three-year study period, and with a COD approaching 32%, analysis of this valuation group individually would not provide a reliable opinion of value. Review of the assessment practices is necessary for this valuation group's determination, and the new processes implemented by the county assessor make this applicable.

Equalization and Quality of Assessment

Based on all available information, commercial property in Dawson County is valued uniformly and adheres to generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	73	97.50	101.92	98.07	18.75	103.93
2	7	99.43	126.01	116.02	31.75	108.61
____ ALL ____	80	97.98	104.02	98.58	19.89	105.52

Level of Value

Based on all available information, the level of value of commercial property in Dawson County is determined to be at 98% of market value.

2019 Agricultural Correlation for Dawson County

Assessment Actions

In addition to valuation changes, the county staff implemented a comprehensive land use review. The statewide soil conversion in 2016 was not previously applied to the county's parcels, thus the review for land use changes was not updated at that time. No valuation changes were made to agricultural land in the county. However, through the land use review, acre counts were corrected for all three land classifications when discrepancies were identified.

Assessment Practice Review

The Property Assessment Division's (Division) annual assessment practice review focused on the sales submission and verification process, land use review, and all other aspects of agricultural land valuation. As stated in Dawson County's Residential and Commercial Correlations, a detailed sales review was started by the Division. Improvements have been made to the consistency and timeliness of sales submissions, along with the verification of sales by the county assessor and staff. An audit of the county's Assessed Value Update (AVU) records showed no errors.

Dawson County reviewed land use changes for agricultural land in both market areas. Land use review of agricultural land had not been completed in compliance with the six-year inspection and review cycle, as was previously reported after the Division's review. The Division provided additional education and training for the staff in order to help complete the review and correct any errors. A parcel layer from the Natural Resources Conservation Service (NRCS) of all certified irrigated acres in the county was obtained to aid in the land use review, and work began to have it applied countywide. While the county assessor and staff worked diligently to complete the review, two ranges remained incomplete at the time the county abstract was due. Additionally, a soil layer update is also in the process of implementation for agricultural land. Market area boundaries were reviewed, but no changes were made to either area.

Discrepancies in the valuation of accretion and river land were also found. Additional analysis was required to determine the market value of accretion land, and the impact of special value influence. The county assessor sent new applications to all previous applicants for special valuation and conducted a review of special valuation throughout the county.

Agricultural outbuildings are reviewed at the same time rural residential property is reviewed. Costing tables were updated in 2017 and depreciation tables were updated in 2016.

Description of Analysis

The county assessor currently values agricultural land in two separate Market Areas. The first market area contains the majority of the land in the county north of Interstate 80 and the Platte River. The second market area is made up of a small area of land south of the Platte River in the southwest corner of the county.

Analysis of the statistical sample of qualified agricultural sales in Dawson County shows a median of 72% for the overall population. Additionally, the mean and weighted mean also fall within the acceptable range. While agricultural land is split into two market areas, the vast majority of

2019 Agricultural Correlation for Dawson County

agricultural transactions occur in Market Area 1. The sales sample of irrigated land in Market Area 1 demonstrates relative stability, with 64 qualified sales and a median at 75%.

When analyzing the statistics based on the 80% Majority Land Use (MLU) of each land classification, the influence of the small samples can be seen in the grassland sample. Only six qualified sales occurred in Valuation Group 1 for the 80% MLU grassland. Those six sales contain a median within the acceptable range at 70%; however, the COD for that sample shows a higher amount of dispersion than generally expected. When the two qualified 80% MLU grassland sales from Market Area 2 are added to the sample, the median falls 12 points, and the COD expands even farther. Additionally, the dryland sales sample is not large enough to conduct a meaningful analysis.

Equalization and Quality of Assessment

Based on analysis of the available information, agricultural land values in Dawson County are uniformly assessed and in compliance with generally accepted mass appraisal techniques. The comprehensive land use review will be complete and implemented by June 1st; therefore, agricultural land values in Dawson County are believed to be equalized. Additionally, agricultural outbuilding values in Dawson County are equalized.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	65	74.38	78.59	72.37	21.38	108.59
1	64	74.55	79.06	72.76	21.11	108.66
2	1	48.40	48.40	48.40	00.00	100.00
<u>Dry</u>						
County	4	69.12	81.99	76.82	23.70	106.73
1	4	69.12	81.99	76.82	23.70	106.73
<u>Grass</u>						
County	8	62.97	61.25	60.03	18.36	102.03
1	6	69.60	66.92	65.32	12.01	102.45
2	2	44.26	44.26	43.76	07.16	101.14
<u>ALL</u>	90	71.89	75.72	70.67	22.63	107.15

Level of Value

Based on all available information, the level of value of agricultural land in Dawson County is determined to be at 72% of market value.

Special Valuation

A review of agricultural land value in Dawson County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of the county where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 72%.

2019 Opinions of the Property Tax Administrator for Dawson 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	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

**2019 Opinions of the Property Tax Administrator
for Dawson County**

Dated this 5th day of April, 2019.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Dawson County

Residential Real Property - Current

Number of Sales	557	Median	97.05
Total Sales Price	\$68,646,029	Mean	99.53
Total Adj. Sales Price	\$68,646,029	Wgt. Mean	94.53
Total Assessed Value	\$64,888,914	Average Assessed Value of the Base	\$85,777
Avg. Adj. Sales Price	\$123,242	Avg. Assessed Value	\$116,497

Confidence Interval - Current

95% Median C.I	96.45 to 97.85
95% Wgt. Mean C.I	92.73 to 96.33
95% Mean C.I	96.94 to 102.12
% of Value of the Class of all Real Property Value in the County	28.19
% of Records Sold in the Study Period	5.50
% of Value Sold in the Study Period	7.47

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	554	97	97.32
2017	546	98	97.75
2016	461	97	96.90
2015	458	98	97.90

2019 Commission Summary for Dawson County

Commercial Real Property - Current

Number of Sales	80	Median	97.98
Total Sales Price	\$12,465,255	Mean	104.02
Total Adj. Sales Price	\$12,465,255	Wgt. Mean	98.58
Total Assessed Value	\$12,288,706	Average Assessed Value of the Base	\$245,972
Avg. Adj. Sales Price	\$155,816	Avg. Assessed Value	\$153,609

Confidence Interval - Current

95% Median C.I	95.53 to 99.53
95% Wgt. Mean C.I	86.46 to 110.70
95% Mean C.I	97.01 to 111.03
% of Value of the Class of all Real Property Value in the County	9.72
% of Records Sold in the Study Period	6.57
% of Value Sold in the Study Period	4.10

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	61	98	98.47
2017	54	94	94.15
2016	57	97	97.00
2015	61	97	97.01

24 Dawson
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 : 557
 Total Sales Price : 68,646,029
 Total Adj. Sales Price : 68,646,029
 Total Assessed Value : 64,888,914
 Avg. Adj. Sales Price : 123,242
 Avg. Assessed Value : 116,497

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 100
 COD : 14.93
 PRD : 105.29

COV : 31.28
 STD : 31.13
 Avg. Abs. Dev : 14.49
 MAX Sales Ratio : 466.62
 MIN Sales Ratio : 34.10

95% Median C.I. : 96.45 to 97.85
 95% Wgt. Mean C.I. : 92.73 to 96.33
 95% Mean C.I. : 96.94 to 102.12

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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-16 To 31-DEC-16	66	98.85	102.26	99.14	11.20	103.15	34.10	144.13	97.61 to 99.99	108,177	107,250	
01-JAN-17 To 31-MAR-17	45	96.97	107.46	97.73	21.91	109.96	49.48	466.62	92.02 to 99.05	112,486	109,936	
01-APR-17 To 30-JUN-17	68	98.14	100.12	96.93	13.40	103.29	43.85	244.42	94.42 to 100.55	118,088	114,468	
01-JUL-17 To 30-SEP-17	87	96.61	99.34	95.23	12.75	104.32	58.62	303.60	94.24 to 98.42	133,563	127,194	
01-OCT-17 To 31-DEC-17	68	94.31	98.49	93.44	18.90	105.40	51.72	198.10	90.29 to 98.37	121,168	113,219	
01-JAN-18 To 31-MAR-18	46	97.01	104.33	95.00	22.17	109.82	38.78	417.48	94.68 to 99.68	94,335	89,620	
01-APR-18 To 30-JUN-18	90	96.52	96.46	92.08	14.32	104.76	53.56	258.58	94.32 to 97.84	137,188	126,317	
01-JUL-18 To 30-SEP-18	87	97.00	94.53	91.20	11.04	103.65	60.37	177.60	93.95 to 98.72	136,422	124,410	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	266	97.84	101.64	96.94	14.11	104.85	34.10	466.62	96.63 to 98.63	119,743	116,073	
01-OCT-17 To 30-SEP-18	291	96.68	97.60	92.44	15.59	105.58	38.78	417.48	95.62 to 97.48	126,442	116,885	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	268	96.84	100.69	95.58	15.99	105.35	43.85	466.62	94.65 to 97.98	122,952	117,521	
<u>ALL</u>	557	97.05	99.53	94.53	14.93	105.29	34.10	466.62	96.45 to 97.85	123,242	116,497	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	194	96.06	96.50	94.03	14.72	102.63	38.78	303.60	93.22 to 97.78	108,542	102,066	
2	135	98.30	108.49	98.37	21.37	110.29	53.55	466.62	96.76 to 99.34	88,899	87,453	
3	116	97.88	98.88	97.87	04.27	101.03	89.65	148.48	96.83 to 98.52	132,742	129,917	
4	30	92.59	90.09	85.66	19.58	105.17	34.10	144.13	77.79 to 98.16	136,865	117,237	
5	15	91.55	94.24	94.55	14.54	99.67	60.37	128.86	80.57 to 102.27	319,400	301,994	
6	23	97.14	96.69	91.34	15.12	105.86	51.72	173.81	86.43 to 103.72	193,957	177,152	
7	10	100.55	102.10	97.54	23.59	104.68	43.85	177.60	58.62 to 125.95	43,610	42,537	
8	26	92.18	97.71	89.71	21.88	108.92	49.48	191.49	78.55 to 103.56	165,712	148,657	
9	8	87.20	87.32	86.23	10.29	101.26	71.51	100.65	71.51 to 100.65	260,875	224,941	
<u>ALL</u>	557	97.05	99.53	94.53	14.93	105.29	34.10	466.62	96.45 to 97.85	123,242	116,497	

24 Dawson
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 : 557
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Avg. Assessed Value : 116,497

MEDIAN : 97
WGT. MEAN : 95
MEAN : 100
COD : 14.93
PRD : 105.29

COV : 31.28
STD : 31.13
Avg. Abs. Dev : 14.49
MAX Sales Ratio : 466.62
MIN Sales Ratio : 34.10

95% Median C.I. : 96.45 to 97.85
95% Wgt. Mean C.I. : 92.73 to 96.33
95% Mean C.I. : 96.94 to 102.12

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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
01	529	97.05	99.63	94.61	14.83	105.31	34.10	466.62	96.55 to 97.85	117,419	111,091
06	28	95.63	97.71	93.72	17.12	104.26	51.72	173.81	86.43 to 103.72	233,268	218,629
07											
<u>ALL</u>	<u>557</u>	<u>97.05</u>	<u>99.53</u>	<u>94.53</u>	<u>14.93</u>	<u>105.29</u>	<u>34.10</u>	<u>466.62</u>	<u>96.45 to 97.85</u>	<u>123,242</u>	<u>116,497</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	2	218.09	218.09	218.10	18.57	100.00	177.60	258.58	N/A	3,001	6,544
Less Than 15,000	9	149.10	182.17	156.62	52.60	116.31	68.47	417.48	79.33 to 258.58	9,056	14,183
Less Than 30,000	36	109.42	142.11	129.58	48.22	109.67	43.85	466.62	97.44 to 131.04	19,635	25,442
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	555	97.02	99.10	94.52	14.54	104.85	34.10	466.62	96.41 to 97.85	123,676	116,893
Greater Than 14,999	548	97.01	98.17	94.45	13.57	103.94	34.10	466.62	96.41 to 97.84	125,118	118,177
Greater Than 29,999	521	96.86	96.59	94.16	12.06	102.58	34.10	191.49	96.06 to 97.66	130,402	122,789
<u>Incremental Ranges</u>											
0 TO 4,999	2	218.09	218.09	218.10	18.57	100.00	177.60	258.58	N/A	3,001	6,544
5,000 TO 14,999	7	148.48	171.91	151.74	54.57	113.29	68.47	417.48	68.47 to 417.48	10,786	16,366
15,000 TO 29,999	27	107.07	128.76	126.05	37.03	102.15	43.85	466.62	97.27 to 126.71	23,161	29,194
30,000 TO 59,999	75	99.13	108.18	108.13	18.68	100.05	38.78	177.44	97.40 to 107.98	43,283	46,804
60,000 TO 99,999	156	97.02	96.66	96.46	13.75	100.21	34.10	191.49	94.19 to 98.65	78,477	75,700
100,000 TO 149,999	133	96.87	95.01	94.82	09.64	100.20	60.37	173.81	95.08 to 98.23	123,182	116,799
150,000 TO 249,999	112	96.27	93.26	93.13	07.79	100.14	65.32	128.86	93.81 to 97.30	189,098	176,115
250,000 TO 499,999	42	94.17	90.13	90.30	11.56	99.81	49.48	121.27	92.43 to 96.79	317,940	287,095
500,000 TO 999,999	3	90.23	87.02	87.06	03.58	99.95	80.57	90.26	N/A	511,667	445,474
1,000,000 +											
<u>ALL</u>	<u>557</u>	<u>97.05</u>	<u>99.53</u>	<u>94.53</u>	<u>14.93</u>	<u>105.29</u>	<u>34.10</u>	<u>466.62</u>	<u>96.45 to 97.85</u>	<u>123,242</u>	<u>116,497</u>

24 Dawson
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 : 80
Total Sales Price : 12,465,255
Total Adj. Sales Price : 12,465,255
Total Assessed Value : 12,288,706
Avg. Adj. Sales Price : 155,816
Avg. Assessed Value : 153,609

MEDIAN : 98
WGT. MEAN : 99
MEAN : 104
COD : 19.89
PRD : 105.52

COV : 30.76
STD : 32.00
Avg. Abs. Dev : 19.49
MAX Sales Ratio : 257.99
MIN Sales Ratio : 55.56

95% Median C.I. : 95.53 to 99.53
95% Wgt. Mean C.I. : 86.46 to 110.70
95% Mean C.I. : 97.01 to 111.03

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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	6	106.78	125.83	116.32	29.80	108.18	85.87	195.25	85.87 to 195.25	124,200	144,474
01-JAN-16 To 31-MAR-16	2	125.18	125.18	133.82	26.79	93.54	91.64	158.72	N/A	163,000	218,132
01-APR-16 To 30-JUN-16	6	106.10	138.70	134.56	40.59	103.08	92.26	257.99	92.26 to 257.99	178,500	240,196
01-JUL-16 To 30-SEP-16	3	105.32	109.47	110.67	11.61	98.92	93.20	129.88	N/A	71,000	78,573
01-OCT-16 To 31-DEC-16	12	98.98	105.84	100.39	10.04	105.43	90.80	149.29	95.84 to 106.85	185,427	186,158
01-JAN-17 To 31-MAR-17	13	98.78	102.58	110.41	10.06	92.91	78.19	171.24	93.89 to 101.05	107,072	118,220
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	4	98.01	96.95	96.87	02.38	100.08	91.73	100.04	N/A	106,875	103,531
01-OCT-17 To 31-DEC-17	9	96.53	98.42	84.24	18.49	116.83	58.84	135.82	66.25 to 135.82	238,778	201,137
01-JAN-18 To 31-MAR-18	10	73.96	80.70	77.07	22.20	104.71	55.56	139.84	61.23 to 96.82	211,900	163,320
01-APR-18 To 30-JUN-18	10	92.68	97.50	97.86	21.39	99.63	66.23	139.21	67.87 to 132.50	114,750	112,296
01-JUL-18 To 30-SEP-18	5	99.53	99.34	85.76	22.27	115.83	59.37	132.58	N/A	130,000	111,488
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	17	105.32	127.41	126.53	30.89	100.70	85.87	257.99	93.20 to 162.58	138,541	175,294
01-OCT-16 To 30-SEP-17	29	98.78	103.15	103.47	09.03	99.69	78.19	171.24	95.95 to 100.04	139,467	144,306
01-OCT-17 To 30-SEP-18	34	93.81	93.07	84.47	22.29	110.18	55.56	139.84	73.25 to 99.65	178,397	150,701
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	23	99.09	116.57	113.35	21.39	102.84	90.80	257.99	97.30 to 114.87	166,745	189,002
01-JAN-17 To 31-DEC-17	26	98.40	100.27	94.78	11.78	105.79	58.84	171.24	95.33 to 99.75	152,632	144,662
<u>ALL</u>	80	97.98	104.02	98.58	19.89	105.52	55.56	257.99	95.53 to 99.53	155,816	153,609

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	73	97.50	101.92	98.07	18.75	103.93	55.56	195.25	95.33 to 99.53	165,902	162,706
2	7	99.43	126.01	116.02	31.75	108.61	90.30	257.99	90.30 to 257.99	50,629	58,740
<u>ALL</u>	80	97.98	104.02	98.58	19.89	105.52	55.56	257.99	95.53 to 99.53	155,816	153,609

**24 Dawson
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 : 80
 Total Sales Price : 12,465,255
 Total Adj. Sales Price : 12,465,255
 Total Assessed Value : 12,288,706
 Avg. Adj. Sales Price : 155,816
 Avg. Assessed Value : 153,609

MEDIAN : 98
 WGT. MEAN : 99
 MEAN : 104
 COD : 19.89
 PRD : 105.52

COV : 30.76
 STD : 32.00
 Avg. Abs. Dev : 19.49
 MAX Sales Ratio : 257.99
 MIN Sales Ratio : 55.56

95% Median C.I. : 95.53 to 99.53
 95% Wgt. Mean C.I. : 86.46 to 110.70
 95% Mean C.I. : 97.01 to 111.03

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	78	97.98	104.19	98.60	20.36	105.67	55.56	257.99	95.33 to 99.65	156,221	154,036
04	2	97.69	97.69	97.81	01.89	99.88	95.84	99.53	N/A	140,000	136,940
<u>ALL</u>	80	97.98	104.02	98.58	19.89	105.52	55.56	257.99	95.53 to 99.53	155,816	153,609

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	135.82	135.82	135.82	00.00	100.00	135.82	135.82	N/A	14,000	19,015
Less Than 30,000	4	114.76	106.05	97.65	25.95	108.60	58.84	135.82	N/A	19,500	19,042
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	80	97.98	104.02	98.58	19.89	105.52	55.56	257.99	95.53 to 99.53	155,816	153,609
Greater Than 14,999	78	97.60	103.21	98.50	19.49	104.78	55.56	257.99	95.33 to 99.43	159,452	157,060
Greater Than 29,999	76	97.98	103.92	98.59	19.34	105.41	55.56	257.99	95.53 to 99.53	162,990	160,691
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	135.82	135.82	135.82	00.00	100.00	135.82	135.82	N/A	14,000	19,015
15,000 TO 29,999	2	76.27	76.27	76.27	22.85	100.00	58.84	93.70	N/A	25,000	19,068
30,000 TO 59,999	25	98.47	107.13	105.91	20.84	101.15	55.56	257.99	93.20 to 106.85	41,725	44,192
60,000 TO 99,999	19	99.21	108.60	109.46	21.70	99.21	66.23	195.25	91.73 to 129.88	71,763	78,553
100,000 TO 149,999	9	97.33	100.67	100.61	05.50	100.06	91.64	115.09	95.84 to 114.87	124,978	125,737
150,000 TO 249,999	11	97.30	102.89	102.61	20.24	100.27	65.00	171.24	66.38 to 158.72	197,620	202,773
250,000 TO 499,999	9	93.91	94.37	97.60	24.15	96.69	59.37	172.45	61.23 to 108.61	374,112	365,142
500,000 TO 999,999	1	103.64	103.64	103.64	00.00	100.00	103.64	103.64	N/A	840,000	870,565
1,000,000 +	2	82.56	82.56	84.70	19.76	97.47	66.25	98.86	N/A	1,237,500	1,048,129
<u>ALL</u>	80	97.98	104.02	98.58	19.89	105.52	55.56	257.99	95.53 to 99.53	155,816	153,609

24 Dawson
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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

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COV : 30.76
 STD : 32.00
 Avg. Abs. Dev : 19.49
 MAX Sales Ratio : 257.99
 MIN Sales Ratio : 55.56

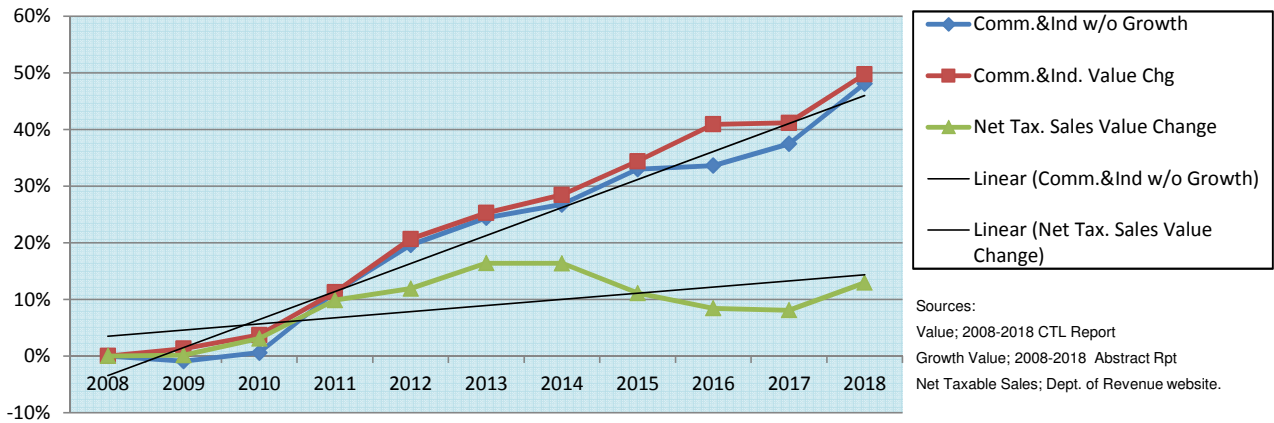
95% Median C.I. : 95.53 to 99.53
 95% Wgt. Mean C.I. : 86.46 to 110.70
 95% Mean C.I. : 97.01 to 111.03

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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
306	1	129.88	129.88	129.88	00.00	100.00	129.88	129.88	N/A	75,000	97,411
319	3	93.91	87.93	84.26	13.27	104.36	66.25	103.64	N/A	745,000	627,772
326	3	93.70	81.74	87.01	14.36	93.94	55.56	95.95	N/A	59,333	51,629
329	1	95.84	95.84	95.84	00.00	100.00	95.84	95.84	N/A	130,000	124,590
340	2	105.38	105.38	105.15	05.65	100.22	99.43	111.33	N/A	33,700	35,436
341	2	99.64	99.64	99.97	00.55	99.67	99.09	100.18	N/A	80,650	80,624
343	2	103.74	103.74	101.03	04.70	102.68	98.86	108.61	N/A	900,000	909,235
344	5	97.38	119.93	130.35	43.83	92.01	66.23	195.25	N/A	57,804	75,350
349	4	65.69	66.82	67.30	05.63	99.29	61.23	74.66	N/A	311,500	209,624
350	6	99.01	129.63	111.58	36.39	116.18	90.80	257.99	90.80 to 257.99	68,667	76,618
352	7	97.33	106.63	117.87	17.69	90.46	80.39	172.45	80.39 to 172.45	206,429	243,322
353	15	97.69	100.09	92.02	13.93	108.77	59.37	149.29	91.15 to 105.32	106,900	98,368
384	2	94.66	94.66	94.45	00.72	100.22	93.98	95.33	N/A	57,500	54,307
386	2	135.82	135.82	135.82	00.00	100.00	135.82	135.82	N/A	14,000	19,015
396	1	99.65	99.65	99.65	00.00	100.00	99.65	99.65	N/A	40,000	39,861
406	4	110.48	119.12	123.46	18.96	96.48	96.82	158.72	N/A	142,500	175,936
419	1	171.24	171.24	171.24	00.00	100.00	171.24	171.24	N/A	225,000	385,300
442	3	90.30	91.65	93.50	04.76	98.02	85.87	98.78	N/A	54,733	51,175
444	1	98.55	98.55	98.55	00.00	100.00	98.55	98.55	N/A	153,825	151,588
470	1	132.58	132.58	132.58	00.00	100.00	132.58	132.58	N/A	70,000	92,809
471	4	83.57	89.62	92.24	28.22	97.16	58.84	132.50	N/A	41,500	38,279
477	1	67.87	67.87	67.87	00.00	100.00	67.87	67.87	N/A	60,000	40,724
494	1	101.05	101.05	101.05	00.00	100.00	101.05	101.05	N/A	496,010	501,196
528	7	100.04	107.37	103.62	10.14	103.62	94.51	134.42	94.51 to 134.42	100,714	104,364
555	1	83.78	83.78	83.78	00.00	100.00	83.78	83.78	N/A	30,000	25,135
<u>ALL</u>	<u>80</u>	<u>97.98</u>	<u>104.02</u>	<u>98.58</u>	<u>19.89</u>	<u>105.52</u>	<u>55.56</u>	<u>257.99</u>	<u>95.53 to 99.53</u>	<u>155,816</u>	<u>153,609</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 176,801,833	\$ 3,345,905		\$ 173,455,928	--	\$ 224,601,120	--
2009	\$ 179,113,454	\$ 3,903,990	2.18%	\$ 175,209,464	-0.90%	\$ 224,955,733	0.16%
2010	\$ 183,388,037	\$ 5,511,020	3.01%	\$ 177,877,017	-0.69%	\$ 231,540,625	2.93%
2011	\$ 196,765,240	\$ 34,481	0.02%	\$ 196,730,759	7.28%	\$ 246,776,223	6.58%
2012	\$ 213,323,805	\$ 1,858,302	0.87%	\$ 211,465,503	7.47%	\$ 251,333,062	1.85%
2013	\$ 221,466,541	\$ 1,469,330	0.66%	\$ 219,997,211	3.13%	\$ 261,451,460	4.03%
2014	\$ 227,126,167	\$ 3,004,885	1.32%	\$ 224,121,282	1.20%	\$ 261,368,154	-0.03%
2015	\$ 237,585,741	\$ 2,412,203	1.02%	\$ 235,173,538	3.54%	\$ 249,544,797	-4.52%
2016	\$ 249,127,319	\$ 12,869,825	5.17%	\$ 236,257,494	-0.56%	\$ 243,507,459	-2.42%
2017	\$ 249,577,923	\$ 6,526,312	2.61%	\$ 243,051,611	-2.44%	\$ 242,800,466	-0.29%
2018	\$ 264,743,511	\$ 2,927,365	1.11%	\$ 261,816,146	4.90%	\$ 253,699,738	4.49%
Ann %chg		4.12%		Average	2.29%	1.23%	1.28%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	-0.90%	1.31%	0.16%
2010	0.61%	3.73%	3.09%
2011	11.27%	11.29%	9.87%
2012	19.61%	20.66%	11.90%
2013	24.43%	25.26%	16.41%
2014	26.76%	28.46%	16.37%
2015	33.02%	34.38%	11.11%
2016	33.63%	40.91%	8.42%
2017	37.47%	41.16%	8.10%
2018	48.08%	49.74%	12.96%

County Number	24
County Name	Dawson

24 Dawson
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 : 90
Total Sales Price : 62,434,271
Total Adj. Sales Price : 62,434,271
Total Assessed Value : 44,123,661
Avg. Adj. Sales Price : 693,714
Avg. Assessed Value : 490,263

MEDIAN : 72
WGT. MEAN : 71
MEAN : 76

COD : 22.63
PRD : 107.15

COV : 38.11
STD : 28.86
Avg. Abs. Dev : 16.27

MAX Sales Ratio : 243.15
MIN Sales Ratio : 41.09

95% Median C.I. : 68.77 to 74.86
95% Wgt. Mean C.I. : 66.32 to 75.02
95% Mean C.I. : 69.76 to 81.68

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	10	67.55	63.39	59.52	13.49	106.50	47.16	83.68	49.40 to 71.47	737,975	439,207
01-JAN-16 To 31-MAR-16	16	71.48	68.18	66.27	17.33	102.88	41.09	96.58	50.99 to 76.86	743,133	492,471
01-APR-16 To 30-JUN-16	8	89.04	82.03	81.14	14.82	101.10	51.90	99.47	51.90 to 99.47	722,775	586,431
01-JUL-16 To 30-SEP-16	4	76.08	75.39	78.28	22.49	96.31	47.43	101.96	N/A	541,885	424,211
01-OCT-16 To 31-DEC-16	4	71.86	77.34	69.19	27.30	111.78	48.40	117.24	N/A	680,195	470,612
01-JAN-17 To 31-MAR-17	9	77.66	84.57	79.16	15.80	106.83	66.54	127.62	68.90 to 98.98	658,435	521,246
01-APR-17 To 30-JUN-17	4	74.09	75.72	77.69	08.26	97.46	65.39	89.29	N/A	539,250	418,958
01-JUL-17 To 30-SEP-17	3	65.06	112.25	82.94	83.34	135.34	54.51	217.17	N/A	720,620	597,666
01-OCT-17 To 31-DEC-17	12	73.43	76.63	73.21	12.15	104.67	61.66	102.22	66.60 to 89.50	638,356	467,336
01-JAN-18 To 31-MAR-18	8	79.18	70.81	70.20	14.71	100.87	45.58	89.15	45.58 to 89.15	761,033	534,281
01-APR-18 To 30-JUN-18	9	62.77	80.06	63.72	41.45	125.64	41.35	243.15	49.90 to 74.81	842,108	536,591
01-JUL-18 To 30-SEP-18	3	61.70	71.98	77.01	25.28	93.47	53.72	100.52	N/A	307,199	236,560
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	38	70.49	70.60	68.55	18.98	102.99	41.09	101.96	64.16 to 75.18	716,306	491,050
01-OCT-16 To 30-SEP-17	20	75.54	85.51	77.46	25.97	110.39	48.40	217.17	67.04 to 89.29	648,278	502,124
01-OCT-17 To 30-SEP-18	32	70.24	75.70	69.31	24.26	109.22	41.35	243.15	62.77 to 78.64	695,284	481,915
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	32	73.86	73.69	71.59	20.19	102.93	41.09	117.24	64.16 to 84.45	705,020	504,696
01-JAN-17 To 31-DEC-17	28	74.81	82.87	76.89	20.10	107.78	54.51	217.17	68.90 to 81.10	639,466	491,717
<u>ALL</u>	90	71.89	75.72	70.67	22.63	107.15	41.09	243.15	68.77 to 74.86	693,714	490,263

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	82	73.86	78.08	72.12	21.35	108.26	41.35	243.15	69.12 to 76.86	709,444	511,641
2	8	49.76	51.62	50.92	10.01	101.37	41.09	62.92	41.09 to 62.92	532,486	271,139
<u>ALL</u>	90	71.89	75.72	70.67	22.63	107.15	41.09	243.15	68.77 to 74.86	693,714	490,263

24 Dawson
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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MEDIAN : 72
WGT. MEAN : 71
MEAN : 76
COD : 22.63
PRD : 107.15

COV : 38.11
STD : 28.86
Avg. Abs. Dev : 16.27
MAX Sales Ratio : 243.15
MIN Sales Ratio : 41.09

95% Median C.I. : 68.77 to 74.86
95% Wgt. Mean C.I. : 66.32 to 75.02
95% Mean C.I. : 69.76 to 81.68

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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	54	74.55	80.11	73.15	22.15	109.51	41.35	243.15	70.33 to 79.85	760,519	556,294
1	53	74.72	80.71	73.64	21.84	109.60	41.35	243.15	70.33 to 80.07	759,755	559,475
2	1	48.40	48.40	48.40	00.00	100.00	48.40	48.40	N/A	801,000	387,689
_____Dry_____											
County	1	127.62	127.62	127.62	00.00	100.00	127.62	127.62	N/A	185,000	236,102
1	1	127.62	127.62	127.62	00.00	100.00	127.62	127.62	N/A	185,000	236,102
_____Grass_____											
County	8	62.97	61.25	60.03	18.36	102.03	41.09	76.86	41.09 to 76.86	471,275	282,906
1	6	69.60	66.92	65.32	12.01	102.45	49.72	76.86	49.72 to 76.86	474,200	309,741
2	2	44.26	44.26	43.76	07.16	101.14	41.09	47.43	N/A	462,500	202,403
_____ALL_____	90	71.89	75.72	70.67	22.63	107.15	41.09	243.15	68.77 to 74.86	693,714	490,263

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	65	74.38	78.59	72.37	21.38	108.59	41.35	243.15	69.50 to 77.66	768,360	556,054
1	64	74.55	79.06	72.76	21.11	108.66	41.35	243.15	69.50 to 78.50	767,850	558,685
2	1	48.40	48.40	48.40	00.00	100.00	48.40	48.40	N/A	801,000	387,689
_____Dry_____											
County	4	69.12	81.99	76.82	23.70	106.73	62.11	127.62	N/A	319,245	245,234
1	4	69.12	81.99	76.82	23.70	106.73	62.11	127.62	N/A	319,245	245,234
_____Grass_____											
County	8	62.97	61.25	60.03	18.36	102.03	41.09	76.86	41.09 to 76.86	471,275	282,906
1	6	69.60	66.92	65.32	12.01	102.45	49.72	76.86	49.72 to 76.86	474,200	309,741
2	2	44.26	44.26	43.76	07.16	101.14	41.09	47.43	N/A	462,500	202,403
_____ALL_____	90	71.89	75.72	70.67	22.63	107.15	41.09	243.15	68.77 to 74.86	693,714	490,263

Dawson County 2019 Average Acre Value Comparison

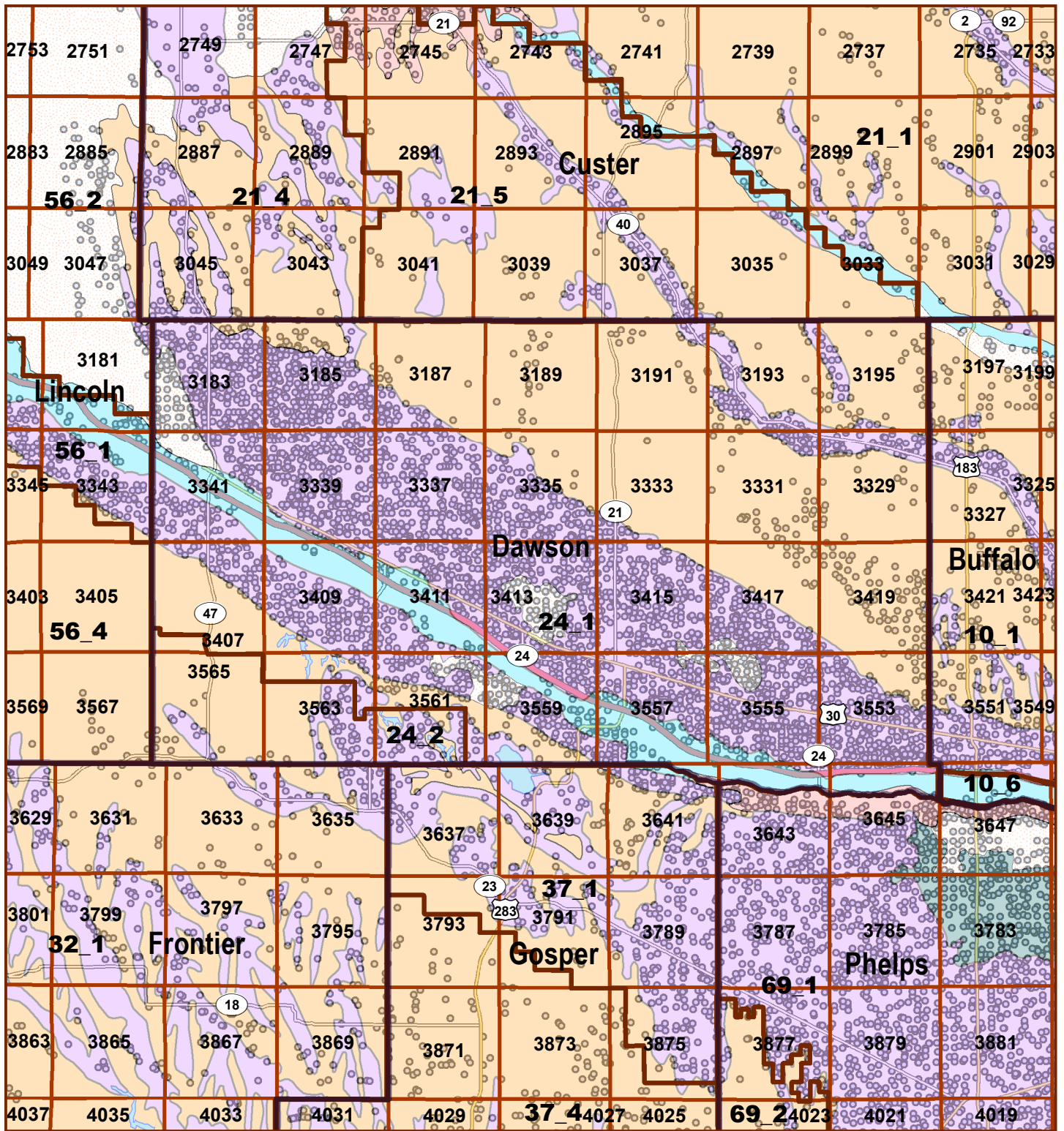
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dawson	1	n/a	5044	4732	4275	3850	3592	3325	3135	4662
Custer	4	n/a	4288	3948	3347	3067	3000	2795	2613	3532
Custer	5	n/a	4276	3940	3337	3052	2989	2781	2598	3641
Buffalo	1	5475	5475	5240	5125	4522	4815	4420	4420	4947
Buffalo	6	3005	5895	5625	5560	n/a	5050	n/a	4730	5119
Phelps	1	5119	5699	4700	4297	4100	3900	3800	3417	5332
Gosper	1	n/a	5000	4245	3530	3300	3100	3060	2835	4774
Lincoln	1	4874	4870	4873	4859	4146	4073	4090	3992	4533
Dawson	2	n/a	3620	3500	2915	2038	n/a	1510	1480	3304
Frontier	1	2970	2967	2897	2909	2870	2870	2816	2765	2938
Lincoln	4	2835	2815	2600	2835	2759	2835	2583	2653	2751

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dawson	1	n/a	2450	2205	2010	1995	1799	1555	1540	1987
Custer	4	n/a	1865	1700	1433	1331	1286	1206	1135	1483
Custer	5	n/a	1865	1700	1433	1331	1286	1206	1135	1507
Buffalo	1	2645	2645	2465	2465	2290	2180	2135	2135	2338
Buffalo	6	n/a	2630	2466	2370	n/a	2190	2120	2095	2255
Phelps	1	2600	2600	2500	2300	2199	2100	1900	1600	2455
Gosper	1	n/a	1870	1745	1635	1505	1285	1235	1235	1739
Lincoln	1	1800	1800	1800	1800	1800	1800	1800	1797	1800
Dawson	2	n/a	1595	1550	1345	1220	n/a	960	890	1264
Frontier	1	1300	1300	1250	1250	1200	1200	1150	1150	1270
Lincoln	4	1300	1300	1300	1300	1300	1300	1300	1300	1300

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dawson	1	n/a	1830	1570	1400	1315	1210	1175	1170	1219
Custer	4	n/a	961	948	950	948	943	883	775	814
Custer	5	n/a	969	948	952	952	943	933	855	871
Buffalo	1	1500	1500	1475	1455	1430	1410	1375	1360	1385
Buffalo	6	1585	1585	1560	1550	n/a	1485	n/a	1435	1474
Phelps	1	1316	1499	1400	1296	1249	1200	1168	1146	1253
Gosper	1	n/a	1412	1248	1115	1026	1039	977	977	1025
Lincoln	1	1200	1200	1200	1200	1200	1025	1025	994	1039
Dawson	2	n/a	1085	980	845	845	n/a	615	615	680
Frontier	1	625	625	625	625	625	625	625	625	625
Lincoln	4	690	690	690	690	690	611	625	625	631

County	Mkt Area	CRP	TIMBER	WASTE
Dawson	1	n/a	n/a	50
Custer	4	n/a	n/a	50
Custer	5	n/a	n/a	50
Buffalo	1	1397	565	400
Buffalo	6	1470	510	400
Phelps	1	1157	1150	35
Gosper	1	n/a	n/a	100
Lincoln	1	n/a	n/a	345
Dawson	2	n/a	n/a	50
Frontier	1	1227	n/a	n/a
Lincoln	4	n/a	n/a	345

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



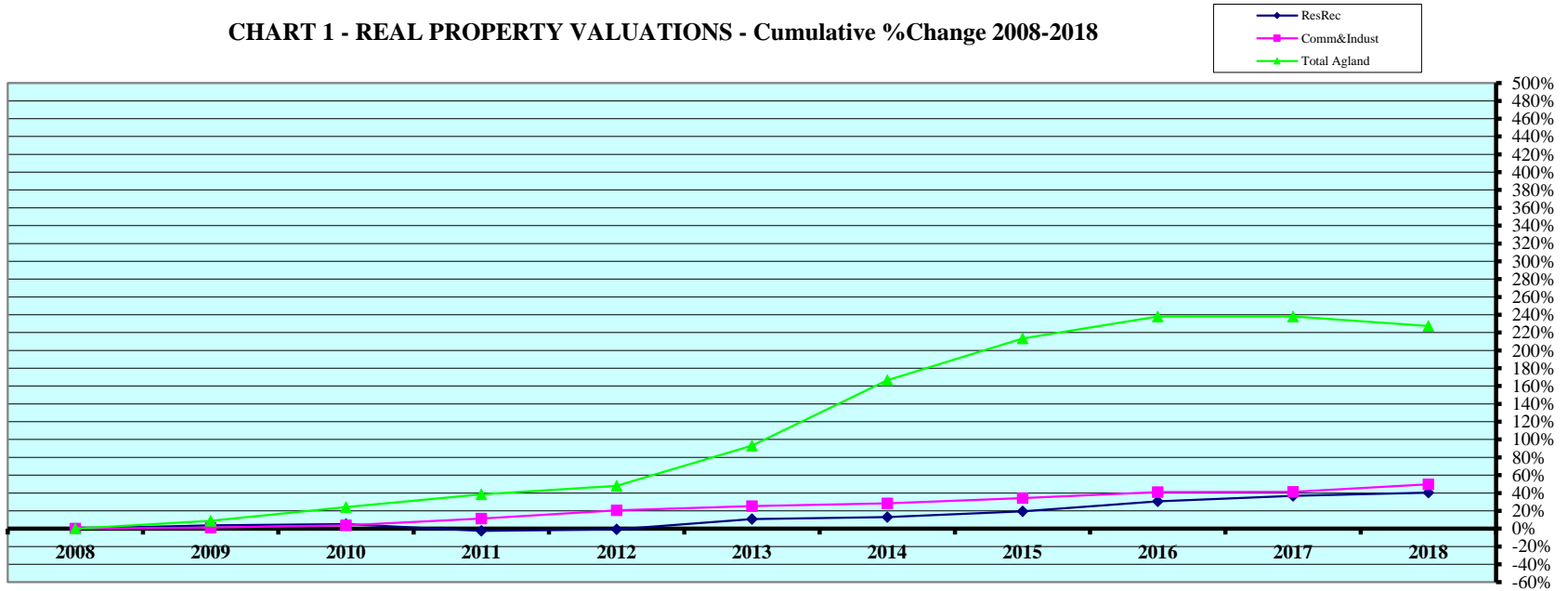
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey 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
- Irrigation Wells

Dawson 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	591,925,566	--	--	--	176,801,833	--	--	--	523,705,065	--	--	--
2009	613,330,856	21,405,290	3.62%	3.62%	179,113,454	2,311,621	1.31%	1.31%	569,492,808	45,787,743	8.74%	8.74%
2010	622,215,727	8,884,871	1.45%	5.12%	183,388,037	4,274,583	2.39%	3.73%	650,298,017	80,805,209	14.19%	24.17%
2011	577,103,245	-45,112,482	-7.25%	-2.50%	196,765,240	13,377,203	7.29%	11.29%	725,065,990	74,767,973	11.50%	38.45%
2012	587,681,526	10,578,281	1.83%	-0.72%	213,323,805	16,558,565	8.42%	20.66%	774,575,677	49,509,687	6.83%	47.90%
2013	655,852,170	68,170,644	11.60%	10.80%	221,466,541	8,142,736	3.82%	25.26%	1,011,158,114	236,582,437	30.54%	93.08%
2014	668,039,748	12,187,578	1.86%	12.86%	227,126,167	5,659,626	2.56%	28.46%	1,395,591,635	384,433,521	38.02%	166.48%
2015	707,005,113	38,965,365	5.83%	19.44%	237,585,741	10,459,574	4.61%	34.38%	1,641,643,143	246,051,508	17.63%	213.47%
2016	773,044,351	66,039,238	9.34%	30.60%	249,127,319	11,541,578	4.86%	40.91%	1,769,967,049	128,323,906	7.82%	237.97%
2017	810,261,475	37,217,124	4.81%	36.89%	249,577,923	450,604	0.18%	41.16%	1,770,728,075	761,026	0.04%	238.12%
2018	831,155,570	20,894,095	2.58%	40.42%	264,743,511	15,165,588	6.08%	49.74%	1,714,996,890	-55,731,185	-3.15%	227.47%

Rate Annual %chg: Residential & Recreational **3.45%**

Commercial & Industrial **4.12%**

Agricultural Land **12.59%**

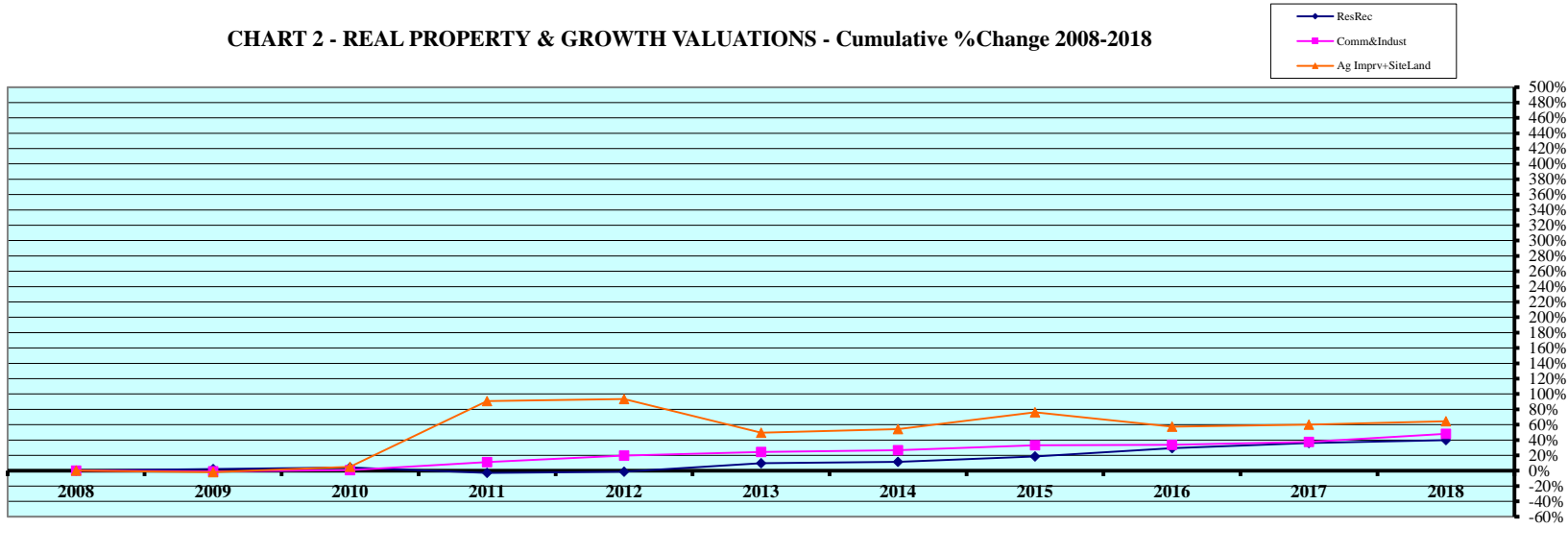
Cnty# **24**
County **DAWSON**

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	591,925,566	5,421,339	0.92%	586,504,227	--	--	176,801,833	3,345,905	1.89%	173,455,928	--	--
2009	613,330,856	9,369,122	1.53%	603,961,734	2.03%	2.03%	179,113,454	3,903,990	2.18%	175,209,464	-0.90%	-0.90%
2010	622,215,727	5,702,457	0.92%	616,513,270	0.52%	4.15%	183,388,037	5,511,020	3.01%	177,877,017	-0.69%	0.61%
2011	577,103,245	2,374,944	0.41%	574,728,301	-7.63%	-2.91%	196,765,240	34,481	0.02%	196,730,759	7.28%	11.27%
2012	587,681,526	3,037,043	0.52%	584,644,483	1.31%	-1.23%	213,323,805	1,858,302	0.87%	211,465,503	7.47%	19.61%
2013	655,852,170	5,599,093	0.85%	650,253,077	10.65%	9.85%	221,466,541	1,469,330	0.66%	219,997,211	3.13%	24.43%
2014	668,039,748	8,613,745	1.29%	659,426,003	0.54%	11.40%	227,126,167	3,004,885	1.32%	224,121,282	1.20%	26.76%
2015	707,005,113	5,128,780	0.73%	701,876,333	5.07%	18.58%	237,585,741	2,412,203	1.02%	235,173,538	3.54%	33.02%
2016	773,044,351	6,499,088	0.84%	766,545,263	8.42%	29.50%	249,127,319	12,869,825	5.17%	236,257,494	-0.56%	33.63%
2017	810,261,475	4,457,116	0.55%	805,804,359	4.24%	36.13%	249,577,923	6,526,312	2.61%	243,051,611	-2.44%	37.47%
2018	831,155,570	3,590,875	0.43%	827,564,695	2.14%	39.81%	264,743,511	2,927,365	1.11%	261,816,146	4.90%	48.08%
Rate Ann%chg	3.45%						2.29%					
							C & I w/o growth					

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	67,199,871	25,836,174	93,036,045	2,838,026	3.05%	90,198,019	--	--
2009	68,536,679	28,180,392	96,717,071	5,463,167	5.65%	91,253,904	-1.92%	-1.92%
2010	72,190,854	35,119,265	107,310,119	9,621,289	8.97%	97,688,830	1.00%	5.00%
2011	126,030,459	53,266,570	179,297,029	1,826,537	1.02%	177,470,492	65.38%	90.75%
2012	126,319,177	59,278,775	185,597,952	5,628,199	3.03%	179,969,753	0.38%	93.44%
2013	82,801,209	61,221,872	144,023,081	4,899,930	3.40%	139,123,151	-25.04%	49.54%
2014	84,405,233	64,518,622	148,923,855	5,553,356	3.73%	143,370,499	-0.45%	54.10%
2015	92,479,298	74,208,181	166,687,479	2,874,433	1.72%	163,813,046	10.00%	76.07%
2016	76,672,198	73,746,231	150,418,429	3,822,958	2.54%	146,595,471	-12.05%	57.57%
2017	86,428,616	67,338,039	153,766,655	4,786,701	3.11%	148,979,954	-0.96%	60.13%
2018	86,869,320	68,689,935	155,559,255	2,436,625	1.57%	153,122,630	-0.42%	64.58%
Rate Ann%chg	2.60%	10.27%	5.27%	Ag Imprv+Site w/o growth			3.59%	

(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.

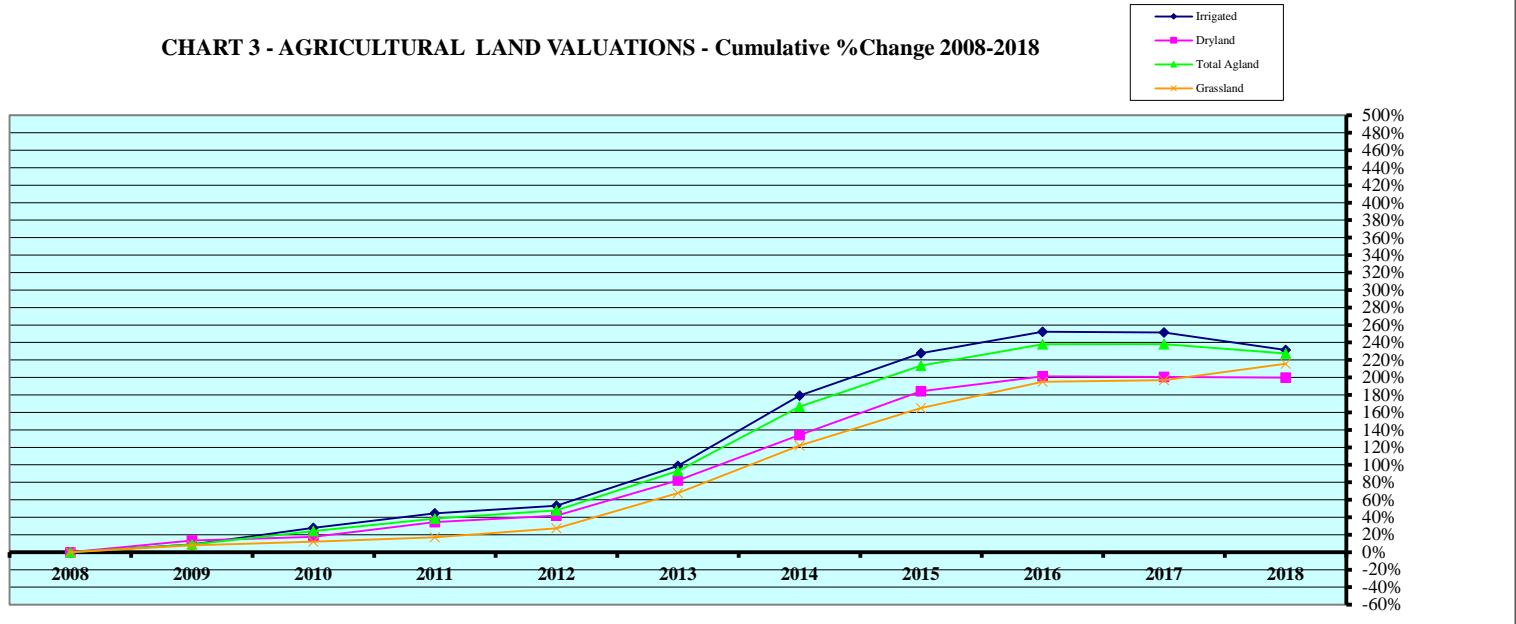
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	24
County	DAWSON

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	398,072,967	--	--	--	19,795,884	--	--	--	99,231,405	--	--	--
2009	433,391,281	35,318,314	8.87%	8.87%	22,446,191	2,650,307	13.39%	13.39%	107,052,181	7,820,776	7.88%	7.88%
2010	509,325,741	75,934,460	17.52%	27.95%	23,292,293	846,102	3.77%	17.66%	111,275,079	4,222,898	3.94%	12.14%
2011	575,250,736	65,924,995	12.94%	44.51%	26,611,275	3,318,982	14.25%	34.43%	116,140,832	4,865,753	4.37%	17.04%
2012	610,173,692	34,922,956	6.07%	53.28%	28,068,375	1,457,100	5.48%	41.79%	126,472,158	10,331,326	8.90%	27.45%
2013	790,938,354	180,764,662	29.63%	98.69%	36,042,108	7,973,733	28.41%	82.07%	166,295,951	39,823,793	31.49%	67.58%
2014	1,111,112,004	320,173,650	40.48%	179.12%	46,352,094	10,309,986	28.61%	134.15%	220,218,537	53,922,586	32.43%	121.92%
2015	1,304,575,715	193,463,711	17.41%	227.72%	56,272,168	9,920,074	21.40%	184.26%	262,905,140	42,686,603	19.38%	164.94%
2016	1,402,378,038	97,802,323	7.50%	252.29%	59,631,285	3,359,117	5.97%	201.23%	292,621,316	29,716,176	11.30%	194.89%
2017	1,399,450,660	-2,927,378	-0.21%	251.56%	59,501,801	-129,484	-0.22%	200.58%	294,479,194	1,857,878	0.63%	196.76%
2018	1,319,410,717	-80,039,943	-5.72%	231.45%	59,342,136	-159,665	-0.27%	199.77%	313,234,164	18,754,970	6.37%	215.66%

Rate Ann.%chg: Irrigated **12.73%** Dryland **11.60%** Grassland **12.18%**

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	209,017	--	--	--	6,395,792	--	--	--	523,705,065	--	--	--
2009	207,363	-1,654	-0.79%	-0.79%	6,395,792	0	0.00%	0.00%	569,492,808	45,787,743	8.74%	8.74%
2010	90,226	-117,137	-56.49%	-56.83%	6,314,678	-81,114	-1.27%	-1.27%	650,298,017	80,805,209	14.19%	24.17%
2011	89,961	-265	-0.29%	-56.96%	6,973,186	658,508	10.43%	9.03%	725,065,990	74,767,973	11.50%	38.45%
2012	89,019	-942	-1.05%	-57.41%	9,772,433	2,799,247	40.14%	52.79%	774,575,677	49,509,687	6.83%	47.90%
2013	127,046	38,027	42.72%	-39.22%	17,754,655	7,982,222	81.68%	177.60%	1,011,158,114	236,582,437	30.54%	93.08%
2014	128,401	1,355	1.07%	-38.57%	17,780,599	25,944	0.15%	178.00%	1,395,591,635	384,433,521	38.02%	166.48%
2015	127,351	-1,050	-0.82%	-39.07%	17,762,769	-17,830	-0.10%	177.73%	1,641,643,143	246,051,508	17.63%	213.47%
2016	128,274	923	0.72%	-38.63%	15,208,136	-2,554,633	-14.38%	137.78%	1,769,967,049	128,323,906	7.82%	237.97%
2017	128,364	90	0.07%	-38.59%	17,168,056	1,959,920	12.89%	168.43%	1,770,728,075	761,026	0.04%	238.12%
2018	128,364	0	0.00%	-38.59%	22,881,509	5,713,453	33.28%	257.76%	1,714,996,890	-55,731,185	-3.15%	227.47%

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County **DAWSON**

Rate Ann.%chg: Total Agric Land **12.59%**

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	397,879,725	278,560	1,428			19,732,818	36,238	545			99,227,598	269,471	368		
2009	433,447,812	279,660	1,550	8.51%	8.51%	22,268,232	35,583	626	14.92%	14.92%	106,881,101	269,339	397	7.77%	7.77%
2010	509,159,759	289,236	1,760	13.58%	23.24%	23,554,933	33,157	710	13.52%	30.46%	111,578,682	266,916	418	5.34%	13.52%
2011	575,261,303	289,058	1,990	13.05%	39.33%	26,603,603	33,225	801	12.71%	47.04%	115,979,295	266,203	436	4.22%	18.32%
2012	610,259,310	289,014	2,112	6.10%	47.83%	28,254,364	33,111	853	6.57%	56.71%	126,329,552	266,630	474	8.75%	28.67%
2013	792,058,164	288,796	2,743	29.89%	92.01%	36,106,663	33,041	1,093	28.06%	100.68%	165,862,375	266,944	621	31.14%	68.74%
2014	1,111,938,513	288,390	3,856	40.58%	169.94%	46,320,515	32,706	1,416	29.60%	160.09%	220,039,278	267,716	822	32.28%	123.21%
2015	1,305,705,465	288,089	4,532	17.55%	217.31%	55,799,835	32,692	1,707	20.52%	213.45%	262,866,293	268,028	981	19.32%	166.34%
2016	1,402,595,942	287,812	4,873	7.52%	241.19%	59,559,427	32,844	1,813	6.24%	233.01%	292,504,208	266,465	1,098	11.93%	198.11%
2017	1,400,365,042	287,338	4,874	0.01%	241.21%	59,638,870	32,891	1,813	-0.01%	232.99%	292,456,387	266,430	1,098	0.00%	198.10%
2018	1,320,867,229	287,085	4,601	-5.59%	222.12%	59,114,398	32,745	1,805	-0.44%	231.53%	312,925,643	268,054	1,167	6.35%	217.03%

Rate Annual %chg Average Value/Acre: 12.41%

12.73%

12.23%

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	209,042	5,986	35			6,349,223	19,432	327			523,398,406	609,687	858		
2009	207,433	5,940	35	0.00%	0.00%	6,395,792	19,587	327	-0.06%	-0.06%	569,200,370	610,110	933	8.68%	8.68%
2010	88,870	2,539	35	0.24%	0.24%	5,848,250	18,660	313	-4.02%	-4.08%	650,230,494	610,508	1,065	14.16%	24.07%
2011	89,852	2,567	35	0.00%	0.24%	6,314,678	19,317	327	4.30%	0.05%	724,248,731	610,370	1,187	11.41%	38.22%
2012	89,029	2,543	35	0.00%	0.24%	9,113,925	19,315	472	44.34%	44.41%	774,046,180	610,613	1,268	6.83%	47.66%
2013	127,046	2,541	50	42.86%	43.21%	17,153,147	19,315	888	88.21%	171.79%	1,011,307,395	610,637	1,656	30.65%	92.92%
2014	127,046	2,541	50	0.00%	43.21%	17,153,147	19,315	888	0.00%	171.79%	1,395,578,499	610,667	2,285	37.99%	166.21%
2015	127,351	2,547	50	0.00%	43.21%	17,157,036	19,329	888	-0.05%	171.66%	1,641,655,980	610,684	2,688	17.63%	213.14%
2016	127,324	2,546	50	0.00%	43.21%	15,228,724	17,068	892	0.52%	173.07%	1,770,015,625	606,735	2,917	8.52%	239.82%
2017	128,124	2,562	50	0.00%	43.21%	15,190,616	17,050	891	-0.15%	172.67%	1,767,779,039	606,271	2,916	-0.05%	239.65%
2018	128,146	2,563	50	0.00%	43.20%	41,932,975	19,238	2,180	144.65%	567.09%	1,734,968,391	609,686	2,846	-2.41%	231.48%

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Rate Annual %chg Average Value/Acre: 12.73%

(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
24,326	DAWSON	168,019,026	65,885,890	167,904,862	714,439,007	213,802,764	50,940,747	116,716,563	1,714,996,890	86,869,320	68,689,935	4,257	3,368,269,261
cnty sector/value % of total value:		4.99%	1.96%	4.98%	21.21%	6.35%	1.51%	3.47%	50.92%	2.58%	2.04%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,977	COZAD	7,357,467	8,825,802	8,590,593	113,459,697	39,215,842	2,425,274	0	0	0	0	0	179,874,675
16.35%	%sector of county sector	4.38%	13.40%	5.12%	15.88%	18.34%	4.76%						5.34%
	%sector of municipality	4.09%	4.91%	4.78%	63.08%	21.80%	1.35%						100.00%
97	EDDYVILLE	9,382	3,672	229	2,019,201	272,981	0	0	0	0	0	0	2,305,465
0.40%	%sector of county sector	0.01%	0.01%	0.00%	0.28%	0.13%							0.07%
	%sector of municipality	0.41%	0.16%	0.01%	87.58%	11.84%							100.00%
171	FARNAM	352,773	138,544	27,316	3,985,600	1,157,562	0	0	0	0	0	0	5,661,795
0.70%	%sector of county sector	0.21%	0.21%	0.02%	0.56%	0.54%							0.17%
	%sector of municipality	6.23%	2.45%	0.48%	70.39%	20.45%							100.00%
3,574	GOTHENBURG	10,782,517	3,199,030	4,829,652	141,921,780	44,893,838	16,461,589	0	392,687	0	0	0	222,481,093
14.69%	%sector of county sector	6.42%	4.86%	2.88%	19.86%	21.00%	32.32%		0.02%				6.61%
	%sector of municipality	4.85%	1.44%	2.17%	63.79%	20.18%	7.40%		0.18%				100.00%
10,250	LEXINGTON	24,853,102	5,336,150	7,181,424	221,994,849	89,711,025	2,095,652	0	0	0	0	0	351,172,202
42.14%	%sector of county sector	14.79%	8.10%	4.28%	31.07%	41.96%	4.11%						10.43%
	%sector of municipality	7.08%	1.52%	2.04%	63.22%	25.55%	0.60%						100.00%
594	VERTON	206,981	977,007	2,584,619	14,769,391	3,270,192	67,902	0	0	0	0	0	21,876,092
2.44%	%sector of county sector	0.12%	1.48%	1.54%	2.07%	1.53%	0.13%						0.65%
	%sector of municipality	0.95%	4.47%	11.81%	67.51%	14.95%	0.31%						100.00%
236	SUMNER	271,142	42,688	8,685	6,399,448	798,255	0	1,780	0	0	0	0	7,521,998
0.97%	%sector of county sector	0.16%	0.06%	0.01%	0.90%	0.37%		0.00%					0.22%
	%sector of municipality	3.60%	0.57%	0.12%	85.08%	10.61%		0.02%					100.00%
18,899	Total Municipalities	43,833,364	18,522,893	23,222,518	504,549,966	179,319,695	21,050,417	1,780	392,687	0	0	0	790,893,320
77.69%	%all municip.sectors of cnty	26.09%	28.11%	13.83%	70.62%	83.87%	41.32%	0.00%	0.02%				23.48%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 15,885	Value : 3,083,303,132	Growth 12,993,787	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	676	4,707,693	156	1,349,228	1,019	8,893,889	1,851	14,950,810	
02. Res Improve Land	5,742	46,753,482	165	2,971,344	1,120	40,381,978	7,027	90,106,804	
03. Res Improvements	6,443	476,699,200	177	20,204,905	1,254	186,617,068	7,874	683,521,173	
04. Res Total	7,119	528,160,375	333	24,525,477	2,273	235,892,935	9,725	788,578,787	5,700,070
% of Res Total	73.20	66.98	3.42	3.11	23.37	29.91	61.22	25.58	43.87
05. Com UnImp Land	157	4,300,179	4	89,627	19	150,238	180	4,540,044	
06. Com Improve Land	818	21,863,213	37	1,074,000	70	2,211,005	925	25,148,218	
07. Com Improvements	873	171,420,841	38	10,218,436	98	20,351,743	1,009	201,991,020	
08. Com Total	1,030	197,584,233	42	11,382,063	117	22,712,986	1,189	231,679,282	2,471,741
% of Com Total	86.63	85.28	3.53	4.91	9.84	9.80	7.49	7.51	19.02
09. Ind UnImp Land	5	58,076	1	254,196	0	0	6	312,272	
10. Ind Improve Land	14	912,451	7	1,228,007	1	57,486	22	2,197,944	
11. Ind Improvements	14	36,163,902	7	28,346,687	2	893,914	23	65,404,503	
12. Ind Total	19	37,134,429	8	29,828,890	2	951,400	29	67,914,719	900,840
% of Ind Total	65.52	54.68	27.59	43.92	6.90	1.40	0.18	2.20	6.93
13. Rec UnImp Land	0	0	0	0	41	1,120,594	41	1,120,594	
14. Rec Improve Land	1	780	0	0	360	21,859,111	361	21,859,891	
15. Rec Improvements	1	1,000	0	0	366	57,615,595	367	57,616,595	
16. Rec Total	1	1,780	0	0	407	80,595,300	408	80,597,080	0
% of Rec Total	0.25	0.00	0.00	0.00	99.75	100.00	2.57	2.61	0.00
Res & Rec Total	7,120	528,162,155	333	24,525,477	2,680	316,488,235	10,133	869,175,867	5,700,070
% of Res & Rec Total	70.27	60.77	3.29	2.82	26.45	36.41	63.79	28.19	43.87
Com & Ind Total	1,049	234,718,662	50	41,210,953	119	23,664,386	1,218	299,594,001	3,372,581
% of Com & Ind Total	86.12	78.35	4.11	13.76	9.77	7.90	7.67	9.72	25.96

17. Taxable Total	8,169	762,880,817	383	65,736,430	2,799	340,152,621	11,351	1,168,769,868	9,072,651
% of Taxable Total	71.97	65.27	3.37	5.62	24.66	29.10	71.46	37.91	69.82

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	61	542,538	6,921,282	0	0	0
19. Commercial	25	1,638,497	37,311,836	0	0	0
20. Industrial	1	9,406	1,030,581	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	61	542,538	6,921,282
19. Commercial	0	0	0	25	1,638,497	37,311,836
20. Industrial	0	0	0	1	9,406	1,030,581
21. Other	0	0	0	0	0	0
22. Total Sch II				87	2,190,441	45,263,699

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	1	4,257	1	4,257	0
25. Total	0	0	0	0	1	4,257	1	4,257	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,257	4	40	1,301

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	503,666	3,395	1,323,485,830	3,397	1,323,989,496
28. Ag-Improved Land	1	3,654	0	0	1,087	447,207,261	1,088	447,210,915
29. Ag Improvements	1	27,410	0	0	1,135	143,301,186	1,136	143,328,596

30. Ag Total					4,533	1,914,529,007
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	27,410	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	1	2.30	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	58	57.43	1,216,450	58	57.43	1,216,450	
32. HomeSite Improv Land	464	465.77	9,989,550	464	465.77	9,989,550	
33. HomeSite Improvements	708	0.00	81,509,617	708	0.00	81,509,617	513,050
34. HomeSite Total				766	523.20	92,715,617	
35. FarmSite UnImp Land	78	274.37	670,555	78	274.37	670,555	
36. FarmSite Improv Land	867	3,193.05	9,126,510	867	3,193.05	9,126,510	
37. FarmSite Improvements	1,095	0.00	61,791,569	1,096	0.00	61,818,979	3,408,086
38. FarmSite Total				1,174	3,467.42	71,616,044	
39. Road & Ditches	3,400	8,791.68	0	3,401	8,793.98	0	
40. Other- Non Ag Use	4	224.50	269,400	4	224.50	269,400	
41. Total Section VI				1,940	13,009.10	164,601,061	3,921,136

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	212.43	379,627	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	212.43	379,627

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	188,918.00	68.83%	952,908,241	74.46%	5,044.03
47. 2A1	17,502.83	6.38%	82,817,004	6.47%	4,731.64
48. 2A	17,534.27	6.39%	74,962,612	5.86%	4,275.21
49. 3A1	2,805.58	1.02%	10,801,511	0.84%	3,850.01
50. 3A	6,539.10	2.38%	23,485,980	1.84%	3,591.62
51. 4A1	29,932.58	10.90%	99,520,442	7.78%	3,324.82
52. 4A	11,256.22	4.10%	35,287,279	2.76%	3,134.91
53. Total	274,488.58	100.00%	1,279,783,069	100.00%	4,662.43
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,148.94	34.38%	19,965,011	42.41%	2,450.01
56. 2D1	2,255.33	9.52%	4,973,004	10.56%	2,205.00
57. 2D	1,725.57	7.28%	3,469,069	7.37%	2,010.39
58. 3D1	579.37	2.44%	1,155,846	2.46%	1,995.00
59. 3D	1,966.15	8.30%	3,536,915	7.51%	1,798.90
60. 4D1	5,516.87	23.28%	8,578,739	18.22%	1,555.00
61. 4D	3,507.83	14.80%	5,402,062	11.47%	1,540.00
62. Total	23,700.06	100.00%	47,080,646	100.00%	1,986.52
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	10,991.27	4.54%	20,114,059	6.82%	1,830.00
65. 2G1	7,371.14	3.05%	11,572,710	3.92%	1,570.00
66. 2G	3,784.02	1.56%	5,297,628	1.80%	1,400.00
67. 3G1	1,621.22	0.67%	2,131,908	0.72%	1,315.00
68. 3G	7,660.96	3.17%	9,269,768	3.14%	1,210.00
69. 4G1	28,279.35	11.68%	33,233,644	11.27%	1,175.19
70. 4G	182,307.89	75.33%	213,316,057	72.33%	1,170.09
71. Total	242,015.85	100.00%	294,935,774	100.00%	1,218.66
Irrigated Total					
	274,488.58	48.87%	1,279,783,069	76.37%	4,662.43
Dry Total					
	23,700.06	4.22%	47,080,646	2.81%	1,986.52
Grass Total					
	242,015.85	43.08%	294,935,774	17.60%	1,218.66
72. Waste	1,962.46	0.35%	98,137	0.01%	50.01
73. Other	19,555.78	3.48%	53,950,151	3.22%	2,758.78
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	561,722.73	100.00%	1,675,847,777	100.00%	2,983.41

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	11,309.56	80.37%	40,940,605	88.05%	3,620.00
47. 2A1	266.15	1.89%	931,525	2.00%	3,500.00
48. 2A	32.76	0.23%	95,496	0.21%	2,915.02
49. 3A1	1,556.67	11.06%	3,173,245	6.82%	2,038.48
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	482.11	3.43%	727,986	1.57%	1,510.00
52. 4A	424.67	3.02%	628,511	1.35%	1,480.00
53. Total	14,071.92	100.00%	46,497,368	100.00%	3,304.27
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,010.84	37.39%	4,802,296	47.17%	1,595.00
56. 2D1	449.10	5.58%	696,107	6.84%	1,550.00
57. 2D	32.73	0.41%	44,022	0.43%	1,345.00
58. 3D1	1,479.67	18.37%	1,805,199	17.73%	1,220.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	1,289.14	16.01%	1,237,573	12.16%	960.00
61. 4D	1,791.85	22.25%	1,594,747	15.67%	890.00
62. Total	8,053.33	100.00%	10,179,944	100.00%	1,264.07
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,822.81	7.13%	1,977,759	11.38%	1,085.01
65. 2G1	775.61	3.03%	760,098	4.37%	980.00
66. 2G	419.73	1.64%	354,673	2.04%	845.00
67. 3G1	1,853.04	7.25%	1,565,822	9.01%	845.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	3,094.17	12.11%	1,902,919	10.95%	615.00
70. 4G	17,591.54	68.83%	10,818,800	62.25%	615.00
71. Total	25,556.90	100.00%	17,380,071	100.00%	680.05
Irrigated Total					
	14,071.92	29.42%	46,497,368	62.77%	3,304.27
Dry Total					
	8,053.33	16.84%	10,179,944	13.74%	1,264.07
Grass Total					
	25,556.90	53.44%	17,380,071	23.46%	680.05
72. Waste	139.59	0.29%	6,980	0.01%	50.00
73. Other	5.34	0.01%	15,806	0.02%	2,959.93
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	47,827.08	100.00%	74,080,169	100.00%	1,548.92

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	140.80	468,160	288,419.70	1,325,812,277	288,560.50	1,326,280,437
77. Dry Land	0.00	0	22.41	35,506	31,730.98	57,225,084	31,753.39	57,260,590
78. Grass	3.02	3,654	0.00	0	267,569.73	312,312,191	267,572.75	312,315,845
79. Waste	0.00	0	0.00	0	2,102.05	105,117	2,102.05	105,117
80. Other	0.00	0	0.00	0	19,561.12	53,965,957	19,561.12	53,965,957
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	3.02	3,654	163.21	503,666	609,383.58	1,749,420,626	609,549.81	1,749,927,946

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	288,560.50	47.34%	1,326,280,437	75.79%	4,596.20
Dry Land	31,753.39	5.21%	57,260,590	3.27%	1,803.29
Grass	267,572.75	43.90%	312,315,845	17.85%	1,167.22
Waste	2,102.05	0.34%	105,117	0.01%	50.01
Other	19,561.12	3.21%	53,965,957	3.08%	2,758.84
Exempt	0.00	0.00%	0	0.00%	0.00
Total	609,549.81	100.00%	1,749,927,946	100.00%	2,870.85

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	4	45,062	6	91,347	10	1,274,339	14	1,410,748	942,715
83.2 Cozad	107	715,626	1,491	9,297,145	1,589	104,515,485	1,696	114,528,256	661,447
83.3 Cozad Rural	338	3,010,164	348	7,130,900	396	51,804,363	734	61,945,427	101,100
83.4 Eddyville	68	101,995	50	81,148	54	1,792,953	122	1,976,096	0
83.5 Farnam	71	221,871	101	254,594	103	4,118,595	174	4,595,060	0
83.6 Farnam Rural	20	804,785	59	4,809,145	60	11,919,442	80	17,533,372	332,460
83.7 Gothenburg	110	959,816	1,354	11,933,426	1,411	144,722,390	1,521	157,615,632	527,115
83.8 Gothenburg Rural	193	2,136,840	162	3,664,150	191	30,676,290	384	36,477,280	150,410
83.9 Johnson Lake	51	932,248	483	37,337,154	487	89,502,693	538	127,772,095	446,468
83.10 Lakeview Acres	1	12,500	0	0	0	0	1	12,500	0
83.11 Lexington	215	2,479,179	2,385	23,475,884	2,745	196,641,315	2,960	222,596,378	2,163,025
83.12 Lexington Rural	426	2,957,538	437	9,532,829	585	56,942,631	1,011	69,432,998	276,635
83.13 Overton	48	146,433	227	1,017,199	263	14,743,339	311	15,906,971	25,480
83.14 Overton Rural	155	1,114,916	144	2,743,950	182	22,252,663	337	26,111,529	73,215
83.15 Plum Creek Canyon	2	171,606	0	0	0	0	2	171,606	0
83.16 Sumner	51	69,984	113	179,324	127	6,202,130	178	6,451,438	0
83.17 Sumner Rural	32	190,841	28	418,500	38	4,029,140	70	4,638,481	0
84 Residential Total	1,892	16,071,404	7,388	111,966,695	8,241	741,137,768	10,133	869,175,867	5,700,070

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	1	73,160	0	0	0	0	1	73,160	0
85.2	Cozad	26	606,876	204	3,677,171	217	39,034,073	243	43,318,120	988,540
85.3	Cozad Rural	8	57,755	15	241,234	26	2,516,245	34	2,815,234	183,846
85.4	Eddyville	7	8,338	14	19,212	17	245,431	24	272,981	0
85.5	Farnam	5	1,750	19	46,571	19	1,108,036	24	1,156,357	0
85.6	Farnam Rural	0	0	1	4,248	2	87,505	2	91,753	0
85.7	Gothenburg	46	1,148,556	208	4,475,593	219	57,918,183	265	63,542,332	467,634
85.8	Gothenburg Rural	3	46,027	15	823,086	20	7,720,123	23	8,589,236	0
85.9	Johnson Lake	2	20,440	11	242,096	12	1,309,779	14	1,572,315	4,205
85.10	Lexington	57	2,469,987	332	14,372,847	356	104,703,464	413	121,546,298	778,421
85.11	Lexington Rural	18	382,273	64	3,045,444	76	46,252,102	94	49,679,819	949,935
85.12	Overton	8	22,523	32	107,225	35	3,224,610	43	3,354,358	0
85.13	Overton Rural	1	9,209	12	238,464	13	2,388,371	14	2,636,044	0
85.14	Sumner	4	5,422	18	26,028	18	766,805	22	798,255	0
85.15	Sumner Rural	0	0	2	26,943	2	120,796	2	147,739	0
86	Commercial Total	186	4,852,316	947	27,346,162	1,032	267,395,523	1,218	299,594,001	3,372,581

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	10,991.27	4.54%	20,114,059	6.82%	1,830.00
89. 2G1	7,371.14	3.05%	11,572,710	3.92%	1,570.00
90. 2G	3,784.02	1.56%	5,297,628	1.80%	1,400.00
91. 3G1	1,621.22	0.67%	2,131,908	0.72%	1,315.00
92. 3G	7,660.96	3.17%	9,269,768	3.14%	1,210.00
93. 4G1	28,279.35	11.68%	33,233,644	11.27%	1,175.19
94. 4G	182,307.89	75.33%	213,316,057	72.33%	1,170.09
95. Total	242,015.85	100.00%	294,935,774	100.00%	1,218.66
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	242,015.85	100.00%	294,935,774	100.00%	1,218.66
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	242,015.85	100.00%	294,935,774	100.00%	1,218.66

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	0.00	0.00%	0	0.00%	0.00
88. 1G	1,822.81	7.13%	1,977,759	11.38%	1,085.01
89. 2G1	775.61	3.03%	760,098	4.37%	980.00
90. 2G	419.73	1.64%	354,673	2.04%	845.00
91. 3G1	1,853.04	7.25%	1,565,822	9.01%	845.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	3,094.17	12.11%	1,902,919	10.95%	615.00
94. 4G	17,591.54	68.83%	10,818,800	62.25%	615.00
95. Total	25,556.90	100.00%	17,380,071	100.00%	680.05
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	25,556.90	100.00%	17,380,071	100.00%	680.05
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	25,556.90	100.00%	17,380,071	100.00%	680.05

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

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	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	714,439,007	788,578,787	74,139,780	10.38%	5,700,070	9.58%
02. Recreational	116,716,563	80,597,080	-36,119,483	-30.95%	0	-30.95%
03. Ag-Homesite Land, Ag-Res Dwelling	86,869,320	92,715,617	5,846,297	6.73%	513,050	6.14%
04. Total Residential (sum lines 1-3)	918,024,890	961,891,484	43,866,594	4.78%	6,213,120	4.10%
05. Commercial	213,802,764	231,679,282	17,876,518	8.36%	2,471,741	7.21%
06. Industrial	50,940,747	67,914,719	16,973,972	33.32%	900,840	31.55%
07. Total Commercial (sum lines 5-6)	264,743,511	299,594,001	34,850,490	13.16%	3,372,581	11.89%
08. Ag-Farmsite Land, Outbuildings	68,420,535	71,616,044	3,195,509	4.67%	3,408,086	-0.31%
09. Minerals	4,257	4,257	0	0.00	0	0.00%
10. Non Ag Use Land	269,400	269,400	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	68,694,192	71,889,701	3,195,509	4.65%	3,408,086	-0.31%
12. Irrigated	1,319,410,717	1,326,280,437	6,869,720	0.52%		
13. Dryland	59,342,136	57,260,590	-2,081,546	-3.51%		
14. Grassland	313,234,164	312,315,845	-918,319	-0.29%		
15. Wasteland	128,364	105,117	-23,247	-18.11%		
16. Other Agland	22,881,509	53,965,957	31,084,448	135.85%		
17. Total Agricultural Land	1,714,996,890	1,749,927,946	34,931,056	2.04%		
18. Total Value of all Real Property (Locally Assessed)	2,966,459,483	3,083,303,132	116,843,649	3.94%	12,993,787	3.50%

2019 Assessment Survey for Dawson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	5
4.	Other part-time employees:
	0
5.	Number of shared employees:
	1 - Shared with Register of Deeds (part-time)
6.	Assessor's requested budget for current fiscal year:
	\$526,895
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$215,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$46,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,650
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	N/A

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC System V3
2.	CAMA software:
	MIPS PC System V3
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The maps are maintained in house with the assistance of the county surveyor.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.dawson.gworks.com
7.	Who maintains the GIS software and maps?
	The county assessor and staff.
8.	Personal Property software:
	MIPS PC System V3

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?
	Cozad, Gothenburg, and Lexington are zoned.
4.	When was zoning implemented?
	1991

D. Contracted Services

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

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The appraisal firm employs Certified General Appraisers who conduct work within the county.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The appraisal service will establish valuation models, and the models are reviewed by the county assessor. The county assessor will determine the final valuations.

2019 Residential Assessment Survey for Dawson County

1.	Valuation data collection done by:																						
	The office lister, the county assessor, and the contract appraisal service.																						
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																						
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Gothenburg has had a strong local economy in recent years with good residential growth and strong market activity.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Overton, Sumner and surrounding rural - smaller villages with their own school systems and some basic services. The market is slower but generally stable in these communities.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Johnson Lake & Plum Creek Canyon - properties in these areas have a superior location. Johnson Lake offers recreational opportunities and the Canyons offer superior views and remote living; both characteristics continue to be very desirable to buyers.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Lakeview acres & Midway Lake - Lakeview acres is an area at Johnson Lake where properties do not have access to the lake. Midway Lake is a smaller lake located southwest of Cozad with cabins and homes around it. Like Lakeview acres, the properties at Midway do not generally have direct access to the water. Properties in these areas have a recreational influence and strong market, but they have been somewhat less desirable than the remainder of properties in area five.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Eddyville, Farnam and surrounding rural - this group contains the more depressed areas of the county. They are the only communities that do not contain school systems and there are few services or amenities within the communities. 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3.	List and describe the approach(es) used to estimate the market value of residential properties.																						
	The cost approach and the market value approach are both developed. The cost approach uses pricing and depreciation from Marshall & Swift. The market approach stratifies sales by location, style, age, and other characteristics impacting value to develop a per square foot 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 county relies upon the CAMA depreciation tables for the cost approach; however, a market approach using local information is also considered when correlating the final values.

5. Are individual depreciation tables developed for each valuation group?

Not for the cost approach; however, market models are developed for each valuation grouping.

6. Describe the methodology used to determine the residential lot values?

All lot values are arrived at using a cost per square foot analysis; for leasehold vales at the lake, the value is often determined using a residual method.

7. How are rural residential site values developed?

Rural residential site values are derived from the market, and when there are not enough sales, research is conducted on the approximate costs of developing the land.

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

There are no applications to combine lots held for sale or resale. All lots are valued using the same methodology.

9.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2016	2017	2016	2016
2	2014	2017	2014	2013
3	2018	2017	2018	2018
4	2011	2017	2011	2012-2015
5	2015	2017	2015	2015
6	2015	2017	2014	2015
7	2011	2017	2011	2012-2015
8	2016	2017	2015	2014-2015
9	2016	2017	2015	2014-2015
Ag	2016	2017	2015	2014-2015

2019 Commercial Assessment Survey for Dawson County

1.	Valuation data collection done by:																		
	The office lister, the county assessor, and the contract appraisal service.																		
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 income approach is utilized for all types of properties that rent, income, and expense data can be obtained for. The sales comparison approach is also used for properties of the same occupancy code when sufficient sales data is available. Where there are insufficient sales to conduct either of those approaches, the cost approach is relied upon.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The contract appraisal services is heavily depended on for arriving at values of unique commercial properties. The appraisers will use sales information from across the state to develop the values for these types of properties.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	For the cost approach, the county uses depreciation tables provided within the CAMA package. Values from the cost approach are correlated with values arrived from the other methods in determining the final valuations.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Within the commercial class, models tend to be developed based on occupancy code when sufficient data exists.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Lot values for properties along highway's and main street strips are developed using a front foot analysis. In the villages, the square foot method is generally used.																		
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	<p>Commercial parcels within Cozad and Gothenburg were inspected and revalued for 2014; however, assessments in Lexington seem to be holding from the 2011 reappraisal of the entire class. Additionally, lots were reviewed in 2017, but no changes were deemed necessary.</p>
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2019 Agricultural Assessment Survey for Dawson County

1.	Valuation data collection done by:										
	The data collection for the agricultural improvements is done by the lister, the county assessor, and the contract appraisal service. Land use data is gathered by the county assessor and deputy county assessor with the office lister assisting when necessary.										
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;">01</td> <td>Consists of the Platte River Valley and rolling hills to the north of the valley. This area has distinctly different characteristics, however, the valley is primarily cropped while the hills are mostly grassland.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This is the southwestern corner of the county where the terrain is much rougher than the rolling hills found in area one. The area is similar to the market in Frontier County; land owners in this area often contain land in both counties.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Consists of the Platte River Valley and rolling hills to the north of the valley. This area has distinctly different characteristics, however, the valley is primarily cropped while the hills are mostly grassland.	2016	02	This is the southwestern corner of the county where the terrain is much rougher than the rolling hills found in area one. The area is similar to the market in Frontier County; land owners in this area often contain land in both counties.	2016
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02	This is the southwestern corner of the county where the terrain is much rougher than the rolling hills found in area one. The area is similar to the market in Frontier County; land owners in this area often contain land in both counties.	2016									
3.	Describe the process used to determine and monitor market areas.										
	The market areas were established based on geographic and topographic differences. A ratio study is conducted annually to monitor the areas.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Tracts of land that are less than 20 acres are reviewed for residential use. Parcels that are in close proximity to bodies of water (Johnson Lake, Platte River, etc.) are reviewed for recreational use.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	The county does not differentiate a value between farm home sites and rural residential home sites; however, there are differences in the home site values based on location.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Feedlots were reviewed by Stanard Appraisal. Land values were based on irrigated values in the valley and grass values outside the valley.***										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	N/A										
	<i><u>If your county has special value applications, please answer the following</u></i>										
8a.	How many special valuation applications are on file?										
	204										
8b.	What process was used to determine if non-agricultural influences exist in the county?										

	<p>***Sales analysis over time has shown that parcels along the Platte River will bring more than agricultural land away from the river and sales verification and land use analysis has shown that this difference is attributable to recreational influence. Since the agricultural market has risen significantly in the past several years, it is more difficult to identify an influence other than agricultural for river parcels containing crop land; for this reason, the analysis has suggested that it is appropriate to only differentiate a value for accretion acres.***</p>
	<p><u>If your county recognizes a special value, please answer the following</u></p>
8c.	<p>Describe the non-agricultural influences recognized within the county.</p>
	<p>***The only non-agricultural influences are recreational influences along the Platte River; hunting is prevalent along the river with various blinds and small cabins scattered along the river throughout the county. Occasionally, parcels of river land will also be desirable for rural residential home sites when building is feasible; however, these sales are limited.***</p>
8d.	<p>Where is the influenced area located within the county?</p>
	<p>***The influenced area is a corridor along the Platte River. The Special Value Methodology submitted by the county assessor includes a map and an image detailing the location of these parcels.***</p>
8e.	<p>Describe in detail how the special values were arrived at in the influenced area(s).</p>
	<p>***Since the influenced value is limited to accretion acres, and there are no uninfluenced accretion sales, the uninfluenced value is developed from grass values, but is further discounted as the area is timbered and is less desirable for grazing. This value also compares to the accretion value in adjoining Platte River counties that have not identified a non-agricultural influence.***</p>



John Phillip Moore
Assessor

Dawson County Assessor's Office

700 N Washington
Lexington, NE 68850

January 29, 2019

TO: Dawson County Board of Commissioners
(CC: Nebraska Department of Revenue
Property Assessment Division
Ruth Sorensen, Administrator)

SUBJECT: Three-Year Plan of Assessment
FROM: John Phillip Moore, Dawson County Assessor

Dear County Board of Commissioners:

A Synopsis of the Year and Immediate Past

This report is presented annually in accordance with statutes (Neb. RS: 77-1311.02). It is aimed at keeping you abreast of the current and long term plans of the Dawson County Assessor concerning what properties are in line for review and most likely will receive an updated valuation.

The report is to be in your hands by July 31. A copy is submitted to state officials in October with any amendments added after July (*shown in italics*). I have prepared the document in such a manner that it is basically a "fill-in-the-blank" format from year to year. The report has evolved very much into a process much like the 1- and 6-Year Road Plan you deal with in the road department, only of course this involves the assessment of property.

This report is meant to focus on a three-year period. However, an additional statutory requirement influences it heavily. That law requires actual physical inspection of the different classes and subclasses of property within a six-year period. Nearly all property is inspected sooner than a six-year cycle due to market activity. The exception to this is very often villages and rural residential and *all* farm production land (portions of this group are inspected annually).

The final stages of upcoming plans include the updating of valuations of residential property within specific areas because the location appears to be below statically minimum standards. We completed inspection of rural residential properties for 2018 assessments. The statistics in those areas had sagged to the degree where this was needed despite the six-year timetable. A comprehensive update was completed in 2017 for Lexington residential properties, due to sales indicating the assessment sales ratio was below the 92% minimum coming into 2016. The decision was made to raise the properties in Lexington in 2016 by a factor of 3.5% then complete the revaluation in 2017.

It was necessary again to add Johnson Lake residential properties to the list of updates needed in 2018 despite making changes in valuations at that location for several years in succession. So in 2018 residential areas were updated at Johnson Lake for the fourth consecutive year. The Johnson Lake update was limited to the shoreline properties along the lake. The increase applied only to improvements not leasehold value. Lakeview Acres which is deeded, and off the main lake, met the standards for 2018.

To meet the six-year inspection calendar, all commercial property in the county was looked at and updated to match market sales, according a great deal to income streams within various occupations, such as office uses, or retail and many others.

The trend in the agricultural market appeared to be leveling off and sagging, especially in the irrigated class. The assessment "season" spans three calendar years. That is why we begin the field work in the last half of one year and finish it up so we have valuations for the most part in focus as of the March deadline for submission of the State Abstract, and then the valuation change notices June 1. The protest period comes at the end of that work with any changes made in late July as a result of county board of equalization (CBOE) decisions.

As you are aware, those decisions can then be challenged at the Tax Equalization and Review Commission (TERC), on the state level. The time table for that is unpredictable, but it has generally been a year or more after the year the CBOE decisions are final. The judgments by TERC are almost always the end of the process but there are guidelines in place to allow TERC decisions to be appealed through the regular court system starting with the State Court of Appeals. We have not had a case extend that far to this point.

Despite changes in agricultural, sales of \$10,000 an acre and above remain in the three-year study. There does seem to be a leveling off of the number of sales. The nature of the cycle means we continue to lag behind those numbers concerning assessment levels. Up to 2018 we have had increases in valuations for five years running, .

Added to the mix for 2017 was a change in some soils generated by a conversion sent by the Property Assessment Division of the Nebraska Department of Revenue. To that end my staff and I had reviewed the soils and uses of all agricultural ground utilizing the GIS Workshop software to verify classifications and planned to inspect on-site when needed. The soil conversion has added some soil definitions and that was to be implemented as well. Preliminary analysis has not shown any remarkable change in the sub classifications, so that work is ongoing and it is on the schedule for 2019.

We have completed an update and new appraisal on Tyson Foods. That issue was resolved through TERC action.

I realize that the activity prompting all this effort has created some burden on the budgets. But I cannot see any backing off of that in the near future. It appears we will be looking at about \$220,000 or more in expenditures for some time. There has been some shifting of the workload to the professional contractor.

Due to the retirement of longtime deputy Joyce Reil, we have had a reorganization of the staff to better handle the services we provide to the property owners. Two new people have joined the ranks with a third one expected yet this year. This will help us with our goal to more than keep up with transferring documents and data to the state.

In House and Other Information

We have GIS Workshop. The web site is on line with total record details. The data transition from our records to GISW was not as smooth as I first thought, so that, like all other software apparently, is under a continuing process to be sure the data in the records match the software.

As you are aware, we never really stop looking at and gleaning sales. We are to look at three-year periods for agricultural sales, and two-year periods for commercial and residential. The 2018 assessments then were determined according to markets from 2014 forward up to September 2017. *That will move up a year obviously for 2018.*

Residential and commercial classes are by state regulations supposed to be valued within 92%-100% when compared to the sales. Agricultural ground is established proportionally using 75% as the top number and 69% as the lower one. These are “medians” (in the middle of the high and low) numbers, not averages. Using medians blunts the effects of the highs and lows in sales.

There are also qualifying figures used to determine the excellence of the statistical measurements, so likewise it reflects the quality of the assessment process. I look at these “quality” numbers as well. The PAD measurement group provides an annual Reports and Opinions paper submitted to the TERC to help with statewide equalization decisions.

In a county the size of Dawson, we generally have enough sales activity to conduct reliable statistical studies on an overall basis. Since these additional statistical readings tend to reflect that same degree of reliability, I look at them closely as does the appraisal company that works for us.

These statistics include the coefficient of dispersion (COD) and price related differential (PRD), and of somewhat less importance the coefficient of variation (COV) and the standard deviation (SD).

The medians for 2018 came in well within the proper range for residential and commercial, and 70% for agricultural ground (Dawson County sales only). These are figures for all of Dawson County, but they are broken down in a number of different ways to help analyze any particular category. The one looked at most is “assessor location” which is basically by specific communities or rural areas. In agricultural ground there is a close inspection by use: irrigated, grass and dry.

There are dozens of groupings that can be considered, however.

We attempt to keep the CODs for residential properties at about a 15% or better level, and commercial and agricultural at about 20% or less. The PRD is a measurement of how close the high and low valuations relate, with 1.00 as the ideal number. A higher number indicates higher priced properties may be over assessed compared to lower assessed properties. In contrast to that, a number below 1.00 would indicate lower assessments are too high compared to higher ones.

All these numbers are meant to designate a degree of reliability so when the property sells the price will be reasonably close to the assessment. The *averages* are numbers derived from all sales within a class and do not legitimately represent at what figure a **specific single** property should be assessed. The statute requiring the appearance of these numbers on valuation notices has been repealed, though I still must offer them to the news media for printing or broadcasting. They have never been utilized by the media.

Lending institutions and property owners ask for those figures as well regardless of how unreliable they are.

Even though the actual statistics show that Gothenburg residential property was above the lowest end of that class, we are beginning to closely monitor the recent sales to be sure an update is not needed for 2018. But given that we have seen the cycle create a need for revaluation about every three years, Gothenburg was updated for 2018 by a factor of about 4% and will be updated with a revaluation in 2019.

Also on the agenda for 2019 will be a study to design a model for accretion value. For whatever the reason, accretion land has a market that defies its characteristics as undesirable ground. There appears to be a strong urge for recreational uses alongside agricultural and horticultural uses. So separating that has been a challenge.

Other studies and possible updates are underway for the following: Farnam residential, Mid-Way Lake, feed lots, Plum Creek Canyon, Johnson Lake; retooling for soil conversions, and review of agricultural records. These are on the agenda before looking at preliminary statistics.

Definitions

Here are some of the definitions we work with:

Updating: Directly examining sold properties to determine the veracity of what’s on record. Models are developed involving components such as square feet, style, location, quality, condition and many other factors. These models are applied to both sold and unsold parcels within their neighborhoods to establish valuation. Any alteration of a structure would be noted and given proper consideration as well. Appraisers are trained to notice any suspected differences from what is on record and what they see in the field.

Reappraisal: This definition may overlap with “updating” in many ways, but I believe it is a more complete look at the property than mere updating. It signifies that there was a plan in place to examine and change the record despite what may already be in place. In many ways it creates a *new* record. The appraiser would measure and inspect thoroughly much more as if he/she was conducting a fee appraisal instead of dealing with only mass appraisal. Drastic changes in upward or downward markets, and unsettling quality statistics would prompt a hard look at doing a complete reappraisal. It would be extremely impractical of course, fiscally, to attempt a reappraisal annually of the entire inventory of property within the county.

Review: This is the initial stage of checking inspecting transfer statements and other data banks, such as multi-listings, to see if further study for updating or reappraising might be imminent. We look at all building permits

and subsequently at least drive by properties and look at what has been done or not done in some cases and update records accordingly. There is also additional review if we have extreme variations indicated by very high or very low ratios.

Conclusion

The Dawson County Assessor's Office attempts to review and maintain market value updates on all classes of property on an annual basis, but follows three-year cycles for each class depending on the amount of sales activity and its influence on the market. This office follows generally accepted methods of assessment and appraisal practices in all work involving the assessment process. A Computer Assisted Mass Appraisal system is used to help with statistical analysis and the various approaches to value as well as to provide administrative reports and apply data to records.

Respectfully submitted,

John Phillip Moore
Dawson County Assessor