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DEPARTMENT OF REVENUE

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

DOUGLAS COUNTY



Pete Ricketts, Governor

April 9, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Douglas 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 Douglas 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: Diane Battiato, Douglas County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

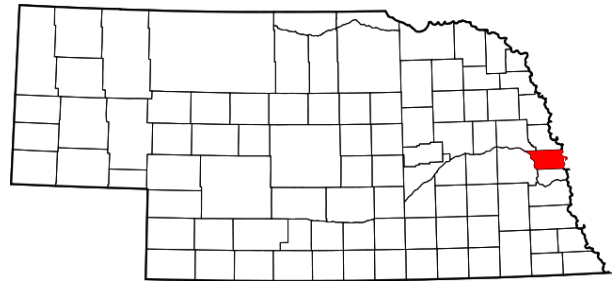
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

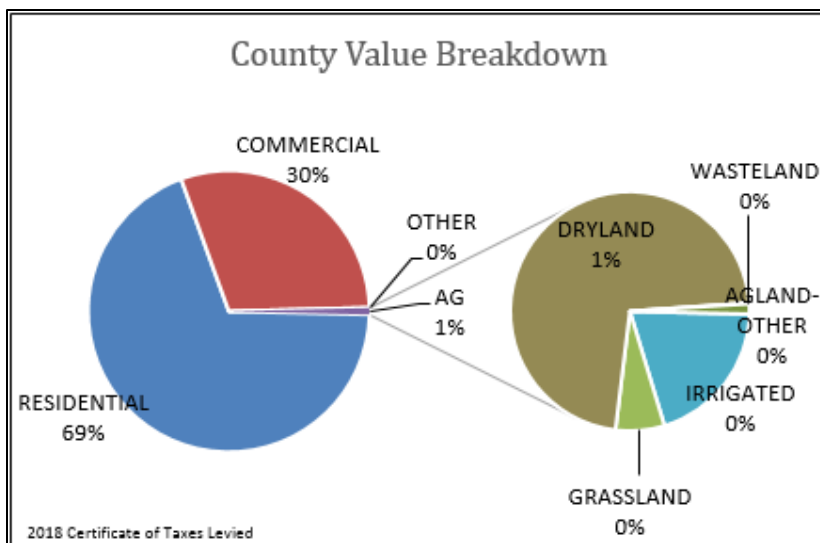
**Further information may be found in Exhibit 94*

County Overview

With a total area of 328 square miles, Douglas County had 561,620 residents, per the Census Bureau Quick Facts for 2017, a nearly 9% population increase over the 2010 U.S. Census. Reports indicated that 61% of county residents were homeowners and 83% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$167,440 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Douglas County are located in and around Omaha, the county seat and largest city in Nebraska. According to the latest information available from the U.S. Census Bureau, there were 15,610 employer establishments with total employment of 311,016.



While the majority of Douglas County's value comes from sources other than agriculture, an agricultural presence is still felt in the county. Dryland makes up a majority of the land in the county. Douglas is included in the Pappo-Missouri River Natural Resources District (NRD).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
BENNINGTON	1,022	1,458	42.7%
OMAHA	410,499	458,902	11.8%
RALSTON	6,314	5,943	-5.9%
VALLEY	1,805	2,408	33.4%
WATERLOO	728	848	16.5%

2019 Residential Correlation for Douglas County

Assessment Actions

For 2019, Douglas County reviewed the valuation groups to determine if the valuation groups still fit the general market areas of the county. A sales analysis of the residential sales was completed, the appraisal model was adjusted, and values were updated in all of the valuation groups. All pick-up work was completed in a timely manner.

The county continued with the physical inspection and review of the residential class by sub-areas to stay current with the six-year inspection and review cycle. The county completed the permit and pick up work for the residential class of property.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The assessment practices were reviewed for compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. Any incongruities are noted and discussed with the county assessor for further action.

All sales are verified by the county assessor's office. Two staff members perform the initial verification of the sales. Physical inspections are scheduled and during those inspections interviews are conducted when possible.

The sales export process has been moving forward to transfer sales data at multiple times during the year to aid in both the measurement and the ability to provide information for other users of the state sales file. The office staff have worked towards greater efficiency in the transfer of the electronic sales data.

The inspection and review cycle was discussed with the county assessor and staff. A review of inspection dates for all valuation groups demonstrated that the residential parcels examined displayed an inspection date within the six-year timeframe. An appraiser is assigned various areas and is responsible to conduct a physical review of one sixth of the parcels each year. Appraisal supervisors review the data to ensure consistent procedures are being adhered to.

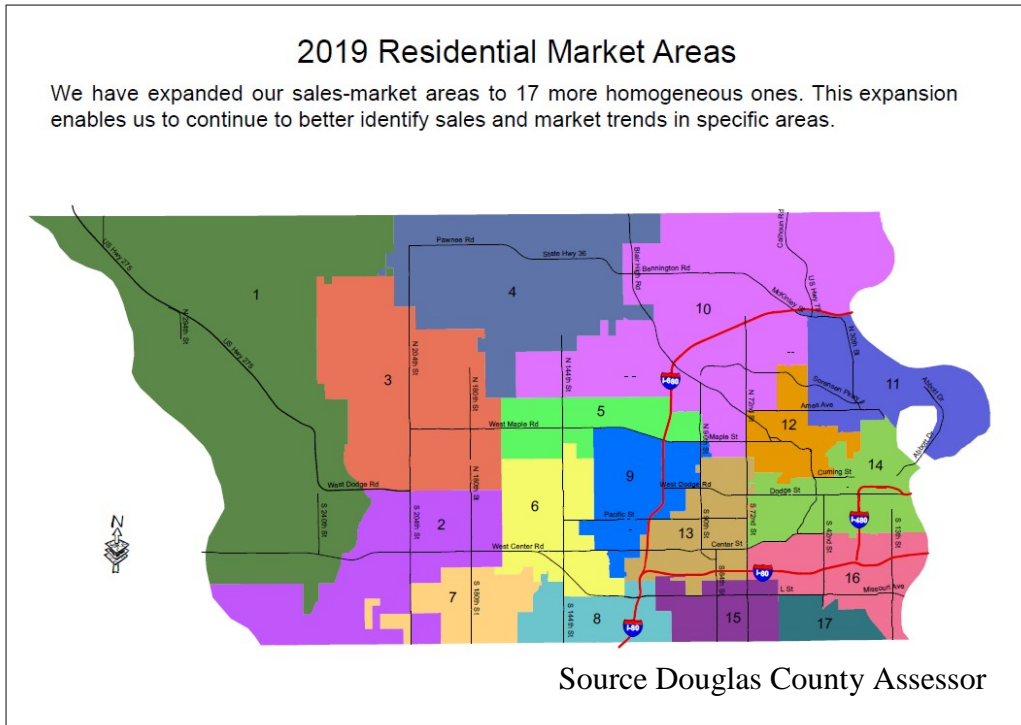
The valuation groups in place in the county are based on general market areas that follow market trends in the residential class of properties and provide a consistent review of the same general market attributes for the area. A review of the county's Assessed Value Update (AVU) records showed no errors.

Based on a review of all available information, assessment practices for the residential class of property are determined to be in compliance with generally accepted mass appraisal techniques. The county assessor meets all of the statutory reporting schedules by the statutory filing date.

2019 Residential Correlation for Douglas County

Description of Analysis

The statistical profile for the residential class of properties consists of 18,893 qualified sales. The measures of central tendency are all within the acceptable range and demonstrate strong support for each other with an overall spread of only one point. The quality statistics, the PRD and COD are within the recommended range. The map below is from the Douglas County Assessor's web site, it depicts the 17 valuation groups/market areas utilized for the residential class of properties. There are also two additional valuation groups: Valuation Group 94 (Ag Improvements) and Valuation Group 99 (Mobile Homes).



Valuation Group	Description
1	Western Douglas County
2	Elkhorn South
3	Elkhorn
4	Bennington
5	Burk/Northwest
6	Millard North

2019 Residential Correlation for Douglas County

7	Millard West
8	Millard South
9	Burke
10	Northwest
11	North
12	Benson
13	Westside
14	Central
15	Ralston
16	South
17	Bryan
94	Ag Improvements
99	Mobile homes

Each of the valuation groups display a calculated median within the acceptable range, and the majority also have quality statistics within the recommended range. The exceptions being those that include statistical outliers.

In reviewing the 2019 County Abstract of Assessment for Real Property, Compared (Form 45) with the 2018 Certificate of Taxes Levied Report, (CTL) the residential class as a whole, excluding growth, increased 6.1%. This increase affirms the assessment actions reported by the county assessor of the revaluation efforts in the residential class of properties.

The residential market trend is consistent with the other counties in the immediate area, as demonstrated by the calculated median in the two study years. Douglas County sales indicate a consistent residential market with roughly the same number of qualified sales in each year of the study period.

2019 Residential Correlation for Douglas County

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within Douglas County are valued within the acceptable parameters, are considered equalized, and adhere to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	255	93.30	95.46	91.60	15.74	104.21
2	974	93.61	93.04	92.34	07.49	100.76
3	1,415	93.72	93.39	92.98	06.48	100.44
4	1,154	93.82	93.81	93.40	06.56	100.44
5	1,717	93.65	93.76	93.37	06.99	100.42
6	930	93.03	93.19	92.39	07.63	100.87
7	1,639	93.94	94.08	93.15	06.77	101.00
8	921	93.43	93.83	93.46	08.37	100.40
9	1,276	93.53	93.21	92.23	09.05	101.06
10	2,451	93.51	93.84	93.50	08.41	100.36
11	536	94.16	94.50	90.43	20.27	104.50
12	1,372	93.52	95.13	92.70	14.48	102.62
13	921	94.21	94.64	93.25	10.09	101.49
14	1,524	92.70	92.23	91.02	12.22	101.33
15	511	93.88	94.42	93.85	08.73	100.61
16	904	93.63	94.31	92.50	13.48	101.96
17	390	93.46	94.92	93.36	13.20	101.67
94	2	64.74	64.74	68.03	16.23	95.16
99	1	90.00	90.00	90.00	00.00	100.00
<u>ALL</u>	18,893	93.62	93.80	92.80	09.45	101.08

Level of Value

Based on analysis of all available information, the level of value of the residential class of property in Douglas County is 94%.

2019 Commercial Correlation for Douglas County

Assessment Actions

For the commercial class of property, the county assessor continued with the inspection and review of the properties and surveyed commercial and industrial property owners. A comparison of the 2018 Certificate of Taxes Levied (CTL) and the 2019 Abstract of Assessment shows a 9% increase in value with 1% of that attributed to growth. The county also completed all permit and pickup work for new construction and remodeling.

Assessment Practice Review

An 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, and any incongruities are noted and discussed with the county assessor for further action.

All sales are verified by the county assessor. Two staff members perform the initial verification of the sales. Physical inspections are scheduled and during those inspections interviews are conducted when possible. The county has supplied information for the Property Assessment Division (Division) to be able to review and analyze the sales. A review of the county's Assessed Value Update (AVU) records showed no errors.

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

The sales export process transfers data at multiple times during the year to aid in both the measurement and the ability to provide information for other users of the state sales file. The office staff have worked towards greater efficiency in the transfer of electronic data.

The six-year inspection and review cycle was discussed with the county assessor and staff. A review of inspection dates for all valuation groups demonstrated that the commercial parcels examined displayed an inspection date within the six-year timeframe.

The county assessor meets all of statutory reporting schedules by the statutory date.

2019 Commercial Correlation for Douglas County

Description of Analysis

The majority of the commercial parcels in the calculated statistical profile are in the City of Omaha. There are 686 qualified commercial sales. All of the commercial property sales are combined into one valuation group.

Two of the measures of central tendency are within the range. In analyzing the sales, there are outlying ratios that are impacting the statistics. The statistical profile is also impacted by the variability of sale prices that range from under \$30,000 to having 204 sales that have an average sale price of over \$4 million.

The market trend for the study period years is evident by the declining ratios; this generally indicates an increasing market. The trend is consistent as evidenced in the Net Taxable Sales chart in the Appendix.

A comparison between the calculated median of the preliminary statistics and the calculated statistical median in this Report & Opinion, indicate a similar percentage increase as shown in the comparison of the 2018 Certificate of Taxes Levied and the 2019 Abstract of Assessment. This reflects that both the parcels that have sold and the base properties have received proportionate treatment.

The two property types in the statistical profile, each display a calculated median within the acceptable range. In reviewing the occupancy codes; code 116 with 61 sales displays a calculated median below the acceptable range; this occupancy code segregates apartment buildings by the number of individual units involved. The calculated statistics display a median of 90%, the sales in this group range from a sale price of \$40,000 to \$760,000. If these were combined with the occupancy code 118, the other apartment building code used in the county's computer system, the overall calculated median would be 92%. These are not the typical Marshall & Swift occupancy codes for apartment building but the county utilizes these in its current computer system. The county is transitioning these occupancy codes to Marshall & Swift but this has not yet accomplished this at this time. An analysis is included in the appendices of this Report and Opinion that combines these two occupancies.

The occupancy code 350, represents restaurants, the calculated median is 90%. While this is below the acceptable range, it speaks more to the variability of the sales in this group. A display of the medians over the three-year study period shows a decreasing market trend for this occupancy. The medians range from 85% to 89% and to 116%, with a limited number of sales for two of those years, it points to the variability of the statistics and the limited number of sales to base any model adjustments. The statistical profile for this occupancy is in the addendum.

2019 Commercial Correlation for Douglas County

The occupancy code 407 (distribution warehouses) displays a calculated median below the range at acceptable range at 88 %, all of these are of the property type 3 commercial. A similar occupancy, code 406 (warehouses) contain both property types, commercial and industrial. When combining these two similar occupancies the overall calculated median is 96%. Due to the limited number of sales in occupancy code 407, a recommendation for any adjustment would not be warranted.

The occupancy code 419 (market convenience) displays a calculated median of 82%, once again the limited number of sales combined with the variability of the market does not provide assurance of any confidence in the resulting statistics. A what-if in the appendices displays the volatility of the market.

The statistics for these groups demonstrate that the calculated median is in the range for those with an adequate sample of sales. The appraisal process in the county is not based on the occupancies of the properties but more on the areas assigned for each appraiser. The review of all of the individual occupancy codes does not occur at the same time.

Equalization and Quality of Assessment

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
91	686	94.68	94.33	91.02	16.56	103.64
___ ALL ___	686	94.68	94.33	91.02	16.56	103.64

A review of both the calculated statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore are considered equalized. The quality of assessment in Douglas County meets the generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value of the commercial class of property in Douglas County is determined to be at 95%

2019 Agricultural Correlation for Douglas County

Assessment Actions

Within the agricultural land class, areas, or townships in the county physical inspections were conducted. The county reviews the residential improvements as well as the outbuildings on the agricultural land parcels at the same time.

The county assessor conducted a statistical analysis using sales with only agricultural influences from counties with the same general agricultural land. After reviewing the sales, the county decreased values for all majority land uses. Other variances to values were based on land use changes. An overall decrease of under 1% is noted for agricultural land in the comparison of the 2018 Certificate of Taxes Levied to the 2019 Abstract of Assessment. The county also completed all permit and pickup work for agricultural improvements and continually reviews the land use throughout the county combining that with the six-year systematic inspection and review process.

Assessment Practice Review

Annually, the Property Assessment Division (Division) conducts a comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices of the county to ensure that these produce uniform and proportionate valuation of all property.

Since the county is fully influenced by non-agricultural uses, there are no qualified sales in the state sales file. However, the county continues to review and verify sales in an effort to have the most current information for each parcel.

The agricultural valuation procedure used by Douglas County involves a sales review of selected sales from surrounding counties. The county assessor then selects which sales to use in the valuation process. The county assessor reviewed the sales that are used to establish values to ensure that the sales are not affected by outlier ratios. The valuation process consists of a market analysis to determine value. The county also conducts an assessment for all parcels that have a Special Valuation application on file. Additionally, the county files a special value methodology annually with the Property Tax Administrator.

The Division examined the county's six-year inspection and review cycle for agricultural land and improvements. The county completed a land use study for 2019 for all agricultural land. The review work includes a review of the primary use of the parcel. Aerial imagery and on-site inspections are utilized to determine primary use of the parcel. Farm site and home site values are the same throughout the county and are routinely analyzed to ensure that they are at market value. These sites are costed using the same costing year as the other residential improvements in the county. The review of the inspection dates reveal that the county is in compliance with the six-year inspection and review requirement.

2019 Agricultural Correlation for Douglas County

Description of Analysis

The agricultural market trend for eastern Nebraska is a flat to a decreasing market. Douglas County's agricultural market is influenced by economic factors other than pure agricultural uses. To analyze the values used by the county to assess agricultural land for its agricultural use, sales from areas with the same general market for agricultural purposes were utilized in a sales analysis.

Agricultural sales from the counties of Burt, Dodge, Saunders, Cass and Otoe were the basis for the sales analysis for the county. Sales from areas of these counties that have no discernable market influence, other than agricultural were used. The analysis conducted provides confidence in the measurement of the assessed values for Douglas County. For the analysis, 156 sales with more than 40 acres of agricultural land were used to lessen the impact of other possible uses that are not typical of a pure agricultural market.

In analyzing the values by the 80% majority land use (MLU) strata, the calculated median for dry cropland is 72%. The calculated median for irrigated land is 64%; additional analysis shows that eight of the 11 sales are from the first two years of the study period. With the declining agricultural market, it is not surprising that the median is below the range.

The land values established by the county reflect typical trends in the area and the values are similar to the values established by comparable counties. All available information supports the values established by the county and that agricultural land is assessed at an acceptable relationship to the market for agricultural land.

An analysis of the adjoining counties schedules of value by land capability groups (LCG) compare favorably with the schedule of values for Douglas County. This is especially true for Sarpy and Saunders County.

Equalization and Quality of Assessment

The review of agricultural improvements and site acres indicate that these parcels are inspected and appraised using the same processes as used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory required level.

The analysis also supports that agricultural land is assessed at uniform proportions of market values; assessed values are also comparable to the surrounding counties.

2019 Agricultural Correlation for Douglas County

Based on all of the information, the quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	11	64.36	75.17	65.74	33.23	114.34
1	11	64.36	75.17	65.74	33.23	114.34
<u> Dry </u>						
County	107	71.88	73.41	70.87	15.76	103.58
1	107	71.88	73.41	70.87	15.76	103.58
<u> Grass </u>						
County	2	42.82	42.82	41.85	10.37	102.32
1	2	42.82	42.82	41.85	10.37	102.32
<u> ALL </u>						
10/01/2015 To 09/30/2018	156	71.56	72.47	69.71	18.03	103.96

Special Valuation Level of Value

Based on a review of all available information, the level of value for Special Valuation of agricultural land in Douglas County is 72%.

2019 Opinions of the Property Tax Administrator for Douglas County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 9th day of April, 2019.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2019 Commission Summary for Douglas County

Residential Real Property - Current

Number of Sales	18893	Median	93.62
Total Sales Price	\$4,271,128,293	Mean	93.80
Total Adj. Sales Price	\$4,271,128,293	Wgt. Mean	92.80
Total Assessed Value	\$3,963,755,300	Average Assessed Value of the Base	\$165,909
Avg. Adj. Sales Price	\$226,069	Avg. Assessed Value	\$209,800

Confidence Interval - Current

95% Median C.I	93.46 to 93.74
95% Wgt. Mean C.I	92.62 to 92.99
95% Mean C.I	93.60 to 94.00
% of Value of the Class of all Real Property Value in the County	68.26
% of Records Sold in the Study Period	10.16
% of Value Sold in the Study Period	12.85

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	18,046	93	93.21
2017	17,846	93	93.06
2016	19,048	92	91.57
2015	16,800	94	94.20

2019 Commission Summary for Douglas County

Commercial Real Property - Current

Number of Sales	686	Median	94.68
Total Sales Price	\$1,035,587,205	Mean	94.33
Total Adj. Sales Price	\$1,035,587,205	Wgt. Mean	91.02
Total Assessed Value	\$942,614,100	Average Assessed Value of the Base	\$1,190,911
Avg. Adj. Sales Price	\$1,509,602	Avg. Assessed Value	\$1,374,073

Confidence Interval - Current

95% Median C.I	92.86 to 96.14
95% Wgt. Mean C.I	87.32 to 94.72
95% Mean C.I	91.50 to 97.16
% of Value of the Class of all Real Property Value in the County	30.61
% of Records Sold in the Study Period	5.91
% of Value Sold in the Study Period	6.82

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	856	93	92.78
2017	875	95	95.17
2016	1,174	97	96.63
2015	792	97	96.75

28 Douglas
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 : 18,893
 Total Sales Price : 4,271,128,293
 Total Adj. Sales Price : 4,271,128,293
 Total Assessed Value : 3,963,755,300
 Avg. Adj. Sales Price : 226,069
 Avg. Assessed Value : 209,800

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 94
 COD : 09.45
 PRD : 101.08

COV : 14.93
 STD : 14.00
 Avg. Abs. Dev : 08.85
 MAX Sales Ratio : 814.62
 MIN Sales Ratio : 20.47

95% Median C.I. : 93.46 to 93.74
 95% Wgt. Mean C.I. : 92.62 to 92.99
 95% Mean C.I. : 93.60 to 94.00

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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>Qtrs</u>											
01-OCT-16 To 31-DEC-16	2,224	98.49	99.90	97.19	09.61	102.79	37.36	227.75	97.85 to 98.99	213,887	207,883
01-JAN-17 To 31-MAR-17	1,712	97.27	98.48	96.75	09.26	101.79	33.54	318.14	96.70 to 98.03	201,872	195,302
01-APR-17 To 30-JUN-17	2,862	94.48	95.23	94.16	08.58	101.14	21.02	218.14	94.13 to 94.91	223,836	210,766
01-JUL-17 To 30-SEP-17	2,730	94.43	94.55	93.59	08.47	101.03	34.97	296.67	94.04 to 94.76	226,074	211,593
01-OCT-17 To 31-DEC-17	2,208	93.71	94.20	93.21	09.00	101.06	43.54	814.62	93.28 to 94.09	222,887	207,757
01-JAN-18 To 31-MAR-18	1,698	92.52	92.76	92.40	09.34	100.39	45.73	219.84	91.93 to 93.18	227,217	209,957
01-APR-18 To 30-JUN-18	2,867	89.78	89.47	89.64	09.06	99.81	27.60	165.33	89.43 to 90.09	238,557	213,853
01-JUL-18 To 30-SEP-18	2,592	89.00	88.26	88.53	09.19	99.70	20.47	173.20	88.53 to 89.41	243,112	215,223
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	9,528	95.88	96.71	95.12	09.06	101.67	21.02	318.14	95.66 to 96.00	218,208	207,551
01-OCT-17 To 30-SEP-18	9,365	90.98	90.85	90.61	09.32	100.26	20.47	814.62	90.74 to 91.23	234,067	212,088
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	9,512	94.81	95.38	94.20	08.85	101.25	21.02	814.62	94.59 to 95.04	220,305	207,521
<u>ALL</u>	18,893	93.62	93.80	92.80	09.45	101.08	20.47	814.62	93.46 to 93.74	226,069	209,800

28 Douglas
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 : 18,893
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VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	255	93.30	95.46	91.60	15.74	104.21	20.47	814.62	91.36 to 94.64	381,506	349,469
2	974	93.61	93.04	92.34	07.49	100.76	45.01	127.50	92.88 to 94.06	413,660	381,961
3	1,415	93.72	93.39	92.98	06.48	100.44	53.55	142.72	93.23 to 94.10	302,989	281,733
4	1,154	93.82	93.81	93.40	06.56	100.44	35.97	136.88	93.32 to 94.27	281,096	262,531
5	1,717	93.65	93.76	93.37	06.99	100.42	64.48	135.17	93.28 to 94.03	206,482	192,791
6	930	93.03	93.19	92.39	07.63	100.87	54.10	154.71	92.29 to 93.72	259,550	239,796
7	1,639	93.94	94.08	93.15	06.77	101.00	57.04	142.12	93.49 to 94.45	270,283	251,762
8	921	93.43	93.83	93.46	08.37	100.40	61.65	147.17	92.57 to 94.29	185,794	173,636
9	1,276	93.53	93.21	92.23	09.05	101.06	56.51	142.31	92.96 to 94.19	200,578	184,990
10	2,451	93.51	93.84	93.50	08.41	100.36	49.38	179.80	93.03 to 93.89	203,512	190,276
11	536	94.16	94.50	90.43	20.27	104.50	24.84	318.14	92.19 to 95.86	80,637	72,922
12	1,372	93.52	95.13	92.70	14.48	102.62	42.99	228.85	92.79 to 94.62	143,280	132,815
13	921	94.21	94.64	93.25	10.09	101.49	45.30	171.55	93.24 to 95.18	269,642	251,448
14	1,524	92.70	92.23	91.02	12.22	101.33	21.02	296.67	91.98 to 93.61	211,400	192,425
15	511	93.88	94.42	93.85	08.73	100.61	67.03	135.78	93.03 to 95.17	166,862	156,600
16	904	93.63	94.31	92.50	13.48	101.96	47.35	177.35	92.34 to 94.82	121,375	112,277
17	390	93.46	94.92	93.36	13.20	101.67	44.94	170.58	91.48 to 95.16	119,809	111,855
94	2	64.74	64.74	68.03	16.23	95.16	54.23	75.24	N/A	510,000	346,950
99	1	90.00	90.00	90.00	00.00	100.00	90.00	90.00	N/A	10,000	9,000
<u>ALL</u>	<u>18,893</u>	<u>93.62</u>	<u>93.80</u>	<u>92.80</u>	<u>09.45</u>	<u>101.08</u>	<u>20.47</u>	<u>814.62</u>	<u>93.46 to 93.74</u>	<u>226,069</u>	<u>209,800</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	18,893	93.62	93.80	92.80	09.45	101.08	20.47	814.62	93.46 to 93.74	226,069	209,800
06											
07											
<u>ALL</u>	<u>18,893</u>	<u>93.62</u>	<u>93.80</u>	<u>92.80</u>	<u>09.45</u>	<u>101.08</u>	<u>20.47</u>	<u>814.62</u>	<u>93.46 to 93.74</u>	<u>226,069</u>	<u>209,800</u>

28 Douglas
RESIDENTIAL

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 COD : 09.45
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 Avg. Abs. Dev : 08.85
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 95% Wgt. Mean C.I. : 92.62 to 92.99
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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	15	96.30	119.36	119.28	28.56	100.07	74.81	318.14	94.00 to 109.17	11,877	14,167
Less Than 30,000	73	114.23	121.52	121.15	25.80	100.31	55.48	318.14	98.91 to 122.25	21,226	25,716
Ranges Excl. Low \$											
Greater Than 4,999	18,893	93.62	93.80	92.80	09.45	101.08	20.47	814.62	93.46 to 93.74	226,069	209,800
Greater Than 14,999	18,878	93.61	93.78	92.80	09.43	101.06	20.47	814.62	93.46 to 93.74	226,240	209,956
Greater Than 29,999	18,820	93.60	93.70	92.79	09.35	100.98	20.47	814.62	93.44 to 93.72	226,864	210,514
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	15	96.30	119.36	119.28	28.56	100.07	74.81	318.14	94.00 to 109.17	11,877	14,167
15,000 TO 29,999	58	118.09	122.08	121.40	23.58	100.56	55.48	296.67	109.57 to 125.42	23,644	28,703
30,000 TO 59,999	304	106.00	112.60	113.10	25.62	99.56	45.56	814.62	100.91 to 109.67	46,196	52,246
60,000 TO 99,999	1,118	96.79	97.36	97.13	16.13	100.24	20.47	219.84	96.00 to 98.07	82,146	79,785
100,000 TO 149,999	3,698	94.96	94.72	94.68	10.74	100.04	40.57	216.54	94.53 to 95.36	128,130	121,319
150,000 TO 249,999	7,845	93.02	92.82	92.80	07.76	100.02	43.28	218.14	92.76 to 93.23	189,098	175,481
250,000 TO 499,999	5,114	93.46	92.97	92.93	07.62	100.04	35.97	168.28	93.15 to 93.69	333,128	309,579
500,000 TO 999,999	694	89.96	89.68	89.48	09.53	100.22	37.36	142.12	89.20 to 90.94	639,466	572,214
1,000,000 +	47	87.58	87.31	86.80	10.61	100.59	64.66	107.50	83.12 to 93.71	1,255,121	1,089,500
ALL	18,893	93.62	93.80	92.80	09.45	101.08	20.47	814.62	93.46 to 93.74	226,069	209,800

28 Douglas
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 : 686
Total Sales Price : 1,035,587,205
Total Adj. Sales Price : 1,035,587,205
Total Assessed Value : 942,614,100
Avg. Adj. Sales Price : 1,509,602
Avg. Assessed Value : 1,374,073

MEDIAN : 95
WGT. MEAN : 91
MEAN : 94
COD : 16.56
PRD : 103.64

COV : 40.06
STD : 37.79
Avg. Abs. Dev : 15.68
MAX Sales Ratio : 922.05
MIN Sales Ratio : 31.86

95% Median C.I. : 92.86 to 96.14
95% Wgt. Mean C.I. : 87.32 to 94.72
95% Mean C.I. : 91.50 to 97.16

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	46	99.90	100.29	93.87	14.84	106.84	51.04	166.16	95.12 to 103.19	1,573,994	1,477,576
01-JAN-16 To 31-MAR-16	55	97.30	98.82	93.35	13.64	105.86	64.30	219.50	94.81 to 99.63	1,003,806	937,084
01-APR-16 To 30-JUN-16	56	98.24	97.07	93.40	11.93	103.93	58.75	147.50	92.24 to 101.07	1,600,495	1,494,846
01-JUL-16 To 30-SEP-16	53	95.33	93.02	90.60	12.78	102.67	59.59	132.61	88.41 to 99.11	1,509,104	1,367,317
01-OCT-16 To 31-DEC-16	56	95.18	92.79	93.34	11.91	99.41	57.19	135.64	89.03 to 97.60	2,468,199	2,303,757
01-JAN-17 To 31-MAR-17	53	96.14	106.85	95.85	32.92	111.48	31.86	922.05	85.09 to 99.14	1,496,253	1,434,192
01-APR-17 To 30-JUN-17	56	95.42	91.94	97.82	13.36	93.99	51.00	165.38	90.39 to 96.78	1,593,050	1,558,398
01-JUL-17 To 30-SEP-17	54	93.59	91.35	91.95	14.47	99.35	52.25	168.00	89.63 to 96.75	1,881,272	1,729,893
01-OCT-17 To 31-DEC-17	72	90.47	92.27	86.28	16.02	106.94	44.63	167.32	87.51 to 95.87	1,201,556	1,036,649
01-JAN-18 To 31-MAR-18	72	89.81	91.55	85.52	20.65	107.05	47.25	210.56	83.55 to 96.50	1,168,648	999,388
01-APR-18 To 30-JUN-18	62	89.24	87.44	78.79	19.86	110.98	40.29	184.19	80.43 to 93.92	1,466,742	1,155,687
01-JUL-18 To 30-SEP-18	51	94.85	92.19	92.00	12.47	100.21	51.40	144.43	88.56 to 96.90	1,342,180	1,234,755
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	210	97.74	97.21	92.75	13.29	104.81	51.04	219.50	96.09 to 98.93	1,415,349	1,312,797
01-OCT-16 To 30-SEP-17	219	94.68	95.62	94.46	18.15	101.23	31.86	922.05	92.34 to 96.40	1,864,475	1,761,220
01-OCT-17 To 30-SEP-18	257	91.11	90.89	85.21	17.54	106.67	40.29	210.56	88.75 to 93.80	1,284,217	1,094,240
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	220	96.85	95.44	92.75	12.57	102.90	57.19	219.50	93.78 to 98.07	1,650,176	1,530,587
01-JAN-17 To 31-DEC-17	235	93.42	95.27	92.91	19.12	102.54	31.86	922.05	90.88 to 95.99	1,517,502	1,409,938
<u>ALL</u>	686	94.68	94.33	91.02	16.56	103.64	31.86	922.05	92.86 to 96.14	1,509,602	1,374,073

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
91	686	94.68	94.33	91.02	16.56	103.64	31.86	922.05	92.86 to 96.14	1,509,602	1,374,073
<u>ALL</u>	686	94.68	94.33	91.02	16.56	103.64	31.86	922.05	92.86 to 96.14	1,509,602	1,374,073

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	567	93.92	94.29	91.41	16.65	103.15	31.86	922.05	92.34 to 95.99	1,575,118	1,439,873
04	119	96.14	94.55	88.57	16.34	106.75	50.16	219.50	93.68 to 97.42	1,197,438	1,060,554
<u>ALL</u>	686	94.68	94.33	91.02	16.56	103.64	31.86	922.05	92.86 to 96.14	1,509,602	1,374,073

28 Douglas
COMMERCIAL

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Qualified

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COV : 40.06
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 MAX Sales Ratio : 922.05
 MIN Sales Ratio : 31.86

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	7	148.00	150.40	150.74	16.11	99.77	108.80	219.50	108.80 to 219.50	22,071	33,271	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	686	94.68	94.33	91.02	16.56	103.64	31.86	922.05	92.86 to 96.14	1,509,602	1,374,073	
Greater Than 14,999	686	94.68	94.33	91.02	16.56	103.64	31.86	922.05	92.86 to 96.14	1,509,602	1,374,073	
Greater Than 29,999	679	94.43	93.76	91.01	16.16	103.02	31.86	922.05	92.77 to 95.99	1,524,938	1,387,896	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	7	148.00	150.40	150.74	16.11	99.77	108.80	219.50	108.80 to 219.50	22,071	33,271	
30,000 TO 59,999	13	100.22	98.61	98.86	14.85	99.75	52.25	142.40	83.55 to 111.27	43,145	42,654	
60,000 TO 99,999	29	97.41	100.70	99.73	15.15	100.97	58.22	168.00	92.50 to 104.24	81,169	80,952	
100,000 TO 149,999	35	102.08	101.77	101.76	13.77	100.01	64.56	154.90	97.14 to 104.09	122,116	124,269	
150,000 TO 249,999	88	95.71	106.18	105.92	23.85	100.25	51.40	922.05	90.13 to 98.88	202,850	214,866	
250,000 TO 499,999	173	94.68	90.89	90.20	13.97	100.76	40.27	148.92	91.40 to 96.47	364,445	328,743	
500,000 TO 999,999	137	95.12	90.83	91.09	14.82	99.71	31.86	153.75	91.80 to 97.14	689,003	627,616	
1,000,000 +	204	91.21	90.12	90.67	15.44	99.39	44.63	167.32	88.24 to 93.92	4,181,130	3,791,008	
<u>ALL</u>	686	94.68	94.33	91.02	16.56	103.64	31.86	922.05	92.86 to 96.14	1,509,602	1,374,073	

28 Douglas
COMMERCIAL

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	3	102.09	97.41	111.56	28.78	87.32	51.00	139.14	N/A	950,093	1,059,967
116	61	89.74	91.37	89.45	12.44	102.15	51.40	125.86	86.60 to 97.27	263,826	235,997
118	105	92.79	88.90	90.62	14.71	98.10	31.86	140.30	88.26 to 96.37	3,104,782	2,813,604
131	1	75.43	75.43	75.43	00.00	100.00	75.43	75.43	N/A	1,275,000	961,700
133	1	99.64	99.64	99.64	00.00	100.00	99.64	99.64	N/A	5,035,000	5,017,100
149	1	114.92	114.92	114.92	00.00	100.00	114.92	114.92	N/A	299,000	343,600
163	5	94.66	106.20	127.85	19.41	83.07	79.75	167.32	N/A	540,400	690,880
217	1	109.83	109.83	109.83	00.00	100.00	109.83	109.83	N/A	60,000	65,900
304	3	99.87	95.13	96.50	04.84	98.58	85.52	100.00	N/A	915,000	882,933
309	3	100.00	100.18	100.18	00.76	100.00	99.14	101.41	N/A	348,317	348,933
311	1	93.96	93.96	93.96	00.00	100.00	93.96	93.96	N/A	230,000	216,100
312	1	80.16	80.16	80.16	00.00	100.00	80.16	80.16	N/A	1,220,000	977,900
313	2	88.04	88.04	81.29	20.18	108.30	70.27	105.80	N/A	9,431,573	7,667,100
319	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	1,550,000	1,550,000
325	32	94.34	93.09	91.62	15.84	101.60	57.43	142.40	83.14 to 102.12	296,930	272,044
326	1	95.17	95.17	95.17	00.00	100.00	95.17	95.17	N/A	89,000	84,700
328	1	52.25	52.25	52.25	00.00	100.00	52.25	52.25	N/A	40,000	20,900
334	10	97.89	93.95	86.80	11.68	108.24	57.19	120.72	74.48 to 105.00	1,947,605	1,690,560
336	3	94.80	96.10	93.70	04.75	102.56	90.00	103.50	N/A	156,667	146,800
340	2	92.16	92.16	92.14	02.73	100.02	89.64	94.68	N/A	327,500	301,750
341	12	95.56	89.69	91.93	15.21	97.56	61.69	119.96	68.23 to 102.55	4,797,327	4,410,042
343	1	135.64	135.64	135.64	00.00	100.00	135.64	135.64	N/A	1,550,000	2,102,400
344	133	92.37	98.62	94.53	23.37	104.33	55.39	922.05	86.15 to 95.53	1,583,953	1,497,272
345	1	97.19	97.19	97.19	00.00	100.00	97.19	97.19	N/A	5,341,000	5,190,800
349	8	98.26	104.87	109.00	20.86	96.21	73.37	148.92	73.37 to 148.92	260,625	284,075
350	18	90.40	93.74	86.50	21.06	108.37	40.27	184.19	78.05 to 100.00	1,248,259	1,079,739
351	2	115.79	115.79	115.26	07.93	100.46	106.61	124.97	N/A	329,000	379,200
352	1	80.76	80.76	80.76	00.00	100.00	80.76	80.76	N/A	210,000	169,600
353	44	99.26	98.76	95.00	09.76	103.96	51.04	148.00	97.14 to 103.14	364,034	345,825
368	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	1,250,000	1,250,000
381	1	102.29	102.29	102.29	00.00	100.00	102.29	102.29	N/A	310,000	317,100
382	1	92.62	92.62	92.62	00.00	100.00	92.62	92.62	N/A	325,000	301,000
384	3	92.50	97.23	96.06	08.22	101.22	88.20	110.99	N/A	114,333	109,833
386	5	90.52	90.33	87.34	23.13	103.42	59.59	129.95	N/A	3,805,000	3,323,360
387	1	70.24	70.24	70.24	00.00	100.00	70.24	70.24	N/A	1,000,000	702,400

28 Douglas
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 : 686
 Total Sales Price : 1,035,587,205
 Total Adj. Sales Price : 1,035,587,205
 Total Assessed Value : 942,614,100
 Avg. Adj. Sales Price : 1,509,602
 Avg. Assessed Value : 1,374,073

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 94
 COD : 16.56
 PRD : 103.64

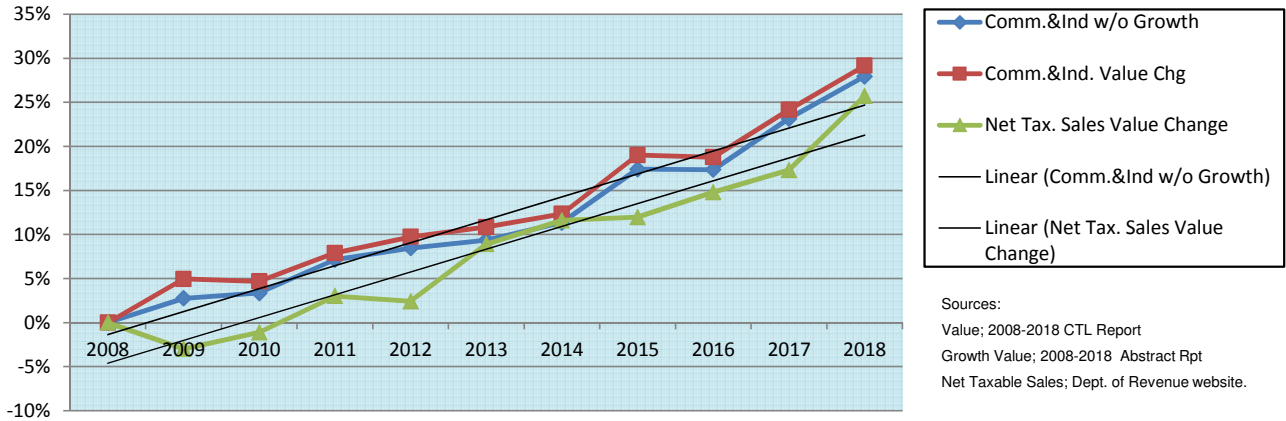
COV : 40.06
 STD : 37.79
 Avg. Abs. Dev : 15.68
 MAX Sales Ratio : 922.05
 MIN Sales Ratio : 31.86

95% Median C.I. : 92.86 to 96.14
 95% Wgt. Mean C.I. : 87.32 to 94.72
 95% Mean C.I. : 91.50 to 97.16

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406	82	96.73	97.21	87.87	16.53	110.63	50.16	219.50	93.02 to 98.70	660,082	579,984
407	14	88.33	89.25	88.95	19.56	100.34	60.45	166.16	69.58 to 96.98	3,218,731	2,863,000
408	2	125.58	125.58	120.50	15.73	104.22	105.83	145.33	N/A	101,000	121,700
410	3	95.88	85.13	87.68	12.76	97.09	61.42	98.10	N/A	540,000	473,467
412	34	93.47	93.50	88.62	12.45	105.51	44.63	143.20	88.79 to 97.79	2,789,974	2,472,444
419	15	82.42	82.63	78.83	21.77	104.82	40.29	119.65	62.32 to 103.18	483,699	381,287
424	2	97.97	97.97	95.00	06.07	103.13	92.02	103.91	N/A	433,750	412,050
426	5	98.93	101.53	95.88	08.06	105.89	88.24	119.25	N/A	457,171	438,340
434	6	101.47	91.73	85.52	12.39	107.26	50.36	107.97	50.36 to 107.97	267,417	228,683
442	11	91.54	93.90	83.61	18.87	112.31	62.65	147.50	65.88 to 126.27	207,091	173,155
444	1	89.42	89.42	89.42	00.00	100.00	89.42	89.42	N/A	189,000	169,000
446	2	128.77	128.77	128.69	02.84	100.06	125.11	132.43	N/A	3,618,750	4,657,150
453	28	93.80	87.94	84.09	14.91	104.58	55.89	125.51	74.52 to 97.58	1,277,150	1,073,939
455	1	105.06	105.06	105.06	00.00	100.00	105.06	105.06	N/A	735,514	772,700
483	2	88.43	88.43	86.11	08.48	102.69	80.93	95.93	N/A	7,980,000	6,871,350
496	1	112.11	112.11	112.11	00.00	100.00	112.11	112.11	N/A	1,600,000	1,793,800
502	1	75.40	75.40	75.40	00.00	100.00	75.40	75.40	N/A	50,000	37,700
529	3	102.10	101.11	99.33	02.35	101.79	97.02	104.22	N/A	170,000	168,867
588	1	87.87	87.87	87.87	00.00	100.00	87.87	87.87	N/A	12,000,000	10,544,600
718	2	93.44	93.44	92.26	03.59	101.28	90.09	96.78	N/A	1,182,500	1,090,950
<u>ALL</u>	<u>686</u>	<u>94.68</u>	<u>94.33</u>	<u>91.02</u>	<u>16.56</u>	<u>103.64</u>	<u>31.86</u>	<u>922.05</u>	<u>92.86 to 96.14</u>	<u>1,509,602</u>	<u>1,374,073</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 9,713,651,165	\$ 200,518,349		\$ 9,513,132,816	--	\$ 7,972,759,468	--
2009	\$ 10,194,506,710	\$ 212,666,141	2.09%	\$ 9,981,840,569	2.76%	\$ 7,734,353,333	-2.99%
2010	\$ 10,167,981,076	\$ 128,535,711	1.26%	\$ 10,039,445,365	-1.52%	\$ 7,884,002,093	1.93%
2011	\$ 10,480,161,220	\$ 73,430,620	0.70%	\$ 10,406,730,600	2.35%	\$ 8,213,178,329	4.18%
2012	\$ 10,659,051,460	\$ 124,091,280	1.16%	\$ 10,534,960,180	0.52%	\$ 8,165,469,737	-0.58%
2013	\$ 10,766,152,275	\$ 142,130,900	1.32%	\$ 10,624,021,375	-0.33%	\$ 8,682,183,671	6.33%
2014	\$ 10,913,051,020	\$ 97,071,400	0.89%	\$ 10,815,979,620	0.46%	\$ 8,897,828,252	2.48%
2015	\$ 11,559,524,765	\$ 155,055,920	1.34%	\$ 11,404,468,845	4.50%	\$ 8,925,844,832	0.31%
2016	\$ 11,536,581,930	\$ 137,451,664	1.19%	\$ 11,399,130,266	-1.39%	\$ 9,152,772,862	2.54%
2017	\$ 12,058,729,945	\$ 96,166,700	0.80%	\$ 11,962,563,245	3.69%	\$ 9,351,531,267	2.17%
2018	\$ 12,546,703,885	\$ 118,773,500	0.95%	\$ 12,427,930,385	3.06%	\$ 10,023,419,576	7.18%
Ann %chg	2.59%			Average	1.41%	2.32%	2.36%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	2.76%	4.95%	-2.99%
2010	3.35%	4.68%	-1.11%
2011	7.14%	7.89%	3.02%
2012	8.46%	9.73%	2.42%
2013	9.37%	10.84%	8.90%
2014	11.35%	12.35%	11.60%
2015	17.41%	19.00%	11.95%
2016	17.35%	18.77%	14.80%
2017	23.15%	24.14%	17.29%
2018	27.94%	29.17%	25.72%

County Number	28
County Name	Douglas

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	166	Median :	92	COV :	19.00	95% Median C.I. :	89.03 to 96.09
Total Sales Price :	342,095,529	Wgt. Mean :	91	STD :	17.06	95% Wgt. Mean C.I. :	81.57 to 99.56
Total Adj. Sales Price :	342,095,529	Mean :	90	Avg. Abs. Dev :	12.77	95% Mean C.I. :	87.21 to 92.41
Total Assessed Value :	309,824,200						
Avg. Adj. Sales Price :	2,060,816	COD :	13.87	MAX Sales Ratio :	140.30		
Avg. Assessed Value :	1,866,411	PRD :	99.16	MIN Sales Ratio :	31.86		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015	10	99.94	101.41	87.85	13.74	115.44	70.70	140.30	85.45 to 125.86	3,226,210	2,834,330
01/01/2016 To 03/31/2016	12	96.87	96.52	95.60	07.50	100.96	73.54	120.03	91.64 to 101.97	793,544	758,658
04/01/2016 To 06/30/2016	15	96.09	96.46	93.24	08.42	103.45	82.17	117.28	88.52 to 106.63	2,081,967	1,941,267
07/01/2016 To 09/30/2016	13	89.79	91.48	95.14	09.44	96.15	73.24	107.08	80.71 to 101.84	2,922,661	2,780,531
10/01/2016 To 12/31/2016	17	98.07	94.28	98.75	14.86	95.47	57.26	120.69	75.36 to 106.56	3,343,331	3,301,671
01/01/2017 To 03/31/2017	8	98.66	87.06	83.31	14.09	104.50	31.86	103.09	31.86 to 103.09	526,275	438,438
04/01/2017 To 06/30/2017	13	90.94	87.25	93.30	11.65	93.52	62.50	103.10	74.35 to 99.57	2,817,308	2,628,546
07/01/2017 To 09/30/2017	13	93.42	95.06	93.81	05.36	101.33	79.75	110.62	92.34 to 100.97	3,396,462	3,186,200
10/01/2017 To 12/31/2017	16	87.13	86.06	84.84	10.40	101.44	59.00	105.83	83.02 to 96.46	729,594	619,006
01/01/2018 To 03/31/2018	19	91.37	89.34	93.55	20.67	95.50	47.25	124.00	67.11 to 113.10	667,921	624,821
04/01/2018 To 06/30/2018	17	80.43	75.56	63.00	18.65	119.94	49.15	101.75	53.67 to 92.53	2,236,998	1,409,394
07/01/2018 To 09/30/2018	13	85.78	82.42	97.32	13.83	84.69	51.40	103.30	65.87 to 96.57	2,066,769	2,011,392
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	50	96.49	96.17	92.53	09.69	103.93	70.70	140.30	89.79 to 99.29	2,220,175	2,054,262
10/01/2016 To 09/30/2017	51	94.96	91.56	95.35	12.12	96.03	31.86	120.69	90.94 to 98.70	2,780,899	2,651,522
10/01/2017 To 09/30/2018	65	86.46	83.55	80.53	16.86	103.75	47.25	124.00	81.84 to 89.68	1,373,246	1,105,900
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	57	96.44	94.69	96.25	10.54	98.38	57.26	120.69	89.74 to 99.29	2,378,654	2,289,442
01/01/2017 To 12/31/2017	50	92.56	88.87	92.08	10.83	96.51	31.86	110.62	87.17 to 96.46	1,933,254	1,780,066

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	166	Median :	92	COV :	19.00	95% Median C.I. :	89.03 to 96.09
Total Sales Price :	342,095,529	Wgt. Mean :	91	STD :	17.06	95% Wgt. Mean C.I. :	81.57 to 99.56
Total Adj. Sales Price :	342,095,529	Mean :	90	Avg. Abs. Dev :	12.77	95% Mean C.I. :	87.21 to 92.41
Total Assessed Value :	309,824,200						
Avg. Adj. Sales Price :	2,060,816	COD :	13.87	MAX Sales Ratio :	140.30		
Avg. Assessed Value :	1,866,411	PRD :	99.16	MIN Sales Ratio :	31.86		

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
91	166	92.07	89.81	90.57	13.87	99.16	31.86	140.30	89.03 to 96.09	2,060,816	1,866,411

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	166	92.07	89.81	90.57	13.87	99.16	31.86	140.30	89.03 to 96.09	2,060,816	1,866,411
04											

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	166	Median :	92	COV :	19.00	95% Median C.I. :	89.03 to 96.09
Total Sales Price :	342,095,529	Wgt. Mean :	91	STD :	17.06	95% Wgt. Mean C.I. :	81.57 to 99.56
Total Adj. Sales Price :	342,095,529	Mean :	90	Avg. Abs. Dev :	12.77	95% Mean C.I. :	87.21 to 92.41
Total Assessed Value :	309,824,200						
Avg. Adj. Sales Price :	2,060,816	COD :	13.87	MAX Sales Ratio :	140.30		
Avg. Assessed Value :	1,866,411	PRD :	99.16	MIN Sales Ratio :	31.86		

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$__											
Greater Than 4,999	166	92.07	89.81	90.57	13.87	99.16	31.86	140.30	89.03 to 96.09	2,060,816	1,866,411
Greater Than 15,000	166	92.07	89.81	90.57	13.87	99.16	31.86	140.30	89.03 to 96.09	2,060,816	1,866,411
Greater Than 30,000	166	92.07	89.81	90.57	13.87	99.16	31.86	140.30	89.03 to 96.09	2,060,816	1,866,411
__ Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	97.27	97.27	97.27		100.00	97.27	97.27	N/A	44,000	42,800
60,000 TO 99,999	4	95.92	99.66	100.10	09.36	99.56	89.68	117.13	N/A	74,000	74,075
100,000 TO 149,999	6	94.01	94.63	93.92	17.99	100.76	69.59	124.00	69.59 to 124.00	132,083	124,050
150,000 TO 249,999	23	96.50	94.33	94.48	11.38	99.84	51.40	125.86	86.60 to 101.97	215,517	203,626
250,000 TO 499,999	55	89.62	88.20	87.48	13.71	100.82	47.25	120.69	85.78 to 96.46	355,524	311,015
500,000 TO 999,999	31	86.70	82.82	81.61	19.23	101.48	31.86	120.99	68.29 to 96.78	691,121	564,026
1,000,000 +	46	92.90	92.54	91.34	11.66	101.31	51.77	140.30	88.26 to 98.07	6,413,643	5,857,974

what IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	166	Median :	92	COV :	19.00	95% Median C.I. :	89.03 to 96.09
Total Sales Price :	342,095,529	Wgt. Mean :	91	STD :	17.06	95% Wgt. Mean C.I. :	81.57 to 99.56
Total Adj. Sales Price :	342,095,529	Mean :	90	Avg. Abs. Dev :	12.77	95% Mean C.I. :	87.21 to 92.41
Total Assessed Value :	309,824,200						
Avg. Adj. Sales Price :	2,060,816	COD :	13.87	MAX Sales Ratio :	140.30		
Avg. Assessed Value :	1,866,411	PRD :	99.16	MIN Sales Ratio :	31.86		

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
116	61	89.74	91.37	89.45	12.44	102.15	51.40	125.86	86.60 to 97.27	263,826	235,997
118	105	92.79	88.90	90.62	14.71	98.10	31.86	140.30	88.26 to 96.37	3,104,782	2,813,604

What IF

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
PROPERTY TYPE *	03	Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	96	Median :	96	COV :	26.85	95% Median C.I. :	91.84 to 97.83
Total Sales Price :	99,188,981	Wgt. Mean :	88	STD :	25.79	95% Wgt. Mean C.I. :	81.06 to 95.65
Total Adj. Sales Price :	99,188,981	Mean :	96	Avg. Abs. Dev :	16.39	95% Mean C.I. :	90.89 to 101.21
Total Assessed Value :	87,640,700						
Avg. Adj. Sales Price :	1,033,219	COD :	17.11	MAX Sales Ratio :	219.50		
Avg. Assessed Value :	912,924	PRD :	108.70	MIN Sales Ratio :	50.16		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015	9	100.22	110.58	132.36	12.42	83.54	95.12	166.16	97.84 to 126.91	805,670	1,066,356
01/01/2016 To 03/31/2016	12	97.49	109.53	90.76	19.56	120.68	67.12	219.50	94.81 to 101.28	979,667	889,133
04/01/2016 To 06/30/2016	6	92.54	89.46	85.42	10.56	104.73	71.27	103.40	71.27 to 103.40	1,467,219	1,253,317
07/01/2016 To 09/30/2016	6	90.22	92.23	84.16	21.55	109.59	63.43	132.61	63.43 to 132.61	787,380	662,667
10/01/2016 To 12/31/2016	8	98.71	98.64	93.37	08.03	105.64	72.16	111.53	72.16 to 111.53	1,337,750	1,249,013
01/01/2017 To 03/31/2017	10	87.41	82.62	79.39	17.18	104.07	50.16	108.72	55.00 to 97.24	1,111,472	882,440
04/01/2017 To 06/30/2017	10	89.36	91.10	87.65	21.78	103.94	54.64	165.38	66.74 to 105.67	775,915	680,060
07/01/2017 To 09/30/2017	7	90.88	96.14	75.39	22.43	127.52	60.45	168.00	60.45 to 168.00	2,112,143	1,592,400
10/01/2017 To 12/31/2017	7	90.13	92.03	88.48	11.45	104.01	66.53	114.64	66.53 to 114.64	1,161,857	1,028,057
01/01/2018 To 03/31/2018	5	107.57	98.57	77.76	16.68	126.76	64.24	119.44	N/A	700,200	544,500
04/01/2018 To 06/30/2018	11	90.22	91.74	83.61	20.73	109.72	54.98	150.95	65.08 to 113.49	544,409	455,191
07/01/2018 To 09/30/2018	5	93.68	95.10	89.66	08.26	106.07	83.00	112.67	N/A	934,200	837,620
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	33	98.41	103.02	97.63	16.44	105.52	63.43	219.50	95.12 to 101.28	985,897	962,506
10/01/2016 To 09/30/2017	35	94.53	91.41	82.87	17.63	110.31	50.16	168.00	83.42 to 96.98	1,267,453	1,050,397
10/01/2017 To 09/30/2018	28	91.62	93.63	85.74	16.64	109.20	54.98	150.95	83.55 to 102.65	796,196	682,646
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	32	97.28	99.80	89.36	15.32	111.68	63.43	219.50	92.69 to 101.28	1,124,550	1,004,925
01/01/2017 To 12/31/2017	34	90.19	89.84	81.28	18.27	110.53	50.16	168.00	79.82 to 95.87	1,229,173	999,065

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	96	Median :	96	COV :	26.85	95% Median C.I. :	91.84 to 97.83
Total Sales Price :	99,188,981	Wgt. Mean :	88	STD :	25.79	95% Wgt. Mean C.I. :	81.06 to 95.65
Total Adj. Sales Price :	99,188,981	Mean :	96	Avg. Abs. Dev :	16.39	95% Mean C.I. :	90.89 to 101.21
Total Assessed Value :	87,640,700						
Avg. Adj. Sales Price :	1,033,219	COD :	17.11	MAX Sales Ratio :	219.50		
Avg. Assessed Value :	912,924	PRD :	108.70	MIN Sales Ratio :	50.16		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02											
03	13	89.61	99.08	82.88	23.26	119.55	63.43	165.38	78.16 to 119.44	332,165	275,285
04	83	96.14	95.57	88.61	16.09	107.85	50.16	219.50	93.02 to 97.83	1,143,022	1,012,795

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
406	82	96.73	97.21	87.87	16.53	110.63	50.16	219.50	93.02 to 98.70	660,082	579,984
407	14	88.33	89.25	88.95	19.56	100.34	60.45	166.16	69.58 to 96.98	3,218,731	2,863,000

what IF

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	90	COV :	32.05	95% Median C.I. :	78.05 to 100.00
Total Sales Price :	22,468,662	Wgt. Mean :	87	STD :	30.04	95% Wgt. Mean C.I. :	76.43 to 96.57
Total Adj. Sales Price :	22,468,662	Mean :	94	Avg. Abs. Dev :	19.04	95% Mean C.I. :	78.80 to 108.68
Total Assessed Value :	19,435,300						
Avg. Adj. Sales Price :	1,248,259	COD :	21.06	MAX Sales Ratio :	184.19		
Avg. Assessed Value :	1,079,739	PRD :	108.37	MIN Sales Ratio :	40.27		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015	1	84.71	84.71	84.71		100.00	84.71	84.71	N/A	70,000	59,300
01/01/2016 To 03/31/2016											
04/01/2016 To 06/30/2016											
07/01/2016 To 09/30/2016	2	81.16	81.16	80.19	21.57	101.21	63.65	98.67	N/A	2,964,500	2,377,100
10/01/2016 To 12/31/2016	2	86.88	86.88	85.45	04.80	101.67	82.71	91.05	N/A	1,916,364	1,637,550
01/01/2017 To 03/31/2017	3	88.02	74.90	76.66	21.26	97.70	40.27	96.41	N/A	528,333	405,000
04/01/2017 To 06/30/2017	3	78.05	87.74	79.61	13.06	110.21	77.31	107.87	N/A	1,424,333	1,133,933
07/01/2017 To 09/30/2017	3	99.85	97.89	95.08	04.79	102.96	89.75	104.08	N/A	1,872,978	1,780,900
10/01/2017 To 12/31/2017	1	100.00	100.00	100.00		100.00	100.00	100.00	N/A	500,000	500,000
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	1	184.19	184.19	184.19		100.00	184.19	184.19	N/A	210,000	386,800
07/01/2018 To 09/30/2018	2	100.37	100.37	111.20	32.38	90.26	67.87	132.87	N/A	225,000	250,200
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	3	84.71	82.34	80.24	13.78	102.62	63.65	98.67	N/A	1,999,667	1,604,500
10/01/2016 To 09/30/2017	11	89.75	86.85	86.45	13.46	100.46	40.27	107.87	77.31 to 104.08	1,391,787	1,203,145
10/01/2017 To 09/30/2018	4	116.44	121.23	119.59	32.03	101.37	67.87	184.19	N/A	290,000	346,800
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	4	86.88	84.02	82.25	12.48	102.15	63.65	98.67	N/A	2,440,432	2,007,325
01/01/2017 To 12/31/2017	10	93.08	88.16	87.33	14.48	100.95	40.27	107.87	77.31 to 104.08	1,197,694	1,045,950

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	90	COV :	32.05	95% Median C.I. :	78.05 to 100.00
Total Sales Price :	22,468,662	Wgt. Mean :	87	STD :	30.04	95% Wgt. Mean C.I. :	76.43 to 96.57
Total Adj. Sales Price :	22,468,662	Mean :	94	Avg. Abs. Dev :	19.04	95% Mean C.I. :	78.80 to 108.68
Total Assessed Value :	19,435,300						
Avg. Adj. Sales Price :	1,248,259	COD :	21.06	MAX Sales Ratio :	184.19		
Avg. Assessed Value :	1,079,739	PRD :	108.37	MIN Sales Ratio :	40.27		

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
91	18	90.40	93.74	86.50	21.06	108.37	40.27	184.19	78.05 to 100.00	1,248,259	1,079,739

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	18	90.40	93.74	86.50	21.06	108.37	40.27	184.19	78.05 to 100.00	1,248,259	1,079,739
04											

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
350	18	90.40	93.74	86.50	21.06	108.37	40.27	184.19	78.05 to 100.00	1,248,259	1,079,739

What IF

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	350	Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	82	COV :	26.99	95% Median C.I. :	62.32 to 103.18
Total Sales Price :	7,255,480	Wgt. Mean :	79	STD :	22.30	95% Wgt. Mean C.I. :	64.41 to 93.25
Total Adj. Sales Price :	7,255,480	Mean :	83	Avg. Abs. Dev :	17.94	95% Mean C.I. :	70.28 to 94.98
Total Assessed Value :	5,719,300						
Avg. Adj. Sales Price :	483,699	COD :	21.77	MAX Sales Ratio :	119.65		
Avg. Assessed Value :	381,287	PRD :	104.82	MIN Sales Ratio :	40.29		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015	1	76.45	76.45	76.45		100.00	76.45	76.45	N/A	220,000	168,200
01/01/2016 To 03/31/2016											
04/01/2016 To 06/30/2016											
07/01/2016 To 09/30/2016	2	82.75	82.75	81.60	24.69	101.41	62.32	103.18	N/A	1,112,500	907,850
10/01/2016 To 12/31/2016	1	82.42	82.42	82.42		100.00	82.42	82.42	N/A	190,000	156,600
01/01/2017 To 03/31/2017	4	107.47	107.68	106.76	05.66	100.86	96.14	119.65	N/A	225,000	240,200
04/01/2017 To 06/30/2017	2	74.93	74.93	74.86	01.13	100.09	74.08	75.78	N/A	245,000	183,400
07/01/2017 To 09/30/2017											
10/01/2017 To 12/31/2017	1	88.75	88.75	88.75		100.00	88.75	88.75	N/A	160,000	142,000
01/01/2018 To 03/31/2018	2	75.80	75.80	81.33	19.29	93.20	61.18	90.42	N/A	965,241	785,050
04/01/2018 To 06/30/2018	2	47.05	47.05	47.29	14.37	99.49	40.29	53.81	N/A	570,000	269,550
07/01/2018 To 09/30/2018											
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	3	76.45	80.65	81.14	17.82	99.40	62.32	103.18	N/A	815,000	661,300
10/01/2016 To 09/30/2017	7	96.14	94.71	93.94	15.20	100.82	74.08	119.65	74.08 to 119.65	225,714	212,029
10/01/2017 To 09/30/2018	5	61.18	66.89	69.69	27.80	95.98	40.29	90.42	N/A	646,096	450,240
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	3	82.42	82.64	81.67	16.53	101.19	62.32	103.18	N/A	805,000	657,433
01/01/2017 To 12/31/2017	7	96.14	95.62	94.81	14.26	100.85	74.08	119.65	74.08 to 119.65	221,428	209,943

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	82	COV :	26.99	95% Median C.I. :	62.32 to 103.18
Total Sales Price :	7,255,480	Wgt. Mean :	79	STD :	22.30	95% Wgt. Mean C.I. :	64.41 to 93.25
Total Adj. Sales Price :	7,255,480	Mean :	83	Avg. Abs. Dev :	17.94	95% Mean C.I. :	70.28 to 94.98
Total Assessed Value :	5,719,300						
Avg. Adj. Sales Price :	483,699	COD :	21.77	MAX Sales Ratio :	119.65		
Avg. Assessed Value :	381,287	PRD :	104.82	MIN Sales Ratio :	40.29		

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
91	15	82.42	82.63	78.83	21.77	104.82	40.29	119.65	62.32 to 103.18	483,699	381,287

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	15	82.42	82.63	78.83	21.77	104.82	40.29	119.65	62.32 to 103.18	483,699	381,287
04											

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
419	15	82.42	82.63	78.83	21.77	104.82	40.29	119.65	62.32 to 103.18	483,699	381,287

What IF

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	419	Total	Increase	0%

What IF

Type : Qualified

Number of Sales :	156	Median :	72	COV :	23.75	95% Median C.I. :	68.46 to 74.78
Total Sales Price :	107,420,598	Wgt. Mean :	70	STD :	17.21	95% Wgt. Mean C.I. :	67.30 to 72.12
Total Adj. Sales Price :	107,420,598	Mean :	72	Avg. Abs. Dev :	12.90	95% Mean C.I. :	69.77 to 75.17
Total Assessed Value :	74,884,524						
Avg. Adj. Sales Price :	688,594	COD :	18.03	MAX Sales Ratio :	137.60		
Avg. Assessed Value :	480,029	PRD :	103.96	MIN Sales Ratio :	17.63		

Printed : 04/03/2019

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015	16	65.10	71.02	68.54	20.02	103.62	38.38	137.60	59.99 to 79.51	655,366	449,200
01/01/2016 To 03/31/2016	16	73.53	71.54	71.34	14.82	100.28	50.91	107.08	58.07 to 78.90	772,679	551,257
04/01/2016 To 06/30/2016	7	82.87	80.17	78.44	09.41	102.21	64.36	92.47	64.36 to 92.47	912,739	715,985
07/01/2016 To 09/30/2016	7	68.46	73.36	63.97	16.21	114.68	55.80	95.55	55.80 to 95.55	925,221	591,901
10/01/2016 To 12/31/2016	16	68.16	70.89	70.96	11.15	99.90	59.21	92.48	62.89 to 79.25	670,820	476,015
01/01/2017 To 03/31/2017	22	69.79	70.77	65.73	19.77	107.67	34.89	109.47	60.44 to 83.75	642,154	422,084
04/01/2017 To 06/30/2017	15	65.78	68.10	63.69	15.52	106.92	53.82	97.66	56.66 to 71.88	704,510	448,734
07/01/2017 To 09/30/2017	2	70.62	70.62	69.89	11.20	101.04	62.71	78.52	N/A	552,240	385,945
10/01/2017 To 12/31/2017	18	86.43	84.12	84.38	15.84	99.69	55.19	114.66	68.49 to 97.90	599,110	505,534
01/01/2018 To 03/31/2018	18	73.10	72.06	67.69	13.38	106.46	46.17	96.99	63.23 to 80.87	705,139	477,331
04/01/2018 To 06/30/2018	13	72.10	67.52	65.30	29.75	103.40	17.63	132.38	47.26 to 88.43	510,290	333,213
07/01/2018 To 09/30/2018	6	65.91	67.92	65.05	16.34	104.41	56.59	86.97	56.59 to 86.97	843,880	548,949
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	46	71.65	72.95	70.45	16.85	103.55	38.38	137.60	64.37 to 77.41	776,401	547,011
10/01/2016 To 09/30/2017	55	68.71	70.07	66.80	15.88	104.90	34.89	109.47	62.89 to 74.47	664,230	443,727
10/01/2017 To 09/30/2018	55	75.15	74.48	71.98	19.84	103.47	17.63	132.38	68.49 to 80.87	639,519	460,310
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	46	71.46	72.90	71.16	14.06	102.45	50.91	107.08	65.08 to 77.06	781,776	556,338
01/01/2017 To 12/31/2017	57	71.49	74.28	70.77	19.78	104.96	34.89	114.66	66.01 to 78.52	641,815	454,182

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	156	71.56	72.47	69.71	18.03	103.96	17.63	137.60	68.46 to 74.78	688,594	480,029

Type : Qualified

Number of Sales :	156	Median :	72	COV :	23.75	95% Median C.I. :	68.46 to 74.78
Total Sales Price :	107,420,598	Wgt. Mean :	70	STD :	17.21	95% Wgt. Mean C.I. :	67.30 to 72.12
Total Adj. Sales Price :	107,420,598	Mean :	72	Avg. Abs. Dev :	12.90	95% Mean C.I. :	69.77 to 75.17
Total Assessed Value :	74,884,524						
Avg. Adj. Sales Price :	688,594	COD :	18.03	MAX Sales Ratio :	137.60		
Avg. Assessed Value :	480,029	PRD :	103.96	MIN Sales Ratio :	17.63		

Printed : 04/03/2019

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	3	64.90	85.90	77.55	42.33	110.77	55.19	137.60	N/A	847,573	657,300
1	3	64.90	85.90	77.55	42.33	110.77	55.19	137.60	N/A	847,573	657,300
<u>Dry</u>											
County	60	69.71	71.04	67.39	16.22	105.42	46.17	114.66	63.57 to 72.80	715,094	481,875
1	60	69.71	71.04	67.39	16.22	105.42	46.17	114.66	63.57 to 72.80	715,094	481,875
<u>Grass</u>											
County	1	47.26	47.26	47.26		100.00	47.26	47.26	N/A	184,000	86,955
1	1	47.26	47.26	47.26		100.00	47.26	47.26	N/A	184,000	86,955
<u>ALL</u>											
10/01/2015 To 09/30/2018	156	71.56	72.47	69.71	18.03	103.96	17.63	137.60	68.46 to 74.78	688,594	480,029

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	11	64.36	75.17	65.74	33.23	114.34	34.89	137.60	53.82 to 132.38	840,536	552,552
1	11	64.36	75.17	65.74	33.23	114.34	34.89	137.60	53.82 to 132.38	840,536	552,552
<u>Dry</u>											
County	107	71.88	73.41	70.87	15.76	103.58	46.17	114.66	69.03 to 75.77	700,505	496,480
1	107	71.88	73.41	70.87	15.76	103.58	46.17	114.66	69.03 to 75.77	700,505	496,480
<u>Grass</u>											
County	2	42.82	42.82	41.85	10.37	102.32	38.38	47.26	N/A	235,750	98,651
1	2	42.82	42.82	41.85	10.37	102.32	38.38	47.26	N/A	235,750	98,651
<u>ALL</u>											
10/01/2015 To 09/30/2018	156	71.56	72.47	69.71	18.03	103.96	17.63	137.60	68.46 to 74.78	688,594	480,029

Douglas County 2019 Average Acre Value Comparison

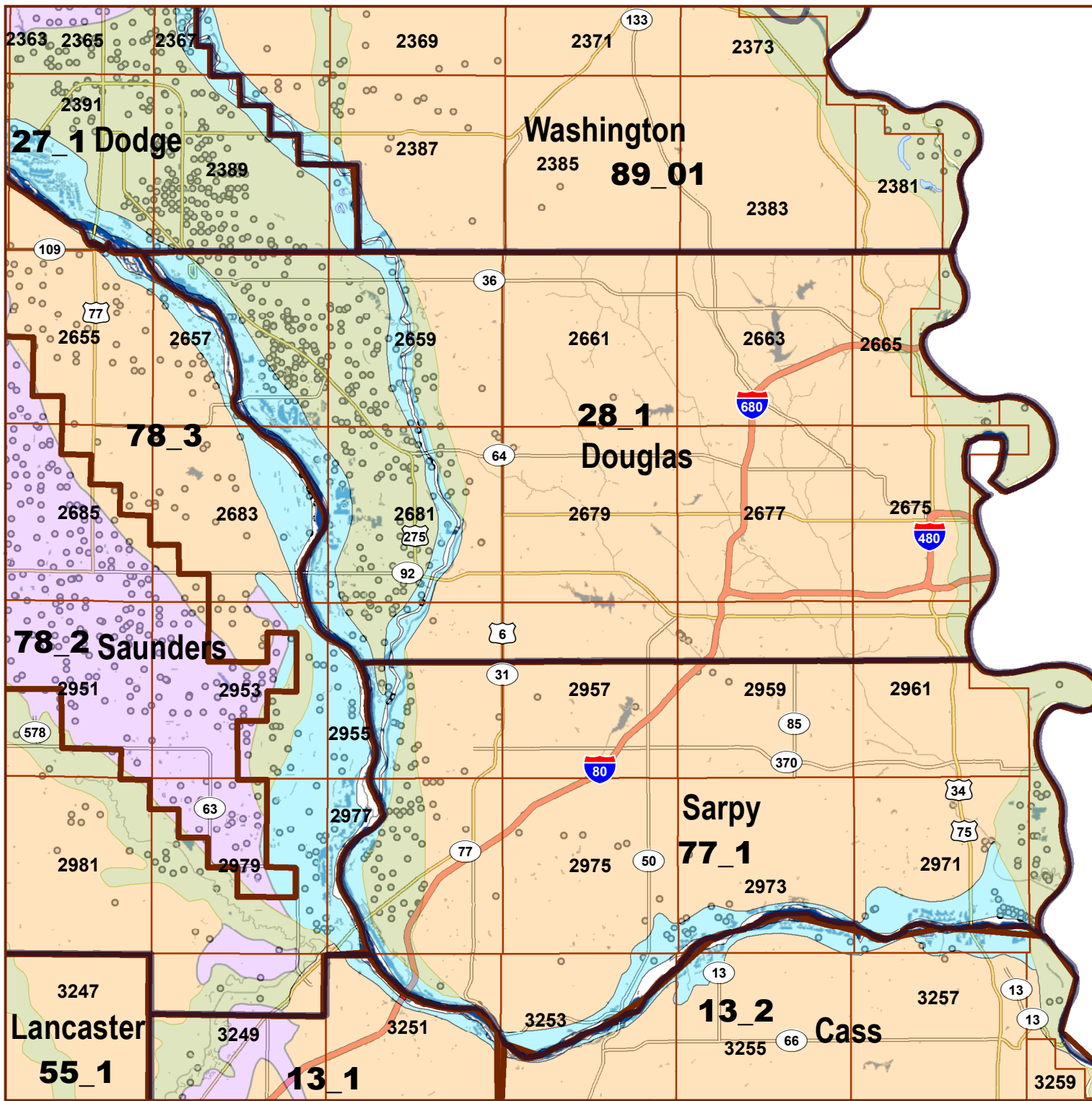
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Douglas	1	6325	6150	6025	5673	5300	4794	4412	4200	5633
Burt	1	5565	5615	4992	4945	3896	4225	3740	2549	4537
Cass	1	6275	6070	4721	5510	3643	4850	3612	4204	5049
Otoe	1	5600	5600	5500	5500	5000	5000	4200	4200	5208
Sarpy	1	6510	6310	5980	5830	5585	4925	4605	4335	5869
Saunders	1	6320	6104	5844	5457	5270	4466	3910	3670	5151
Saunders	3	6930	6691	6452	5835	5740	5004	4515	4060	6075
Washington	1	6050	6020	5485	5315	5090	5010	4025	3125	5499
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	6241

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Douglas	1	6013	5674	5387	4874	4637	4178	3937	3695	4881
Burt	1	5411	5215	4474	4635	3905	3900	3540	2436	4258
Cass	1	5197	5049	4929	4555	4093	4259	3956	3733	4565
Otoe	1	4440	4440	4150	4100	4010	3980	3380	3090	4050
Sarpy	1	5445	5275	4955	4800	4640	4100	3816	3605	4779
Saunders	1	5714	5497	5292	4759	4566	3839	3437	3193	4317
Saunders	3	5747	5607	5438	5024	4821	4100	3708	3492	4819
Washington	1	6020	5990	5460	5260	5060	4980	3990	3065	5380
Dodge	1	6435	6225	6020	5810	5595	5340	5190	4980	5872

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Douglas	1	1875	2111	1353	1856	1465	1747	1561	1124	1564
Burt	1	2599	2380	1971	1965	1895	1830	1765	1605	1878
Cass	1	2395	2343	2243	2180	1942	2064	1850	1602	2020
Otoe	1	2290	2250	2180	2160	2030	2000	1750	1550	2002
Sarpy	1	2380	2350	2270	2190	2090	2060	1860	1790	2058
Saunders	1	2801	2603	2510	2500	2303	2223	2115	2105	2252
Saunders	3	2800	2608	2538	2501	2300	2258	2109	2119	2358
Washington	1	2226	2050	1745	1685	1636	1600	1550	1435	1777
Dodge	1	2460	2460	2355	2355	2245	2245	2140	2140	2292

County	Mkt Area	CRP	TIMBER	WASTE
Douglas	1	n/a	n/a	148
Burt	1	2939	n/a	121
Cass	1	2026	1851	593
Otoe	1	2908	1105	100
Sarpy	1	3224	934	152
Saunders	1	2475	719	177
Saunders	3	2553	642	160
Washington	1	4626	n/a	401
Dodge	1	3210	n/a	167

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



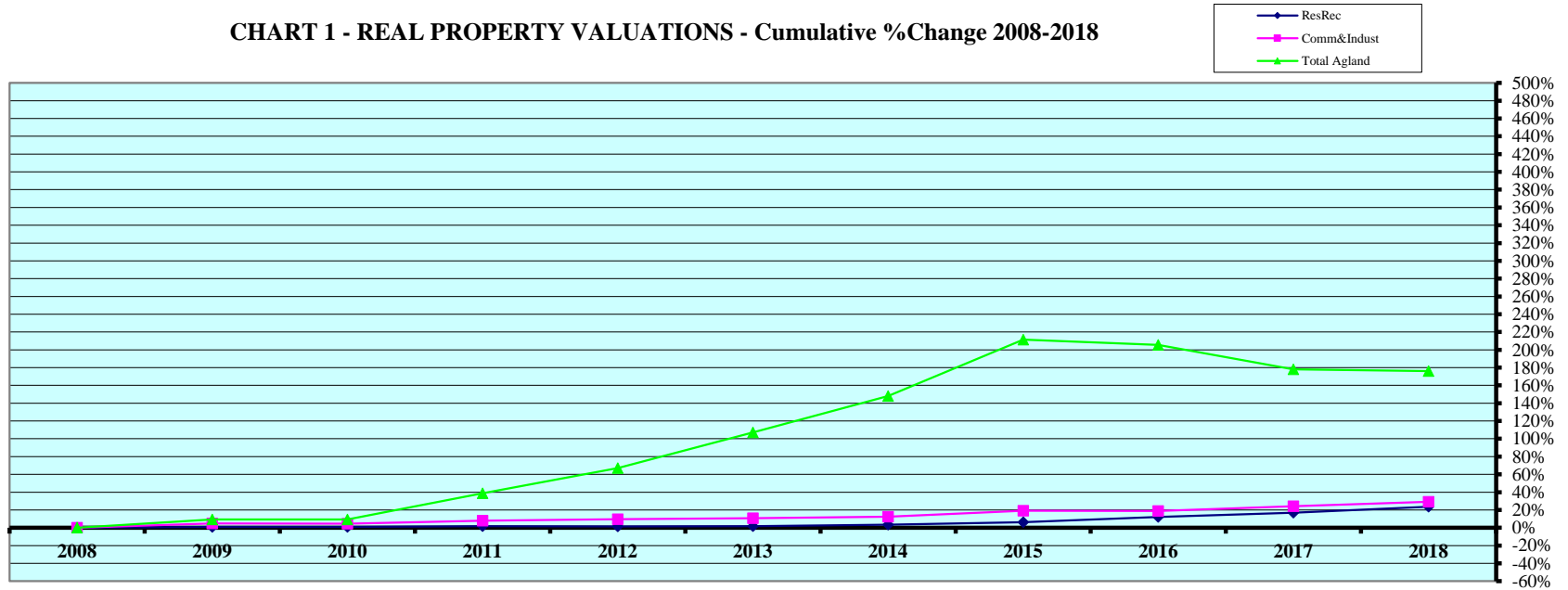
Legend

- 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

Douglas County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	23,156,791,475	--	--	--	9,713,651,165	--	--	--	112,032,960	--	--	--
2009	23,353,118,230	196,326,755	0.85%	0.85%	10,194,506,710	480,855,545	4.95%	4.95%	122,339,830	10,306,870	9.20%	9.20%
2010	23,357,958,765	4,840,535	0.02%	0.87%	10,167,981,076	-26,525,634	-0.26%	4.68%	122,567,670	227,840	0.19%	9.40%
2011	23,561,524,665	203,565,900	0.87%	1.75%	10,480,161,220	312,180,144	3.07%	7.89%	155,326,940	32,759,270	26.73%	38.64%
2012	23,521,427,240	-40,097,425	-0.17%	1.57%	10,659,051,460	178,890,240	1.71%	9.73%	187,042,400	31,715,460	20.42%	66.95%
2013	23,557,998,585	36,571,345	0.16%	1.73%	10,766,152,275	107,100,815	1.00%	10.84%	232,090,335	45,047,935	24.08%	107.16%
2014	23,965,713,535	407,714,950	1.73%	3.49%	10,913,051,020	146,898,745	1.36%	12.35%	277,828,465	45,738,130	19.71%	147.99%
2015	24,603,062,715	637,349,180	2.66%	6.25%	11,559,524,765	646,473,745	5.92%	19.00%	348,919,630	71,091,165	25.59%	211.44%
2016	25,934,559,760	1,331,497,045	5.41%	12.00%	11,536,581,930	-22,942,835	-0.20%	18.77%	342,296,320	-6,623,310	-1.90%	205.53%
2017	27,080,489,080	1,145,929,320	4.42%	16.94%	12,058,729,945	522,148,015	4.53%	24.14%	311,376,460	-30,919,860	-9.03%	177.93%
2018	28,620,913,935	1,540,424,855	5.69%	23.60%	12,546,703,885	487,973,940	4.05%	29.17%	309,189,210	-2,187,250	-0.70%	175.98%

Rate Annual %chg: Residential & Recreational **2.14%**

Commercial & Industrial **2.59%**

Agricultural Land **10.68%**

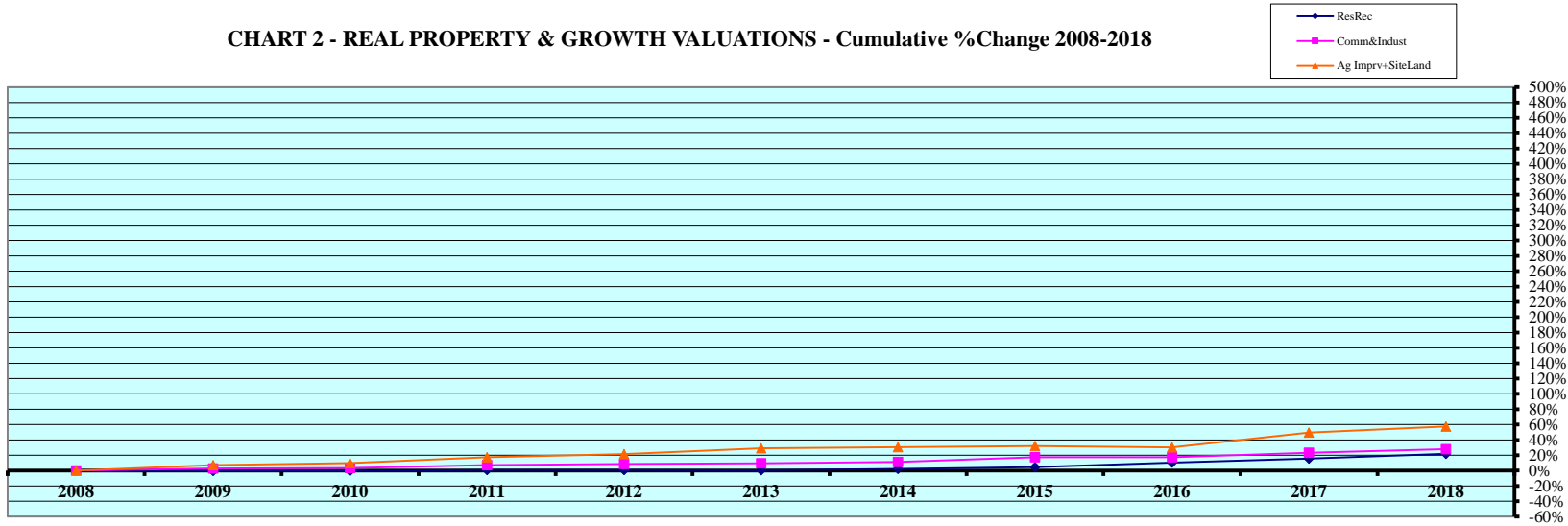
Cnty# **28**
County **DOUGLAS**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

Source: 2008 - 2018 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾								
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth			
2008	23,156,791,475	466,203,268	2.01%	22,690,588,207	--	--	9,713,651,165	200,518,349	2.06%	9,513,132,816	--	--			
2009	23,353,118,230	307,953,047	1.32%	23,045,165,183	-0.48%	-0.48%	10,194,506,710	212,666,141	2.09%	9,981,840,569	2.76%	2.76%			
2010	23,357,958,765	296,667,562	1.27%	23,061,291,203	-1.25%	-0.41%	10,167,981,076	128,535,711	1.26%	10,039,445,365	-1.52%	3.35%			
2011	23,561,524,665	235,554,955	1.00%	23,325,969,710	-0.14%	0.73%	10,480,161,220	73,430,620	0.70%	10,406,730,600	2.35%	7.14%			
2012	23,521,427,240	207,552,140	0.88%	23,313,875,100	-1.05%	0.68%	10,659,051,460	124,091,280	1.16%	10,534,960,180	0.52%	8.46%			
2013	23,557,998,585	313,369,580	1.33%	23,244,629,005	-1.18%	0.38%	10,766,152,275	142,130,900	1.32%	10,624,021,375	-0.33%	9.37%			
2014	23,965,713,535	315,387,400	1.32%	23,650,326,135	0.39%	2.13%	10,913,051,020	97,071,400	0.89%	10,815,979,620	0.46%	11.35%			
2015	24,603,062,715	396,625,600	1.61%	24,206,437,115	1.00%	4.53%	11,559,524,765	155,055,920	1.34%	11,404,468,845	4.50%	17.41%			
2016	25,934,559,760	407,526,690	1.57%	25,527,033,070	3.76%	10.24%	11,536,581,930	137,451,664	1.19%	11,399,130,266	-1.39%	17.35%			
2017	27,080,489,080	335,095,400	1.24%	26,745,393,680	3.13%	15.50%	12,058,729,945	96,166,700	0.80%	11,962,563,245	3.69%	23.15%			
2018	28,620,913,935	417,539,700	1.46%	28,203,374,235	4.15%	21.79%	12,546,703,885	118,773,500	0.95%	12,427,930,385	3.06%	27.94%			
Rate Ann%chg	2.14%						0.83%	2.59%						C & I w/o growth	1.41%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	115,999,550	14,119,965	130,119,515	1,360,270	1.05%	128,759,245	--	--
2009	129,454,865	11,725,595	141,180,460	1,867,060	1.32%	139,313,400	7.07%	7.07%
2010	132,976,204	11,066,400	144,042,604	1,324,052	0.92%	142,718,552	1.09%	9.68%
2011	141,732,620	11,762,900	153,495,520	917,170	0.60%	152,578,350	5.93%	17.26%
2012	146,804,130	11,816,410	158,620,540	636,670	0.40%	157,983,870	2.92%	21.41%
2013	152,688,245	17,272,305	169,960,550	2,126,100	1.25%	167,834,450	5.81%	28.98%
2014	154,062,530	17,294,705	171,357,235	1,583,400	0.92%	169,773,835	-0.11%	30.48%
2015	155,824,755	17,244,705	173,069,460	1,480,100	0.86%	171,589,360	0.14%	31.87%
2016	158,302,535	16,904,820	175,207,355	5,600,762	3.20%	169,606,593	-2.00%	30.35%
2017	179,716,220	16,604,045	196,320,265	1,756,100	0.89%	194,564,165	11.05%	49.53%
2018	190,518,355	16,414,095	206,932,450	1,997,000	0.97%	204,935,450	4.39%	57.50%
Rate Ann%chg	5.09%	1.52%	4.75%	Ag Imprv+Site w/o growth			3.63%	

(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.

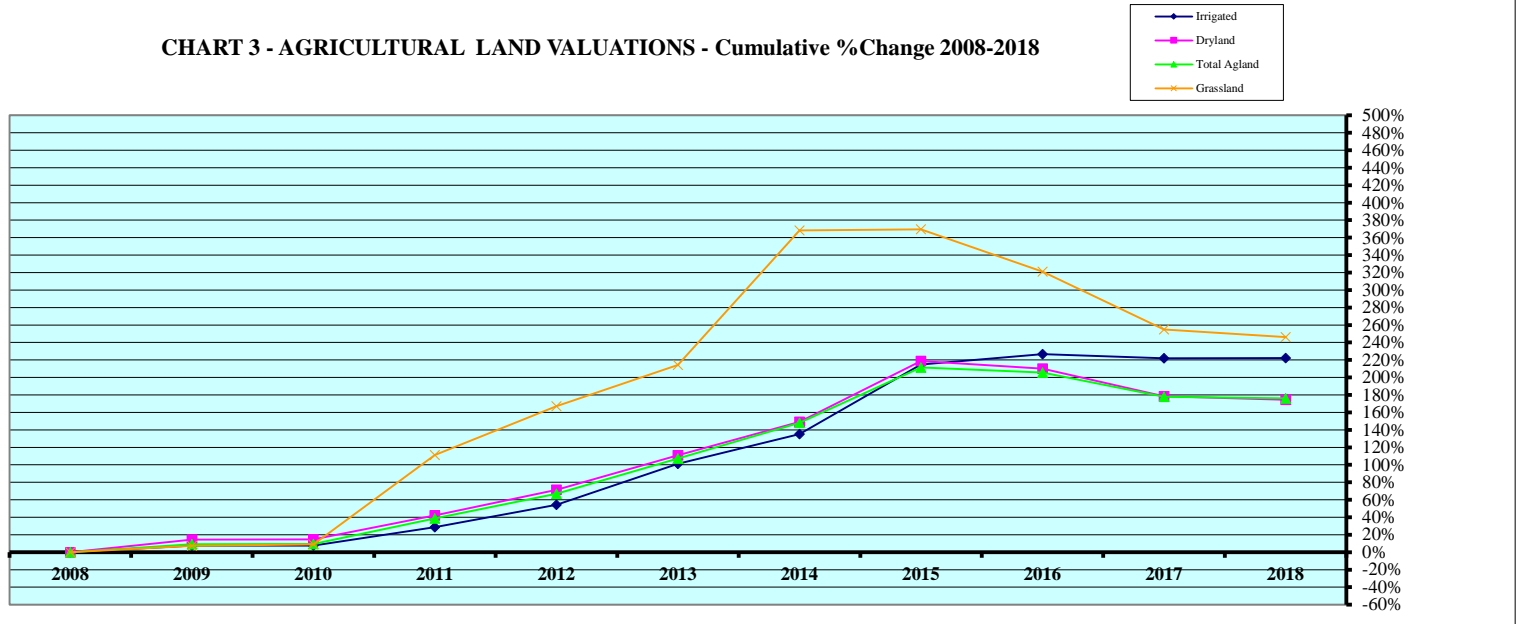
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	28
County	DOUGLAS

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	19,157,620	--	--	--	81,029,090	--	--	--	5,894,910	--	--	--
2009	20,612,710	1,455,090	7.60%	7.60%	92,791,690	11,762,600	14.52%	14.52%	6,331,330	436,420	7.40%	7.40%
2010	20,622,590	9,880	0.05%	7.65%	92,972,180	180,490	0.19%	14.74%	6,411,040	79,710	1.26%	8.76%
2011	24,651,345	4,028,755	19.54%	28.68%	115,159,965	22,187,785	23.86%	42.12%	12,450,825	6,039,785	94.21%	111.21%
2012	29,524,560	4,873,215	19.77%	54.11%	138,791,430	23,631,465	20.52%	71.29%	15,746,410	3,295,585	26.47%	167.12%
2013	38,555,170	9,030,610	30.59%	101.25%	170,985,450	32,194,020	23.20%	111.02%	18,529,905	2,783,495	17.68%	214.34%
2014	45,064,390	6,509,220	16.88%	135.23%	201,790,805	30,805,355	18.02%	149.04%	27,603,385	9,073,480	48.97%	368.26%
2015	60,310,500	15,246,110	33.83%	214.81%	258,286,990	56,496,185	28.00%	218.76%	27,673,770	70,385	0.25%	369.45%
2016	62,580,840	2,270,340	3.76%	226.66%	251,142,275	-7,144,715	-2.77%	209.94%	24,825,020	-2,848,750	-10.29%	321.13%
2017	61,689,300	-891,540	-1.42%	222.01%	225,530,255	-25,612,020	-10.20%	178.33%	20,922,890	-3,902,130	-15.72%	254.93%
2018	61,722,200	32,900	0.05%	222.18%	222,452,800	-3,077,455	-1.36%	174.53%	20,407,680	-515,210	-2.46%	246.19%

Rate Ann.%chg: Irrigated 12.41% Dryland 10.63% Grassland 13.22%

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	114,770	--	--	--	5,836,570	--	--	--	112,032,960	--	--	--
2009	136,210	21,440	18.68%	18.68%	2,467,890	-3,368,680	-57.72%	-57.72%	122,339,830	10,306,870	9.20%	9.20%
2010	139,220	3,010	2.21%	21.30%	2,422,640	-45,250	-1.83%	-58.49%	122,567,670	227,840	0.19%	9.40%
2011	148,690	9,470	6.80%	29.55%	2,916,115	493,475	20.37%	-50.04%	155,326,940	32,759,270	26.73%	38.64%
2012	149,420	730	0.49%	30.19%	2,830,580	-85,535	-2.93%	-51.50%	187,042,400	31,715,460	20.42%	66.95%
2013	149,340	-80	-0.05%	30.12%	3,870,470	1,039,890	36.74%	-33.69%	232,090,335	45,047,935	24.08%	107.16%
2014	338,770	189,430	126.84%	195.17%	3,031,115	-839,355	-21.69%	-48.07%	277,828,465	45,738,130	19.71%	147.99%
2015	344,540	5,770	1.70%	200.20%	2,303,830	-727,285	-23.99%	-60.53%	348,919,630	71,091,165	25.59%	211.44%
2016	376,260	31,720	9.21%	227.84%	3,371,925	1,068,095	46.36%	-42.23%	342,296,320	-6,623,310	-1.90%	205.53%
2017	398,910	22,650	6.02%	247.57%	2,835,105	-536,820	-15.92%	-51.43%	311,376,460	-30,919,860	-9.03%	177.93%
2018	390,870	-8,040	-2.02%	240.57%	4,215,660	1,380,555	48.70%	-27.77%	309,189,210	-2,187,250	-0.70%	175.98%

Cnty# 28
County DOUGLAS

Rate Ann.%chg: Total Agric Land 10.68%

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	19,617,876	10,899	1,800			83,409,749	52,132	1,600			4,735,914	5,580	849		
2009	20,587,129	10,942	1,882	4.53%	4.53%	93,433,294	52,030	1,796	12.24%	12.24%	4,956,467	5,596	886	4.37%	4.37%
2010	20,576,430	10,938	1,881	-0.02%	4.51%	93,373,917	52,033	1,795	-0.07%	12.16%	4,980,692	5,615	887	0.14%	4.51%
2011	24,770,700	9,908	2,500	32.89%	38.89%	115,969,290	48,337	2,399	33.70%	49.95%	9,359,110	8,937	1,047	18.07%	23.40%
2012	29,835,036	9,946	3,000	19.99%	66.66%	139,373,087	48,083	2,899	20.82%	81.16%	12,702,488	9,097	1,396	33.34%	64.53%
2013	38,655,014	10,172	3,800	26.67%	111.11%	172,908,528	48,030	3,600	24.20%	125.00%	14,356,389	8,973	1,600	14.58%	88.53%
2014	44,612,858	10,082	4,425	16.45%	145.83%	204,618,617	47,059	4,348	20.78%	171.76%	21,510,984	8,964	2,400	49.99%	182.77%
2015	60,488,055	10,612	5,700	28.81%	216.67%	262,761,564	46,714	5,625	29.36%	251.56%	21,484,675	8,952	2,400	0.01%	182.79%
2016	62,546,660	10,677	5,858	2.77%	225.45%	254,892,390	46,052	5,535	-1.60%	245.94%	18,920,330	8,982	2,106	-12.23%	148.21%
2017	61,864,105	10,801	5,727	-2.23%	218.19%	229,371,835	45,249	5,069	-8.42%	216.82%	18,243,460	8,653	2,108	0.08%	148.42%
2018	62,006,495	10,833	5,724	-0.06%	218.00%	233,861,165	46,511	5,028	-0.81%	214.26%	18,698,975	9,214	2,029	-3.74%	139.12%

Rate Annual %chg Average Value/Acre: 12.26%

12.13%

9.11%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	173,412	3,473	50			2,854,445	4,701	607			110,791,396	76,785	1,443		
2009	194,295	3,476	56	11.96%	11.96%	3,591,760	4,790	750	23.50%	23.50%	122,762,945	76,833	1,598	10.74%	10.74%
2010	191,673	3,479	55	-1.46%	10.33%	2,928,871	4,864	602	-19.70%	-0.83%	122,051,583	76,929	1,587	-0.70%	9.96%
2011	173,868	3,002	58	5.12%	15.98%	5,148,705	5,212	988	64.03%	62.67%	155,421,671	75,397	2,061	29.93%	42.87%
2012	151,909	3,038	50	-13.66%	0.13%	4,566,560	5,167	884	-10.53%	45.55%	186,629,081	75,331	2,477	20.18%	71.70%
2013	149,059	2,981	50	0.00%	0.13%	6,096,556	5,204	1,172	32.56%	92.94%	232,165,546	75,360	3,081	24.35%	113.51%
2014	442,011	2,947	150	199.99%	200.40%	8,017,520	5,502	1,457	24.38%	139.98%	279,201,990	74,553	3,745	21.56%	159.55%
2015	438,676	2,925	150	0.00%	200.40%	7,777,560	5,328	1,460	0.17%	140.39%	352,950,530	74,531	4,736	26.45%	228.21%
2016	429,955	2,866	150	0.00%	200.40%	7,646,475	5,192	1,473	0.90%	142.55%	344,435,810	73,769	4,669	-1.40%	223.60%
2017	406,420	2,709	150	0.00%	200.40%	4,418,555	4,847	912	-38.10%	50.13%	314,304,375	72,260	4,350	-6.84%	201.45%
2018	444,535	2,968	150	-0.16%	199.91%	7,587,525	2,256	3,363	268.90%	453.85%	322,598,695	71,782	4,494	3.32%	211.47%

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DOUGLAS

Rate Annual %chg Average Value/Acre: 12.03%

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 199,205	Value : 45,175,253,305	Growth 606,590,040	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	8,900	100,204,780	5,510	150,800,340	1,607	76,458,655	16,017	327,463,775	
02. Res Improve Land	142,803	3,686,247,090	24,226	946,981,800	2,820	194,098,530	169,849	4,827,327,420	
03. Res Improvements	142,803	19,575,837,855	24,226	5,531,967,105	2,820	574,282,300	169,849	25,682,087,260	
04. Res Total	151,703	23,362,289,725	29,736	6,629,749,245	4,427	844,839,485	185,866	30,836,878,455	460,985,540
% of Res Total	81.62	75.76	16.00	21.50	2.38	2.74	93.30	68.26	76.00
05. Com UnImp Land	1,671	289,767,000	270	131,482,200	96	47,709,800	2,037	468,959,000	
06. Com Improve Land	6,925	2,431,939,000	130	92,823,600	74	22,935,100	7,129	2,547,697,700	
07. Com Improvements	6,925	8,238,089,555	130	428,960,600	74	89,929,900	7,129	8,756,980,055	
08. Com Total	8,596	10,959,795,555	400	653,266,400	170	160,574,800	9,166	11,773,636,755	131,841,500
% of Com Total	93.78	93.09	4.36	5.55	1.85	1.36	4.60	26.06	21.73
09. Ind UnImp Land	545	45,493,600	7	1,131,200	24	8,292,200	576	54,917,000	
10. Ind Improve Land	1,806	384,680,500	7	4,625,300	55	8,761,400	1,868	398,067,200	
11. Ind Improvements	1,806	1,530,204,300	7	22,949,000	55	46,707,900	1,868	1,599,861,200	
12. Ind Total	2,351	1,960,378,400	14	28,705,500	79	63,761,500	2,444	2,052,845,400	12,015,400
% of Ind Total	96.19	95.50	0.57	1.40	3.23	3.11	1.23	4.54	1.98
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	151,703	23,362,289,725	29,736	6,629,749,245	4,427	844,839,485	185,866	30,836,878,455	460,985,540
% of Res & Rec Total	81.62	75.76	16.00	21.50	2.38	2.74	93.30	68.26	76.00
Com & Ind Total	10,947	12,920,173,955	414	681,971,900	249	224,336,300	11,610	13,826,482,155	143,856,900
% of Com & Ind Total	94.29	93.45	3.57	4.93	2.14	1.62	5.83	30.61	23.72

17. Taxable Total	162,650	36,282,463,680	30,150	7,311,721,145	4,676	1,069,175,785	197,476	44,663,360,610	604,842,440
% of Taxable Total	82.36	81.24	15.27	16.37	2.37	2.39	99.13	98.87	99.71

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2,157	24,323,000	515,175,400	0	0	0
19. Commercial	526	122,623,400	1,581,681,300	0	0	0
20. Industrial	26	46,775,100	85,114,900	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	2,157	24,323,000	515,175,400
19. Commercial	0	0	0	526	122,623,400	1,581,681,300
20. Industrial	0	0	0	26	46,775,100	85,114,900
21. Other	0	0	0	0	0	0
22. Total Sch II				2,709	193,721,500	2,181,971,600

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,359	6	43	1,408

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,038	212,306,665	1,038	212,306,665
28. Ag-Improved Land	0	0	0	0	638	123,486,530	638	123,486,530
29. Ag Improvements	0	0	0	0	691	176,099,500	691	176,099,500

30. Ag Total				1,729	511,892,695
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	604	642.99	19,044,990	604	642.99	19,044,990	
33. HomeSite Improvements	471	0.00	171,173,130	471	0.00	171,173,130	305,600
34. HomeSite Total				471	642.99	190,218,120	
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	643	1,182.27	10,142,140	643	1,182.27	10,142,140	
37. FarmSite Improvements	279	0.00	4,926,370	279	0.00	4,926,370	1,442,000
38. FarmSite Total				279	1,182.27	15,068,510	
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				750	1,825.26	205,286,630	1,747,600

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1,676	73,857.31	306,606,065	1,676	73,857.31	306,606,065
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	2,069.35	19.23%	13,088,640	21.60%	6,325.00
46. 1A	368.36	3.42%	2,265,415	3.74%	6,150.00
47. 2A1	511.16	4.75%	3,079,740	5.08%	6,025.00
48. 2A	4,877.64	45.33%	27,670,600	45.66%	5,672.95
49. 3A1	1,305.93	12.14%	6,921,430	11.42%	5,300.00
50. 3A	1,165.78	10.84%	5,588,170	9.22%	4,793.50
51. 4A1	245.80	2.28%	1,084,375	1.79%	4,411.62
52. 4A	215.26	2.00%	904,095	1.49%	4,200.01
53. Total	10,759.28	100.00%	60,602,465	100.00%	5,632.58
Dry					
54. 1D1	6,181.70	13.43%	37,167,625	16.54%	6,012.52
55. 1D	9,248.26	20.09%	52,474,095	23.35%	5,673.94
56. 2D1	1,234.19	2.68%	6,648,280	2.96%	5,386.76
57. 2D	8,769.81	19.05%	42,747,435	19.02%	4,874.39
58. 3D1	5,147.97	11.18%	23,870,690	10.62%	4,636.91
59. 3D	4,865.79	10.57%	20,327,580	9.05%	4,177.65
60. 4D1	9,680.45	21.03%	38,115,700	16.96%	3,937.39
61. 4D	904.89	1.97%	3,343,490	1.49%	3,694.91
62. Total	46,033.06	100.00%	224,694,895	100.00%	4,881.16
Grass					
63. 1G1	1,072.03	8.24%	2,009,935	9.88%	1,874.89
64. 1G	1,649.56	12.68%	3,481,440	17.12%	2,110.53
65. 2G1	210.06	1.62%	284,265	1.40%	1,353.26
66. 2G	1,052.23	8.09%	1,952,775	9.60%	1,855.84
67. 3G1	894.69	6.88%	1,310,665	6.44%	1,464.94
68. 3G	1,535.01	11.80%	2,680,895	13.18%	1,746.50
69. 4G1	2,775.45	21.34%	4,331,205	21.29%	1,560.54
70. 4G	3,815.09	29.34%	4,288,760	21.09%	1,124.16
71. Total	13,004.12	100.00%	20,339,940	100.00%	1,564.12
Irrigated Total					
Irrigated Total	10,759.28	14.57%	60,602,465	19.77%	5,632.58
Dry Total					
Dry Total	46,033.06	62.32%	224,694,895	73.28%	4,881.16
Grass Total					
Grass Total	13,004.12	17.60%	20,339,940	6.63%	1,564.12
72. Waste	2,925.76	3.96%	431,915	0.14%	147.62
73. Other	1,144.07	1.55%	536,850	0.18%	469.25
74. Exempt	1,040.04	1.41%	0	0.00%	0.00
75. Market Area Total	73,866.29	100.00%	306,606,065	100.00%	4,150.83

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	10,759.28	60,602,465	10,759.28	60,602,465
77. Dry Land	0.00	0	0.00	0	46,033.06	224,694,895	46,033.06	224,694,895
78. Grass	0.00	0	0.00	0	13,004.12	20,339,940	13,004.12	20,339,940
79. Waste	0.00	0	0.00	0	2,925.76	431,915	2,925.76	431,915
80. Other	0.00	0	0.00	0	1,144.07	536,850	1,144.07	536,850
81. Exempt	0.00	0	0.00	0	1,040.04	0	1,040.04	0
82. Total	0.00	0	0.00	0	73,866.29	306,606,065	73,866.29	306,606,065

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	10,759.28	14.57%	60,602,465	19.77%	5,632.58
Dry Land	46,033.06	62.32%	224,694,895	73.28%	4,881.16
Grass	13,004.12	17.60%	20,339,940	6.63%	1,564.12
Waste	2,925.76	3.96%	431,915	0.14%	147.62
Other	1,144.07	1.55%	536,850	0.18%	469.25
Exempt	1,040.04	1.41%	0	0.00%	0.00
Total	73,866.29	100.00%	306,606,065	100.00%	4,150.83

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 FB 0C	2,913	114,470,794	12,141	549,528,800	12,141	2,918,128,800	15,054	3,582,128,394	219,015,100
83.2 FB 0E	59	10,214,400	497	37,884,500	497	142,471,000	556	190,569,900	8,974,400
83.3 FB 0F	121	7,383,000	654	44,231,000	654	141,425,700	775	193,039,700	1,807,300
83.4 FB 0J	1,676	51,986,800	7,991	266,939,000	7,991	1,830,317,404	9,667	2,149,243,204	130,682,700
83.5 FB 0U	424	14,611,200	2,912	95,231,630	2,912	497,775,100	3,336	607,617,930	18,866,700
83.6 FB 0W	506	27,338,300	1,139	110,832,100	1,139	375,833,700	1,645	514,004,100	16,750,600
83.7 FB 1	151	124,000	1,960	1,556,700	1,960	75,386,600	2,111	77,067,300	46,600
83.8 FB 10	109	448,080	1,718	11,784,200	1,718	148,047,600	1,827	160,279,880	743,500
83.9 FB 11	41	159,900	696	4,292,000	696	89,562,600	737	94,014,500	58,900
83.10 FB 15	8	61,800	445	3,993,200	445	58,599,700	453	62,654,700	355,300
83.11 FB 16	49	639,600	1,115	3,894,000	1,115	60,909,400	1,164	65,443,000	285,200
83.12 FB 18	58	200,300	583	2,549,500	583	39,401,000	641	42,150,800	297,200
83.13 FB 19	98	824,300	1,060	14,065,600	1,060	129,797,000	1,158	144,686,900	1,055,200
83.14 FB 2	284	197,400	1,164	919,900	1,164	41,305,900	1,448	42,423,200	29,400
83.15 FB 20	25	336,300	2,174	39,938,800	2,174	264,259,900	2,199	304,535,000	382,700
83.16 FB 21	28	177,100	1,272	16,526,700	1,272	137,465,200	1,300	154,169,000	612,200
83.17 FB 23	440	1,806,000	1,212	6,353,200	1,212	78,160,200	1,652	86,319,400	3,742,900
83.18 FB 24	112	346,600	974	5,527,400	974	72,350,300	1,086	78,224,300	603,500
83.19 FB 25	125	272,500	711	3,458,400	711	48,031,300	836	51,762,200	44,500
83.20 FB 26	65	242,200	993	5,646,400	993	63,841,200	1,058	69,729,800	57,200
83.21 FB 27	231	596,400	1,157	8,325,500	1,157	79,319,600	1,388	88,241,500	749,600
83.22 FB 28	35	297,400	2,818	38,504,300	2,818	292,074,300	2,853	330,876,000	1,315,200
83.23 FB 29	188	122,900	491	346,200	491	17,305,100	679	17,774,200	1,572,150
83.24 FB 3	316	234,400	870	747,600	870	23,417,325	1,186	24,399,325	331,230
83.25 FB 30	128	142,800	1,947	2,222,890	1,947	106,004,000	2,075	108,369,690	222,100
83.26 FB 31	109	76,600	2,564	2,048,000	2,564	159,330,800	2,673	161,455,400	633,200
83.27 FB 32	111	159,500	412	519,400	412	28,733,900	523	29,412,800	107,100
83.28 FB 33	96	255,800	995	6,894,600	995	68,386,200	1,091	75,536,600	419,300
83.29 FB 34	22	133,100	553	5,141,700	553	35,814,700	575	41,089,500	84,600
83.30 FB 35	101	706,300	1,676	16,640,300	1,676	140,930,700	1,777	158,277,300	185,600
83.31 FB 36	88	473,900	1,113	7,065,100	1,113	89,912,900	1,201	97,451,900	329,900
83.32 FB 37	184	1,067,600	848	6,507,500	848	53,649,600	1,032	61,224,700	75,500
83.33 FB 38	159	804,300	2,272	20,191,400	2,272	177,401,100	2,431	198,396,800	206,700
83.34 FB 39	21	522,700	2,218	112,875,600	2,218	477,162,300	2,239	590,560,600	1,113,600
83.35 FB 4	259	267,400	2,154	2,441,200	2,154	112,047,100	2,413	114,755,700	1,566,600
83.36 FB 40	17	235,200	2,538	68,108,400	2,538	360,937,300	2,555	429,280,900	1,484,300
83.37 FB 41	35	159,400	2,326	20,710,500	2,326	219,653,100	2,361	240,523,000	1,230,400

Schedule XI : Residential Records - Assessor Location Detail

Line# Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
83.38 FB 42	50	468,400	2,673	52,344,700	2,673	326,973,800	2,723	379,786,900	1,224,400
83.39 FB 43	113	1,569,600	4,558	56,792,300	4,558	462,637,800	4,671	520,999,700	2,219,500
83.40 FB 44	260	2,506,900	2,308	39,774,700	2,308	251,289,400	2,568	293,571,000	994,900
83.41 FB 45	66	1,389,500	2,441	120,851,300	2,441	382,803,000	2,507	505,043,800	542,100
83.42 FB 46	150	3,065,900	1,440	23,262,800	1,440	155,710,900	1,590	182,039,600	462,100
83.43 FB 47	119	1,008,600	1,807	22,714,400	1,807	177,689,800	1,926	201,412,800	143,500
83.44 FB 48	39	347,400	1,126	17,715,500	1,126	132,975,700	1,165	151,038,600	285,900
83.45 FB 49	14	938,900	652	62,764,000	652	138,753,132	666	202,456,032	798,900
83.46 FB 5	315	505,300	426	923,300	426	15,964,900	741	17,393,500	39,200
83.47 FB 50	1	100	493	32,457,700	493	94,152,300	494	126,610,100	1,317,400
83.48 FB 51	57	3,284,700	1,944	200,426,700	1,944	602,882,400	2,001	806,593,800	3,895,900
83.49 FB 52	193	221,300	145	187,300	145	3,165,400	338	3,574,000	0
83.50 FB 53	50	859,000	2,353	48,176,600	2,353	269,087,100	2,403	318,122,700	485,600
83.51 FB 54	211	1,176,600	1,696	21,500,800	1,696	171,870,700	1,907	194,548,100	169,100
83.52 FB 55	17	93,600	249	2,971,100	249	25,431,200	266	28,495,900	166,900
83.53 FB 56	8	59,200	1,847	40,338,800	1,847	234,192,700	1,855	274,590,700	612,500
83.54 FB 57	36	1,355,000	1,944	105,390,400	1,944	466,883,900	1,980	573,629,300	1,289,200
83.55 FB 58	83	6,505,300	2,935	64,622,500	2,935	398,330,900	3,018	469,458,700	363,500
83.56 FB 59	48	368,300	3,539	131,525,000	3,539	643,414,200	3,587	775,307,500	283,700
83.57 FB 6	310	231,900	963	752,000	963	39,074,700	1,273	40,058,600	316,600
83.58 FB 60	82	4,061,200	6,095	218,841,600	6,095	1,000,704,100	6,177	1,223,606,900	3,693,100
83.59 FB 61	3	74,900	2,722	55,951,200	2,722	343,137,100	2,725	399,163,200	230,500
83.60 FB 62	9	123,600	4,226	120,039,500	4,226	600,314,500	4,235	720,477,600	501,100
83.61 FB 63	52	764,900	4,723	129,282,600	4,723	566,756,900	4,775	696,804,400	764,000
83.62 FB 64	27	374,500	2,006	40,628,800	2,006	255,916,800	2,033	296,920,100	1,722,700
83.63 FB 65	14	199,500	3,015	79,920,200	3,015	428,079,900	3,029	508,199,600	801,100
83.64 FB 66	53	1,613,800	4,804	223,321,900	4,804	1,098,947,800	4,857	1,323,883,500	1,165,000
83.65 FB 67	87	2,258,400	4,408	117,878,600	4,408	547,487,900	4,495	667,624,900	1,356,200
83.66 FB 68	69	6,897,900	5,238	259,191,100	5,238	1,154,017,500	5,307	1,420,106,500	1,582,000
83.67 FB 69	20	803,700	4,740	166,288,800	4,740	836,909,900	4,760	1,004,002,400	911,700
83.68 FB 7	134	45,100	269	1,049,000	269	34,814,700	403	35,908,800	210,000
83.69 FB 70	13	316,600	5,075	200,836,000	5,075	943,856,600	5,088	1,145,009,200	579,900
83.70 FB 71	18	414,700	3,817	138,451,600	3,817	666,479,200	3,835	805,345,500	84,900
83.71 FB 72	884	0	1,398	116,100	1,398	18,092,500	2,282	18,208,600	0
83.72 FB 73	2	54,500	416	11,996,100	416	75,682,500	418	87,733,100	280,700
83.73 FB 74	71	2,075,500	851	46,356,100	851	200,080,500	922	248,512,100	654,900
83.74 FB 75	70	5,592,400	2,613	166,670,700	2,613	876,303,300	2,683	1,048,566,400	3,110,700

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>	
83.75 FB 76	40	1,375,000	986	35,454,200	986	191,478,000	1,026	228,307,200	136,200
83.76 FB 77	35	957,400	1,186	39,671,200	1,186	191,899,100	1,221	232,527,700	18,300
83.77 FB 78	73	3,349,100	860	50,879,900	860	217,909,400	933	272,138,400	1,091,700
83.78 FB 9	231	386,800	1,030	2,562,500	1,030	71,671,900	1,261	74,621,200	525,760
83.79 FB D2	123	1,175,300	1,980	46,381,900	1,980	233,468,500	2,103	281,025,700	460,500
83.80 FB IL	621	72,000	686	0	686	19,437,800	1,307	19,509,800	0
83.81 FB MC	469	2,606,000	1,695	45,243,900	1,695	286,196,000	2,164	334,045,900	1,871,000
83.82 FB V1	1,285	27,819,200	1,108	40,378,800	1,108	174,011,300	2,393	242,209,300	7,584,500
84 Residential Total	16,017	327,463,774	169,849	4,827,327,420	169,849	25,682,087,261	185,866	30,836,878,455	460,985,540

Schedule XII : Commercial Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	FB 0C	189	88,970,100	105	76,155,900	105	387,839,400	294	552,965,400	49,606,300
85.2	FB 0E	8	7,169,300	7	4,633,800	7	4,635,100	15	16,438,200	0
85.3	FB 0F	1	30,100	4	935,000	4	4,116,800	5	5,081,900	0
85.4	FB 0J	74	9,097,700	64	6,662,300	64	30,143,900	138	45,903,900	1,909,500
85.5	FB 0U	70	11,866,500	93	30,080,500	93	101,336,700	163	143,283,700	1,669,000
85.6	FB 0W	64	5,660,500	70	4,058,500	70	44,307,100	134	54,026,100	1,170,700
85.7	FB 1	5	30,500	28	1,070,100	28	4,282,000	33	5,382,600	292,000
85.8	FB 10	28	2,069,200	221	15,746,900	221	66,428,400	249	84,244,500	144,000
85.9	FB 11	11	300,500	67	3,258,100	67	59,076,400	78	62,635,000	207,100
85.10	FB 15	20	2,935,600	199	24,354,200	199	82,795,600	219	110,085,400	0
85.11	FB 16	42	2,781,300	276	39,874,600	276	196,509,500	318	239,165,400	0
85.12	FB 18	18	326,200	64	2,352,100	64	15,479,600	82	18,157,900	21,000
85.13	FB 19	15	539,600	126	2,909,100	126	34,753,000	141	38,201,700	976,000
85.14	FB 2	56	450,200	87	1,472,400	87	17,090,000	143	19,012,600	308,800
85.15	FB 20	8	1,392,600	95	9,108,400	95	42,064,300	103	52,565,300	1,682,700
85.16	FB 21	10	203,700	23	655,200	23	3,605,100	33	4,464,000	0
85.17	FB 23	81	19,140,400	616	158,295,400	616	666,436,100	697	843,871,900	0
85.18	FB 24	33	1,298,400	104	4,977,300	104	20,521,025	137	26,796,725	82,500
85.19	FB 25	34	667,700	32	2,553,400	32	27,677,000	66	30,898,100	0
85.20	FB 26	15	429,800	90	7,221,600	90	41,899,300	105	49,550,700	36,700
85.21	FB 27	15	588,300	62	2,303,000	62	21,117,300	77	24,008,600	60,500
85.22	FB 28	2	32,700	87	7,704,900	87	63,569,500	89	71,307,100	5,049,700
85.23	FB 29	26	160,600	23	238,500	23	2,281,100	49	2,680,200	0
85.24	FB 3	31	530,300	54	1,144,600	54	10,585,300	85	12,260,200	333,500
85.25	FB 30	6	56,300	22	347,400	22	4,579,500	28	4,983,200	0
85.26	FB 31	3	24,300	20	481,300	20	7,401,100	23	7,906,700	0
85.27	FB 32	28	2,321,300	52	11,179,000	52	68,819,100	80	82,319,400	122,300
85.28	FB 33	13	207,800	35	1,695,700	35	19,005,800	48	20,909,300	0
85.29	FB 34	18	342,600	136	9,020,200	136	43,133,600	154	52,496,400	445,500
85.30	FB 35	67	2,872,600	169	26,153,300	169	98,579,300	236	127,605,200	0
85.31	FB 36	29	588,300	78	4,090,400	78	32,764,830	107	37,443,530	0
85.32	FB 37	18	301,100	103	3,360,100	103	22,234,800	121	25,896,000	0
85.33	FB 38	42	467,200	57	2,258,000	57	8,929,000	99	11,654,200	269,500
85.34	FB 39	3	484,000	136	9,028,000	136	65,129,000	139	74,641,000	72,300
85.35	FB 4	13	76,800	49	719,200	49	7,868,500	62	8,664,500	119,500
85.36	FB 40	6	566,600	54	3,374,600	54	19,875,600	60	23,816,800	0
85.37	FB 41	8	134,000	57	3,190,100	57	15,775,400	65	19,099,500	0

Schedule XII : Commercial Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.38	FB 42	7	824,000	100	4,703,600	100	14,666,900	107	20,194,500	70,800
85.39	FB 43	46	9,996,500	200	31,731,200	200	104,323,800	246	146,051,500	365,500
85.40	FB 44	46	3,614,800	123	10,682,600	123	69,094,700	169	83,392,100	2,984,400
85.41	FB 45	3	682,800	79	52,897,500	79	49,182,700	82	102,763,000	759,500
85.42	FB 46	19	646,600	51	8,177,200	51	30,645,800	70	39,469,600	85,600
85.43	FB 47	46	4,863,600	271	57,869,500	271	228,646,700	317	291,379,800	3,712,200
85.44	FB 48	1	11,800	12	3,009,700	12	19,438,100	13	22,459,600	0
85.45	FB 49	24	6,048,200	185	160,701,600	185	334,496,700	209	501,246,500	5,920,400
85.46	FB 5	36	1,043,300	28	1,259,600	28	5,920,000	64	8,222,900	0
85.47	FB 50	1	167,100	10	3,386,700	10	10,461,500	11	14,015,300	0
85.48	FB 51	7	1,286,000	58	50,372,600	58	291,504,700	65	343,163,300	0
85.49	FB 52	56	4,836,300	46	13,354,000	46	73,215,400	102	91,405,700	2,688,900
85.50	FB 53	18	1,466,400	117	57,729,700	117	275,135,700	135	334,331,800	0
85.51	FB 54	16	291,900	40	4,395,900	40	23,201,100	56	27,888,900	2,289,900
85.52	FB 55	63	25,358,200	107	48,376,500	107	197,598,600	170	271,333,300	5,812,200
85.53	FB 56	12	1,342,900	141	43,311,000	141	160,247,700	153	204,901,600	0
85.54	FB 57	19	2,401,600	71	22,680,800	71	132,010,800	90	157,093,200	0
85.55	FB 58	36	6,356,700	270	96,264,400	270	382,727,400	306	485,348,500	450,000
85.56	FB 59	23	15,676,700	259	205,835,800	259	697,236,200	282	918,748,700	2,517,000
85.57	FB 6	85	832,300	99	1,732,700	99	14,728,700	184	17,293,700	78,600
85.58	FB 60	45	16,439,700	222	156,632,900	222	421,947,700	267	595,020,300	9,868,200
85.59	FB 61	66	14,458,900	495	288,705,200	495	757,571,400	561	1,060,735,500	6,305,000
85.60	FB 62	37	7,977,400	466	141,912,200	466	629,538,900	503	779,428,500	1,372,900
85.61	FB 63	34	5,603,500	227	84,461,900	227	313,523,400	261	403,588,800	3,293,800
85.62	FB 64	20	2,679,700	138	34,129,400	138	92,480,900	158	129,290,000	0
85.63	FB 65	27	7,259,700	118	57,039,800	118	134,262,700	145	198,562,200	359,900
85.64	FB 66	45	6,471,500	245	140,290,700	245	396,871,100	290	543,633,300	2,724,800
85.65	FB 67	64	11,888,000	113	47,071,800	113	220,723,800	177	279,683,600	4,141,000
85.66	FB 68	23	9,538,400	80	109,197,200	80	292,697,800	103	411,433,400	539,600
85.67	FB 69	37	11,096,800	95	77,926,800	95	304,721,900	132	393,745,500	0
85.68	FB 7	139	36,964,000	173	80,474,700	173	184,932,700	312	302,371,400	172,300
85.69	FB 70	5	1,274,300	32	14,560,500	32	56,809,100	37	72,643,900	0
85.70	FB 71	14	5,056,500	68	63,670,000	68	230,837,900	82	299,564,400	399,100
85.71	FB 72	56	115,100	81	2,545,700	81	105,043,000	137	107,703,800	0
85.72	FB 73	18	7,524,300	35	71,160,600	35	159,522,500	53	238,207,400	0
85.73	FB 74	8	514,500	16	14,472,100	16	18,688,500	24	33,675,100	0
85.74	FB 75	36	14,804,700	43	46,484,100	43	136,344,400	79	197,633,200	7,914,200

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>	
85.75 FB 76	53	17,324,700	97	75,516,000	97	136,440,200	150	229,280,900	1,057,000
85.76 FB 77	45	14,353,900	99	33,991,600	99	73,440,900	144	121,786,400	10,930,600
85.77 FB 78	0	0	1	2,000	1	41,900	1	43,900	0
85.78 FB 9	31	4,705,300	37	1,544,800	37	8,835,000	68	15,085,100	0
85.79 FB D2	32	2,289,100	155	19,119,600	155	73,437,500	187	94,846,200	267,400
85.80 FB IL	14	0	7	0	7	986,000	21	986,000	0
85.81 FB M1	9	27,376,600	1	1,744,500	1	279,700	10	29,400,800	0
85.82 FB MC	34	40,437,300	15	9,975,600	15	67,800,400	49	118,213,300	1,087,000
85.83 FB V1	47	4,859,700	106	11,999,500	106	61,933,700	153	78,792,900	1,110,000
86 Commercial Total	2,613	523,876,000	8,997	2,945,764,900	8,997	10,356,841,255	11,610	13,826,482,155	143,856,900

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	1,072.03	8.24%	2,009,935	9.88%	1,874.89
88. 1G	1,649.56	12.68%	3,481,440	17.12%	2,110.53
89. 2G1	210.06	1.62%	284,265	1.40%	1,353.26
90. 2G	1,052.23	8.09%	1,952,775	9.60%	1,855.84
91. 3G1	894.69	6.88%	1,310,665	6.44%	1,464.94
92. 3G	1,535.01	11.80%	2,680,895	13.18%	1,746.50
93. 4G1	2,775.45	21.34%	4,331,205	21.29%	1,560.54
94. 4G	3,815.09	29.34%	4,288,760	21.09%	1,124.16
95. Total	13,004.12	100.00%	20,339,940	100.00%	1,564.12
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	13,004.12	100.00%	20,339,940	100.00%	1,564.12
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	13,004.12	100.00%	20,339,940	100.00%	1,564.12

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

28 Douglas

	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	28,620,913,935	30,836,878,455	2,215,964,520	7.74%	460,985,540	6.13%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	190,518,355	190,218,120	-300,235	-0.16%	305,600	-0.32%
04. Total Residential (sum lines 1-3)	28,811,432,290	31,027,096,575	2,215,664,285	7.69%	461,291,140	6.09%
05. Commercial	10,565,060,060	11,773,636,755	1,208,576,695	11.44%	131,841,500	10.19%
06. Industrial	1,981,643,825	2,052,845,400	71,201,575	3.59%	12,015,400	2.99%
07. Total Commercial (sum lines 5-6)	12,546,703,885	13,826,482,155	1,279,778,270	10.20%	143,856,900	9.05%
08. Ag-Farmsite Land, Outbuildings	16,414,095	15,068,510	-1,345,585	-8.20%	1,442,000	-16.98%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	16,414,095	15,068,510	-1,345,585	-8.20%	1,442,000	-16.98%
12. Irrigated	61,722,200	60,602,465	-1,119,735	-1.81%		
13. Dryland	222,452,800	224,694,895	2,242,095	1.01%		
14. Grassland	20,407,680	20,339,940	-67,740	-0.33%		
15. Wasteland	390,870	431,915	41,045	10.50%		
16. Other Agland	4,215,660	536,850	-3,678,810	-87.27%		
17. Total Agricultural Land	309,189,210	306,606,065	-2,583,145	-0.84%		
18. Total Value of all Real Property (Locally Assessed)	41,683,739,480	45,175,253,305	3,491,513,825	8.38%	606,590,040	6.92%

2019 Assessment Survey for Douglas County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	2 - 1 Office Deputy and 1 Field Deputy
2.	Appraiser(s) on staff:
	27 appraisers and listers (includes 3 appraiser managers) Please note: our staffing level is considerably less than that suggested by IAAO. We would need roughly 16 additional appraisers to achieve their suggested staffing levels for a county the size of Douglas.
3.	Other full-time employees:
	THESE ARE ON THE ASSESSOR SIDE ONLY 4 additional administrative (1 Compliance Officer, 1 GIS, 1 Real Estate Records, 1 Homestead/Personal Property) Other Staff: 4 GIS, 7 Personal Property, 4 Real Estate Records, 1 IT-Assessor side only
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$5,312,114 (Assessor/Register of Deeds combined budget)
7.	Adopted budget, or granted budget if different from above:
	\$5,312,114 (Assessor/Register of Deeds combined budget)
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$2,038,554.40 This amount represents salaries for appraisal staff plus chief field deputy only.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$360,000+ which includes ESRI, Pictometry, RealWare maintenance contracts only.
11.	Amount of the assessor's budget set aside for education/workshops:

	0 due to budget cuts by county board, but efforts are made to squeeze some dollars out during the fiscal year
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

1.	Administrative software:
	IMS Mainframe System
2.	CAMA software:
	Harris Systems (Realware)
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	GIS Department within the Assessor/Register of Deeds Office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	dcassessor.org
7.	Who maintains the GIS software and maps?
	GIS Department within the Assessor/Register of Deeds office
8.	Personal Property software:
	Harris Systems (Realware)

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	All municipalities in the county are zoned
4.	When was zoning implemented?
	50+ years ago

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	In-House
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2019 Residential Assessment Survey for Douglas County

1.	Valuation data collection done by:														
	Residential Appraisal Staff														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Model 1 is generally the rural and unincorporated areas of western Douglas County. This area is comprised of a mixture of rural residential homes and farmsteads. Model 01 has several newer lake subdivisions and large rural tracts that command premium prices. Properties average 45 years old, 1,900 square feet, and are built on lot sizes averaging 85,000 square feet. The majority of sales range from \$50,000-\$1,000,000, while the average of sales is \$375,000. The area includes some of the million-dollar-plus homes on large tracts of land and is predominantly owner-occupied homes. The lake subdivisions are very active and in demand. Most of the homes in Model 01 are Fair to Good quality maintained at Average to Good condition.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Model 2 is generally associated with properties located within the Elkhorn South High School District and predominantly owner-occupied. Properties average 15 years old, 2,400 square feet, and are built on lot sizes averaging 25,000 square feet. The majority of sales range from \$175,000-\$1,000,000, while the average of sales is \$405,000. Most of the homes in Model 02 are Average to Very Good quality maintained at Average to Good condition.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Model 3 is generally associated with properties located within the Elkhorn High School District and predominantly owner-occupied. Properties average 15 years old, 1,900 square feet, and are built on lot sizes averaging 19,000 square feet. The majority of sales range from \$100,000-\$475,000, while the average of sales is \$295,000. Most of the homes in Model 03 are Average to Good quality maintained at Average to Good condition.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Model 4 is generally associated with properties located within the Bennington High School District and predominantly owner-occupied. Properties average 15 years old, 2,000 square feet, and are built on lot sizes averaging 26,000 square feet. The majority of sales range from \$100,000-\$425,000, while the average of sales is \$275,000. Most of the homes in Model 04 are Average to Good quality maintained at Average to Good condition.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Model 5 is generally associated with properties located within the shared Burke/Northwest High School District and predominantly owner-occupied. Properties average 25 years old, 1,700 square feet, and are built on lot sizes averaging 10,000 square feet. The majority of sales range from \$100,000-\$300,000, while the average of sales is \$200,000. Most of the homes in Model 05 are Average to Good quality maintained at Average to Good condition.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Model 6 is generally associated with properties located within the Millard North High School District and predominantly owner-occupied. Properties average 35 years old, 2,000 square feet, and are built on lot sizes averaging 11,000 square feet. The majority of sales range from \$125,000-\$300,000, while the average of sales is \$255,000. Most of the homes in Model 06 are Average to Good quality maintained at Average to Good condition.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Model 1 is generally the rural and unincorporated areas of western Douglas County. This area is comprised of a mixture of rural residential homes and farmsteads. Model 01 has several newer lake subdivisions and large rural tracts that command premium prices. Properties average 45 years old, 1,900 square feet, and are built on lot sizes averaging 85,000 square feet. The majority of sales range from \$50,000-\$1,000,000, while the average of sales is \$375,000. The area includes some of the million-dollar-plus homes on large tracts of land and is predominantly owner-occupied homes. The lake subdivisions are very active and in demand. Most of the homes in Model 01 are Fair to Good quality maintained at Average to Good condition.	2	Model 2 is generally associated with properties located within the Elkhorn South High School District and predominantly owner-occupied. Properties average 15 years old, 2,400 square feet, and are built on lot sizes averaging 25,000 square feet. The majority of sales range from \$175,000-\$1,000,000, while the average of sales is \$405,000. Most of the homes in Model 02 are Average to Very Good quality maintained at Average to Good condition.	3	Model 3 is generally associated with properties located within the Elkhorn High School District and predominantly owner-occupied. Properties average 15 years old, 1,900 square feet, and are built on lot sizes averaging 19,000 square feet. The majority of sales range from \$100,000-\$475,000, while the average of sales is \$295,000. Most of the homes in Model 03 are Average to Good quality maintained at Average to Good condition.	4	Model 4 is generally associated with properties located within the Bennington High School District and predominantly owner-occupied. Properties average 15 years old, 2,000 square feet, and are built on lot sizes averaging 26,000 square feet. The majority of sales range from \$100,000-\$425,000, while the average of sales is \$275,000. 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7	Model 7 is generally associated with properties located within the Millard West High School District and predominantly owner-occupied. Properties average 15 years old, 2,000 square feet, and are built on lot sizes averaging 12,000 square feet. The majority of sales range from \$100,000-\$400,000, while the average of sales is \$260,000. Most of the homes in Model 07 are Average to Good quality maintained at Average to Good condition.
8	Model 8 is generally associated with properties located within the Millard South High School District and predominantly owner-occupied. Properties average 40 years old, 1,600 square feet, and are built on lot sizes averaging 8,700 square feet. The majority of sales range from \$50,000-\$325,000, while the average of sales is \$180,000. Most of the homes in Model 08 are Average to Good quality maintained at Average to Good condition.
9	Model 9 is generally associated with properties located within the Burke High School District and predominantly owner-occupied. Properties average 45 years old, 1,700 square feet, and are built on lot sizes averaging 11,000 square feet. The majority of sales range from \$75,000-\$325,000, while the average of sales is \$195,000. Most of the homes in Model 09 are Average to Good quality maintained at Average to Good condition.
10	Model 10 is generally associated with properties located within the Northwest High School District and predominantly owner-occupied. Properties average 30 years old, 1,500 square feet, and are built on lot sizes averaging 24,000 square feet. The majority of sales range from \$75,000-\$325,000, while the average of sales is \$200,000. Most of the homes in Model 10 are Average to Good quality maintained at Average to Good condition.
11	Model 11 is generally associated with properties located within the North High School District and predominantly owner-occupied. Properties average 80 years old, 1,100 square feet, and are built on lot sizes averaging 9,200 square feet. The majority of sales range from \$25,000-\$125,000, while the average of sales is \$70,000. Most of the homes in Model 11 are Fair to Average quality maintained at Fair to Average condition. The area has an even mixture of owner-occupied/rental homes and is generally viewed as a starter-home area.
12	Model 12 is generally associated with properties located within the Benson High School District and predominantly owner-occupied. Properties average 80 years old, 1,300 square feet, and are built on lot sizes averaging 7,900 square feet. The majority of sales range from \$25,000-\$275,000, while the average of sales is \$140,000. Most of the homes in Model 12 are Fair to Average quality maintained at Fair to Average condition. The area has an even mixture of owner-occupied/rental homes and is generally viewed as a starter-home area.
13	Model 13 is generally associated with properties located within the Westside High School District and predominantly owner-occupied. Properties average 55 years old, 1,700 square feet, and are built on lot sizes averaging 14,000 square feet. The majority of sales range from \$75,000-\$400,000, while the average of sales is \$230,000. Most of the homes in Model 13 are Fair to Good quality maintained at Average to Good condition.
14	Model 14 is generally associated with properties located within the Central High School District and predominantly owner-occupied. Properties average 85 years old, 1,400 square feet, and are built on lot sizes averaging 21,000 square feet. The majority of sales range from \$25,000-\$275,000, while the average of sales is \$175,000. Most of the homes in Model 14 are Fair to Good quality maintained at Fair to Good condition. The area has an even mixture of owner-occupied/rental homes and is generally viewed as a starter-home area.
15	Model 15 is generally associated with properties located within the Ralston High South School District and predominantly owner-occupied. Properties average 85 years old, 1,300 square feet, and are built on lot sizes averaging 8,900 square feet. The majority of sales range from \$50,000-\$225,000, while the average of sales is \$145,000. Most of the homes in Model 15 are Fair to Average quality maintained at Average condition.

16	Model 16 is generally associated with properties located within the South High School District and predominantly owner-occupied. Properties average 85 years old, 1,200 square feet, and are built on lot sizes averaging 7,100 square feet. The majority of sales range from \$25,000-\$175,000, while the average of sales is \$105,000. Most of the homes in Model 16 are Fair to Average quality maintained at Fair to Average condition. The area has an even mixture of owner-occupied/rental homes and is generally viewed as a starter-home area.
17	Model 17 is generally associated with properties located within the Bryan High School District and predominantly owner-occupied. Properties average 75 years old, 1,100 square feet, and are built on lot sizes averaging 9,500 square feet. The majority of sales range from \$25,000-\$175,000, while the average of sales is \$105,000. Most of the homes in Model 17 are Fair to Average quality maintained at Fair to Average condition. The area has an even mixture of owner-occupied/rental homes and is generally viewed as a starter-home area.
94	Agricultural outbuildings and improvements
98	Improvements on Leased land are assigned a model separate from other improved properties.
99	Mobile homes are assigned to a model separate from other residential-use properties.

3.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost and Market
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?
	The County uses CAMA tables and calibrates using local market information.
5.	Are individual depreciation tables developed for each valuation group?
	No, the depreciation is from one table.
6.	Describe the methodology used to determine the residential lot values?
	Primarily use a sales-comparison approach, but the county may use allocation/residual method to establish lot values in older neighborhoods with limited vacant-lot sales.
7.	How are rural residential site values developed?
	Primarily using a sales-comparison approach.
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	For those qualifying under LB 191, the lots are valued using a discounted cash-flow analysis in keeping with the county's previous practice. Lots are assessed at market value when construction begins.

9.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2018	2016	2013-2018
	2	2016	2018	2016	2013-2018
	3	2016	2018	2016	2013-2018
	4	2016	2018	2016	2013-2018
	5	2016	2018	2016	2013-2018
	6	2016	2018	2016	2013-2018
	7	2016	2018	2016	2013-2018
	8	2016	2018	2016	2013-2018
	9	2016	2018	2016	2013-2018
	10	2016	2018	2016	2013-2018
	11	2016	2018	2016	2013-2018
	12	2016	2018	2016	2013-2018
	13	2016	2018	2016	2013-2018
	14	2016	2018	2016	2013-2018
	15	2016	2018	2016	2013-2018
	16	2016	2018	2016	2013-2018
	17	2016	2018	2016	2013-2018
	94	2016	2018	2016	2013-2018
	98	2016	2018	2016	2013-2018
	99	2016	2018	2016	2013-2018

Valuation groupings are created by looking for similar characteristics; for example, proximity, size, and amenities. Inspections are completed by sub-areas; multiple sub-areas are in each of the valuation groups, so a date range is used to cover the years of inspections for each of the value groups.

2019 Commercial Assessment Survey for Douglas County

1.	Valuation data collection done by:													
	Commercial Appraisal Staff													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">91</td> <td>Douglas County is considered one (1) valuation group.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	91	Douglas County is considered one (1) valuation group.						
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The county primarily uses the income approach; the cost approach is used for unique properties and sometimes for new construction, if it is a partial value, because the subject is not completed.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	The county usually uses the cost approach for valuing unique properties; income data is usually not available for unique properties because most of them are owner- occupied.													
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?													
	The County uses Marshall & Swift as provided by the CAMA vendor.													
5.	Are individual depreciation tables developed for each valuation grouping?													
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6.	Describe the methodology used to determine the commercial lot values.													
	Market approach													
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91	2018	2018	2018	Ongoing										
	Commercial properties are grouped together and valued according to "built as" classification. We then group them into neighborhoods according to their location. The inspections are ongoing and generally updated by occupancies.													

2019 Agricultural Assessment Survey for Douglas County

1.	Valuation data collection done by:						
	Appraisal Staff						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 60%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 25%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">94</td> <td>All ag land in Douglas County is currently considered fully influenced and is given special value.</td> <td style="text-align: center;">Ongoing</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	94	All ag land in Douglas County is currently considered fully influenced and is given special value.	Ongoing
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
94	All ag land in Douglas County is currently considered fully influenced and is given special value.	Ongoing					
3.	Describe the process used to determine and monitor market areas.						
	Because all ag parcels in Douglas County are influenced by non-ag factors, the county has one schedule of agricultural land values for the entire county.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The county physically reviews the parcel to determine primary use, and then comparable properties are used to establish market value.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	In cases where the characteristics are similar, the farm home sites and rural residential home sites are valued similarly. Platted subdivisions may have different values because they have different amenities than farm home sites.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Due to all ag parcels in Douglas County being influenced by non-ag factors, and the intensive use within the county is extremely low, a separate market analysis is not applicable.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	N/A						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many special valuation applications are on file?						
	1,695						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	The county uses sale information from within the county to determine market values, and uninfluenced sales from outside the county to determine uninfluenced values. The difference is monitored and quantified as the portion attributable to non-ag influences.						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
8c.	Describe the non-agricultural influences recognized within the county.						

	Development for residential and commercial uses
8d.	Where is the influenced area located within the county?
	All of Douglas County is considered influenced by non-agricultural factors
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Douglas County utilizes information supplied by PAD from the state sales file. The median ratio was considered the most appropriate for determining the level of value for direct equalization. The median ratio is generally less influenced by extreme ratios.



DOUGLAS COUNTY ASSESSOR • REGISTER OF DEEDS

Diane L. Battiato, CPO, Elected Official
402.444.7457 • F 402.996.8015
Diane.Battiato@douglascounty-ne.gov

Larry Miller, Chief Deputy
402.444.6780 • F 402.996.8015
Larry.Miller@douglascounty-ne.gov

Brian Grimm, Chief Field Deputy
402.444.6721 • F 402.444.3973
Brian.Grimm@douglascounty-ne.gov

THREE-YEAR PLAN OF ASSESSMENT, 2019-2021

Introduction

2018 continued a trend of rising selling prices across multiple classes of real property in Douglas County that had begun several years earlier. A rising demand and limited supply of properties for sale continue to drive selling prices higher. In order to try to be more precise in the valuation of residential property, the Assessor/Register of Deeds Office divided the county into 17 “market areas”—geographical groupings of properties that were likely to share similar market characteristics. The idea was to analyze value in smaller, more homogenous groups so that any valuation changes more closely followed the market.

Ultimately, residential values were set in a manner that left the median level of value—the measuring stick applied to counties for statewide equalization purposes—at the low end of the acceptable range of 92%-100% both countywide and for a number of the market areas in use for 2017. The levels were as follows:

Countywide --93.21%
Market Area 1—91.50%
Market Area 2—93.29%
Market Area 3—92.98%
Market Area 4—93.05%
Market Area 5—92.91%
Market Area 6—93.01%
Market Area 7—93.12%
Market Area 8—93.04%
Market Area 9—94.05%
Market Area 10—93.15%
Market Area 11—93.89%
Market Area 12—94.61%
Market Area 13—94.53%
Market Area 14—92.06%
Market Area 15—93.43%
Market Area 16—93.90%
Market Area 17—93.86%

Setting assessed values so that the median level of value is at the low end of the acceptable range is a way of limiting the impact of a rising market on taxable values. But it also means that if

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sales prices continue to rise, those rising prices will quickly push assessed values below the statutorily-mandated level of value, making some valuation increases likely, given current market conditions. In order to be sure that the sales data used to value residential properties is accurate, the office has emphasized its process to review each sale, in order to determine whether it is an “arm’s-length” transaction and useful to analyzing the market. The sales data our office is seeing show increased prices, up just under four percent, countywide, from last year. That said, sales in some market areas in the county are up significantly more than that. The Assessor/Register of Deeds Office will monitor those market trends, carefully making changes to value that are mandated by the available sales data.

The increases in real estate selling prices are not limited to residential property. They also are starting to show for commercial/industrial property. For example, the office reappraised warehouses and mini-warehouses, as well as convenience stores and restaurants. The level of value for that class in 2017 was 95 percent, but as with residential property, the assessment/sales ratio for the more recent sales in the study period used to measure commercial/industrial property is declining. Even with the reappraisal work the office did for 2018, the level of value for commercial/industrial property ended up at 92.78 percent—acceptable, but at the bottom end of the range. This is likely to require additional reappraisal work for those subclasses of commercial/industrial most affected. One of the subclasses in which a decline in the assessment-sales ratio has occurred is industrial property; industrial space is at a premium in the county, driving sales prices and rental rates higher.

At this point, the office will be reviewing office buildings, retail stores, mixed retail/residential buildings, service garages, storage and mini-warehouses, transit warehouses, and storage hangars. We also will begin working on apartment buildings, continuing through 2020.

Tax Year 2019

The office will perform field inspections, as required by Neb. Rev. Stat. §77-1311.03, of at least one-sixth of the real estate parcels in the county. (All parcels must be inspected at least once every six years.) It also will follow up on building permit information it receives to ensure that the property characteristics for the properties with building permits accurately reflect that property and the valuation for those properties reflect any added value as a result of the permitted improvement to the property. Additionally, it will carefully monitor sales data from what has become a robust residential real estate market. When sales data is reviewed, the trend has been for the quarterly data from the state sales study period (Oct. 1, 2016 to Sept. 30, 2018) for each succeeding quarter to show declining assessment/sales ratios. Currently, those ratios, both countywide and in the majority of residential market areas, are on track to be below the state equalization standard for level of value of between 92 percent and 100 percent of actual value at the end of the full study period. It will require additional reappraisal work to get values to a point where they meet state statutory requirements. To that end, the office plans the following:

--Division of the current market areas into sub-areas to further be able to group homogenous property for valuation purposes. More and smaller market areas helped the office, in 2018, identify market trends in different parts of the county. That said, even within those market areas,

there will be some portions where demand (and selling prices) will be higher than others. This further subdivision is intended to refine the valuation process even more.

--Consolidation of smaller housing subdivisions into neighborhoods. Scattered throughout the county are some small residential subdivisions that have few houses and very few sales, making it hard to get a precise fix on value. Houses are selling in the surrounding neighborhoods, with increasing prices, but nothing has sold in that small subdivision. It is logical that, with the surrounding subdivisions having rising selling prices, those small subdivisions would be subject to those same market forces. The idea is to avoid missing the review of value in those small subdivisions.

--Develop market models that reflect current sales trends for residential property in the county. To say there will be a one-size-fits-all residential market model would not be accurate. The plan is to develop models that would apply to different market areas in the county in order to try to reflect the behaviors of buyers and sellers in different parts of the county.

--Review rural properties, including agricultural-use properties.

--Begin the collection of residential-rent information to develop a gross-rent multiplier for residential-rental properties that will assist with condition and comparable sales for residential property types.

For commercial/industrial property, the office will be reviewing office buildings, retail stores, mixed retail/residential buildings, service garages, storage warehouses, mini-warehouses, transit warehouses, and storage hangars. We also will continue work on reappraising apartment buildings in 2019 and 2020.

The Commercial Department will continue to collect income and expense data for all types of commercial and industrial property and perform the statutorily mandated inspections.

The office will continue with preliminary meetings with taxpayers to discuss their value in February and to provide property record files to the county board of equalization referees. This assists the referees in the evaluation of property valuation protests in June and July. Both of these tasks are performed annually.

Tax Year 2020

Projecting future years is utterly dependent on what the office sees in the behavior of buyers and sellers in the market place. The classes or subclasses that show significant market activity and rapid changes in selling prices will become obvious candidates for reappraisal work. However, it is hard to predict market activity two or more years out.

The office will continue with field inspections—the six-year, statutorily-required inspection cycle is ongoing. We will continue to monitor sales activity throughout the county and analyze market trends to determine those portions of the county in need of reappraisal. We will

continue to refine residential-market models and collect residential-rent information. This will help us determine the impact of “condition” in the comparability of properties since higher rents tend to correspond to better property condition, when factored for location.

For commercial and industrial properties, we will continue to review apartment buildings. The office will review and reappraise, if necessary, office buildings, neighborhood shopping centers, and possibly industrial flex malls. There also are likely to be smaller classifications, including barber/beauty shops, health clubs, and theaters that will need review as sales data necessitates.

Tax Year 2021

The office will continue field inspections—the six-year statutorily-required inspection cycle is ongoing—as well as permit review, preliminary meetings, and the preparation of record file information for board of equalization referees. We will monitor sales activity throughout the county and analyze market trends to determine those portions of the county in need of reappraisal. We will continue to refine residential-market models.

The Commercial Department will continue its work on office buildings, neighborhood shopping centers and industrial flex malls. It will continue to monitor market-sales trends in commercial and industrial property.

2019 DOUGLAS COUNTY SPECIAL-VALUATION METHODOLOGY

DOUGLAS County focused on using generally-accepted appraisal practices in establishing its special valuations on agricultural land. Douglas County is a fully influenced county in that all agricultural sales in Douglas County are influenced by non-agricultural factors. Therefore sales of agricultural land arising within Douglas County are not representative of the agricultural market value of the land. As a result, Douglas County analyzed uninfluenced agricultural land sales in comparable counties to determine accurate agricultural market values, thus providing a baseline from which to measure the irrigated, dry, grass and CRP land special values in Douglas County. Douglas County relied on information supplied by PAD from the state sales file. One hundred seventy sales were analyzed from Burt, Cass, Dodge, Washington, Otoe and Saunders Counties.

These counties were selected for this analysis due to similar location, topography and geological features to Douglas County. Douglas County is valuing all land uses by Land Capability Groups.

The analysis revealed dry land, which makes up the majority of agricultural land in Douglas County, had the largest decrease in value for 2019. Irrigated, grass and CRP land values also decreased for 2019. There were not many CRP sales available so grass land values were utilized for CRP land. The primary value determinants for agricultural sales were use, size and location. Two groups of sales, those greater than forty acres and those greater than seventy acres were analyzed from which an overall rate was selected and used for each of the land capability groups.