

**NEBRASKA**

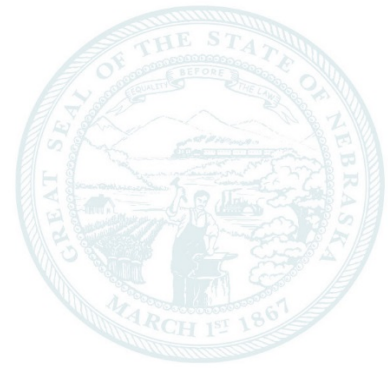
Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

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**DODGE COUNTY**



April 5, 2019

Pete Ricketts, Governor

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Dodge 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 Dodge 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: Debbie Churchill, Dodge County Assessor

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## Introduction

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[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.

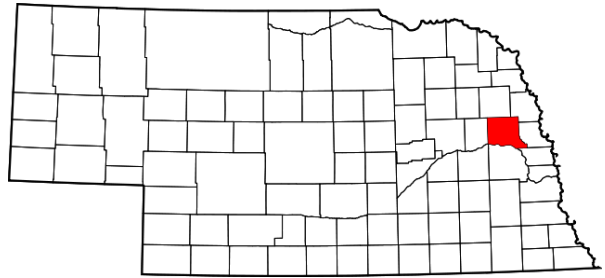
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment 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 528 square miles, Dodge County had 36,707 residents, per the Census Bureau Quick Facts for 2017, a slight population increase over the 2010 U.S. Census. Reports indicated that 64% 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 \$118,949 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).

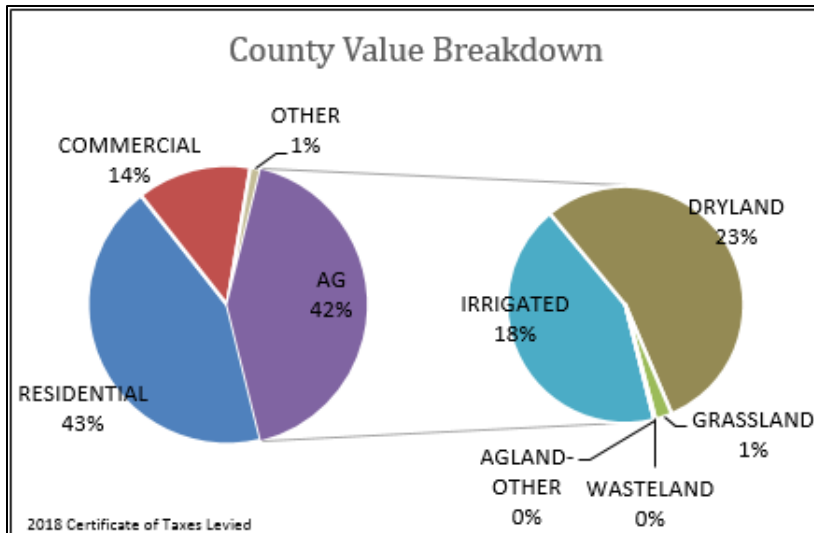


The majority of the commercial properties in Dodge County are located in and around the county seat of Fremont. According to the latest information available from the U.S. Census Bureau,

there were 1,027 employer establishments with total employment of 15,878, for a 3% employment increase from the prior year.

Approximately 42% of the county's valuation base is attributed to agricultural land. Dryland makes up a majority of the land in the county. Dodge County is included in both the Lower Platte North and Lower Elkhorn Natural Resources Districts (NRD).

Major employers in Dodge County include Valmont Industries an agricultural equipment manufacturer, Hormel Foods, Inc. a food processing plant and Costco is currently in the building phase of a large chicken processing plant.



NE Dept. of Revenue, Research Division 2019

| CITY POPULATION CHANGE |        |        |        |
|------------------------|--------|--------|--------|
|                        | 2008   | 2018   | Change |
| DODGE                  | 700    | 612    | -12.6% |
| FREMONT                | 25,174 | 26,399 | 4.9%   |
| HOOPER                 | 827    | 832    | 0.6%   |
| INGLEWOOD              | 382    | 325    | -14.9% |
| NICKERSON              | 431    | 369    | -14.4% |
| NORTH BEND             | 1,213  | 1,212  | -0.1%  |
| SCRIBNER               | 971    | 857    | -11.7% |
| SNYDER                 | 318    | 300    | -5.7%  |
| UEHLING                | 275    | 230    | -16.4% |
| WINSLOW                | 104    | 103    | -1.0%  |



# 2019 Residential Correlation for Dodge County

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## *Assessment Actions*

For the current assessment year, The Dodge County Assessor inspected and reviewed neighborhood 300 in the town of Fremont and the entire town of Hooper. All pick-up work was completed in a timely fashion.

A sales analysis was completed and as a result, the following areas were adjusted; neighborhoods 300, 301, 302, 304, 4015, Central Park and Inglewood in the town of Fremont had an increase of approximately 5% to 9% to land and improvements; Hooper was increased approximately 7% for land and improvements; North Bend was increased approximately 8% for land and improvements; Snyder was increased approximately 6% for land and improvements; Uehling was increased approximately 11% for land and improvements; Ventura in Valuation Group 9 was increased approximately 6% for land and improvements; Valuation Group 10 was increased approximately 0% to 5% for land and improvements and rural residential and farm homes in Valuation Group 6 were increased 15% for land and improvements.

## *Assessment Practice Review*

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county assessor to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

The Property Assessment Division (Division) reviews the transmission of data from the county to the sales file to see if it was done in a timely fashion and for accuracy. The county typically sends sales submissions every month, but missed a couple months due to the conversion to a new Computer Assisted Mass Appraisal (CAMA) vendor. All sales for the study period have been submitted and the data submitted was accurate.

Sales verification is also addressed during the review. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Dodge County revealed that the usability percentage of residential sales was quite a bit higher than the state average. Upon further review, there were some sales that should have been disqualified from measurement and this was a training issue with the staff and it has been addressed. The review revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The review also included checking the reported values from the Assessed Value Update (AVU) and verifying their accuracy when compared to the property record card.

## 2019 Residential Correlation for Dodge County

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The inspection and review cycle for all real property was discussed with the county assessor. Currently, the county assessor is outside the six-year inspection and review cycle requirement for the rural residential properties. There was a plan in place to complete the review of these properties for the 2019 assessment year, but unforeseen difficulties with the conversion to a new vendor hindered the plan. The expectations are that the review will be completed for the 2020 assessment year. All other properties meet the six-year inspection and review cycle requirement.

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

### *Description of Analysis*

Residential parcels are analyzed utilizing 10 valuation groups that are based on the assessor locations in the county.

| <b>Valuation Group</b> | <b>Description</b>              |
|------------------------|---------------------------------|
| 1                      | Fremont                         |
| 2                      | North Bend                      |
| 3                      | Hooper                          |
| 4                      | Dodge and Scribner              |
| 5                      | Snyder and Uehling              |
| 6                      | Rural Residential               |
| 8                      | Ames, Nickerson and Winslow     |
| 9                      | Lakes 1 – Year around Residence |
| 10                     | Lakes 2 -- Seasonal             |
| 11                     | Inglewood                       |

For the residential property class, a review of Dodge County’s statistical analysis profiles 1,189 residential sales, representing all the valuation groups. All valuation groups with a sufficient number of sales are within the acceptable range. All three measures of central tendency are in the range and show moderate support for one another. The COD and PRD are in the acceptable range, indicating the data used for measurement is reliable. In reviewing Valuation Group 11, the overall median is low, but there is not a sufficient number of sales to rely on the median as a stable statistical measure for this valuation group.

The assessment actions reported by the county assessor appear to correlate with movement of the residential base, less growth.

## 2019 Residential Correlation for Dodge County

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### *Equalization and Quality of Assessment*

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. Based on all relevant information, the quality of assessment of the residential class adheres to generally accepted mass appraisal techniques.

| VALUATION GROUP |              |        |        |          |       |        |
|-----------------|--------------|--------|--------|----------|-------|--------|
| RANGE           | COUNT        | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    |
| 1               | 963          | 91.80  | 94.21  | 91.77    | 15.24 | 102.66 |
| 2               | 40           | 92.34  | 99.14  | 90.55    | 22.46 | 109.49 |
| 3               | 30           | 98.06  | 105.04 | 99.47    | 24.76 | 105.60 |
| 4               | 45           | 93.70  | 100.08 | 93.91    | 19.12 | 106.57 |
| 5               | 10           | 92.04  | 90.09  | 92.18    | 15.38 | 97.73  |
| 6               | 53           | 91.75  | 96.65  | 92.44    | 21.25 | 104.55 |
| 8               | 6            | 97.79  | 105.60 | 99.04    | 15.33 | 106.62 |
| 9               | 24           | 94.49  | 94.46  | 91.91    | 16.05 | 102.77 |
| 10              | 11           | 97.86  | 97.42  | 86.05    | 16.55 | 113.21 |
| 11              | 7            | 83.10  | 79.21  | 81.86    | 12.72 | 96.76  |
| <u>ALL</u>      | <u>1,189</u> | 92.09  | 94.95  | 91.87    | 16.23 | 103.35 |

### *Level of Value*

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

## 2019 Commercial Correlation for Dodge County

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### *Assessment Actions*

For the current assessment year, Dodge County converted from Orion to Vanguard's Computer Assisted Mass Appraisal (CAMA) system. The county assessor encountered some conversion issues which are detailed under the 'Description of Analysis' section. All pick-up work was completed in a timely fashion. In reviewing the overall increase in commercial value less growth, the \$5 million dollars of added value is a result of a formerly exempt parcel that is now being added to the tax rolls, an agricultural parcel was split and is now a commercial parcel and there were permits taken out on existing structures.

### *Assessment Practice Review*

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

The Property Assessment Division (Division) reviews the transmission of data from the county assessor to the sales file to see if it was done in a timely fashion and for accuracy. The county assessor typically sends sales submissions every month, but missed a couple months due to the conversion to a new vendor. All sales for the study period have been submitted and the data submitted was accurate.

Sales verification is also addressed during the review. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Dodge County revealed that no apparent bias existed in the qualification determination and it is believed that all arm's-length sales were made available for the measurement of real property.

The review also included checking the reported values from the Assessed Value Update (AVU) and verifying their accuracy when compared to the property record card.

The county assessor's inspection and review cycle for all real property was discussed with the county assessor. For commercial property, the county continues to meet the six-year inspection and review cycle.

Valuation Groups were examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that there may be the potential for combining some of the valuation groups that have a small number of sales and that have similar types of economic influences. This was discussed with the county assessor for consideration in 2019.

## 2019 Commercial Correlation for Dodge County

### *Description of Analysis*

Commercial parcels are analyzed utilizing eight valuation groups based on assessor locations.

| Valuation Group | Description               |
|-----------------|---------------------------|
| 1               | Fremont                   |
| 2               | North Bend                |
| 3               | Hooper                    |
| 4               | Dodge and Scribner        |
| 5               | Snyder and Uehling        |
| 6               | Rural Properties          |
| 8               | Ames, Nickerson & Winslow |
| 11              | Inglewood                 |

As the county assessor was reviewing the data after converting CAMA systems, it was revealed when a query was ran that there were a larger number of repair garages than seen historically. As the county assessor dug into this, it was discovered there were other occupancy codes that did not convert properly. The county assessor began the process of reviewing every commercial parcel and verifying the occupancy codes. This process was not completed for the 2019 assessments. As a result of the potential issue with the conversion data, the county assessor was hesitant to do a blanket increase to get the statistics in the statutory range.

For the study period, there were a total of 100 commercial sales throughout the county with 77 of those sales coming from the town of Fremont.

| VALUATION GROUP |       |        |        |          |       |        |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    |
| 1               | 77    | 89.17  | 93.12  | 85.63    | 20.77 | 108.75 |
| 2               | 7     | 98.26  | 128.98 | 103.27   | 60.83 | 124.90 |
| 3               | 4     | 81.80  | 104.82 | 82.55    | 40.33 | 126.98 |
| 4               | 4     | 71.45  | 94.01  | 65.44    | 47.70 | 143.66 |
| 5               | 2     | 144.32 | 144.32 | 142.51   | 01.67 | 101.27 |
| 6               | 1     | 74.24  | 74.24  | 74.24    | 00.00 | 100.00 |
| 8               | 3     | 71.00  | 98.38  | 140.27   | 62.94 | 70.14  |
| 11              | 2     | 83.00  | 83.00  | 72.29    | 16.27 | 114.82 |
| ____ ALL ____   | 100   | 88.01  | 96.92  | 86.15    | 27.72 | 112.50 |

When isolating the town of Fremont, the table below indicates an increasing market. The median in the earliest study period is 100, but by the latest study period the median has fallen to 75. In reviewing the 16 sales in the latest study period, the Coefficient of Dispersion (COD) is at 12%.

## 2019 Commercial Correlation for Dodge County

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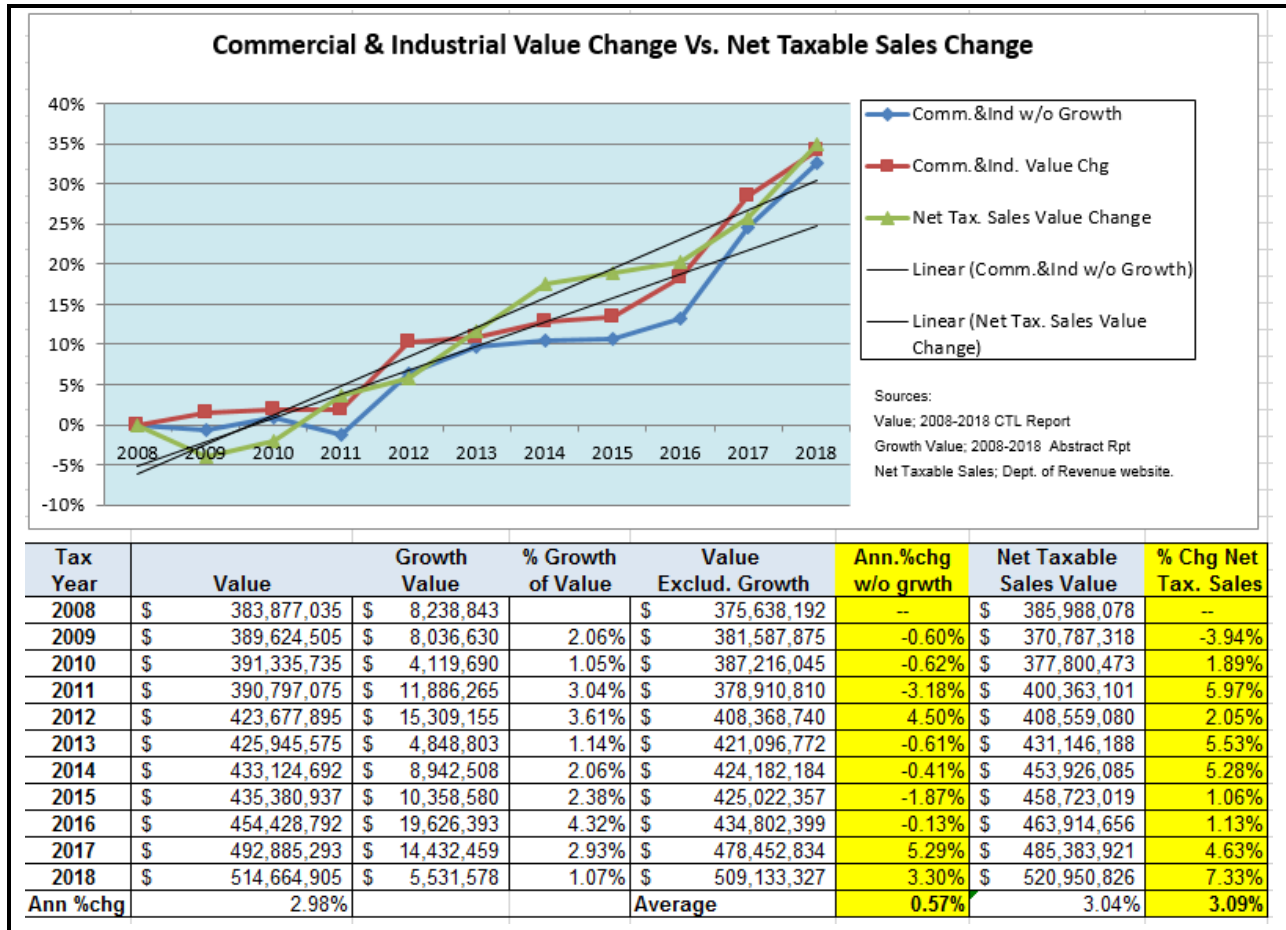
This indicates a strong correlation between assessed values and sales price. The COD does not suggest that there are wide spread data issues that are impacting equalization of assessments.

| Study Yrs                | Count | Median | Mean   | Wgt. Mean | COD   | PRD    | Min   | Max    | 95% Median C.I. |
|--------------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|
| 10/01/2015 To 09/30/2016 | 33    | 100.36 | 101.30 | 96.67     | 11.08 | 104.79 | 70.16 | 141.08 | 93.71 to 105.95 |
| 10/01/2016 To 09/30/2017 | 28    | 87.22  | 94.99  | 99.29     | 26.36 | 95.67  | 52.14 | 185.28 | 76.03 to 104.97 |
| 10/01/2017 To 09/30/2018 | 16    | 75.38  | 72.96  | 64.79     | 11.94 | 112.61 | 49.73 | 104.53 | 65.29 to 80.49  |

The 95% Median Confidence Interval provides confidence that the median falls in the range of 65% – 80% for the sales in the last year of the study period. The confidence interval indicates that the assessment level is below the statutory 92% – 100% range. This coupled with the overall COD indicates that the statistics may be relied upon as an indicator of a level of assessment that is below the acceptable range.

## 2019 Commercial Correlation for Dodge County

Another indicator of an increasing market is to review the net taxable sales in the county. The graph below shows a strong uptick in net sales tax receipts and while this is not necessarily always a positive relationship to increasing property values, it typically indicates the trend of the market. The annual percent change excluding growth provides an indication of how the county has adjusted the base over time. In the chart, the county's valuations, excluding growth, have increased at 0.57% per year, while taxable sales in the region have increased at an average rate of 3% per year. This provides further evidence that the county's values have not kept pace with rising market trends.



## 2019 Commercial Correlation for Dodge County

### *Equalization and Quality of Assessment*

The valuation practices demonstrated by the county assessor have not produced valuations in the statutory range, and therefore do not meet generally accepted mass appraisal techniques.

### *Level of Value*

Based on a review of all available information, the overall level of value of the commercial class of real property in Dodge County is 88%. The non-binding recommendation of the Property Tax Administrator (PTA) is that in order to achieve the statutory range of value in Dodge County, an increase of 12% to the improvements only in Valuation Group 1 is necessary and will move the level of value to 96%. A land study was completed for the 2018 assessment year, which resulted in an approximate increase of 24% for land values. The land to building ratios fall into acceptable parameters which is why the increase is only recommended for the improvements.

| COMMERCIAL IMPROVED      |            |             |        | Type : Qualified  |        |  |  |
|--------------------------|------------|-------------|--------|-------------------|--------|--|--|
| Number of Sales :        | 100        | Median :    | 96     | COV :             | 39.07  |  |  |
| Total Sales Price :      | 54,030,432 | Wgt. Mean : | 95     | STD :             | 40.29  |  |  |
| Total Adj. Sales Price : | 54,030,432 | Mean :      | 103    | Avg.Abs.Dev :     | 25.82  |  |  |
| Total Assessed Value :   | 51,057,450 |             |        |                   |        |  |  |
| Avg. Adj. Sales Price :  | 540,304    | COD :       | 26.81  | MAX Sales Ratio : | 360.25 |  |  |
| Avg. Assessed Value :    | 510,575    | PRD :       | 109.13 | MIN Sales Ratio : | 43.92  |  |  |

| <u>VALUATION GROUP</u> |       |        |        |           |       |        |        |        |
|------------------------|-------|--------|--------|-----------|-------|--------|--------|--------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT. MEAN | COD   | PRD    | MIN    | MAX    |
| 1                      | 77    | 96.38  | 101.19 | 94.29     | 20.81 | 107.32 | 53.33  | 203.95 |
| 11                     | 2     | 83.00  | 83.00  | 72.29     | 16.27 | 114.82 | 69.50  | 96.50  |
| 2                      | 7     | 98.26  | 128.98 | 103.27    | 60.83 | 124.90 | 43.92  | 360.25 |
| 3                      | 4     | 81.80  | 104.82 | 82.55     | 40.33 | 126.98 | 67.87  | 187.80 |
| 4                      | 4     | 71.45  | 94.01  | 65.44     | 47.70 | 143.66 | 59.80  | 173.34 |
| 5                      | 2     | 144.32 | 144.32 | 142.51    | 01.67 | 101.27 | 141.91 | 146.73 |
| 6                      | 1     | 74.24  | 74.24  | 74.24     |       | 100.00 | 74.24  | 74.24  |
| 8                      | 3     | 71.00  | 98.38  | 140.27    | 62.94 | 70.14  | 45.04  | 179.10 |



## 2019 Agricultural Correlation for Dodge County

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### *Assessment Actions*

For the current assessment year, a sales analysis was completed and as a result, no changes were deemed necessary. All pick-up work was completed in a timely fashion.

### *Assessment Practice Review*

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county assessor to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

The Property Assessment Division (Division) reviews the transmission of data from the county assessor to the sales file to see if it was done in a timely fashion and for accuracy. The county assessor typically sends sales submissions every month, but missed a couple months due to the conversion to a new Computer Assisted Mass Appraisal (CAMA) system. All sales for the study period have been submitted and the data submitted was accurate.

Sales verification is also addressed during the review. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The review also included checking the reported values from the Assessed Value Update and verifying the accuracy of the values when compared to the property record card.

The Dodge County Assessor continually verifies sales along with updating land use in the agricultural class of property. Dodge County considers all sales arm's-length. If the sale is questionable, a follow-up is completed to determine if the sale is truly arm's-length. The current process of land use verification is through aerial imagery which is completed biennially. The county assessor's practice considers all available information when determining the primary use of the parcel.

The county assessor has reviewed the sales as required by Directive 16-3 and has removed any sales that may have sold at a substantial premium or discount. The review supported that the county assessor has used all available sales for the measurement of agricultural land. The process used by the county gathers sufficient information to adequately make qualification determinations and the sales that have been disqualified have comments to explain why. The agricultural land review in Dodge County was determined to be systematic and comprehensive.

A discussion was held with the county assessor to suggest ways to identify more of the Conservation Reserve Program (CRP) acres in the county. Using a database available to all

## 2019 Agricultural Correlation for Dodge County

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counties to help identify potential CRP landowners and questions to landowners as they come in to complete the personal property schedules were suggested for the county assessor to consider in 2019.

At one time, the county assessor's office had special valuation applications on file, but non-agricultural influences were never recognized in the county that resulted in a valuation difference. Due to some issues with the prior administration, those special valuation applications were lost. Since the time the current assessor has been in place, there have been no special value applications.

Based on all relevant information, the quality of assessment of the agricultural class adheres to generally accepted mass appraisal techniques and has been determined to be in general compliance.

### *Description of Analysis*

Currently there is one market area within Dodge County, but the county assessor is monitoring sales to determine if there is a need to develop additional market areas.

The initial analysis was done using the 33 sales within Dodge County for the three study periods. Two of the three measures of central tendency are within the acceptable range, with the mean being out by two points, which isn't deemed a concern.

The only land class that has a sufficient number of sales in the 80% Majority Land Use (MLU) is dryland and it is in the acceptable range.

A comparison was done using sales from the surrounding counties to measure Dodge County's schedule of values. The results of this analysis were comparable to the results of the sales within Dodge County indicating that their schedule of values are equalized with the surrounding counties that have similar markets.

The movement of the agricultural base confirm the assessment actions reported by the county assessor that there was no change in agricultural values.

## 2019 Agricultural Correlation for Dodge County

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### *Equalization and Quality of Assessment*

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

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters. A comparison of Dodge County values with the adjoining counties shows that all values are reasonably comparable and therefore equalized. The quality of assessment of agricultural land in Dodge County complies with generally accepted mass appraisal techniques.

| 80%MLU By Market Area |       |        |       |          |       |        |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE                 | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    |
| <u>Irrigated</u>      |       |        |       |          |       |        |
| County                | 8     | 69.71  | 77.57 | 68.37    | 30.74 | 113.46 |
| 1                     | 8     | 69.71  | 77.57 | 68.37    | 30.74 | 113.46 |
| <u>Dry</u>            |       |        |       |          |       |        |
| County                | 18    | 72.26  | 77.91 | 71.41    | 21.10 | 109.10 |
| 1                     | 18    | 72.26  | 77.91 | 71.41    | 21.10 | 109.10 |
| <u>ALL</u>            |       |        |       |          |       |        |
|                       | 33    | 74.06  | 77.34 | 70.02    | 22.91 | 110.45 |

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Dodge County is 74%.

## 2019 Opinions of the Property Tax Administrator for Dodge 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                    |
|----------------------------------|----------------|---|---|
| <b>Residential Real Property</b> | 92             | Meets generally accepted mass appraisal techniques.         | No recommendation.                            |
|                                  |                |   |   |
| <b>Commercial Real Property</b>  | 88             | Does not meet generally accepted mass appraisal techniques. | Valuation Grouping # 01, an adjustment of 12% |
|                                  |                |   |   |
| <b>Agricultural Land</b>         | 74             | Meets generally accepted mass appraisal techniques.         | No recommendation.                            |
|                                  |                |   |   |

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

Dated this 5th day of April, 2019.



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Ruth A. Sorensen  
Property Tax Administrator

# APPENDICES

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## 2019 Commission Summary for Dodge County

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### Residential Real Property - Current

|                        |               |                                    |           |
|------------------------|---------------|------------------------------------|-----------|
| Number of Sales        | 1189          | Median                             | 92.09     |
| Total Sales Price      | \$174,485,933 | Mean                               | 94.95     |
| Total Adj. Sales Price | \$174,485,933 | Wgt. Mean                          | 91.87     |
| Total Assessed Value   | \$160,294,953 | Average Assessed Value of the Base | \$117,435 |
| Avg. Adj. Sales Price  | \$146,750     | Avg. Assessed Value                | \$134,815 |

### Confidence Interval - Current

|  |                |
|--|----------------|
| 95% Median C.I   | 90.89 to 93.05 |
| 95% Wgt. Mean C.I  | 90.85 to 92.88 |
| 95% Mean C.I   | 93.72 to 96.18 |
| % of Value of the Class of all Real Property Value in the County | 42.47          |
| % of Records Sold in the Study Period                            | 8.24           |
| % of Value Sold in the Study Period                              | 9.46           |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2018 | 1,184           | 95  | 94.53  |
| 2017 | 1,101           | 92  | 92.47  |
| 2016 | 965             | 0   | 92.45  |
| 2015 | 745             | 95  | 94.66  |

## 2019 Commission Summary for Dodge County

### Commercial Real Property - Current

|                        |              |                                    |           |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales        | 100          | Median                             | 88.01     |
| Total Sales Price      | \$54,030,432 | Mean                               | 96.92     |
| Total Adj. Sales Price | \$54,030,432 | Wgt. Mean                          | 86.15     |
| Total Assessed Value   | \$46,545,380 | Average Assessed Value of the Base | \$315,246 |
| Avg. Adj. Sales Price  | \$540,304    | Avg. Assessed Value                | \$465,454 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 81.25 to 98.26  |
| 95% Wgt. Mean C.I  | 76.62 to 95.67  |
| 95% Mean C.I   | 89.15 to 104.69 |
| % of Value of the Class of all Real Property Value in the County | 13.46           |
| % of Records Sold in the Study Period                            | 5.87            |
| % of Value Sold in the Study Period                              | 8.67            |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2018 | 119             | 97  | 96.57  |
| 2017 | 103             | 96  | 95.82  |
| 2016 | 100             | 0   | 93.19  |
| 2015 | 73              | 93  | 93.09  |

**27 Dodge**  
**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 : 1,189  
 Total Sales Price : 174,485,933  
 Total Adj. Sales Price : 174,485,933  
 Total Assessed Value : 160,294,953  
 Avg. Adj. Sales Price : 146,750  
 Avg. Assessed Value : 134,815

MEDIAN : 92  
 WGT. MEAN : 92  
 MEAN : 95  
 COD : 16.23  
 PRD : 103.35

COV : 22.71  
 STD : 21.56  
 Avg. Abs. Dev : 14.95  
 MAX Sales Ratio : 273.76  
 MIN Sales Ratio : 40.55

95% Median C.I. : 90.89 to 93.05  
 95% Wgt. Mean C.I. : 90.85 to 92.88  
 95% Mean C.I. : 93.72 to 96.18

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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 | 174   | 98.93  | 102.73 | 99.08    | 14.66 | 103.68 | 48.42 | 273.76 | 97.01 to 100.50 | 138,933    | 137,656   |
| 01-JAN-17 To 31-MAR-17 | 117   | 97.65  | 100.08 | 98.60    | 14.10 | 101.50 | 61.17 | 164.65 | 94.36 to 101.69 | 132,362    | 130,507   |
| 01-APR-17 To 30-JUN-17 | 143   | 92.80  | 95.56  | 93.13    | 14.14 | 102.61 | 62.72 | 186.21 | 90.46 to 95.51  | 147,778    | 137,622   |
| 01-JUL-17 To 30-SEP-17 | 171   | 92.55  | 94.20  | 90.63    | 13.69 | 103.94 | 53.08 | 193.60 | 90.02 to 94.16  | 141,396    | 128,149   |
| 01-OCT-17 To 31-DEC-17 | 130   | 91.23  | 95.32  | 91.80    | 18.98 | 103.83 | 44.63 | 182.47 | 86.35 to 95.22  | 136,527    | 125,336   |
| 01-JAN-18 To 31-MAR-18 | 118   | 89.58  | 93.04  | 90.34    | 16.23 | 102.99 | 40.55 | 171.90 | 86.82 to 91.92  | 158,554    | 143,242   |
| 01-APR-18 To 30-JUN-18 | 161   | 86.40  | 90.48  | 87.60    | 17.55 | 103.29 | 50.34 | 248.90 | 82.99 to 89.19  | 153,218    | 134,220   |
| 01-JUL-18 To 30-SEP-18 | 175   | 87.38  | 89.15  | 86.92    | 16.40 | 102.57 | 45.13 | 153.72 | 83.24 to 89.91  | 162,218    | 140,997   |
| <u>Study Yrs</u>       |       |        |        |          |       |        |       |        |                 |            |           |
| 01-OCT-16 To 30-SEP-17 | 605   | 95.70  | 98.11  | 95.11    | 14.46 | 103.15 | 48.42 | 273.76 | 94.08 to 96.58  | 140,449    | 133,578   |
| 01-OCT-17 To 30-SEP-18 | 584   | 88.58  | 91.67  | 88.79    | 17.33 | 103.24 | 40.55 | 248.90 | 86.74 to 89.92  | 153,278    | 136,096   |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |       |        |                 |            |           |
| 01-JAN-17 To 31-DEC-17 | 561   | 93.31  | 96.03  | 93.14    | 15.24 | 103.10 | 44.63 | 193.60 | 91.89 to 94.88  | 140,010    | 130,404   |
| <u>ALL</u>             | 1,189 | 92.09  | 94.95  | 91.87    | 16.23 | 103.35 | 40.55 | 273.76 | 90.89 to 93.05  | 146,750    | 134,815   |

| VALUATION GROUP |       |        |        |          |       |        |       |        |                 | Avg. Adj.  | Avg.      |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1               | 963   | 91.80  | 94.21  | 91.77    | 15.24 | 102.66 | 40.55 | 273.76 | 90.66 to 92.95  | 150,019    | 137,667   |
| 2               | 40    | 92.34  | 99.14  | 90.55    | 22.46 | 109.49 | 64.04 | 193.60 | 84.56 to 100.51 | 89,946     | 81,448    |
| 3               | 30    | 98.06  | 105.04 | 99.47    | 24.76 | 105.60 | 63.03 | 166.19 | 85.29 to 123.64 | 87,178     | 86,713    |
| 4               | 45    | 93.70  | 100.08 | 93.91    | 19.12 | 106.57 | 62.93 | 173.88 | 87.16 to 106.05 | 73,908     | 69,405    |
| 5               | 10    | 92.04  | 90.09  | 92.18    | 15.38 | 97.73  | 44.63 | 111.59 | 72.49 to 107.08 | 70,640     | 65,116    |
| 6               | 53    | 91.75  | 96.65  | 92.44    | 21.25 | 104.55 | 48.42 | 158.50 | 85.27 to 103.55 | 200,258    | 185,125   |
| 8               | 6     | 97.79  | 105.60 | 99.04    | 15.33 | 106.62 | 83.57 | 148.00 | 83.57 to 148.00 | 70,200     | 69,526    |
| 9               | 24    | 94.49  | 94.46  | 91.91    | 16.05 | 102.77 | 60.65 | 151.20 | 83.24 to 104.62 | 283,006    | 260,111   |
| 10              | 11    | 97.86  | 97.42  | 86.05    | 16.55 | 113.21 | 65.47 | 135.36 | 69.20 to 117.74 | 52,659     | 45,314    |
| 11              | 7     | 83.10  | 79.21  | 81.86    | 12.72 | 96.76  | 55.92 | 96.30  | 55.92 to 96.30  | 195,071    | 159,679   |
| <u>ALL</u>      | 1,189 | 92.09  | 94.95  | 91.87    | 16.23 | 103.35 | 40.55 | 273.76 | 90.89 to 93.05  | 146,750    | 134,815   |



**27 Dodge**  
**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 : 1,189  
 Total Sales Price : 174,485,933  
 Total Adj. Sales Price : 174,485,933  
 Total Assessed Value : 160,294,953  
 Avg. Adj. Sales Price : 146,750  
 Avg. Assessed Value : 134,815

MEDIAN : 92  
 WGT. MEAN : 92  
 MEAN : 95  
 COD : 16.23  
 PRD : 103.35

COV : 22.71  
 STD : 21.56  
 Avg. Abs. Dev : 14.95  
 MAX Sales Ratio : 273.76  
 MIN Sales Ratio : 40.55

95% Median C.I. : 90.89 to 93.05  
 95% Wgt. Mean C.I. : 90.85 to 92.88  
 95% Mean C.I. : 93.72 to 96.18

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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         | 1,187        | 92.09        | 94.94        | 91.86        | 16.23        | 103.35        | 40.55        | 273.76        | 90.89 to 93.05        | 146,904              | 134,949        |
| 06         |              |              |              |              |              |               |              |               |                       |                      |                |
| 07         | 2            | 98.68        | 98.68        | 99.65        | 15.31        | 99.03         | 83.57        | 113.78        | N/A                   | 55,600               | 55,408         |
| <u>ALL</u> | <u>1,189</u> | <u>92.09</u> | <u>94.95</u> | <u>91.87</u> | <u>16.23</u> | <u>103.35</u> | <u>40.55</u> | <u>273.76</u> | <u>90.89 to 93.05</u> | <u>146,750</u>       | <u>134,815</u> |

**SALE PRICE \***

| RANGE                      | COUNT        | MEDIAN       | MEAN         | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.       | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| <u>Low \$ Ranges</u>       |              |              |              |              |              |               |              |               |                       |                      |                |
| Less Than 5,000            |              |              |              |              |              |               |              |               |                       |                      |                |
| Less Than 15,000           | 5            | 130.09       | 122.61       | 114.58       | 21.91        | 107.01        | 81.74        | 177.37        | N/A                   | 10,100               | 11,573         |
| Less Than 30,000           | 25           | 113.56       | 129.56       | 131.70       | 29.36        | 98.38         | 81.74        | 273.76        | 100.00 to 147.00      | 19,342               | 25,473         |
| <u>Ranges Excl. Low \$</u> |              |              |              |              |              |               |              |               |                       |                      |                |
| Greater Than 4,999         | 1,189        | 92.09        | 94.95        | 91.87        | 16.23        | 103.35        | 40.55        | 273.76        | 90.89 to 93.05        | 146,750              | 134,815        |
| Greater Than 14,999        | 1,184        | 92.07        | 94.83        | 91.86        | 16.14        | 103.23        | 40.55        | 273.76        | 90.88 to 93.05        | 147,327              | 135,335        |
| Greater Than 29,999        | 1,164        | 91.88        | 94.21        | 91.76        | 15.69        | 102.67        | 40.55        | 248.90        | 90.68 to 92.80        | 149,487              | 137,163        |
| <u>Incremental Ranges</u>  |              |              |              |              |              |               |              |               |                       |                      |                |
| 0 TO 4,999                 |              |              |              |              |              |               |              |               |                       |                      |                |
| 5,000 TO 14,999            | 5            | 130.09       | 122.61       | 114.58       | 21.91        | 107.01        | 81.74        | 177.37        | N/A                   | 10,100               | 11,573         |
| 15,000 TO 29,999           | 20           | 111.87       | 131.30       | 133.70       | 30.14        | 98.20         | 84.01        | 273.76        | 100.00 to 148.00      | 21,653               | 28,949         |
| 30,000 TO 59,999           | 99           | 113.42       | 114.45       | 113.53       | 21.05        | 100.81        | 51.88        | 248.90        | 103.01 to 119.50      | 46,816               | 53,152         |
| 60,000 TO 99,999           | 228          | 95.57        | 99.45        | 98.99        | 18.06        | 100.46        | 44.63        | 186.21        | 92.59 to 100.39       | 78,870               | 78,074         |
| 100,000 TO 149,999         | 373          | 91.36        | 92.16        | 91.91        | 14.45        | 100.27        | 40.55        | 157.41        | 89.33 to 93.25        | 124,811              | 114,711        |
| 150,000 TO 249,999         | 332          | 88.03        | 87.95        | 87.93        | 11.96        | 100.02        | 48.42        | 134.93        | 86.34 to 89.72        | 187,671              | 165,019        |
| 250,000 TO 499,999         | 128          | 91.83        | 91.71        | 92.17        | 11.63        | 99.50         | 61.57        | 122.38        | 89.10 to 95.86        | 315,468              | 290,754        |
| 500,000 TO 999,999         | 4            | 88.34        | 84.10        | 84.19        | 07.13        | 99.89         | 67.36        | 92.38         | N/A                   | 536,000              | 451,258        |
| 1,000,000 +                |              |              |              |              |              |               |              |               |                       |                      |                |
| <u>ALL</u>                 | <u>1,189</u> | <u>92.09</u> | <u>94.95</u> | <u>91.87</u> | <u>16.23</u> | <u>103.35</u> | <u>40.55</u> | <u>273.76</u> | <u>90.89 to 93.05</u> | <u>146,750</u>       | <u>134,815</u> |

**27 Dodge**  
**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 : 100  
Total Sales Price : 54,030,432  
Total Adj. Sales Price : 54,030,432  
Total Assessed Value : 46,545,380  
Avg. Adj. Sales Price : 540,304  
Avg. Assessed Value : 465,454

MEDIAN : 88  
WGT. MEAN : 86  
MEAN : 97  
COD : 27.72  
PRD : 112.50

COV : 40.92  
STD : 39.66  
Avg. Abs. Dev : 24.40  
MAX Sales Ratio : 360.25  
MIN Sales Ratio : 43.92

95% Median C.I. : 81.25 to 98.26  
95% Wgt. Mean C.I. : 76.62 to 95.67  
95% Mean C.I. : 89.15 to 104.69

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| DATE OF SALE *         |       |        |        |          |       |        |       |        |                 | Avg. Adj.  | Avg.      |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| <u>Qrtrs</u>           |       |        |        |          |       |        |       |        |                 |            |           |
| 01-OCT-15 To 31-DEC-15 | 7     | 103.62 | 100.30 | 94.64    | 09.96 | 105.98 | 76.73 | 116.58 | 76.73 to 116.58 | 2,456,450  | 2,324,679 |
| 01-JAN-16 To 31-MAR-16 | 9     | 98.26  | 97.08  | 99.44    | 12.23 | 97.63  | 70.16 | 125.46 | 80.21 to 110.13 | 174,122    | 173,143   |
| 01-APR-16 To 30-JUN-16 | 10    | 89.76  | 97.16  | 92.10    | 11.66 | 105.49 | 84.60 | 135.78 | 86.65 to 113.05 | 433,965    | 399,665   |
| 01-JUL-16 To 30-SEP-16 | 12    | 100.78 | 102.42 | 111.43   | 10.04 | 91.91  | 74.24 | 141.08 | 96.50 to 107.71 | 271,330    | 302,332   |
| 01-OCT-16 To 31-DEC-16 | 12    | 109.14 | 113.34 | 111.92   | 28.60 | 101.27 | 43.92 | 185.28 | 86.70 to 146.73 | 227,792    | 254,936   |
| 01-JAN-17 To 31-MAR-17 | 11    | 79.74  | 88.61  | 78.44    | 26.24 | 112.97 | 59.80 | 187.80 | 60.07 to 113.20 | 144,991    | 113,738   |
| 01-APR-17 To 30-JUN-17 | 8     | 100.33 | 102.69 | 121.67   | 40.65 | 84.40  | 45.04 | 179.10 | 45.04 to 179.10 | 268,127    | 326,241   |
| 01-JUL-17 To 30-SEP-17 | 11    | 76.03  | 82.39  | 82.82    | 21.25 | 99.48  | 52.14 | 140.28 | 60.53 to 103.71 | 187,372    | 155,178   |
| 01-OCT-17 To 31-DEC-17 | 4     | 126.92 | 170.90 | 78.70    | 75.56 | 217.15 | 69.50 | 360.25 | N/A             | 202,186    | 159,118   |
| 01-JAN-18 To 31-MAR-18 | 5     | 68.49  | 65.52  | 61.55    | 14.05 | 106.45 | 52.68 | 79.11  | N/A             | 2,919,400  | 1,796,791 |
| 01-APR-18 To 30-JUN-18 | 6     | 76.12  | 77.67  | 75.80    | 04.01 | 102.47 | 73.12 | 82.83  | 73.12 to 82.83  | 474,554    | 359,705   |
| 01-JUL-18 To 30-SEP-18 | 5     | 75.66  | 75.23  | 77.27    | 18.62 | 97.36  | 49.73 | 104.53 | N/A             | 177,000    | 136,761   |
| <u>Study Yrs</u>       |       |        |        |          |       |        |       |        |                 |            |           |
| 01-OCT-15 To 30-SEP-16 | 38    | 99.10  | 99.38  | 96.58    | 11.53 | 102.90 | 70.16 | 141.08 | 92.70 to 103.62 | 693,628    | 669,886   |
| 01-OCT-16 To 30-SEP-17 | 42    | 83.98  | 96.73  | 101.09   | 34.82 | 95.69  | 43.92 | 187.80 | 74.99 to 103.71 | 203,202    | 205,411   |
| 01-OCT-17 To 30-SEP-18 | 20    | 75.66  | 92.67  | 65.12    | 35.66 | 142.31 | 49.73 | 360.25 | 69.50 to 80.93  | 956,903    | 623,123   |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |       |        |                 |            |           |
| 01-JAN-16 To 31-DEC-16 | 43    | 99.94  | 103.13 | 102.91   | 17.29 | 100.21 | 43.92 | 185.28 | 91.72 to 104.97 | 276,656    | 284,701   |
| 01-JAN-17 To 31-DEC-17 | 34    | 78.83  | 99.59  | 93.87    | 42.03 | 106.09 | 45.04 | 360.25 | 72.47 to 100.99 | 194,404    | 182,485   |
| <u>ALL</u>             | 100   | 88.01  | 96.92  | 86.15    | 27.72 | 112.50 | 43.92 | 360.25 | 81.25 to 98.26  | 540,304    | 465,454   |

| VALUATION GROUP |       |        |        |          |       |        |        |        |                 | Avg. Adj.  | Avg.      |
|-----------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1               | 77    | 89.17  | 93.12  | 85.63    | 20.77 | 108.75 | 49.73  | 185.28 | 82.72 to 99.94  | 676,747    | 579,506   |
| 2               | 7     | 98.26  | 128.98 | 103.27   | 60.83 | 124.90 | 43.92  | 360.25 | 43.92 to 360.25 | 42,122     | 43,500    |
| 3               | 4     | 81.80  | 104.82 | 82.55    | 40.33 | 126.98 | 67.87  | 187.80 | N/A             | 53,000     | 43,753    |
| 4               | 4     | 71.45  | 94.01  | 65.44    | 47.70 | 143.66 | 59.80  | 173.34 | N/A             | 55,750     | 36,484    |
| 5               | 2     | 144.32 | 144.32 | 142.51   | 01.67 | 101.27 | 141.91 | 146.73 | N/A             | 200,000    | 285,023   |
| 6               | 1     | 74.24  | 74.24  | 74.24    | 00.00 | 100.00 | 74.24  | 74.24  | N/A             | 55,000     | 40,830    |
| 8               | 3     | 71.00  | 98.38  | 140.27   | 62.94 | 70.14  | 45.04  | 179.10 | N/A             | 76,000     | 106,607   |
| 11              | 2     | 83.00  | 83.00  | 72.29    | 16.27 | 114.82 | 69.50  | 96.50  | N/A             | 254,022    | 183,627   |
| <u>ALL</u>      | 100   | 88.01  | 96.92  | 86.15    | 27.72 | 112.50 | 43.92  | 360.25 | 81.25 to 98.26  | 540,304    | 465,454   |

**27 Dodge**  
**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 : 100  
 Total Sales Price : 54,030,432  
 Total Adj. Sales Price : 54,030,432  
 Total Assessed Value : 46,545,380  
 Avg. Adj. Sales Price : 540,304  
 Avg. Assessed Value : 465,454

MEDIAN : 88  
 WGT. MEAN : 86  
 MEAN : 97  
 COD : 27.72  
 PRD : 112.50

COV : 40.92  
 STD : 39.66  
 Avg. Abs. Dev : 24.40  
 MAX Sales Ratio : 360.25  
 MIN Sales Ratio : 43.92

95% Median C.I. : 81.25 to 98.26  
 95% Wgt. Mean C.I. : 76.62 to 95.67  
 95% Mean C.I. : 89.15 to 104.69

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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         | 11    | 77.92  | 81.08  | 72.13    | 14.50 | 112.41 | 60.07 | 107.71 | 65.29 to 100.31 | 917,028              | 661,474        |
| 03         | 80    | 88.70  | 97.17  | 88.17    | 28.69 | 110.21 | 43.92 | 360.25 | 80.49 to 99.94  | 508,277              | 448,147        |
| 04         | 9     | 113.20 | 114.12 | 104.16   | 20.72 | 109.56 | 80.93 | 179.10 | 81.10 to 140.28 | 364,556              | 379,712        |
| <u>ALL</u> | 100   | 88.01  | 96.92  | 86.15    | 27.72 | 112.50 | 43.92 | 360.25 | 81.25 to 98.26  | 540,304              | 465,454        |

**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           | 5     | 173.34 | 175.04 | 179.72   | 45.48 | 97.40  | 71.00 | 360.25 | N/A             | 8,220                | 14,773         |
| Less Than 30,000           | 7     | 82.83  | 146.35 | 129.54   | 86.44 | 112.98 | 71.00 | 360.25 | 71.00 to 360.25 | 11,194               | 14,501         |
| <u>Ranges Excl. Low \$</u> |       |        |        |          |       |        |       |        |                 |                      |                |
| Greater Than 4,999         | 100   | 88.01  | 96.92  | 86.15    | 27.72 | 112.50 | 43.92 | 360.25 | 81.25 to 98.26  | 540,304              | 465,454        |
| Greater Than 14,999        | 95    | 87.80  | 92.81  | 86.08    | 23.50 | 107.82 | 43.92 | 185.28 | 81.10 to 97.95  | 568,309              | 489,174        |
| Greater Than 29,999        | 93    | 88.22  | 93.20  | 86.08    | 23.57 | 108.27 | 43.92 | 185.28 | 81.25 to 98.26  | 580,130              | 499,397        |
| <u>Incremental Ranges</u>  |       |        |        |          |       |        |       |        |                 |                      |                |
| 0 TO 4,999                 |       |        |        |          |       |        |       |        |                 |                      |                |
| 5,000 TO 14,999            | 5     | 173.34 | 175.04 | 179.72   | 45.48 | 97.40  | 71.00 | 360.25 | N/A             | 8,220                | 14,773         |
| 15,000 TO 29,999           | 2     | 74.60  | 74.60  | 74.19    | 02.86 | 100.55 | 72.47 | 76.73  | N/A             | 18,629               | 13,820         |
| 30,000 TO 59,999           | 11    | 96.50  | 95.33  | 94.08    | 19.36 | 101.33 | 67.87 | 146.73 | 74.24 to 116.58 | 47,055               | 44,268         |
| 60,000 TO 99,999           | 14    | 86.11  | 89.33  | 89.24    | 27.44 | 100.10 | 43.92 | 150.25 | 59.80 to 113.05 | 72,857               | 65,016         |
| 100,000 TO 149,999         | 15    | 81.25  | 87.33  | 86.61    | 26.62 | 100.83 | 49.73 | 185.28 | 65.33 to 100.36 | 119,393              | 103,409        |
| 150,000 TO 249,999         | 16    | 86.93  | 90.68  | 90.60    | 19.81 | 100.09 | 60.53 | 179.10 | 74.35 to 103.71 | 187,343              | 169,734        |
| 250,000 TO 499,999         | 19    | 101.20 | 98.83  | 98.64    | 16.64 | 100.19 | 52.14 | 141.91 | 80.93 to 110.13 | 351,550              | 346,761        |
| 500,000 TO 999,999         | 11    | 105.95 | 110.06 | 108.87   | 17.38 | 101.09 | 73.26 | 143.43 | 86.70 to 141.08 | 603,271              | 656,795        |
| 1,000,000 +                | 7     | 75.65  | 74.24  | 78.60    | 18.14 | 94.45  | 52.68 | 93.71  | 52.68 to 93.71  | 4,901,525            | 3,852,376      |
| <u>ALL</u>                 | 100   | 88.01  | 96.92  | 86.15    | 27.72 | 112.50 | 43.92 | 360.25 | 81.25 to 98.26  | 540,304              | 465,454        |

**27 Dodge**  
**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 : 100  
 Total Sales Price : 54,030,432  
 Total Adj. Sales Price : 54,030,432  
 Total Assessed Value : 46,545,380  
 Avg. Adj. Sales Price : 540,304  
 Avg. Assessed Value : 465,454

MEDIAN : 88  
 WGT. MEAN : 86  
 MEAN : 97  
 COD : 27.72  
 PRD : 112.50

COV : 40.92  
 STD : 39.66  
 Avg. Abs. Dev : 24.40  
 MAX Sales Ratio : 360.25  
 MIN Sales Ratio : 43.92

95% Median C.I. : 81.25 to 98.26  
 95% Wgt. Mean C.I. : 76.62 to 95.67  
 95% Mean C.I. : 89.15 to 104.69

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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 |
|------------|------------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| 303        | 1          | 105.95       | 105.95       | 105.95       | 00.00        | 100.00        | 105.95       | 105.95        | N/A                   | 600,000              | 635,715        |
| 309        | 1          | 75.66        | 75.66        | 75.66        | 00.00        | 100.00        | 75.66        | 75.66         | N/A                   | 50,000               | 37,830         |
| 311        | 2          | 86.10        | 86.10        | 69.27        | 20.45        | 124.30        | 68.49        | 103.71        | N/A                   | 3,985,795            | 2,760,765      |
| 319        | 1          | 98.46        | 98.46        | 98.46        | 00.00        | 100.00        | 98.46        | 98.46         | N/A                   | 630,000              | 620,270        |
| 326        | 6          | 97.38        | 100.57       | 100.44       | 17.08        | 100.13        | 74.24        | 140.28        | 74.24 to 140.28       | 160,850              | 161,552        |
| 330        | 1          | 73.26        | 73.26        | 73.26        | 00.00        | 100.00        | 73.26        | 73.26         | N/A                   | 580,000              | 424,915        |
| 341        | 5          | 110.13       | 102.79       | 88.20        | 17.91        | 116.54        | 52.68        | 141.08        | N/A                   | 828,993              | 731,186        |
| 342        | 1          | 117.75       | 117.75       | 117.75       | 00.00        | 100.00        | 117.75       | 117.75        | N/A                   | 591,000              | 695,880        |
| 343        | 1          | 84.60        | 84.60        | 84.60        | 00.00        | 100.00        | 84.60        | 84.60         | N/A                   | 1,325,000            | 1,120,945      |
| 344        | 16         | 97.04        | 100.72       | 94.78        | 16.90        | 106.27        | 71.41        | 179.10        | 84.48 to 108.64       | 1,116,766            | 1,058,457      |
| 346        | 1          | 59.80        | 59.80        | 59.80        | 00.00        | 100.00        | 59.80        | 59.80         | N/A                   | 92,000               | 55,015         |
| 349        | 2          | 90.09        | 90.09        | 77.58        | 16.03        | 116.13        | 75.65        | 104.53        | N/A                   | 1,154,711            | 895,873        |
| 350        | 1          | 69.50        | 69.50        | 69.50        | 00.00        | 100.00        | 69.50        | 69.50         | N/A                   | 455,544              | 316,593        |
| 351        | 1          | 173.34       | 173.34       | 173.34       | 00.00        | 100.00        | 173.34       | 173.34        | N/A                   | 8,200                | 14,214         |
| 352        | 13         | 77.92        | 79.22        | 64.09        | 14.55        | 123.61        | 52.83        | 107.71        | 65.29 to 87.22        | 590,830              | 378,638        |
| 353        | 17         | 82.83        | 114.03       | 96.88        | 49.11        | 117.70        | 53.25        | 360.25        | 75.79 to 135.78       | 81,862               | 79,309         |
| 386        | 2          | 98.84        | 98.84        | 122.79       | 31.33        | 80.50         | 67.87        | 129.81        | N/A                   | 242,500              | 297,760        |
| 387        | 1          | 91.72        | 91.72        | 91.72        | 00.00        | 100.00        | 91.72        | 91.72         | N/A                   | 1,000,000            | 917,195        |
| 406        | 11         | 86.65        | 94.96        | 99.54        | 24.90        | 95.40         | 52.14        | 150.25        | 71.00 to 125.67       | 231,092              | 230,040        |
| 407        | 1          | 97.63        | 97.63        | 97.63        | 00.00        | 100.00        | 97.63        | 97.63         | N/A                   | 315,000              | 307,530        |
| 434        | 4          | 81.36        | 78.59        | 81.21        | 13.62        | 96.77         | 60.53        | 91.11         | N/A                   | 196,500              | 159,585        |
| 442        | 1          | 146.73       | 146.73       | 146.73       | 00.00        | 100.00        | 146.73       | 146.73        | N/A                   | 50,000               | 73,365         |
| 444        | 2          | 122.49       | 122.49       | 128.36       | 17.10        | 95.43         | 101.55       | 143.43        | N/A                   | 410,000              | 526,283        |
| 459        | 2          | 57.60        | 57.60        | 61.00        | 21.81        | 94.43         | 45.04        | 70.16         | N/A                   | 85,000               | 51,850         |
| 470        | 1          | 43.92        | 43.92        | 43.92        | 00.00        | 100.00        | 43.92        | 43.92         | N/A                   | 75,000               | 32,940         |
| 471        | 1          | 79.11        | 79.11        | 79.11        | 00.00        | 100.00        | 79.11        | 79.11         | N/A                   | 100,000              | 79,110         |
| 494        | 1          | 49.73        | 49.73        | 49.73        | 00.00        | 100.00        | 49.73        | 49.73         | N/A                   | 125,000              | 62,165         |
| 528        | 2          | 108.47       | 108.47       | 107.50       | 04.47        | 100.90        | 103.62       | 113.31        | N/A                   | 274,450              | 295,043        |
| 531        | 1          | 141.91       | 141.91       | 141.91       | 00.00        | 100.00        | 141.91       | 141.91        | N/A                   | 350,000              | 496,680        |
| <u>ALL</u> | <u>100</u> | <u>88.01</u> | <u>96.92</u> | <u>86.15</u> | <u>27.72</u> | <u>112.50</u> | <u>43.92</u> | <u>360.25</u> | <u>81.25 to 98.26</u> | <u>540,304</u>       | <u>465,454</u> |

**27 Dodge**  
**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 : 33  
Total Sales Price : 24,754,926  
Total Adj. Sales Price : 24,754,926  
Total Assessed Value : 17,333,075  
Avg. Adj. Sales Price : 750,149  
Avg. Assessed Value : 525,245

MEDIAN : 74  
WGT. MEAN : 70  
MEAN : 77  
COD : 22.91  
PRD : 110.45

COV : 30.99  
STD : 23.97  
Avg. Abs. Dev : 16.97  
MAX Sales Ratio : 149.97  
MIN Sales Ratio : 39.60

95% Median C.I. : 65.34 to 83.68  
95% Wgt. Mean C.I. : 61.86 to 78.18  
95% Mean C.I. : 69.16 to 85.52

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| <b>DATE OF SALE *</b>  |       |        |       |          |       |        |       |        |                 | Avg. Adj.  | Avg.      |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE                  | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| <u>Qrtrs</u>           |       |        |       |          |       |        |       |        |                 |            |           |
| 01-OCT-15 To 31-DEC-15 | 5     | 85.58  | 94.39 | 92.32    | 25.48 | 102.24 | 62.80 | 149.97 | N/A             | 649,061    | 599,188   |
| 01-JAN-16 To 31-MAR-16 | 4     | 80.27  | 81.10 | 79.63    | 09.54 | 101.85 | 70.02 | 93.84  | N/A             | 760,890    | 605,921   |
| 01-APR-16 To 30-JUN-16 | 1     | 96.53  | 96.53 | 96.53    | 00.00 | 100.00 | 96.53 | 96.53  | N/A             | 205,000    | 197,883   |
| 01-JUL-16 To 30-SEP-16 | 2     | 75.19  | 75.19 | 65.40    | 16.56 | 114.97 | 62.74 | 87.63  | N/A             | 1,904,000  | 1,245,307 |
| 01-OCT-16 To 31-DEC-16 | 6     | 71.93  | 68.34 | 59.18    | 19.87 | 115.48 | 39.60 | 91.67  | 39.60 to 91.67  | 691,841    | 409,413   |
| 01-JAN-17 To 31-MAR-17 | 5     | 58.39  | 72.58 | 58.47    | 39.34 | 124.13 | 39.82 | 139.50 | N/A             | 760,117    | 444,428   |
| 01-APR-17 To 30-JUN-17 | 3     | 65.34  | 64.60 | 65.28    | 06.35 | 98.96  | 58.01 | 70.45  | N/A             | 845,143    | 551,730   |
| 01-JUL-17 To 30-SEP-17 |       |        |       |          |       |        |       |        |                 |            |           |
| 01-OCT-17 To 31-DEC-17 | 2     | 82.02  | 82.02 | 71.07    | 34.72 | 115.41 | 53.54 | 110.50 | N/A             | 520,000    | 369,554   |
| 01-JAN-18 To 31-MAR-18 | 1     | 63.95  | 63.95 | 63.95    | 00.00 | 100.00 | 63.95 | 63.95  | N/A             | 780,000    | 498,830   |
| 01-APR-18 To 30-JUN-18 | 2     | 71.68  | 71.68 | 70.24    | 07.02 | 102.05 | 66.65 | 76.70  | N/A             | 529,001    | 371,569   |
| 01-JUL-18 To 30-SEP-18 | 2     | 85.40  | 85.40 | 83.65    | 11.63 | 102.09 | 75.47 | 95.32  | N/A             | 544,000    | 455,037   |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |        |                 |            |           |
| 01-OCT-15 To 30-SEP-16 | 12    | 84.63  | 86.94 | 78.71    | 17.67 | 110.46 | 62.74 | 149.97 | 70.02 to 96.53  | 858,489    | 675,676   |
| 01-OCT-16 To 30-SEP-17 | 14    | 67.57  | 69.05 | 60.40    | 24.20 | 114.32 | 39.60 | 139.50 | 52.78 to 82.15  | 749,076    | 452,415   |
| 01-OCT-17 To 30-SEP-18 | 7     | 75.47  | 77.45 | 72.90    | 18.62 | 106.24 | 53.54 | 110.50 | 53.54 to 110.50 | 566,572    | 413,021   |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |        |                 |            |           |
| 01-JAN-16 To 31-DEC-16 | 13    | 76.86  | 75.49 | 67.53    | 16.67 | 111.79 | 39.60 | 96.53  | 62.74 to 91.67  | 862,123    | 582,204   |
| 01-JAN-17 To 31-DEC-17 | 10    | 61.87  | 72.07 | 62.59    | 30.90 | 115.15 | 39.82 | 139.50 | 53.54 to 110.50 | 737,602    | 461,644   |
| <u>ALL</u>             | 33    | 74.06  | 77.34 | 70.02    | 22.91 | 110.45 | 39.60 | 149.97 | 65.34 to 83.68  | 750,149    | 525,245   |

| <b>AREA (MARKET)</b> |       |        |       |          |       |        |       |        |                 | Avg. Adj.  | Avg.      |
|----------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE                | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1                    | 33    | 74.06  | 77.34 | 70.02    | 22.91 | 110.45 | 39.60 | 149.97 | 65.34 to 83.68  | 750,149    | 525,245   |
| <u>ALL</u>           | 33    | 74.06  | 77.34 | 70.02    | 22.91 | 110.45 | 39.60 | 149.97 | 65.34 to 83.68  | 750,149    | 525,245   |

**27 Dodge**  
**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 : 33  
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 Total Assessed Value : 17,333,075  
 Avg. Adj. Sales Price : 750,149  
 Avg. Assessed Value : 525,245

MEDIAN : 74  
 WGT. MEAN : 70  
 MEAN : 77  
 COD : 22.91  
 PRD : 110.45

COV : 30.99  
 STD : 23.97  
 Avg. Abs. Dev : 16.97  
 MAX Sales Ratio : 149.97  
 MIN Sales Ratio : 39.60

95% Median C.I. : 65.34 to 83.68  
 95% Wgt. Mean C.I. : 61.86 to 78.18  
 95% Mean C.I. : 69.16 to 85.52

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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 |
|------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| <b>Irrigated</b> |       |        |        |          |       |        |        |        |                 |                      |                |
| County           | 1     | 149.97 | 149.97 | 149.97   | 00.00 | 100.00 | 149.97 | 149.97 | N/A             | 517,560              | 776,209        |
| 1                | 1     | 149.97 | 149.97 | 149.97   | 00.00 | 100.00 | 149.97 | 149.97 | N/A             | 517,560              | 776,209        |
| <b>Dry</b>       |       |        |        |          |       |        |        |        |                 |                      |                |
| County           | 9     | 69.79  | 75.02  | 64.88    | 23.16 | 115.63 | 39.60  | 139.50 | 58.39 to 91.67  | 680,531              | 441,555        |
| 1                | 9     | 69.79  | 75.02  | 64.88    | 23.16 | 115.63 | 39.60  | 139.50 | 58.39 to 91.67  | 680,531              | 441,555        |
| <b>ALL</b>       | 33    | 74.06  | 77.34  | 70.02    | 22.91 | 110.45 | 39.60  | 149.97 | 65.34 to 83.68  | 750,149              | 525,245        |

**80%MLU By Market Area**

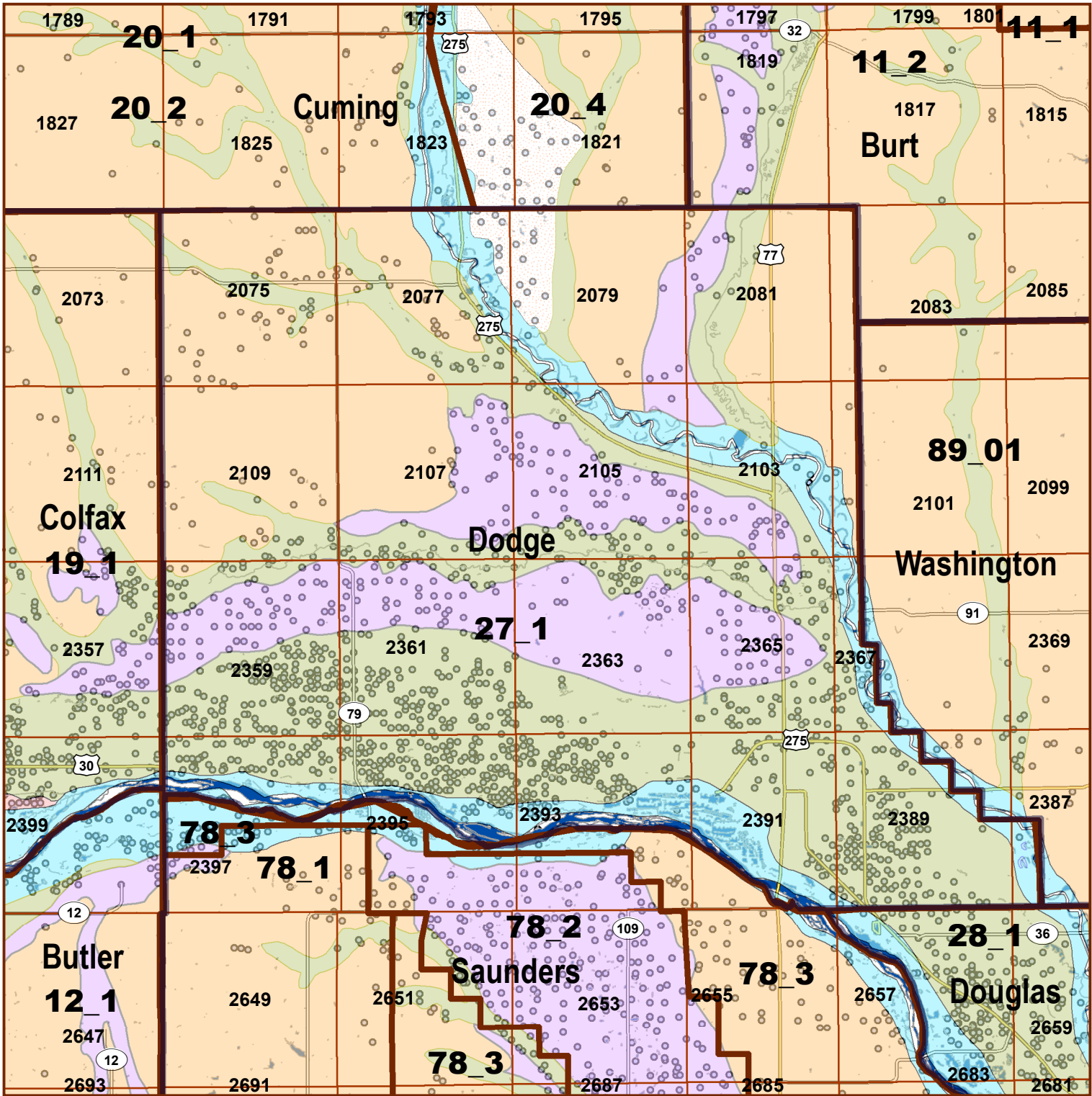
| RANGE            | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <b>Irrigated</b> |       |        |       |          |       |        |       |        |                 |                      |                |
| County           | 8     | 69.71  | 77.57 | 68.37    | 30.74 | 113.46 | 39.82 | 149.97 | 39.82 to 149.97 | 746,116              | 510,147        |
| 1                | 8     | 69.71  | 77.57 | 68.37    | 30.74 | 113.46 | 39.82 | 149.97 | 39.82 to 149.97 | 746,116              | 510,147        |
| <b>Dry</b>       |       |        |       |          |       |        |       |        |                 |                      |                |
| County           | 18    | 72.26  | 77.91 | 71.41    | 21.10 | 109.10 | 39.60 | 139.50 | 66.65 to 91.67  | 640,272              | 457,199        |
| 1                | 18    | 72.26  | 77.91 | 71.41    | 21.10 | 109.10 | 39.60 | 139.50 | 66.65 to 91.67  | 640,272              | 457,199        |
| <b>ALL</b>       | 33    | 74.06  | 77.34 | 70.02    | 22.91 | 110.45 | 39.60 | 149.97 | 65.34 to 83.68  | 750,149              | 525,245        |

## Dodge County 2019 Average Acre Value Comparison

| County     | Mkt Area | 1A1  | 1A     | 2A1   | 2A   | 3A1  | 3A   | 4A1  | 4A   | WEIGHTED AVG IRR   |
|------------|----------|------|--------|-------|------|------|------|------|------|--------------------|
| Dodge      | 1        | 6740 | 6525   | 6310  | 6100 | 5885 | 5670 | 5455 | 5240 | <b>6241</b>        |
| Cuming     | 2        | 7037 | 7031   | 6676  | 6615 | 6162 | 6148 | 5192 | 5224 | <b>6608</b>        |
| Cuming     | 4        | 7876 | 7902   | 7395  | 7356 | 6617 | 5990 | 4942 | 5702 | <b>7081</b>        |
| Burt       | 1        | 5565 | 5615   | 4992  | 4945 | 3896 | 4225 | 3740 | 2549 | <b>4537</b>        |
| Washington | 1        | 6050 | 6020   | 5485  | 5315 | 5090 | 5010 | 4025 | 3125 | <b>5499</b>        |
| Colfax     | 1        | 6575 | 6250   | 6150  | 6050 | 5559 | 5500 | 5216 | 4975 | <b>5958</b>        |
| Stanton    | 1        | 5700 | 5700   | 5700  | 5680 | 5235 | 4960 | 4405 | 4000 | <b>5282</b>        |
| Saunders   | 1        | 6320 | 6104   | 5844  | 5457 | 5270 | 4466 | 3910 | 3670 | <b>5151</b>        |
| Saunders   | 2        | 7245 | 7096   | 6732  | 6230 | 5959 | 5525 | 5078 | 4890 | <b>6906</b>        |
| Saunders   | 3        | 6930 | 6691   | 6452  | 5835 | 5740 | 5004 | 4515 | 4060 | <b>6075</b>        |
| County     | Mkt Area | 1D1  | 1D     | 2D1   | 2D   | 3D1  | 3D   | 4D1  | 4D   | WEIGHTED AVG DRY   |
| Dodge      | 1        | 6435 | 6225   | 6020  | 5810 | 5595 | 5340 | 5190 | 4980 | <b>5872</b>        |
| Cuming     | 2        | 6724 | 6724   | 6335  | 6333 | 5835 | 5833 | 4895 | 4895 | <b>6132</b>        |
| Cuming     | 4        | 7599 | 7599   | 7154  | 7087 | 6542 | 6367 | 5167 | 5482 | <b>7008</b>        |
| Burt       | 1        | 5411 | 5215   | 4474  | 4635 | 3905 | 3900 | 3540 | 2436 | <b>4258</b>        |
| Washington | 1        | 6020 | 5990   | 5460  | 5260 | 5060 | 4980 | 3990 | 3065 | <b>5380</b>        |
| Colfax     | 1        | 5832 | 5744   | 5548  | 5449 | 5230 | 5027 | 4689 | 4314 | <b>5262</b>        |
| Stanton    | 1        | 5060 | 5060   | 5060  | 4830 | 4129 | 4117 | 4030 | 3800 | <b>4406</b>        |
| Saunders   | 1        | 5714 | 5497   | 5292  | 4759 | 4566 | 3839 | 3437 | 3193 | <b>4317</b>        |
| Saunders   | 2        | 5846 | 5721   | 5540  | 5258 | 4975 | 4595 | 4095 | 3823 | <b>5533</b>        |
| Saunders   | 3        | 5747 | 5607   | 5438  | 5024 | 4821 | 4100 | 3708 | 3492 | <b>4819</b>        |
| County     | Mkt Area | 1G1  | 1G     | 2G1   | 2G   | 3G1  | 3G   | 4G1  | 4G   | WEIGHTED AVG GRASS |
| Dodge      | 1        | 2460 | 2460   | 2355  | 2355 | 2245 | 2245 | 2140 | 2140 | <b>2292</b>        |
| Cuming     | 2        | 2545 | 2523   | 2305  | 2212 | 1942 | 1942 | 1836 | 1845 | <b>2217</b>        |
| Dodge      | 4        | 2548 | 2528   | 2293  | 2138 | 1941 | 1881 | 1584 | 1871 | <b>2081</b>        |
| Burt       | 1        | 2599 | 2380   | 1971  | 1965 | 1895 | 1830 | 1765 | 1605 | <b>1878</b>        |
| Washington | 1        | 2226 | 2050   | 1745  | 1685 | 1636 | 1600 | 1550 | 1435 | <b>1777</b>        |
| Colfax     | 1        | 2335 | 2335   | 2200  | 2200 | 1970 | 2050 | 1752 | 1800 | <b>2042</b>        |
| Stanton    | 1        | 2100 | 2075   | 2025  | 1950 | 1508 | 1288 | 1261 | 1386 | <b>1489</b>        |
| Saunders   | 1        | 2801 | 2603   | 2510  | 2500 | 2303 | 2223 | 2115 | 2105 | <b>2252</b>        |
| Saunders   | 2        | 2907 | 2749   | 2642  | 2605 | 2342 | 2345 | 2118 | 2298 | <b>2493</b>        |
| Saunders   | 3        | 2800 | 2608   | 2538  | 2501 | 2300 | 2258 | 2109 | 2119 | <b>2358</b>        |
| County     | Mkt Area | CRP  | TIMBER | WASTE |      |      |      |      |      |                    |
| Dodge      | 1        | 3210 | n/a    | 167   |      |      |      |      |      |                    |
| Cuming     | 2        | 5189 | 1103   | 125   |      |      |      |      |      |                    |
| Cuming     | 4        | 5487 | 1059   | 330   |      |      |      |      |      |                    |
| Burt       | 1        | 2939 | n/a    | 121   |      |      |      |      |      |                    |
| Washington | 1        | 4626 | n/a    | 401   |      |      |      |      |      |                    |
| Colfax     | 1        | 4680 | 1479   | 150   |      |      |      |      |      |                    |
| Stanton    | 1        | 2882 | 190    | 190   |      |      |      |      |      |                    |
| Saunders   | 1        | 2475 | 719    | 177   |      |      |      |      |      |                    |
| Saunders   | 2        | 2508 | 701    | 330   |      |      |      |      |      |                    |
| Saunders   | 3        | 2553 | 642    | 160   |      |      |      |      |      |                    |

Source: 2019 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



**Legend**

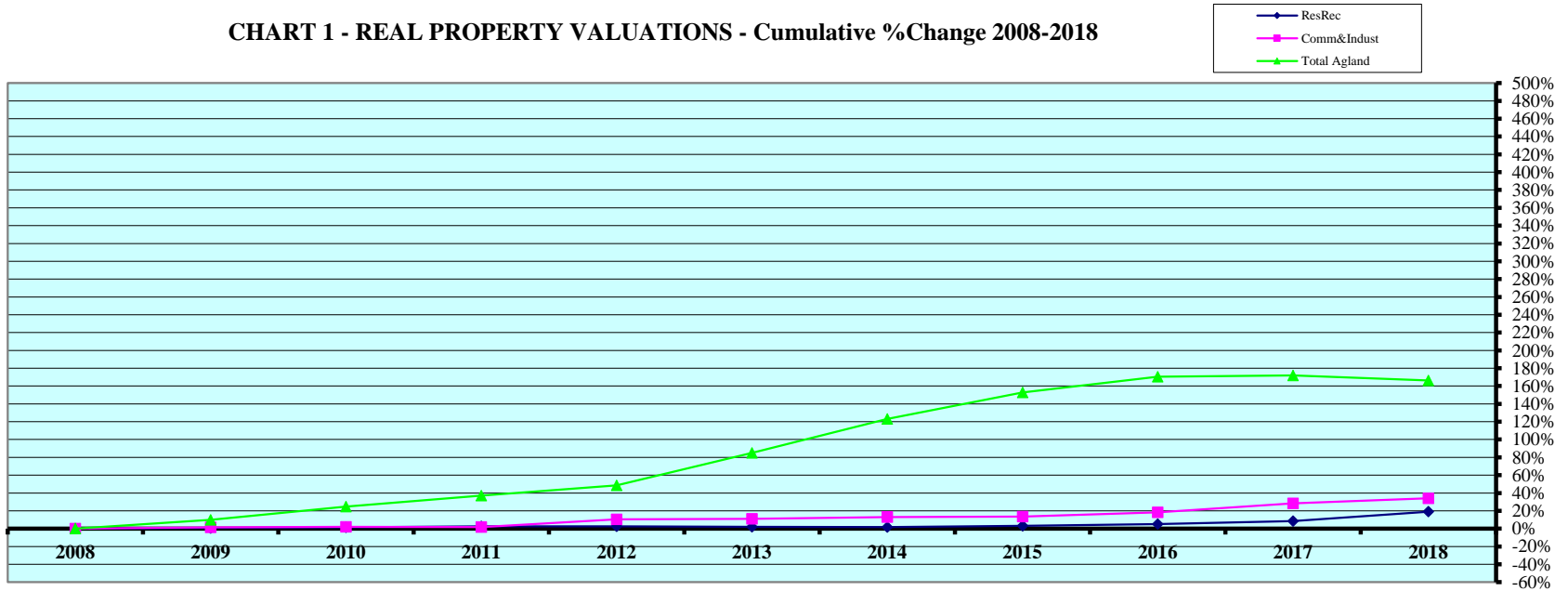
- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium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

## Dodge County Map





**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018**



| Tax Year | Residential & Recreational <sup>(1)</sup> |                |          |           | Commercial & Industrial <sup>(1)</sup> |                |          |           | Total Agricultural Land <sup>(1)</sup> |                |          |           |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
|          | 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     | 1,346,048,145                             | --             | --       | --        | 383,877,035                            | --             | --       | --        | 614,572,835                            | --             | --       | --        |
| 2009     | 1,355,897,050                             | 9,848,905      | 0.73%    | 0.73%     | 389,624,505                            | 5,747,470      | 1.50%    | 1.50%     | 675,887,690                            | 61,314,855     | 9.98%    | 9.98%     |
| 2010     | 1,366,478,670                             | 10,581,620     | 0.78%    | 1.52%     | 391,335,735                            | 1,711,230      | 0.44%    | 1.94%     | 765,765,430                            | 89,877,740     | 13.30%   | 24.60%    |
| 2011     | 1,379,781,385                             | 13,302,715     | 0.97%    | 2.51%     | 390,797,075                            | -538,660       | -0.14%   | 1.80%     | 842,566,945                            | 76,801,515     | 10.03%   | 37.10%    |
| 2012     | 1,381,731,993                             | 1,950,608      | 0.14%    | 2.65%     | 423,677,895                            | 32,880,820     | 8.41%    | 10.37%    | 912,851,530                            | 70,284,585     | 8.34%    | 48.53%    |
| 2013     | 1,371,816,357                             | -9,915,636     | -0.72%   | 1.91%     | 425,945,575                            | 2,267,680      | 0.54%    | 10.96%    | 1,137,161,285                          | 224,309,755    | 24.57%   | 85.03%    |
| 2014     | 1,370,479,222                             | -1,337,135     | -0.10%   | 1.82%     | 433,124,692                            | 7,179,117      | 1.69%    | 12.83%    | 1,371,344,790                          | 234,183,505    | 20.59%   | 123.14%   |
| 2015     | 1,386,872,444                             | 16,393,222     | 1.20%    | 3.03%     | 435,380,937                            | 2,256,245      | 0.52%    | 13.42%    | 1,554,199,505                          | 182,854,715    | 13.33%   | 152.89%   |
| 2016     | 1,414,873,356                             | 28,000,912     | 2.02%    | 5.11%     | 454,428,792                            | 19,047,855     | 4.37%    | 18.38%    | 1,663,137,560                          | 108,938,055    | 7.01%    | 170.62%   |
| 2017     | 1,459,884,366                             | 45,011,010     | 3.18%    | 8.46%     | 492,885,293                            | 38,456,501     | 8.46%    | 28.40%    | 1,671,142,440                          | 8,004,880      | 0.48%    | 171.92%   |
| 2018     | 1,601,638,654                             | 141,754,288    | 9.71%    | 18.99%    | 514,664,905                            | 21,779,612     | 4.42%    | 34.07%    | 1,636,928,981                          | -34,213,459    | -2.05%   | 166.35%   |

Rate Annual %chg: Residential & Recreational **1.75%**

Commercial & Industrial **2.98%**

Agricultural Land **10.29%**

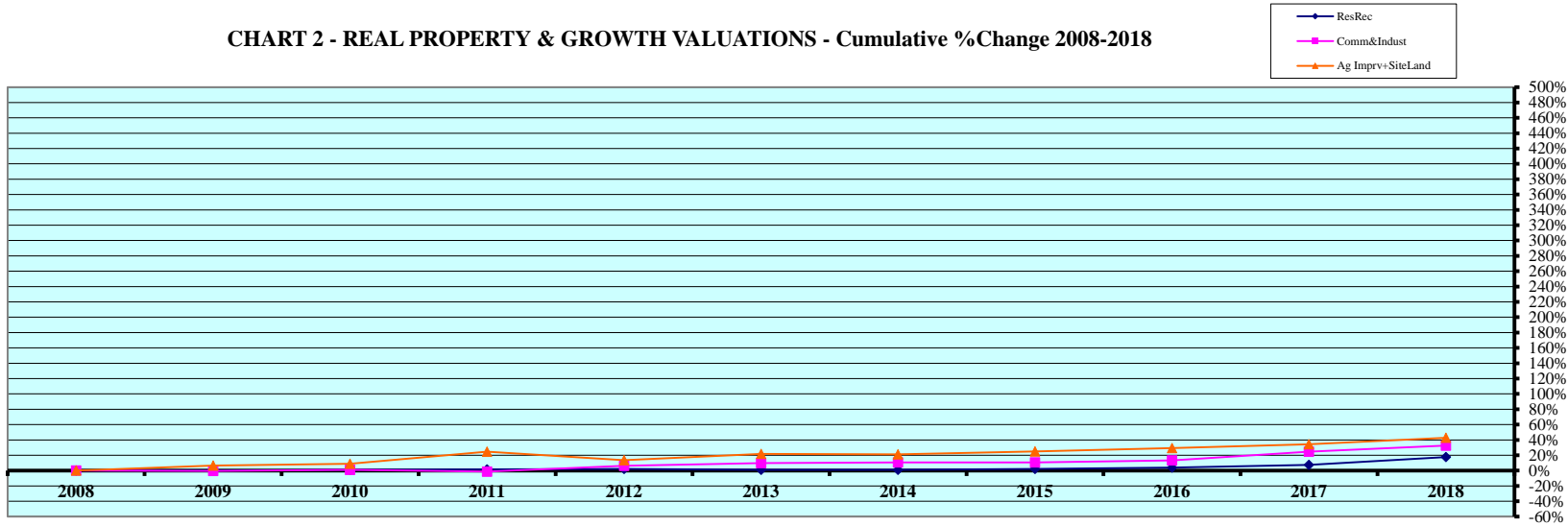
Cnty# **27**  
County **DODGE**

**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 <sup>(1)</sup> |              |                   |                      |                    |                     | Commercial & Industrial <sup>(1)</sup> |              |                   |                      |                    |                     |  |                  |       |
|--------------|---|--------------|-------------------|----------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|--|------------------|-------|
|              | 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         | 1,346,048,145                             | 12,485,023   | 0.93%             | 1,333,563,122        | --                 | --                  | 383,877,035                            | 8,238,843    | 2.15%             | 375,638,192          | --                 | --                  |  |                  |       |
| 2009         | 1,355,897,050                             | 10,264,164   | 0.76%             | 1,345,632,886        | -0.03%             | -0.03%              | 389,624,505                            | 8,036,630    | 2.06%             | 381,587,875          | -0.60%             | -0.60%              |  |                  |       |
| 2010         | 1,366,478,670                             | 8,949,205    | 0.65%             | 1,357,529,465        | 0.12%              | 0.85%               | 391,335,735                            | 4,119,690    | 1.05%             | 387,216,045          | -0.62%             | 0.87%               |  |                  |       |
| 2011         | 1,379,781,385                             | 11,542,640   | 0.84%             | 1,368,238,745        | 0.13%              | 1.65%               | 390,797,075                            | 11,886,265   | 3.04%             | 378,910,810          | -3.18%             | -1.29%              |  |                  |       |
| 2012         | 1,381,731,993                             | 6,580,072    | 0.48%             | 1,375,151,921        | -0.34%             | 2.16%               | 423,677,895                            | 15,309,155   | 3.61%             | 408,368,740          | 4.50%              | 6.38%               |  |                  |       |
| 2013         | 1,371,816,357                             | 11,712,658   | 0.85%             | 1,360,103,699        | -1.57%             | 1.04%               | 425,945,575                            | 4,848,803    | 1.14%             | 421,096,772          | -0.61%             | 9.70%               |  |                  |       |
| 2014         | 1,370,479,222                             | 9,497,603    | 0.69%             | 1,360,981,619        | -0.79%             | 1.11%               | 433,124,692                            | 8,942,508    | 2.06%             | 424,182,184          | -0.41%             | 10.50%              |  |                  |       |
| 2015         | 1,386,872,444                             | 10,476,113   | 0.76%             | 1,376,396,331        | 0.43%              | 2.25%               | 435,380,937                            | 10,358,580   | 2.38%             | 425,022,357          | -1.87%             | 10.72%              |  |                  |       |
| 2016         | 1,414,873,356                             | 15,128,002   | 1.07%             | 1,399,745,354        | 0.93%              | 3.99%               | 454,428,792                            | 19,626,393   | 4.32%             | 434,802,399          | -0.13%             | 13.27%              |  |                  |       |
| 2017         | 1,459,884,366                             | 13,270,056   | 0.91%             | 1,446,614,310        | 2.24%              | 7.47%               | 492,885,293                            | 14,432,459   | 2.93%             | 478,452,834          | 5.29%              | 24.64%              |  |                  |       |
| 2018         | 1,601,638,654                             | 18,262,582   | 1.14%             | 1,583,376,072        | 8.46%              | 17.63%              | 514,664,905                            | 5,531,578    | 1.07%             | 509,133,327          | 3.30%              | 32.63%              |  |                  |       |
| Rate Ann%chg | 1.75%                                     |              |                   |                      |                    |                     | 0.96%                                  | 2.98%        |                   |                      |                    |                     |  | C & I w/o growth | 0.57% |

| Tax Year     | Ag Improvements & Site Land <sup>(1)</sup> |                            |                           |                          | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |         |        |
|--------------|--|----------------------------|---------------------------|--------------------------|--------------------|---------------------|---------|--------|
|              | Agric. Dwelling & Homesite Value           | Agoutbldg & Farmsite Value | Ag Imprv&Site Total Value | Growth Value             |                    |                     |         |        |
| 2008         | 56,377,455                                 | 25,562,745                 | 81,940,200                | 1,451,890                | 1.77%              | 80,488,310          | --      | --     |
| 2009         | 64,907,010                                 | 24,639,485                 | 89,546,495                | 2,258,765                | 2.52%              | 87,287,730          | 6.53%   | 6.53%  |
| 2010         | 64,888,205                                 | 26,802,850                 | 91,691,055                | 2,370,965                | 2.59%              | 89,320,090          | -0.25%  | 9.01%  |
| 2011         | 65,067,440                                 | 39,985,060                 | 105,052,500               | 2,939,705                | 2.80%              | 102,112,795         | 11.37%  | 24.62% |
| 2012         | 65,974,963                                 | 30,147,005                 | 96,121,968                | 3,108,200                | 3.23%              | 93,013,768          | -11.46% | 13.51% |
| 2013         | 65,505,980                                 | 36,176,420                 | 101,682,400               | 1,980,839                | 1.95%              | 99,701,561          | 3.72%   | 21.68% |
| 2014         | 67,545,205                                 | 35,788,455                 | 103,333,660               | 4,115,845                | 3.98%              | 99,217,815          | -2.42%  | 21.09% |
| 2015         | 68,366,354                                 | 35,785,730                 | 104,152,084               | 1,802,057                | 1.73%              | 102,350,027         | -0.95%  | 24.91% |
| 2016         | 72,107,635                                 | 40,100,395                 | 112,208,030               | 6,331,650                | 5.64%              | 105,876,380         | 1.66%   | 29.21% |
| 2017         | 72,278,880                                 | 42,753,220                 | 115,032,100               | 5,035,375                | 4.38%              | 109,996,725         | -1.97%  | 34.24% |
| 2018         | 75,852,795                                 | 47,277,172                 | 123,129,967               | 6,140,267                | 4.99%              | 116,989,700         | 1.70%   | 42.77% |
| Rate Ann%chg | 3.01%                                      | 6.34%                      | 4.16%                     | Ag Imprv+Site w/o growth |                    | 0.79%               |         |        |

(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.

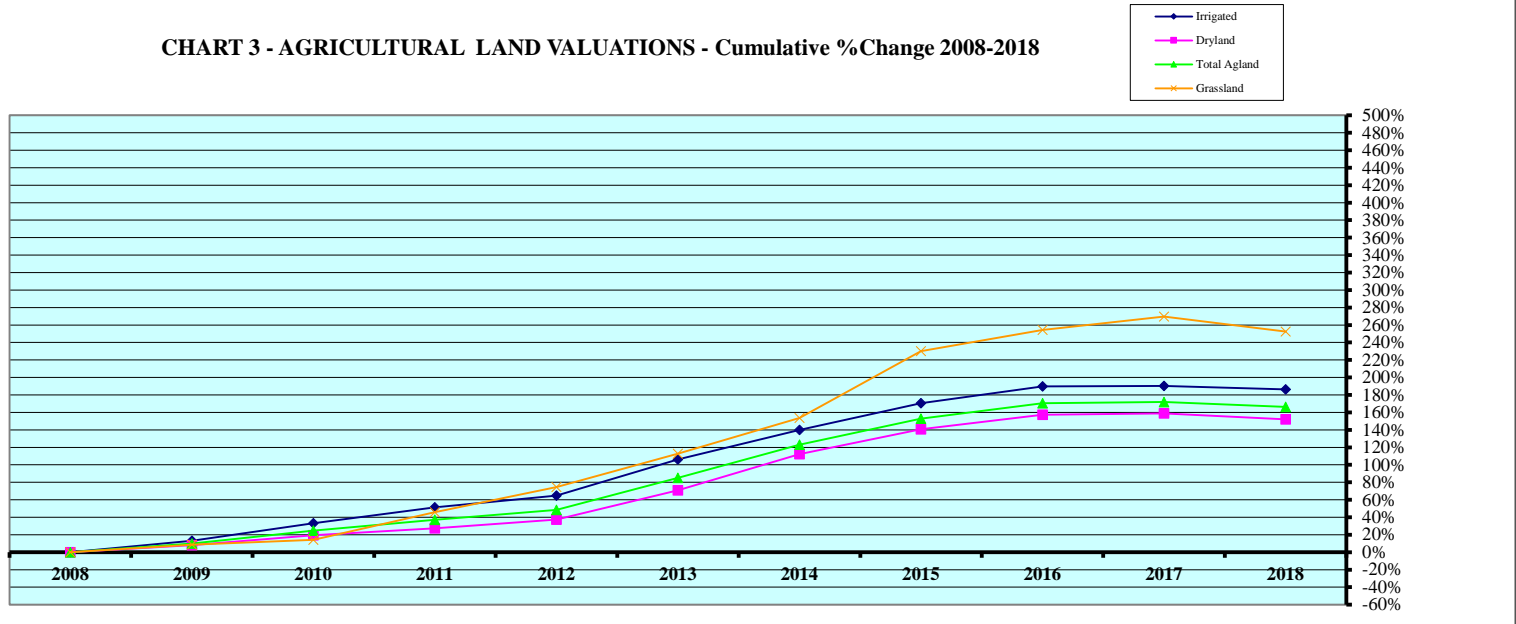
Sources:  
Value; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

|        |       |
|--------|-------|
| Cnty#  | 27    |
| County | DODGE |

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     | 245,242,605    | --          | --      | --        | 354,524,325 | --          | --      | --        | 10,543,865 | --         | --      | --        |
| 2009     | 277,361,045    | 32,118,440  | 13.10%  | 13.10%    | 382,809,375 | 28,285,050  | 7.98%   | 7.98%     | 11,450,870 | 907,005    | 8.60%   | 8.60%     |
| 2010     | 326,434,345    | 49,073,300  | 17.69%  | 33.11%    | 423,729,445 | 40,920,070  | 10.69%  | 19.52%    | 12,024,135 | 573,265    | 5.01%   | 14.04%    |
| 2011     | 371,392,425    | 44,958,080  | 13.77%  | 51.44%    | 451,237,440 | 27,507,995  | 6.49%   | 27.28%    | 15,368,175 | 3,344,040  | 27.81%  | 45.75%    |
| 2012     | 404,140,780    | 32,748,355  | 8.82%   | 64.79%    | 486,953,540 | 35,716,100  | 7.92%   | 37.35%    | 18,404,395 | 3,036,220  | 19.76%  | 74.55%    |
| 2013     | 505,841,985    | 101,701,205 | 25.16%  | 106.26%   | 605,214,585 | 118,261,045 | 24.29%  | 70.71%    | 22,438,980 | 4,034,585  | 21.92%  | 112.82%   |
| 2014     | 588,419,045    | 82,577,060  | 16.32%  | 139.93%   | 752,632,635 | 147,418,050 | 24.36%  | 112.29%   | 26,735,525 | 4,296,545  | 19.15%  | 153.56%   |
| 2015     | 663,305,925    | 74,886,880  | 12.73%  | 170.47%   | 853,206,640 | 100,574,005 | 13.36%  | 140.66%   | 34,810,565 | 8,075,040  | 30.20%  | 230.15%   |
| 2016     | 710,830,785    | 47,524,860  | 7.16%   | 189.85%   | 912,279,035 | 59,072,395  | 6.92%   | 157.32%   | 37,371,940 | 2,561,375  | 7.36%   | 254.44%   |
| 2017     | 711,863,945    | 1,033,160   | 0.15%   | 190.27%   | 917,601,565 | 5,322,530   | 0.58%   | 158.83%   | 38,975,160 | 1,603,220  | 4.29%   | 269.65%   |
| 2018     | 702,370,888    | -9,493,057  | -1.33%  | 186.40%   | 893,445,978 | -24,155,587 | -2.63%  | 152.01%   | 37,169,587 | -1,805,573 | -4.63%  | 252.52%   |

Rate Ann.%chg: Irrigated **11.10%** Dryland **9.68%** Grassland **13.43%**

| Tax Year | Waste Land <sup>(1)</sup> |            |         |           | Other Agland <sup>(1)</sup> |           |          |           | Total Agricultural |             |         |           |
|----------|---------------------------|------------|---------|-----------|-----------------------------|-----------|----------|-----------|--------------------|-------------|---------|-----------|
|          | Value                     | Value Chg  | Ann%chg | Cmltv%chg | Value                       | Value Chg | Ann%chg  | Cmltv%chg | Value              | Value Chg   | Ann%chg | Cmltv%chg |
| 2008     | 3,915,230                 | --         | --      | --        | 346,810                     | --        | --       | --        | 614,572,835        | --          | --      | --        |
| 2009     | 4,177,240                 | 262,010    | 6.69%   | 6.69%     | 89,160                      | -257,650  | -74.29%  | -74.29%   | 675,887,690        | 61,314,855  | 9.98%   | 9.98%     |
| 2010     | 3,467,530                 | -709,710   | -16.99% | -11.43%   | 109,975                     | 20,815    | 23.35%   | -68.29%   | 765,765,430        | 89,877,740  | 13.30%  | 24.60%    |
| 2011     | 4,560,285                 | 1,092,755  | 31.51%  | 16.48%    | 8,620                       | -101,355  | -92.16%  | -97.51%   | 842,566,945        | 76,801,515  | 10.03%  | 37.10%    |
| 2012     | 3,199,105                 | -1,361,180 | -29.85% | -18.29%   | 153,710                     | 145,090   | 1683.18% | -55.68%   | 912,851,530        | 70,284,585  | 8.34%   | 48.53%    |
| 2013     | 3,281,035                 | 81,930     | 2.56%   | -16.20%   | 384,700                     | 230,990   | 150.28%  | 10.93%    | 1,137,161,285      | 224,309,755 | 24.57%  | 85.03%    |
| 2014     | 3,220,695                 | -60,340    | -1.84%  | -17.74%   | 336,890                     | -47,810   | -12.43%  | -2.86%    | 1,371,344,790      | 234,183,505 | 20.59%  | 123.14%   |
| 2015     | 2,616,695                 | -604,000   | -18.75% | -33.17%   | 259,680                     | -77,210   | -22.92%  | -25.12%   | 1,554,199,505      | 182,854,715 | 13.33%  | 152.89%   |
| 2016     | 2,625,300                 | 8,605      | 0.33%   | -32.95%   | 30,500                      | -229,180  | -88.25%  | -91.21%   | 1,663,137,560      | 108,938,055 | 7.01%   | 170.62%   |
| 2017     | 2,665,170                 | 39,870     | 1.52%   | -31.93%   | 36,600                      | 6,100     | 20.00%   | -89.45%   | 1,671,142,440      | 8,004,880   | 0.48%   | 171.92%   |
| 2018     | 2,893,838                 | 228,668    | 8.58%   | -26.09%   | 1,048,690                   | 1,012,090 | 2765.27% | 202.38%   | 1,636,928,981      | -34,213,459 | -2.05%  | 166.35%   |

Cnty# **27**  
 County **DODGE**

Rate Ann.%chg: Total Agric Land **10.29%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018** (from County Abstract Reports)<sup>(1)</sup>

| 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     | 245,325,920    | 102,803 | 2,386              |                     |                       | 354,483,805 | 167,241 | 2,120              |                     |                       | 10,575,890 | 14,813 | 714                |                     |                       |
| 2009     | 278,244,500    | 106,719 | 2,607              | 9.26%               | 9.26%                 | 385,872,835 | 162,862 | 2,369              | 11.78%              | 11.78%                | 11,482,560 | 15,043 | 763                | 6.91%               | 6.91%                 |
| 2010     | 326,693,570    | 110,034 | 2,969              | 13.88%              | 24.42%                | 424,191,695 | 159,269 | 2,663              | 12.41%              | 25.65%                | 12,048,755 | 14,720 | 819                | 7.23%               | 14.64%                |
| 2011     | 371,301,130    | 113,510 | 3,271              | 10.17%              | 37.07%                | 450,455,800 | 154,831 | 2,909              | 9.24%               | 37.26%                | 15,291,760 | 15,488 | 987                | 20.63%              | 38.29%                |
| 2012     | 404,169,350    | 114,408 | 3,533              | 8.00%               | 48.04%                | 486,383,770 | 153,888 | 3,161              | 8.64%               | 49.11%                | 17,894,220 | 15,434 | 1,159              | 17.43%              | 62.39%                |
| 2013     | 506,218,125    | 114,703 | 4,413              | 24.93%              | 84.94%                | 606,166,635 | 153,550 | 3,948              | 24.90%              | 86.25%                | 22,427,865 | 15,513 | 1,446              | 24.70%              | 102.49%               |
| 2014     | 589,662,670    | 114,674 | 5,142              | 16.51%              | 115.48%               | 753,827,690 | 153,224 | 4,920              | 24.62%              | 132.11%               | 26,582,400 | 15,465 | 1,719              | 18.90%              | 140.75%               |
| 2015     | 644,239,050    | 114,806 | 5,612              | 9.13%               | 135.15%               | 796,096,775 | 152,986 | 5,204              | 5.77%               | 145.51%               | 30,204,660 | 15,568 | 1,940              | 12.88%              | 171.75%               |
| 2016     | 710,687,500    | 114,928 | 6,184              | 10.20%              | 159.13%               | 913,265,290 | 152,916 | 5,972              | 14.77%              | 181.77%               | 37,093,340 | 15,612 | 2,376              | 22.46%              | 232.78%               |
| 2017     | 712,758,320    | 114,669 | 6,216              | 0.52%               | 160.47%               | 913,905,485 | 152,631 | 5,988              | 0.26%               | 182.49%               | 38,742,795 | 16,138 | 2,401              | 1.05%               | 236.26%               |
| 2018     | 706,688,540    | 113,268 | 6,239              | 0.37%               | 161.45%               | 893,780,385 | 152,103 | 5,876              | -1.86%              | 177.23%               | 37,447,995 | 16,068 | 2,331              | -2.92%              | 226.44%               |

Rate Annual %chg Average Value/Acre: 10.09%

10.73%

12.56%

| Tax Year | WASTE LAND <sup>(2)</sup> |        |                    |                     |                       | OTHER AGLAND <sup>(2)</sup> |       |                    |                     |                       | TOTAL AGRICULTURAL LAND <sup>(1)</sup> |         |                    |                     |                       |
|----------|---------------------------|--------|--------------------|---------------------|-----------------------|-----------------------------|-------|--------------------|---------------------|-----------------------|--|---------|--------------------|---------------------|-----------------------|
|          | 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     | 4,092,120                 | 14,162 | 289                |                     |                       | 425,015                     | 488   | 871                |                     |                       | 614,902,750                            | 299,507 | 2,053              |                     |                       |
| 2009     | 4,229,120                 | 18,056 | 234                | -18.94%             | -18.94%               | 89,160                      | 111   | 806                | -7.51%              | -7.51%                | 679,918,175                            | 302,792 | 2,245              | 9.37%               | 9.37%                 |
| 2010     | 3,571,610                 | 17,025 | 210                | -10.43%             | -27.40%               | 109,975                     | 111   | 994                | 23.35%              | 14.08%                | 766,615,605                            | 301,159 | 2,546              | 13.36%              | 23.99%                |
| 2011     | 3,276,990                 | 16,836 | 195                | -7.22%              | -32.64%               | 109,975                     | 111   | 994                | 0.00%               | 14.08%                | 840,435,655                            | 300,776 | 2,794              | 9.77%               | 36.10%                |
| 2012     | 3,133,730                 | 13,230 | 237                | 21.69%              | -18.03%               | 0                           | 0     |                    |                     |                       | 911,581,070                            | 296,961 | 3,070              | 9.86%               | 49.52%                |
| 2013     | 3,282,885                 | 13,529 | 243                | 2.45%               | -16.02%               | 0                           | 0     |                    |                     |                       | 1,138,095,510                          | 297,296 | 3,828              | 24.71%              | 86.46%                |
| 2014     | 3,219,245                 | 13,735 | 234                | -3.41%              | -18.89%               | 0                           | 0     |                    |                     |                       | 1,373,292,005                          | 297,098 | 4,622              | 20.75%              | 125.15%               |
| 2015     | 3,201,525                 | 13,792 | 232                | -0.96%              | -19.67%               | 0                           | 5     | 0                  |                     | -100.00%              | 1,473,742,010                          | 297,157 | 4,959              | 7.29%               | 141.57%               |
| 2016     | 2,620,360                 | 14,293 | 183                | -21.02%             | -36.56%               | 30,500                      | 5     | 6,100              |                     | 600.28%               | 1,663,696,990                          | 297,755 | 5,587              | 12.66%              | 172.15%               |
| 2017     | 2,623,795                 | 14,340 | 183                | -0.20%              | -36.68%               | 36,600                      | 6     | 6,100              | 0.00%               | 600.28%               | 1,668,066,995                          | 297,783 | 5,602              | 0.25%               | 172.84%               |
| 2018     | 2,951,615                 | 17,080 | 173                | -5.55%              | -40.20%               | 0                           | 0     |                    |                     |                       | 1,640,868,535                          | 298,518 | 5,497              | -1.87%              | 167.73%               |

Rate Annual %chg Average Value/Acre: 10.35%

27  
DODGE

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

**CHART 4**

CHART 5 - 2018 County and Municipal Valuations by Property Type

| Pop.                               | County:                      | Personal Prop | StateAsd PP | StateAsdReal  | Residential   | Commercial  | Industrial  | Recreation | Agland        | Agdwell&HS | AgImprv&FS | Minerals | Total Value   |
|------------------------------------|------------------------------|---------------|-------------|---------------|---------------|-------------|-------------|------------|---------------|------------|------------|----------|---------------|
| 36,691                             | DODGE                        | 178,250,378   | 41,856,362  | 103,085,184   | 1,596,950,204 | 361,521,564 | 153,143,341 | 4,688,450  | 1,636,928,981 | 75,852,795 | 47,277,172 | 0        | 4,199,554,431 |
| cnty sectorvalue % of total value: |                              | 4.24%         | 1.00%       | 2.45%         | 38.03%        | 8.61%       | 3.65%       | 0.11%      | 38.98%        | 1.81%      | 1.13%      |          | 100.00%       |
| Pop.                               | Municipality:                | Personal Prop | StateAsd PP | StateAsd Real | Residential   | Commercial  | Industrial  | Recreation | Agland        | Agdwell&HS | AgImprv&FS | Minerals | Total Value   |
| 612                                | DODGE                        | 423,357       | 205,743     | 12,823        | 17,249,495    | 3,301,679   | 0           | 0          | 84,630        | 0          | 0          | 0        | 21,277,727    |
| 1.67%                              | %sector of county sector     | 0.24%         | 0.49%       | 0.01%         | 1.08%         | 0.91%       |             |            | 0.01%         |            |            |          | 0.51%         |
|                                    | %sector of municipality      | 1.99%         | 0.97%       | 0.06%         | 81.07%        | 15.52%      |             |            | 0.40%         |            |            |          | 100.00%       |
| 26,399                             | FREMONT                      | 60,711,761    | 9,670,172   | 20,496,225    | 1,109,505,358 | 302,604,760 | 72,323,405  | 0          | 1,032,545     | 18,500     | 0          | 0        | 1,576,362,726 |
| 71.95%                             | %sector of county sector     | 34.06%        | 23.10%      | 19.88%        | 69.48%        | 83.70%      | 47.23%      |            | 0.06%         | 0.02%      |            |          | 37.54%        |
|                                    | %sector of municipality      | 3.85%         | 0.61%       | 1.30%         | 70.38%        | 19.20%      | 4.59%       |            | 0.07%         | 0.00%      |            |          | 100.00%       |
| 832                                | HOOPER                       | 1,499,516     | 1,909,147   | 131,134       | 30,800,680    | 4,425,530   | 0           | 0          | 8,095         | 0          | 0          | 0        | 38,774,102    |
| 2.27%                              | %sector of county sector     | 0.84%         | 4.56%       | 0.13%         | 1.93%         | 1.22%       |             |            | 0.00%         | 1.22%      |            |          | 0.92%         |
|                                    | %sector of municipality      | 3.87%         | 4.92%       | 0.34%         | 79.44%        | 11.41%      |             |            | 0.02%         |            |            |          | 100.00%       |
| 325                                | INGLEWOOD                    | 659,027       | 5,791       | 2,370         | 11,515,550    | 3,066,996   | 0           | 0          | 0             | 0          | 0          | 0        | 15,249,734    |
| 0.89%                              | %sector of county sector     | 0.37%         | 0.01%       | 0.00%         | 0.72%         | 0.85%       |             |            |               |            |            |          | 0.36%         |
|                                    | %sector of municipality      | 4.32%         | 0.04%       | 0.02%         | 75.51%        | 20.11%      |             |            |               |            |            |          | 100.00%       |
| 369                                | NICKERSON                    | 551,156       | 160,508     | 483,777       | 5,407,675     | 1,141,440   | 288,345     | 0          | 63,190        | 0          | 0          | 0        | 8,096,091     |
| 1.01%                              | %sector of county sector     | 0.31%         | 0.38%       | 0.47%         | 0.34%         | 0.32%       | 0.19%       |            | 0.00%         |            |            |          | 0.19%         |
|                                    | %sector of municipality      | 6.81%         | 1.98%       | 5.98%         | 66.79%        | 14.10%      | 3.56%       |            | 0.78%         |            |            |          | 100.00%       |
| 1,212                              | NORTH BEND                   | 1,827,961     | 1,806,493   | 3,234,004     | 49,192,348    | 6,605,931   | 4,406,485   | 0          | 1,087,815     | 0          | 46,110     | 0        | 68,207,147    |
| 3.30%                              | %sector of county sector     | 1.03%         | 4.32%       | 3.14%         | 3.08%         | 1.83%       | 2.88%       |            | 0.07%         |            | 0.10%      |          | 1.62%         |
|                                    | %sector of municipality      | 2.68%         | 2.65%       | 4.74%         | 72.12%        | 9.69%       | 6.46%       |            | 1.59%         |            | 0.07%      |          | 100.00%       |
| 857                                | SCRIBNER                     | 1,712,184     | 324,705     | 20,238        | 26,013,685    | 7,564,415   | 0           | 0          | 0             | 0          | 0          | 0        | 35,635,227    |
| 2.34%                              | %sector of county sector     | 0.96%         | 0.78%       | 0.02%         | 1.63%         | 2.09%       |             |            |               |            |            |          | 0.85%         |
|                                    | %sector of municipality      | 4.80%         | 0.91%       | 0.06%         | 73.00%        | 21.23%      |             |            |               |            |            |          | 100.00%       |
| 300                                | SNYDER                       | 2,338,258     | 160,444     | 10,000        | 8,198,105     | 1,864,582   | 2,229,525   | 0          | 421,060       | 0          | 0          | 0        | 15,221,974    |
| 0.82%                              | %sector of county sector     | 1.31%         | 0.38%       | 0.01%         | 0.51%         | 0.52%       | 1.46%       |            | 0.03%         |            |            |          | 0.36%         |
|                                    | %sector of municipality      | 15.36%        | 1.05%       | 0.07%         | 53.86%        | 12.25%      | 14.65%      |            | 2.77%         |            |            |          | 100.00%       |
| 230                                | UEHLING                      | 41,427        | 533,900     | 607,745       | 5,794,451     | 955,675     | 0           | 0          | 0             | 0          | 0          | 0        | 7,933,198     |
| 0.63%                              | %sector of county sector     | 0.02%         | 1.28%       | 0.59%         | 0.36%         | 0.26%       |             |            |               |            |            |          | 0.19%         |
|                                    | %sector of municipality      | 0.52%         | 6.73%       | 7.66%         | 73.04%        | 12.05%      |             |            |               |            |            |          | 100.00%       |
| 103                                | WINSLOW                      | 37,786        | 249,687     | 559,975       | 1,731,400     | 126,655     | 15,500      | 0          | 0             | 0          | 0          | 0        | 2,721,003     |
| 0.28%                              | %sector of county sector     | 0.02%         | 0.60%       | 0.54%         | 0.11%         | 0.04%       | 0.01%       |            |               |            |            |          | 0.06%         |
|                                    | %sector of municipality      | 1.39%         | 9.18%       | 20.58%        | 63.63%        | 4.65%       | 0.57%       |            |               |            |            |          | 100.00%       |
| 31,239                             | Total Municipalities         | 69,802,433    | 15,026,590  | 25,558,291    | 1,265,408,747 | 331,657,663 | 79,263,260  | 0          | 2,697,335     | 18,500     | 46,110     | 0        | 1,789,478,929 |
| 85.14%                             | %all municip.sectors of cnty | 39.16%        | 35.90%      | 24.79%        | 79.24%        | 91.74%      | 51.76%      |            | 0.16%         | 0.02%      | 0.10%      |          | 42.61%        |

27 DODGE

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

|  |                         |                              |                          |                                   |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|
| <b>Total Real Property</b><br>Sum Lines 17, 25, & 30 | <b>Records : 20,466</b> | <b>Value : 3,989,056,077</b> | <b>Growth 35,541,005</b> | <b>Sum Lines 17, 25, &amp; 41</b> |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

|                                 | Urban   |               | SubUrban |             | Rural   |             | Total   |               | Growth     |
|---------------------------------|---------|---------------|----------|-------------|---------|-------------|---------|---------------|------------|
|                                 | Records | Value         | Records  | Value       | Records | Value       | Records | Value         |            |
| <b>01. Res UnImp Land</b>       | 772     | 10,876,121    | 159      | 12,732,093  | 91      | 4,019,404   | 1,022   | 27,627,618    |            |
| <b>02. Res Improve Land</b>     | 10,671  | 180,530,592   | 727      | 35,954,841  | 839     | 51,274,605  | 12,237  | 267,760,038   |            |
| <b>03. Res Improvements</b>     | 11,117  | 1,126,363,039 | 1,145    | 116,921,370 | 999     | 150,662,198 | 13,261  | 1,393,946,607 |            |
| <b>04. Res Total</b>            | 11,889  | 1,317,769,752 | 1,304    | 165,608,304 | 1,090   | 205,956,207 | 14,283  | 1,689,334,263 | 16,810,399 |
| <b>% of Res Total</b>           | 83.24   | 78.01         | 9.13     | 9.80        | 7.63    | 12.19       | 69.79   | 42.35         | 47.30      |
| <b>05. Com UnImp Land</b>       | 168     | 12,377,419    | 51       | 2,826,959   | 27      | 517,236     | 246     | 15,721,614    |            |
| <b>06. Com Improve Land</b>     | 1,020   | 78,963,764    | 93       | 7,317,786   | 16      | 342,356     | 1,129   | 86,623,906    |            |
| <b>07. Com Improvements</b>     | 1,033   | 235,336,952   | 98       | 31,509,372  | 18      | 2,010,992   | 1,149   | 268,857,316   |            |
| <b>08. Com Total</b>            | 1,201   | 326,678,135   | 149      | 41,654,117  | 45      | 2,870,584   | 1,395   | 371,202,836   | 4,261,081  |
| <b>% of Com Total</b>           | 86.09   | 88.01         | 10.68    | 11.22       | 3.23    | 0.77        | 6.82    | 9.31          | 11.99      |
| <b>09. Ind UnImp Land</b>       | 44      | 1,560,045     | 30       | 1,729,765   | 0       | 0           | 74      | 3,289,810     |            |
| <b>10. Ind Improve Land</b>     | 118     | 5,914,563     | 98       | 6,863,413   | 2       | 160,095     | 218     | 12,938,071    |            |
| <b>11. Ind Improvements</b>     | 132     | 67,170,042    | 100      | 79,935,846  | 2       | 2,327,790   | 234     | 149,433,678   |            |
| <b>12. Ind Total</b>            | 176     | 74,644,650    | 130      | 88,529,024  | 2       | 2,487,885   | 308     | 165,661,559   | 11,048,819 |
| <b>% of Ind Total</b>           | 57.14   | 45.06         | 42.21    | 53.44       | 0.65    | 1.50        | 1.50    | 4.15          | 31.09      |
| <b>13. Rec UnImp Land</b>       | 0       | 0             | 22       | 938,582     | 97      | 2,239,880   | 119     | 3,178,462     |            |
| <b>14. Rec Improve Land</b>     | 0       | 0             | 6        | 285,610     | 18      | 169,570     | 24      | 455,180       |            |
| <b>15. Rec Improvements</b>     | 0       | 0             | 6        | 184,604     | 18      | 961,273     | 24      | 1,145,877     |            |
| <b>16. Rec Total</b>            | 0       | 0             | 28       | 1,408,796   | 115     | 3,370,723   | 143     | 4,779,519     | 0          |
| <b>% of Rec Total</b>           | 0.00    | 0.00          | 19.58    | 29.48       | 80.42   | 70.52       | 0.70    | 0.12          | 0.00       |
| <b>Res &amp; Rec Total</b>      | 11,889  | 1,317,769,752 | 1,332    | 167,017,100 | 1,205   | 209,326,930 | 14,426  | 1,694,113,782 | 16,810,399 |
| <b>% of Res &amp; Rec Total</b> | 82.41   | 77.79         | 9.23     | 9.86        | 8.35    | 12.36       | 70.49   | 42.47         | 47.30      |
| <b>Com &amp; Ind Total</b>      | 1,377   | 401,322,785   | 279      | 130,183,141 | 47      | 5,358,469   | 1,703   | 536,864,395   | 15,309,900 |
| <b>% of Com &amp; Ind Total</b> | 80.86   | 74.75         | 16.38    | 24.25       | 2.76    | 1.00        | 8.32    | 13.46         | 43.08      |

|                           |        |               |       |             |       |             |        |               |            |
|---------------------------|--------|---------------|-------|-------------|-------|-------------|--------|---------------|------------|
| <b>17. Taxable Total</b>  | 13,266 | 1,719,092,537 | 1,611 | 297,200,241 | 1,252 | 214,685,399 | 16,129 | 2,230,978,177 | 32,120,299 |
| <b>% of Taxable Total</b> | 82.25  | 77.06         | 9.99  | 13.32       | 7.76  | 9.62        | 78.81  | 55.93         | 90.38      |

Schedule II : Tax Increment Financing (TIF)

|                  | Urban   |            |              | SubUrban |            |              |
|------------------|---------|------------|--------------|----------|------------|--------------|
|                  | Records | Value Base | Value Excess | Records  | Value Base | Value Excess |
| 18. Residential  | 1       | 64,970     | 2,250        | 0        | 0          | 0            |
| 19. Commercial   | 31      | 4,137,299  | 12,414,330   | 0        | 0          | 0            |
| 20. Industrial   | 4       | 1,367,883  | 7,021,818    | 2        | 1,127,870  | 110,196,606  |
| 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            | 1        | 64,970     | 2,250        |
| 19. Commercial   | 0       | 0          | 0            | 31       | 4,137,299  | 12,414,330   |
| 20. Industrial   | 0       | 0          | 0            | 6        | 2,495,753  | 117,218,424  |
| 21. Other        | 0       | 0          | 0            | 0        | 0          | 0            |
| 22. Total Sch II |         |            |              | 38       | 6,698,022  | 129,635,004  |

Schedule III : Mineral Interest Records

| Mineral Interest  | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value | Growth |
|-------------------|---------|-------------|---------|----------------|---------|-------------|---------|-------------|--------|
| 23. Producing     | 0       | 0           | 0       | 0              | 0       | 0           | 0       | 0           | 0      |
| 24. Non-Producing | 1       | 0           | 0       | 0              | 0       | 0           | 1       | 0           | 0      |
| 25. Total         | 0       | 0           | 0       | 0              | 0       | 0           | 1       | 0           | 0      |

Schedule IV : Exempt Records : Non-Agricultural

|            | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 495           | 152              | 264           | 911           |

Schedule V : Agricultural Records

|                      | Urban   |           | SubUrban |             | Rural   |               | Total   |               |
|----------------------|---------|-----------|----------|-------------|---------|---------------|---------|---------------|
|                      | Records | Value     | Records  | Value       | Records | Value         | Records | Value         |
| 27. Ag-Vacant Land   | 14      | 1,548,284 | 400      | 117,571,526 | 2,988   | 1,136,856,614 | 3,402   | 1,255,976,424 |
| 28. Ag-Improved Land | 0       | 0         | 90       | 32,458,034  | 793     | 367,693,555   | 883     | 400,151,589   |
| 29. Ag Improvements  | 0       | 0         | 101      | 9,111,019   | 833     | 92,838,868    | 934     | 101,949,887   |



|              |  |  |  |       |               |
|--------------|--|--|--|-------|---------------|
| 30. Ag Total |  |  |  | 4,336 | 1,758,077,900 |
|--------------|--|--|--|-------|---------------|

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          | 56           | 58.00            | 1,073,000          |                  |
| 33. HomeSite Improvements | 0       | 0.00     | 0          | 56           | 0.00             | 6,038,570          |                  |
| 34. HomeSite Total        |         |          |            |              |                  |                    |                  |
| 35. FarmSite UnImp Land   | 0       | 0.00     | 0          | 28           | 428.42           | 751,350            |                  |
| 36. FarmSite Improv Land  | 0       | 0.00     | 0          | 85           | 363.95           | 1,579,553          |                  |
| 37. FarmSite Improvements | 0       | 0.00     | 0          | 94           | 0.00             | 3,072,449          |                  |
| 38. FarmSite Total        |         |          |            |              |                  |                    |                  |
| 39. Road & Ditches        | 0       | 1.18     | 0          | 0            | 580.41           | 0                  |                  |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          | 0            | 115.00           | 115,000            |                  |
|                           | Rural   |          |            | Total        |                  |                    |                  |
|                           | Records | Acres    | Value      | Records      | Acres            | Value              |                  |
| 31. HomeSite UnImp Land   | 1       | 1.00     | 18,500     | 1            | 1.00             | 18,500             |                  |
| 32. HomeSite Improv Land  | 550     | 582.16   | 10,769,960 | 606          | 640.16           | 11,842,960         |                  |
| 33. HomeSite Improvements | 550     | 0.00     | 55,085,949 | 606          | 0.00             | 61,124,519         | 256,576          |
| 34. HomeSite Total        |         |          |            | <b>607</b>   | <b>641.16</b>    | <b>72,985,979</b>  |                  |
| 35. FarmSite UnImp Land   | 80      | 1,458.34 | 2,167,714  | 108          | 1,886.76         | 2,919,064          |                  |
| 36. FarmSite Improv Land  | 760     | 1,969.16 | 5,885,190  | 845          | 2,333.11         | 7,464,743          |                  |
| 37. FarmSite Improvements | 770     | 0.00     | 37,752,919 | 864          | 0.00             | 40,825,368         | 3,164,130        |
| 38. FarmSite Total        |         |          |            | <b>972</b>   | <b>4,219.87</b>  | <b>51,209,175</b>  |                  |
| 39. Road & Ditches        | 0       | 7,680.18 | 0          | 0            | 8,261.77         | 0                  |                  |
| 40. Other- Non Ag Use     | 0       | 229.66   | 229,660    | 0            | 344.66           | 344,660            |                  |
| 41. Total Section VI      |         |          |            | <b>1,579</b> | <b>13,467.46</b> | <b>124,539,814</b> | <b>3,420,706</b> |

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

|                  | Urban   |        |         | SubUrban |        |         |
|------------------|---------|--------|---------|----------|--------|---------|
|                  | Records | Acres  | Value   | Records  | Acres  | Value   |
| 42. Game & Parks | 0       | 0.00   | 0       | 0        | 0.00   | 0       |
|                  | Rural   |        |         | Total    |        |         |
|                  | Records | Acres  | Value   | Records  | Acres  | Value   |
| 42. Game & Parks | 3       | 286.99 | 296,819 | 3        | 286.99 | 296,819 |

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                      | 33,767.88         | 30.06%         | 227,598,225          | 32.47%         | 6,740.08                |
| 46. 1A                       | 12,256.11         | 10.91%         | 79,971,257           | 11.41%         | 6,525.01                |
| 47. 2A1                      | 1,355.56          | 1.21%          | 8,553,592            | 1.22%          | 6,310.01                |
| 48. 2A                       | 31,227.53         | 27.80%         | 190,487,933          | 27.17%         | 6,100.00                |
| 49. 3A1                      | 20,682.69         | 18.41%         | 121,717,651          | 17.36%         | 5,885.00                |
| 50. 3A                       | 7,753.74          | 6.90%          | 43,963,726           | 6.27%          | 5,670.00                |
| 51. 4A1                      | 4,765.15          | 4.24%          | 25,993,902           | 3.71%          | 5,455.00                |
| 52. 4A                       | 516.55            | 0.46%          | 2,706,721            | 0.39%          | 5,240.00                |
| <b>53. Total</b>             | <b>112,325.21</b> | <b>100.00%</b> | <b>700,993,007</b>   | <b>100.00%</b> | <b>6,240.75</b>         |
| <b>Dry</b>                   |                   |                |                      |                |                         |
| 54. 1D1                      | 29,757.87         | 19.62%         | 191,491,947          | 21.50%         | 6,435.00                |
| 55. 1D                       | 37,306.68         | 24.59%         | 232,234,567          | 26.07%         | 6,225.01                |
| 56. 2D1                      | 1,843.95          | 1.22%          | 11,100,583           | 1.25%          | 6,020.00                |
| 57. 2D                       | 19,759.46         | 13.02%         | 114,803,736          | 12.89%         | 5,810.06                |
| 58. 3D1                      | 22,880.19         | 15.08%         | 128,014,757          | 14.37%         | 5,595.00                |
| 59. 3D                       | 33,865.95         | 22.32%         | 180,844,189          | 20.30%         | 5,340.00                |
| 60. 4D1                      | 4,733.99          | 3.12%          | 24,569,472           | 2.76%          | 5,190.01                |
| 61. 4D                       | 1,559.61          | 1.03%          | 7,766,861            | 0.87%          | 4,980.00                |
| <b>62. Total</b>             | <b>151,707.70</b> | <b>100.00%</b> | <b>890,826,112</b>   | <b>100.00%</b> | <b>5,871.99</b>         |
| <b>Grass</b>                 |                   |                |                      |                |                         |
| 63. 1G1                      | 1,040.49          | 6.24%          | 2,564,704            | 6.60%          | 2,464.90                |
| 64. 1G                       | 2,172.50          | 13.03%         | 5,388,484            | 13.87%         | 2,480.31                |
| 65. 2G1                      | 189.08            | 1.13%          | 445,285              | 1.15%          | 2,355.01                |
| 66. 2G                       | 4,495.69          | 26.96%         | 10,680,403           | 27.50%         | 2,375.70                |
| 67. 3G1                      | 1,404.07          | 8.42%          | 3,285,087            | 8.46%          | 2,339.69                |
| 68. 3G                       | 3,233.94          | 19.39%         | 7,513,242            | 19.35%         | 2,323.25                |
| 69. 4G1                      | 1,928.30          | 11.56%         | 4,205,325            | 10.83%         | 2,180.85                |
| 70. 4G                       | 2,213.86          | 13.27%         | 4,755,407            | 12.24%         | 2,148.02                |
| <b>71. Total</b>             | <b>16,677.93</b>  | <b>100.00%</b> | <b>38,837,937</b>    | <b>100.00%</b> | <b>2,328.70</b>         |
| <b>Irrigated Total</b>       |                   |                |                      |                |                         |
| <b>Irrigated Total</b>       | <b>112,325.21</b> | <b>37.70%</b>  | <b>700,993,007</b>   | <b>42.91%</b>  | <b>6,240.75</b>         |
| <b>Dry Total</b>             |                   |                |                      |                |                         |
| <b>Dry Total</b>             | <b>151,707.70</b> | <b>50.92%</b>  | <b>890,826,112</b>   | <b>54.53%</b>  | <b>5,871.99</b>         |
| <b>Grass Total</b>           |                   |                |                      |                |                         |
| <b>Grass Total</b>           | <b>16,677.93</b>  | <b>5.60%</b>   | <b>38,837,937</b>    | <b>2.38%</b>   | <b>2,328.70</b>         |
| 72. Waste                    | 17,216.70         | 5.78%          | 2,881,030            | 0.18%          | 167.34                  |
| 73. Other                    | 0.00              | 0.00%          | 0                    | 0.00%          | 0.00                    |
| 74. Exempt                   | 28.10             | 0.01%          | 0                    | 0.00%          | 0.00                    |
| <b>75. Market Area Total</b> | <b>297,927.54</b> | <b>100.00%</b> | <b>1,633,538,086</b> | <b>100.00%</b> | <b>5,483.00</b>         |

Schedule X : Agricultural Records :Ag Land Total

|                      | Urban         |                  | SubUrban         |                    | Rural             |                      | Total             |                      |
|----------------------|---------------|------------------|------------------|--------------------|-------------------|----------------------|-------------------|----------------------|
|                      | Acres         | Value            | Acres            | Value              | Acres             | Value                | Acres             | Value                |
| <b>76. Irrigated</b> | 80.95         | 527,515          | 12,002.29        | 73,818,870         | 100,241.97        | 626,646,622          | 112,325.21        | 700,993,007          |
| <b>77. Dry Land</b>  | 173.49        | 989,374          | 11,631.36        | 68,141,045         | 139,902.85        | 821,695,693          | 151,707.70        | 890,826,112          |
| <b>78. Grass</b>     | 12.20         | 28,861           | 1,845.85         | 4,210,348          | 14,819.88         | 34,598,728           | 16,677.93         | 38,837,937           |
| <b>79. Waste</b>     | 12.77         | 2,534            | 2,265.78         | 340,394            | 14,938.15         | 2,538,102            | 17,216.70         | 2,881,030            |
| <b>80. Other</b>     | 0.00          | 0                | 0.00             | 0                  | 0.00              | 0                    | 0.00              | 0                    |
| <b>81. Exempt</b>    | 0.00          | 0                | 0.00             | 0                  | 28.10             | 0                    | 28.10             | 0                    |
| <b>82. Total</b>     | <b>279.41</b> | <b>1,548,284</b> | <b>27,745.28</b> | <b>146,510,657</b> | <b>269,902.85</b> | <b>1,485,479,145</b> | <b>297,927.54</b> | <b>1,633,538,086</b> |

|                  | Acres             | % of Acres*    | Value                | % of Value*    | Average Assessed Value* |
|------------------|-------------------|----------------|----------------------|----------------|-------------------------|
| <b>Irrigated</b> | 112,325.21        | 37.70%         | 700,993,007          | 42.91%         | 6,240.75                |
| <b>Dry Land</b>  | 151,707.70        | 50.92%         | 890,826,112          | 54.53%         | 5,871.99                |
| <b>Grass</b>     | 16,677.93         | 5.60%          | 38,837,937           | 2.38%          | 2,328.70                |
| <b>Waste</b>     | 17,216.70         | 5.78%          | 2,881,030            | 0.18%          | 167.34                  |
| <b>Other</b>     | 0.00              | 0.00%          | 0                    | 0.00%          | 0.00                    |
| <b>Exempt</b>    | 28.10             | 0.01%          | 0                    | 0.00%          | 0.00                    |
| <b>Total</b>     | <b>297,927.54</b> | <b>100.00%</b> | <b>1,633,538,086</b> | <b>100.00%</b> | <b>5,483.00</b>         |

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 Ag 1                             | 112                    | 2,794,265    | 47                   | 1,383,622    | 50                  | 4,837,101     | 162            | 9,014,988     | 0             |
| 83.2 Ag 2                             | 3                      | 171,650      | 11                   | 172,472      | 12                  | 1,623,122     | 15             | 1,967,244     | 0             |
| 83.3 Ames/nckrson/winslow             | 25                     | 141,365      | 140                  | 701,885      | 195                 | 6,604,257     | 220            | 7,447,507     | 2,090         |
| 83.4 Commercial Rural                 | 2                      | 113,365      | 1                    | 646,960      | 1                   | 250,385       | 3              | 1,010,710     | 0             |
| 83.5 Dodge & Scribner                 | 57                     | 371,570      | 658                  | 3,180,215    | 664                 | 41,287,907    | 721            | 44,839,692    | 476,740       |
| 83.6 Fremont                          | 498                    | 4,777,300    | 8,715                | 160,406,991  | 9,240               | 991,863,338   | 9,738          | 1,157,047,629 | 7,825,293     |
| 83.7 Hooper                           | 45                     | 540,365      | 362                  | 5,606,635    | 363                 | 28,151,080    | 408            | 34,298,080    | 818,086       |
| 83.8 Inglewood                        | 28                     | 372,221      | 102                  | 2,220,924    | 128                 | 10,016,553    | 156            | 12,609,698    | 35,759        |
| 83.9 Lakes A                          | 164                    | 10,272,755   | 460                  | 40,940,390   | 477                 | 100,885,352   | 641            | 152,098,497   | 4,756,880     |
| 83.10 Lakes B                         | 16                     | 7,097,141    | 10                   | 1,998,793    | 373                 | 23,017,852    | 389            | 32,113,786    | 552,720       |
| 83.11 North Bend                      | 51                     | 645,833      | 471                  | 5,329,665    | 476                 | 34,999,529    | 527            | 40,975,027    | 398,053       |
| 83.12 Rural Res                       | 118                    | 3,382,970    | 1,023                | 44,165,442   | 1,040               | 137,951,279   | 1,158          | 185,499,691   | 1,867,529     |
| 83.13 Snyder & Uehling                | 22                     | 125,280      | 261                  | 1,461,224    | 266                 | 13,604,729    | 288            | 15,191,233    | 77,249        |
| 84 Residential Total                  | 1,141                  | 30,806,080   | 12,261               | 268,215,218  | 13,285              | 1,395,092,484 | 14,426         | 1,694,113,782 | 16,810,399    |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> <u>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 Ag 1                                      | 3                      | 191,815      | 2                    | 1,117,350    | 2                   | 10,520       | 5              | 1,319,685    | 0             |
| 85.2 Ag 2                                      | 1                      | 7,800        | 1                    | 151,055      | 1                   | 2,268,495    | 2              | 2,427,350    | 0             |
| 85.3 Ames/nckrson/winslow                      | 8                      | 34,735       | 23                   | 219,430      | 25                  | 1,677,895    | 33             | 1,932,060    | 0             |
| 85.4 Commercial Rural                          | 30                     | 624,650      | 13                   | 209,940      | 15                  | 1,696,990    | 45             | 2,531,580    | 0             |
| 85.5 Dodge & Scribner                          | 21                     | 231,684      | 131                  | 948,550      | 131                 | 14,398,017   | 152            | 15,578,251   | 27,615        |
| 85.6 Fremont                                   | 195                    | 16,993,339   | 930                  | 94,579,244   | 949                 | 374,891,860  | 1,144          | 486,464,443  | 15,222,771    |
| 85.7 Hooper                                    | 7                      | 39,885       | 58                   | 371,606      | 61                  | 4,126,086    | 68             | 4,537,577    | 44,905        |
| 85.8 Inglewood                                 | 7                      | 321,080      | 22                   | 680,665      | 22                  | 2,079,493    | 29             | 3,081,238    | 0             |
| 85.9 Lakes A                                   | 0                      | 0            | 1                    | 10,360       | 1                   | 51,618       | 1              | 61,978       | 0             |
| 85.10 North Bend                               | 26                     | 268,500      | 94                   | 734,720      | 101                 | 11,060,624   | 127            | 12,063,844   | 14,609        |
| 85.11 Rural Res                                | 3                      | 145,831      | 4                    | 92,639       | 4                   | 459,546      | 7              | 698,016      | 0             |
| 85.12 Snyder & Uehling                         | 19                     | 152,105      | 68                   | 446,418      | 71                  | 5,569,850    | 90             | 6,168,373    | 0             |
| 86 Commercial Total                            | 320                    | 19,011,424   | 1,347                | 99,561,977   | 1,383               | 418,290,994  | 1,703          | 536,864,395  | 15,309,900    |

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                | 1,033.69  | 6.46%       | 2,542,876  | 6.93%       | 2,460.00                |
| 88. 1G                 | 2,113.66  | 13.20%      | 5,199,608  | 14.17%      | 2,460.00                |
| 89. 2G1                | 189.08    | 1.18%       | 445,285    | 1.21%       | 2,355.01                |
| 90. 2G                 | 4,386.89  | 27.40%      | 10,331,154 | 28.15%      | 2,355.01                |
| 91. 3G1                | 1,266.31  | 7.91%       | 2,842,876  | 7.75%       | 2,245.01                |
| 92. 3G                 | 2,971.74  | 18.56%      | 6,671,579  | 18.18%      | 2,245.01                |
| 93. 4G1                | 1,854.70  | 11.58%      | 3,969,068  | 10.81%      | 2,140.01                |
| 94. 4G                 | 2,197.28  | 13.72%      | 4,702,185  | 12.81%      | 2,140.00                |
| 95. Total              | 16,013.35 | 100.00%     | 36,704,631 | 100.00%     | 2,292.13                |
| <b>CRP</b>             |           |             |            |             |                         |
| 96. 1C1                | 6.80      | 1.02%       | 21,828     | 1.02%       | 3,210.00                |
| 97. 1C                 | 58.84     | 8.85%       | 188,876    | 8.85%       | 3,209.99                |
| 98. 2C1                | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 99. 2C                 | 108.80    | 16.37%      | 349,249    | 16.37%      | 3,210.01                |
| 100. 3C1               | 137.76    | 20.73%      | 442,211    | 20.73%      | 3,210.01                |
| 101. 3C                | 262.20    | 39.45%      | 841,663    | 39.45%      | 3,210.00                |
| 102. 4C1               | 73.60     | 11.07%      | 236,257    | 11.07%      | 3,210.01                |
| 103. 4C                | 16.58     | 2.49%       | 53,222     | 2.49%       | 3,210.01                |
| 104. Total             | 664.58    | 100.00%     | 2,133,306  | 100.00%     | 3,210.01                |
| <b>Timber</b>          |           |             |            |             |                         |
| 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            | 16,013.35 | 96.02%      | 36,704,631 | 94.51%      | 2,292.13                |
| CRP Total              | 664.58    | 3.98%       | 2,133,306  | 5.49%       | 3,210.01                |
| Timber Total           | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 114. Market Area Total | 16,677.93 | 100.00%     | 38,837,937 | 100.00%     | 2,328.70                |

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

27 Dodge

|   | 2018 CTL<br>County Total | 2019 Form 45<br>County Total | Value Difference<br>(2019 form 45 - 2018 CTL) | Percent<br>Change | 2019 Growth<br>(New Construction Value) | Percent Change<br>excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential   | 1,596,950,204            | 1,689,334,263                | 92,384,059                                    | 5.79%             | 16,810,399                              | 4.73%                          |
| 02. Recreational  | 4,688,450                | 4,779,519                    | 91,069  | 1.94%             | 0                                       | 1.94%                          |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 75,852,795               | 72,985,979                   | -2,866,816                                    | -3.78%            | 256,576                                 | -4.12%                         |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>1,677,491,449</b>     | <b>1,767,099,761</b>         | <b>89,608,312</b>                             | <b>5.34%</b>      | <b>17,066,975</b>                       | <b>4.32%</b>                   |
| 05. Commercial  | 361,521,564              | 371,202,836                  | 9,681,272                                     | 2.68%             | 4,261,081                               | 1.50%                          |
| 06. Industrial  | 153,143,341              | 165,661,559                  | 12,518,218                                    | 8.17%             | 11,048,819                              | 0.96%                          |
| <b>07. Total Commercial (sum lines 5-6)</b>                       | <b>514,664,905</b>       | <b>536,864,395</b>           | <b>22,199,490</b>                             | <b>4.31%</b>      | <b>15,309,900</b>                       | <b>1.34%</b>                   |
| 08. Ag-Farmsite Land, Outbuildings                                | 47,277,172               | 51,209,175                   | 3,932,003                                     | 8.32%             | 3,164,130                               | 1.62%                          |
| 09. Minerals  | 0                        | 0                            | 0   |                   | 0                                       |                                |
| 10. Non Ag Use Land   | 0                        | 344,660                      | 344,660                                       |                   |   |                                |
| <b>11. Total Non-Agland (sum lines 8-10)</b>                      | <b>47,277,172</b>        | <b>51,553,835</b>            | <b>4,276,663</b>                              | <b>9.05%</b>      | <b>3,164,130</b>                        | <b>2.35%</b>                   |
| 12. Irrigated   | 702,370,888              | 700,993,007                  | -1,377,881                                    | -0.20%            |   |                                |
| 13. Dryland   | 893,445,978              | 890,826,112                  | -2,619,866                                    | -0.29%            |   |                                |
| 14. Grassland   | 37,169,587               | 38,837,937                   | 1,668,350                                     | 4.49%             |   |                                |
| 15. Wasteland   | 2,893,838                | 2,881,030                    | -12,808                                       | -0.44%            |   |                                |
| 16. Other Agland  | 1,048,690                | 0                            | -1,048,690                                    | -100.00%          |   |                                |
| <b>17. Total Agricultural Land</b>                                | <b>1,636,928,981</b>     | <b>1,633,538,086</b>         | <b>-3,390,895</b>                             | <b>-0.21%</b>     |   |                                |
| <b>18. Total Value of all Real Property</b><br>(Locally Assessed) | <b>3,876,362,507</b>     | <b>3,989,056,077</b>         | <b>112,693,570</b>                            | <b>2.91%</b>      | <b>35,541,005</b>                       | <b>1.99%</b>                   |



## 2019 Assessment Survey for Dodge County

### A. Staffing and Funding Information

|            |  |
|------------|--|
| <b>1.</b>  | <b>Deputy(ies) on staff:</b>   |
|            | 0  |
| <b>2.</b>  | <b>Appraiser(s) on staff:</b>  |
|            | 1 Head Appraiser Assistant, 1 Appraiser Assistant, 2 Appraiser Listers   |
| <b>3.</b>  | <b>Other full-time employees:</b>  |
|            | 4 Administrative Assistant   |
| <b>4.</b>  | <b>Other part-time employees:</b>  |
|            | 0  |
| <b>5.</b>  | <b>Number of shared employees:</b>   |
|            | 0  |
| <b>6.</b>  | <b>Assessor's requested budget for current fiscal year:</b>  |
|            | \$536,835  |
| <b>7.</b>  | <b>Adopted budget, or granted budget if different from above:</b>  |
|            | \$517,000  |
| <b>8.</b>  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>   |
|            | \$156,709  |
| <b>9.</b>  | <b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>                               |
|            | N/A  |
| <b>10.</b> | <b>Part of the assessor's budget that is dedicated to the computer system:</b>                                       |
|            | \$116,000  |
| <b>11.</b> | <b>Amount of the assessor's budget set aside for education/workshops:</b>  |
|            | \$13,000   |
| <b>12.</b> | <b>Other miscellaneous funds:</b>  |
|            | \$231,291 (Assessor and Staff; Printing; Computer Repairs; Office Equipment and Supplies; Vehicle Maintenance; Misc) |
| <b>13.</b> | <b>Amount of last year's assessor's budget not used:</b>   |
|            | \$139,798 -- Employee turnover & less operating expenses than anticipated.   |

## B. Computer, Automation Information and GIS

|    |  |
|----|--|
| 1. | <b>Administrative software:</b>  |
|    | Vanguard Appraisals Inc.   |
| 2. | <b>CAMA software:</b>  |
|    | Vanguard Appraisals Inc.   |
| 3. | <b>Are cadastral maps currently being used?</b>                              |
|    | Yes  |
| 4. | <b>If so, who maintains the Cadastral Maps?</b>                              |
|    | Assessment Staff   |
| 5. | <b>Does the county have GIS software?</b>                                    |
|    | Yes  |
| 6. | <b>Is GIS available to the public? If so, what is the web address?</b>       |
|    | Yes. It is <a href="https://dodge.gworks.com">https://dodge.gworks.com</a> . |
| 7. | <b>Who maintains the GIS software and maps?</b>                              |
|    | gWorks   |
| 8. | <b>Personal Property software:</b>   |
|    | Vanguard Appraisals Inc.   |

## C. Zoning Information

|    |  |
|----|--|
| 1. | <b>Does the county have zoning?</b>  |
|    | Yes  |
| 2. | <b>If so, is the zoning countywide?</b>  |
|    | Yes  |
| 3. | <b>What municipalities in the county are zoned?</b>  |
|    | Dodge, Fremont, Hooper, Inglewood, Nickerson, North Bend, Scribner, Snyder, Uehling, Winslow |
| 4. | <b>When was zoning implemented?</b>  |
|    | 1974   |

**D. Contracted Services**

|           |  |
|-----------|--|
| <b>1.</b> | <b>Appraisal Services:</b>   |
|           | Tax Valuation Inc. finished appraising top 225 Commercial/Industrial properties, entered information into CAMA system, and provided updated depreciation tables. |
| <b>2.</b> | <b>GIS Services:</b>   |
|           | gWorks   |
| <b>3.</b> | <b>Other services:</b>   |
|           | Eagle View Technologies: Pictometry Online (Office use only)   |

**E. Appraisal /Listing Services**

|           |  |
|-----------|--|
| <b>1.</b> | <b>Does the county employ outside help for appraisal or listing services?</b>  |
|           | Normally - No (See above D. Contracted Services 1.)  |
| <b>2.</b> | <b>If so, is the appraisal or listing service performed under contract?</b>  |
|           | Yes  |
| <b>3.</b> | <b>What appraisal certifications or qualifications does the County require?</b>  |
|           | Licensed Appraisers for contract work, Real Property Appraisal or Real Estate training and/or experience, course work, training, etc. as deemed necessary by County for County Appraiser |
| <b>4.</b> | <b>Have the existing contracts been approved by the PTA?</b>   |
|           | Yes  |
| <b>5.</b> | <b>Does the appraisal or listing service providers establish assessed values for the county?</b>   |
|           | Tax Valuation Inc. provided updated values and depreciation tables for the top 225 Commercial/Industrial parcels   |

## 2019 Residential Assessment Survey for Dodge County

| <b>1.</b>              | <b>Valuation data collection done by:</b>  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
|------------------------|--|------------------------|--|---|---|---|---|---|---|---|--|---|---|---|---|---|---|---|---|----|--|----|---|----|-------------------------------------|
|                        | Assessor; Head Appraiser; Appraiser Assistant; Appraiser Listers; Administrative Staff   |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| <b>2.</b>              | <b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
|                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Fremont guided by K-12 school availability. Large community closest to Omaha metro area; largest selection of goods and services.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>North Bend; guided by K-12 school availability. Influenced by Columbus and Fremont economies.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Hooper; guided by K-12 school availability.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Dodge &amp; Scribner: Dodge guided by K-6 school availability -- Scribner guided by K-12 school availability; located between West Point and Fremont; influenced by those economies.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Snyder &amp; Uehling; area has no school but tends to be a stronger market than Ames, Nickerson, and Winslow.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Rural residential properties located outside any city boundaries; primarily acreages or rural subdivisions.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Ames, Nickerson, Winslow; area has no school and tends to have lower quality dwellings.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Lakes 1 – Year round residences. Many contain homeowners' associations and all have a relatively homogeneous look with a subdivision feel</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Lakes 2 – A mix of year round, seasonal, and IOLL residences. The looks of the homes vary as do the owners' approach to the care and maintenance of them</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Inglewood - guided by an elementary school and tends to have lower quality dwellings.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | Fremont guided by K-12 school availability. Large community closest to Omaha metro area; largest selection of goods and services. | 2 | North Bend; guided by K-12 school availability. Influenced by Columbus and Fremont economies. | 3 | Hooper; guided by K-12 school availability. | 4 | Dodge & Scribner: Dodge guided by K-6 school availability -- Scribner guided by K-12 school availability; located between West Point and Fremont; influenced by those economies. | 5 | Snyder & Uehling; area has no school but tends to be a stronger market than Ames, Nickerson, and Winslow. | 6 | Rural residential properties located outside any city boundaries; primarily acreages or rural subdivisions. | 8 | Ames, Nickerson, Winslow; area has no school and tends to have lower quality dwellings. | 9 | Lakes 1 – Year round residences. Many contain homeowners' associations and all have a relatively homogeneous look with a subdivision feel | 10 | Lakes 2 – A mix of year round, seasonal, and IOLL residences. The looks of the homes vary as do the owners' approach to the care and maintenance of them | 11 | Inglewood - guided by an elementary school and tends to have lower quality dwellings. | AG | Agricultural homes and outbuildings |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u>   |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| 1                      | Fremont guided by K-12 school availability. Large community closest to Omaha metro area; largest selection of goods and services.  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| 2                      | North Bend; guided by K-12 school availability. Influenced by Columbus and Fremont economies.  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| 3                      | Hooper; guided by K-12 school availability.  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| 4                      | Dodge & Scribner: Dodge guided by K-6 school availability -- Scribner guided by K-12 school availability; located between West Point and Fremont; influenced by those economies.   |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| 5                      | Snyder & Uehling; area has no school but tends to be a stronger market than Ames, Nickerson, and Winslow.  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| 6                      | Rural residential properties located outside any city boundaries; primarily acreages or rural subdivisions.  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| 8                      | Ames, Nickerson, Winslow; area has no school and tends to have lower quality dwellings.  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| 9                      | Lakes 1 – Year round residences. Many contain homeowners' associations and all have a relatively homogeneous look with a subdivision feel  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| 10                     | Lakes 2 – A mix of year round, seasonal, and IOLL residences. The looks of the homes vary as do the owners' approach to the care and maintenance of them   |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| 11                     | Inglewood - guided by an elementary school and tends to have lower quality dwellings.  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| AG                     | Agricultural homes and outbuildings  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| <b>3.</b>              | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>   |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
|                        | Cost approach with market depreciation is used to estimate the market value of residential properties.   |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| <b>4.</b>              | <b>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?</b>  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
|                        | Both. Depreciation tables are based on local market information.   |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| <b>5.</b>              | <b>Are individual depreciation tables developed for each valuation group?</b>  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
|                        | No; there is one depreciation table County-wide  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
| <b>6.</b>              | <b>Describe the methodology used to determine the residential lot values?</b>  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |
|                        |  |                        |  |   |   |   |   |   |   |   |  |   |   |   |   |   |   |   |   |    |  |    |   |    |                                     |

Vacant lot analysis and sales are used to determine residential lot values.

**7. How are rural residential site values developed?**

Studied total improved sales and backed into land value by using abstraction method.

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

They are valued similar to all residential land within the county: a vacant lot discount is determined by analyzing sales, holding periods and other factors associated with vacant land held for redevelopment, which then is applied to vacant land being held for redevelopment using a discounted cash flow analysis.

| <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                      | 2013-2018                          | 2015-2018              | 2017                           | 2015-2018                      |
| 2                      | 2013                               | 2015                   | 2009                           | 2011-2012                      |
| 3                      | 2018                               | 2018                   | 2018                           | 2018                           |
| 4                      | 2013                               | 2018                   | 2017                           | 2017                           |
| 5                      | 2013                               | 2018                   | 2016                           | 2016                           |
| 6                      | 2013                               | 2015                   | 2009                           | 2008-2010                      |
| 8                      | 2013                               | 2018                   | 2016                           | 2016                           |
| 9                      | 2013                               | 2015                   | 2014                           | 2014                           |
| 10                     | 2013                               | 2015                   | 2014                           | 2014 - 2016                    |
| 11                     | 2013                               | 2015                   | 2016                           | 2016                           |
| AG                     | 2013                               | 2015                   | 2016                           | Started 2016                   |

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

Valuation Group 1, Fremont -- Market area 300 inspection and reassessment - Started in 2015, completed 1,480 parcels in 2018.

Valuation Group 4, Dodge inspection completed in 2017

Valuation Group 8, Nickerson and Winslow inspection completed in 2016

Valuation Group 10, McGinn's and Schurman's inspection completed in 2016

Started Ag in 2016. - still in process of review

## 2019 Commercial Assessment Survey for Dodge County

|            |  |  |
|------------|--|--|
| <b>1.</b>  | <b>Valuation data collection done by:</b>  |  |
|            | Assessor; Head Appraiser; Appraiser Assistants; Appraiser Listers; Administrative Staff  |  |
| <b>2.</b>  | <b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>  |  |
|            | <u>Valuation Group</u>   | <u>Description of unique characteristics</u>   |
|            | 1  | Commercial parcels in both the town and suburban area of Fremont   |
|            | 2  | Commercial parcels in the town of North Bend   |
|            | 3  | Hooper; guided by K-12 school availability   |
|            | 4  | Dodge and Scribner: Dodge guided by K-6 school availability -- Scribner guided by K-12 school availability; located between West Point and Fremont; influenced by those economics. |
|            | 5  | Snyder and Uehling; area has no school but tends to be a stronger market than Ames, Nickerson and Winslow  |
|            | 6  | Rural properties located outside any city boundary   |
|            | 8  | Ames, Nickerson, Winslow; area has no school and tends to have minimal commercial.   |
|            | 11   | Commercial parcels in the town of Inglewood  |
| <b>3.</b>  | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>  |  |
|            | Primarily cost approach with depreciation established from sale information. Income information is used when there is sufficient data -- primarily for rent-restricted housing facilities. |  |
| <b>3a.</b> | <b>Describe the process used to determine the value of unique commercial properties.</b>   |  |
|            | The County looks for comparable sales, including outside the county.   |  |
| <b>4.</b>  | <b>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?</b>  |  |
|            | Depreciation tables are based on local market information.   |  |
| <b>5.</b>  | <b>Are individual depreciation tables developed for each valuation grouping?</b>   |  |
|            | Yes  |  |
| <b>6.</b>  | <b>Describe the methodology used to determine the commercial lot values.</b>   |  |
|            | Primarily vacant sales analysis.   |  |

| 7. | <u>Valuation Group</u> | <u>Date of Depreciation</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|----|------------------------|-----------------------------|------------------------|--------------------------------|--------------------------------|
|    | 1                      | 2018                        | 2018                   | 2018                           | Started 2015                   |
|    | 2                      | 2013                        | 2015                   | 2018                           | 2016-2017                      |
|    | 3                      | 2018                        | 2018                   | 2018                           | 2018                           |
|    | 4                      | 2013                        | 2015                   | 2017                           | 2016-2017                      |
|    | 5                      | 2013                        | 2015                   | 2017                           | 2016                           |
|    | 6                      | 2013                        | 2015                   | 2015                           | Started 2015                   |
|    | 8                      | 2013                        | 2015                   | 2015                           | 2016                           |
|    | 11                     | 2013                        | 2015                   | 2015                           | Started 2015                   |

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

Valuation Group 1 - ongoing, 1/6 of Fremont parcels per year

Valuation Group 5 - Uehling inspections completed 2016

Valuation Group 8 - Nickerson inspections completed 2016

## 2019 Agricultural Assessment Survey for Dodge County

| <b>1.</b>          | <b>Valuation data collection done by:</b>   |                                |  |                                |   |   |      |  |
|--------------------|---|--------------------------------|--|--------------------------------|---|---|------|--|
|                    | Assessor, Head Appraiser; Appraiser Assistant; Appraiser Listers and Administrative Staff   |                                |  |                                |   |   |      |  |
| <b>2.</b>          | <b>List each market area, and describe the location and the specific characteristics that make each unique.</b>   |                                |  |                                |   |   |      |  |
|                    | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>At one time the county had several market areas. The past few years the county has established one set of values for all former designated market areas. Currently the assessment records for the ag are identified with the former market area numbers, they are areas 1, 2, 5, 7 and 11. The county will reviewing the market areas in 2018 for the 2019 assessment year.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table> | <u>Market Area</u>             | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | At one time the county had several market areas. The past few years the county has established one set of values for all former designated market areas. Currently the assessment records for the ag are identified with the former market area numbers, they are areas 1, 2, 5, 7 and 11. The county will reviewing the market areas in 2018 for the 2019 assessment year. | 2017 |  |
| <u>Market Area</u> | <u>Description of unique characteristics</u>  | <u>Year Land Use Completed</u> |  |                                |   |   |      |  |
| 1                  | At one time the county had several market areas. The past few years the county has established one set of values for all former designated market areas. Currently the assessment records for the ag are identified with the former market area numbers, they are areas 1, 2, 5, 7 and 11. The county will reviewing the market areas in 2018 for the 2019 assessment year.   | 2017                           |  |                                |   |   |      |  |
| <b>3.</b>          | <b>Describe the process used to determine and monitor market areas.</b>   |                                |  |                                |   |   |      |  |
|                    | Sold property is reviewed and the sale prices analyzed. Similar LCGs are compared to determine if market areas need to be created or combined.  |                                |  |                                |   |   |      |  |
| <b>4.</b>          | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>   |                                |  |                                |   |   |      |  |
|                    | Rural residential parcels are stratified by area then analyzed to determine value differences, if any. Most recreational properties are in areas adjoining the Platte and Elkhorn Rivers and Maple Creek.   |                                |  |                                |   |   |      |  |
| <b>5.</b>          | <b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>  |                                |  |                                |   |   |      |  |
|                    | Yes   |                                |  |                                |   |   |      |  |
| <b>6.</b>          | <b>What separate market analysis has been conducted where intensive use is identified in the county?</b>  |                                |  |                                |   |   |      |  |
|                    | Intensive use land is valued the same as farm site, based on the land can be converted back to crop land.   |                                |  |                                |   |   |      |  |
| <b>7.</b>          | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>   |                                |  |                                |   |   |      |  |
|                    | The assessor and head appraiser reviews every sale in the county to see what the selling price per acre was. A physical review also occurs, which leads to more information about the sale, such as obvious signs of recreational usage. Additionally, permit reviews discover non-agricultural characteristics.  |                                |  |                                |   |   |      |  |
|                    | <b><i><u>If your county has special value applications, please answer the following</u></i></b>   |                                |  |                                |   |   |      |  |
| <b>8a.</b>         | <b>How many special valuation applications are on file?</b>   |                                |  |                                |   |   |      |  |
|                    | N/A   |                                |  |                                |   |   |      |  |
| <b>8b.</b>         | <b>What process was used to determine if non-agricultural influences exist in the county?</b>   |                                |  |                                |   |   |      |  |
|                    | N/A   |                                |  |                                |   |   |      |  |



|            |   |
|------------|---|
|            | <b><i><u>If your county recognizes a special value, please answer the following</u></i></b> |
| <b>8c.</b> | <b>Describe the non-agricultural influences recognized within the county.</b>               |
|            | N/A   |
| <b>8d.</b> | <b>Where is the influenced area located within the county?</b>                              |
|            | N/A   |
| <b>8e.</b> | <b>Describe in detail how the special values were arrived at in the influenced area(s).</b> |
|            | N/A   |

**2018 PLAN OF ASSESSMENT  
FOR  
DODGE COUNTY**  
Prepared by Debbie Churchill, Assessor

**Plan of Assessment Requirements:**

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

**Real Property Assessment Requirements:**

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

Assessment levels required for real property are as follows:

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

See Neb. Rev. Stat. §77-201 (2009).

**General Description of Real Property in Dodge County:**

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

Total Parcels in Dodge County: 20,199  
Total Taxable Value Base: \$3,891,108,175

|                      | <u>Parcels</u> | <u>% of<br/>Total Parcels</u> | <u>Taxable<br/>Value</u> | <u>% of Taxable<br/>Value Base</u> |
|----------------------|----------------|-------------------------------|--------------------------|------------------------------------|
| <b>Residential</b>   | <b>13,980</b>  | <b>69.21%</b>                 | <b>\$ 1,601,500,076</b>  | <b>41.16%</b>                      |
| <b>Commercial</b>    | <b>1,376</b>   | <b>6.81%</b>                  | <b>\$ 367,905,853</b>    | <b>9.45%</b>                       |
| <b>Industrial</b>    | <b>302</b>     | <b>1.50%</b>                  | <b>\$ 154,027,376</b>    | <b>3.96%</b>                       |
| <b>Recreational</b>  | <b>146</b>     | <b>0.72%</b>                  | <b>\$ 4,751,285</b>      | <b>0.12%</b>                       |
| <b>Agricultural</b>  | <b>4,394</b>   | <b>21.75%</b>                 | <b>\$ 1,762,923,585</b>  | <b>45.31%</b>                      |
| <i>Special Value</i> | <i>0</i>       | <i>0.00%</i>                  | <i>\$ 0</i>              | <i>0.00%</i>                       |

*(Special Value % Totals NOT Included in **Bold** % Totals)*

Agricultural land - taxable acres: 298,518.39

Other pertinent facts: Dodge County is 528 square miles or 337,920 acres of which 43.00% is agricultural broken down into the following categories:

|                  | <u>Taxable Acres</u> | <u>% of Total Taxable Acres</u> |
|------------------|----------------------|---------------------------------|
| <b>Irrigated</b> | <b>113,267.77</b>    | <b>37.94%</b>                   |
| <b>Dry</b>       | <b>152,102.66</b>    | <b>50.95%</b>                   |
| <b>Grass</b>     | <b>16,067.60</b>     | <b>5.38%</b>                    |
| <b>Waste</b>     | <b>17,080.36</b>     | <b>5.72%</b>                    |
| <b>Other</b>     | <b>0.00</b>          | <b>0.00%</b>                    |
| <b>Ag Exempt</b> | <b>38.35</b>         | <b>0.01%</b>                    |

Dodge County also consists of four cities (Fremont [County Seat], Hooper, North Bend, Scribner); six villages (Dodge, Inglewood, Nickerson, Snyder, Winslow, Uehling); and one unincorporated community (Ames).

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

### Current Resources:

#### **A. Staff/Budget/Training**

1 Assessor; 3 full-time Assessment Clerks; 1 Head Appraiser; 1 Appraiser Assistant I, 1 full-time Appraiser Lister, & 1 part-time Appraiser Lister.

The total budget for Dodge County for fiscal period 2018/2019 is \$517,000. This includes money for technological budget items such as the termination of the Orion CAMA system, conversion to the Vanguard CAMA system, GIS Workshop, and upgraded Pictometry.

The assessor is required to obtain 60 hours of continuing education every 4 years to maintain certification. She is currently working on educational hours required, as well as attending workshops and meetings to further her knowledge of the assessment and appraisal fields.

There are no continuing education requirements for the Assessment staff at this time. However, classes are voluntarily attended throughout the year on various subjects such as Vanguard user groups and webinars, GIS training, and classes provided by the Nebraska Department of Revenue.

There are no continuing education requirements for the Head Appraiser, Appraiser Assistant, and Appraiser Listers at this time. However, classes are voluntarily attended throughout the year on various subjects such as Vanguard user education and webinars, GIS training, and classes provided by the Nebraska Department of Revenue, such as residential, commercial, and mass appraisals, and the like.

## **B. Cadastral Maps**

Dodge County's cadastral maps were drawn/taken around 1967. The county surveyor kept the maps up-to-date until the State of Nebraska, Department of Revenue Property Assessment Division assumed control of the assessment functions on July 1, 1998. At that time, it became the assessment staff's responsibility to maintain the maps, including all ownership transfers, new subdivisions, and parcel splits. Even after assuming control of the office by Dodge County in 2012, the assessment staff continues to diligently maintain the maps to the best of their ability.

## **C. Property Record Cards**

The property records cards in Dodge County are maintained in the Assessment Office using the current computer system. While hard files are no longer kept up to date, they remain on-site for needed historical data. A concentrated effort towards a "paperless" property record card is ongoing. The Dodge County Assessment Office went on-line in June of 2006 with property record information.

## **D. Software for CAMA, Assessment Administration, GIS**

Dodge County went live with the Orion/Tyler Technologies CAMA system in June of 2011, terminating their contract with them on June 29, 2018. Conversion to the Vanguard CAMA system will be completed on August 1, 2018, with much clean-up work to do. GIS mapping became available in June of 2014 with Beacon/Schneider Corp, changing over to GIS Workshop on August 1, 2016. Plans are underway for 2018-2019 to have new Tabs for the Register of Deeds and Weeds up and running. Dodge County also utilizes Pictometry as an additional aid, and the AgriData program to assist with FSA records and Agland inquiries. This information greatly benefits the Assessment office, other county offices, and the general public.

## **E. Web based – Property Record Information Access**

As of January 1 2019, the new website for the Dodge County Assessor's Office will be through Vanguard at <http://dodge.nebraskaassessors.com>. GIS Workshop is still available, though not updated until January 1 as well.

## **Current Assessment Procedures for Real Property:**

### **A. Discover, List & Inventory All Property**

Real estate transfer statements (Form 521) are filed at the Register of Deeds (in either paper or electronic form) and processed daily. The assessment staff performs all ownership changes in the Vanguard CAMA program and in both sets of cadastral books. Verification of legal descriptions and ownership of property being transferred is completed by the assessment staff. Sales files are developed from the information included on the transfer statements, with sales being reviewed on a timely basis. All Form 521's are now transferred electronically to the

Property Assessment Division and used as part of the State Sales File from which statistics and ratios are derived.

Sales Reviews on both Residential and Commercial properties are verified on LoopNet and the MLS. If further information is needed or questions arise, printed questionnaires may be mailed to both the buyer and seller for clarification.

Building permits sent to this office on a regular basis from city/village clerks, as well as from the Zoning Building Inspection for rural properties, are entered into the computer for review. Inspections and reviews are conducted, measurements and photos taken, and physical characteristics noted at the time of inspection. Data is entered into the Vanguard CAMA system using Vanguard's own cost tables (as approved by the Department of Revenue Property Assessment Division) and market data, generating a value for each property inspected. The value is compared to similar properties in the area for equalization purposes. Permits are closed and notes made in the file to roll the value for the following assessment year as well as new growth recorded.

## **B. Data Collection**

Physical property inspections are ongoing throughout the year, with verification of work completed on open permits focused during the months of September through December each year.

All relevant sales are gathered, analyzed, and separated into areas with like characteristics, purchased at similar rates. A study is then conducted to determine if there are patterns, or similarities in sales prices, etc. If so, market areas are then developed to analyze sales data and ascertain what aspects of real property affects value. This information is carefully studied and a model created to assist in determining property values. At the conclusion, a ratio study is conducted to measure the viability of new valuations. Individual property information is gathered in the same manner as properties that have building permits.

## **C. Review Assessment Sales Ratio Studies before Assessment Actions**

The Department is required by Neb. Rev. Stat. §77-1327 (Reissue 2003) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class of subclass of real property, may be drawn.

Because this process is now electronic, sales rosters and statistical reports for Dodge County can be viewed at any time. Each sale is reviewed against information in the computer and on the 521 to determine whether it is an arm's length transaction or not based on all relevant information. Our assigned Field Liaison is available at all times to discuss the statistical analysis based on the figures at hand. The Sales File is a constant work in progress from which the accuracy determines what type of tables/reports, etc., can be generated from the computer system in use.

## **D. Approaches to Value**

All three approaches are considered when determining market values. The extent each approach is used depends upon the property type and market data available. The cost approach is most heavily relied upon in the initial evaluation process. All relevant sales are gathered and analyzed to develop a market generated depreciation table. The market approach is used to support the value generated by the cost approach, broken down price per square foot. Commercial properties are valued in a manner similar to residential properties; however, each classification is broken down into a value per square foot in the initial stage of valuation. The income approach is used to determine values of properties under rent restrictions.

- 1) Market Approach; Sales Comparisons: See above
- 2) Cost Approach: Residential and Commercial (Vanguard Cost Tables)
- 3) Income Approach; Income & Expense Data Collection/Analysis from the Market:  
See above
- 4) Land Valuation Studies, Establish Market Areas, Special Value for Agricultural Land:  
All relevant sales are gathered, analyzed, and separated into groupings of properties in similar areas with similar characteristics purchased at similar rates. When setting agricultural land values, sales are gathered from the entire county. A study is conducted to determine if there are patterns, or similarities in soil classification, sales prices etc. Market areas are then developed and values generated using sales from each market area. Once the market area is determined, sales data is analyzed to ascertain what aspects of real property affects value. This information is carefully studied and a model is created to assist in determining property values. At the conclusion of the value generation, a ratio study is conducted to measure the viability of the new valuations.

Special value generation: Analysis of sales in special valuation areas creates a market value for properties that are influenced by other use purposes. In the case of recreational sales, these sales will be located as near the subject property as possible. After analysis of sales along both rivers in the county, the recreational value was set at a price reflective of the use as other than agricultural usage. The market areas surrounding Fremont are based on sales located in the sections defined as high-end residential, low-end residential, and commercial. To date, special valuation has been applied using the agricultural tables developed for the related market areas. These relationships were determined based on geographic characteristics and are considered to be the best indicators of the market value for uninfluenced parcels.

## **E. Reconciliation of Final Value and Documentation**

See above

## **F. Review Assessment Sales Ratio Studies after Assessment Actions**

See above. Statistical Analyses of sales ratio studies received in March before Abstract is completed to determine if Levels of Values are within range as determined by statute.

## **G. Notices and Public Relations**

It is the responsibility of the Assessor's Office to provide public notification for the multiple functions that take place, including, but not limited to: appraisal reviews taking place throughout the year, homestead exemption dates, personal property dates, permissive exemption dates, certify completion of real property assessment role (Abstract), Change of Valuation notices, certification of taxes levied (CTL), etc.

A new valuation notice is mailed on or before June 1 of each year to any property experiencing a valuation change. The protest process then begins. Informal meetings are conducted with individual taxpayers to provide both a written and verbal explanation as to their current property valuations. Next, the taxpayer is provided the opportunity to meet with a referee to discuss their valuation protest and request. Whenever possible, the Appraiser and/or Assistant or Listers will sit in on these meetings to answer any questions from either taxpayer or referee. Finally, both written and verbal communication is presented to the county board. Certain values may need to be defended later in an informal court situation at the Tax Equalization & Review Commission. A more in-depth report is supplied for this process and verbal testimony presented defending each property value in question. On occasion, written communication or an explanation of a property value is prepared for the Governor's office or a State Senator.

It is also necessary to establish and foster a congenial working relationship with professional organizations and the general public. This includes, but not limited to: a courteous and calm atmosphere, cooperation, respect, timely and complete information, etc.

### **Level of Value, Quality, and Uniformity for Assessment Year 2018:**

| <u>Property Class</u> | <u>Median</u> | <u>COD*</u> | <u>PRD**</u> |
|-----------------------|---------------|-------------|--------------|
| Residential           | 95%           | 16.05       | 104.11       |
| Commercial            | 97%           | 21.24       | 100.16       |
| Agricultural Land     | 71%           | 21.25       | 109.91       |
| Special Valuation     | 71%           | 21.25       | 109.91       |

\* COD means coefficient of dispersion

\*\*PRD means price related differential

For more information regarding statistical measures, see 2018 Reports & Opinions

### **Assessment/Appraisal Actions Completed for Assessment Year 2018:**

CAMA conversion from Orion/Tyler Technologies to Vanguard completed as of August 1, 2018. Begin clean-up and update process on all parcels.

Permits and information statements for all property classes completed. A ratio study for all classes completed for statutory compliance.

#### **Residential:**

Reviewed City of Scribner along with the Fremont subdivisions of Brentwood, Cambridge Square, Central Park, Day Acres, Deerfield, and Grant/Sunset. Adjusted values in Fremont neighborhood 301 along with Cities of Hooper and North Bend. Measurements verified and pictures updated. Updated cost tables and depreciation for towns of Ames, Dodge, Scribner,

Snyder, Uehling, and Winslow, as well as the Fremont subdivisions mentioned above. Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2018.

Continued redefining neighborhood codes in the city of Fremont for more uniformity and consistency.

Reviewed Improvements on Leased Land (IOLL). Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2018.

Continued review of Lake properties. Updated cost tables and depreciation for properties classified as Lake A (year-round residence). Measurements verified and pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2018.

Continued reviewing mobile homes throughout the county. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2018.

**Commercial:**

Reviewed City of Scribner. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2018.

Entered only land information from Tax Valuation Inc's appraisal of top 225 Commercial/Industrial properties throughout Dodge County. Measurements entered and verified. Cost tables and depreciation revised and/or updated if necessary. Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct land values in place for 2018.

**Agricultural:**

Reviewed agricultural (Improvements, Outbuildings and Land). Updated land tables. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2018.

**Assessment/Appraisal Actions Planned for Assessment Year 2019:**

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

**Residential:**

Review Cities of Hooper, North Bend, and the last one-third of Fremont. Continue to break down Neighborhood code 301 into more equalized and homogeneous areas. Measurements verified



and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2019.

Review Lake B properties (mostly seasonal residences). Measurements verified/pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2019.

Continue review of any remaining Improvements on Leased Land (IOLL). Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2019. Review previous IOLL properties for any changes and/or updates.

Continue review of mobile homes throughout the county. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2019.

#### **Commercial:**

Tax Valuation Inc to enter top 225 appraised commercial improvements in Dodge County. Review land and improvement re-appraisal completed in 2017. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct improvement values in place for 2019.

Review Cities of Hooper and North Bend. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct land and improvement values in place on any remaining occupancy codes for 2019.

#### **Agricultural:**

Review rural residential acreages. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2019.

Review agricultural parcels (Improvements, Outbuildings and Land) for and changes and/or updates. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2019.

Review Market Areas to determine if Special Value Areas are needed.

Review land along the Platte River and Elkhorn Rivers, particularly recreational sales.

Review any WRP and/or CRP sales to determine continued statutory compliance.

## **Assessment/Appraisal Actions Planned for Assessment Year 2020:**

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

### **Residential:**

Begin review of the cities/villages of Winslow, Snyder, Dodge, unincorporated Ames, and new subdivisions in Fremont. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2020.

Continue review of lake properties. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2020.

Continue review of all mobile home courts throughout county for any changes and/or updates.

Continue review of all IOLL properties for any changes and/or updates.

### **Commercial:**

Begin review all villages, cities, and unincorporated in Dodge County for any discrepancies. Review sales to determine if values remain within statutory compliance. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2020.

### **Agricultural:**

Continue to review rural residential acreages. Re-classify parcels with 19.99 acres or less as Residential. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2020.

Review sales of farm properties as well as rural residential acreages in Dodge County. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2020.

Begin the process of requesting current FSA records for all agricultural parcels.

Verify sales information still justifies our defined Market Areas and Special Value Areas.

Verify sales along the Platte and Elkhorn Rivers to determine if any changes and/or updates need to be made. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2020.

## **Assessment/Appraisal Actions Planned for Assessment Year 2021:**

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

### **Residential:**

Begin review of the cities/villages of Inglewood, Nickerson, Scribner, and certain areas of Fremont. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2021.

Continue review of all lake properties. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2021.

Continue review of all mobile homes courts throughout county for any changes and/or updates.

Continue review of all IOLL properties for any changes and/or updates.

### **Commercial:**

Continue to review all parcels in villages, cities, and unincorporated in Dodge County for any discrepancies. Review sales to determine if values remain in compliance according to statutory requirements. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2021.

### **Agricultural:**

Review sales of bare agricultural land, farm properties as well as rural residential acreages in Dodge County. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2021.

Verify sales information to justify our defined Market Areas and possible Special Value Areas.

Verify sales along rivers to determine if any changes and/or updates need to be made. Measurements verified and pictures updated. Cost tables and depreciation reviewed and revised if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2021.

## **Other Functions Performed by the Assessor's Office but not limited to:**

### **Record Maintenance, Mapping updates, Ownership Changes:**

Deeds are received daily from the Register of Deeds office. Sales are updated in the computer and in the cadastral maps. Splits and new subdivisions are also completed in the computer system, cadastral maps updated for ownership and parcel size accordingly.

**Annually prepare and file Assessor Administrative Reports required by law/regulation:**

- a. Abstracts (Real & Personal Property)
- b. Assessor Survey
- c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
- d. Certification of Value to Political Subdivisions
- e. School District Taxable Value Report
- f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- g. Certificate of Taxes Levied Report
- h. Report of current values for properties owned by Board of Education Lands & Funds
- i. Report of all Exempt Property and Taxable Government Owned Property
- j. Annual Plan of Assessment Report

**Personal Property:**

Administer annual filing of 18016 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Reminder personal property postcards are mailed each year to those that filed a return the prior year, as well as any new businesses/agricultural equipment owners that are discovered by the assessment office. Notice was given in 2010 to all preprinted recipients that due to budgetary constraints, that would be the last year preprinted returns would be sent and a postcard reminder would be sent in the future. Instructions on how to access blank forms or preprinted forms are on the postcards.

**Permissive Exemptions:**

Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Dodge County currently has 105 approved permissive exemption applications on file for a total of 251 exempt parcels.

**Taxable Government Owned Property:**

Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

Reminder notices are sent annually each year to political subdivisions owning property to notify them of their requirements on new or updated contracts for leases they may have.

**Homestead Exemptions:**

Administer 1289 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

The Dodge County Board of Equalization annually extends the filing deadline for homestead exemptions on an individual bases as allowed by Nebraska Statute 77-3512.

### **Centrally Assessed:**

Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

Information provided by PAD is reviewed and verified for accuracy in balancing with the county.

### **Tax Increment Financing:**

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

Dodge County has 38 Tax Increment Financing (TIF) parcels throughout the county with a combined assessed value of \$25,523,443, a combined base value of \$4,479,140, and a combined excess value of \$21,044,303.

Thirty-four TIF parcels in Fremont:

- (1) MDI Limited Partnership #36, d/b/a Fremont Powerhouse Apartments;
- (2) Logger Investments LLC, d/b/a/ Christensen Lumber
- (1) TCK Leasing, d/b/a/ Budweiser
- (1) Yager Hospitality
- (1) Yager Retail Project – Phase One
- (1) Yager Retail Project – Phase Two
- (20) South Broad Street Development
- (1) Fountain Springs Estates Housing Project (NEW for 2017)
- (6) Costco Poultry Project (NEW for 2018)

Two TIF parcels in Scribner:

- Sense Natural Products Inc
- Grain States Biofuels LLC, f/k/a Northeast NE Bio Diesel LLC

One TIF parcel in Snyder:

- Hunke Development LLC, d/b/a Redevelopment Area #1

One TIF parcel in Hooper

- First National Bank Northeast

### **Tax Districts and Tax Rates:**

Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process. The assessor works with both the Treasurer and the Clerk to ensure accuracy.

### **Tax Lists:**

Prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed. The Dodge County Treasurer and Assessor are on the same computer systems.

### **Tax List Corrections:**

Prepare tax list correction documents for county board approval. Tax list corrections are prepared and given to the County Clerk to be put on the Board of Equalization agenda. Assessment

manager or representative meets with the Board during the meeting and offers explanation of correction(s).

**County Board of Equalization:**

Attends county board of equalization meetings for valuation protests – assemble and provide information. A representative from the appraisal staff or the assessment manager sits in on referee hearings at the time of protest. The appraisal staff assists the referees as requested on information needed for protests. Assessor and head appraiser attend the final hearings of all protests, providing any additional information as requested by the Board.

**TERC Appeals:**

Prepare information and attend taxpayer appeal hearings before TERC, defend valuation. The appraiser meets with the County Attorney prior to the hearing to prepare exhibits and work on case matters.

**TERC Statewide Equalization:**

Attend hearings if applicable to county, defend values, and/or implement orders of the TERC. Appraiser and assessment manager works directly with liaison and applicable staff members from PAD in preparation of evidence to bring forward to the commission.

**Education:**

Assessor and Appraiser – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

**Special Valuation (Greenbelt):**

Currently, Dodge County does not have any Special Valuation market areas. However, we will continue to review any and all applications, verify agricultural or horticultural usage, and if implemented, issue approval/denial.

**Sales File:**

Continue to monitor the sales file statistical information to insure that the level, quality and uniformity are in the acceptable ranges.

**Conclusion:**

With all the entities of county government utilizing assessment records in their operation, it is paramount for this office to consistently strive towards perfection in record keeping. Timely and continual reviews of all properties is necessary to maintain accurate records along with fair and equalized values across the county. A well-developed plan in place guarantees this process to flow smoothly and efficiently. As always, sales reviews will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

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Debbie Churchill  
Dodge County Assessor

Date

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Chad Howser  
Dodge County Appraiser

Date